

**TOWN OF READING
PLANNING BOARD MEETING
July 17, 2024**

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

ABSENT: D. Chutas

SEATED: P. Reagan, Alternate, has been seated as a voting member for this meeting by Vice Chairperson, A. Conklin

VISITORS:

Dan Avery - 4586 Chubb Hollow Rd, Dundee

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

PUBLIC HEARING VISITORS – DVORNICKY MINOR SUBDIVISION

Anita Dvornicky – 3425 County Road 28, Watkins Glen

Veronica Dalton – 2457 County Road 28, Watkins Glen

PUBLIC HEARING FOR MINOR SUBDIVISION 3425 COUNTY ROAD 28, WG (TAX MAP NO. 53.10-2-23)

A public hearing was held regarding Minor Subdivision for the Anita Dvornicky. A. Dvornicky would like to subdivide a 7.202 acre parcel into 2 parcels. Parcel A containing 2.0 Acres and Parcel B containing 5.202 Acres.

6:30 PM A. Conklin opened the Public Hearing

There were no visitors to the Public Hearing

Legal notice appeared in the July 10, 2024 issue of the Watkins Glen Review and Express

7:00 PM Public hearing closed

REVIEW OF JUNE 20, 2024 MINUTES

L. DeBolt made a motion to accept the June 20, 2024 minutes as amended to correct a small typo. Seconded by L. Tischler

OLD BUSINESS:

No updates/Changes on Short Term Rental Law draft

PLANNING BOARD DECISION ON MINOR SUBDIVISION FOR 3425 COUNTY ROAD 28, WG (TAX MAP NO. 53.10-2-23)

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

RESOLUTION PB 24-10 Resolution making environmental determination and issuing a SEQRA negative declaration for Minor Subdivision for Anita Dvornicky made by D. Bacon and seconded by L. Tischler

AYES	A. Conklin L. Tischler L. Debolt D. Bacon P. Reagan	NAYS	None
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RESOLUTION PB 24-11 Motion made by L. DeBolt to accept the Minor Subdivision Application as Complete to subdivide a 7.202acres parcel into 2 parcels. Parcel A containing 2.0 Acres and Parcel B containing 5.202 Acres. Seconded by D. Bacon

AYES	A. Conklin L. Tischler L. Debolt D. Bacon P. Reagan	NAYS	None
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RESOLUTION PB 24-12

TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL APPROVAL FOR THE DVORNICKY MINOR SUBDIVISION, 3425 COUNTY ROAD 28, TAX PARCEL NUMBER 53.10-2-23 TOWN OF READING, NEW YORK

WHEREAS, an application was submitted by Anita Dvornicky for review of a proposed minor subdivision of the existing 7.202-acre tax parcel 42.00-2-28 into 2 parcels: Parcel A contains 2.0 acres and Parcel B contains 5.202 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 June 13th, 2024; and

WHEREAS, on July 17th, 2024, the Planning Board reviewed and considered the aforementioned subdivision application and duly held a public hearing on the Minor Subdivision application on July 17th, 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 July 17th, 2024 review and accept as adequate: “Division of Part of Lands of Anita L. Dvornicky” survey, prepared by Weiler Associates, William E. Beardsley, dated June 11, 2024; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and other application materials; and

WHEREAS, on July 17th, 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 Schuylker 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. 53.10-2-23 at 3425 County Road 28, 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 Schuylker 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: Louis DeBolt

Seconded by: L. Tischler

VOTE AS FOLLOWS:

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

NEW BUSINESS:

MINOR SUBDIVISION APPLICATION – CHASE ROAD, ROCK STREAM

Dan Avery, representing Anthony and JoAnne Weaver, submitted a Minor Subdivision Application Form for a 98.973 acre parcel on Chase Road, Rock Stream (Tax Map No. 31.00-4-36). The Weavers would like to subdivide the 98.973 acre parcel identified on survey dated July 5, 2023 as Parcel B into 2 parcels. Parcel B is 82.578 Acres and Parcel C is 16.395 acres.

The Planning Board reviewed the Minor Subdivision Application Form, letter of representation, submitted 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

L. Tischler
L. Debolt
D. Bacon
P. Reagan

NAYS

None

EXCUSED

A. Conklin

A public hearing will be scheduled for Wednesday, August 21, 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 7:10 pm by D. Bacon and seconded by A. Conklin

Next Planning Board Meeting Wednesday, August 21, 2024 at 6:30 PM