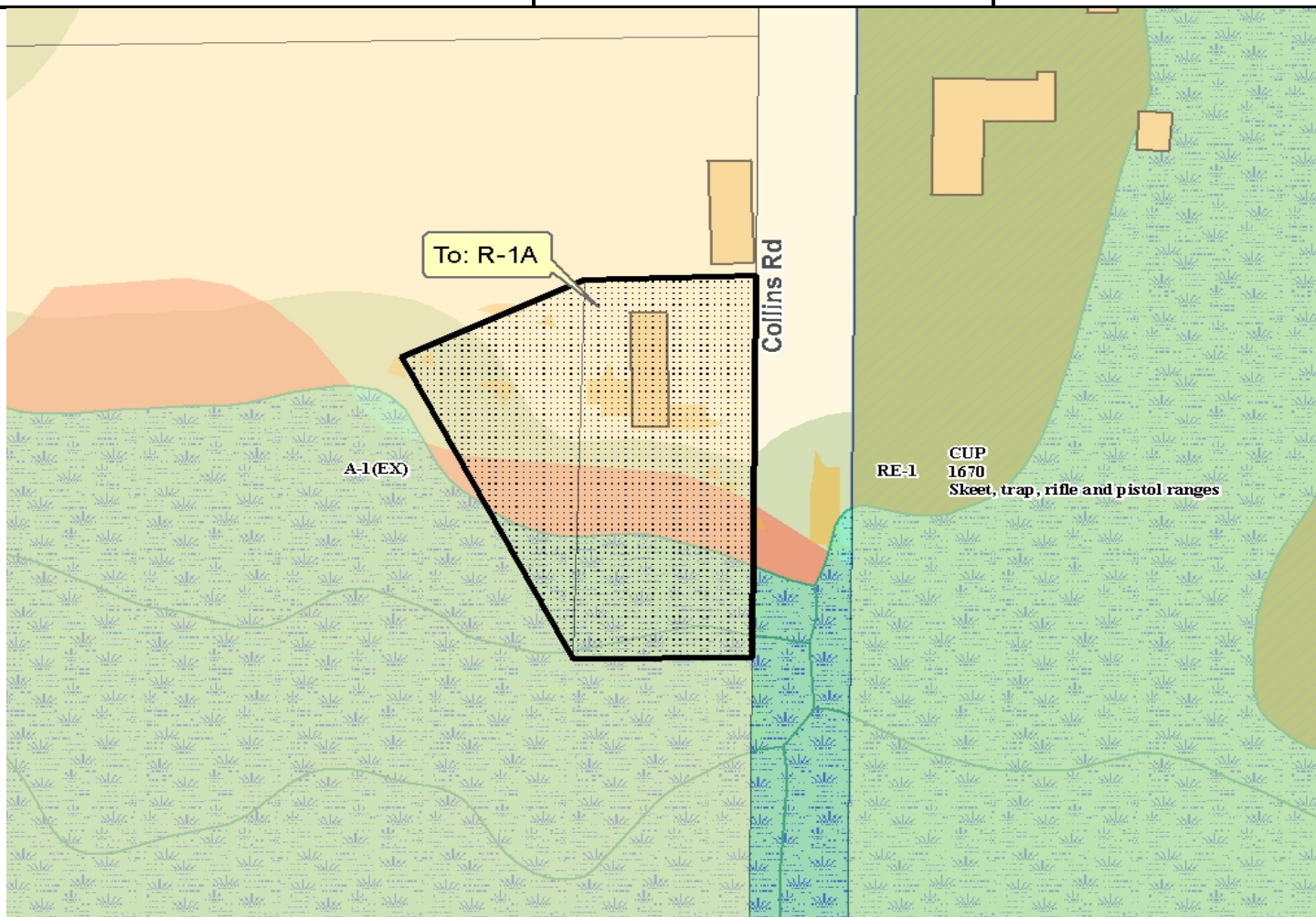




Staff Report

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.