Town of Pittsford
Zoning Board of Adjustment Meeting
Hearing for Application #26-11: Stephane Goulet

The hearing was opened at 7:02pm on April 20, 2026 by Stanley Markowski, Chair

Zoning Board of Adjustment (ZBA) members present: Stanley Markowski, Richard Conway, Jim LaCoille, Nicholas Michael, Charlie Simpson, Ernie Racette and Ed Keith Jr.
Others present: Ann Reed, Stephane Goulet, and Perry Flood

R. Conway made the motion to approve the agenda as written. This was seconded by J. LaCoille and passed unanimously.

S. Markowski then asked about the permit application. This is a .6-acre non-conforming lot in the rural district. In the plan submitted, Stephane Goulet asked for a ten-foot side setback for the property abutting Perry Flood's parcel, which is the South side of his property. This is usually a 25-foot setback in the current zoning regulations.

S. Markowski asked S. Goulet if he would be able to make it a twenty-five-foot setback instead of ten feet. S. Goulet said he could easily make it a twenty-five-foot setback.

R. Conway asked about the rear setback. S. Goulet believes he has plenty of room for the rear setback and the other side setback. R. Conway stated the new rules had not been adopted yet, so this needs to be at twenty-five feet.

P. Flood brought up a few concerns he has with S. Goulet's parcel, owned by JoEllen Goulet. P. Flood stated there was a tree taken down that had done some minor damage to his garage in the past. Previous owners also had used a small bulldozer to push down some small trees and they also bulldozed rocks onto P. Flood's side of the property line. There is a leaning box elder tree that is now growing over the property line and seems collapsed on P. Flood's property. The box elder tree did happen when S. Goulet was living on the property with J. Goulet. The box elder tree is still alive and shedding, but is doing damage to P. Flood's property. P. Flood also noted the stone wall has had stones added to it.

S. Goulet stated he was going to take the tree down in the next couple of weeks.

S. Markowski stated this has nothing to do with the zoning. This is more of a civil case. Trees on a property line are usually addressed to the selectboard.

R. Conway asked P. Flood if he had any objection to the 25' setbacks. P. Flood stated he had a problem with the aesthetics.

J. LaCoille asked what kind of shed it is going to be.

S. Goulet stated it is a two story Amish shed that will be 12'x20'. It has red siding, white trim, and grey asphalt shingles. It has double doors, no windows on P. Flood's side, one window in the front and one window in the back above the wood barn siding. This does have a gambrel roof. There will be a slab of one inch crushed rock over road fabric that the shed will sit on.

S. Markowski asked if the box elder or any other trees that are on the property line would shield the shed from P. Flood's view. S. Goulet stated the box elder will be gone before the shed arrives.

P. Flood showed photos of the box elder with the property pin showing the property line. The photo does show the corner of P. Flood's garage. P. Flood stated he wants setbacks complied with.

S. Markowski explained how the zoning board of adjustment's conditions worked and stated it could be part of the conditions. P. Flood said the photo of the shed is not necessary. P. Flood wants his grievances taken care of. S. Goulet stated he can do the setbacks, as he believes it may be ninety feet from the front of his parcel, and he knows he can do twenty-five feet from either side of the parcel and the back of the parcel.

R. Conway made the motion to approve the application with the following conditions 1) a revised plan showing the proper setbacks 2) make sure the rocks and box elder are cut down and removed from P. Flood's property. Motion was seconded by J. LaCoille. Motion passed unanimously.

S. Markowski directed A. Reed to write up the decision and have the permit signed by either himself or R. Conway.

P. Flood and S. Goulet exited at 7:36pm.

The hearing was adjourned at 7:40pm with a motion from E. Keith, Jr. and seconded by C. Simpson. This motion passed unanimously.

The discussion of the upcoming ZBA schedule of hearings was as follows:

April 27, 2026: Appeal by G. Sherow of a Zoning Administrator's decision.

May 11, 2026: 6:00pm – Melissa Smith greenhouse conditional use; 7:00 Wesley Tipton/Frost Hollow Genetix conditional use and change of use for cannabis propagation.

R. Conway gave a brief update to the changes to the ZBA, as this was the first meeting in a very long time that a full quorum was present. R. Conway stated the selectboard had taken the ZBA to a five member board with two alternates. A. Reed stated that C. Simpson was put in as an alternate due to health reasons and unknown status at time of appointment. C. Simpson asked if he could go back to being a regular member instead of an alternate. This will need to go before the selectboard. R. Conway explained that alternates can still participate in all hearings, but their vote will only count when there are less than five regular members in attendance.

E. Keith made a motion to adjourn, seconded by R. Conway. Motion passed unanimously.

Meeting adjourned at 8:15pm.