

**May 11, 2023**  
**MINUTES**  
**PITSTOWN PLANNING BOARD**

**ATTENDANCE:** Member Phillips, Member Herrington, & Chairman Bushway

**ABSENT:** Member Luskin, Member Monahan, Member Welch

**MINUTES:**

Member Phillips made the motion to adopt the minutes of April 6, 2023 with Member Herrington seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

**Todd & Kathy Boomhower – 72 Phillips Road – Minor Subdivision**

Brian Holbriiter representing the applicant, presented the project to the Board. Applicants had a lot line adjustment approved last month. They are proposing to create 3 lots located on Phillips Road. Lot #1 will be 5.16 acres with new driveway. Lot #2 will be 2.9 acres with existing house, garage and business. Lot #3 will be 3.2 acres creating a new lot. Chairman Bushway stated that this will be classified as a Minor Subdivision. A legal notice will need to be published and agricultural data letters will need to be sent out. Brian stated that he would fill out the agricultural data statement and submit it in time for the agricultural data letters to be sent out. Chairman Bushway made the motion to classify this project as a Minor Subdivision with Member Herrington 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. Chairman Bushway made the motion to adopt the following resolution with Member Herrington seconding the motion:

“Resolved to classify as a Minor Subdivision an Unlisted Action under SEQRA a sketch plan application submitted by Todd Boomhower on May 11, 2023 to create 3 lots from a portion of TMP 64.-2-1.138 located on Phillips Road as depicted on a survey map entitled Minor Subdivision Plat, Between Lands N/F of Eugene T. Boomhower & Catherine E. Boomhower prepared by Brian R. Holbriiter on April 17, 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.

**ADJOURNMENT**

Member Phillips 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

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