

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

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

ABSENT: P. Reagan

VISITORS:

Samuel Dixon-4150 Cross Rd, Rock Stream
Paul Thompson-3596 Cross Rd, Watkins Glen

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

PUBLIC HEARING VISITORS – WEAVER MINOR SUBDIVISION

Ronald Perry – PreEmption Rd
Ron Vedder – 2219 Altay Rd, Rock Stream, NY
Tom Ford – 2395 Chase Rd
Jami Ford – 2395 Chase Rd
David Clancey – 2329 Chase Rd
Dan Avery 4586 Chubb Hollow Rd, Dundee

**PUBLIC HEARING FOR MINOR SUBDIVISION CHASE ROAD, ROCK STREAM (TAX
MAP NO. 31.00-4-36)**

A public hearing was held regarding Minor Subdivision for the Anthony Weaver property. A. Weaver 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

6:30 PM D. Chutas opened the Public Hearing

R. Perry farms on neighboring Huff property and feels there has been some encroachment as to the installation of the driveway. There has been no written or oral communication to the Planning Board about Mr. Huff's concerns. It is not a minor subdivision concern. The survey was just recently completed July 5, 2024 and the Planning Board has no reason to question its accuracy. R. Perry also had questions about the requirement for emergency response vehicles on such a long driveway. Mr. D. Avery, representing the Weavers, is aware of the Emergency Management Requirements and they will be adhered to.

J. Ford questioned the building of a barn. D. Chutas said the property is in an Ag district and building a barn is allowed. J. Ford also questioned the encroachment, but these complaints are 3rd party and nothing written was received from Mr. Huff, owner of adjacent property.

Letter received from F. Geluso and D. Gleason of 2208 Chase Rd, questioned zoning and D. Chutas said there is no zoning in Reading. He also questioned the distance from neighboring property and the placement of a driveway. D. Chutas said there is nothing in the Land Use Law that addresses this, but should be reasonable distance away and not encroaching on neighboring property. Mr.

Geluso also questioned the requirements for emergency vehicle access. This was addressed previously.

Legal notice appeared in the August 14, 2024 issue of the Watkins Glen Review and Express

7:10 PM Public hearing closed

REVIEW OF JULY 17, 2024 MINUTES

L. DeBolt made a motion to accept the July 17, 2024 minutes as written. Seconded by L. Tischler

OLD BUSINESS:

No update on Short Term Rental Local Law. D. Chutas will reach out to Supervisor Miller to check on progress.

PLANNING BOARD DECISION ON MINOR SUBDIVISION FOR CHASE RD, ROCK STREAM (TAX MAP NO. 31.00-4-36)

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

RESOLUTION PB 24-13 Resolution making environmental determination and issuing a SEQRA negative declaration for Minor Subdivision for Anthony Weaver made by L. DeBolt and seconded by A. Conklin

AYES	D. Chutas A. Conklin L. Tischler L. Debolt D. Bacon	NAYS	None
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RESOLUTION PB 24-14 Motion made by L. DeBolt to accept the Minor Subdivision Application as Complete to subdivide the 98.973 acre parcel into 2 parcels. Parcel B is 82.578 Acres and Parcel C is 16.395 acres. Seconded by L. Tischler

AYES	D. Chutas A. Conklin L. Tischler L. Debolt D. Bacon	NAYS	None
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RESOLUTION PB 24-15

TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL APPROVAL FOR THE WEAVER MINOR SUBDIVISION, CHASE RD, TAX PARCEL NUMBER 31.00-4-36 TOWN OF READING, NEW YORK

WHEREAS, an application was submitted by Anthony Weaver for review of a proposed minor subdivision of the existing 98.97-acre tax parcel 31.00-4-36 into 2 parcels: Lot B contains 82.575 acres and Lot C contains 16.395 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 July 10th, 2024; and

