

**TOWN OF READING
PLANNING BOARD MEETING
February 16, 2023**

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

ABSENT: None

VISITORS:

Patrick Blauvelt – 2827 Irelandville Road, WG

Scott Blackwell – 348 Summit Ave, WG

Lorin Hostetler – 474 Rock Stream Rd, Rock Stream

Raymond Roy Zimmerman – 2456 St. Rt. 14, Penn Yan

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

PUBLIC COMMENT:

P. Blauvelt concerned about the possibility of a cell phone tower being constructed near his home on 2827 Irelandville Road, Mr. Blauvelt was told that a special permit would need to be applied for and approved by the Planning Board before it could be constructed.

REVIEW OF JANUARY 2023 MINUTES

B. Chapman made a motion to accept the January 2023 minutes as written. Seconded by L. DeBolt.

OLD BUSINESS:

Atty. Krogh reviewed the Land Use Law Chapter 10.4 Expansion, Alteration and Restoration revisions and had some concerns about applicants right to filing for a variance. More discussion is needed and public hearing has been postponed.

NEW BUSINESS:

MINOR SUBDIVISION APPLICATION – 2909 CHASE RD, ROCK STREAM

Loren Hostetler submitted to the Planning Board a Minor Subdivision Application Form, surveys and Part I of the SEAF. The Mr. Hostetler would like to subdivide a 2.0 Acre parcel from a 168.97 acre parcel owned by his parents Mark & Mary Hostetler (Tax Map No. 31.00-2-16) to build a home.

The Planning Board reviewed the Minor Subdivision Application Form, submitted survey, drawings and SEAF form Part 1. L. Notice of County Recommendation was received by K. VanHorn, Director of Planning, stating that this subdivision has no significant county wide or inter-community impact.

L. Tischler made a motion to accept the Minor Subdivision Application as conditionally complete. Seconded by M. Sorber.

Ayes	D. Chutas	Nays	None
	L. Tischler		
	L. Debolt		
	B. Chapman		
	M. Sorber		

A public hearing will be scheduled for March 16, 2023 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.

MINOR SUBDIVISION/LOT LINE ADJUSTMENT APPLICATION – COUNTY RD 23, WATKINS GLEN

Raymond R. Zimmerman submitted to the Planning Board a Minor Subdivision Application Form, surveys and Part I of the SEAF. The Mr. Zimmerman would like to subdivide a 2.5 Acre parcel from a 93.656 acre parcel (Tax map no. 52.00-2-35) and a .94 acre parcel (Tax map no. 52.00-2-36) to place a Manufactured home.

The Planning Board reviewed the Minor Subdivision Application Form, submitted survey, drawings and SEAF form Part 1. L. Notice of County Recommendation was received by K. VanHorn, Director of Planning, stating that this subdivision has no significant county wide or inter-community impact.

RESOLUTION PB 23-2

M. Sorber made a motion to accept the Minor Subdivision/Lot Line Adjustment Application for Raymond R. Zimmerman for Tax Parcels 52.00-2-35 and 52.00-3-26 located on County Road 23, WG as complete. Seconded by L. Tischler. This lot line adjustment does not require a public hearing.

Ayes	D. Chutas	Nays	None
	L. Tischler		
	L. Debolt		
	B. Chapman		
	M. Sorber		

RESOLUTION PB 23-3

TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL MINOR SUBDIVISION / LOT LINE ADJUSTMENT APPROVAL FOR RAYMOND ROY ZIMMERMAN AT COUNTY ROAD 23, FOR TAX PARCEL NUMBERS 52.00-2-35 AND 52.00-2-36, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Subdivision / Lot Line Adjustment by Raymond Roy Zimmerman, Owner and Applicant, for the proposed Subdivision / Lot Line Adjustment of the existing 93.656-acre Tax Parcel 52.00-2-35 and 0.94-acre Tax Parcel 52.00-2-36 to make a single 2.5-acre Parcel A and 93.156-acre Parcel B; 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 February 8th, 2023; and

WHEREAS, this Board, did on February 16th, 2023 review and accept as adequate: “Map of Part of Lands of Raymond Roy Zimmerman”, prepared by Nathan J. Romeo of Twin Tiers Land Surveyors dated 1/17/2023; 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 February 16th, 2023, the Planning Board reviewed and considered the aforementioned subdivision application and did not hold a public hearing on the Minor Subdivision application as permitted by §2.4 A of the Town of Reading Local Subdivision Law October 9, 2019; 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 Minor Subdivision / Lot Line Adjustment of certain land on Tax Map 52.00-2-35 and 52.00-2-36 of Raymond Roy Zimmerman Reading, NY subject to the following conditions:

1. Planning Board recommends that a Consolidation Request Form is submitted to Schuyler County Real Property Department to consolidate the minor partial acre triangle of Parcel 52.00-2-36 into Parcel 52.00-2-35 when filing for the subdivision with Schuyler County.
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: February 16, 2023

Motion by: Melinda Sorber

Seconded by: Laurie Tischler

VOTE AS FOLLOWS:

Barbara Chapman – Aye

Donald Chutas – Aye

Louis DeBolt – Aye

Melinda Sorber – Aye

Laurie Tischler – Aye

COMPREHESIVE PLAN ACITON ITEMS

B. Chapman has been reviewing the Comprehensive Plan to review action items listed in the Town of Reading Comprehensive Plan that was finalized in February 2017. B. Chapman provided a summary of the action items and as a Planning Board we should review them and start working with the Town Board to see that these actions items are imitated upon.

Meeting adjourned at 7:30 pm by B. Chapman and seconded by L. DeBolt

Next Planning Board Meeting March 16, 2023 at 6:30 PM