

**TOWN OF READING
PLANNING BOARD MEETING
September 21, 2023**

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

ABSENT: D. Chutas, M. Sorber

VISITORS:

Linda McIntyre – 2030 County Rd 16, WG
Becky Farley 0 4224 St. Rt 14A, Rock Stream
Adam & Amanda Hill – 4224 St. Rt 14A, Rock Stream
Jim & Kim Richards – 4080 Co. Rd 27, Rock Stream
Mark Moon – Representing Richards Minor Subdivision

Called to order at 6:30 PM by B. Chapman. She opened the meeting with the Pledge of Allegiance.

PUBLIC COMMENT:

REVIEW OF AUGUST 2023 MINUTES

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

OLD BUSINESS:

MINOR SUBDIVISION APPLICATION – 4080 COUNTY ROAD 27, ROCK STREAM

James Richards submitted a Minor Subdivision Application Form for 4080 County Road 27, Rock Stream. (Tax Map No. 41.00-3-12.122). 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.

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 L. Tischler.

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

A public hearing will be scheduled for October 19, 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

The Planning Board will have a Short Term Rental Workshop meeting on October 5, 2023 at 5:30 PM to review several other Short Term Rental Local Laws from other Townships.

NEW BUSINESS:

SITE PLAN APPLICATION – 3296 ST. RT 14A, WATKINS GLEN

Eric Clair has submitted a Site Plan Application for 3296 St. Rt 14A, Watkins Glen (Tax Map No. 42.00-2-22.1). Mr Clair currently has a residence/Airbnb on his property and would like to add 2 RV Park Model Cabins to use for Airbnb’s under the name of Wineview Acres.. Mr. Clair has provided surveys of the property indicating where the RV’s will be placed and how they will be updating the existing water and septic to accommodate these 2 RV Cabins.

The Planning Board reviewed the Site Plan Application, but would like to speak with D. Tremblay, Building Inspector III, to ask some questions about the permanency of the RV sites, more information from Schuyler County Watershed and would also like to find out more information on the RV Cabins. No approval was made and the application will be tabled until the October 19, 2023 meeting.

MINOR SUBDIVISION APPLICATION – 4224 ST RT 14A, ROCK STREAM

Becky Farley submitted a Minor Subdivision Application Form for 4224 St. Rt. 14A, Rock Stream. (Tax Map No. 31.00-3-39). Ms. Farley would like to subdivide 2.5 acre parcel from the current 15.14 Acre parcel. There are 2 manufactured homes on the 15.14 acre parcel and each have their own septic and water. Farley would like to subdivide the 2.5 acre parcel so that her daughter who owns the second manufactured home erected on the property can have her own land parcel.

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 L. Tischler.

Ayes	B. Chapman L. Tischler L. Debolt	Nays	None
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A public hearing will be scheduled for October 19, 2023 at 7:00 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

MINOR SUBDIVISION APPLICATION – 3228 COUNTY ROAD 28, WATKINS GLEN

Linda McIntyre submitted a Minor Subdivision Application Form for 3228 County Road 28, Watkins Glen (Tax Map No. 64.00-1-10). L. McIntyre would like to subdivide a 2.0 acre parcel

from a 17.718 Acre parcel that was part of Minor Subdivision Application that was approved on April 20,2023. L. McIntyre has received a purchase offer for the existing home on the existing 17.718 parcel, but the potential buyers do not wish to purchase all of the land. They just would like to purchase the home and 2 acres. L. McIntyre presented the Planning Board with a survey indicating the new parcel and a 40' access to prevent the remaining land from being land locked.

Although the Planning Board understands her desire to accommodate the potential buyers the Subdivision Law states the following in Section 4.1 B regarding the allowance of no more than 1 Minor Subdivision Application approval in a 12 month period.

4.1 APPLICABILITY

- A)** A minor subdivision shall contain no more than four lots with access to a common driveway or street and shall not involve the construction of new streets or extension of municipal utilities.
- B)** A period of twelve consecutive months shall pass before the Planning Board will accept and review a minor subdivision application for property adjacent to a previously approved minor subdivision under the same ownership.

L. McIntyre was advised to apply for an Area Variance with the Board of Appeals. Clerk Alger will contact the Board of Appeals to schedule a meeting and Public Hearing.

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

Next Planning Board Meeting October 19, 2023 at 6:30 PM