

Public Notice:

PUBLIC HEARING by PITTSFORD Planning Commission (PC)

6:30 PM Thursday February 27, 2025 Pittsford Town Offices, 426 Plains Rd.

Request for a three Lot Subdivision of land on Ager & Creed Hill Road (parcel #0172).

On the date, time and place identified, the Pittsford Planning Commission will review **Application 25-04** by Jed Byron (Applicant), d.b.a Camp Sangamon for Boys, Inc. (property Owner of record); requesting a Subdivision of 177+/- acres into three separate parcels. The Planning Commission is to review this proposed Development per Zoning Sections 1001, Article IV (dimensional requirements), 1103 (required frontage), 1117 (Plat approval), and 1302-A (Site Plan).

A concise copy of the application is posted at www.PittsfordVermont.com and a complete copy of the Application is available for review at Town Offices at 426 Plains Road.

Interested parties may participate in this Hearing in-person or remotely via Zoom (log-in instructions posted at Town office & at www.PittsfordVermont.com). All participating Interested Parties are to be signed/logged in and present testimony; and/or submit written testimony; within 15 minutes of the scheduled Hearing time; or they may forfeit their right to appeal any decision of ZBA to VT Superior Court.

For (remote) ZOOM conference participation:

For VIDEO conference <https://www.Zoom.us> Meeting ID 652 103 6395

For TELEPHONE only, Dial: 929 205-6099 Enter # upon prompt. Hit # again to join.

Notice & Draft Agenda

PUBLIC HEARING by PITTSFORD Planning Commission (PC)

6:30 PM Thursday February 27, 2025 Pittsford Town Offices, 426 Plains Rd.

Subdivision Request for a three parcel subdivision of land on Ager & Creed Hill Rd. (parcel #0172).

On the date, time and place identified, the Pittsford Planning Commission will review **Application 25-04** by Jed Byrom(Applicant), d.b.a Camp Sangamon for Boys Inc. (property Owner of record); requesting a Subdivision of 177+/- acres into three separate parcels. The Planning Commission is to review this proposed Development per Zoning Sections 1001 and 1302(A), for compliance to dimensional requirements (Article IV).

The Application also requests a Boundary Line Agreement (BLA) for a transfer of 1.135+/- acres from Parcel #0172, to be merged to adjacent Lands owned by Tyler Dahlin & Brooke Towslee (Parcel #1221). The Zoning Administrator has the authority to approve this application (additional form required) without ZBA review per Zoning Section 1001(C).

A concise copy of the application is posted at www.PittsfordVermont.com and a complete copy of the Application is available for review at Town Offices at 426 Plains Road.

Interested parties may participate in this Hearing in-person or remotely via Zoom (log-in instructions posted at Town office & at www.PittsfordVermont.com). All participating Interested Parties are to be signed/logged in and present testimony; and/or submit written testimony; within 15 minutes of the scheduled Hearing time; or they may forfeit their right to appeal any decision of ZBA to VT Environmental Court.

Draft Agenda for PC Public Hearing

Call the Hearing for Application 25-04 to Order & Introduce Commission Members.

Outline Hearing Procedure for Participants & Public:

- 1. Please address only PC Chair. Do not talk among other parties.*
- 2. State your Name & address for the Recorder and Zoom record before speaking.*

Swear In any participants that plan to speak/testify. Remind in-person attendees to sign the Attendance Roster.

Request the ZA to summarize the Application details.

Open the Floor to Applicant/Agents for Application details and answer questions.

*At end of receiving all testimony, Ask for a Motion to Close the Hearing to Testimony **OR** to Continue the Hearing to a future time, date, & place..*

Ask for a Motion to:

- 1. Enter into Deliberatiive Session (request any guests to stay as needed). Ask for a Motion to exit D.S. and Vote on PC's Decision **OR***
- 2. Request the PC to vote on the Application in Open Meeting format.*

Issue any Instructions to the Zoning Administrator

Request a Motion to Adjourn

TOWN OF PITTSFORD, VERMONT

APPLICATION FOR
(CHECK ALL THAT APPLY)

<input type="checkbox"/> ZONING PERMIT	<input checked="" type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> APPEAL OF ADMIN. DECISION	<input checked="" type="checkbox"/> SUBDIVISION +
<input type="checkbox"/> CONDITIONAL USE +	<input checked="" type="checkbox"/> LOT LINE ADJUSTMENT +
<input type="checkbox"/> VARIANCE +	<input type="checkbox"/> OTHER ()

A "Plus" (+) ACTIVITY INDICATES THAT ADDENDUM SHEET SHOULD BE COMPLETED.

