

**TOWN OF READING
PLANNING BOARD MEETING
February 19, 2025**

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

ABSENT: L. DeBolt, P. Reagan

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

VISITORS:

Richard Teeter -3294 Salt Pt. Rd, WG
Michael Stamp – 201 Owego St., Montour Falls
Michael Taylor & Ashley Smith – 2471 Church Rd, Rock Stream
Ray Hoover – 4341 St. Rt. 14A, Rock Stream
Jonathan Zimmerman – 625 Rock Stream Rd, Rock Stream
Matthew Hoover 6765 St. Rt. 14A, Rock Stream
Mike Barber – 2440 Church Rd, Rock Stream

PUBLIC COMMENT:

Richard Teeter would like to build an addition on his cottage located at 3294 County Road 30, WG. The property is .07 acres and a non-conforming lot. Chairperson D. Chutas said he has to follow the 25% expansion rule, but setback and the proximity to the RR tracks could be a problem. He was advised to complete a Site Plan Application and submit to the Town Clerk by March 12th and come to the March 19th Planning Board meeting

Michael Taylor and Mike Barber commented that they are still concerned about the possibility of a campground going in on Church Road, and were looking for an update. Chairperson D. Chutas said there are several steps to be taken yet before the Site Plan Application can be approved.

REVIEW OF JANUARY 15, 2025 MINUTES

D. Bacon made a motion to accept the January 15, 2025 minutes as written. Seconded by L. Tischler.

OLD BUSINESS:

The proposed Solar Energy Law and updates will be postponed until the March 2025 meeting.

Seneca Stormwater Site Plan has been submitted to the County Planning Commission for review at their March meeting. Also needed is NYS Dept. of Health approval to operate a campground before their Site Plan Application and Special Permit Application can be approved.

NEW BUSINESS:

MINOR SUBDIVISION APPLICATION –STATE RT 14A, ROCK STREAM

Michael Stamp, representing David Stamp, submitted a Minor Subdivision Application Form for a 16.85 Acre parcel on State Rt. 14A, Rock Stream (Tax Map No. 43.00-1-35.12). The Stamp’s would like to subdivide the 16.8 Acre parcel into 2 parcels. Parcel A is 6.438 Acres and Parcel B is 10.410 acres.

The Planning Board reviewed the Minor Subdivision Application Form, letter of representation, submitted drawings, SEAF form Part 1, and Agricultural Date Statement. There were no recommendations from the Schuyler County Planning Commission.

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

AYES	D. Chutas A. Conklin L. Tischler D. Bacon	NAYS	None
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A public hearing will be scheduled for Wednesday, March 19, 2025 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

MINOR SUBDIVISION APPLICATION –COUNTY ROAD 27, ROCK STREAM

Ivan Ray Hoover submitted a Minor Subdivision Application Form for a 92.96 Acre parcel on County Road 27, Rock Stream (Tax Map No. 30.00-3-10.11). The property currently is under contract to be sold and plans are underway to subdivide a 6 Acre parcel from the 92.96 Acre parcel to build a Church Meeting House.

The Planning Board reviewed the Minor Subdivision Application Form and upon further discussion determined that until the property is actually purchased and sale is final and survey maps are completed that we will need table the Minor Subdivision Application until the March 19th meeting if everything is completed.

SITE PLAN APPLICATION –COUNTY ROAD 27, ROCK STREAM

Ivan Ray Hoover also submitted a Site Plan Application for the construction of a 56’ by 90’ Church Meeting House on the 6 Acre subdivided parcel (Tax Map No. 30.00-3-10.11) The Site Plan was submitted to the Schuyler County Planning Commission. Some discussion was had on the electrical requirements of the building.

D. Bacon made a motion to table the Minor Subdivision Application and the Site Plan Application of Ivan Ray Hoover until the March 19th meeting if surveys are received and sale is finalized. Seconded by A. Conklin.

4341 BRIMMER RD, ROCK STREAM

Clerk Alger received an email from Kristen Sulli regarding operating a “Primitive Campground” on 4341 Brimmer Road. Chairman D. Chutas replied that having up to 4 campsites will be regulated and inspected by the Town of Reading and having 5 or more campsites, even if they are just tent campsites, will be regulated and inspected by the NYS Dept. of Health and directed her to the NYS Dept. of Health website. It was also mentioned by K. Sulli that 2 cabins on the property may in the future be used for Short Term Rentals. Chairperson D. Chutas replied that a Site Plan Application would need to be submitted to the Planning Board for approval and then a Short-Term Rental Application would also need to be submitted to the Town Clerk.

Meeting adjourned at 7:35 pm by D. Bacon and seconded by A. Conklin

Next Planning Board Meeting March 19, at 6:30 PM