

**TOWN OF READING
PLANNING BOARD MEETING
June 20, 2024**

PRESENT: D. Chutas, A. Conklin, L. DeBolt, L. Tischler

ABSENT: D. Bacon, T. Alger Planning Board Secretary

VISITORS:

Anita Dvornicky – 3425 County Road 28, Watkins Glen

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

PUBLIC HEARING VISITORS – PAYNE MINOR SUBDIVISION

Pamela Switzer – Reading Community Church

Justin Payne – 8559 State Route 415, Campbell, NY

Deborah Payne – 8559 State Route 415, Campbell, NY

PUBLIC HEARING FOR MINOR SUBDIVISION 4111 ST. RT 14A, ROCK STREAM (TAX MAP NO. 42.00-2-28)

A public hearing was held regarding Minor Subdivision for the John Payne Estate Deborah Payne, Executor, would like to subdivide a 6.44 into 2 parcels. Parcel A containing 2.674 Acres and Parcel B containing 3.734 Acres.

6:30 PM D. Chutas opened the Public Hearing

7:00 PM P. Switzer received a registered letter on behalf of the Reading Community Church and wanted to know why they received one? Chairperson D. Chutas explained that all property owners within 500 feet of the property to be subdivided must be notified per our Subdivision Law. She said the church has no objections.

Legal notice appeared in the June 12, 2024 issue of the Watkins Glen Review and Express

7:00 PM Public hearing closed

REVIEW OF MAY 16, 2024 MINUTES

L. DeBolt made a motion to accept the May 16, 2024 minutes as written. Seconded by L. Tischler

OLD BUSINESS:

D. Chutas, Planning Board Chairperson, reported the State Legislature, both the Senate and Assembly, passed a Short-Term Rental Bill last week. The Governor has not signed it yet. This legislation will no doubt change our local law text and possibly we may need to put our Short-Term Rental Law on hold for a bit. After discussion with the Planning Board, it was decided to continue forward and to submit the Short Term Rental Law to Attorney Krogh and ask him to compare it to the proposed NYS Short Term Rental Law and to make changes to ours if necessary.

Chairperson Chutas would like to continue on with the Solar Local Law and NYSERDA (NYS Energy, Research, and Development Authority) has a template that we can use.

PLANNING BOARD DECISION ON MINOR SUBDIVISION FOR 4111 STATE ROUTE 14A, ROCK STREAM (TAX MAP NO. 42.00-2-28)

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

RESOLUTION PB 24-7 Resolution making environmental determination and issuing a SEQRA negative declaration for Minor Subdivision for John Payne Estate made by L. Tischler and seconded by L. Debolt

AYES	D. Chutas L. Tischler L. Debolt A. Conklin	NAYS	None
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RESOLUTION PB 24-8 Motion made by L. DeBolt to accept the Minor Subdivision Application as Complete to subdivide a a 6.44 acres parcel into 2 parcels. Parcel A containing 2.674 Acres and Parcel B containing 3.734 Acres. Seconded by L. Tischler

AYES	D. Chutas L. Tischler L. Debolt A. Conklin	NAYS	None
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RESOLUTION PB 24-9

TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL APPROVAL FOR THE PAYNE MINOR SUBDIVISION, 4111 STATE ROUTE 14A, TAX PARCEL NUMBER 42.00-2-28 TOWN OF READING, NEW YORK

WHEREAS, an application was submitted by Deborah Payne, Executor of the John N Payne Estate, for review of a proposed minor subdivision of the existing 6.44-acre tax parcel 42.00-2-28 into 2 parcels: Parcel A is the parcel on the west side of State Route 14A containing 2.674 acres and Parcel B is the Parcel on the east side of State Route 14A containing 3.734 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 May 13th, 2024; and

WHEREAS, on June 20th, 2024, the Planning Board reviewed and considered the aforementioned subdivision application and duly held a public hearing on the Minor Subdivision application on June 20th, 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 June 20th, 2024 review and accept as adequate: “Plan of Lands Owned by John Payne” survey, prepared by Gilbert Land Surveying Services, Jeffrey J. Gilbert, PLS, dated June 7, 2024; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and other application materials; and

WHEREAS, on June 20th, 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. 42.00-2-28 at 4111 State Route 14A, 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.
- 3.

Motion by: Alice Conklin

Seconded by: Laurie Tischler

VOTE AS FOLLOWS:

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

NEW BUSINESS:

MINOR SUBDIVISION APPLICATION – 3425 COUNTY ROAD 28, WATKINS GLEN

Anita Dvornicky submitted a Minor Subdivision Application Form for 3425 County Road 28, Watkins Glen (Tax Map No. 53.10-2-23). A. Dvornicky would like to subdivide a 7.2 Acre parcel into 2 parcels. Parcel A containing 2.0 acres with a newly completed house with septic and well and Parcel B containing 5.2 acres with existing house, septic, and well.

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

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

AYES

D. Chutas
L. Tischler
L. Debolt
A. Conklin

NAYS

None

A public hearing will be scheduled for Wednesday, July 17, 2024 at 6:30 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

Meeting adjourned at 7:05 pm by L. DeBolt and seconded by L. Tischler

Next Planning Board Meeting Wednesday, July 17, 2024 at 6:30 PM