

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

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

ABSENT: D. Bacon, P. Reagan

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

PUBLIC HEARING VISITORS: - STAMP MINOR SUBDIVISION

Michael Stamp – 201 Owego St, Montour Falls

VISITORS:

Dale Pislou – 36 Millard St, Dundee

Andrew Carson – Seneca Stormwater, WG

Stephanie Carson – Seneca Stormwater, WG

Alex Hoag – 4195 St. Rt 14, Rock Stream

PUBLIC COMMENT:

Mike Barber commented that they are still concerned about the possibility of a campground going in on Church Road. They were able to look at a model of the proposed Geodome Campground/Retreat that was brought to the meeting by developers, Seneca Stormwater. Mr. Barber was concerned about property lines, noise, and trespassing on his property or guests coming into contact with his livestock. Seneca Stormwater appreciated his concern and they would certainly address it and assured them their intention is for a very private campground.

REVIEW OF FEBRUARY 19, 2025 MINUTES

A. Conklin made a motion to accept the February 19, 2025 minutes as written. Seconded by L. Tischler.

OLD BUSINESS:

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

**PUBLIC HEARING FOR MINOR SUBDIVISION. ST. RT 14, ROCK STREAM
(TAX MAP NO. 43.00-1-35.12)**

A public hearing was held regarding Minor Subdivision for the David Stamp property. David Stamp would like to subdivide a 16.8 Acre parcel into 2 parcels. Parcel A is 6.438 Acres and Parcel B is 10.410 acres.

6:30 PM D. Chutas opened the Public Hearing.

There were no visitors to the Stamp Minor Subdivision Public Hearing.

Legal notice appeared in the February 12, 2025 issue of the Watkins Glen Review and Express and certified letters mailed to neighbors located within 500ft. of property.

7:08 PM Public hearing closed

PLANNING BOARD DECISION ON MINOR SUBDIVISION FOR ST. RT 14, ROCK STREAM (TAX MAP NO. 43.00-1-35.12)

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

RESOLUTION PB 25-4 Resolution making environmental determination and issuing a SEQRA negative declaration for Stamp Minor Subdivision made by L. Tischler and seconded by L. DeBolt

AYES	D. Chutas	NAYS	None
	A. Conklin		
	L. Tischler		
	L. DeBolt		

RESOLUTION PB 25-5 Motion made by A. Conklin to accept the Minor Subdivision Application as Complete to subdivide the 16.8 Acre parcel into 2 parcels. Parcel A is 6.438 Acres and Parcel B is 10.410 acres. Seconded by L. DeBolt

AYES	D. Chutas	NAYS	None
	A. Conklin		
	L. Tischler		
	L. DeBolt		

RESOLUTION PB 25-6

TOWN OF READING PLANNING BOARD RESOLUTION – FINAL MINOR SUBDIVISION APPROVAL FOR DAVID STAMP, TAX PARCEL NUMBER 43.00-1-35.12, NYS ROUTE 14A, TOWN OF READING, NEW YORK

WHEREAS an application was submitted for a Minor Subdivision by Michael Stamp on behalf of David Stamp, owner representative and applicant, for NYS Route 14A, 16.848-acre Tax Parcel 43.00-1-35.12 into Parcel A, 6.438 acres and Parcel B, 10.410 acres with the existing grape vineyard; 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 February 12th, 2025; and

WHEREAS this Board, did on February 19th, 2025, review and accept as adequate: “Division of Land of David Stamp”, prepared by Weiler Associates, Licensed Land Surveyors, William Beardsley, Surveyor, February 4, 2025; and

WHEREAS on March 19th, 2025, 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 § 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 February 19th, 2025, the Planning Board reviewed and considered the subdivision application and held a Public Hearing on the Minor Subdivision application on March 19th, 2025; 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 of certain land on Tax Map 43.00-1-35.12, David Stamp, NYS SR 14A 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 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: Alice Conklin

Seconded by: Louis DeBolt

VOTE AS FOLLOWS:

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

Ivan Ray Hoover Minor Subdivision Application for County Road 27(Tax Map No. 30.00-3-10.11) and Site Plan Review for Church Meeting House County Road 27 postponed until completion of property closing.

SITE PLAN APPLICATION - SENECA STORMWATER - ISOKAN RETREAT

Andrew & Stephanie Carson of Seneca Stormwater (Developers) submitted a Special Permit/Site Plan Application for a Glamping Resort on Church Road, Rock Stream (Tax Map No. 42.00-4-20.1). Owner G. Horton, would like to place 10 Geodomes on a 41 acre parcel and name it Isokan Retreat. The 10 geodomes would be Phase 1. Phase 2 would be to add a store and a spa after the initial phase.

Detailed drawings and a scale model of the proposed campground were provided to The Planning Board. An application has been submitted to the State as there will be more than 5 campsites, and will be regulated by NYS DOH. Parking, landscaping, emergency vehicle entry and water and septic questions were addressed.

RESOLUTION PB 25-7

L. DeBolt made a motion to accept the Site Plan Application of Isokan Resort as **tentatively complete**. A Special Permit Public Hearing will be held April 16, 2025. Seconded by L. Tischler.

AYES

D. Chutas
A. Conklin
L. Tischler
L. DeBolt

NAYS

None

NEW BUSINESS:

SITE PLAN APPLICATION – ROCK STREAM RETREAT 2990 NYE RD,

Alex Hoag submitted a Site Plan Application and a presentation packet for an Outdoor Wedding/Venue and Short Term Rentals Retreat. He would like to renovate the former Golf Clubhouse on the property to be used as a bridal suite/Short Term Rental for outdoor weddings. Mr. Hoag would also like to host some music festivals/events at the location as well. Mr. Hoag hopes to add more Short Term Rentals as the business expands.

Mr. Hoag provided a detailed packet of information. Parking, Traffic Flow, Emergency Mgmt, and additional permits were discussed and answers provided. Short Term Rental Application will need to be submitted to the D. Tremblay, Code Enforcement Officer for Approval.

Chairman D. Chutas commented that their Site Plan Application we need to be sent to the Schuyler County Planning Commission for recommendations. The Planning Board should be able to complete the SEAF part 2 & 3 and approve the Site Plan at the April 16th Planning Board Meeting.

Meeting adjourned at 7:30 pm by L. DeBolt and seconded by L. Tischler

Next Planning Board Meeting April 16, at 6:30 PM