WHEREAS, on August 21st, 2024, the Planning Board reviewed and considered the aforementioned subdivision application and duly held a public hearing on the Minor Subdivision application on August 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 August 21st, 2024 review and accept as adequate: “Maps of lands to be conveyed by Anthony N. & JoAnne Weaver” survey, prepared by FLX Surveying & Mapping Design Professional Corporation, Seth D. Moser, Land Surveyor, dated July 5, 2024; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and other application materials; and

WHEREAS, on August 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. 31.00-4-36 at Chase Road, 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: Derek Bacon

Seconded by: Alice Conklin

VOTE AS FOLLOWS:

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

NEW BUSINESS:

LOT LINE ADJUSTMENT –E&P THOMPSON FARMS JENNINGS RD, WG AND NATHANIEL T. COLEMAN

Paul Thompson, owner of E&P Thompson Farms, submitted to the Planning Board a Lot Line Adjustment/Minor Subdivision Application Form for a 53.095 acre parcel on Jennings Road (Tax Map No. of 52.00-4-5). Surveys and Part I of the SEAF were also submitted. Paul Thompson would like to make a lot line adjustment to add 7.678 acres to adjoining parcel owned by Nathaniel Coleman of 2374 Jennings Rd (Tax Map No. 52.00-4-4) to create a 10.074 acres parcel and a 45.417 acres E&P Thompson Farms LLC parcel.

The Planning Board reviewed the Lot Line/Minor Subdivision Application Form, submitted survey, drawings and SEAF form Part 1.

The Planning Board completed Part 2 and 3 of the SEAF form

RESOLUTION PB 24-16. Resolution making environmental determination and issuing a SEQRA negative declaration for Lot Line Adjustment for E&P Thompson Farms. Motion made by L. Tischler and seconded by L. DeBolt.

AYES	D. Chutas A. Conklin L. Tischler L. Debolt D. Bacon	NAYS	None
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RESOLUTION PB 24-17 D. Bacon made a motion to accept the Lot Line Adjustment/Minor Subdivision Application as complete. No public hearing is necessary. Seconded by L. Tischler.

AYES	D. Chutas A. Conklin L. Tischler L. Debolt D. Bacon	NAYS	None
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RESOLUTION PB 24-18

TOWN OF READING PLANNING BOARD RESOLUTION – FINAL SUBDIVISION/LOT LINE ADJUSTMENT APPROVAL FOR E&P THOMPSON FARMS, LLC, TAX PARCEL NUMBER 52.00-4-5, AND NATHANIEL T. COLEMAN, TAX PARCEL NUMBER 52.00-4-4, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Subdivision/Lot Line Adjustment by Paul Thompson, for the proposed Subdivision/Lot Line Adjustment of 7.678 acres of the existing E&P Thompson Farms, LLC, Jennings Rd, 53.095-acre Tax Parcel 52.00-4-5 and add it to the Nathaniel T. Coleman, 2374 Jennings Rd, 2.396-acre Tax Parcel 52.00-4-4 to make a single 10.074-acre

Coleman parcel with tax number 52.00-4-4 and 45.417-acre Thompson Farms, LLC parcel with tax number 52.00-4-5; and

WHEREAS, this is a proposed action reviewed under the Subdivision Law of the Town of Reading, New York for which the application was received July 29th, 2024; and

WHEREAS, this Board, did on August 21st, 2024, review and accept as adequate: “Map of lands to be conveyed to Nathaniel Coleman”, prepared by FLX Surveying & Mapping Design Professional Corporation Seth D Moser, Land Surveyor dated May 6, 2024; and

WHEREAS, on August 21st, 2024, Part 2 and 3 of the SEAF were completed by the Town of Reading 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, on August 21st, 2024, the Planning Board reviewed and considered the subdivision application and did not hold a public hearing on the Minor Subdivision application as permitted by §2.4 A of the Town of Reading Local Subdivision Law October 9, 2019; 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 Final Plat Approval of the Application for a Minor Subdivision / Lot Line Adjustment of certain land on Tax Map 52.00-4-4, Nathaniel T. Coleman and Tax Map 52.00-4-5 E&P Thompson Farms, LLC in the 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 / Lot Line Adjustment, 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: Derek Bacon

