

**TOWN OF READING
PLANNING BOARD MEETING
May 21, 2025**

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

ABSENT: D. Bacon

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

PUBLIC HEARING VISITORS – NEWSWANGER MINOR SUBDIVISION:

Judy Perry – 4380 Co. Rd. 27, Rock Stream
Thomas Sulli, Jr, 5081 Fosdick Rd, Walworth, NY
Ray Hoover – 4341 St. Rt. 14A, Rock Stream

PUBLIC HEARING VISITORS – SPECIAL PERMIT PAYNES AUTO SALES:

Justin & Deborah Payne - 8559 St. Rt. 415, Campbell, NY
Joy Hodges – 4141 St. Rt. 14A, Rock Stream

VISITORS:

Rich Teeter, Newfield NY
Mike Wood – Watkins Glen, NY
Matt Clark- Phelps, NY

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

**PUBLIC HEARING FOR MINOR SUBDIVISION. COUNTY ROAD 27, ROCK STREAM
(TAX MAP NO. 30.00-3-10.11)**

A public hearing was held regarding Minor Subdivision for the Cleason Newswanger property. 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.

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

J. Perry expressed concerns about safety issues that might arise due to increase in horse and buggy travelers on Co. Rd. 27. Clerk Alger stated that a traffic study had been completed in 2023 and that the NYS Dept. of Transportation concluded that speed limit of 55mph was appropriate. D. Chutas responded that possibly another traffic study could be done with the addition of a church on Eaton Rd.

Legal notice appeared in the May 7, 2025 issue of the Watkins Glen Review and Express and certified letters mailed to neighbors located within 500ft. of property

7:00 PM Public hearing closed

PUBLIC HEARING FOR SITE PLAN/SPECIAL PERMIT APPLICATION – DEBORAH PAYNE ST RT 14A, ROCK STREAM (TAX MAP NO. 42.00-2-28.2)

A public hearing was held regarding Deborah Payne’s property on St. Rt. 14A. Deborah and her son Justin Payne would like to operate a used car dealership from her 6 Acre State Route 14A property (Tax Map No. 42.00-2-28.2). The dealership will be located across from Deborah Payne’s recently sold and closed business, Jaynes Used Auto Parts. The Special Permit Application is needed and public hearing because more than 15,000 Sq. Ft. of land area will be utilized for the business. The Paynes will place a small building to be used as an office and only sell used cars at the location. They will not have a repair shop or sell car parts and cars to be repaired will be located behind the fence.

7:00 PM D. Chutas opened the Public Hearing

J. Hodges – Asked what side of the road it was going to be on? D. Chutas replied that it would be on the East side of the Road as you are headed to Rock Stream.

D. Chutas noticed there is a pond located on the back of the parcel and is listed on the DEC Environmental Resource Mapper, wetland layers, and is shown as a part of the national wetlands and therefore may require a buffer. The Paynes are to contact the DEC to determine what the buffer zone would be.

Legal notice appeared in the May 7, 2025 issue of the Watkins Glen Review and Express and certified letters mailed to neighbors located within 500ft. of property

7:30 PM Public hearing closed

REVIEW OF APRIL 16, 2025 MINUTES

L. Tischler made a motion to accept the April 16, 2025 minutes as written. Seconded by P. Reagan

OLD BUSINESS:

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

PLANNING BOARD DECISION ON MINOR SUBDIVISION. COUNTY ROAD 27, ROCK STREAM (TAX MAP NO. 30.00-3-10.11)

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

RESOLUTION PB 25-17 Resolution making environmental determination and issuing a SEQRA negative declaration for Newswanger Minor Subdivision made by L. DeBolt and seconded by A. Conklin

AYES

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

NAYS

None

RESOLUTION PB 25-18 Motion made by L Tischler to accept the Minor Subdivision Application of Cleason Newswanger as Complete to subdivide a 6 Acre parcel (Parcel A) from the 92.96 Acre parcel. Seconded by P. Reagan

AYES

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

NAYS

None

RESOLUTION PB 25-19

TOWN OF READING PLANNING BOARD RESOLUTION – FINAL MINOR SUBDIVISION APPROVAL FOR CLEASON NEWSWANGER, JR AND MARILYN N. NEWSWANGER, TAX PARCEL NUMBER 30.00-3-10.11, EATON ROAD AND COUNTY ROAD 27, TOWN OF READING, NEW YORK

WHEREAS an application was submitted for a Minor Subdivision by Ivan Ray Hoover on behalf of Cleason and Marilyn Newswanger, owner representative and applicant, for Eaton Road and County Road 27, 93.8-acre Tax Parcel 30.00-3-10.11 into Parcel A, 6.0 acres and Parcel B, 87.802 acres; 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 May 21st, 2025, review and accept as adequate: “Map of a Proposed Division of Lands of Cleason Newswanger, Jr and Marilyn N. Newswanger”, prepared by FLX Surveying and Mapping Design Professional Corporation, Seth D. Moser, Surveyor, April 8, 2025; and

WHEREAS on May 21st, 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 April 16th, 2025, the Planning Board reviewed and considered the subdivision application and held a Public Hearing on the Minor Subdivision application on May 21st, 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 30.00-3-10.11, Cleason and Marilyn Newswanger, Eaton Road and County Road 27 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:

Louis DeBolt – Aye
Donald Chutas – Aye
Alice Conklin – Aye
Laurie Tischler – Aye
Paula Reagan – Aye

**PLANNING BOARD DECISION ON SITE PLAN/SPECIAL PERMIT APPLICATION –
DEBORAH PAYNE ST RT 14A, ROCK STREAM (TAX MAP NO. 42.00-2-28.2)**

