

**TOWN OF READING
PLANNING BOARD MEETING
May 18, 2023**

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

ABSENT: M. Sorber, L. DeBolt

VISITORS:

Paula Reagan – 4360 Argetsinger Rd, Rock Stream

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

PUBLIC COMMENT:

REVIEW OF APRIL 2023 MINUTES

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

PUBLIC HEARING VISITORS - MEEHAN:

Aimee Churchill, Atty – 611 N. Franklin St, WG

PUBLIC HEARING VISITORS - DIXON:

None

PUBLIC HEARING FOR MINOR SUBDIVISION 2688 OLD ROAD, WG

A public hearing was held regarding Minor Subdivision for William and Beth Meehan. William and Beth Meehan would like to subdivide a 28.56 Acre parcel into 2 parcels. Parcel A being 19.723 acres vacant land and Parcel B being 8.84 acres including existing house.

6:30 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 5/10/23 issue of the Watkins Glen Review and Express

No Public Comments

7:00 PM Public hearing closed

PUBLIC HEARING FOR MINOR SUBDIVISION 2402 ALTAY RD, ROCK STREAM

A public hearing was held regarding Minor Subdivision for Samuel Dixon. S. Dixon would like to subdivide a 26.7 acre parcel into 2 parcels. Parcel A being 20.00 acres and Parcel B being 6.7 acres.

7:00 PM D. Chutas opened the Public Hearing

Certified return receipt letters were sent to 6 neighboring property owners and a legal notice appeared in the 5/10/23 issue of the Watkins Glen Review and Express

No Public Comments

7:30 PM Public hearing closed

OLD BUSINESS:

PLANNING BOARD DECISION ON MINOR SUBDIVISION FOR 2688 OLD ROAD, WG

The Planning Board completed Part 2 and 3 of the SEQR Short Environmental Assessment form and a negative declaration was declared.

AYES	D. Chutas L. Tischler B. Chapman	NAYS	None
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RESOLUTION PB 23-8

Motion made by B. Chapman to accept the Minor Subdivision Application as Complete for 28.56 acre tax parcel 63.00-1-6.2 into 2 parcels located on 2688 Old Road, WG. Seconded by L. Tischler.

AYES	D. Chutas L. Tischler B. Chapman	NAYS	None
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RESOLUTION PB 23- 9

TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL APPROVAL FOR THE MEEHAN MINOR SUBDIVISION, 2688 OLD RD, TAX PARCEL NUMBER 63.00-1-6.2, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Subdivision review for the proposed subdivision of the existing 28.563-acre tax parcel 63.00-1-6.2 into 2 parcels: Parcel A measuring 19.723 acres and Parcel B measuring 8.84 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 April 12th, 2023; and

WHEREAS, on April 20th, 2023, the Planning Board reviewed and considered the aforementioned subdivision application and duly held a public hearing on the Minor Subdivision application on May 18th, 2023 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, this Board, acting as Lead Agency in environmental review, did on April 20th, 2023 review and accept as adequate: “Division of lands of William C. Jr & Beth A. Meehan” survey, prepared by Weiler Associates, William Beardsley, Land Surveyor, dated March 17, 2023; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and other application materials; and on May 18th, 2023, Part 2 and 3 of the SEAF were completed by

the planning board and 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, 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. 63.00-1-6.2 at 2688 Old 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: May 18, 2023

Motion by: B. Chapman

Seconded by: L. Tischler

VOTE AS FOLLOWS:

Barbara Chapman – Aye
Donald Chutas – Aye
Louis DeBolt – Absent
Melinda Sorber – Absent
Laurie Tischler – Aye

**PLANNING BOARD DECISION ON MINOR SUBDIVISION FOR 2402 ALTAY ROAD,
ROCK STREAM**

The Planning Board completed Part 2 and 3 of the SEQR Short Environmental Assessment form and a negative declaration was declared.