APPLICANT

NAME: JED BYROM / JASON BURT TEL#: 802 353 1433
 MAILING ADDRESS: 1408 FERRY RD, CHARLOTTE, VT 05445
 E-MAIL ADDRESS (Optional): jason@philosurveying.com

PROPERTY OWNER (IF NOT SAME AS APPLICANT)

NAME: CAMP SANGAMON FOR BOYS, INC TEL#: 802 353 1433
 MAILING ADDRESS: 382 CAMP LANE, PITTSFORD, VT 05763
 E-MAIL ADDRESS (Optional): jed@campasangamon.com

PROJECT LOCATION

REGISTER ID # 0172
 PARCEL #: 8-125-0382 TAX MAP #: _____ LOT #: _____ PLOT #: _____
 STREET ADDRESS: 382 CAMP LANE, PITTSFORD, VT 05763
 PROPERTY IN: FLOOD PLAIN YES _____ NO WETLANDS YES NO _____
 LOT SIZE: 29 AC ZONING DISTRICT: CONSERVATION I
 PRESENT USE OF PROPERTY: VACANT _____ ONE-FAMILY _____ TWO-FAMILY _____ MULTI-FAMILY _____
 _____ COMMERCIAL _____ INDUSTRIAL OTHER (CAMP)

PROPOSED WORK/USE
(CHECK ALL THAT APPLY)

NEW BUILDING _____ ALTERATION/ADDITION _____ CHANGE OF USE _____ SUBDIVISION

DESCRIPTION OF PROPOSED WORK: 3-LOT SUBDIVISION W/ HOUSE LOT + CAMP LOT
 ESTIMATED VALUE OF PROJECT: _____ BLA W/ DAHLIN

CERTIFICATIONS OF PROPERTY OWNER AND/OR APPLICANT

PROPERTY OWNER: The undersigned property owner hereby certifies that the information for this application is true and accurate, consents to its submission either by me, the co-applicant, agent, or lessee, and understands that if the application is approved, that the zoning permit and any attached conditions will be binding on the property. Further the undersigned authorizes the Administrative Officer access at reasonable times to the property covered by the permit issued under this application for the purposes of ascertaining compliance with said permit.

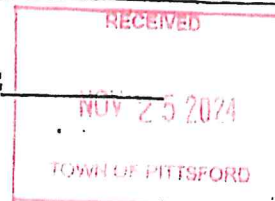
PROPERTY OWNER'S SIGNATURE: _____ DATE: _____

APPLICANT (if not property owner): The undersigned applicant hereby certifies that ALL the information submitted for this application is true and accurate.

APPLICANT'S SIGNATURE: [Signature] DATE: 11/25/2024

12/13 REVIEWED - NO SURVEY PLAT NEEDED

DATE RECEIVED 11/25/24 PERMIT # 25-04 FEE PAID/DATE



PERMIT ADDENDUM TO PROVIDE ADDITIONAL INFORMATION

Parcel ID #: 0382 Map ID#: 8-125 In Reference to zoning permit #: _____

Please Check One: Variance Conditional Use Subdivision

PROPERTY AND SUBDIVISION INFORMATION

Street Address of Property: 382 Camp Lane

Original Lot Size: 176.69 Number of Lots to Be Created: 2

Proposed Lot Sizes: Lot 1 21.244 Lot 5 _____ Lot 9 _____
Lot 2 6.106 Lot 6 _____ Lot 10 _____
Lot 3 _____ Lot 7 _____ Lot 11 _____
Lot 4 _____ Lot 8 _____ Lot 12 _____

Will there be any restrictive covenants on any deeds?

No yes (attach sheet describing which lots and nature of restrictions)

Has the original lot ever been part of a subdivision before? If yes, please fill out the following:

Table with 3 columns: Date, Number of Lots, Name of Subdivider. Row 1: 3/26/1980, 2, Lawrence Smith. Row 2: 2012, 1, Camp Sangamon For Boys.

Proposed Conditional Use or Nature of Variance Requested (be specific):

Three horizontal lines for providing details on the proposed conditional use or variance.

CERTIFICATIONS OF APPLICANT AND/OR PROPERTY OWNER

PROPERTY OWNER: The undersigned property owner hereby certifies that the information for this application is true, accurate, and complete and that the applicant has full authority to request approval for the proposed use of the property and any proposed structures.

Property Owner's Signature

Date

APPLICANT (if not property owner): The undersigned applicant hereby certifies that ALL the information submitted for this application is true and accurate and that the information provided is complete.

