

Town Of Windsor Code Enforcement Officer

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Windsor, NY 13865
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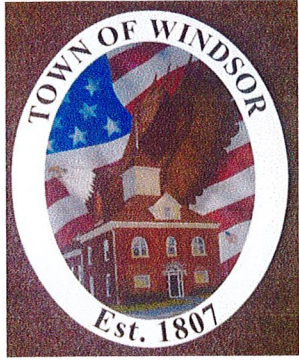
May 5, 2023

NYS Liquor Authority
80 South Swan Street Suite 900
Albany, N.Y. 12210

Re: Timothy & Christine McKnight
433 Dunbar Road
Windsor, N.Y. 13865

This letter is to confirm that the property referred to as tax parcel #148.04-1-36, also known as 433 Dunbar Road, is in a combined zoning area in the Town of Windsor, County of Broome, State of New York. The frontage, bordering Dunbar Road, is presently zoned residential. The remainder and majority of the parcel is zoned agricultural. The proposed activity, excluding the driveway, will be solely located in the agricultural zoned acreage. It is the interpretation of the Town of Windsor Zoning Board that the proposed activity of a farm brewery is a permitted use in an Agricultural zoned area. As per NYS Ag and Market, a farm brewery is to be considered a value-added process to an agricultural activity and therefore a part of an agricultural use and Agri-Tourism activity. We feel that when a farm brewers license is obtained and all rules and regulations are adhered to, the proposed use will be a permitted use in the agricultural area.

Richard Osborne
Town of Windsor
Code Enforcement Officer



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Code Enforcement Officer**

124 Main Street
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Telephone (607) 655-3118

Definitions and information pertaining to proposed farm brewery on Dunbar Road

As defined by New York state Alcoholic Beverage Control, "a farm winery, farm cidery, and farm brewery is characterized by the conversion of fruit or other edible products grown on the premises or in the state of New York, into wine, cider, or beer for sale in the wholesale market and to the public for on-site or off-site consumption on a duly licensed location by permit of the New York state Liquor Authority".

Agri-Tourism, under the New York State Agricultural & Market law means "activities conducted by a farmer on-farm for the enjoyment and/or education of the public, which primarily promote the sale, marketing, production, harvesting or use of the products of farms and enhance the public's understanding and awareness of farming and farm life.