



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **November 27, 2018**

Zoning Amendment:
RH-1 Rural Homes District TO R-1A Residence District

Acres: 1
Survey Req. Yes

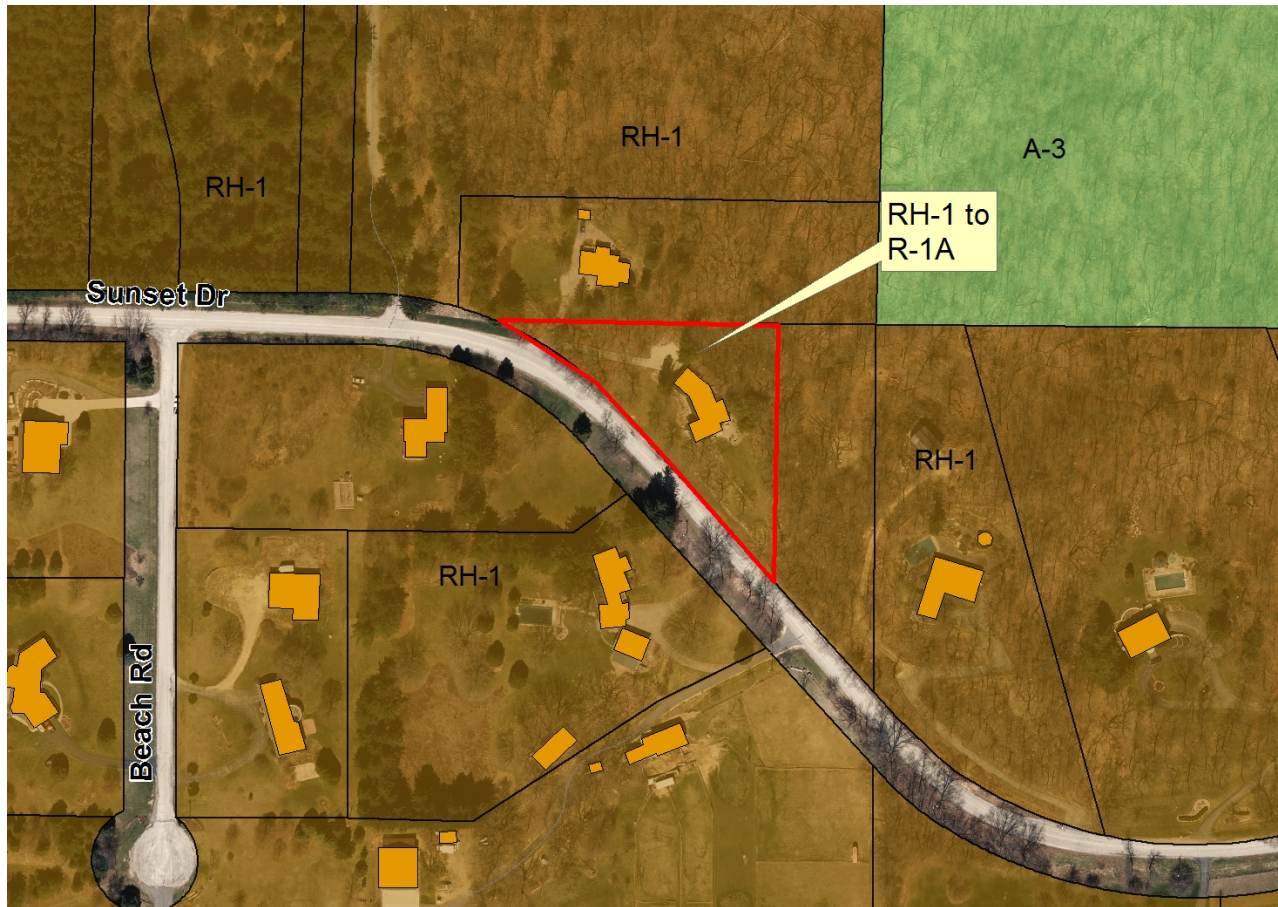
Reason:
**ZONING COMPLIANCE FOR
EXISTING LOT**

Petition: **Petition 11350**

Town/sect:
VERONA, Section 36

Applicant
MICHAEL D KNIGHT

Location:
6420 SUNSET DRIVE



DESCRIPTION: The petitioner would like to bring their property into compliance with current zoning district requirements.

OBSERVATIONS: Several years ago, a portion of land was separated from the original 2.2-acre property, which created two separate properties. It was found that the new vacant property could not be developed due to the town's density policies. To correct the matter, a new zoning district needs to be assigned to the smaller lot and the neighbor to the east acquiring the adjacent lot. A new 2-lot certified survey map will need to be created from the three parcels. The majority of the properties consist of slopes exceeding 20% grade. No sensitive environmental features observed.

TOWN PLAN: The property is located in the Rural Residential Development Area. The Town Plan designates a density of one house per two acres for this area. The overall density of the two lots complies with Town Plan policies.

RESOURCE PROTECTION: The Town Plan promotes the protection of steep slope topography exceeding 20% grade. These properties have already been fully developed with the steep slope areas being stabilized.

STAFF: The proposed lots meet the dimensional standards of the zoning districts and appear to be consistent with Town Plan policies.

TOWN: The Town Board approved the petition conditioned upon a deed restriction being recorded on the westerly lot to prohibit future land divisions.