

**TOWN OF READING  
PLANNING BOARD MEETING  
April 16, 2025**

**PRESENT:** Chairperson D. Chutas, A. Conklin, L. Tischler, D. Bacon,

**ABSENT:** L. DeBolt, T. Alger Planning Board Secretary

**SEATED:** P. Reagan, Alternate, has been seated as a voting member for this meeting by Chairperson D. Chutas

**PUBLIC HEARING VISITORS – SPECIAL PERMIT ISOKAN RETREAT:**

Amelda Jaynes – 2495 Church Rd, Rock Stream  
Andrew & Stephanie Carson -Seneca Stormwater  
Michael Taylor – 2471 Church Rd  
Ashley Smith - 2471 Church Rd,  
Rhonda Standish – 2445 Church Rd

**VISITORS:**

Cleason Newswanger - 4481 County Road, 27, Rock Stream  
Justin & Deborah Payne - 8559 St. Rt. 415, Campbell, NY  
Will Taylor – 2419 Church Rd, Rock Stream  
Mike Wood - 2476 Old Rd, Watkins Glen  
Ray Hoover – 4341 St. Rt 14A, Rock Stream  
Jonathan Zimmerman - 625 Rock Stream Rd, Rock Stream  
Tina Finnerty – 2440 Church Rd, Rock Stream

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

**PUBLIC HEARING FOR SPECIAL PERMIT APPLICATION SENECA STORMWATER - ISOKAN RETREAT, 2448 CHURCH RD. (TAX MAP NO. 42.00-4-20.1)**

A Public hearing was held regarding a Special Permit for Isokan Retreat. Seneca Stormwater (Developer) contracting with owner, G. Horton would like to establish a 2 Phase glamping resort on a 41 acre parcel on 2448 Church Road, Rock Stream (Tax Map No. 42.00-4-20.1). Phase 1 would be to place 10 Geodomes on the 41 Acre parcel and name it Isokan Retreat. Phase 2 would be to add 10 additional Geodomes, a store, and a spa.

6:30 PM D. Chutas opened the Public Hearing

William Taylor:

Q: Said it was wet ground and asked if there will there be drainage tile?

A: Seneca Stormwater regarding drainage and run off – DEC is aware of it.

Q: Concern regarding visibility from exit and entrance and claimed entrance does not meet federal highway law, concerned about speed limit of road and needing to reduce it, and also concerned about trespassing issues on his property.

Q: Wondered about keeping everything natural as mentioned in the land use law.

A: Seneca Stormwater replied that you cannot see into property from road and will keep as natural as possible. They will be placing a split rail fence at entrance.

Tina Finnerty:

Q: Concerned about another campground moving into area, cars going fast, and increased traffic on Church Road that is already busy from Paradise Park campers.

A: Seneca Stormwater replied there will be a direct line of sight pulling out of facility

Amelda Jaynes:

Q.: What about the special permit application for zoning?

A: Don Chutas answered there is no zoning in Reading. There is a Land Use Law. The Land Use Law states that over 5 dwelling units on a property will need a special permit and public hearing.

Q: Where is Isokan Retreat from?

A: Seneca Stormwater said Isokan Retreat is just a name of what they will call it and it is not related to anything. Definition of Isokan is Retreat.

Mike Barber:

Q: Asked about campground on Brimmer Rd.

A: D. Chutas answered that it is just talk for now.

Mike Wood:

Q: Concerned with STR (Short Term Rental) impact on causing property values to go down.

A: D. Chutas replied it is not a STR.

Ashley Smith:

Q: States she oversees STRs for the County and sees that they impact the value of property and causing values to go down.

A: D. Chutas and A. Conklin (Deputy Clerk) have not seen property values go down.

Mike Tayler:

Q: Will my property value go down or will I be able to sell my property?

A: D. Chutas replied we cannot tell people what to do with their property – You can leave junk in front of house

Don read Section 9.5 Special Permit Criteria for Planning Board Findings from our Local Land Use Law

William Taylor:

Q: Will the resort be near property lines?

A: Seneca Stormwater replied that all geodomes will not be near the property lines and boundaries will be established for visitors.

William Taylor stated he would plant a vineyard and place cannons on his property to scare birds away and he would put pigs on the property line on Barber property to make it miserable to people at Isokan. He then walked out and said: “He would destroy the business” Upon that comment Seneca Stormwater, representatives of Isokan, asked if they would need an order of protection?

Isokan said there would be full time staff on site.

