

**TOWN OF READING
PLANNING BOARD MEETING
April 18, 2024**

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

ABSENT: L. DeBolt,

VISITORS:

Scott Bronstein-4184 NY 14, Rock Stream, NY 14878

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

REVIEW OF MARCH 21, 2024 MINUTES

D. Bacon made a motion to accept the March 21, 2024 minutes as written. Seconded by L. Tischler

OLD BUSINESS:

The Planning Board reviewed the changes to the Short-Term Rental Law proposed by Town Attorney, G. Krogh. More changes were made and agreed upon and D. Chutas will make proposed changes and re submit to the Town Board.

Local Law for Solar Energy projects is currently on hold until the Short-Term Rental Law is completed. A draft was not submitted to the Town Board for the April meeting.

NEW BUSINESS:

SIGN APPLICATION: TURBO STORAGE

The Planning Board reviewed the sign application of B. Colunio for installation of new sign erected at the former Watkins Glen Storage Rental located on County Road 28, Watkins Glen. B. Colunio did not attend the meeting to answer questions that were addressed. The Planning Board would like the application to indicate the location of the sign. The use of a blinking/timed light placed on top of the sign appears to turn on and off as passing traffic headlights reflect on the sign. This could be a driver distraction. It was also noted that the physical address of the business does not seem to be prominently displayed as required by Emergency Mgmt. D. Chutas will address these questions with Mr. Colunio and sign application approval will be postponed until the May 16th meeting.

**SITE PLAN APPLICATION – BARNSTORMER WINERY LINCOLN LOG CABIN 4184
ST RT 14, ROCK STREAM -**

S. Bronstein submitted a Site Plan Application to place a 288 Sq Ft. Lincoln Log Cabin on portable skids on his 16.11 Acre Barnstormer Winery property to be used for seasonal Airbnb rental and also for seasonal workers. The cabin would be powered by solar panels with battery bank, a 250 Gallon rainwater collection tank would be used for showering and dishes and fresh, potable drinking water provided. Waste will be handled with the installation of an underground septic tank for grey water along with the use of a composting toilet. More cabins may be added in the future.

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

RESOLUTION PB 24-4 Resolution making environmental determination and issuing a SEQRA negative declaration for Site Plan Review Application of Scott Bronstein made by D. Bacon and seconded by L. Tischler

AYES	D. Chutas L. Tischler A. Conklin D. Bacon	NAYS	None
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RESOLUTION PB 24-5

A. Conklin made a motion to accept the Site Plan Application of S. Bronstein as complete. Seconded by D. Bacon.

AYES	D. Chutas L. Tischler A. Conklin D. Bacon	NAYS	None
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RESOLUTION PB 24-6

TOWN OF READING PLANNING BOARD RESOLUTION – APPROVAL OF THE BONSTEIN SITE PLAN, TAX PARCEL NUMBER 43.00-1-2.12, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Site Plan review by Scott Bronstein, Owner and Applicant, for approval of one Lincoln Log Cabin addition to the winery on the 16.11-acre Tax Parcel Number 43.00-1-2.12 at 4184 State Route 14; and

WHEREAS, this is application was reviewed under the Site Plan Review process of the Land Use Law of the Town of Reading, New York for which the application was received April 1st, 2024; and

WHEREAS, this Board, acting as Lead Agency in environmental review, did on April 18th, 2024 review and accept as adequate the “Site Plan and proposal for S. Bronstein Estates, LLC 16.11-acre tract” at 4184 State Route 14, Town of Reading” prepared by Scott Bronstein in the Application dated 04/01/2024; 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

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 a General Municipal Referral Form will be submitted 4/24/2024 to Schuyler County Planning as Required pursuant to General Municipal Law Article 12B, Sections 239-1, -m, or n, for recommendations by the county; and

WHEREAS, on April 18, 2024 the Planning Board reviewed and considered the aforementioned site plan application and all evidence and comments were considered, along and together with the requirements of the Town’s Site Plan Review process in the Land Use Law, 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 Approval of the Application for Site Plan Review of Tax Map No. 43.00-1-2.12 4184 State Route 14, Town of Reading, NY subject to the following conditions:

1. Any expansion beyond the approved 1 unit will need to be brought before the Town of Reading Planning Board for approval.
2. Any recommendations by the Schuyler County Planning Commission will be required.
3. The sealing and endorsement of such Site Plan by the Planning Board Chair, thereafter presenting to the Code Enforcement Officer by Town of Reading Clerk.

Motion by: Alice Conklin

Seconded by: Laurie Tischler

VOTE AS FOLLOWS:

Derek Bacon – Aye
Alice Conklin – Aye
Donald Chutas – Aye
Louis DeBolt – Absent
Laurie Tischler – Aye

Meeting adjourned at 8:00 pm by L. Tischler and seconded by A. Conklin

Next Planning Board Meeting May 16, 2024 at 6:30 PM