

**TOWN OF READING
PLANNING BOARD MEETING
July 20, 2023**

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

ABSENT: M. Sorber

VISITORS:

Patrick & Emogene Gill – 3876 Co. Rd. 28, WG
Alice Conklin- 2155 Altay Rd, Rock Stream
Michael Taylor & Ashley Smith– 2419 Church Rd
Gordon & Rhonda Standish – 2445 Church Rd

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

PUBLIC COMMENT:

REVIEW OF JUNE 2023 MINUTES

L. Tischler made a motion to accept the June 2023 minutes as written. Seconded by L. DeBolt

OLD BUSINESS:

Richards Minor Subdivision Realtor has contacted D. Chutas and they are working on completing surveys.

Naylor Site Plan Revision on hold

Comprehensive Plan – B. Chapman attended the Town Board meeting on July 12, 2023 and presented the Planning Board Workshop Action Items to be addressed/considered by the Town Board

1. IT/internet infrastructure for community and WEB site implementation for Town of Reading (*Energy and Technology 8.1-8.11, action item #6, #7,, Transportation 6.1-6.6, action item #2,, Municipal Services, Infrastructure, and Budget 5.1-5.4 action item(s) #4, #9, Economy 4.1-4.8 action item (s) # 1, #2, #3,#4, Community 2.1-2.5 action item(s) #2,#3*)
2. Consistent code enforcement, and where possible coordinate with other local towns/villages (*Community 2.1-2.5, #9*)
3. Develop measures that ensure the town can require mitigation of negative impact on neighboring properties. (*Economy 4.1-4.8, #9, Development & Growth 9.1-9.6, action item #3,)*

NEW BUSINESS:

LOT LINE ADJUSTMENT – 3961 ST. RT 14A, WG

Patrick and Emogene Gill submitted to the Planning Board a Lot Line Adjustment/Minor Subdivision Application Form for 3961 St. Rt 14A with Tax Map No. of 42.00-3-16. Surveys and Part I of the SEAF were also submitted. Patrick and Emogene Gill had entered into an

agreement with Leonard and Alma Hoover in May 2009 to purchase property in the amount of .715 acres of property that abuts their property. The Gill's would like to combine it with their 18.79 acre parcel on 3876 Co. Rd. 28 with Tax Map No. of 42.00-2-17 to make a single 19.505 parcel.

The Site Plan Application was submitted to the Schuyler County Planning Commission and on July 19, 2023 it was determined there was no significant county wide or inter-community impact.

The Planning Board reviewed the Lot Line/Minor Subdivision Application Form, submitted survey, drawings and SEAF form Part 1.

The Planning Board completed Part 2 and 3 of the SEAF form

RESOLUTION PB 23-15. Resolution making environmental determination and issuing a SEQRA negative declaration for Lot Line Adjustment for Patrick and Emogene Gill. Motion made by B. Chapman and seconded by L. DeBolt.

AYES	D. Chutas L. Tischler L. Debolt B. Chapman	NAYS	None
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RESOLUTION PB 23-16 B. Chapman made a motion to accept the Lot Line Adjustment/Minor Subdivision Application as complete. No public hearing is necessary. Seconded by L. Tischler.

AYES	D. Chutas L. Tischler L. Debolt B. Chapman	NAYS	None
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RESOLUTION PB 23-17

**TOWN OF READING PLANNING BOARD RESOLUTION – FINAL
SUBDIVISION/LOT LINE ADJUSTMENT APPROVAL FOR LEONARD Z. AND
ALMA M. HOOVER, TAX PARCEL NUMBER 42.00-3-16, AND PATRICK P. AND
EMOGENE D. GILL, TAX PARCEL NUMBER 42.00-2-17, TOWN OF READING, NEW
YORK**

WHEREAS, an application was submitted for Subdivision/Lot Line Adjustment by Patrick Gill, for the proposed Subdivision/Lot Line Adjustment of 0.715 acres of the existing Hoover, 3961 State Route 14A, 191.64-acre Tax Parcel 42.00-3-16 and add it to the Gill, 3876 County Road 28, 18.79-acre Tax Parcel 42.00-2-17 to make a single 19.505-acre Gill parcel with tax number 42.00-2-17 and 190.925-acre Hoover parcel with tax number 42.00-3-16; 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 June 29th, 2023; and

WHEREAS, this Board, did on July 20th, 2023 review and accept as adequate: “Map of part of lands of Leonard Z. and Alma M. Hoover”, prepared by Nathan J. Romeo of Twin Tiers Land Surveyors dated 7/11/2023; 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 July 20th, 2023, 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 Final Plat Approval of the Application for a Minor Subdivision / Lot Line Adjustment of certain land on Tax Map Leonard Z. and Alma M. Hoover 42.00-3-16 and Patrick P. and Emogene D. Gill 42.00-2-17 Town of 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 – Aye

Donald Chutas – Aye

Louis DeBolt – Aye

Melinda Sorber – Absent

Laurie Tischler – Aye

MINOR SUBDIVISION APPLICATION – 3851 CO. RD 28, WG

Patrick & Emogene Gill, acting on behalf of Michael Schlereth submitted to the Planning Board a Minor Subdivision Application Form for 3851 Co. Rd. 28 (Tax Map No. 42.00-2-15.1).

Surveys and Part I of the SEAF were also submitted. Michael Schlereth would like to subdivide a 3.758 acre of land from a 12.06 acre parcel to sell to Patrick and Emogene Gill

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

The Site Plan Application was submitted to the Schuyler County Planning Commission and on July 19, 2023 it was determined there was no significant county wide or inter-community impact.

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

Ayes

D. Chutas

Nays

None

L. Tischler

L. Debolt

B. Chapman

A public hearing will be scheduled for August 17, 2023 at 6:30PM

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

MINOR SUBDIVISION APPLICATION – 2445 CHURCH RD, ROCK STREAM

Gordon Standish submitted a Minor Subdivision Application Form for 2445 Church Rd, Rock Stream. (Tax Map No. 42.00-4-45). Mr. G. Standish would like to subdivide a 5 acre parcel from the 56 acre Gordon Standish Estate to sell to a family member.

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

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

Ayes	D. Chutas	Nays	None
	L. Tischler		
	L. Debolt		
	B. Chapman		

A public hearing will be scheduled for August 17, 2023 at 7:00PM

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

Meeting adjourned at 7:10pm by B. Chapman and seconded by L. Tischler

Next Planning Board Meeting August 17, 2023 at 6:30 PM