
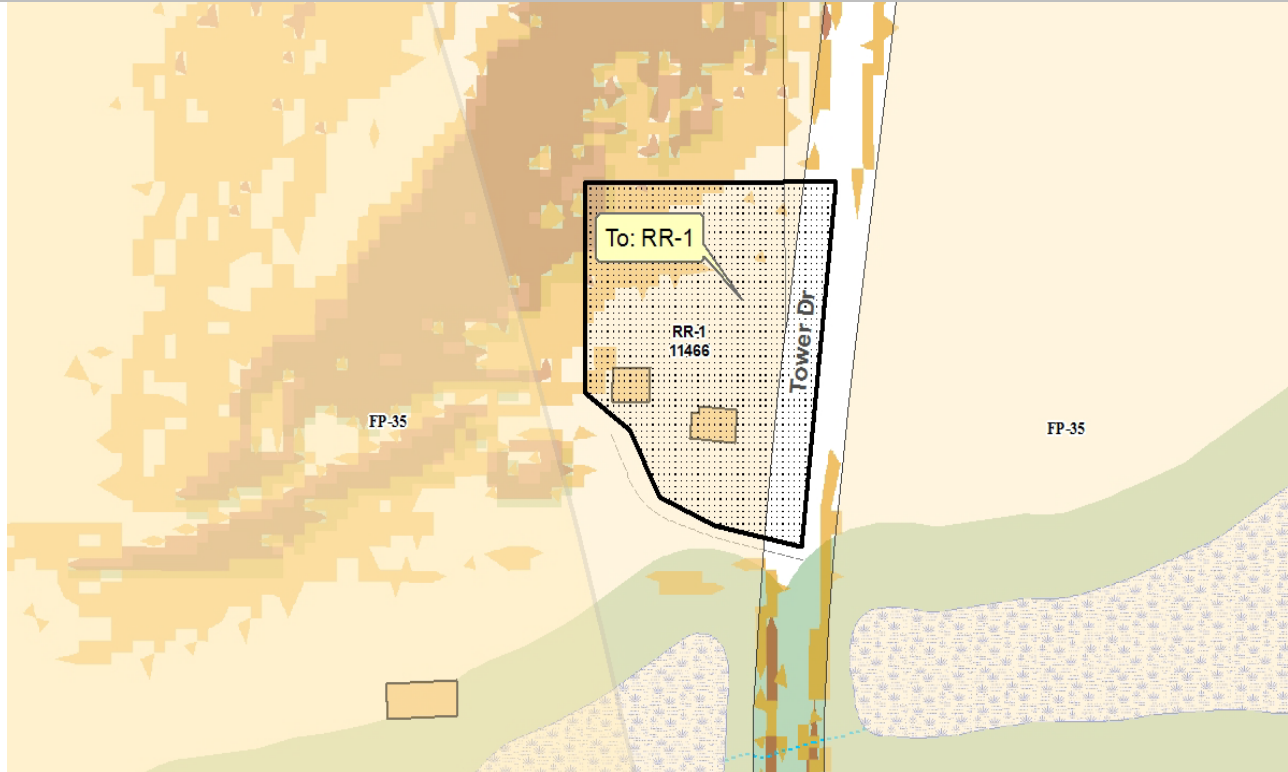


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p> <p>Questions? Contact Majid Allan at 267-2536.</p>	<p><i>Public Hearing:</i> August 27, 2019</p>	<p>Petition 11466</p>
	<p><i>Zoning Amendment Requested:</i> FP-35 (General Farmland Preservation) District TO RR-1 (Rural Residential, 1 to 2 acres) District</p>	<p><i>Town/Section:</i> DUNKIRK, Section 2</p>
	<p><i>Size:</i> 1.1 Acres</p>	<p><i>Survey Required:</i> Yes</p>
	<p><i>Reason for the request:</i> Separating existing residence from farmland</p>	



DESCRIPTION: The applicant proposes to separate the existing farm residence from the larger approximately 200-acre and greater farm parcel. Access would be via the existing driveway on to Tower Drive. The driveway would remain on the larger agricultural parcel.

OBSERVATIONS: Existing uses of the property are residential and open space / forest. Surrounding land uses are agriculture and other open space. No new development is proposed, and no sensitive environmental features are observed.

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

COUNTY HEALTH: The petition involves an old farm house on a septic system that was built before we were keeping records. The new boundaries for the property should be set to ensure this property has sufficient space for its septic system and a future replacement system.

RESOURCE PROTECTION: No resource protection corridors are located on the property.

STAFF: As indicated in the attached density study report, the property remains eligible for three (3) splits. The town counts all residences toward the density limit. If the petition is approved, three (3) possible splits will remain available. The proposal is consistent with town plan policies. Staff recommends approval with the following condition:

1. A shared driveway easement agreement shall be recorded allowing access to the new RR-1 parcel via the existing driveway on to Tower Drive.

TOWN: The Town Board has approved the petition conditioned upon a shared driveway agreement being recorded. The Plan Commission requested a shared driveway agreement with a maintenance clause, so that the driveway is maintained by the farm owner or operator for the benefit of the homeowner..