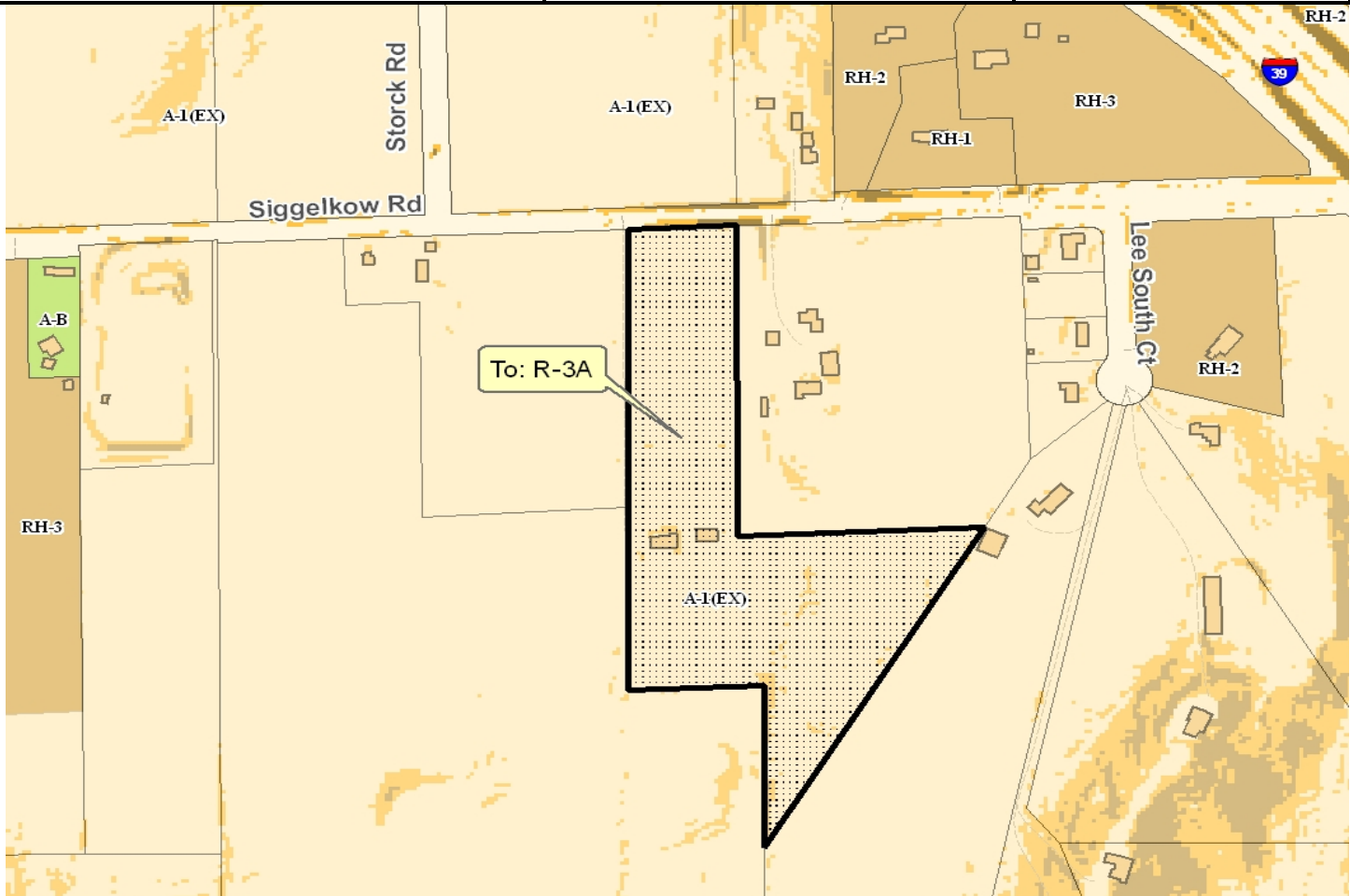




# Staff Report

<b>Zoning and Land Regulation Committee</b>	<b>Public Hearing: August 26, 2014</b>	<b>Petition: Rezone 10728</b>
	<b>Zoning Amendment: A-1EX Exclusive Agriculture District to R-3A Residence District</b>	<b>Town/sect: Blooming Grove Section 36</b>
	<b>Acres: 15.2 Survey Req. No</b>	<b>Applicant Louis L Kotkowski</b>
	<b>Reason: Allow two-family residence</b>	<b>Location: 3383 Siggelkow Road</b>



**DESCRIPTION:** Applicant wishes to rezone from nonconforming A-1(ex) to R-3a to convert existing residence into a duplex. The applicants are older adults who wish to stay in their home. They will move into the addition and their son and family will reside in the original portion of the house.

**OBSERVATIONS:** There is a single-family residence and outbuilding on the property. The GIS information notes that there is hydric soil with inclusions abutting Siggelkow Road. 30% of the property consists of Class II soils. No other sensitive environmental features observed.

**TOWN PLAN:** The subject property is located in the *Rural Residential* land use district in the Town of Blooming Grove Land Use Plan.

**RESOURCE PROTECTION:** Hydric soil with inclusions exists on the northern portion of the subject property, north of the existing buildings.

**STAFF:** The proposal appears reasonably consistent with town plan policies. The R-3A district has a minimum parcel size of 20,000 square feet. Staff recommends that the property be deed restricted to prohibit further division.

**TOWN:** Approved with no conditions.