

**TOWN OF READING  
PLANNING BOARD MEETING  
November 18, 2021**

**PRESENT:** D. Chutas, M. Rondinaro, M. Sorber, C. Hendrickson, Alternate L. Tischler  
PB Secretary, T. Alger

**ABSENT:** B. Chapman

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

**REVIEW OF OCTOBER 2021 MINUTES**

M. Sorber made a motion to accept the October 2021 minutes as written. Seconded by M. Rondinaro.

**VISITORS:**

Gary Miller of 4315 Hepatica Hill Rd, Manilus, NY  
Nicole Hollenbeck, 1001 Middle, Rd, Horseheads, NY

**OLD BUSINESS:**

**3161 Lovers Lane – Hemlock Hollow.**

No further communication received regarding cabin rentals. Still awaiting a Site Plan Review Application.

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

No further communication received regarding purchase of additional adjoining property. A Site Plan Review Application will need to be submitted.

**NEW BUSINESS:**

The Town Board passed the following resolutions at the November 10, 2021 Board meeting.

**RESOLUTION #63** Councilperson C. Stamp made a motion to remove Brian Kenney as alternate to the Planning Board. Seconded by Councilperson C. Richtmyer

<b>AYES:</b>	Councilperson R. Everett Councilperson C. Richtmyer Councilperson C. Stamp Supervisor S. Miller	<b>NAYS:</b> None
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**RESOLUTION #64** Councilperson C. Stamp made a motion to appoint Laurie Tischler as alternate to the Planning Board. Seconded by Councilperson R. Everett

<b>AYES:</b>	Councilperson R. Everett Councilperson C. Richtmyer Councilperson C. Stamp Supervisor S. Miller	<b>NAYS:</b> None
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The Planning Board welcomes Laurie Tischler to the Planning Board.

**Gary Miller, property owner of 4264 Kent Klub Rd**

Gary Miller, property owner of 4264 Kent Klub Rd (Tax map no. 32.19-1-8) appeared before the planning board to present his modified building plans to expand his cottage. Mr. Miller had previously appeared before the Planning board at the November 19, 2015 meeting and then again on the January 19, 2017 meeting. Although he has made some favorable improvements to his original plans, he would still require a variance to proceed due to not meeting the minimum lot size of 2 acres and more than 25% expansion. Mr. Miller is hoping to purchase adjoining property of 1.25 acres in the future to increase his lot size. He will complete a Site Plan Application and forward it to the Planning Board Secretary, T. Alger.

**Nicole Hollenbeck property owner of 4129 County Road 27**

Nichole Hollenbeck, property owner of 4129 County Road 27 (Tax map 41.00-3-2.121) appeared before the Planning Board to discuss her intention of placing 2-4 glamping tents on her 5 acre parcel. She presented her business plan detailing the style of glamping tents and the addition of creating bicycle/ walking trails and other leisure activities for campers. Ms. Hollenbeck was seeking guidance on what the Planning Board would require to move forward.

-Keeping the glamping tents to 4 and under would be regulated by Town of Reading Code Enforcement.

-If more than 4 glamping tents were provided, it would become a campground and be regulated by NYS.

-Planning Board would like to see a Site Plan Review Application providing a survey of the property and location of glamping tents and bath house. Any additional information regarding parking, potable water, garbage disposal, and managing the park for nuisance control would be beneficial.

The Planning Board reviewed a draft document that D. Chutas created on Reading Township Business Land Use for Campsites. This draft document provided Land Use guidance regarding campgrounds, glamping tents, cabin rentals or temporary overnight accommodations. The Planning Board all agreed it was very well written. Discussion was had on adding information regarding water quality.

Meeting adjourned at 8:10 pm by M. Sorber and seconded by C. Hendrickson

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