



Town of Windsor

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Zoning Board of Appeals Meeting Minutes Submitted for the May 10, 2023 Town Board Meeting

The Zoning Board of Appeals (ZBA) held a meeting on 4/25/2023, 7PM to discuss whether or not an agricultural brewery is within compliance of an acceptable use within an agricultural zone.

In attendance: Bob Williams (ZBA Chair), Khristine Breeding (ZBA Secretary), David Kohlbach, Steve Herz & Bill DePersis (ZBA Board Members), Rich Osborne (Zoning), Bill DePersin, Tim & Christine McKnight

Tim & Christine McKnight are pursuing opening a NYS Farm Brewery on Dunbar Road. The existing building is located in an agricultural zone, not an agricultural district. In order to apply for the New York farm brewery license, they need a code compliance letter from the town. The Zoning and Zoning Board of Appeals has determined that there is nothing that would exclude them pursuing the New York license on their property, with their existing building. Zoning will provide them with a letter of compliance once the Town Board reviews the letter.

The McKnight's currently have an LLC and are actively working to meet the requirements of the NYS Farm Brewery license. One of the conditions is that 90% of the ingredients must be sourced within New York. Their son is a brew master and has solid leads on obtaining the ingredients.

They have spoken with closest neighbors as a courtesy and they are in support of this endeavor. Their intent is to have a closing time of no later than 9PM. Under the Farm Brewery License, production must be under 50 barrels a year. Providing all licensing is obtained in a timely manner, the brewery will potentially open Fall 2023.

The McKnight's will now begin meeting with the Windsor Planning Board to review the property layout, parking, etc. and working with Zoning to ensure building compliance.

Submitted By:
Khristine Breeding
ZBA Secretary