

## Town of Windsor

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

# Zoning Board of Appeals Report

## Submitted for the December 11, 2024 Town Board Meeting

The Zoning Board of Appeals (ZBA) held a public meeting on 11/14/2024 to continue reviewing the zoning code book. The next zoning board meeting will be Thursday, January 9, 2024 at 6:30 PM.

**In attendance:** Bob Williams (ZBA Chair), Khristine Breeding (ZBA Secretary), John Gollogly (ZBA alternate), Bill Depersis, Dave Kohlbach, Stephen Herz (ZBA members), Rich Osborne (Zoning), Joe Rogers (property owner)

### **VARIANCE REQUEST:**

Joe Rogers presented drawings requesting a variance to subdivide his lot to build a house adjacent to his commercial property. He requested a variance for a “flag lot”, as there is not enough road frontage for a standard lot. The property is at 1170 Old Route 17, towards Damascus. Allowing a flag lot conforms with other properties in the immediate vicinity. After discussion a motion was made to approve the variance. Must maintain at least a 25’ driveway for emergency access.

Bill Depersis: AYE  
John Gollogly: AYE  
Dave Kohlbach: AYE  
Robert Williams: AYE

### **ZONING APPEAL SUBMISSION:**

Solar Liberty Energy Systems, Inc., appealed a building permit denial to build a solar array at 531 Kent Street. A temporary moratorium was placed on all commercial solar projects by the Town Board. A letter denying their appeal has been mailed.

### **BARNES ROAD CAMPGROUND UPDATE:**

Proposed changes that were submitted have not yet been accepted. Rich Osborne, zoning suggested that they wait until January to attend the planning board meeting.

Submitted By:  
Khristine Breeding  
ZBA Secretary

10-30-24

Town of Windsor,  
Zoning Board of Appeals

**RE: Appeal to install Community Solar**

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BY: .....

To the Town of Windsor Zoning Board of Appeals,

My name is William Appenheimer, and I am a Project Manager for Solar Liberty Energy Systems, Inc., a family business in Buffalo, NY, that has been installing solar for over 20 years. At the request of Amy Carson and Colton Perry of 531 Kent, we have designed and received utility approval for a community solar array at said property. Upon our submission of a permit application, we were denied and instructed to appeal to the Zoning Board.

I have included some materials that the board may find helpful in analyzing our request. I have included our original application, the denial letter sent to the homeowners, a letter they drafted in response, as well as the CESIR study from the utility granting us permission to install. I am happy to answer any questions on this project or these materials at anytime, so please feel free to call or email at anytime.

We are hoping we can move forward with this project that is good for the landowners, town, and community at large. We are looking forward to working with the town to overcome any possible issues and let Amy and Colton utilize their property to benefit everyone involved. Please let us know if there is anything additional you would like us to bring to the Zoning Board of Appeals meeting on 11-14, which we are hoping to be on the agenda for.

Sincerely,

William Appenheimer | Project Manager  
[716.644.3780, ext 114](tel:716.644.3780) | [will@solarliberty.com](mailto:will@solarliberty.com)





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11/19/2024

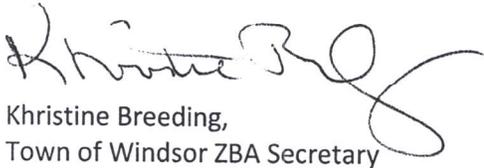
William Appenheimer  
SOLARLIBERTY  
6500 Sheridan Drive, Suite 120  
Buffalo, NY 14221

RE: Response to Appeal to install Community Solar

Dear Mr. Appenheimer,

Your appeal to reverse the rejection of the Solar Array project at 531 Kent Street, Windsor, NY 13865 has been denied by the Town of Windsor, Zoning Board of Appeals. The Town has placed a temporary moratorium within the Town of Windsor on the development and construction of solar energy systems while the Town develops laws for the future of solar in the Town. The Town is aggressively working to develop these laws. They will be implemented within a year, potentially sooner. You may monitor updates within the Town minutes on our website <https://windsorny.org/mtg-agendas-minutes/>.

Respectfully,

  
Khristine Breeding,  
Town of Windsor ZBA Secretary