

August 4, 2022
PITTSTOWN PLANNING BOARD

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

MINUTES:

Member Herrington made the motion to adopt the minutes of July 7, 2022 as corrected with Member Monahan seconding the motion. A vote was taken. The motion was carried with Member Herrington abstaining.

PUBLIC HEARING

Michael Ratigan – Minor Subdivision –

Member Herrington made the motion to open the public hearing at 7:05 PM with Member Welch seconding the motion. A vote was taken. The motion was carried.

Patrick & Lisa Monahan – Hall Road – Simple Subdivision

Member Monahan recused himself from this project due to the fact that he is the applicant. Member Luskin came into the meeting. Member Herrington made the motion to grant this project a negative declaration of significance under SEQRA with Chairman Bushway seconding the motion. A vote was taken. The motion was carried unanimously by the Board. Chairman Bushway read the following 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 Subdivision Plat Approval submitted by Patrick & Lisa Monahan on July 12, 2022 to create a 2.05 +/- acre lot around existing house from a portion of TMP 54.-4-23.1 located on 165 Hall Road as depicted on a survey map entitled Survey & Subdivision Plat Lands N/F of Pat Monahan Hall Road prepared by Brian R. Holbriiter Land Surveying & Site Development dated June 23, 2022.

1. Has determined upon review of the Short 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. 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 within the Town’s Subdivision law.
3. Advises the applicant that the Subdivision plat once signed by the Chairman must be filed with 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.

Michael Ratigan – 573 Valley Falls Road – Annexation

Applicant is proposing to merge a 0.70 acre portion of Tax Map Parcel #42.-2-5.11 with Tax Map Parcel #42.-2-10.1 located on southerly side of Valley Falls Road and Westerly of Ford Road. Member Monahan made the motion to classify this project as an annexation with Member Herrington seconding the motion. A vote was taken. The motion was carried. 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 Michael J. Ratigan Sr. & Pamela E. Ratigan on July 12, 2022 to merge a 0.70 +/- acre portion of Tax Map Parcel #42.-2-5.11 with Tax Map Parcel 42.-2-10.1 located on Southerly Side of Valley Falls Road & Westerly of Ford Road as depicted on the sketch plan entitled Boundary Line Adjustment Survey Between Lands N/F of Michael J. Ratigan Sr. & Pamela E. Ratigan 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. Chairman Bushway advised Jacob Keasbey, from Brian Holbritter surveying, that the stamped maps would be ready on Monday, August 8, 2022.

Michael Ratigan – 573 Valley Falls Roads – Minor Subdivision

Applicant is proposing to create 3, 2 acre residential lots on the Southerly side of Valley Falls Road and Westerly of Ford Road. Member Monahan made the motion to grant this project a negative declaration of significance under SEQRA 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. Member Herrington made the motion to adopt the following resolution with Member Welch seconding the motion:

“The Town of Pittstown Planning Board acts as follows on an application for Michael J. Ratigan Sr. & Pamela E. Ratigan Subdivision Plan Approval submitted by Brian Holbritter on July 12, 2022 to create 3, 2 acre residential lots from a portion of TMP 42.-2-5.11 located on Southerly Side of Valley Falls Road Westerly of Ford Road as depicted on a survey map entitled Minor Subdivision Plat Lands of N/F Michael J. Ratigan Sr. & Pamela E. Ratigan prepared by Brian Holbritter Land Surveying & Land Development dated June 23, 2022:

1. Has determined upon review of the Short 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 by Lot 1 & 3 that the parcel is suitable for the installation of a sewage disposal and water supply system for a 3 or 4 bedroom home. Lot 2 has an existing.
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 within 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.

Member Herrington made the motion to close the public hearing with Member Monahan seconding the motion. A vote was taken. The motion was carried unanimously by the Board. No one was in attendance for the public hearing.

Janet & William Weber – 392 Stover Road – Annexation

Applicant is proposing to create a 1.34 + or – acre portion of Tax Map Parcel #32.-5-3-1 with Tax Map Parcel 32.-5-4 located on 392 Route 118 Stover Road. A map with stamp of seal and mayor signature was submitted by the applicant. Member Herrington made the motion to classify this project as an annexation with Member Monahan 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 an annexation a sketch plan application submitted by Janet Weber and William Weber on July 25, 2022 to merge a 1.34 + or – acre portion of Tax Map Parcel # 32.-5-3-1 with Tax Map Parcel 32.-5-4 located on 392 Route 118 Stover Road as depicted on the sketch plan entitled Annexation Survey: Land To Be Conveyed to William & Janet L. Weber 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.

Adjournment

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

Respectfully Submitted By:

Colleen Thomas
Planning Board Clerk