Applicant's Signature

Date

Date Application Received: _____

Fee Received: _____

NOTES & CERTIFICATION

1.0 The information gathered and considered during compilation of this plat of a Survey is as follows:
 1.1 Abstracts from these particular deeds, in which specific reference is made to this Survey, and the records depicted hereon, that the Survey is a continuation of the Survey of the parcel boundaries as described in the deed.
 1.2 Unless otherwise expressly stated, only those deed records in the public land records are referred to in this Survey. The examination of deeds recorded in the public land records assumes all facts are properly indexed.
 1.3 Survey 12 is entitled "Wayward H. Welch, Surveyor; Lands of Lawrence M. Smith" prepared by Maynard H. Welch, dated May 28, 1971, recorded in Slide 2 of the Town of Pittsford
 1.4 Survey 13 is entitled "Wayward H. Welch, Surveyor; Lands of Lawrence M. Smith" prepared by Maynard H. Welch, dated Oct. 23, 1984, recorded in Slide 2 of the Town of Pittsford
 1.5 Survey 14 is entitled "Wayward H. Welch, Surveyor; Lands of Lawrence M. Smith" prepared by Maynard H. Welch, dated Oct. 23, 1984, recorded in Slide 2 of the Town of Pittsford

Property of
Tyler Dahlin & Brooke Towles
 Volume 153, Page 527
 Key Deed Volume xxx, Page xxx
 Existing Area: 5 acres deeded
 Proposed Area: xxx acres

Parcel to be conveyed
 to Dahlin & Towles
 Area: 1.135 acres
 Encircled by Points 12, 13, 14, 15, and 16

Lot 1
 Area: 21.244 acres
 Encircled by Points 7 through 18 and the southern right of way limit of Ager Road

Portion of Property of
Camp Sangamon for Boys, Inc.
 Volume 81, Page 128
 See Reference Map 1.2
 Original Area: 176.69 acres (per Tax Map)
 Proposed Remaining Area: 148.20 acres

Property of
Robb Spensley, Ellen Moriarty, & Colin Spensley
 Volume 76, Page 36
 Key Deed Volume 76, Page 3
 See Reference Map 1.2

Property of
The Mary K. Wilczynski Revocable Trust & The Francis W. Wilczynski Revocable Trust
 Volume 172, Page 110
 See Reference Maps 1.3 & 1.4

