

July 7, 2022
PITTSTOWN PLANNING BOARD

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

ABSENT: Member Herrington, & Member Luskin

MINUTES:

Member Welch made the motion to adopt the minutes of June 2, 2022 with Chairman Bushway seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

Justin & Sarah Frisino – 307 Stove Road

Chairman Bushway stated that the Frisino's are waiting for Janet Weber to submit her application for an annexation. Part of Janet Weber's parcel is in Valley Falls. Janet will have Jay Overocker, Valley Falls Mayor, sign off on it and then submit her application.

Michael Ratigan Sr. – Sketch Plan Application – Minor Subdivision

Applicant is proposing to create a 3 lot minor subdivision with a portion to be annexed on to what he currently owns. Create 2 lots leaving existing lot with house. Steve Dean will handle the engineering on lots 1 and 3. Once this is done they will submit the engineer letter that is required. The Planning Board decided that the applicant will not need an engineer's assistance on this project. A Minor Subdivision requires a public hearing. Chairman Bushway stated that the agricultural data statement would need to be submitted listing the property owner's that need to be notified with their addresses. Once received, the Planning Board Secretary, Colleen Thomas will send out letters. Chairman Bushway read the resolution that was before the Board. Member Monahan made the motion to adopt the following resolution with Member Welch seconding the motion:

“Resolved to classify as a Minor Subdivision and an Unlisted Action under SEQRA, a sketch plan submitted by Michael J. Ratigan Sr. on June 29, 2022 to create 3 lots 2 +/- ace building 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 N/F of Michael J. Ratigan Sr. & Pamela E. Ratigan prepared by Brian Holbitter on June 23, 2022. The applicant is authorized to submit an application for Minor Subdivision approval and all other supporting documentation as required by state and local law.”

1. Advises the applicant that a full SEQRA EAF will be required for this project.
2. Advises the applicant that the NYS Health Department approval is required for septic and water supply for each of the 3 proposed building lots since they are less than 5 acres.

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

Patrick & Lisa Monahan – Hall Road – Sketch Plan Application Simple Subdivision

Member Monahan recused himself from this project due to the fact that he is the applicant. Applicant proposes to create a 2.05 acre lot to the front of his current residence. This will be a Simple Subdivision. Chairman Bushway stated that an agricultural data statement would need to be submitted listing the property owner's that need to be notified with their addresses. Once received, the Planning Board Secretary, Colleen Thomas will send out letters. The Board reviewed the short environmental assessment form. Chairman Bushway made the motion to grant this project a negative declaration of significance under SEQRA with Member Welch seconding the motion. A vote was taken. The motion was carried. Chairman Bushway read the resolution that was before the Board. Chairman Bushway made the motion to adopt the following resolution with Member Welch seconding the motion:

“Resolved to classify as a Simple Subdivision and an Unlisted Action under SEQRA, a sketch plan application submitted by Patrick & Lisa Monahan on July 7, 2022 to create a 2.05 +/- acre building lot 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 prepared by Brian Holbitter Land Surveying & Site Development on June 23, 2022. The applicant is authorized to submit an application for Simple 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.

Member Monahan rejoined the Planning Board meeting.

Adjournment

Chairman Bushway made the motion to adjourn with Member Welch 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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