AYES

D. Chutas
L. Tischler
B. Chapman

NAYS

None

RESOLUTION PB 23-10

Motion made by L. Tischler to accept the Minor Subdivision Application as Complete for 26.7 acre tax parcel 42.00-4-1.1.2 into 2 parcels located on 2402 Altay Rd, Rock Stream. Seconded by B. Chapman.

AYES

D. Chutas
L. Tischler
B. Chapman

NAYS

None

RESOLUTION PB 23-11

TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL MINOR SUBDIVISION APPROVAL, FOR THE SAMUEL DIXON SUBDIVISION, A MINOR SUBDIVISION, 2402 ALTAY ROAD, TAX PARCEL NUMBER 42.00-4-1.1, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Subdivision review by Samuel Dixon, Owner and Applicant, for the proposed subdivision of the existing 26.7-acre parcel (Tax Map indicates 27.99 acres) into 2 parcels: Parcel A, measuring 20.00 acres and Parcel B, Remaining Lands of Dixon measuring 6.7 acres in Reading, New York, also known as Tax Parcel Number 42.00-4-1.1; 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 April 13th, 2023; and

WHEREAS, on April 20th, 2023, the Planning Board reviewed and considered the aforementioned subdivision application and duly held a public hearing on the Minor Subdivision application on May 18th, 2023 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, this Board, acting as Lead Agency in environmental review, did on May 18th, 2023 review and accept as adequate: “Map of a proposed division lands of Samuel D. Dixon, “prepared by FLX Surveying & Mapping Design Professional Corporation, Seth D. Moser, Land Surveyor” dated 04/26/2023; 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 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, 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 2402 Altay 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: May 18th, 2023

Motion by: B. Chapman

Seconded by: L. Tischler

VOTE AS FOLLOWS:

Barbara Chapman – Aye
Donald Chutas – Aye
Louis DeBolt – Absent
Melinda Sorber – Absent
Laurie Tischler – Aye

James Richards Minor Subdivision Application is temporarily postponed until survey can be completed.

Public hearing was held on May 10, 2023 for Local Law #2: Local Law Amending Certain Sections of the Land Use Law of the Town of Reading The Local Law takes effect immediately and will be filed with the State.

Workshop meeting has been rescheduled for June 1, 2023 @ 6:00 PM to work on the Action Items listed in the 2017 Comprehensive Plan.

**2ND SITE PLAN APPLICATION FOR CHANGES MADE TO-OFF THE BEATEN PATH
3270 COUNTY ROAD 28**

Brian and Melanie Naylor sent an email and wrote that “At this time we will just carry on business with the 4 that we have approval for and are in the process of having engineering to do the campground. It will be very small around 24 sites in total including our sites. So the 3 properties will all then be combined at that time”

NEW BUSINESS:

VARIANCE REQUEST: 4360 ARGETSINGER RD

Paula Reagan appeared to request a variance for their property located on 4360 Argetsinger Rd. (Tax Map No. 32.15-1-6.1). John and Paula Reagan purchased the property in 2021 and would like to build a home on a 1.12 acre lot. The Reagans were erroneously sold the parcel as a “Buildable Lot”. The minimum lot size to build in the Senecal Lake Water Protection District is 2 acres with on site well or septic systems. The Reagans provided information regarding the information they received by the Realtor, information showing the approval of the septic system

that was installed in September 2019, a completed SEAF Form, and explained the hardship they have faced as a result of not being able to build their primary residence on the property. They currently are living in an RV on the property. The Planning Board is sympathetic with their situation and recommend they take it before the Board of Appeals. It is recommended that they see if they can purchase some adjacent property to create a 2 acre conforming lot.

Motion made by D. Chutas to accept the Variance Application of John and Paula Reagan.
Seconded by L. Tischer.

AYES

L Tischler

NAYS

B. Chapman

D. Chutas

Variance application denied.

D. Chutas will provide information to John and Paula Reagan if they wish to bring their Variance request before the Board of Appeals.

Meeting adjourned at 7:45pm by B. Chapman and seconded by L. Tischler

Next Planning Board Meeting June 15, 2023 at 6:30 PM