

**TOWN OF READING
PLANNING BOARD MEETING
October 19, 2023**

PRESENT: D. Chutas, L. Tischler, L. DeBolt, T. Alger Planning Board Secretary

ABSENT: B. Chapman, M. Sorber

SEATED: A. Conklin, Alternate, has been seated as a voting member for this meeting by Planning Board Chairperson, D. Chutas

VISITORS:

Matthew Nagle – 3315 County Road 28, WG

Sheryl Coxson – 3315 County Road 28, WG

Aaron Valent – 3632 County Road 27, WG

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

PUBLIC COMMENT:

REVIEW OF SEPTEMBER 2023 MINUTES

L. DeBolt made a motion to accept the September 2023 minutes as amended. Seconded by L. Tischler

PUBLIC HEARING VISITORS – JAMES RICHARDS MINOR SUBDIVISION

Alice Conklin 2155 Altay Rd, Rock Stream

Jim & Kim Richards – 4080 County Road 27, Rock Stream

PUBLIC HEARING VISITORS – GEORGE & BECKY FARLEY MINOR SUBDIVISION

Terri Alger 4275 County Road 29, Rock Stream

OLD BUSINESS:

Comprehensive Plan Focus – Short Term Rentals

A draft of the Short Term Rentals proposed Local Law and Short Term Rental Application was distributed to the Town Board for review. They will review and discuss at the November meeting.

SITE PLAN APPLICATION – WINEVIEW ACRES 3296 STATE ROUTE 14A - CLAIR

E. Clair submitted a site plan application that was reviewed at the September 21, 2023 Planning Board meeting. Mr. Clair would like to add two RV Park Model Cabins to use for Airbnb's under the name of Wineview Acres. to his 24.1 Acre property located on 3296 St. Rt 14A Mr. Clair has provided requested information regarding the RV's. The RV's are required to be registered by the NYS DMV. Mr. Clair also provided additional information requested from the Schuyler Co. Watershed Dept

RESOLUTION PB 23-24

L. Tischler made a motion to accept the Site Plan Application of E. Clair as complete. Seconded by L. DeBolt

AYES: D. Chutas
L. Tischler
L. DeBolt
A. Conklin

NAYES: None

RESOLUTION PB 23-25

TOWN OF READING PLANNING BOARD RESOLUTION – APPROVAL OF THE CLAIR SITE PLAN, TAX PARCEL NUMBER 42.00-2-22.1, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Site Plan review by Eric Clair, Owner and Applicant, for approval of up to 2 RV Park Model Cabins in addition to the residence on the 24.098-acre Tax Parcel Number 42.00-2-22.1 at 3926 State Route 14A; and

WHEREAS, this application was reviewed under the Site Plan Review process of the Land Use Law of the Town of Reading, New York for which the application was received September 11th, 2023; and

WHEREAS, this Board, acting as Lead Agency in environmental review, did on October 19th, 2023 review and accept as adequate the “Site Plan and proposal for 24-acre tract” at 3926 State Route 14A, Watkins Glen” prepared by Eric Clair in the Application dated 09/04/2023; 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

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 a General Municipal Referral Form was submitted 9/14/2023 to Schuyler County Planning as Required pursuant to General Municipal Law Article 12B, Sections 239-1, -m, or n, and no recommendations were made by the county; and

WHEREAS, on October 19, 2023 the Planning Board reviewed and considered the aforementioned site plan application and all evidence and comments were considered, along and together with the requirements of the Town’s Site Plan Review process in the Land Use Law, 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 Approval of the Application for Site Plan Review of Tax Map No. 42.00-2-22.1 at 3926 State Route 14A, Reading, NY subject to the following conditions:

1. Any expansion beyond the approved 2 units will need to be brought before the Town of Reading Planning Board for approval.
2. The sealing and endorsement of such Site Plan by the Planning Board Chair, thereafter presenting to the Code Enforcement Officer by Town of Reading Clerk.