Seconded by: Alice Conklin

VOTE AS FOLLOWS:

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

LOT LINE ADJUSTMENT –SAMUEL DIXON 2502 ALTAY RD, ROCK STREAM

Samuel Dixon submitted to the Planning Board a Lot Line Adjustment/Minor Subdivision Application Form for 2502 Altay Rd. (Tax Map No. of 42.00-1.1). Surveys and Part I of the SEAF were also submitted. Samuel Dixon would like to make a lot line adjustment to add 1.843 acres to

his adjoining parcel known as 4150 Cross Rd. (Tax Map No. 42.1-10) to create a 4.893 acres parcel and a 68.393 acres parcel.

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

The Planning Board completed Part 2 and 3 of the SEAF form

RESOLUTION PB 24-19. Resolution making environmental determination and issuing a SEQRA negative declaration for Lot Line Adjustment for Samuel Dixon. Motion made by L. DeBolt and seconded by A. Conklin

AYES	D. Chutas A. Conklin L. Tischler L. Debolt D. Bacon	NAYS	None
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RESOLUTION PB 24-20 L. Tischler made a motion to accept the Lot Line Adjustment/Minor Subdivision Application as complete. No public hearing is necessary. Seconded by D. Bacon.

AYES	D. Chutas A. Conklin L. Tischler L. Debolt D. Bacon	NAYS	None
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RESOLUTION PB 24-21

TOWN OF READING PLANNING BOARD RESOLUTION – FINAL SUBDIVISION/LOT LINE ADJUSTMENT APPROVAL FOR SAMUEL DIXON, TAX PARCEL NUMBER 42.00-4-1.1, AND SAMUEL DIXON, TAX PARCEL NUMBER 42.00-1-10, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Subdivision/Lot Line Adjustment by Samuel Dixon, for the proposed Subdivision/Lot Line Adjustment of 1.843 acres of the existing Samuel Dixon, 2502 Altay Rd, 6.736-acre Tax Parcel 42.00-4-1.1 and add it to the Samuel Dixon, 4150 Cross Rd, 66.50-acre Tax Parcel 42.00-1-10 to make a single 4.893-acre Samuel Dixon, 2502 Altay Rd parcel with tax number 42.00-4-1.1 and 68.393-acre Samuel Dixon, 4150 Cross Rd parcel with tax number 42.00-1-10; and

WHEREAS, this is a proposed action reviewed under the Subdivision Law of the Town of Reading, New York for which the application was received August 7th, 2024; and

WHEREAS, this Board, did on August 21st, 2024, review and accept as adequate: “Map of a proposed division of lands of Samuel D. Dixon”, prepared by FLX Surveying & Mapping Design Professional Corporation Seth D Moser, Land Surveyor dated Aug. 5, 2024; and

WHEREAS, on August 21st, 2024, Part 2 and 3 of the SEAF were completed by the Town of Reading 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, on August 21st, 2024, the Planning Board reviewed and considered the lot line adjustment/subdivision application and did not hold a public hearing on the Minor Subdivision application as permitted by §2.4 A of the Town of Reading Local Subdivision Law October 9, 2019; 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 Final Plat Approval of the Application for a Minor Subdivision / Lot Line Adjustment of certain land on Tax Map 42.00-4-1.1, Samuel Dixon and Tax Map 42.00-1-10 Samuel Dixon in the 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 Subdivision/Lot Line Adjustment 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: Louis DeBolt

Seconded by: Laurie Tischler

VOTE AS FOLLOWS:

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

Meeting adjourned at 7:55 pm by D. Bacon and seconded by A. Conklin

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