



# Staff Report

Zoning and Land Regulation  
Committee

Public Hearing: **December 18, 2018**

Zoning Amendment:  
**A-1EX Agriculture District to A-2  
(4) Agriculture District and A-2 (8)  
Agriculture District**

Acres: 5.6 and 12.1  
Survey Required: Yes

Reason: **Separate existing farm  
residence and buildings from the  
farm and add lands to adjoining  
lot**

Petition: **Petition 11365**

Town/Section:

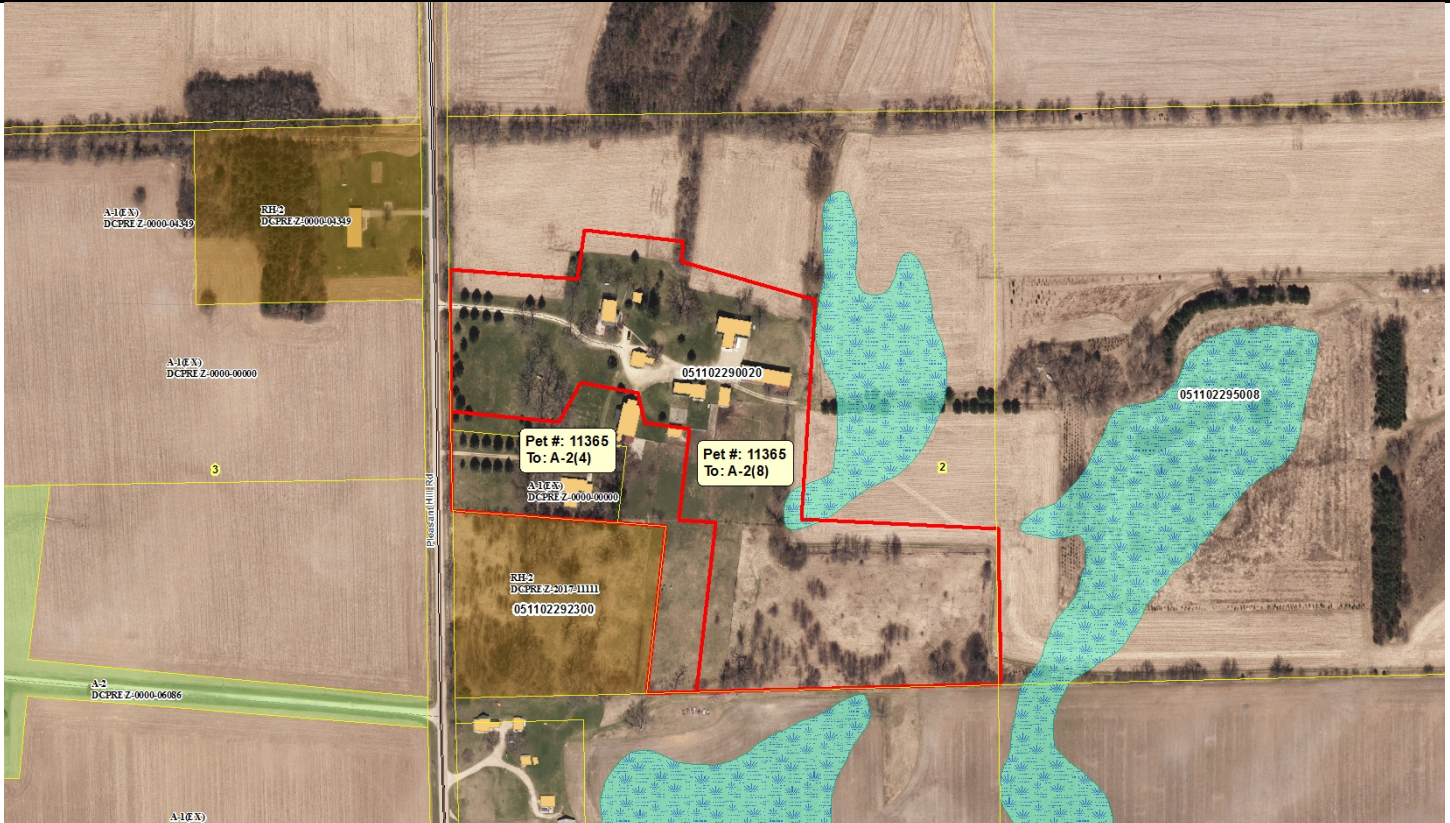
**Dunkirk, Section 2**

Applicant:

**Ronald J. Cotter**

Location:

**1494 Pleasant Hill Road**



**DESCRIPTION:** The applicant proposes to separate the existing farm residence and buildings from the ~145-acre farm and to also reconfigure the boundaries of the existing, adjoining residential lot. No new residential development is proposed. The proposal would result in the farm home and buildings being located on a new ~12-acre A-2(8) zoned parcel, and the adjoining residential lot would be increased in size from ~2 acres to 5.6 acres and zoned A-2(4). Note that the corresponding new zoning ordinance classifications would be RM-8 (Rural Mixed Use) for the 12-acre parcel, and RR-4 Rural Residential for the 5.6-acre parcel.

**OBSERVATIONS:** Surrounding land uses include agriculture/open space, and scattered rural residences. There is a presence of wetlands to the east of the property. No other sensitive environmental features are observed.

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

**RESOURCE PROTECTION:** A small area of resource protection corridor associated with an area of mapped wetlands and 75' wetland buffer encroaches onto the proposed A-2(8) parcel, but is inconsequential to the proposal and existing development on the property; no new development is proposed.

**STAFF:** The proposal is consistent with town plan policies. As indicated on the attached density study report, the proposal will not use a housing density unit / split. The property will remain eligible for one possible housing density unit / split.

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