Legal notice appeared in the April 2, 2025 issue of the Watkins Glen Review and Express and certified letters mailed to neighbors located within 500ft. of property

7:10 PM Public hearing closed

## **REVIEW OF MARCH 19, 2025 MINUTES**

A. Conklin made a motion to accept the March 19, 2025 minutes as written. Seconded by D. Bacon

## **OLD BUSINESS:**

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

## **PLANNING BOARD DECISION ON SPECIAL PERMIT APPLICATION SENECA STORMWATER - ISOKAN RETREAT, 2448 CHURCH RD. (TAX MAP NO. 42.00-4-20.1)**

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

**RESOLUTION PB 25-8** Resolution making environmental determination and issuing a SEQRA negative declaration for Seneca Stormwater Isokan Retreat made by D. Bacon and seconded by P. Reagan

AYES	D. Chutas A. Conklin L. Tischler D. Bacon P. Reagan	NAYS	None
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**RESOLUTION PB 25-9** Motion made by A. Conklin to accept the Site Plan and Special Permit Application of Seneca Stormwater Isokan Retreat as Complete to construct a 2 Phase 20 Geodome glamping resort on a 41 acre parcel on Church Road, (Tax Map No. 42.00-4-20.1). Seconded by D. Bacon

AYES	D. Chutas A. Conklin L. Tischler D. Bacon P. Reagan	NAYS	None
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## **RESOLUTION PB 25-10**

### **TOWN OF READING PLANNING BOARD RESOLUTION – APPROVAL OF THE ISOKAN RETREAT SPECIAL PERMIT AND SITE PLAN, TAX PARCEL NUMBER 42.00-4-20.1, 2448 CHURCH RD, TOWN OF READING, NEW YORK**

**WHEREAS** an application was submitted for a Special Permit and Site Plan review by Seneca Stormwater Solutions, applicant / developer and Gerald Horton, owner, for approval of construction of a 2 Phase, 20 Glamping Site campground on the 41.2-acre Tax Parcel Number 42.00-4-20.1 on 2448 Church Rd; and

**WHEREAS** the application received December 16<sup>th</sup>, 2024, was reviewed under the Site Plan Review process of the Land Use Law of the Town of Reading, New York on December 18<sup>th</sup>, 2024, March 19<sup>th</sup>, 2025, and April 16<sup>th</sup>, 2025; and

**WHEREAS** this Board, acting as Lead Agency in environmental review, did on April 16<sup>th</sup>, 2025 accept as adequate the Site Plan proposal of ISOKAN Retreat Phase 1 and 2 layouts at 2448 Church Rd, Town of Reading dated 1/29/2025 by George Melita, PE of Melita Engineering Solutions; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Board; and other application materials; and

**WHEREAS** a Negative Declaration of environmental impact was duly issued on April 16<sup>th</sup>, 2025, under the State Environmental Quality Review Act (SEQRA) in respect of this action; and

**WHEREAS** this action was reviewed by the Schuyler County Planning Department on March 13<sup>th</sup>, 2025, under the referral requirements of General Municipal Law § 239-1, m, and n with no recommendations.

**WHEREAS**, on April 16<sup>th</sup>, 2025 the Planning Board reviewed and considered the aforementioned site plan application and all evidence and comments were considered, along and together with the requirements of the Town's Site Plan Review process in the Land Use Law, 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**, 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 Approval of the ISOKAN Retreat Special Permit and Site Plans located on Tax Map No. 42.00-4-20.1, 2448 Church Rd, Town of Reading, NY subject to the following conditions:

1. Before operation, A New York State Department of Health Permit to Operate the Campgrounds at 2448 Church Rd. must be presented to the Town of Reading.
2. Appropriate building permit(s) must be obtained from the Town of Reading.
3. Any expansion beyond the 20 units or changes to the approved Phase 1 and 2 of the 1/29/2025, Melita Engineering Solutions Site Plan will be brought before the Town of Reading Planning Board for approval.
4. This site plan approval expires if the applicant fails to obtain the necessary Building Permit (s) within twelve (12) months of this approval date.
5. The sealing and endorsement of such Site Plan by the Planning Board Chair, thereafter, presenting to the Code Enforcement Officer by Town of Reading Clerk to obtain the Building Permit.

Motion by: Derek Bacon

Seconded by: Laurie Tischler

**VOTE AS FOLLOWS:**

Derek Bacon – Aye  
Alice Conklin – Aye  
Donald Chutas – Aye  
Paula Reagan – Aye  
Laurie Tischler – Aye

**NEW BUSINESS:**

**MINOR SUBDIVISION APPLICATION –COUNTY ROAD 27, ROCK STREAM**

The Planning Board completed a final review of Minor Subdivision Application Form submitted by Ivan Ray Hoover, acting on behalf of Cleason Newswanger, to subdivide a 92.96 Acre parcel on County Road 27, Rock Stream (Tax Map No. 30.00-3-10.11). The Newswanger would like to subdivide a 6 Acre parcel (Parcel A) from the 92.96 Acre parcel for the purpose of building a Church Meeting House.

The Planning Board reviewed the Minor Subdivision Application Form, letter of representation, submitted drawings, SEAF form Part 1, and Agricultural Data Statement.

