

JUNE 1, 2023
PITTSTOWN PLANNING BOARD

ATTENDANCE: Member Phillips, Member Welch, Member Herrington,
& Chairman Bushway
ABSENT: Member Luskin & Member Monahan

MINUTES:

Member Herrington made the motion to adopt the minutes of May 11, 2023 with Member Phillips seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

Public Hearing – Todd Boomhower 72 Phillips Road – Minor Subdivision

Member Herrington made the motion to open the public hearing with Member Phillips seconding the motion. A vote was taken. The motion was carried unanimously by the Board. Colleen Thomas, Planning Board secretary read the public hearing notice that was published in the Express Newspaper. There was no one present for the public hearing. The Board left the public hearing open. They went on to discuss the next project.

Timothy & Brian Gilchrist – 17 Hall Road – Classify Minor Subdivision

Brian Holbriiter presented the project to the Board. The applicants are proposing to create 4 lots. Total acreage of parcel is 12.72 acres. One lot is 2.17 acres, second lot is 2.18 acres, third lot is 4.3 acres existing lot with the house and garage, lot 4 on the easterly side will be 3.8 acres. Member Herrington questioned the setback. Brian Holbriiter responded that the building setbacks 75 to 80 ft. Member Herrington questioned if there were any issues with the creek with the existing house. Brian Holbriiter responded that it was grandfathered in. Nothing is changing. Board questioned if the neighboring property would be landlocked. Brian Holbriiter responded no they have frontage on Groveside Road and Route 7 as well. Member Herrington stated that this project is pretty straight forward. Meets the regulations. Member Herrington made the motion to classify this project as a Minor Subdivision with Chairman Bushway seconding the motion. A vote was taken. The motion was carried unanimously by the Board. Chairman Bushway read the resolution that was before the Board. Member Herrington made the motion to adopt the following resolution with Member Phillips seconding the motion:

“Resolved to classify as a Minor Subdivision an Unlisted Action under SEQRA, a sketch plan application submitted by Timothy Gilchrist & Brian Gilchrist on May 18, 2023 to create 4 lots from a portion of TMP 55.-1-3 located on 17 Hall Road just Northerly of NYS Route 7 as depicted on a survey map entitled Minor Subdivision Plat Between Lands N/F of Katherine N. Gilchrist Family Irrevocable Trust 17 Hall Road prepared by Brian R. Holbriiter on May 16, 2023. The applicant is authorized to submit an application for a Minor Subdivision approval and all other supporting documentation as required by state and local law.”

A vote was taken. The motion was carried unanimously by the Board.

Martin & Barbara Fane – 254 Jay Herrington Road – Annexation

Annexation of 2 properties located on Longwoods and Jay Herrington Road. Applicants would like to do a property line adjustment before giving son land. Member Herrington made the motion to classify this project as an annexation with Member Welch seconding the motion. A vote was taken. The motion was carried unanimously by the Board. Chairman Bushway read the resolution that was before the Board. Member Herrington made the motion to adopt the following resolution with Member Welch seconding the motion:

“Resolved to classify as an annexation a sketch plan application submitted by Martin & Barbara Fane on June 1, 2023 to merge a .02 acre portion of Tax Map Parcel 35.-2-3.122 with Tax Map Parcel #35.-2-3.121 located on the Corner of Longwoods Road & Jay Herrington as depicted on the sketch plan entitled “Lot Line Adjustment Survey Lands N/F of Martin R. Fane & Barbara A Fane 254 & 258 Jay Herrington Road Pittstown, Rensselaer County, New York.” Said parcels shall be deemed merged for all purposes and shall not be separately conveyed without the approval of the Town of Pittstown Planning Board. Applicant shall provide copies of letters from both parties acknowledging and accepting the proposed boundary line adjustments prior to the Town of Pittstown approving the submitted maps. A vote was taken. The motion was carried unanimously by the Board.

Todd Boomhower Minor Subdivision (continued)

The Board reviewed the Long EAF. Member Herrington made the motion to accept the Long EAF form on the Todd Boomhower subdivision with Chairman Bushway seconding the motion. A vote was taken. The motion was carried unanimously by the Board. Chairman Bushway stated that the legal notice ran on this project. No agricultural data letters sent out. This is not in the AG district. Member Herrington made the motion to close the public hearing with Member Welch seconding the motion. A vote was taken. The motion was carried unanimously by the Board. Chairman Bushway read the resolution that was before the Board. Member Herrington made the motion to adopt the following resolution with Chairman Bushway seconding the motion:

“The Town of Pittstown Planning Board acts as follows on an application for A Minor Subdivision Plan Approval submitted by Todd & Catherine Boomhower on May 18, 2023 to create 3 residential lots from a portion of TMP 64.-2-1.138 located on 72 Phillips Road as depicted on a survey map entitled Minor Subdivision Plat Between Lands N/F of Eugene T. Boomhower & Catherine E. Boomhower 72 Phillips Road prepared by Brian R. Holbriiter Land Surveying & Site Development dated April 17, 2023:

1. Has determined upon review of the Full Environmental Assessment Form that the proposed action, an Unlisted Action under SEQRA will cause no significant adverse effect on the environment and has issued a negative declaration of significance.
2. Acknowledges certification conditional on receipt of letter to come for 1 lot that the parcel is suitable for the installation of a sewage disposal and water supply system for a 3 or 4 bedroom home.

3. Grants Subdivision plat approval with the Chairman authorized to stamp and sign the subdivision plat upon the applicant submission within the next one hundred eighty (180) calendar days of survey drawings in the required number and form specified with the Town's Subdivision law.
4. Advises the applicant that the Subdivision plat once signed by the Chairman must be filed within 60 calendar days in the Rensselaer County Clerk's office to complete the subdivision plat approval process.

A vote was taken. The motion was carried unanimously by the Board.

Adjournment

Member Welch made the motion to adjourn with Member Herrington seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

Respectfully Submitted By:

Colleen Thomas
Planning Board Clerk