

**TOWN OF READING
PLANNING BOARD MEETING
July 21, 2022**

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

ABSENT: M. Sorber

VISITORS: None

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

REVIEW OF JUNE 2022 MINUTES

B. Chapman made a motion to accept the June 2022 minutes as written. Seconded by M. Rondinaro.

PUBLIC HEARING VISITORS:

Emily Capron & Warren Osborne – 3267 Co. Rd. 28, Watkins Glen
Stanley Mason – 3255 Co. Rd. 28, Watkins Glen
Melanie Naylor – 3270 Co. Rd. 28, Watkins Glen
Michell Greenfield Tamp, FL

PUBLIC HEARING FOR MINOR SUBDIVISION FOR 3255 COUNTY ROAD 28, WG

A public hearing was held regarding Minor Subdivision for Muriel Osborne-Petryk to subdivide a 11.9 acre parcel (Tax Map No. 64-1-14.111) into 3 parcels. Parcel A measuring 1.192 acres, Parcel B measuring 2.437 acres and Parcel C. measuring 8.271 acres.

6:35PM D. Chutas opened the Public Hearing

Certified, return receipt letters were sent to 12 neighboring property owners and a legal notice appeared in the July 13, 2022 issue of the Watkins Glen Review and Express.

Public comments: What will be developed on it?

PB Response: D. Chutas responded that it is just being added to abutting property to create to make a conforming lot of more than 2 acres.

7:00 PM Public hearing closed

PLANNING BOARD DECISION ON MINOR SUBDIVISION FOR 3255 CO. RD 28

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
L. Tischler

NAYES: None

RESOLUTION PB 22-12

Motion made by M. Rondinaro to accept the Minor Subdivision Application/for Muriel Petryk-Osborne for Tax Parcel 64.1-14.111 located on 3255 County Road 28 as complete. Seconded B. Chapman.

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

NAYES: None

RESOLUTION PB 22-13

TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL APPROVAL FOR THE OSBORNE-PETRYK MINOR SUBDIVISION, 3255 COUNTY ROAD 28, TAX PARCEL NUMBER 64.1-14.111, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Subdivision review for the proposed subdivision of the existing 11.9-acre tax parcel 64-1-14.111 into 3 parcels: Parcel A, measuring 1.192 acres, Parcel B, measuring 2.437 acres and Parcel C, measuring 8.271 acres in the Town of Reading, New York. Parcel C is the main property located at the address 3255 County Road 28 while Parcels A and B are located on the north side of County Road 28 and the main Parcel C is on the south side of County Road 28.

WHEREAS, this is a proposed action reviewed under the Subdivision Law of the Town of Reading, New York for which the application was received June 9th, 2022; and

WHEREAS, this Board, acting as Lead Agency in environmental review, did on June 16th, 2022 review and accept as adequate: “Division of Part of Lands of Muriel Osborne Petryk being conveyed to Brian & Melanie Naylor” survey, prepared by William E. Beardsley, Weiler Associates, Licensed Land Surveyors dated June 8, 2022; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Board; and other application materials; 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 duly held a public hearing on the Minor Subdivision application on July 21st, 2022 and all evidence and comments were considered, along and together with the requirements of the Town’s subdivision laws, existing development in the surrounding area the public facilities and services available, the Town’s Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential on- and off-site environmental impacts; 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 three-lot subdivision of certain land with Tax Map No. 64-1-14.111 at 3255 County Rd. 28, 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: July 21, 2022

Motion by: Mark Rondinaro

Seconded by: Laurie Tischler

VOTE AS FOLLOWS:

Barbara Chapman – Aye

Donald Chutas – Aye

Mark Rondinaro – Aye

Melinda Sorber – Absent

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

OLD BUSINESS:

M. Rondinaro volunteered to speak to the Town Board at the August 10th meeting about modifying the Land Use Law Chapter 10.4 Expansion, Alteration and Restoration to correct the omission of maximum of 25% expansion that was in section 7.4-1 of the Land Use Law of 2009 which stated:

7.4-1 Any Pre-existing, non-conforming structure may be enlarged by a maximum of 25% of its gross floor area. The expansion shall not be made in a direction that would further diminish any current non-conforming setbacks.

The Planning Board would also like front set back changed from 15 feet to 20 feet.

4520 STATE ROUTE 14 – BEEROCRACY (SENECA LAKE BREWING COMPANY)

B. Chapman has spoken to B. Gillette about the addition of glamping to his business which was not included in his original Site Plan Application of Seneca Lake Brewing Company which was approved on April 16, 2015. It is recommended that he come to the August 18th Planning Board meeting with a new Site Plan Application indicating this addition to his business.

RESOLUTION PB 22-14

Motion made by B. Chapman to recommend to the Town Board that a Cease-and-Desist citation be issued by Building Inspector III, D. Tremblay, to B. Gillette, owner of the Beerocracy, until he completes a Site Plan Application and is approved for operating a glamping business
Seconded by L. Tischler

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

L. McIntyre is still working on submitting Major Subdivision application.

NEW BUSINESS:

OFF THE BEATEN PATH, 3270 CO. RD 28, SITE PLAN RESUBMISSION

M. Naylor provided a updated Site Plan Application Form and survey adding the 4.36 acres she plans to purchase from M. Petryk- Osborne to her .98 acre lot to make a conforming lot of more than 2 acres. for Off the Beaten Path RV Park. The Planning Board would like to see the 2 parcels combined and closing completed before approval of the Site Plan Application. The SAEF Part 1 was briefly reviewed and a few items were noted that will need clarification or attention. Item 10 indicated there are two (2) drilled wells on the property that will be used for potable water for the campers. L. Tischler recommended that M. Naylor provide the certification of potability for the water supply from these 2 wells. It was also noted by the Board in Item 11 that a certificate of compliance was provided for the wastewater treatment system to operate 4 campsites and Item 11 described the method for providing wastewater treatment as using the septic system as a dump station? This requires further clarification. Don Chutas is to follow up with an email to Melanie for this information.

Meeting adjourned at 7:45 pm by B. Chapman and seconded by M. Rondinaro

Next Planning Board Meeting August 18, 2022 at 6:30 PM