



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **April 28, 2015**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2(4) Agriculture District

Acres: **4.34**
Survey Req. **Yes**

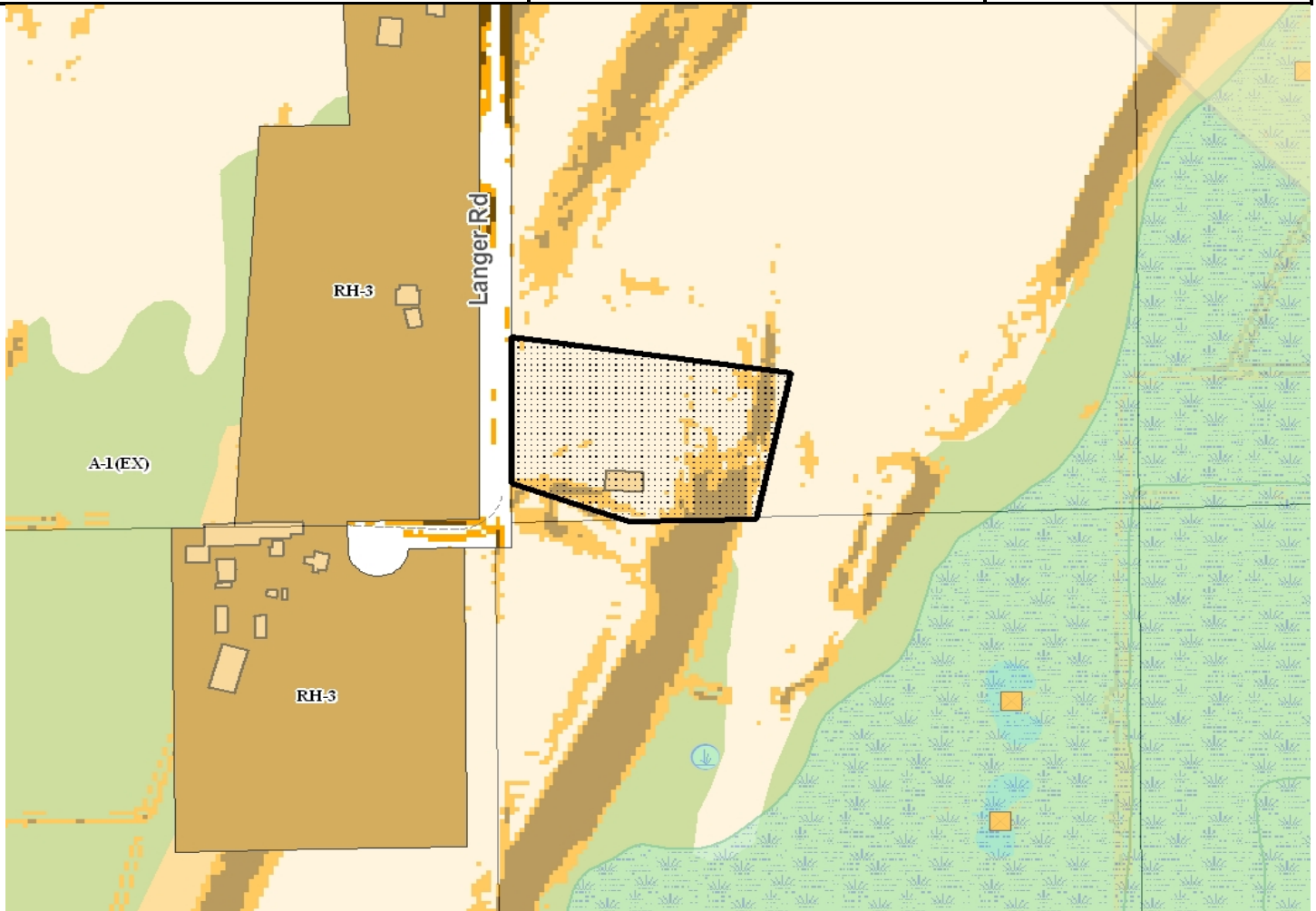
Reason:
Creating one residential lot

Petition: **Rezone 10828**

Town/sect:
Medina Section 20

Applicant
Eugene F Wilcenski

Location:
5422 Langer Rd



DESCRIPTION: The applicant would like to create a residential lot on the 120-acre farm.

OBSERVATIONS: There is an existing agricultural building on the property. The majority of the farm is covered by wetlands, the proposed residential lot is outside the wetland boundary. No other sensitive environmental features observed.

TOWN PLAN: The Town Plan designates this area within the Agricultural Preservation Area. See attached density study concerning housing density rights.

RESOURCE PROTECTION: The proposed lot is outside the resource protection area.

STAFF: The proposal meets the dimensional standards of the zoning district and appears consistent with the Town Plan policies. As indicated on the attached density study report, Mr. Wilcenski is eligible for at least one of the 3 splits that remain available to the original 1979 farm property.

TOWN: Approved conditioned upon the Town's Animal Deed Restriction be placed on the property.