



# Staff Report

Zoning and Land Regulation  
Committee

Public Hearing: **November 27, 2018**

Petition: **Petition 11354**

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

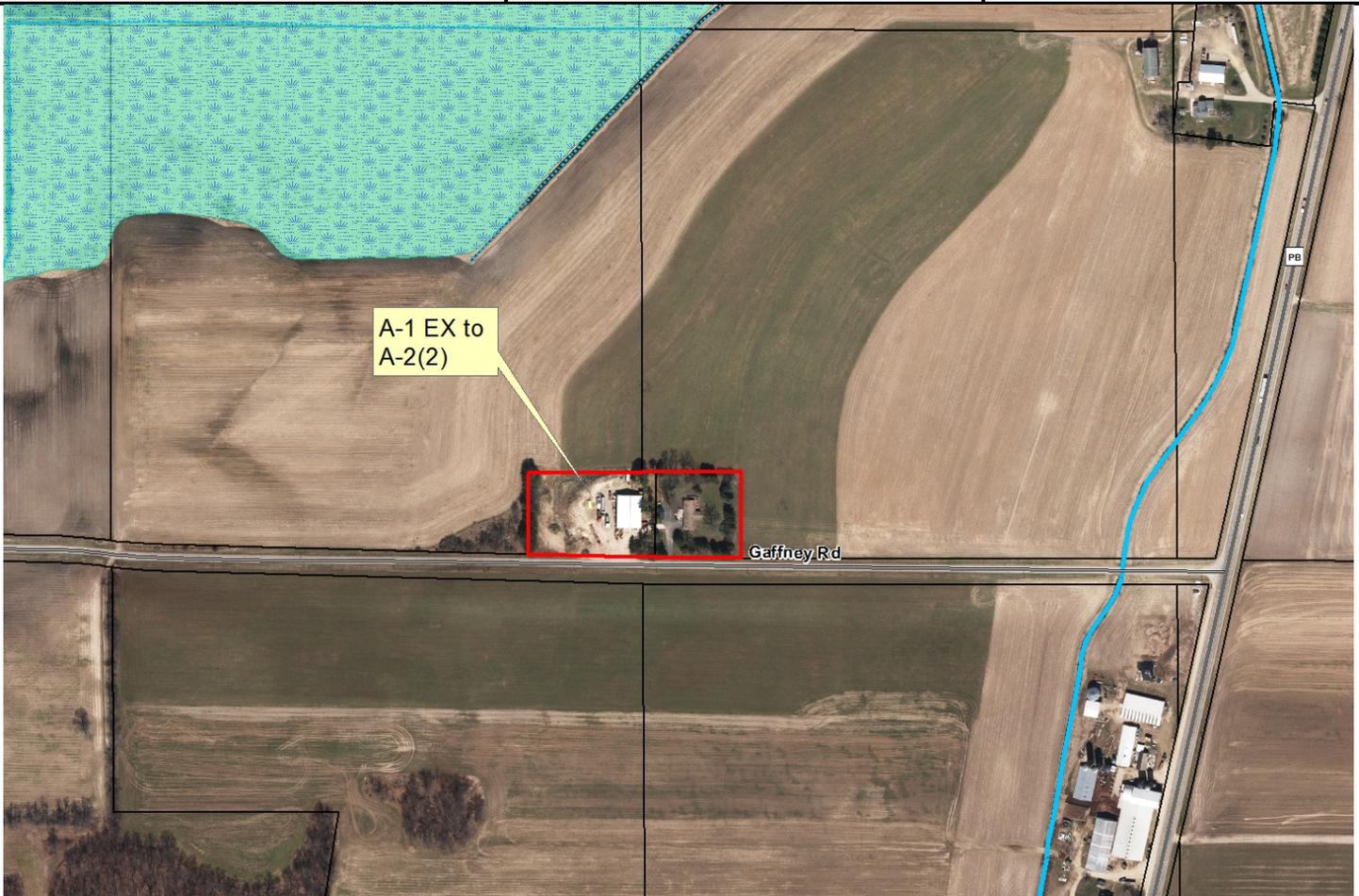
Town/sect:  
**MONTROSE, Section 10**

Acres: 2.67  
Survey Req. Yes

Applicant  
**MICHAEL M MEISTER**

Reason:  
**Bring property into zoning  
compliance**

Location:  
**7066 GAFFNEY ROAD**



**DESCRIPTIONS:** Debbie Meyer would like to bring the property into compliance with current zoning regulations.

**OBSERVATIONS:** The property consists of two parcels. The one that contains the house that is a legal lot of record, while the other lot, containing the accessory building, is an illegal lot (created after 1970 w/o a CSM). In 2007, rezoning petition #9073 was approved in order to correct the land division issue, but a certified survey map was never recorded which rendered the past petition null and void. This new application will combine the lots into one legal lot of record through the CSM process and assign the correct zoning district classification to allow for a house and a residential accessory building. The property is surrounded by agricultural fields., The property does not contain sensitive environmental features.

**TOWN PLAN:** The property is located within the Town's Agricultural Preservation Area. The existing house has been in existence prior to the adoption of the farmland preservation policies. There will be no increase in density as part of this petition.

**RESOURCE PROTECTION:** The property is outside the resource protection area.

**STAFF:** The proposal meets the dimensional standards of the zoning district and appears to meet the Town planning policies. The accessory building shall not be used for commercial purposes.

**TOWN:** The Town Board has approved the petition with no conditions.