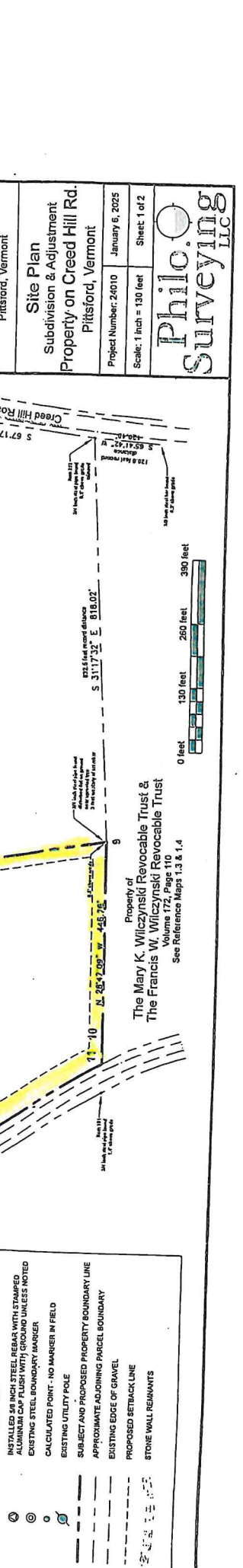
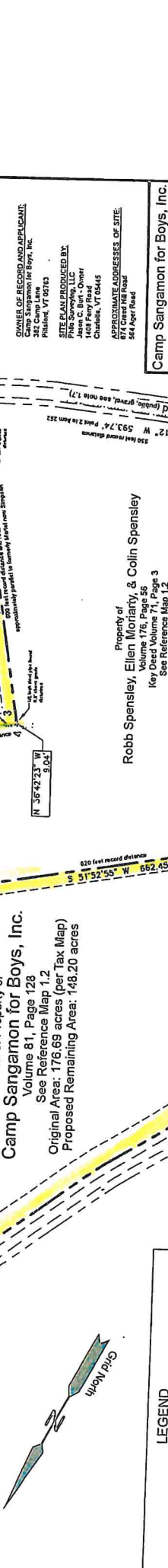
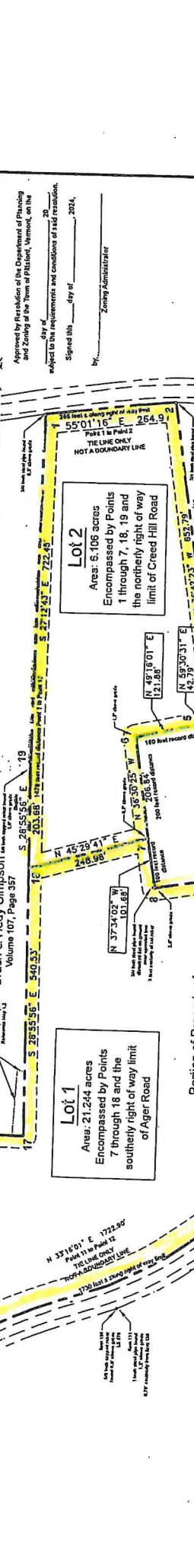
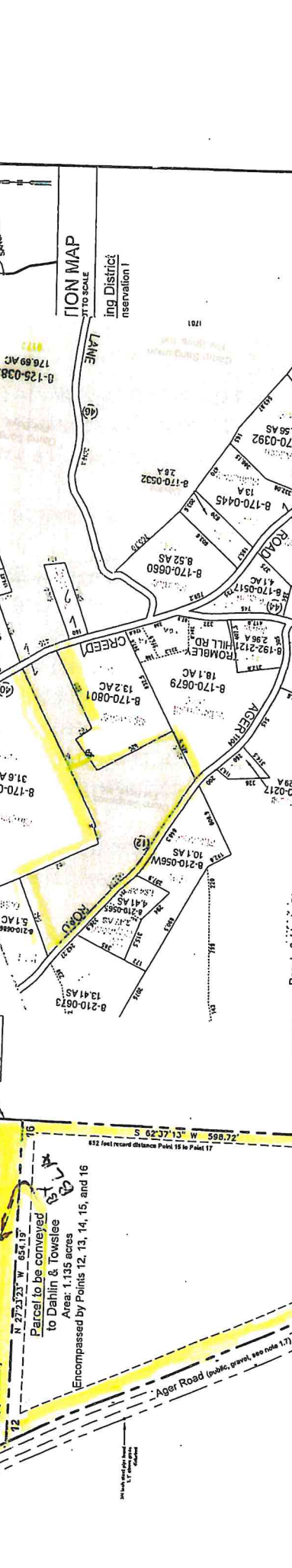
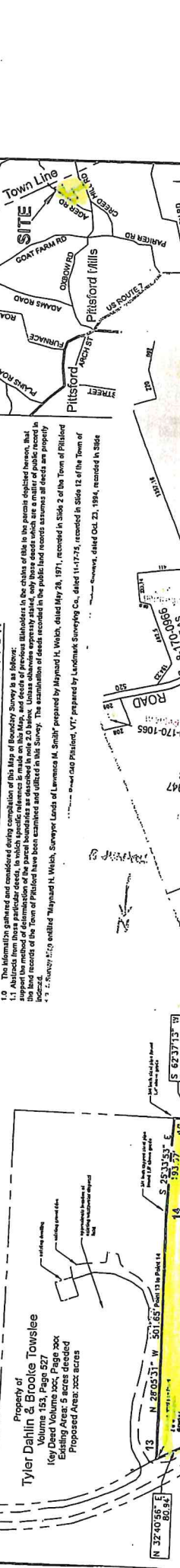
Approved by Resolution of the Department of Planning and Zoning of the Town of Pittsford, Vermont, on the _____ day of _____, 2024,
 Signed this _____ day of _____, 2024,

 Zoning Administrator

OWNER OF RECORD AND APPLICANT:
 Camp Sangamon for Boys, Inc.
 382 Camp Lane
 Pittsford, VT 05753

SITE PLAN PRODUCED BY:
 Philco. Surveying LLC
 James C. Boyer, P.E.
 1401 Ferry Road
 Charlestown, VT 05645

APPROXIMATE ADDRESSES OF SITE:
 874 Creed Hill Road
 84 Ager Road



LEGEND

- INSTALLED 3/8 INCH STEEL REBAR WITH STAMPED ALUMINUM CAP (FLUSH WITH) GROUND UNLESS NOTED
- EXISTING STEEL BOUNDARY MARKER
- CALCULATED POINT - NO MARKER IN FIELD
- EXISTING UTILITY POLE
- SUBJECT AND PROPOSED PROPERTY BOUNDARY LINE
- - - APPROXIMATE ADJOINING PARCEL BOUNDARY
- EXISTING EDGE OF GRAVEL
- - - PROPOSED SETBACK LINE
- STONE WALL REMNANTS



Philco. Surveying LLC

Site Plan
 Subdivision & Adjustment
 Property on Creed Hill Rd.
 Pittsford, Vermont

Project Number: 24010
 January 6, 2025
 Scale: 1 inch = 130 feet
 Sheet 1 of 2

Camp Sangamon for Boys, Inc.
 Pittsford, Vermont