

**TOWN OF READING  
PLANNING BOARD MEETING  
October 16, 2024**

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

**ABSENT:** None

**VISITORS:**

Nowell Faus, 6162 Old Lake Rd, Rock Stream  
Naaman Faus, 6156 Pealle Rd, Rock Stream

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

**REVIEW OF SEPTEMBER 18, 2024 MINUTES**

D. Bacon made a motion to accept the September 18, 2024 minutes as written. Seconded by L. Tischler

**OLD BUSINESS:**

The Final Revision of the Short Term Rental Local will be reviewed at the November 13<sup>th</sup> Town Board Meeting and should be approved so we can move forward with a public hearing in December and adoption of the Short-Term Rental Local Law.

**NEW BUSINESS:**

**SITE PLAN APPLICATION – LAKESIDE TRACTOR**

The Planning Board made a final review of Nowel and Naaman Faus’s Site Plan Application for the relocation of their business Lakeside Tractor currently located on the Reading Road in the Town of Starkey to State Route 14A near the ReDun airstrip (Tax Map No. 31.00-4-8).  
The Planning Board also received and reviewed the Notice of County Recommendation from the Schuylers County Planning Commission.

**RESOLUTION PB 24-24** D. Bacon made a motion to amend Resolution PB 24-22 of the submitted SEQRA form at the September 18, 2024 Planning Board meeting. Part 1, Section 3a total acreage of the site of the proposed action to be changed from 138.5 acres to greater than 2 acres and Section 3c Total acreage to be 138.45 acres. Seconded by A. Conklin

<b>AYES</b>	D. Chutas A. Conklin L. Tischler L. Debolt D. Bacon	<b>NAYS</b>	None
-------------	---	-------------	------

**RESOLUTION PB 24-25**

L. Tischler made a motion to accept the Site Plan Application of Nowel and Namman Faus as complete. Seconded by A. Conklin.

<p>AYES</p>	<p>D. Chutas A. Conklin L. Tischler L. Debolt D. Bacon</p>	<p>NAYS</p>	<p>None</p>
-------------	--	-------------	-------------

**RESOLUTION PB 24-26**

**TOWN OF READING PLANNING BOARD RESOLUTION – APPROVAL OF THE FAUS SITE PLAN, TAX PARCEL NUMBER 31.00-4-8, TOWN OF READING, NEW YORK**

**WHEREAS**, an application was submitted for Site Plan review by Nowel and Naaman Faus, Owners and Applicants, for approval of relocation of their business, Lakeside Tractor and Repair, currently located on Reading Road in the Town of Starkey which includes building a pole barn that is approximately 64’ x 68’, less than 6,000 square feet, to be used primarily for tractor repair and sales of new and used tractor parts on the 138.45-acre Tax Parcel Number 31.00-4-8 on State Route 14A; and

**WHEREAS**, the application received September 11<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 September 18<sup>th</sup> and October 16<sup>th</sup>, 2024; and

**WHEREAS**, this Board, acting as Lead Agency in environmental review, did on October 16<sup>th</sup>, 2024 accept as adequate the “Site Plan proposal of Nowel and Naaman Faus” at State Route 14A, Town of Reading” prepared by Nowel and Naaman Faus in the Application dated 9/11/2024; 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 under the State Environmental Quality Review Act (SEQRA) in respect of this action, and it is further noted that a General Municipal Referral Form was submitted 9/30/2024 to Schuyler County Planning as Required pursuant to General Municipal Law Article 12B, Sections 239-1, -m, or n, for recommendations by the county; and

**WHEREAS**, on October 16<sup>th</sup>, 2024 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 Nowel and Naaman Faus Application for Site Plan Review of Tax Map No. 31.00-4-8 on State Route 14A, Town of Reading, NY subject to the following conditions:

1. Any expansion beyond the approved single structure for tractor repair and sales of new and used tractor parts will need to be brought before the Town of Reading Planning Board for approval unless the structure meets the requirements of Chapter 3.2c of the Town of Reading Land Use Law.
2. The applicants will provide one portable toilet or alternate toilet that does not require a sewer or septic to operate the business and appropriately maintain.
3. Potable water for sanitation and consumption will be provided until a water well is drilled.
4. The business use of the land will be at least 2 acres, and the total acreage disturbed to be no greater than 1 acre.
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.

Motion by: Alice Conklin

Seconded by: Laurie Tischler

**VOTE AS FOLLOWS:**

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

Meeting adjourned at 7:30 pm by D. Bacon and seconded by A. Conklin

Next Planning Board Meeting November 20, 2024 at 6:30 PM