

Town of Pittsford
Zoning Board of Adjustment Meeting
Hearing for Application #26-29: R.L. Vallee and Sandra Conway

The hearing was opened at 7:00pm on July 27, 2026 by Gary Kupferer, Town Attorney

Zoning Board of Adjustment (ZBA) members present: Charlie Simpson, Ernie Racette and Ed Keith Jr.

Others present: Ann Reed, Gary Kupferer, Scott Kaufman, Richard Conway, Sandra Conway, Chris Galipeau, Otto Hansen, Alan Mashtare

E. Keith made the motion to approve the agenda as written. This was seconded by C. Simpson and passed unanimously.

Gary Kupferer swore in Richard Conway, Sandra Conway, Otto Hansen, Alan Mashtare, and Chris Galipeau to give testimony. Chris Galipeau stated he was the civil engineer, Otto Hansen is the 2nd VP of Operations, and Alan Mashtare is the facilities manager.

C. Galipeau explained the project and showed a larger set of the plans that was sent to the interim zoning administrator during the application process. This project generally consists of a 2100 square foot addition to the current Maplefield convenience store. This would require a dumpster relocation and moving of parking spaces.

Attorney Kupferer inquired if the current building is hooked up to municipal water. C. Galipeau confirmed it is municipal water serving the current store. He further explained that as of right now, the wastewater will stay on-site with their current septic system. There are no new design flows. Per the State, these are set by the MPD (gas pumps) and this number is not changing as part of this project. There will be no water or sewer changes for this project.

The dumpsters will be relocated and enclosed with a fence around them. There will be changes in the parking layout. The aesthetics will stay the same. There will be a minor change to the landscaping with trees on the Route 3 side, which will be planted by the dumpster fence line.

E. Racette inquired about the curb cuts and if they will stay the same. C. Galipeau confirmed all the curb cuts will remain as is. There will be one new outdoor lighting fixture,

which will be down lanced to keep the lighting on the property and not cross onto the neighbor's property.

The floor plan for the addition was reviewed, showing two new bathrooms, the existing bathroom being removed, an office, additional coolers, and pushing back of the current deli area. The bathroom changes result in one additional bathroom from what is existing.

Attorney Kupferer asked for clarification of ownership of the two parcels listed on the application. Sandra Conway owns the back parcel that is approximately 2.3 acres. R.L. Vallee owns the front parcel that contains the current store, which is approximately .7 acres. Richard Conway sold the convenience store in December 2025 to R.L. Vallee. Pending approval of the applications with the Zoning Board of Adjustment and Act 250, the second parcel will be sold to R.L. Vallee by Sandra Conway.

There was a question asked about the shrubbery and if it was going to become a hazard for visibility for travelers on Route 3. These are going to be the trees and shrubs by the dumpster. They will be back far enough from the road they will not impede visibility on Route 3. They will be approximately 30-40' from the roadway and the property line to the trees is approximately 8'. The back of the property will be mowed lawn, as it is currently.

Richard Conway asked for conditions of use for the trees to be no more than four feet high and that the back lawn be kept in mowed condition after construction.

Attorney Kupferer asked if there were any buildings currently on Sandra Conway's property. No, there are no buildings on this parcel.

Attorney Kupferer asked how many additional parking spots there will be. C. Galipeau stated this is a bit of a grey area. There are currently 8 at the pumps, four at the front of the store, five at the route 3 side of the store, and 4-5 on the gravel behind the store for staff. The new plan will add about 4-5 spots on the Route 3 side of the building but will eliminate the 4-5 on the gravel behind the store, as this will be blocked by the dumpster. The parking spaces will have bollards along the sidewalk and be square with the building. C. Galipeau showed on the plans where the paving will be added for the dumpster pad and paving of the gravel parking area.

C. Simpson asked if there was a building around the dumpster. There will be fencing around the dumpsters and a concrete pad for the dumpster to sit on.

Attorney Kupferer asked about setbacks. A. Reed stated that both parcels are zoned for both village and commercial, but the new addition is within the setbacks for both.

Attorney Kupferer went over the packet of plans that was handed out to the zoning board of adjustment members to make sure they matched the large set that was presented at the meeting. C. Galipeau also stated that the large set can be taken as evidence, as they plan to build according to the plans as long as Act 250 will approve all of the plans.

Attorney Kupferer recommended that Act 250 deviations from the plans should go to the zoning administrator. If they are minor, the changes can be approved by the zoning administrator. If there is a major change, it will need to go back to the zoning board of adjustment.

S. Kaufman asked if the plans include adding an entrance on the Northeast side and if so, if there was a reason why. O. Hansen stated that they are adding an entrance on the Northeast side for aesthetics and mechanicals.

R. Conway stated on the zoning application, there was property owner signatures. The signature for R. L. Vallee was Tyler Laughlin. Sandra Conway signed for her parcel. R. Conway asked that O. Hansen sign as the applicant for the project.

Attorney Kupferer confirmed that if the project proceeds, the parcels will be merged. R. Conway stated they will be merged if the applications get approved. R. L. Vallee has a two year window to purchase the property from Sandra Conway, but they need the permits in place first.

There was further discussion about approved signatures and whose were on the applications, which were stated above. Otto Hansen signed as the applicant for the permit on behalf of R.L. Vallee.

C. Simpson made a motion to close evidence, which was seconded by E. Racette. Motion passed unanimously.

Attorney Kupferer explained the way deliberative sessions work and that the ZBA has 45 days to send their decision, then there is a 30 day notification period.

E. Keith made the motion to go into deliberative session, seconded by C. Simpson. Motion passed unanimously.

The Zoning board of adjustment exited deliberative session at 7:41pm with a motion by E. Racette and a second by E. Keith. Motion passed unanimously.

There was a motion by E. Keith to approve the application with conditions as discussed. This was seconded by C. Simpson. Motion passed unanimously.

E. Keith made the motion to adjourn, seconded by C. Simpson. Motion passed unanimously at 7:45pm to adjourn.

E. Keith made a motion to adjourn, seconded by C. Simpson. Motion passed unanimously.

Meeting adjourned at 7:45pm.