

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

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

ABSENT: M. Rondinaro

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

REVIEW OF AUGUST 2021 MINUTES

B. Chapman made a motion to accept the August 2021 minutes as written. Seconded by C. Hendrickson

VISITORS:

Jim O'Brien- 3926 State Route 14A,
Trudy Venuti – 4025 St. Rt. 14A
Donovan & Christina Daily 4019 St. Rt 14A
John & Paula Reagan – 4360 Argetsinger Rd,
Aimee Churchill- Legal Counsel for Karl
Joshua Navone -Legal Counsel for Simpson Fausel
Melanie Naylor 3270 County Rd 28,

PUBLIC HEARING FOR MINOR SUBDIVISION FOR 3926 STATE ROUTE 14A:

A public hearing was held regarding Minor Subdivision for James & Julie O'Brien property located on 3926 State Route 14A (Tax Map No. 42.00-2-22). The parcel is 42.62 acres and they would like to subdivide a 18.52 acre parcel of land to sell to a prospective buyer.

6:32 PM D. Chutas opened the Public Hearing

Certified, return receipt letters were sent to 11 neighboring property owners and a legal notice appeared in the September 8, 2021 issue of the Watkins Glen Review and Express.

Donovan Daily: What is the zoning on the property?

Response: We do not have zoning? It is not commercial. If there is a change of use, the new owners would have to appear before the Planning Board.

7:10 PM. Public Hearing closed. Motion made by B. Chapman and seconded by C. Hendrickson.

PLANNING BOARD DECISION ON MINOR SUBDIVISION OF 3926 STATE ROUTE 14A

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
	C. Hendrickson		
	B. Chapman		
	M. Sorber		

RESOLUTION PB 21-5

TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL MINOR SUBDIVISION APPROVAL, FOR THE JAMES P. AND JULIE F. O'BRIEN SUBDIVISION, A MINOR SUBDIVISION, 3926 STATE ROUTE 14A, TAX PARCEL NUMBER 42.00-2-22, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Subdivision review by James P. and Julie F. O'Brien, Owner and Applicant, for the proposed subdivision of the existing 42.62 -acre parcel into 2 parcels: Parcel A, measuring approximately 24.095 acres located south of Parcel B, approximately 18.525 acres which abuts Bianco Tax Parcel 42.00-2-24 to the north of Parcel A in Reading, New York, also known as Tax Parcel Number 42.00-2-22; 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 July 28th, 2021; and

WHEREAS, this Board, acting as Lead Agency in environmental review, did on September 16th, 2021 review and accept as adequate: "Map of a division of lands of James P. and Julie F. O'Brien, "prepared by T. Merrill & Associates Land Surveying Design Professional Corporation, Seth D. Moser, Land Surveyor, and dated 05/19/2021; 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 August 19th, 2021, the Planning Board reviewed and considered the aforementioned subdivision application and duly held a public hearing on the Minor Subdivision application on September 16, 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 3926 County Route 14A, 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: September 16, 2021

Motion by: Barb Chapman

Seconded by: Chad Hendrickson

VOTE AS FOLLOWS:

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

OLD BUSINESS:

The Planning Board again reviewed the Minor Subdivision/Lot Line Adjustment of property owned by Christian Karl. The property is located on 2751 County Line Road (Tax Map No. 63.00-1-7). This applicant is intending to purchase .41 acres from a neighboring parcel and is a lot line adjustment. Surveys requested were provided to the Planning Board and Part 1 of the SEAF was submitted.

PLANNING BOARD DECISION ON MINOR SUBDIVISION/LOT LINE ADJUSTMENT OF 2751 COUNTY LINE ROAD

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

Ayes	D. Chutas C. Hendrickson B. Chapman M. Sorber	Nays	None
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C. Hendrickson made a motion to accept the Minor Subdivision Application/Lot Line Adjustment as complete. Seconded by B. Chapman. This lot line adjustment does not require a public hearing.

Ayes	D. Chutas C. Hendrickson B. Chapman M. Sorber	Nays	None
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**RESOLUTION PB 21-6
TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL MINOR SUBDIVISION / LOT LINE ADJUSTMENT APPROVAL, FOR CHRISTIAN KARL SUBDIVISION / LOT LINE ADJUSTMENT, A MINOR SUBDIVISION, 2751 COUNTY LINE ROAD, TAX PARCEL NUMBER 63.00-1-7, TOWN OF READING, NEW YORK**

WHEREAS, an application was submitted for Subdivision / Lot Line Adjustment by Christian Karl, Owner and Applicant, for the proposed Subdivision / Lot Line Adjustment of 0.41 acres of the existing 93.84-acre Tax Parcel Number 63.00-1-7 to be conveyed to Charles A. and Sandra L. Russell’s 0.54-acre Tax Parcel 63.00-1-19 in Reading, New York, Christian Karl Tax Parcel 63.00-1-7 will become 93.43 acres and Charles A and Sandra L. Russell Tax Parcel 63.00-1-19 will become 0.95 acres; 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 August 27th, 2021; and

WHEREAS, this Board, did on September 16th, 2021 review and accept as adequate: “Map of lands to be conveyed to Charles & Sandra Russell”, prepared by T. Merrill & Associates Land Surveying Design Professional Corporation, Seth D. Moser, Land Surveyor dated 08/17/2021; 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 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 at 2751 County Line 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: September 16, 2021

Motion by: Melinda Sorber

Seconded by Chad Hendrickson

VOTE AS FOLLOWS:

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

The Planning Board reviewed the Minor Subdivision application, attached surveys of property, owned by Regina Simpson-Fausel and Part 1 of SEAF. The property is located on 2520 Church Road (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 to sell to a family member.

C. Hendrickson made a motion to accept the Minor Subdivision Application as complete.
Seconded by M. Sorber.

Ayes	D. Chutas	Nays	None
	C. Hendrickson		
	B. Chapman		
	M. Sorber		

A public hearing will be scheduled for October 21th at 6:30 PM.
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 property.

4360 Argetsinger Road

John and Paula Reagan, new owners of 4360 Argetsinger Road (Tax Map No. 32.15-1-6.1), appeared before the Planning Board to inquire about building a home on their purchased parcel.

This same parcel was brought before the Planning Board in November 2019.
At that time Darin Parsons and Nicole Utter appeared before the Planning Board to discuss building a new 1500 Sq. Ft. structure with house overtop of a garage on 4360 Argetsinger Rd, (Tax Map No. 32.15-1-6.1). The purchased property is 1.15 Acres with no existing buildings on the lot. The Planning Board discussed the fact that our Land Use Law states that minimum lot size to build in the Seneca Lake Water Protection District is 2 acres with on site well or septic

systems and therefore does not conform to our Land Use Law. To proceed they would have to go through a formal site plan review and request a variance.

It was recommended that the Reagans try to purchase additional land from a neighbor that has 5 acres that abuts their property to make their parcel a conforming lot.

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 appeared before the Planning Board to address some additional questions she had and potential to purchase additional property to make a conforming lot. It is recommended that M. Naylor contact the Health Department to discuss water quality and campground regulations.

Meeting adjourned at 8:10 pm by B. Chapman and seconded by C. Hendrickson

Next Planning Board Meeting October 21, 2021 at 6:30 PM