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

Zoning Board of Appeals Report
Submitted for the September 9, 2026 Town Board Meeting

In attendance: Bob Williams (ZBA Chair), Khristine Breeding (ZBA Secretary), David Kohlbach (ZBA Member), Steve Hertz (ZBA Member), Rich Osborne (Zoning), Ruth Seward (ZBA alternate), Roger Quinn (96 North Road), Peter Connett, Candace Zeccole, Jacob Zeccola, Mike Charpinsky, Cristen Holleran, Jenna Hollgran, Matthew Weintraub, Kelly Carr, Joe Carr.

The Zoning Board of Appeals (ZBA) held a public hearing on 8/13/2026 at 6:30 PM to review a residential variance request for 96 North Road.

Property owner, Roger Quinn was in attendance. At the June 2026 ZBA meeting, Mr. Quinn was advised to obtain letters from his immediate neighbors in support of him building a carport. He complied.

ZBA Chair, Bob Williams stated that he felt this was a zoning change and was not in agreement. Steve Hertz stated that at the June meeting, it was implied that all he needed to do was get letters of agreement from his neighbors, which he did. Dave Kohlbach stated that the ZBA has issued similar variances in the past and based on the placement of the house on the property, it is appropriate to allow the carport. After ensuring the placement of the carport, a vote was held to allow installing a 12x20 metal carport with sides in front of his house. The home is 150' off of the main road, with a ditch on each side. House is located below Buttercup.

Variance Granted.
VOTE OF THE BOARD:
Bob Williams, ZBA Chair – Nay
Bill DePersis, ZBA Member – Absent
John Gollogly – ZBA Alternate - Absent
Steve Hertz, ZBA Member – Aye
David Kohlbach, ZBA Member – Aye
Ruth Seward, ZBA Alternate – Aye

Matthew Weintraub came forward requesting a variance for a side yard setback. Code Officer, Rich Osbourne denied his building permit to put a roof over a newly built staircase and platform at 72 Dick Merritt Road, as it is considered a structural change, whereas the stairs are considered an appendage and were allowed. Mr. Weintraub indicated that this is a hardship request to allow for safe egress from the rear of the cottage. Mr. Weintraub presented 10 letters from neighbors in support of the variance.

Mike Charpinsky, representing 70 Dick Merritt Road, the immediate neighbor came forward requesting the ZBA to deny the variance, as it further hinders the view from his property and further encroaches on the existing setback from the property line.

The ZBA called for a vote on granting the variance on the setback.

Variance Denied.

VOTE OF THE BOARD:
Bob Williams, ZBA Chair – Nay
Bill DePersis, ZBA Member – Absent
John Gollogly – ZBA Alternate - Absent
Steve Hertz, ZBA Member – Nay
David Kohlbach, ZBA Member – Nay
Ruth Seward, ZBA Alternate – Nay

A hardship variance is not applicable. There is a front entry/egress to the cottage.

Meeting concluded at 7:20 PM.

The next ZBA meeting is scheduled for September 10 at 6:30 PM.

Submitted By:
Khristine Breeding
ZBA Secretary