

**TOWN OF READING  
PLANNING BOARD MEETING  
December 16, 2021**

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

**ABSENT:** M. Sorber

Alternate L. Tischler seated as a voting member

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

**REVIEW OF NOVEMBER 2021 MINUTES**

C. Hendrickson made a motion to accept the November 2021 minutes as written. Seconded by M. Rondinaro.

**VISITORS:**

Sandie Pappa – 2870 Chase Rd, Rock Stream  
Peter Baker - Atty

**OLD BUSINESS:**

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

Gary Miller has submitted his SEAF form and his Site Plan Review Application and all of the necessary drawings. Mr. Miller would like to expand his cottage by more than 25%. The Planning Board discussed that increasing his current structure by more than 25% is not allowable under the Seneca Lake Water Protection District of Land Use Law and he would need a variance. He would like to expand the existing cottage from 688 ft to 1200 Sq. Feet. He has indicated that a neighboring cottage on 4260 Kent Klub Road was allowed to increase their original footprint by more than 25%.

Upon investigation of the expansion on 4260 Kent Klub Rd. It was determined that Building Inspector III, Ross Spallone, did indeed issue a building permit without the property owner appearing before the Planning Board.

The Planning Board would like to negotiate the variance with Mr. Miller so that all parties are satisfied. The proposal was to allow Mr. Miller to expand 32% and to reduce the sq. footage of expansion to 910Sq. Ft.

Planning Board Chair, D. Chutas, will compose a letter and send to Mr. Miller.

**NEW BUSINESS:**

**Sandi Pappa, 2870 Chase Road**

Sandi Pappa, 2870 Chase Road, presented the board with a Minor Subdivision Application Form to subdivide a 4.254 acre parcel from 2870 Chase Rd with Tax Map No 32.00-1-32 (17.51 acres) and to subdivide a 5.746 acre parcel from Chase Rd with Tax Map No. 32.00-1-33.1 (10.13 acres). This subdivision will create a 2 rectangle parcels. The subdivided parcel would be 10 acres and the remaining parcel would be 17.64 acres.

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

Ayes	D. Chutas	Nays	None
	C. Hendrickson		
	B. Chapman		
	L. Tischler		

A public hearing will be scheduled for January 20, 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.

**DISCUSSION:**

The Planning Board would like make it know to the Town Board that it is imperative that we have appropriate procedures in place so there is intersection between the Planning Board and the Building Inspector. This will ensure there is proper communication and that all are following the Land Use Law correctly.

D. Chutas recommends that we update the By Laws of the Planning Board. They have not been updated since 1992.

Meeting adjourned at 7:45 pm by B. Chapman and seconded by C. Hendrickson

Next Planning Board Meeting January 20 2022 at 6:30 PM