



# Staff Report

Public Hearing: **November 24, 2015**

Petition: **Rezone 10911**

Zoning Amendment:  
**A-1EX Exclusive Agriculture  
District to R-1A Residence  
District**

Town/sect:  
**Dunkirk  
Section 16**

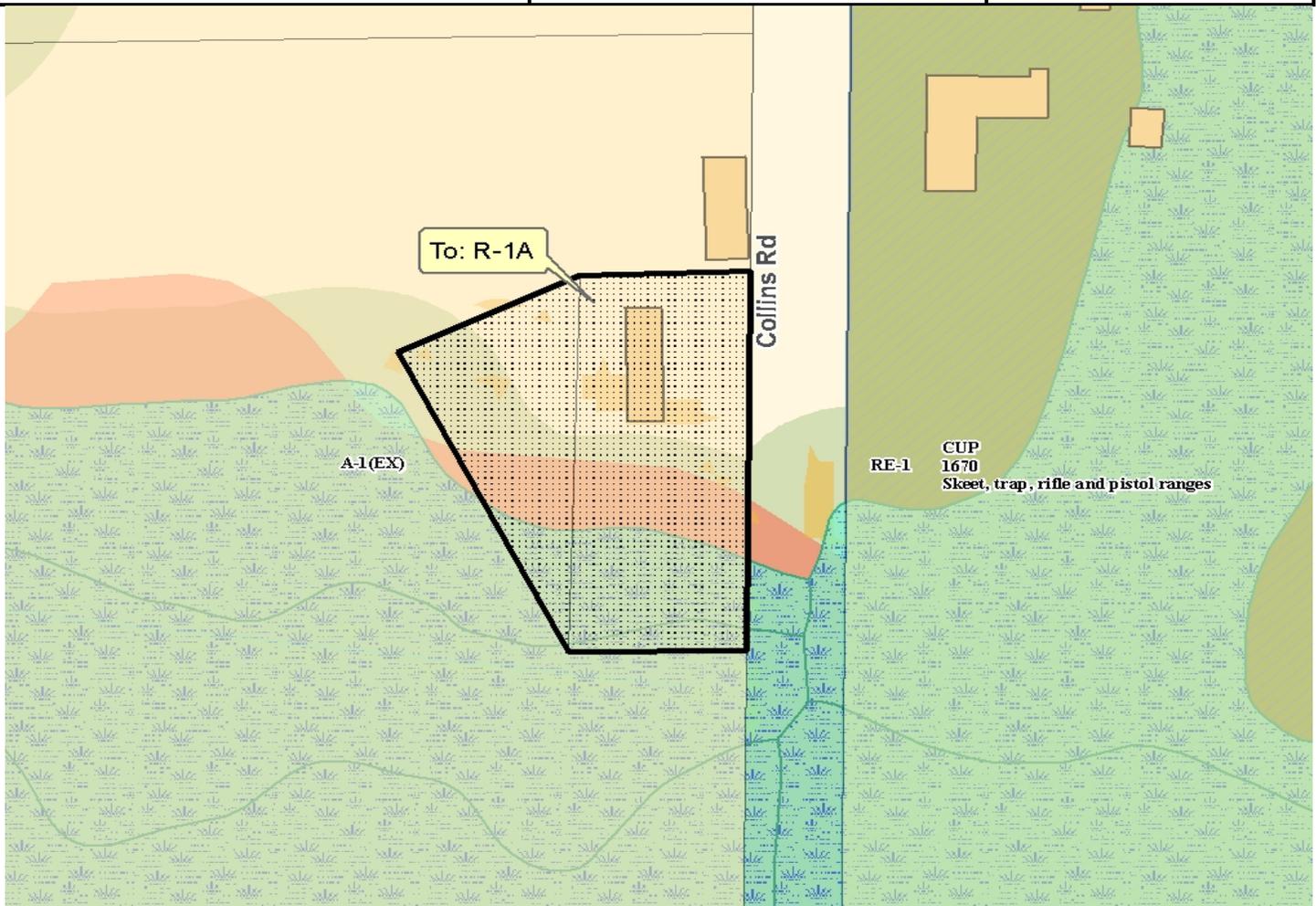
Acres: *1.23*  
Survey Req. *Yes*

Applicant  
**James Stendl Living  
Trust**

Reason:  
**Adding lands to an existing  
residential lot**

Location:  
**981 Collins Road**

Zoning and Land Regulation Committee



**DESCRIPTION:** The applicant would like to expand an existing residential lot in order to construct a detached garage.

**OBSERVATIONS:** There is an existing residence on the property. Wetlands and floodplain are located on the southern portion of the property.

**TOWN PLAN:** The property is located in the Agricultural Preservation Area.

**RESOURCE PROTECTION:** The southerly portion of the expansion area is in the Resource protection area. The applicant was made aware of the limitation in this area due to the wetlands and floodplain.

**STAFF:** The proposal meets the dimensional standards of the zoning district. The change of zoning will allow a garage with a maximum mean height of 12 feet to be constructed on the property.

**TOWN:** Approved with no conditions.