



Town of Windsor

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Zoning Board of Appeals Report Submitted for the November 5, 2025 Town Board Meeting

The Zoning Board of Appeals (ZBA) held a public meeting on 10/9/2025 at 6:30 PM to review a flag lot variance request for 139/135 Riley Road. receive updates from the code enforcement officer.

In attendance: Bob Williams (ZBA Chair), Khristine Breeding (ZBA Secretary), John Gollogly (ZBA alternate), Bill Depersis (ZBA Member), Rich Osborne (Zoning), James Benedict (property owner)

Mr. Benedict presented a request for a variance to have a flag lot. The process was started in 2016 and was never made legal. The property is currently in a state of illegal sub-division. The original property, 139 Riley Road was 17.3 acres, owned by his mother. The sub-division requires a variance because a portion of the driveway will be 35', as opposed to the required 90' width. The original property retains a right of way, which remains perpetually with the original property. The flag lot will be 135 Riley Road.

The sub-division is similar to past approved flag lots and the driveway is consistent with the 25' minimum width requirement that is anticipated with the revised code book.

The variance request was unanimously approved by the ZBA members in attendance.

Bob Williams – Aye
Bill Depersis – Aye
John Gollogly – Aye

Absent: Steve Herz, David Kohlbach, Ruth Seward

Mr. Benedict was advised that the property sub-division is now legal and he can submit for building permits with the Code Officer.

Review of the zoning code book remains on hold until Code360 completes their review.

The next zoning board meeting will be Thursday, November 13, 2025 at 6:30 PM.

Submitted By:
Khristine Breeding
ZBA Secretary