Motion by: Louis DeBolt

Seconded by: Laurie Tischler

VOTE AS FOLLOWS:

- Barbara Chapman – Absent
- Alice Conklin – Aye
- Donald Chutas – Aye
- Louis DeBolt – Aye
- Laurie Tischler – Aye

PUBLIC HEARING FOR MINOR SUBDIVISION– 4080 CO. RD. 27, ROCK STREAM

A public hearing was held regarding Minor Subdivision for James Richards property. Mr. Richards would like to subdivide a 5.00 acre parcel from a 20.9 acre parcel to create a single family residential building lot.

6:30 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 10/11 issue of the Watkins Glen Review and Express

No Public Comments

7:00 PM Public hearing closed

PLANNING BOARD DECISION ON MINOR SUBDIVISION FOR 4080 CO. RD. 27, ROCK STREAM

The Planning Board completed Part 2 and 3 of the SEQR Short Environmental Assessment form.

RESOLUTION PB 23-26 Resolution making environmental determination and issuing a SEQRA negative declaration for Minor Subdivision for James Richards made by L. DeBolt and seconded by L. Tischler.

AYES	D. Chutas L. Tischler L. DeBolt	NAYS ABSTAIN	None A. Conklin
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RESOLUTION PB 23-27 L. Tischler made a motion to accept the Richards Minor Subdivision Application as complete Seconded by L. DeBolt

AYES	D. Chutas L. Tischler L. DeBolt	NAYS ABSTAIN	None A. Conklin
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**RESOLUTION PB 23-28
TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL MINOR SUBDIVISION APPROVAL, FOR THE JAMES J. RICHARDS**

SUBDIVISION, A MINOR SUBDIVISION, 4080 COUNTY ROAD 27, TAX PARCEL NUMBER 41.00-3-12.122, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Subdivision review by James J. Richards, Owner and Applicant, for the proposed subdivision of the existing 20.9-acre parcel into 2 parcels: 5.0 acres of land to be conveyed to Whitney R. Tyler and Matthew T. Aini, and the remaining Richards Parcel of 15.9 acres in Reading, New York, also known as Tax Parcel Number 41.00-3-12.122; and

WHEREAS, this is a proposed action reviewed under the Subdivision Law of the Town of Reading, New York for which the application was originally received April 12th, 2023 and updated October 1st, 2023; and

WHEREAS, on September 21st, 2023, the Planning Board reviewed and considered the aforementioned subdivision application and duly held a public hearing on the Minor Subdivision application on October 19th, 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 October 19th, 2023 review and accept as adequate: “Survey Map of lands to be conveyed to Whitne R. Tyler & Matthew T. Aini”, prepared by Richard Daugherty, Professional Land Surveyor dated 09/7/2023; 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 4080 County Road 27, 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.

Motion by: Louis DeBolt

Seconded by: Laurie Tischler

VOTE AS FOLLOWS:

Barbara Chapman – Absent
Alice Conklin – Abstain
Donald Chutas – Aye
Louis DeBolt – Aye
Laurie Tischler – Aye

NEW BUSINESS:

SITE PLAN APPLICATION – POOH’S CORNER 3315 CO. RD 28, WATKINS GLEN

Sheryl Coxson and Matt Nagle submitted a Site Plan Application, SEAF Part 1, and site map for Pooh’s Corner which will encompass 4 tent or car campsites. These campsites will be located on their 8.68 acre parcel with residence. They will have a 12’x20’ Welcome Shed that will house a Nature’s Head composted toilet and will post Non-Potable Water signs. Trash will be “Bring in and Take Out” and the camping season will run from May 1st – November 15th.

