



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **August 22, 2017**

Petition: **Petition 11174**

Zoning Amendment:
**R-1 Residence District TO A-1EX
 Agriculture District, A-1EX
 Agriculture District TO RH-2
 Rural Homes District, R-1
 Residence District TO RH-2 Rural
 Homes District**

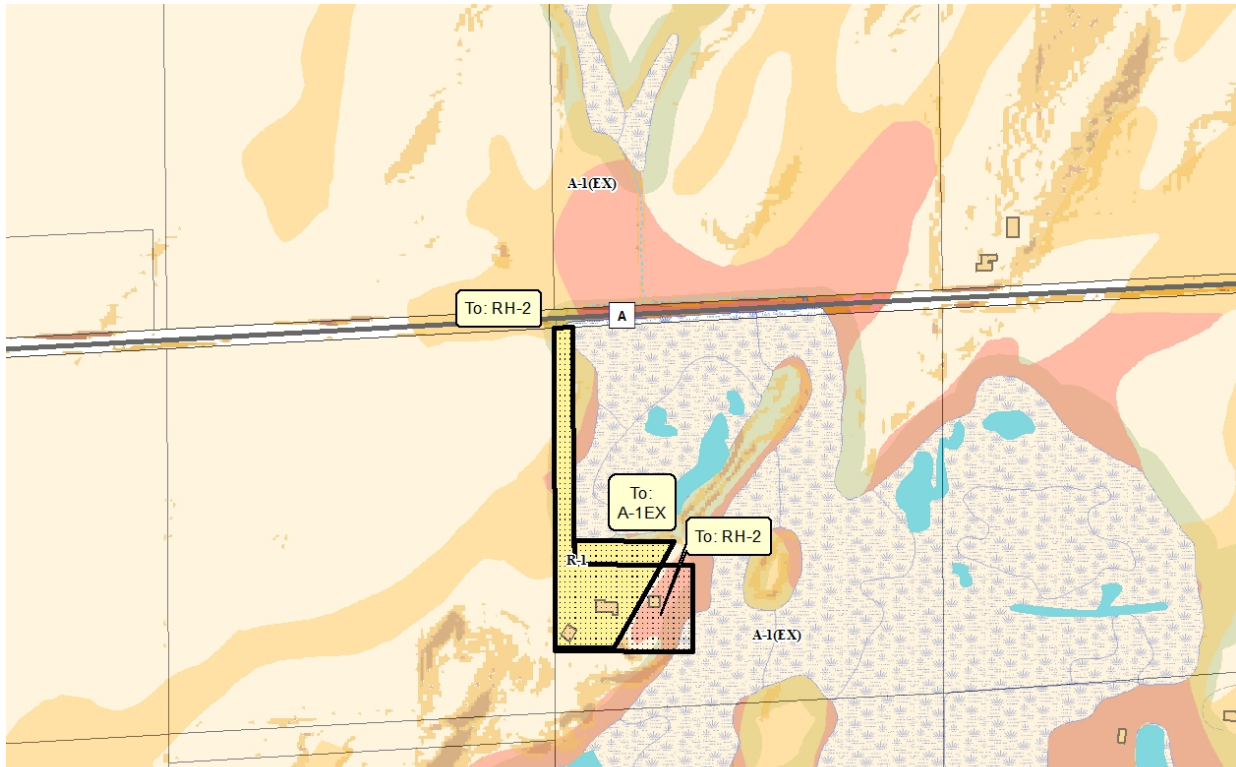
Town/sect:
DUNKIRK, Section 13

Acres: 0.58,1.32,3.07
 Survey Req. Yes

Applicant
TAD S SHUMAKER

Reason:
**Shifting of property lines between
 adjacent land owners**

Location:
**1691 COUNTY
 HIGHWAY A**



DESCRIPTION: Applicant owns the existing R-1A zoned residential lot at 1691 County Highway A and adjoining ~80 acre A-1EX zoned farm. Applicant proposes to modify the existing lot boundaries to include an existing accessory building with the residential parcel and to better reflect current uses of the two adjoining properties. The reconfigured residential parcel would go from 3.6 acres to just over 4 net acres with a zoning classification of RH-2.

OBSERVATIONS: An area of wetlands is located on the adjoining A-1EX zoned property. No new development is proposed. Note that the CSM will include a 35+ acre lot 2 to erase the previous CSM boundary. Lot 2 will remain zoned A-1EX.

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

RESOURCE PROTECTION: An area of resource protection corridor associated with wetlands is located on the adjoining A-1EX zoned property. No development proposed that would affect the resource area.

STAFF: The proposal is consistent with town plan policies.

TOWN: Approved with no conditions.