

**Staff Report**



**Zoning and Land Regulation Committee**

Questions? Contact:  
Majid Allan: 267-2536

*Public Hearing:* **May 28, 2019**

*Zoning Amendment Requested:*

**TO , FP-35 (General Farmland Preservation) District TO RR-2 (Rural Residential, 2 to 4 acres) District**

*Size:* **,2.22 Acres**

*Survey Required.* **Yes**

*Reason for the request:*

**Separating existing residence from farmland**

**Petition 11421**

*Town/Section:*

**DUNKIRK, Section 11**

*Applicant*

**ELIZABETH REINSTAD**

*Address:*

**1924 COUNTY HWY A**



**DESCRIPTION:** Applicant proposes to separate the existing residence and farm buildings from the farm on to a new 2.2 acre, RR-2 (Rural Residential) zoned parcel.

**OBSERVATIONS:** The property is part of a ~80 acre farm. Surrounding land uses include agriculture / open space. No sensitive environmental features observed. No new development proposed.

**DEPARTMENT OF HEALTH:** The Health Department does not have any information on the location of the septic system. The septic system should be identified and located within the boundaries of the certified survey map. The toe of the drainage field shall be a minimum of 5 feet from the property line.

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

**RESOURCE PROTECTION:** No resource protection corridors located on the subject property.

**STAFF:** As indicated on the attached density study, the property will remain eligible for 1 split if the petition is approved. Staff recommends approval with a condition requiring the septic system be shown on the final Certified Survey Map.

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