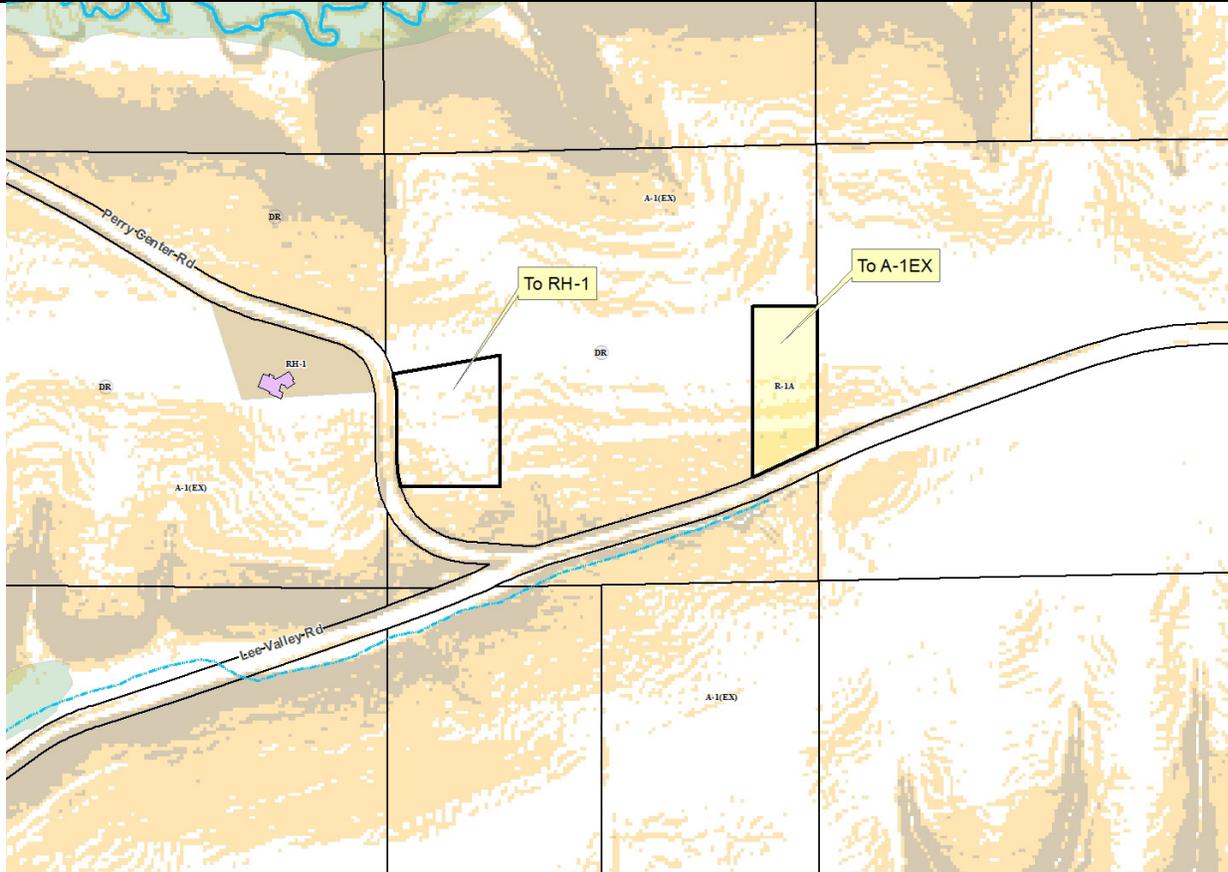




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> February 23, 2016	<i>Petition:</i> Rezone 10947
<i>Zoning Amendment:</i> R-1A Residence to A-1EX Exclusive Agriculture District and A-1EX Exclusive Agriculture District to RH-1 Rural Homes District	<i>Town/sect:</i> Perry Section 26
<i>Acres:</i> 2.0, 3.2 <i>Survey Req.:</i> NO	<i>Applicant:</i> Jonathan S Schumann
<i>Reason:</i> Moving home site location to west side of property	<i>Location:</i> East of 357 Perry Center Road



DESCRIPTION: The petitioner would like to shift the previously approved home site to the west side of the property.

OBSERVATIONS: The previous home site was approved under Zoning Petition #9556. A house was never constructed at this location. The new location is part of a cropped field which fronts on Perry Center Road. No sensitive environmental features observed.

TOWN PLAN: The property is located in the Agricultural Preservation Area. The housing density rights have been exhausted for this area. A deed restriction is recorded on the property to prohibit residential development on the remaining A-1Ex Agriculture lands.

RESOURCE PROTECTION: The property is located outside the resource protection area.

STAFF: The zoning boundary meets the dimensional standards of the zoning district.

TOWN: Approved with no conditions. The Town Board has approved a home site in the northeast corner of the zoning boundary.