

**TOWN OF READING
PLANNING BOARD MEETING
October 21, 2021**

PRESENT: D. Chutas, M. Rondinaro, M. Sorber, PB Secretary, T. Alger

ABSENT: C. Hendrickson, B. Chapman

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

REVIEW OF SEPTEMBER 2021 MINUTES

M. Sorber made a motion to accept the September 2021 minutes with changes to include John & Paula Reagan's appearance before the Planning Board. Seconded by D. Chutas

VISITORS:

Shawn & Jeannette Gilbert – 2520 Church Rd, Rock Stream,
Regina Simpson-Fausel – 2556 Church Rd, Rock Stream
Joshua Navone -Legal Counsel for Simpson Fausel
Lorin Hostetler, 2909 Chase Rd, Rock Stream

PUBLIC HEARING FOR MINOR SUBDIVISION FOR 2556 CHURCH RD:

A public hearing was held regarding Minor Subdivision for Regina Simpson property located on 2556 Church Rd (Tax Map No. 42.00-4-16). The parcel is a 53.3 Acre parcel and they would like to subdivide a 14.563 parcel know as 2520 Church Rd, to sell to a family member.

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 October 13, 2021 issue of the Watkins Glen Review and Express.

There was no public comment.

7:00 PM. Public Hearing closed. Motion made by M. Sorber and seconded by M. Rondinaro.

PLANNING BOARD DECISION ON MINOR SUBDIVISION OF 2556 CHURCH 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
	M. Rondinaro		
	M. Sorber		

RESOLUTION PB 21-7

TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL MINOR SUBDIVISION APPROVAL, FOR THE REGINA SIMPSON SUBDIVISION, A MINOR SUBDIVISION, 2556 CHURCH RD, TAX PARCEL NUMBER 42.00-4-16, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Subdivision review by Regina Simpson, Owner and Applicant, for the proposed subdivision of the existing 53.3-acre parcel into 2 parcels: Parcel

A measuring 14.563 acres with existing residence; Parcel B approximately 38.7 acres in Reading, New York, also known as Tax Parcel Number 42.00-4-16; 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 September 9th, 2021; and

WHEREAS, this Board, acting as Lead Agency in environmental review, did on October 21st, 2021 review and accept as adequate: “Division of Part of Lands of Regina A. Simpson, “prepared by Weiler Associates, William Beardsley, Land Surveyor, and dated April 8, 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 September 16th, 2021, the Planning Board reviewed and considered the aforementioned subdivision application and duly held a public hearing on the Minor Subdivision application on October 21, 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 2556 Church 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: October 21, 2021

Motion by: Melinda Sorber

Seconded by: Mark Rondinaro

VOTE AS FOLLOWS:

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

OLD BUSINESS:

3161 Lovers Lane – Hemlock Hollow.

No Further communication received regarding cabin rentals.

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

Melanie Naylor of 3270 County Road 28 forwarded an email she received from Public Health indicating that by having only 4 RV sites that she would not be regulated as a campground, but if she added additional campsites or service connections, she would need to hire an engineer to

evaluate/design the campground including water and sewage. She is currently working on purchasing neighboring property to make her parcel a 2 acre conforming lot.

NEW BUSINESS:

Lorin Hostetler of 2909 Chase Rd, Rock Stream, appeared before the Planning Board to inquire about what the requirements would be to add a couple of short term rental glamping tents and bathhouse on his property. The parcel is 54 acres, Tax map no. (31.00-2-10). The Planning Board recommends that he talk with the Schuyler County Watershed Dept. The Planning Board will do some research on glamping and get back to him.

Meeting adjourned at 7:30 pm by M. Sorber and seconded by M. Rondinaro

Next Planning Board Meeting November 18 2021 at 6:30 PM