

DRAFT
Pittsford Planning Commission Hearing
Subdivision of Parcel #0172
February 27, 2025

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

Others Present: Jeff Biasuzzi, Mark Winslow, Ann Reed

Other present via zoom: Jed Byron

1. Hearing - Call to order

The hearing was opened by Kevin Blow – Chair at 6:32PM.

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

Mr. Blow stated the hearing was to consider application 25-04 requesting a Subdivision of 177+/- acres into three separate parcels. Interested parties who wished to provide testimony were asked to address the Planning Commission Chair. Participants were asked to state their name and address for the recorder and zoom recording before speaking.

All board members were introduced.

2. Testimony Swear In

Rick Conway swore in all interested parties who wished to participate in the hearing.

3. Public Comment

Kevin Blow requested the Zoning Administrator provide details of the application.

Jeff Biasuzzi reported this is a three-subdivision application with two parcels subdivided and the remaining parcel is under the site plan article and will require the Commission's approval. The lots are in the Conservation 1 Zoning District and require 200 feet of road frontage and a minimum of five acres of land. The surveyor has developed the subdivisions to conform to the regulations. Another element of the request is for a boundary line adjustment in the northeast portion of the lot and is for a nonconforming parcel. The boundary line adjustment is a parceling of land that comes off and is merged to an adjacent property with no new lots created. Rick Conway asked if it reduces the lot to make the lot size smaller. Mr. Biasuzzi advised this does not have to conform to the minimum when the new area is removed and merged. There is no request for site development for septic or construction in this application. Kevin Blow confirmed this is just a subdivision and a boundary line adjustment with lot 1 and 2 coming off the larger lot. Mr. Biasuzzi advised this is one larger piece of land and the two lots being subdivided are north of Creed Hill Road and the remaining acreage is south. The total acreage is all one title change. Mr. Biasuzzi noted that Pittsford does not recognize physical or natural boundaries whereas wastewater regulations will recognize a road. Rick Conway confirmed there is no construction requested. Mr. Biasuzzi stated in looking at the overall view, the pieces are all above Creed Road. Mr. Biasuzzi also noted there is a request for a boundary line adjustment. Jed Byron noted the request seems straightforward but was available to answer any questions. Mr. Byron advised it is land that has not been used and Camp Sangamon had taken out loans to renovate some buildings and with the increase in Vermont property values, it was thought of as a good time to move the property, with alumni interested in purchasing the property. The buyers are of a mindset not to build out of character with the area.

Rick Conway noted all was straightforward and there did not appear to be a need for deliberation.

A motion was made by Rick Conway and seconded by Chuck Charbonneau to accept Application 25-04 for the subdivision on Creed Hill and the boundary line adjustment as indicated on the plan. **The motion passed unanimously.**

The Zoning Administrator will prepare a draft for the Committee's consideration and approval. If there are any changes to the draft, Committee members are to submit them to the Committee Chair who will forward them to the Zoning Administrator for completion of the final document. Donna Wilson questioned the status of the survey as she did not see it at the Town Office. Mr. Biasuzzi stated it is good practice to not complete the mylar until the application is approved. In a subdivision, the mylar has to be recorded within 180 days or the permit will be null and void. If the municipal panel has any change, it is best to wait until the permit has been finalized. Once the permit has been received, Mr. Byron can instruct his surveyor to create the mylar and submit the recording fee. Mr. Biasuzzi noted he will review this information with the surveyor.

The hearing was closed at 6:56PM.

Respectfully submitted,

Charlene Bryant
Recording Secretary

Approved by,

The Pittsford Planning Commission