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

RESOLUTION PB 25-20 Resolution making environmental determination and issuing a SEQRA negative declaration for Site Plan/Special Permit Application made by P. Reagan and seconded by L. Tischler

AYES	D. Chutas A. Conklin L. Tischler L. DeBolt P. Reagan	NAYS	None
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RESOLUTION PB 25-21 Motion made by L. DeBolt to accept the Site Plan/Special Permit Application of Deborah Payne operate a used car dealership from her State Route 14A property as Complete with recommendations Seconded by L. Tischler

AYES	D. Chutas A. Conklin L. Tischler L. DeBolt P. Reagan	NAYS	None
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RESOLUTION PB 25-22

**TOWN OF READING PLANNING BOARD RESOLUTION – APPROVAL OF THE
PAYNE USED CAR DEALERSHIP SITE PLAN AND SPECIAL PERMIT, TAX PARCEL
NUMBER 42.00-2-28.2, STATE ROUTE 14A, TOWN OF READING, NEW YORK**

WHEREAS an application was submitted for Site Plan review and a Special Permit for a used car dealership by Deborah Payne, owner, on the 3.734-acre Tax Parcel Number 42.00-2-28.2 on State Route 14A; and

WHEREAS the applications were received April 10th, 2025, reviewed under the Site Plan Review process of the Land Use Law of the Town of Reading, New York on April 16th, 2025, and May 21st, 2025; and

WHEREAS this Board, acting as Lead Agency in environmental review, did on May 21st, 2025 accept as adequate the Site Plan and Special Permit proposals for a used car dealership by Deborah Payne on State Route 14A, Town of Reading dated 4/10/2025 by Deborah Payne; 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 May 21st, 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 May 12th, 2025, under the referral requirements of General Municipal Law § 239-1, m, and n with no recommendations.

WHEREAS, on May 21st, 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 Used Car Dealership Site Plan and Special Permit Applications for Tax Map No. 40.00-2-28.2, State Route 14A, Town of Reading, NY subject to the following conditions:

1. Any expansion beyond the 35 car spaces outside the fence as indicated in the site plan will be brought before the Town of Reading Planning Board for approval.
2. This site is considered only for sales of used cars and not for the repair or salvage of cars. Any change of use for the site beyond the sales of used cars will be brought before the Town of Reading Planning Board for approval.
3. The pond on the back of the parcel is listed on the DEC Environmental Resource Mapper, wetland layers, and is shown as a part of the national wetlands and may require a 100 ft. buffer. Expansion into that buffer zone will require a NYDEC jurisdictional determination per 6 NYCRR Part 664.
4. The sealing and endorsement of such Site Plan by the Planning Board Chair, thereafter, presenting to the Code Enforcement Officer by the Town of Reading Clerk to obtain the Building Permit for the indicated building that will be 240 ft².

Motion by: Alice Conklin

Seconded by: Louis DeBolt

VOTE AS FOLLOWS:

Alice Conklin – Aye
Donald Chutas – Aye
Louis DeBolt - Aye

NEW BUSINESS:

SULLI – 4341 BRIMMER ROAD

Mr. T. Sulli Jr appeared before the Planning Board on behalf of Kristin Sulli to inquire about putting 5 tent campsites with no facilities other than portable potty's on their 27 Acre property located at 4341 Brimmer Road. They are going to advertise the campsites using HipCamp. Previously the property has just been used for family camping and there are a couple of other small structures on the property. In the future, they may expand and add a bath house. Chairperson, D. Chutas, recommended that they submit a Site Plan Application showing where the campsites will be, fire pits, and parking. It was also recommended they notify Emergency Mgmt. that they have campsites on their property because it is on a seasonal road. Mr. Sulli was reminded that if they expand or add more campsites it would make them a campground and they would need to submit a Special Permit Application. D. Chutas will email them a list of information the Planning Board would like to have.

SWEETWATER PROPANE- CO. RD. 27, ROCK STREAM

Matt Clark, representing Sweetwater Propane, appeared before the Planning Board to revisit putting a propane refill station on County Road 27 (Tax Map 41.00-3-12.122). This Site Plan Application had previously been brought before the Planning Board in August 2020 and was not completed due to deciding to locate the refill station in Geneva. Matt Clark said there will not be a lot of truck traffic as the trucks are large enough that they should only need to be refilled once a week. The Planning Board will need to contact DEC and Stormwater because the neighbor is putting in a pond. Chairperson, D. Chutas, will send an email as to what all we would need to proceed.

SITE PLAN APPLICATION- R. TEETER, JR. 3294 SALT PT RD., WG

The Planning Board reviewed the Site Plan Application of R. Teeter Jr, for his property located on 3294 Salt Pt. Rd, WG. R. Teeter, Jr. would like to add a small 7'x 18' addition to his lakefront property located in the Seneca Lake Water Protection District.

RESOLUTION PB 24-23 D. Chutas made a motion to approve the Site Plan Application of Richard Teeter, Jr. to expand his seasonal residence with a 7'x18' addition based on Chapter 10, Section 4A of the Town of Reading Land Use Law which allows a pre-existing, non-conforming structure to be enlarged by a maximum of 25% of the gross footprint of the building. No SEAF application is needed. Seconded by A. Conklin

AYES

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

NAYS

None

James Spencer appeared before the Planning Board to inquire about subdividing his property located at 3295 Reading Rd, WG to eliminate the “mixed use” status of their property which currently has a combined status of their residence and their bakery shop Sugar Mountain located at 3296 Reading Road, WG. He was asked to complete a Minor Subdivision Application and come to the June meeting.

Meeting adjourned at 7:50 pm by A. Conklin and seconded by L. DeBolt

Next Planning Board Meeting June18, 2025 at 6:30 PM