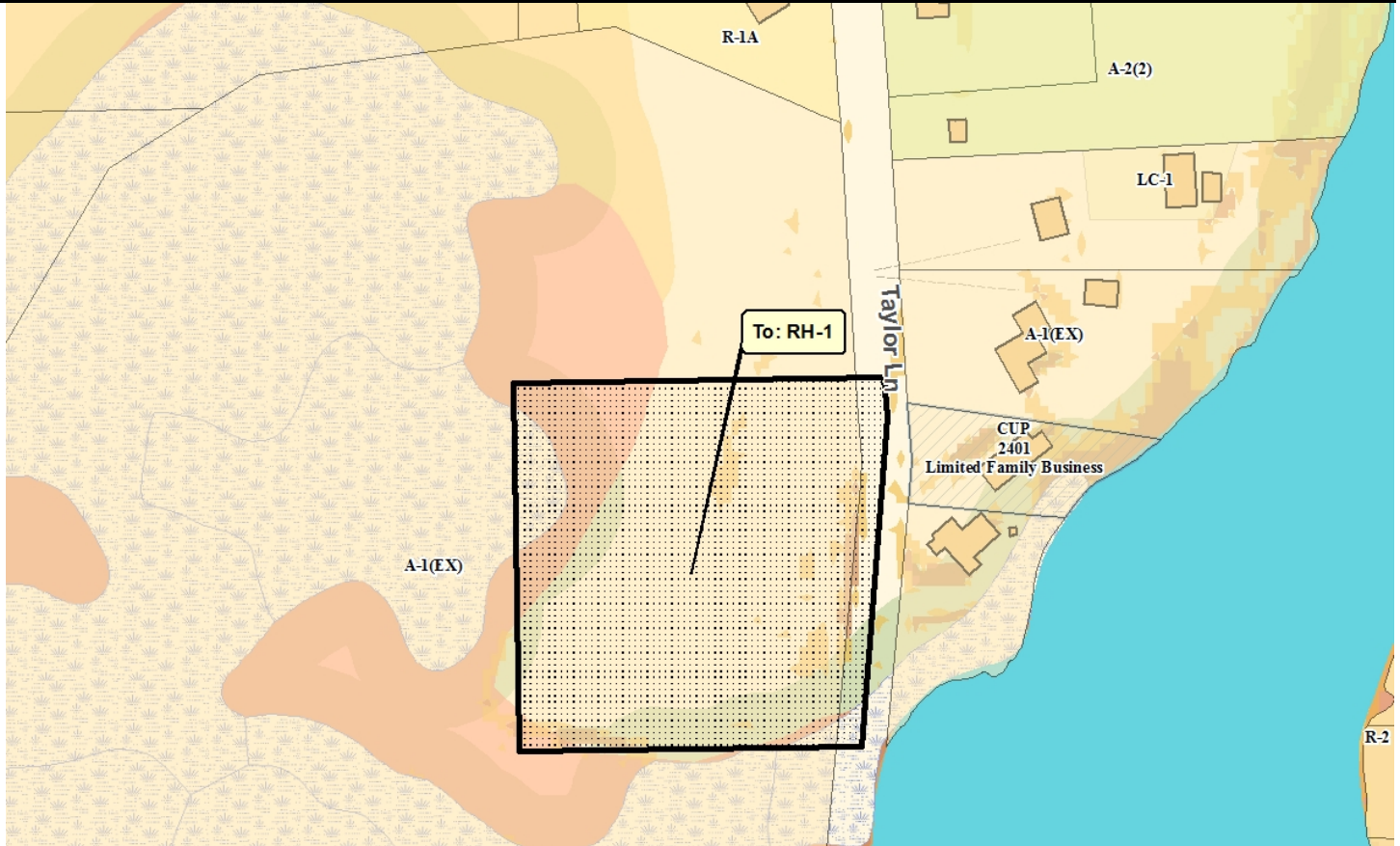




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> July 24, 2018	<i>Petition:</i> Petition 11305
	<i>Zoning Amendment:</i> A-1EX Agriculture District TO RH-2 Rural Homes District	<i>Town/sect:</i> DUNKIRK, Section 20
	<i>Acres:</i> 5 <i>Survey Req.</i> Yes	<i>Applicant:</i> GREGORY M SHAW
	<i>Reason:</i> Creating one residential lot	<i>Location:</i> WEST OF 694 TAYLOR RD.



DESCRIPTION: Applicant owns ~55 acres and seeks to create a new 5 acre RH-2 zoned rural residential parcel.

OBSERVATIONS: Surrounding land uses include agriculture, open space, and rural residences. There is a large wetland complex located on the 55 acre property. However, the proposed RH-2 parcel consists primarily of uplands and includes ample space for proposed buildings.

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

RESOURCE PROTECTION: An area of resource protection corridor associated with mapped wetlands and the 75' wetland setback encroaches into the westerly and southerly boundary of the proposed RH-2 parcel.

STAFF: As indicated on the attached density study report, the property remains eligible for one possible dwelling unit under the town of Dunkirk density policy. If the petition is approved, the available splits/dwelling units will be exhausted. Any development on the RH-2 parcel must meet the minimum 75' setback requirement from the mapped wetlands.

Staff recommends that a deed restriction be recorded on the balance of A-1EX zoned land owned by the applicant to prohibit further development or division as specified in the town of Dunkirk comprehensive plan policy.

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