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

AYES	D. Chutas	NAYS	None
	A. Conklin		
	L. Tischler		
	D. Bacon		
	P. Reagan		

A public hearing will be scheduled for Wednesday, May 21, 2025 at 6:30 PM

**SITE PLAN APPLICATION – SOUTH BROOKSIDE CHURCH – EATON RD, ROCK STREAM**

The Planning Board completed a final review of the Site Plan Application s and SEAF Part 1, and Agricultural Date Statement submitted by I. Ray Hoover for construction of a 56' by 90' Church Meeting House to be called South Brookside Church. The Church will to be located on a 6 Acre subdivided parcel on Eaton Rd, (Tax Map No. 30.00-3-10.11). County General Municipal Referral Form submitted to the Schuyler County Planning Commission. There were no recommendations from the Schuyler County Planning Commission.

**RESOLUTION PB 25-11** Resolution making environmental determination and issuing a SEQRA negative declaration for South Brookside Church made by A. Conklin and seconded by P. Reagan

AYES	D. Chutas	NAYS	None
	A. Conklin		
	L. Tischler		
	D. Bacon		
	P. Reagan		

**RESOLUTION PB 24-12** D. Bacon made a motion to accept the Site Plan Application of South Brookside Church as Complete. Seconded by L. Tischler

AYES	D. Chutas	NAYS	None
	A. Conklin		

L. Tischler  
D. Bacon  
P. Reagan

**RESOLUTION PB 25-13**

**TOWN OF READING PLANNING BOARD RESOLUTION – APPROVAL OF THE SOUTH BROOKSIDE CHURCH SITE PLAN, TAX PARCEL NUMBER 30.00-3-10.11, EATON RD, TOWN OF READING, NEW YORK**

**WHEREAS** an application was submitted for Site Plan review by Ivan Ray Hoover, trustee of South Brookside Church, for approval of a less than 6,000 square foot church meeting house on a 6-acre parcel to be subdivided from the 92.96-acre Tax Parcel Number 30.00-3-10.11 on County Rd 27 and Eaton Rd owned by Cleason Jr and Marilyn Newswanger; and

**WHEREAS** the application received February 12<sup>th</sup>, 2025, was reviewed under the Site Plan Review process of the Land Use Law of the Town of Reading, New York on February 19<sup>th</sup>, 2025, and April 16<sup>th</sup>, 2025; and

**WHEREAS** this Board, acting as Lead Agency in environmental review, did on April 16<sup>th</sup>, 2025 accept as adequate the Site Plan proposal of South Brookside Church on Eaton Rd, Town of Reading dated 4/1/2025 by Michael Sinniger, PE, Seneca Wood Design LLC; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Board; and other application materials; and

**WHEREAS** a Negative Declaration of environmental impact was duly issued on April 16<sup>th</sup>, 2025, under the State Environmental Quality Review Act (SEQRA) in respect of this action; and

**WHEREAS** this action was reviewed by the Schuyler County Planning Department on March 13<sup>th</sup>, 2025 under the referral requirements of General Municipal Law § 239-1, m, and n with no recommendations.

**WHEREAS**, on April 16<sup>th</sup>, 2025 the Planning Board reviewed and considered the aforementioned site plan application and all evidence and comments were considered, along and together with the requirements of the Town's Site Plan Review process in the Land Use Law, 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**, 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 Approval of the South Brookside Church Site Plan Application on Tax Map No. 30.00-3-10.11, Eaton Rd, Town of Reading, NY subject to the following conditions:

1. Any significant changes to the approved drawings or expansion of the church beyond 6,000 square feet will be brought before the Town of Reading Planning Board for approval.
2. A building permit will be obtained from the Town of Reading before commencement of construction.

3. This site plan approval expires if the applicant fails to obtain the necessary Building Permit (s) within twelve (12) months of this approval date.
4. The sealing and endorsement of such Site Plan by the Planning Board Chair, thereafter, presenting to the Code Enforcement Officer by Town of Reading Clerk to obtain the Building Permit.

Motion by: Laurie Tischler    Seconded by: Derek Bacon

**VOTE AS FOLLOWS:**

Derek Bacon – Aye  
 Alice Conklin – Aye  
 Donald Chutas – Aye  
 Paula Reagan – Aye  
 Laurie Tischler – Aye

**SITE PLAN APPLICATION – ROCK STREAM RETREAT- 2990 NYE RD.**

The Planning Board completed a final review of the Site Plan Application submitted by Alex Hoag for an Outdoor Wedding/Venue and Short-Term Rentals Retreat to be located on 2990 Nye Road (Tax Map No. 43.00-1-1). 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. County General Municipal Referral Form submitted to the Schuyler County Planning Commission. The Schuyler County Planning Commission has no recommendations.

