

DRAFT

PITTSFORD PLANNING COMMISSION (PC) SPECIAL MEETING & PUBLIC HEARING MINUTES

December 5, 2024

MEMBERS PRESENT: Kevin Blow (Interim Chairman), Chuck Charbonneau, Richard Conway, Robb Spensley, Donna Wilson. **MEMBERS ABSENT:** Michael Norris, Mark Pape

OTHERS IN ATTENDANCE: In Person: Jeffrey Biasuzzi (Zoning Administrator & interim Recorder), Robert Lemieux.

Remotely via Zoom: Audrey & Jeffrey Miller

CALL to ORDER:

Chairman K. Blow called the Meeting to Order at 7:01 pm. This Special Meeting adjusts for the Thanksgiving Holiday.

APPROVAL OF MEETING AGENDA:

K. Blow requested that the term "draft" be struck and made a Motion to approve the Agenda as revised. R. Spensley seconded the Motion, All voted in favor, and Motion passed.

OPEN PUBLIC HEARING FOR APPLICATION 24-38; from Robert Lemieux (d.b.a. Bob's Heating Service Inc.); requesting a three lot subdivision of his 18 acre property (Parcel ID #0486; Tax Map # 3-396-0019).

K. Blow opened the Public Hearing and introduced PC Members and Zoning Administrator (ZA). He explained the procedure to be followed and R. Conway proceeded to swear in the ZA, R. Lemieux, and abutting owners A. & J. Miller.

ZA J. Biasuzzi summarized the Application; which would create three new parcels as detailed in an Action Surveying Site Plan (recorded in Clerk's Office on Slide #3362). Lot #1 (2.03 ac.) has conforming frontage on both VT Rt. 7 and Taylor Lane (an approved & existing private access), includes a pre-zoning residential structure with a private well and septic system. This was subdivided (Permit 23-10) off the source property and sold in 2023. The application proposes creating Lots 2, 3, & 4. Lot #2 (2.0 ac.) is vacant land with (well & septic) site improvements, accessed by Taylor Lane. Lot #3 (4.45 ac.) is vacant land with road frontage and an old access on VT Rt. 7. Lot #4 (11.3 acres) is vacant land, accessed by Taylor Lane. The ZA's opinion was that the proposed subdivision satisfied Town zoning requirements. He asked the Applicant to confirm that the old access on Lot 3 was approved by VTRANS. R. Lemieux stated that he had discussed this with the VTRANS Right-of-Way person when processing the final Rt. 7 design for his Rt. 7 frontage. J. Miller stated that this was the Access used by his Family's commercial Campground that existed in the 1950's.

Owner R. Lemieux further explained his plans to sell Lots 2 & 3. His VT (licensed) Site Designer had prepared and filed a Waste-Water (W-W) permit and Survey mylar for the proposed subdivision, with the understanding that Pittsford had not adopted formal Zoning regulations. The Site Designer was unaware of Town Zoning Section 1001 (Site Plan Approval), which required PC review and approval of three or more lot subdivisions.

A. & J. Miller expressed their displeasure of the proposed subdivision because the VT W-W permit issued included an "over-shadow area" onto their ownership to the south of Lot # 2. This restricted the Millers from installing a future water well in this over-shadow area. The purpose of this protection zone is to maintain a minimum isolation distance from the existing (& any future) septic field on Lot #2 and a future (down-slope) water well. After further discussion, it was clarified that VT W-W (and not the proposed subdivision itself) rules resulted in this encumbrance.

Hearing no further discussion, Chairman Blow asked if the Members wished to discuss in Deliberative Session, or vote on the Application in Open Session. D. Wilson made a Motion to approve Application 24-38. C. Charbonneau seconded, all approved and the Motion passed.

C. Charbonneau made a Motion to Close the Public Hearing, instruct the ZA to prepare a draft Decision to be sent to PC Members for their review and final determination, and Adjourn. D. Wilson seconded, All approved and Motion passed.

ADJOURNMENT & NEXT MEETING:

This Hearing and Meeting adjourned at 7:40 pm. The next PC Meeting (per PC Minutes of 10/24) is 7:00 pm 1/23/2025.

Respectfully submitted 12/11/2024 by J. Biasuzzi

Approved _____