



Town of Windsor

124 Main Street
Windsor, NY 13865
Telephone (607) 655-5440

Zoning Board of Appeals Report

Submitted for the April 10, 2014 Town Board Meeting

The Zoning Board of Appeals (ZBA) held a public meeting on 3/14/2014 to continue reviewing the zoning code book. The next zoning board meeting will be Thursday, April 11 at 6PM to begin revising language in the zoning code book.

In attendance: Bob Williams (ZBA Chair), Khristine Breeding (ZBA Secretary), John Gollogly (ZBA alternate), Rich Osborne (Zoning)

WORKING GROUP objective: Review the definitions in the zoning book. Identify areas that need clarification and updates.

Notes:

Thank you to Shelly Johnson-Bennet for her continued guidance leveraging her expertise regarding standard definitions. The ZBA working group reviewed possible revisions to the 93-4 definitions document, based on wording from similar sized towns.

Recommendations:

Solar – defer to NY State

Abandonment – clarify 50% of energy use

Accessory Structure – reject change. Keep Town’s existing definition

Addition - Keep Town’s existing definition

Agrarian – delete

Agriculture – revise to incorporate micro-breweries

Agriculture Solar – delete

Flag Lot – use Yates zoning definition: A type of lot (commonly flag-shaped in configuration) in which street frontage is provided by a strip of land which is narrow in relation to the remainder of the lot and which extends from the main body of the lot to the street. A lot which does not physically front on or abut a street, but which has access to a street by means of an easement over other property, shall be deemed to be included in this definition. The portion of the lot that provides access to the interior portion of the lot shall not be less than twenty (20) feet in width, shall not be considered buildable and shall not be used in the calculation of the minimum lot area requirements for the zone district. The interior portion of the lot shall meet the minimum lot area requirements for the zone district. FLAG LOT, ACCESS PORTION: The panhandle portion of a flag lot having at least twenty (20) feet in lot width and which provides an access corridor between a public road, street or highway right-of-way to the interior portion of a flag lot. FLAG LOT, INTERIOR PORTION: That portion of a flag lot having sufficient lot area, width and depth to meet the minimum requirements of the zone district, and which excludes the access portion of the lot.

Garage, Private. Remove statement “provided that no business, occupation or service is conducted for profit therein.”

Planning Board – clarify with Shelly “Wetlands permits pursuant to subdivision review. “

The ZBA recommends that all other definitions be accepted and added as standard language.

Submitted By:

Khristine Breeding

ZBA Secretary