

Town of Manchester Zoning Board of Appeals Meeting Minutes

October 7, 2025 – 7:00pm

Present: Chairman Kenneth Blazey; Board Members Michael Blazey, Leonard Bolton, and Jacob Maslyn; Code Enforcement Officer Marty Barnett; and Secretary Laurel Pitcher.

Absent: Board Member Jessica Hemenway.

Also Present: Lee Sanders, George Hotchkiss, Matt Hutson, Dan Johnstere, and Mark Turner.

Application #4670-25: Consider Area Variance & Subdivision #4670-25 submitted by Mathew Hutson who is requesting to subdivide 2.47 acres out of a 21.90 acre lot on property located at 3952 Dewey Rd, tax map no. 32.00-2-52.111 in an Ag district pursuant to Chapter 325 Section 325-25.5.

Chairman Ken Blazey began the meeting by reading the public hearing notice. He then informed the applicants that they have 30 days from the meeting date to appeal the decision of said meeting if they are unhappy with the outcome. The Board briefly reviewed the property maps.

Chairman Ken Blazey asked the applicant what his plans are after the subdivision, and Matt Hutson said he plans to sell the larger parcel to someone that wants to build a home there. Board Member Leonard Bolton asked how much frontage is proposed, and Ken Blazey said the parcel needing the variance will have 150 feet. Leonard then asked the applicant if they're selling the whole field, and Matt said yes.

Board Member Mike Blazey asked for any public comments, and Ken Blazey asked if there were any further questions from the public or Board members. Nobody came forward with any questions, but George Hotchkiss stated that he doesn't want a housing development to be put there. Otherwise, he said he's good with the subdivision. Mark Turner stated that he is not opposing the application, and Dan Johnstere said that he's not a neighbor, but he wanted to support a friend. A brief discussion was had about the possibility of putting a housing development on the property in the future, and Matt Hutson said he plans to stay in his current house. He said as long as he's there, he does not plan to allow a housing development.

No further questions were had, so Chairman Blazey and the Board Members reviewed the Area Variance Findings and Decision Form. Those questions are listed below.

1. Whether undesirable change would be produced in character or neighborhood or detriment to nearby properties; the Board answered no.
2. Whether benefit sought by the applicant can be achieved by a feasible alternative to the variance; the Board answered no.
3. Whether the requested area variance is substantial; the Board answered yes.
4. Whether the variance would have an adverse impact on the physical or environmental conditions in the neighborhood; the Board answered no.
5. Whether the alleged difficulty was self-created; the Board answered yes.

The Zoning Board of Appeals concluded that the benefit to the applicant DOES NOT impose a detriment to the neighborhood or community.

A motion was made by Jacob Maslyn to accept Area Variance & Subdivision #4670-25 submitted by Mathew Hutson who is requesting to subdivide 2.47 acres out of a 21.90 acre lot on property located at 3952 Dewey Rd, tax map no. 32.00-2-52.111 in an Ag district pursuant to Chapter 325 Section 325-25.5. Motion seconded by Michael Blazey. All voted "aye." Motion carried.

Previous Minutes:

A motion was made by Leonard Bolton to approve the minutes from the last meeting which took place on May 6, 2025. Motion seconded by Jacob Maslyn. All voted "Aye." Motion carried.

At this time the meeting was adjourned at 7:20pm.

An amendment was made after the meeting to include a letter from the Village of Manchester. Said letter is attached at the end of these minutes.

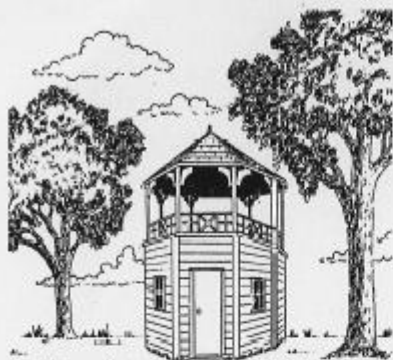
Respectfully submitted,

Kenneth Blazey
Chairman, Zoning Board of Appeals

Laurel Pitcher
Recording Secretary

Town of Manchester Zoning Board of Appeals Meeting Minutes October 7, 2025– 7:00pm (cont.)

An amendment was made to include the following letter from the Village of Manchester:



Village of Manchester

*8 Clifton Street, PO Box 188
Manchester, New York 14504*

*Telephone: (585) 289-4340
Facsimile: (585) 289-2004
E-Mail: villman@rochester.rr.com*

October 7, 2025

Town of Manchester
Zoning Board of Appeals
1272 County Road 7
Clifton Springs NY 14432

Re: Area Variance & Subdivision #4670-25

Dear ZBA Members,

The subject above has brought attention to the mobilehome that is located on village property.

As we review this situation, we would like it noted and documented that if a new mobile home is needed in the future, that it cannot use the same footprint. It will need to be placed elsewhere off village land. Please advise Code Enforcement.

The Village of Manchester supports the lot division and variance.

Respectfully,

Village of Manchester, Board of Trustees
Michael J. Buttaccio, Mayor
William F. Henry, Trustee
Charles E. Fine, Trustee

*Michael J. Buttaccio
Mayor*

*William F. Henry
Trustee*

*Charles E. Fine
Trustee*