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

**RESOLUTION PB 25-14** Resolution making environmental determination and issuing a SEQRA negative declaration for Rock Stream Retreat made by D. Bacon and seconded by A. Conklin

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

D. Bacon made a motion to accept the Site Plan Application of Alex Hoag- Rock Stream Retreat as Complete. Seconded by P. Reagan

AYES	D. Chutas A. Conklin L. Tischler D. Bacon P. Reagan	NAYS	None
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## **RESOLUTION PB 25-16**

### **TOWN OF READING PLANNING BOARD RESOLUTION – APPROVAL OF THE ROCK STREAM RETREAT SITE PLAN, TAX PARCEL NUMBER 43.00-1-1, 2990 NYE RD, TOWN OF READING, NEW YORK**

**WHEREAS** an application was submitted for Site Plan review by Alex Hoag, owner of Rock Stream Retreat, for approval of a Wedding / Event venue on the 41.68-acre Tax Parcel Number 43.00-1-1 on 2990 Nye Rd; and

**WHEREAS** the application received March 11<sup>th</sup>, 2025, was reviewed under the Site Plan Review process of the Land Use Law of the Town of Reading, New York on March 19<sup>th</sup>, 2025, and April 16<sup>th</sup>, 2025; and

**WHEREAS** this Board, acting as Lead Agency in environmental review, did on April 16<sup>th</sup>, 2025 accept as adequate the Site Plan proposal of Rock Stream Retreat at 2990 Nye Rd, Town of Reading dated 3/11/2025 by Alex Hoag; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Board; and other application materials; and

**WHEREAS** a Negative Declaration of environmental impact was duly issued on April 16<sup>th</sup>, 2025, under the State Environmental Quality Review Act (SEQRA) in respect of this action; and

**WHEREAS** this action was reviewed by the Schuyler County Planning Department April 10<sup>th</sup>, 2025 under the referral requirements of General Municipal Law § 239-1, m, and n with no recommendations.

**WHEREAS**, on April 16<sup>th</sup>, 2025 the Planning Board reviewed and considered the aforementioned site plan application and all evidence and comments were considered, along and together with the requirements of the Town's Site Plan Review process in the Land Use Law, 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**, 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 Approval of the Rock Stream Retreat Site Plan Application for Site Plan Review of Tax Map No. 43.00-1-1, 2990 Nye Rd, Town of Reading, NY subject to the following conditions:

1. Any expansion of the existing event venue and storage site will be brought before the Town of Reading Planning Board for approval.
2. A Short-Term Rental Permit is required for the dwelling unit.
3. One annual musical festival event is scheduled for the last weekend of July. Appropriate county permits are to be obtained and the county sheriff and emergency management are to be involved.
4. The sealing and endorsement of such Site Plan by the Planning Board Chair, thereafter, presenting to the Code Enforcement Officer by Town of Reading Clerk to obtain the Building Permit.



Motion by: Laurie Tischler

Seconded by: Derek Bacon

**VOTE AS FOLLOWS:**

Derek Bacon – Aye  
Alice Conklin – Aye  
Donald Chutas – Aye  
Paula Reagan – Aye  
Laurie Tischler – Aye

**NEW BUSINESS:**

**SITE PLAN/SPECIAL PERMIT APPLICATION – DEBORAH PAYNE ST RT 14A, ROCK STREAM**

The Planning Board reviewed the Site Plan Application and Special Permit Application of Deborah Payne. Deborah Payne and her son Justin Payne would like to operate a used car dealership from their State Route 14A property (Tax Map No. 42.00-2-28.2) subdivided from their recently sold business Jaynes Used Auto Parts. They would like to place a prefab structure on the property to be used as an office for used car sales. Cars that are not ready to sell will be housed behind the existing fencing. Planned hours of operation will be Monday-Friday 9am -5pm and hope to employ at least 1 full time person. There will be designated off street parking spots.

The Planning Board reviewed the SEAF Part 1, and will need an Ag Data Statement completed. The Special Permit Application is needed and public hearing because more than 15,000 Sq. Feet of land area will be utilized for the business.

P. Reagan made a motion to accept the Site Plan/Special Permit Application of Deborah Payne as **tentatively complete**. An Ag Data Statement needs to be completed and due to the business being located on a State Highway, a General Municipal Referral Form will be submitted to Schuyler County Planning Board for any recommendations before we can accept the Site Plan Application as complete. Seconded by L. Tischler.

AYES

D. Chutas  
A. Conklin  
L. Tischler  
D. Bacon  
P. Reagan

NAYS

None

A public hearing will be scheduled for Wednesday, May 21, 2025 at 7:00 PM

Meeting adjourned at 8:20 pm by D. Bacon and seconded by P. Reagan

Next Planning Board Meeting May 21, 2025 at 6:30 PM