

**TOWN OF READING
PLANNING BOARD MEETING
August 19, 2021**

PRESENT: D. Chutas, C. Hendrickson, M. Rondinaro, B. Chapman, M. Sorber
PB Secretary, T. Alger

ABSENT: None

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

REVIEW OF JULY 2021 MINUTES

C. Hendrickson made a motion to accept the July 2021 minutes as written Seconded by B. Chapman

VISITORS:

Sam Dixon – 4150 Cross Rd, Rock Stream
Anthony Specchio – 351 Howard Ave, Watkins Glen
Lou Debolt – 2560 Altay Rd, Rock Stream
Melanie Naylor 3270 County Rd 28, Watkins Glen
Kyle and Angela McFall – 6232 Seneca Rd, Trumansburg
Jim O’Brien- 3926 State Route 14A, Watkins Glen

PUBLIC HEARING FOR MINOR SUBDIVISION FOR 2402/2410 ALTAY RD :

A public hearing was held regarding Minor Subdivision for Samuel Dixon property located on 2402/2410 Altay Road (Tax Map No. 42.00-4.1). The parcel is 33 acres and he would like to subdivide a 5 acre parcel of land to sell to a prospective buyer.

6:32 PM D. Chutas opened the Public Hearing

Certified, return receipt letters were sent to 7 neighboring property owners and a legal notice appeared in the August 4, issue of the Watkins Glen Review and Express.

Louis Debolt: Asked where the subdivided parcel is located in relevance to his property line.

7:05 PM. Public Hearing closed. Motion made by M. Rondinaro and seconded by C. Hendrickson.

PLANNING BOARD DECISION ON MINOR SUBDIVISION OF 2402/2410 ALTAY RD

The Planning Board completed Part 2 of SEQR Short Environmental Assessment form and a negative declaration was declared. The Minor Subdivision Application was accepted as complete.

Ayes	D. Chutas	Nays	None
	C. Hendrickson		
	M. Rondinaro		
	B. Chapman		
	M. Sorber		

RESOLUTION PB 21-4

TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL MINOR SUBDIVISION APPROVAL, FOR THE SAMUEL DIXON SUBDIVISION, A MINOR SUBDIVISION, 2440 ALTAY ROAD, TAX PARCEL NUMBER 42.00-4-1, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Subdivision review by Samuel Dixon, Owner and Applicant, for the proposed subdivision of the existing 33.0-acre parcel into 2 parcels: Parcel A, measuring 28 acres with existing residence; Parcel B, 5.0 acres in Reading, New York, also known as Tax Parcel Number 42.00-4-1; 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 July 9th, 2021; and

WHEREAS, this Board, acting as Lead Agency in environmental review, did on July 15th, 2021 review and accept as adequate: “Subdivision Plat – Lands of Samuel Dixon, “prepared by T. Merrill & Associates Land Surveying Design Professional Corporation and dated 07/08/2021; 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 July 15th, 2021, the Planning Board reviewed and considered the aforementioned subdivision application and duly held a public hearing on the Minor Subdivision application on August 19, 2021 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 two lot subdivision of certain land at 2440 Altay Road, 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: August 19, 2021

Motion by: Mark Rondinaro

Seconded by: Chad Hendrickson

VOTE AS FOLLOWS:

Barbara Chapman – Aye
Donald Chutas – Aye
Chad Hendrickson – Aye
Mark Rondinaro – Aye
Melinda Sorber – Aye

NEW BUSINESS:

The Planning Board reviewed the Minor Subdivision application and attached survey of property owned by James & Julie O’Brien The property is located on 3926 State Route 14A (Tax Map No. 42.00-2-22). The parcel is a 42 Acre parcel and they would like to subdivide a 18.525 parcel to sell to prospective buyer.

M. Rondinaro made a motion to accept the Minor Subdivision Application as complete.
Seconded by C. Hendrickson.

Ayes	D. Chutas C. Hendrickson M. Rondinaro B. Chapman M. Sorber	Nays	None
------	--	------	------

A public hearing will be scheduled for September 16th at 6:30 PM.
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 property

The Planning Board reviewed the Minor Subdivision application and attached drawing of property owned by Christian Karl. The property is located on 2751 County Line Road (Tax Map No. 63.00-1-7). This applicant is intending to purchase .41 acres from a neighboring parcel and is a lot line adjustment. The Planning Board determined the application is incomplete. The Planning Board would like to see surveys of the property and also the proposed subdivided property. Per Section 2.4 of the Subdivision Law, this lot line adjustment does not require a public hearing.

3161 Lovers Lane – Hemlock Hollow.

Kyle and Angella McFall of 6232 Seneca Road, Trumansburg NY appeared before the Planning Board with their business plan. It was discovered the McFalls had placed 2 cabins and a bathhouse and advertising as vacation rentals on 5.67 Acres of Land located on 3161 Lovers Lane (Tax Map No. 53.00-2-36).

1. The McFalls have changed the usage of the property from residential to commercial and therefore should have submitted a Site Plan Review Application and appeared before the Planning Board
2. The McFalls feel the cabins are temporary structures, but the intent to rent them commercially establishes permanency. Therefore, they should have also applied for a Building Permit.

The Planning Board recommends the McFalls complete the Site Plan Review Application to proceed. The McFalls will need to contact the Schuyler County Watershed and Public Health regarding water potability and also the elimination of gray water from the bathhouse.

3270 County Road 28 – Off The Beaten Path Hideaway RV Park.

Melanie Naylor of 3270 County Road 28 appeared before the Planning Board with her business plan. It was discovered M. Naylor had placed 4 RV’s and a hot tub on the parcel and advertising as an RV vacation rental park on .98 acres (Tax Map No 64.00-1-14.12).

1. This is a non-conforming lot because it is less than 2 acres with on-site well & septic.

2. M. Naylor has changed the usage of the property from residential to commercial and therefore should have submitted a Site Plan Review and/or Special Permit Application and also sought a Building Permit
3. It is recommended that M. Naylor seek additional neighboring acreage to increase her lot size

The Planning Board reviewed the Minor Subdivision application of property owned by Regina Simpson – Fausell. The property is located on 2520 Church Rd. (Tax Map No. 42.00—4-16). The parcel is a 53.3 Acre parcel and they would like to subdivide a 14.56 parcel to sell to a family member. The Planning Board determined that the application is incomplete.

Meeting adjourned at 8:25 pm by B. Chapman and seconded by M. Sorber

Next Planning Board Meeting September 16, 2021 at 6:30 PM