

**TOWN OF WINDSOR  
ZONING BOARD OF APPEALS**

**MEETING MINUTES**

**DATE:** August 20, 2014

**TIME:** 7:30 PM

**LOCATION:** Windsor Town Hall

**BOARD MEMBERS PRESENT:** Mahlon Guernsey, Chairman  
Heather Gordon, Secretary  
David Kohlbach  
Lisa Goetz

**BUSINESS DISCUSSED:**

The July 16, 2014 meeting minutes were reviewed and approved by board members. At 7:59 P.M. Chairman Guernsey opened the public hearing in regards to Ruth Ann Stanton's application for an area variance. Please see the public hearing minutes for further information regarding that hearing. The public hearing was closed at 8:21 P.M. and the board moved on to other business.

Code Enforcement Officer David Brown attended the meeting to discuss an application from Jeffery Gillen, who was also present, for a use variance to open an automotive repair shop at 83 Liberty Highway, which is in an R-14 residence district. Mr. Gillen was informed of the hearing date and time, and then he left the meeting. Mr. Brown stated that the 2 bay garage has already been built and Mr. Gillen has already been working out of that garage, however the repair shop is not an allowed use in a residential district and the lot cannot be re-zoned commercial. Mr. Brown stated that he has inspected the garage and has found that it does not meet the standards for a commercial garage. Mr. Brown further stated that he received two complaints about the business pertaining to cars parked in the drive and across the street; however Mr. Gillen has had those vehicles removed. Mr. Gillen reportedly is seeking New York State Certification of his garage, but first needs Town approval to operate the business. A public hearing on this use variance application was scheduled for September 17, 2014 at 8:00 P.M.

**NEXT MEETING:** September 17, 2014 at 7:30 P.M.

Respectfully Submitted,  
Heather Gordon, Secretary