

DRAFT
Pittsford Planning Commission Hearing
September 26, 2024

Board Members Present: Rick Conway, Kevin Blow, Chuck Charbonneau, Donna Wilson, Mark Pape

Others Present: Jeff Biasuzzi, Richard Giddings, Susan Hayes, John Hayes

Others Present via Zoom: Michael Gaines

1. Meeting - Call to order

The meeting was called to order at 7:03PM by Kevin Blow – Chair.

2. Approval of Hearing Agenda

A motion was made by Rick Conway and seconded by Mark Pape to approve the agenda. **The motion passed unanimously.**

3. Swear in All Participants

All participants were sworn in.

4. Zoning Administrator's Overview

Jeff Biasuzzi reported the reason for the hearing is regarding a specific section of the zoning regulations. In the site plan review, it references the section of the zoning regulations that are applicable. Simple parceling is allowed with zoning administrator approval for one parcel for the source property every 365 days. The reason for the hearing is that in the spring the Giddings family did a simple parceling and it has not been 365 days and they now would like to have a second subdivision off the source property. This request would go to the Planning Commission for a site plan review. This property is a house and yard. The land surveyor was present via zoom to answer any questions. The property is 19 +/- acres and they would like to create a 3.2 +/- homestead as shown in the plan. It conforms to minimum road frontage and acreage and a State water subdivision has been acquired with a permit #WW-1-3886. This is a State-required wastewater issue and zoning cannot approve the permit unless the required Act 250 or State wastewater permit has been submitted to the State in 30 days. The State requirement is satisfied. Rick Conway stated the subdivision has been prepared and the lot size is 2.10 acres. It looks like access is on West Creek Road and is 161 feet of road frontage. There is no noise or glare to come off the property. Primary use will be a rental property. Mr. Conway asked about the landscaping materials. Susan Hayes stated they will be cleaning up the landscaping as it was not maintained well. There will be no commercial uses.

5. Motion to Deliberate

Jeff Biasuzzi advised the usual procedure is that the Commission will authorize him to draft a written decision and it will be provided to the voting members. Mr. Biasuzzi can issue the permit once he receives the document signed by the Planning Commission.

A motion was made by Rick Conway and seconded by Chuck Charbonneau to approve the subdivision application permit submitted by the Eloise Giddings Revokable Trust Agreement. **The motion passed unanimously.**

A motion by Rick Conway and seconded by Chuck Charbonneau to authorize the Zoning Administrator to prepare a draft of the approved decision. **The motion passed unanimously.**

6. Close Hearing

A motion was made by Mark Pape and seconded by Chuck Charbonneau to close the hearing at 7:13PM. **The motion passed unanimously.**

The hearing closed at 7:13PM

Respectfully submitted,

Charlene Bryant
Recording Secretary

Approved by,

The Pittsford Planning Commission