The Planning Board explained that having 5 or more campsites would be considered a camp ground and would be subject to NYS Dept of Health Law State Regulations Subpart 7-3: Campgrounds

RESOLUTION PB 23-29

L. DeBolt made a motion to accept the Site Plan Application of S. Coxson as complete. Seconded by A. Conklin

AYES:	D. Chutas	NAYES:	None
	L. Tischler		
	L. DeBolt		
	A. Conklin		

RESOLUTION PB 23-30

TOWN OF READING PLANNING BOARD RESOLUTION – APPROVAL OF THE COXSON SITE PLAN, TAX PARCEL NUMBER 53.00-3-23, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Site Plan review by Sheryl A. Coxson, Owner and Applicant, for approval of 4 camp sites in addition to the residence on the 8.68-acre Tax Parcel Number 53.00-3-23 at 3315 County Road 28; and

WHEREAS, this is application was reviewed under the Site Plan Review process of the Land Use Law of the Town of Reading, New York for which the application was received October 10th, 2023; and

WHEREAS, this Board, acting as Lead Agency in environmental review, did on October 19th, 2023 review and accept as adequate the “Site Plan” at 3315 County Road 28, Watkins Glen” prepared by Sheryl Coxson in the Application dated 10/10/2023; 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

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 a General Municipal Referral Form was submitted 10/16/2023 to Schuyler County Planning as Required pursuant to General Municipal Law Article 12B, Sections 239-1, -m, or n, and;

WHEREAS, on October 19th, 2023 the Planning Board reviewed and considered the aforementioned site plan application and all evidence and comments were considered, along and together with the requirements of the Town’s Site Plan Review process in the Land Use Law,

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 Approval of the Application for Site Plan Review of Tax Map No. 53.00-3-23 at 3315 County Road 28, Reading, NY subject to the following conditions:

1. Any expansion beyond 4 camp sites will need to be permitted by the NY Dept. of Health and be brought before the Town of Reading Planning Board.
2. The sealing and endorsement of such Site Plan by the Planning Board Chair, thereafter presenting to the Code Enforcement Officer by Town of Reading Clerk.

Motion by: Laurie Tischler

Seconded by: Alice Conklin

VOTE AS FOLLOWS:

Barbara Chapman – Absent
Alice Conklin – Aye
Donald Chutas – Aye
Louis DeBolt – Aye
Laurie Tischler – Aye

PUBLIC HEARING FOR MINOR SUBDIVISION– 4224 ST RT 14A, ROCK STREAM

A public hearing was held regarding Minor Subdivision for George & Becky Farley property. The Farleys would like to subdivide a 15.14 acre parcel into 2 parcels each with an existing manufactured home. Parcel A measures 12.64 acres and Parcel B measures 2.5 acres.

7:00 PM D. Chutas opened the Public Hearing

Certified return receipt letters were sent to 9 neighboring property owners and a legal notice appeared in the 10/11 issue of the Watkins Glen Review and Express

No Public Comments

7:30 PM Public hearing closed

PLANNING BOARD DECISION ON MINOR SUBDIVISION FOR 4224 ST. RT 14A, ROCK STREAM

The Planning Board completed Part 2 and 3 of the SEQR Short Environmental Assessment form.

RESOLUTION PB 23-31 Resolution making environmental determination and issuing a SEQRA negative declaration for Minor Subdivision for B. Farley made by L. DeBolt and seconded by L. Tischler.

AYES	D. Chutas L. Tischler L. DeBolt A. Conklin	NAYS	None
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RESOLUTION PB 23-32 L. Tischler made a motion to accept the Farley Minor Subdivision Application as complete Seconded by L. DeBolt

AYES	D. Chutas L. Tischler L. DeBolt A. Conklin	NAYS	None
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RESOLUTION PB 23-33

TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL MINOR SUBDIVISION APPROVAL, FOR THE GEORGE R, AND BECKY FARLEY SUBDIVISION, A MINOR SUBDIVISION, 4224 STATE ROUTE 14A, TAX PARCEL NUMBER 31.00-3-39, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Subdivision review by Becky Farley, Owner and Applicant, for the proposed subdivision of the existing 15.14-acre parcel into 2 parcels: Parcel A, measuring 12.64 acres and Parcel B, measuring 2.5 acres in Reading, New York, also known as Tax Parcel Number 31.00-3-39; 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 September 14th, 2023; and

