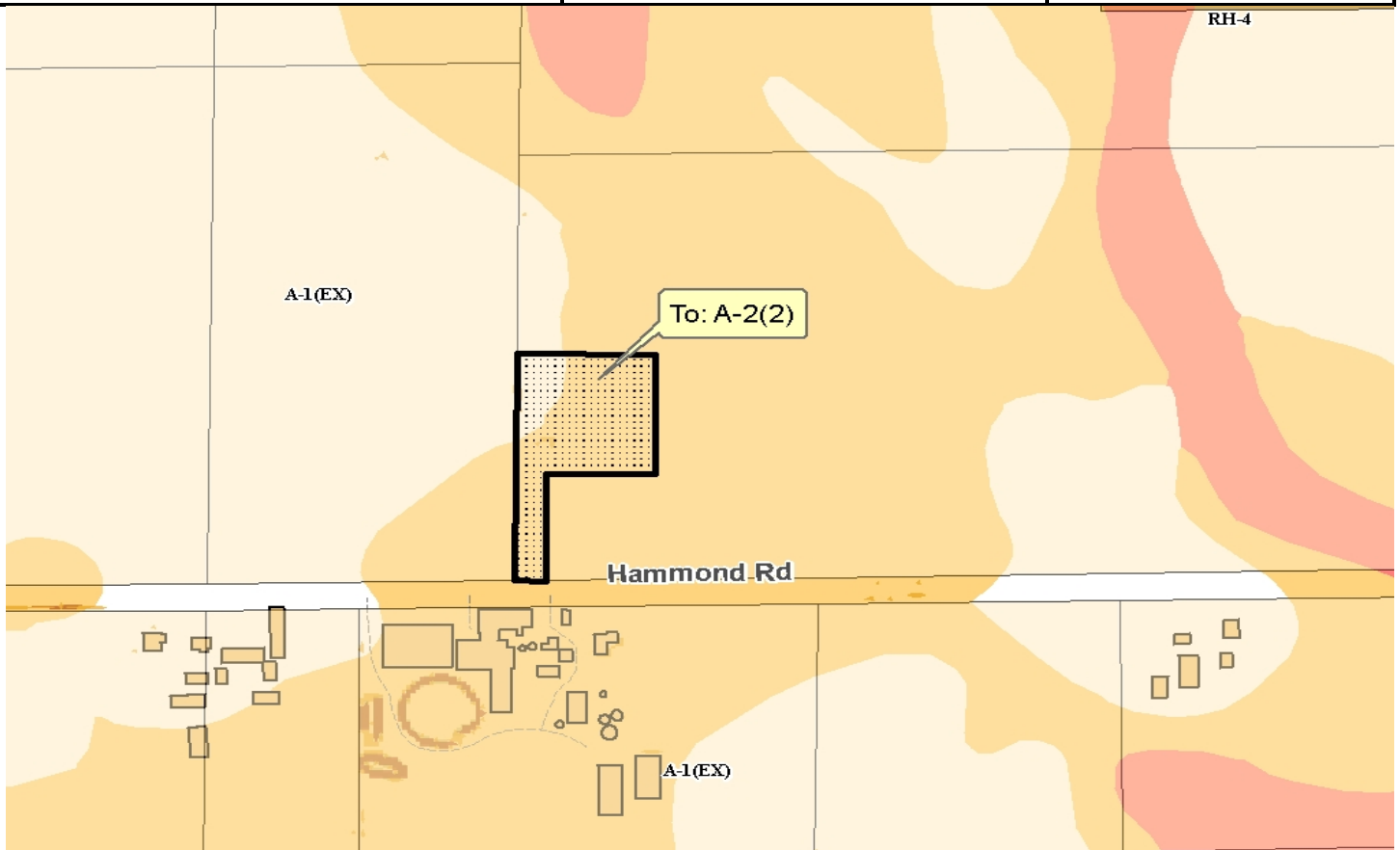




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> September 27, 2016	<i>Petition:</i> Rezone 11036
	<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to A-2(2) Agriculture District	<i>Town/sect:</i> Dunkirk Section 22
	<i>Acres:</i> 2.5 <i>Survey Req.:</i> Yes	<i>Applicant:</i> Femrite Farm Real Estate LLC
	<i>Reason:</i> Creating one residential lot	<i>Location:</i> North of 2263 Hammond Road



DESCRIPTION: The applicant would like to create a residential lot for a family member on the 250-acre farm.

OBSERVATIONS: The entire area consists of Class I and II soils. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the town's agricultural preservation area. Development is limited to one dwelling unit per 40 acres owned. As indicated on the attached density study report, the original ~120 acre 1979 farm unit remains eligible for two possible splits. Based on the applicant's ownership of ~48 acres, the property is eligible for one of the two remaining splits. If the petition is approved, the final remaining split would go to the owners of lot 2 of CSM 4727 (Alme Family Trust).

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

STAFF: The proposal meets the dimensional standards of the zoning district. As a condition of approval, staff recommends that the balance of A-1EX land owned by the applicant be deed restricted to prohibit further residential development.

TOWN: PENDING.