

**TOWN OF READING
PLANNING BOARD MEETING
June 16, 2022**

PRESENT: D. Chutas, B. Chapman, M. Rondinaro, M. Sorber, L. Tischler,
PB Secretary, T. Alger

VISITORS:

Linda McIntyre – 2530 Co. Rd. 16, WG
Atty, Joshua Navone – 215 Madison Ave, WG

Called to order at 6:30 PM by D. Chutas. He opened the meeting with the Pledge of Allegiance.

REVIEW OF MAY 2022 MINUTES

M. Rondinaro made a motion to accept the May 2022 minutes as written. Seconded by L. Tischler

OLD BUSINESS:

Off The Beaten Path – RV Park – 3270 County Rd 28

M. Naylor was not in attendance at the Planning Board Meeting tonight to explain her position on the Cease-and- Desist order that was issued because she is still not in compliance with the Land Use Law and has not obtained an approved Site Plan Application to operate her business. The Planning Board believes she has been given nearly a year now to come into compliance which is adequate time and yet M. Naylor continues to operate with blatant disregard to the Cease-and-Desist order.

RESOLUTION PB 22-7

Motion made by M. Rondinaro to recommend to the Town Board that a citation be issued by Building Inspector III, D. Tremblay, to M. Naylor for violating the Land Use Law, continually operating without Site Plan Application approval, and having 5 RV's on the premises instead of the agreed upon number of 4 RV's. Seconded by B. Chapman

AYES:	D. Chutas	NAYES:	None
	B. Chapman		
	M. Rondinaro		
	M. Sorber		
	L. Tischler		

Land use Law Chapter 10.4 Expansion, Alteration, and Restoration postponed to July meeting.

NEW BUSINESS:

**PLANNING BOARD DECISION ON RONDINARO MINOR SUBDIVISION/LOT LINE
ADJUSTMENT OF PROPERTY ON COUNTY ROAD 28 – TAX MAP NO. 53.00-4-21**

The Planning Board completed Part 2 of SEQR Short Environmental Assessment form and a negative declaration was declared.

AYES: D. Chutas
B. Chapman
M. Rondinaro
M. Sorber
L. Tischler

NAYES: None

RESOLUTION PB 22-8

Motion made by M. Rondinaro to accept the Minor Subdivision Application/Lot Line Adjustment for Christopher and Jacqueline Rondinaro for Tax Parcel No. 53.00-4-21 located on County Road 28 as complete. Seconded by L. Tischler. This lot line adjustment does not require a public hearing.

AYES: D. Chutas
B. Chapman
M. Rondinaro
M. Sorber
L. Tischler

NAYES: None

RESOLUTION PB 22-9

TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL MINOR SUBDIVISION / LOT LINE ADJUSTMENT APPROVAL FOR CHRISTOPHER AND JACQUELINE RONDINARO RESIDING AT 3327 CR 30, WATKINS GLEN FOR TAX PARCEL NUMBER 53.00-4-21, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Subdivision / Lot Line Adjustment by Christopher and Jacqueline Rondinaro, Owner and Applicant, for the proposed Subdivision / Lot Line Adjustment of the following:

SURVEY/PARCEL DETAIL
COUNTY ROAD 28, WATKINS GLEN, NY 14891

TAX MAP 53.00-4-21 Agricultural	52.19 Acres	Abandoned
------------------------------------	-------------	-----------

Survey prepared by Twin Tiers Land Surveying dated November 17, 2021, Job No. 21877 depicts parcels “A” through “E” as follows:

1. Parcel A 49.477 acres retained by applicants, Christopher Rondinaro and Jacqueline Rondinaro.
 2. Parcel B 2.581 acres retained by applicants, Christopher Rondinaro and Jacqueline Rondinaro.
 3. Parcel C 0.133 acre conveyed to Richard Pierce and Patricia Pierce and merged with Pierce Tax Map 53.10-2-18.
 4. Parcel D 0.216 acre conveyed to Ronald Pierce and Francis Pierce and merged with Pierce Tax Map 53.10-2-19.
 5. Parcel E 0.014 acre conveyed from Ronald Pierce and Francis Pierce to Christopher Rondinaro and Jacqueline Rondinaro and merged with Rondinaro Tax Map 53.00-4-21.
- ; and

WHEREAS, this is a proposed action reviewed under the Subdivision Law of the Town of Reading, New York for which the application was received May 26th, 2022; and

