
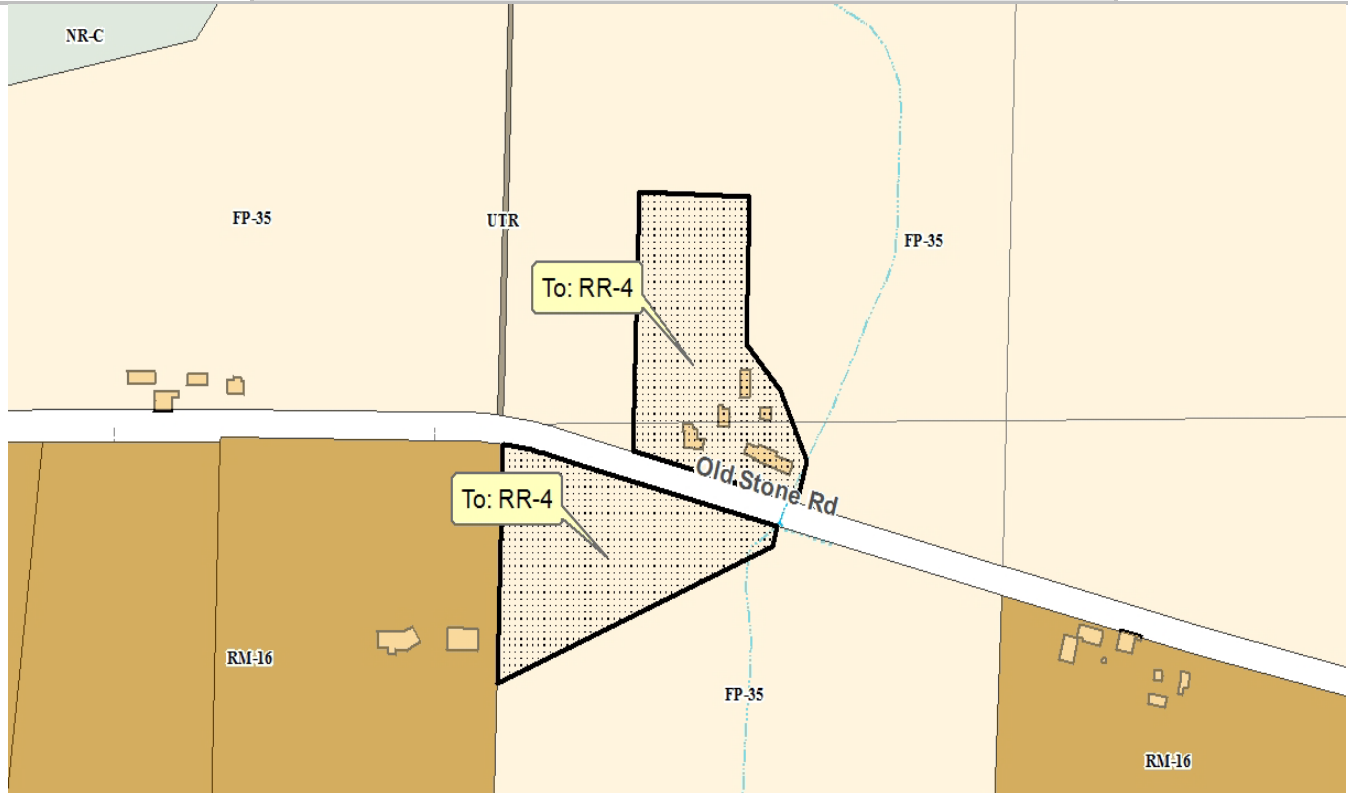


Staff Report  Zoning and Land Regulation Committee Questions? Contact: Majid Allan – 267-2536	<i>Public Hearing:</i> October 22, 2019	Petition 11479	
	<i>Zoning Amendment Requested:</i> FP-35 (General Farmland Preservation) District TO RR-4 (Rural Residential, 4 to 8 acres) District	<i>Town/Section:</i> RUTLAND, Section 21	
	<i>Size:</i> 10.1 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> STOUGHTON FARMS INC
	<i>Reason for the request:</i> SEPARATION OF RESIDENCE AND BUILDINGS FROM FARMLAND. CREATION OF A NEW RESIDENTIAL LOT.		<i>Address:</i> NORTH OF 4198 OLD STONE RD



DESCRIPTION: Applicant proposes to separate the existing farm residence and buildings located at 4198 Old Stone Road from the farm onto a ~5 acre RR-4 zoned parcel and to also create a new 5 acre RR-4 parcel for future new development.

OBSERVATIONS: Existing uses of the property are residential and agricultural. Surrounding uses include agriculture / open space and scattered rural residences. The lot proposed north of Old Stone Road for the existing residence is mostly wooded. The new lot south of the road is open space / agricultural land with gently sloping topography consisting of ~60% class II soils. An intermittent stream with no apparent defined channel encroaches on the easterly boundary of the two proposed lots. No sensitive environmental features observed.

TOWN PLAN: The property is located in the town’s agricultural preservation area.

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: The proposal appears reasonably consistent with town plan policies. As indicated on the attached density study report, the property remains eligible for 3 possible housing density units / splits. If the petition is approved, 2 possible splits will remain available.

TOWN: The Town Board approved the petition conditioned upon a deed restriction being placed on the lot south of Old Stone Road to prohibit further division of the property.