WHEREAS, on September 21st, 2023, the Planning Board reviewed and considered the aforementioned subdivision application and duly held a public hearing on the Minor Subdivision application on October 19th, 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 October 19th, 2023 review and accept as adequate: “Survey Map of lands to be conveyed by George R., Jr. & Becky Farley“, prepared by Richard Daugherty, Professional Land Surveyor dated 09/12/2023; 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 4224 State 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.

Motion by: Louis DeBolt

Seconded by: Alice Conklin

VOTE AS FOLLOWS:

Barbara Chapman – Absent
 Alice Conklin – Aye
 Donald Chutas – Aye
 Louis DeBolt – Aye
 Laurie Tischler – Aye

NEW BUSINESS:

SITE PLAN APPLICATION – VALENT PROPERTIES 3815 ST. RT 14, WATKINS GLEN

Mr. Aaron Valent was asked to submit a Site Plan Application for change of use of the Chieftan Motel. Aaron Valent submitted a Site Plan Application, SEAF Form Part 1, and drawings of an existing motel know as the Chieftan Motel that has been converted from 14 motel rooms to 8 apartments. 6 of the apartments are 1 bedroom and 2 of the apartments are 2 bedrooms All building permits and inspections had been overseen by D. Tremblay, Building Inspector III.

RESOLUTION PB 23-34

A. Conklin made a motion to accept the Site Plan Application of A.Valent as complete.

Seconded by L. Tischler

AYES:	D. Chutas L. Tischler L. DeBolt A. Conklin	NAYES:	None
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RESOLUTION PB 23-35

TOWN OF READING PLANNING BOARD RESOLUTION – APPROVAL OF THE VALENT PROPERTIES LLC SITE PLAN, TAX PARCEL NUMBER 43.00-1-18, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Site Plan review by Aaron Valent, Owner and Applicant, for approval for conversion of 14 room motel to 8 apartments on the 2.326-acre Tax Parcel Number 43.00-1-18 at 3815 State Route 14; and

WHEREAS, this application was reviewed under the Site Plan Review process of the Land Use Law of the Town of Reading, New York for which the application was received October 13th, 2023; and

WHEREAS, this Board, acting as Lead Agency in environmental review, did on October 19th, 2023 review and accept as adequate the “Site Plan” at 3815 State Route 14, Watkins Glen” prepared by Aaron Valent in the Application dated 10/12/2023; 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

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 a General Municipal Referral Form was submitted 10/16/2023 to Schuyler County Planning as Required pursuant to General Municipal Law Article 12B, Sections 239-1, -m, or n, and no recommendations were made by the county; and

WHEREAS, on October 19th, 2023 the Planning Board reviewed and considered the aforementioned site plan application and all evidence and comments were considered, along and together with the requirements of the Town’s Site Plan Review process in the Land Use Law, 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 Approval of the Application for Site Plan Review of Tax Map No. 43.00-1-18 at 3815 State Route 14, Reading, NY subject to the following conditions:

1. No notes to include in the final site plan.
2. The sealing and endorsement of such Site Plan by the Planning Board Chair, thereafter presenting to the Code Enforcement Officer by Town of Reading Clerk.

Motion by: Lauri Tischler

Seconded by: Alice Conklin

VOTE AS FOLLOWS:

Barbara Chapman – Absent
Alice Conklin – Aye
Donald Chutas – Aye
Louis DeBolt – Aye
Laurie Tischler – Aye

The Planning Board reviewed a Planning Board Membership Application presented by D. Chutas. The Membership Application will be reviewed and discussed at the November Planning Board Meeting.

Meeting adjourned at 8:10 pm by L. Tischler and seconded by A. Conklin

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