WHEREAS, this Board, did on June 16th, 2022 review and accept as adequate: “Map of lands of Christopher and Jacqueline Rondinaro”, prepared by Twin Tiers Land Surveyors dated 11/17/2021; and

WHEREAS, a Negative Declaration of environmental impact was duly issued under the State Environmental Quality Review Act (SEQRA) in respect of this action, and it is further noted that this action is exempt from the General Municipal Law County Planning referral requirements of

General Municipal Law)”GML”) § 239-1, 239-m, and 239-n through an Inter-Governmental Agreement between the Schuyler County Planning Department and the Town of Reading dated 05/20/2021, as “Total number of lots less than 5 and no lots located in the 100-year floodplain” are excluded from GML referral requirements; and

WHEREAS, on June 16th, 2022, the Planning Board reviewed and considered the aforementioned subdivision application and did not hold a public hearing on the Minor Subdivision application as permitted by §2.4 A of the Town of Reading Local Subdivision Law October 9, 2019; and

WHEREAS, upon due consideration and deliberation by the Town of Reading Planning Board **NOW THEREFORE BE IT RESOLVED AS FOLLOWS**,

That the Town of Reading Planning Board Grants Preliminary and Final Plat Approval of the Application for a Minor Subdivision / Lot Line Adjustment of certain land on Tax Map 53.00-4-21 of Christopher and Jacqueline Rondinaro, Tax Map 53.10-2-18 of Richard and Patricia Pierce and Tax Map 53.10-2-19 of Ronald and Francis Pierce, Reading, NY subject to the following conditions:

1. No notes to include in the final plat
2. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board Chair, thereafter presenting and filing in the Schuyler County Clerk’s Office, followed by provision of proof of such filing within the time limit requirements of 62 days with the Town of Reading Clerk.

Dated: June 16, 2022

Motion by: Mark Rondinaro

Seconded by: Laurie Tischler

VOTE AS FOLLOWS:

Barbara Chapman – Aye

Donald Chutas – Aye

Mark Rondinaro – Aye

Melinda Sorber – Aye

Laurie Tischler – Aye

Received and filed in the Reading Town Clerk’s Office

Name & Date

Terri Alger, Town Clerk, Town of Reading, Schuyler County, NY

RESOLUTION PB 22-10

The Planning Board reviewed the Minor Subdivision Application of Muriel Osborne-Petryk for property located on 3255 County Road 28, (Tax Map No. 64.1-14.111). The parcel is 11.9 Acres and she would like to subdivide a 3.629 acre parcel to sell.

1. A public hearing will be held at 6:30 PM on July 21.
2. The Town Clerk will post the legal notice in the Watkins Review and mail letters to adjoining land owners within 500 ft of the property being subdivided.

Motion made by M. Rondinaro and seconded by M. Sorber conditionally accepted the minor subdivision application as complete.

AYES:

D. Chutas

B. Chapman

M. Rondinaro

M. Sorber

L. Tischler

NAYES:

None

The Planning Board discussed a Preliminary Major Subdivision of Leonard Knapp estate located on 3228 County Road 28 (Tax map No. 64.00-1-10). L. McIntyre, Executor of Estate, would like to subdivide 21.5 acres into 5 parcels which would be a Major Subdivision.

M. McIntyre was advised to make sure each parcel is a 2 acre conforming lot. She will return with a completed Major Subdivision after survey is complete.

Lakeside Resort – 3812 State Route 14.

M. Sorber submitted a Sign Permit Application to erect a new wooden sign with their logo advertising food and lodging services. There are no concerns with interference with any traffic signs and the size is within acceptable parameters.

RESOLUTION PB 22-11

Motion made by B. Chapman to approve Sign Permit Application of M. Sorber of to erect a sign at Lakeside Resort located at 3812 State Route 14. Seconded by M. Rondinaro

AYES:	D. Chutas	NAYES:	None
	B. Chapman		
	M. Rondinaro		
	M. Sorber		
	L. Tischler		

Planning Board discussed tiny houses after NYS Governor Hochul proposed in her 2023 budget that homeowners be allowed to bypass local zoning laws to build tiny houses on their properties.

Meeting adjourned at 8 pm by B. Chapman and seconded by M. Sorber

Next Planning Board Meeting July 21, 2022 at 6:30 PM