

**TOWN OF READING  
PLANNING BOARD MEETING  
August 15, 2022**

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

**ABSENT:** M. Rondinaro

**VISITORS:**

Stacey Parrish – Cabins to Castles 317 N. Franklin St, Watkins Glen  
Bradley Gillett – Seneca Lake Brewing 4520 St. Rt. 14, Rock Stream  
Brian and Melanie Naylor 3270 Co. Rd. 28, Watkins Glen

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

**REVIEW OF JULY 2022 MINUTES**

B. Chapman made a motion to accept the July 2022 minutes as written. Seconded by L. Tischler

**OLD BUSINESS:**

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

M. Naylor provided all required information that was requested. Part 2 of the SEAF was completed and a negative declaration was declared.

**RESOLUTION PB 22-15**

D. Chutas made a motion to approve the Site Plan Application of Off The Beaten Path as complete with the following stipulations. Seconded by L. Tischler

- 1) Any “Change in Use” of the property including, but not limited to the addition of more RV Campers, construction of permanent structures or other alterations in use will require a revised site plan submission to the Planning Board for approval and the required building permit received from the Township prior to construction.
- 2) The Consolidated Request Form for combining parcel A of tax map number 64.00-14-111 (1.192 acres) into tax map number 64.00-1-14.12 (0.98 acres) has been submitted to the Schuyler County Assessor and approved by the assessor.

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

**NAYES:** None

**LAND USE LAW REVISION:**

M. Rondinaro spoke to the Town Board at the August 10<sup>th</sup> 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.

Copies of changes were presented to the Town Board members for review and discussion at the September 14, 2022 Town Board meeting.

**3228 COUNTY ROAD 28 MAJOR SUBDIVISION**

No new information received

**NEW BUSINESS:**

**MINOR SUBDIVISION APPLICATION – 2582 IRELANDVILLE RD.**

Stacey Parish of Cabins and Castles representing Wayne & Karla Denson presented the board with a Minor Subdivision Application Form and surveys. The Densons would like to subdivide a 2.03 Acre parcel from a 11.21 acre parcel.

The Planning Board reviewed the Minor Subdivision Application Form, submitted survey, drawings and SEAF form Part 1. M. Sorber made a motion to accept the Minor Subdivision Application as conditionally complete. Seconded by L. Tischler.

Ayes	D. Chutas B. Chapman L. Tischler M. Sorber	Nays	None
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A public hearing will be scheduled for September 15, 2022 at 6:30PM  
The Town Clerk will post the legal notice in the Watkins Review and mail letters to adjoining land owners within 500 ft of the proposed subdivided properties.

**4520 STATE ROUTE 14 – BEEROCRACY (SENECA LAKE BREWING COMPANY)  
SITE PLAN APPROVAL**

It has come to the attention of the Planning Board that Seneca Lake Brewing Company was advertising glamping tent reservations on line Bradley Gillett was informed that his original Site Plan Application, which was approved by the Planning Board in April of 2015, did not include glamping services. Mr. Gillett therefore provided a new Sight Plan Application, SEAF form Part 1, tent construction, waste water info and drawings. The Planning Board completed Part 2 of the SEAF form and a negative declaration was declared.

**RESOLUTION PB 22-16**

L. Tischler made a motion to accept the Site Plan Application of Seneca Lake Brewing Company, which now includes Glamping, as complete with the following stipulations: Seconded by B. Chapman

- 1) Any “Change in Use” of the property including, but not limited to the addition of more permanent structures or other alterations in use of the property will require a revised site plan submission to the Planning Board for approval and the required building permit received from the Township prior to construction.

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

Meeting adjourned at 8:00 pm by B. Chapman and seconded by M. Sorber

Next Planning Board Meeting September 15, 2022 at 6:30 PM