

Town of Windsor Planning Board
Minutes
6/24/2026

Present:

Shelly Johnson-Bennett
Colton Perry
Rebecca Reed
Norman Colwell
Rich Osborne – Code Enforcement Officer

Guests:

Timothy McKnight
Christine McKnight
Amanda Jackson
Ryan Lipari

The meeting was called to order by chair Shelly Johnson-Bennett at 7:31 PM.

Minutes

A motion to accept the May meeting minutes was made by Norman Colwell, Seconded by Colton Perry – all were in favor

Old Business:

1. Farm Brewery – The Cluckery Brewing Co. LLC – 433 Dunbar Road – Tax Parcel ID 148.04-1-36

Amanda Jackson, representing the McKnights, presented a site plan of the proposed project location on the property which is also the home of Timothy and Christine McKnight.

- a. Rich Osborne confirmed they had received a letter from the ZBA that the use in compliance with Zoning.
- b. The barn on the property will be used as the Farm Brewery as per the definition of farm brewery under the NYS Agriculture and Markets license.
- c. There will not be a restaurant in the barn, food will be provided from a food truck provided under contract with the Old Union Hotel.
- d. The barn will provide occupancy for 50 people, and they will have additional capacity for 25 in an outdoor seating area with picnic tables. It was discussed this needs to be added to the site plan.
- e. The frontage on Dunbar Road will provide access from the existing driveway and they have designated the area near the barn as car park for 15 vehicles and 1 additional handicap space. It was suggested the highway superintendent verify that the driveway can accommodate the level of expected traffic off Dunbar Road.
- f. The planning board discussed overflow parking if there is going to be capacity for a total of 75 people. They have additional space in the field closer to the house that can be used for overflow parking spots. It was discussed that it needs to be identified on the site plan.
- g. There is one bathroom in the barn and one additional port-a-john will be provided for the use of patrons. It was discussed that the location of the port-a-john needs to be added to the site plan.

- h. The property is not in the Agricultural District however it is adjacent to active lands in the Agricultural District so a 239-m review with Broome County is required.
- i. The applicant was told they needed to complete Part 1 short form for SEQR to be completed by the Town Board. The applicant was referred to the DEC website for the forms.
- j. No hours of operation were identified but the applicant indicated they would comply with the noise ordinance.

A motion was made by Colton Perry to recommend to the Town Board approval of the application with the following conditions:

- a. The site plan be amended to include the location and size of the overflow parking area, location of the port-a-john and food truck on the property, and location and size of the outdoor seating area.
- b. The Highway Superintendent look at the access off Dunbar Road and provide the Town Board with a letter of compliance.
- c. SEQR Part 1 be completed.
- d. The Town Board consider hours of operation.

The motion was seconded by Rebecca Reed – all were in favor.

- 2. Abundant Solar – Rich Osborne advised the board that the Abundant Solar had not submitted completed plans yet so they would not be present until July.
- 3. BK Destinations (Barnes Road) - Chair Johnson-Bennett recused herself on the basis she has a conflict of interest because her son works for BK Destinations. Ryan Lipari was present to update the board on their current design. He requested the board look at the access road and determine if they could consider allowing a small section of the road to be steeper than the 10% grade requested. The newly relocated road is not financially feasible if they cut down the grade to such as extreme. At one spot there is a short distance that is currently a 16% grade they could possibly get down to 13% by using the existing logging roads for that stretch. They are at 10% or less at the entrance and along the rest of the access road. The board members asked Shelly Johnson-Bennet for advisement. Johnson-Bennet indicated that the slopes are important for emergency access year-round so they should request an on-site meeting with the Highway Superintendent and the Fire Chief to determine if a steeper slope in that area would prohibit access or if they can determine a solution/compromise. Rich Osborne suggested the Town Engineer also review it for suggestions. Shelly Johnson-Bennett suggested there may be a solution if they can reduce the grade a bit and then possibly use the wells they drilled to provide a fire hydrant or fire suppression in a manner that mitigates the concern.

Mr. Lipari was going to take the information back to the partners and speak to their engineer. No action was taken by the board.

New Business

- 1. Colton Perry advised the board the application for the solar project on his farm may be coming before the board as soon as the July meeting.

The meeting was adjourned on the motion of Morman Colwell and seconded by Colton Perry at 9:10 PM.

The next meeting is scheduled for July 29, 2026, at 7:30 PM.

Respectfully submitted