

**TOWN OF READING
PLANNING BOARD MEETING
December 18, 2024**

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

ABSENT: None

VISITORS:

Stephanie. Margreno – 805 Magee St. Watkins Glen
Andrew Carson- Watkins Glen
Atty, Aimee Churchill, 611 Franklin St, WG

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

REVIEW OF NOVEMBER 20, 2024 MINUTES

D. Bacon made a motion to accept the November 20,2024 minutes as written. Seconded by A. Conklin

OLD BUSINESS:

Short-Term Rental Law (Local Law No. 1 of 2024) Public Hearing was held on December 11, 2024. at 7:00PM. There were several visitors. Short-Term Rental Law (Local Law No. 1 of 2024) was passed by the Town Board and Clerk Alger mailed to the State.

It was recommended by the Planning Board that Town Clerk Alger send notification of the passing of the Short-Term Rental Law to residents when tax receipts are mailed to eliminate the cost of a mass mailing to residents.

Don Chutas made the recommended changes to the Solar Energy Law and will discuss more at the January 2025 meeting.

NEW BUSINESS:

MINOR SUBDIVISION APPLICATION – 3811 STATE RT 14A, WATKINS GLEN

Atty, Aimee Churchill, representing Ronald & Judy Roney, submitted a Minor Subdivision Application Form for a 14.228 acre parcel on 3811 State Rt. 14A, Watkins Glen (Tax Map No. 43.00-1-32). The Roney’s would like to subdivide the 14.228 acre parcel into 2 parcels. Parcel A is 12.045 Acres and Parcel B is 2.183 acres.

The Planning Board reviewed the Minor Subdivision Application Form, letter of representation, submitted drawings, SEAF form Part 1, and Agricultural Date 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. Debolt
L. Tischler
D. Bacon

A public hearing will be scheduled for Wednesday, January 15, 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

SENECA STORMWATER ISOKAN RETREAT

Stephanie Margreno owner of Seneca Stormwater came to the Planning Board to inquire about the feasibility of placing a Glamping Resort on Church Road, Rock Stream (Tax Map No. 42.00-4-20.1). S. Margreno would like to place 10 Geodomes on a 41 acre parcel. She would also like to expand to add a store and a spa after the initial phase.

The Planning Board said that because there will be more than 5 campsites, they will be considered a campground and will be regulated by NYS. They would also need to complete a Special Permit Application and submit it to the Planning Board. The plans seem to be well thought out and the next step would be to follow through with obtaining a NYS Permit.

Meeting adjourned at 7:20 pm by A. Conklin and seconded by D. Bacon

Next Planning Board Meeting January 15, at 6:30 PM