

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

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

ABSENT: M. Rondinaro, M. Sorber

VISITORS:

Lou Debolt, 2560 Altay Rd, Rock Stream
John Shirk, 3895 St Rt 14A, Watkins Glen

Called to order at 6:35 PM by D. Chutas. He opened the meeting with the Pledge of Allegiance.

REVIEW OF AUGUST 2022 MINUTES

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

PUBLIC HEARING VISITORS:

None

PUBLIC HEARING FOR MINOR SUBDIVISION OF 2582 IRELANDVILLE RD

A public hearing was held regarding Minor Subdivision for Wayne and Karla Denson to subdivide a 11.21 acre tax parcel (Tax Map No. 52.00-3-4 into 2 parcels. Parcel A measuring 9.18 acres containing a residence and parcel B measuring 2.03 acres.

6:35PM D. Chutas opened the Public Hearing

Certified, return receipt letters were sent to 6 neighboring property owners and a legal notice appeared in the September 7, 2022 issue of the Watkins Glen Review and Express.

7:15 PM Public hearing closed

PLANNING BOARD DECISION ON MINOR SUBDIVISION FOR 2582 Irelandville Rd

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

AYES: D. Chutas
B. Chapman
L. Tishler

NAYES: None

RESOLUTION PB 22-17

Motion made by L.Tischler. to accept the Minor Subdivision Application/for Wayne and Karla Denson for Tax Parcel 52.00-3-4, located on 2582 Irelandville Road as complete. Seconded by B. Chapman.

| | | | |
|-------|------------|--------|------|
| AYES: | D. Chutas | NAYES: | None |
| | B. Chapman | | |
| | L. Tishler | | |

RESOLUTION PB 22-18

TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL APPROVAL FOR THE DENSON MINOR SUBDIVISION, 2582 IRELANDVILLE RD, TAX PARCEL NUMBER 52.00-3-4, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Subdivision review for the proposed subdivision of the existing 11.21-acre tax parcel 52.00-3-4 into 2 parcels: Parcel A measuring 9.18 acres containing the main residence and Parcel B measuring 2.03 acres in the Town of Reading, New York.

WHEREAS, this is a proposed action reviewed under the Subdivision Law of the Town of Reading, New York for which the application was received August 8th, 2022; and

WHEREAS, this Board, acting as Lead Agency in environmental review, did on August 18th, 2022 review and accept as adequate: “Map of Lands of Wayne F. & Karla S. Denson” survey, prepared by William E. Beardsley, Weiler Associates, Licensed Land Surveyors dated August 17, 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 August 18th, 2022, the Planning Board reviewed and considered the aforementioned subdivision application and duly held a public hearing on the Minor Subdivision application on September 15th, 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 two-lot subdivision of certain land with Tax Map No. 52.00-3-4 at 2582 Irelandville Rd, 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: September 15, 2022

Motion by: Laurie Tischler

Seconded by: Barbara Chapman

VOTE AS FOLLOWS:

Barbara Chapman – Aye
Donald Chutas – Aye
Mark Rondinaro – Absent
Melinda Sorber – Absent
Laurie Tischler – Aye

OLD BUSINESS:

Land Use Law Chapter 10.4 Expansion, and Alteration and Restoration still being modified and final revision needs to be submitted to the Town Board.

NEW BUSINESS:

SCENIC VISTA FARMS – 3895 STATE RTE 14A

John Shirk appeared before the Planning Board to discuss moving the former A&L Produce at 3961 St. Rt. 14A to his property located at 3895 State Rt. 14A.

The Planning Board would like Mr. Shirk to complete a Site Plan Application. Parking, width of driveway, signage, and visual road hazards were discussed. Mr. Shirk hopes to complete and submit required information before the October 20th meeting.

Meeting adjourned at 7:55 pm by B. Chapman and seconded by L. Tischler

Next Planning Board Meeting October 20, 2022 at 6:30 PM