



Town of Windsor

124 Main Street
Windsor, NY 13865
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Zoning Board of Appeals Report

Submitted for the December 10, 2025 Town Board Meeting

The Zoning Board of Appeals (ZBA) held a public meeting on 11/13/2025 at 6:30 PM.

In attendance: Bob Williams (ZBA Chair), Khristine Breeding (ZBA Secretary), John Gollogly (ZBA alternate), Bill Depersis (ZBA Member), Ruth Seward (ZBA alternate), Stephen Herz (ZBA Members), (Rich Osborne (Zoning), David & Franka Eucker, North Road and George Hull, Kent St.

George Hull presented pictures and design plans on behalf of David & Franka Eucker, requesting a variance to build a detached garage (accessory building) in front of their house at 144 North. Signed letters from neighbors were submitted in support of building the garage. The garage will be offset from the front of the house. Due to the sewer and utilities being on the left side of the house, there is no other possible location to build the garage. The house originally had to be built to the far rear of the property due to required road frontage off North Road. North Road has since been moved further out and the driveway is an extensive length from the road.

Motion to approved the variance made by John Gollogly, 2nd by Steve Herz.

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

Bob Williams – Aye	Steve Herz – Aye
Bill Depersis – Aye	Dave Kohlbach - Aye
John Gollogly – Aye	Ruth Seward - Aye

Jason Dugan, Mountain Road, had requested from Zoning to be rezoned commercial. Code Officer Osbourne advised him that the Town does not issue spot zoning. The ZBA affirmed that decision. The property is not eligible to be zoned commercial.

Mark Boylan & Marion Boylan submitted a variance on building a house at 192 Beaver Lake Circle. The new house would be 8.75' from the property line, as opposed to the required 10'. Stick built house will be 100% on his property, butting up to a 10' wide easement to the lake.

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

Bob Williams – Aye	Steve Herz – Aye
Bill Depersis – Aye	Dave Kohlbach - Aye
John Gollogly – Aye	Ruth Seward - Aye

Tim & Christine McKnight on Dunbar Road approached Code Officer Osbourne about adding a commercial kitchen to their Farm Brewery endeavor. Discussion was had that they still have a long way to go with the health department before this can possibly happen. The McKnight's will be directed to the Ag & Markets laws. Under no circumstances can a full service restaurant be built on the property.

The next zoning board meeting will be Thursday, December 11, 2025 at 6:30 PM.

Submitted By:Khristine Breeding, ZBA Secretary