

Town of Manchester Zoning Board of Appeals Meeting Minutes

December 3, 2024 – 7:00pm

Present: Chairman Kenneth Blazey; Board members Jessica Hemenway, Michael Blazey, Leonard Bolton, and Jacob Maslyn; Code Enforcement Officers Steve DeHond and Don Bruder; and Secretary Laurel Pitcher.

Absent: None.

Also Present: Jim Lynch and Kerry Crowell (Adams).

Application #4657-24: Consider Site Plan – Use Variance #4657-24 submitted by Jim Lynch who is requesting a use-variance for a library in an existing building on property located at 1777-1779 St Rt 21 in an Ag district pursuant to Chapter 325 Section 325-25.1 Permitted Uses.

Chairman Blazey began by reading the public hearing notice and the Ontario County Planning Board meeting minutes. He noted that the County Planning Board said that there isn't enough dollars and cents proof to grant the variance. Ken Blazey also said that he believes the property is not adequate for farming or agricultural endeavors, and the rest of the Board agreed.

Jessica Hemenway asked if the library will be for public use, and Mr. Lynch said yes. Jessica asked for some clarification, and Jim said that the library that is currently in Manchester/Shortsville (The Red Jacket Library) would potentially be moving into his space if the application is approved.

Leonard Bolton asked the applicant a few questions about the property to better understand each building's use. Jim Lynch said that the library would be going into the building that used to be a doctor's office, and he will stay in the house. Jim also said that the third building on the property is too small to rent, and he currently uses it as a gym space. Mrs. Adams, the library's current Board of Trustees President, noted that the library's current location is about 2,000 square feet. She said that they're looking for a space that's about 4,000 square feet, and Mr. Lynch's space is close to that.

A brief discussion was had concerning the building's structural integrity and supports. Mr. Lynch said that his plans include adding extra supports and reinforcements before any agreements are made with the library. This is necessary because of the weight of the books.

Ken Blazey questioned the landscaping. He said that there are weeds and plants that are growing over windows, and he said this is not currently up to code. Jim Lynch said that these are not weeds; they're native plants. The Board did not address this further.

No further questions were had at this time, so Kenneth Blazey and the Board Members reviewed the Use Variance Findings and Decision Form. Those questions are listed below.

1. Whether the applicant can demonstrate factually, by dollars and cents proof, an inability to realize a reasonable return under existing permissible uses; the Board answered yes.
2. Whether the alleged hardship relating to the property in question is unique and does not apply to the substantial portion of the district or neighborhood; the Board answered no.
3. Whether the requested use variance, if granted, will alter the essential character of the neighborhood; the Board answered no.
4. Whether the alleged hardship was self-created; the Board answered no.

The Zoning Board of Appeals concluded that the applicable zoning regulations and restrictions HAVE caused unnecessary hardship.

A motion was made by Michael Blazey to grant Use Variance #4657-24 submitted by Jim Lynch who is requesting a use-variance for a library in an existing building on property located at 1777-1779 St Rt 21 in an Ag district pursuant to Chapter 325 Section 325-25.1 Permitted Uses. Motion seconded by Jessica Hemenway. All voted "Aye." Motion carried.

Previous Minutes:

A motion was made by Kenneth Blazey to approve the minutes from the last meeting which took place on September 3, 2024. Motion seconded by Jacob Maslyn. All voted "Aye." Motion carried.

At this time the meeting was adjourned at 7:16pm.

Respectfully submitted,

Kenneth Blazey
Chairman, Zoning Board of Appeals

Laurel Pitcher
Recording Secretary