

**TOWN OF READING  
PLANNING BOARD MEETING  
August 17, 2023**

**PRESENT:** D. Chutas, B. Chapman, L. Tischler, Alice Conklin, Deputy Town Clerk

**ABSENT:** M. Sorber, L. DeBolt, Terri Alger

**VISITORS:**

None

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

**PUBLIC COMMENT:**

**REVIEW OF JULY 2023 MINUTES**

L. Tischler made a motion to accept the July 2023 minutes as written. Seconded by B. Chapman

**PUBLIC HEARING VISITORS – SCHLERETH MINOR SUBDIVISION**

P. Gill - 3876 Co. Rd. 28, WG

Joel & Nanette Scogin - 3921 St. Rt 14A, WG

**PUBLIC HEARING VISITORS – GORDON STANDISH ESTATE MINOR SUBDIVISION**

Michael Taylor 2419 Church Rd

Rhonda Standish 2445 Church Rd

Ashley Smith – 2021 St Rt 414

**PUBLIC HEARING FOR MINOR SUBDIVISION 3851 CO. RD. 28, WG**

A public hearing was held regarding Minor Subdivision for Michael Schlereth property.

Michael Schlereth would like to subdivide a 3.758 Acre parcel from a 12.06 acre parcel to sell to neighbors Patrick and Emogene Gill.

6:30 PM D. Chutas opened the Public Hearing

Certified return receipt letters were sent to 6 neighboring property owners and a legal notice appeared in the 8/9 issue of the Watkins Glen Review and Express

No Public Comments

7:00 PM Public hearing closed

**PUBLIC HEARING FOR MINOR SUBDIVISION 2445 CHURCH RD, ROCK STREAM**

A public hearing was held regarding Minor Subdivision for Gordon Standish Estate.

Gordon Standish would like to subdivide a 5 acre parcel from a 56 acre parcel to sell to a family member to build a home.

7:00 PM D. Chutas opened the Public Hearing

D. Chutas read an email received from Thomas and Amelda Jaynes of 2495 Church Rd. expressing their concerns about flooding they have experienced and want to make sure the water runoff from the subdivided parcel is directed towards Church Rd. to protect their home..

Certified return receipt letters were sent to 11 neighboring property owners and a legal notice appeared in the 8/9 issue of the Watkins Glen Review and Express

No Public Comments

7:30 PM Public hearing closed

**PLANNING BOARD DECISION ON MINOR SUBDIVISION FOR 3851 CO. RD. 28, WG**

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

**RESOLUTION PB 23-18** Resolution making environmental determination and issuing a SEQRA negative declaration for Minor Subdivision for Micheal Schlereth made by B. Chapman and seconded by L. Tischler.

AYES	D. Chutas L. Tischler B. Chapman	NAYS	None
------	--	------	------

**RESOLUTION PB 23-19** L. Tischler made a motion to accept the Schlereth Minor Subdivision Application as complete Seconded by B. Chapman.

AYES	D. Chutas L. Tischler B. Chapman	NAYS	None
------	--	------	------

**RESOLUTION PB 23-20**

**TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL MINOR SUBDIVISION APPROVAL, FOR THE MICHAEL EDWARD SCHLERETH SUBDIVISION, A MINOR SUBDIVISION, 3851 COUNTY ROAD 28, TAX PARCEL NUMBER 42.00-2-15.1, TOWN OF READING, NEW YORK**

**WHEREAS**, an application was submitted for Subdivision review by Michael Edward Schlereth, Owner and Applicant, for the proposed subdivision of the existing 12.057-acre parcel into 2 parcels: Parcel A, measuring 3.758 acres and Parcel B, Additional Lands of Michael Edward Schlereth measuring 8.299 acres in Reading, New York, also known as Tax Parcel Number 42.00-2-15.1; 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 29<sup>th</sup>, 2023; and

**WHEREAS**, on July 20<sup>th</sup>, 2023, the Planning Board reviewed and considered the aforementioned subdivision application and duly held a public hearing on the Minor Subdivision application on August 17<sup>th</sup>, 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 August 17<sup>th</sup>, 2023 review and accept as adequate: “Map of part of lands of Michael Edward Schlereth, “prepared by Twin Tiers Land Surveying, Nathan J. Romeo, Land Surveyor” dated 07/11/2023; 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 3851 County Road 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.

Motion by: Laurie Tischler

Seconded by: Barbara Chapman

**VOTE AS FOLLOWS:**

Barbara Chapman – Aye  
Donald Chutas – Aye  
Louis DeBolt – Absent  
Melinda Sorber - Absent  
Laurie Tischler – Aye

**PLANNING BOARD DECISION ON MINOR SUBDIVISION FOR 2445 CHURCH RD,  
WG**

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

**RESOLUTION PB 23-21** Resolution making environmental determination and issuing a SEQRA negative declaration for Minor Subdivision for the Gordon Standish Estate made by L. Tischler and seconded by B Chapman

AYES	D. Chutas L. Tischler B. Chapman	NAYS	None
------	--	------	------

**RESOLUTION PB 23-22** B. Chapman made a motion to accept the Gordon Standish Estate Minor Subdivision Application as complete Seconded by L. Tischler.

AYES	D. Chutas L. Tischler B. Chapman	NAYS	None
------	--	------	------

**RESOLUTION PB 23-23**

**TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL MINOR SUBDIVISION APPROVAL, FOR THE GORDON STANDISH ESTATE SUBDIVISION, A MINOR SUBDIVISION, 2445 CHURCH ROAD, TAX PARCEL NUMBER 42.00-4-45, TOWN OF READING, NEW YORK**

**WHEREAS**, an application was submitted for Subdivision review by Gordon Standish, Owner and Applicant, for the proposed subdivision of the existing 54.97-acre parcel into 2 parcels: Parcel A, measuring 5 acres and Parcel B, Remaining Lands of “Standish” measuring 49.97 acres in Reading, New York, also known as Tax Parcel Number 42.00-2-15.1; 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 18<sup>th</sup>, 2023; and

**WHEREAS**, on July 20<sup>th</sup>, 2023, the Planning Board reviewed and considered the aforementioned subdivision application and duly held a public hearing on the Minor Subdivision application on August 17<sup>th</sup>, 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 August 17<sup>th</sup>, 2023 review and accept as adequate: “Division of lands of Gordon Standish Estate, “prepared by Weiler Associates, William E. Beardsley, Land Surveyor” dated 07/17/2023; 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 2445 Church 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.

Motion by: Laurie Tischler

Seconded by: Barbara Chapman

**VOTE AS FOLLOWS:**

Barbara Chapman – Aye  
Donald Chutas – Aye  
Louis DeBolt – Absent  
Melinda Sorber - Absent  
Laurie Tischler – Aye

**OLD BUSINESS:**

Richards Minor Subdivision – No additional information

Naylor Site Plan Revision on hold

**NEW BUSINESS:**

Comprehensive Plan focus on Short Term Rentals. The Town Attorney, provided the Planning Board with some short-term rental local laws from other Townships. Board members are asked to review and discuss at the next Planning Board meeting.

Meeting adjourned at 7:30pm by B. Chapman and seconded by L. Tischler

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