

**TOWN OF READING
PLANNING BOARD MEETING
March 21, 2024**

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

ABSENT: None

VISITORS:
None

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

PUBLIC COMMENT:

Anita Affeldt – 2910 Nye Rd, Rock Stream

Affeldt had a question about why she is not able to have internet/wifi at her house on Nye Rd. There may be an issue with the location of their house and the Railroad tracks crossing over Nye Road which could hamper the installation of internet cable. The Planning Board directed her to contact the Schuyler County Legislature and address her concerns. She was also directed to appear before the Town Board and share her concerns.

PUBLIC HEARING VISITORS – HOAG MINOR SUBDIVISION

Alex Hoag – 4195 St. Rt. 14, Rock Stream
Anita Affeldt – 2910 Nye Rd, Rock Stream
Terry Lullabey – Representing Alex Hoag
Alex Gill-Representing Alex Hoag

PUBLIC HEARING FOR MINOR SUBDIVISION 4195 STATE ROUTE 14, ROCK STREAM (TAX MAP NO. 43.00-1-1)

A public hearing was held regarding Minor Subdivision for the Dean Hoag Estate Alex Hoag, Executor, would like to subdivide a 5.165 Acre parcel from a 48.61 Acre parcel to be placed with a realtor to be listed for sale.

6:30 PM D. Chutas opened the Public Hearing

7:00 PM A. Affeldt concerned about access to the property and if there would be a lot of traffic because her property abuts the backside of the property. She was concerned that there would be several subdivided parcels. The Planning Board showed her the applicants drawing which showed there was only a single 5.165 acre parcel that was going to be subdivided from the 48.61 acre parcel at this time located at the front of the property parallel to St. Rt. 14. A. Affeldt also asked what the property was going to be used for and Mr. Hoag replied that it would just be listed for sale.

Legal notice appeared in the March 6, 2024 issue of the Watkins Glen Review and Express

7:00 PM Public hearing closed

REVIEW OF FEBRUARY 15, 2024 MINUTES

L. Tischler made a motion to accept the February 15, 2024 minutes as written. Seconded by A. Conklin

OLD BUSINESS:

D. Chutas submitted another draft copy to the Town Supervisor Miller of the Short Term Rental Application and proposed Short Term Rental Local Law after adding a definition for Bed and Breakfast and adding an application fee agreed upon by the Town Board. Supervisor Miller has forwarded it on to the Town Attorney, G. Krogh for his review.

D. Bacon had concerns about water potability and if a certificate of water potability should be a requirement of the application. Chairperson D. Chutas will address and possibly make another update to the draft provided to Attorney. G. Krogh.

D. Chutas is also working on a draft of a proposed Local Law for Solar Energy Projects in the Town of Reading to be forwarded to the Town Board for review at the April 10, 2024 meeting.

NEW BUSINESS:

PLANNING BOARD DECISION ON MINOR SUBDIVISION FOR 4195 STATE ROUTE 14, ROCK STREAM (TAX MAP NO. 43.00-1-1)

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

RESOLUTION PB 24-1 Resolution making environmental determination and issuing a SEQRA negative declaration for Minor Subdivision for D. Hoag Estate made by L. Debolt and seconded by L. Tischler

AYES	D. Chutas L. Tischler L. Debolt A. Conklin D. Bacon	NAYS	None
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RESOLUTION PB 24-2 Motion made by L. Tischler to accept the Minor Subdivision Application as Complete to subdivide a 5.165 A. parcel from a 48.61acre parcel. Parcel 1 is the main parcel measuring 43.445 acres and Parcel 2 is the subdivided lot measuring 5.165 Acres Seconded by A. Conklin

AYES	D. Chutas L. Tischler L. Debolt A. Conklin D. Bacon	NAYS	None
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RESOLUTION PB 24-3

TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL APPROVAL FOR THE HOAG MINOR SUBDIVISION, 4195 STATE ROUTE 14, TAX PARCEL NUMBER 43.00-1-1, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted by Alex W. Hoag, Executor of the Dean Hoag Estate, for review of a proposed minor subdivision of the existing 48.61-acre tax parcel 43.00-1-1 into 2 parcels: Parcel 1 is the main parcel containing the existing house measuring 43.445 acres and Parcel 2 is the subdivided lot measuring 5.165 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 February 12th, 2024; and

WHEREAS, on February 15th, 2024, the Planning Board reviewed and considered the aforementioned subdivision application and duly held a public hearing on the Minor Subdivision application on March 21st, 2024 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 March 21st, 2024 review and accept as adequate: “Map of Part of Lands of Dean W. Hoag” survey, prepared by Twin Tiers Land Surveying, Nathan J. Romeo, Land Surveyor, dated February 6, 2024; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and other application materials; and

WHEREAS, on March 21st, 2024, 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

WHEREAS, 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 with Tax Map No. 43.00-1-1 at 4195 State Route 14, 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: Alice Conklin

Seconded by: Louis DeBolt

VOTE AS FOLLOWS:

Derek Bacon – Aye

Donald Chutas – Aye

Alice Conklin – Aye

Louis DeBolt – Aye

Laurie Tischler – Aye

Meeting adjourned at 7:45 pm by L. DeBolt and seconded by A. Conklin

Next Planning Board Meeting April 18, 2024 at 6:30 PM