

**TOWN OF READING
PLANNING BOARD MEETING
April 21, 2022**

PRESENT: D. Chutas, B. Chapman, M. Rondinaro (arrived late), L. Tischler, M. Sorber,
Deputy PB Secretary, A. Conklin

ABSENT: T. Alger, PB Secretary

VISITORS:

S. Sandul – Albany, NY

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

REVIEW OF MARCH 2022 MINUTES

B. Chapman made a motion to accept the March 2022 minutes as written. Seconded by
L. Tischler. Abstain – M. Sorber

PUBLIC HEARING VISITORS:

David & Jen Chicone, Watkins Glen

Atty Josh Navone- Atty for V&L Development

George Mahler – Watkins Glen

David Crea – Watkins Glen

PUBLIC HEARING FOR MINOR SUBDIVISION FOR 3380 & 3410 NYS ROUTE 14

A public hearing was held regarding Minor Subdivision for V&L Development to subdivide a
14.264 parcel (Tax map 53.20-1-21) into 2 parcels. Applicant would like Parcel A, 3410 NYS
Route 14 to be a 2.765 acre parcel with existing house and Parcel B 3380 NYS Route 14 to be a
11.499 acre parcel with existing Motel.

6:35PM D. Chutas opened the Public Hearing

Certified, return receipt letters were sent to 20 neighboring property owners and a legal notice
appeared in the April 13, 2022 issue of the Watkins Glen Review and Express.

Public comments: What is the minimum size for splitting a parcel?

PB Response: D. Chutas responded that minimum lot size to subdivide would be defined by the
Town of Reading Land Use Law Table 3.3 which establishes minimum lot size based on off site
and on site water and sewer services.

Atty Navone provided more detail to visitors about the Subdivision.

7:00 PM Public hearing closed

PLANNING BOARD DECISION ON MINOR SUBDIVISION FOR 3380 & 3410 NYS ROUTE 14

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 B. Chapman M. Rondinaro M. Sorber L. Tischler	Nays	None
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RESOLUTION PB 22-3

TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL MINOR SUBDIVISION APPROVAL, FOR THE V&L DEVELOPMENT, LLC, A MINOR SUBDIVISION, 3380 STATE ROUTE 14, TAX PARCEL NUMBER 53.20-1-21, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Subdivision review by Joshua C. Navone, Keyser Maloney & Winner, LLP, Authority to Act on behalf of Owner and Applicant, for the proposed subdivision of the existing 14.264-acre tax parcel 53.20-1-21 into 2 parcels: Parcel A, 3410 STATE ROUTE 14 measuring 2.765 acres and Parcel B, 3380 STATE ROUTE 14 measuring 11.499 acres in Town of Reading, New York; 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 March 10th, 2022; and

WHEREAS, this Board, acting as Lead Agency in environmental review, did on April 21st, 2022 review and accept as adequate: “Map of V&L Development, LLC”, prepared by William E. Beardsley, Weiler Associates, Licensed Land Surveyors dated August 29, 2019; 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 March 17th, 2022, the Planning Board reviewed and considered the aforementioned subdivision application and duly held a public hearing on the Minor Subdivision application on April 21st, 2022 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 3380 State Route 14, Watkins Glen, NY subject to the following conditions:

1. Parcel A in the future, if intended to be commercial use, the Planning Board requests that an application for site plan review be presented before the board. Josh Navone, Attorney for the applicant, objects to the addition of this requirement.
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: April 21, 2022

Motion by: Mark Rondinaro

Seconded by: Barbara Chapman

VOTE AS FOLLOWS:

Barbara Chapman – Aye

Donald Chutas – Aye

Mark Rondinaro – Aye

Melinda Sorber – Absent

Laurie Tischler – Aye

NEW BUSINESS:

S. Sandul was present to discuss the potential purchase of Jaynes Used Auto Parts. He said he and his partners are in the recycling business in Albany, Marcey, and the Catskills but see the business as a “diamond in the rough”. He understands the Town has issues with the property. As Mr. Payne has recently passed away, they will be dealing with his wife and son. Mr. Sandul and his partners plan to bring the property up to a conforming site and will be good neighbors. The use of the business will not change and he will work closely with D. Trembly, Building Inspector III.

There was a discussion of Land Use Law Chapter 10.4. D. Chutas did some research on this and the Land Use Law of 2018 did not include the 25% lot increase for nonconforming lots that was included in the former Land Use Law of 1996. Setbacks were also discussed. The Planning Board would like front set back changed from 15 feet to 20 feet. The discussion ended stating that in the near future an amendment to the Town Land Use Law to limit the expansion on nonconforming lots to 25% of the gross footprint of the foundation of the building .and set backs from 15 feet to 20 feet will be presented to the Reading Town Board.

Discussed Off the Beaten Path RV Park on 3270 County Rd. 28. Currently there is not much progress or information being exchanged.

Meeting adjourned at 7:40 pm by B. Chapman and seconded by L. Tishler

Next Planning Board Meeting May 19, 2022 at 6:30 PM