

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

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

ABSENT: M. Sorber

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

VISITORS:

Holly & Daniel Weed – 3473 St. Rt 14, WG

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

PUBLIC COMMENT:

REVIEW OF OCTOBER 2023 MINUTES

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

APPEALS BOARD DECISION:

The Appeals Board approved an Area Variance on November 2, 2023 for Linda McIntyre allowing her to apply for a second Minor Subdivision within a 12- month period.

PUBLIC HEARING VISITORS – LINDA MCINTYRE MINOR SUBDIVISION

Kenneth Wilson – Realtor representing L. McIntyre

PUBLIC HEARING FOR MINOR SUBDIVISION 3228 COUNTY ROAD 28, WG

A public hearing was held regarding Minor Subdivision for Linda McIntyre (formerly Leonard Knapp Estate). L. McIntyre would like to subdivide Parcel C being 17.718 acres into a 2 parcels. Parcel C1 containing house and 2 acres and Parcel C2 being the remaining 15.718 acres.

6:30 PM D. Chutas opened the Public Hearing

Legal notice appeared in the November 15, 2023 issue of the Watkins Glen Review and Express

7:00 PM Public hearing closed

OLD BUSINESS:

D. Chutas submitted a copy of the Short Term Rental Application and proposed Short Term Rental Local Law drafted by the Planning Board. Several changes were recommended. The Planning Board discussed recommended changes and will continue to work on providing a final copy to the Town Board.

NEW BUSINESS:

PLANNING BOARD DECISION ON MINOR SUBDIVISION FOR 3228 COUNTY RD, 28, WG

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

RESOLUTION PB 23-36 Resolution making environmental determination and issuing a SEQRA negative declaration for Minor Subdivision for L. McIntyre made by L. Debolt and seconded by A. Conklin

AYES	D. Chutas L. Tischler L. Debolt B. Chapman A. Conklin	NAYS	None
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RESOLUTION PB 23-37 Motion made by L. DeBolt to accept the Minor Subdivision Application as Complete to subdivide parcel C that that was part of Minor Subdivision Application approved on April 20,2023 located on 3228 County Road 28 into 2 parcels. Seconded by L. Tischler

AYES	D. Chutas L. Tischler L. Debolt B. Chapman A. Conklin	NAYS	None
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RESOLUTION PB 23-38

TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL APPROVAL FOR THE KNAPP MINOR SUBDIVISION, 3228 COUNTY RD 28, TAX PARCEL NUMBER 64.00-1-10, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Subdivision review for the proposed subdivision of the existing 21.5-acre tax parcel 64.00-1-10 into 4 parcels: Parcel A measuring 3.5 acres, Parcel B measuring 2.128 Acres, Parcel C-1containing the main farm house measuring 2.000 acres and Parcel C-2 containing 15.718 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 September 5th, 2023; and

WHEREAS, this Board, rejected the application because 12 months shall pass before the Planning Board will accept and review a minor subdivision application for property adjacent to a previously approved minor subdivision on April 20th, 2023 under the same ownership as in Chapter 4.1 B) of the Town of Reading Subdivision Law. On November 2nd, 2023 the Reading Township Appeals Board approved a variance to allow the property to be subdivided and no further subdivisions will be permitted for a two-year period from the date of approval of this resolution.

WHEREAS, this Board, acting as Lead Agency in environmental review, did on November 16th, 2023 review and accept as adequate: “Map of lands of Leonard Knapp Estate” survey, prepared by Seth D. Moser, T. Merrill & Associates, Land Surveying dated August 31, 2023; a Short

Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and other application materials; and

WHEREAS, on November 16th, 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, a public hearing on the Minor Subdivision application was held on November 16th, 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, 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 four-lot subdivision of certain land with Tax Map No. 64.00-1-10 at 3228 County Rd 28, 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.
3. No further subdivisions of any adjacent property will be permitted for a two-year period from the date of approval of this resolution.

Motion by: Louis DeBolt

Seconded by: Laurie Tischler

VOTE AS FOLLOWS:

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

MINOR SUBDIVISION APPLICATION – 3501 STATE RT 14, WG

Danieal and Holly Weed submitted a Minor Subdivision Application Form for 3501 St. Rt. 14, Watkins Glen. (Tax Map No. 53.00-2-30). The Weeds would like to subdivide a 101.54 Acre parcel into 4 parcels. Parcel 1 measuring 3.028 acres, Parcel 2 measuring 2.056 acres, Parcel 3

measuring 25.948 acres and Parcel 4 measuring 70.499 acres. The Weeds would like to sell the 3 smaller parcels.

The Planning Board reviewed the Minor Subdivision Application Form, submitted survey, drawings SEAF form Part 1, and Agricultural Data Statement.

L. DeBolt made a motion to accept the Minor Subdivision Application as conditionally complete. Seconded by B. Chapman.

AYES	D. Chutas L. Tischler L. Debolt B. Chapman A. Conklin	NAYS	None
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A public hearing will be scheduled for December 21, 2023 at 6:30 PM

Planning Board Secretary, T Alger, will post the legal notice in the Watkins Review and mail letters to adjoining land owners within 500 ft of the proposed subdivided properties

SUMMIT RIDGE SOLAR ENERGY

Summit Ridge Solar Energy is interested in purchasing property and developing a community solar project on a 25 acre parcel located on County Road 28, WG (Tax Map No. 64.00-1-14.112). Chaiman D. Chutas will respond to their email inquiry about a site plan application, special use permit, SEQR, and a PILOT (Payment in Lieu of Taxes) agreement with the Town of Reading and Schuyler County IDA. The Planning Board would also like additional information on the generation capacity (MW).

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

Next Planning Board Meeting December 21, 2023 at 6:30 PM