



# Staff Report

Public Hearing: **April 25, 2017**

Petition: **Rezone 11106**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District to A-2(1) Agriculture District**

Town/sect:  
**Dunkirk Section 14**

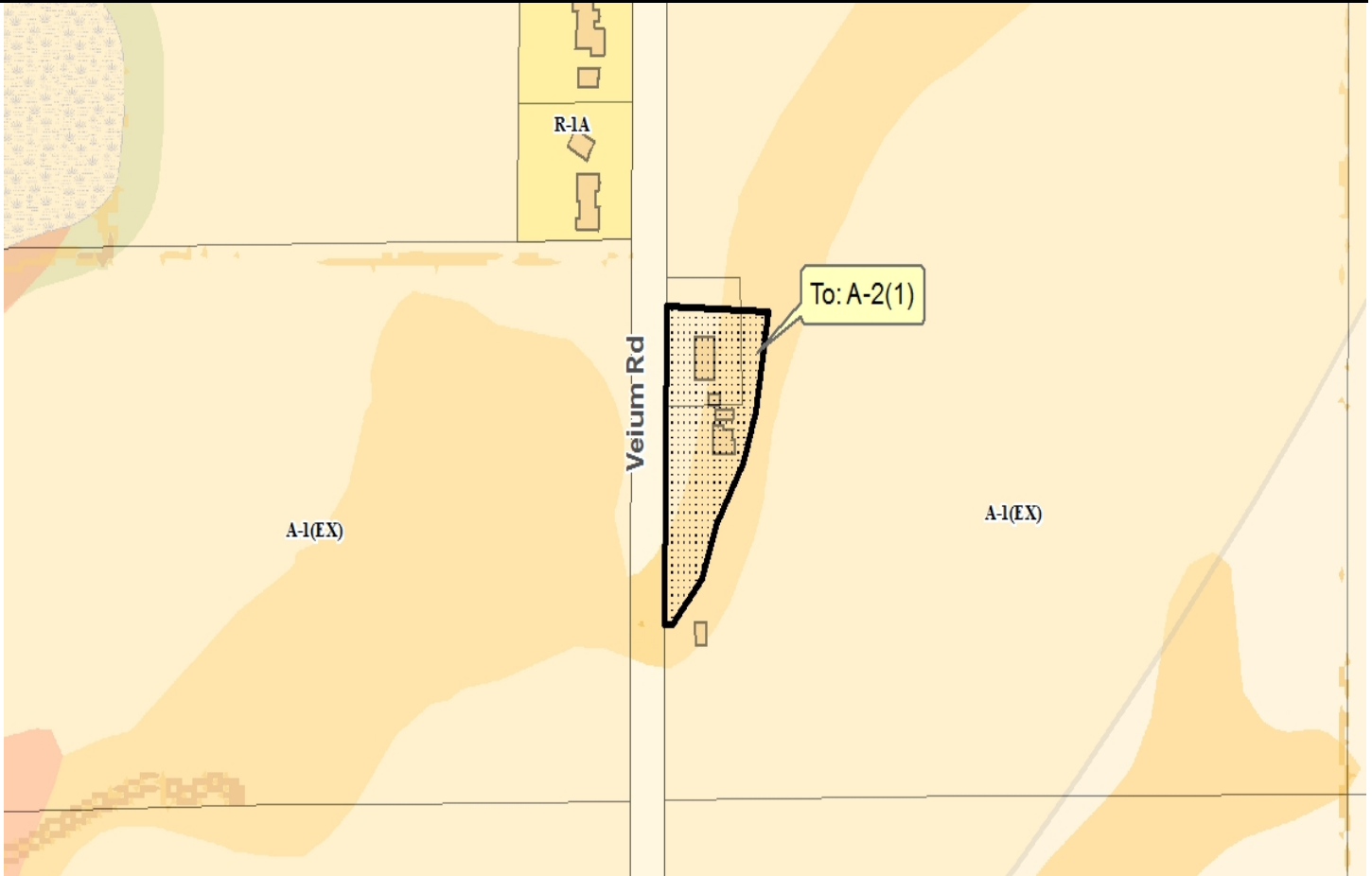
Zoning and Land Regulation Committee

Acres: *1.44*  
Survey Req. *Yes*

Applicant  
**Hanerville Real Estate LLC**

Reason:  
**Creating one residence lot**

Location:  
**S of 956 Velum Rd**



**DESCRIPTION:** The applicant wishes to separate the existing home and outbuildings from the rest of the farm.

**OBSERVATIONS:** The subject property is surrounded by agricultural use. The eastern edge of the lot appears to conform to an existing drainage way.

**TOWN PLAN:** The subject property is in the Agricultural Preservation planning area. Per the attached Density Study, there are no remaining splits available with this farm. (Town policy is no rounding)

**RESOURCE PROTECTION:** There are no resource protection areas on the subject property.

**STAFF:** Staff recommends deed restricting the balance of the A-1(EX) property against further residential development.

**TOWN:** The Town approved the rezone with no conditions.