



## Staff Report

Public Hearing: **November 24, 2015**

Petition: **Rezone 10912  
CUP 2330**

Zoning Amendment:  
**A-1EX Exclusive Agriculture  
District to RE-1 Recreational  
District**

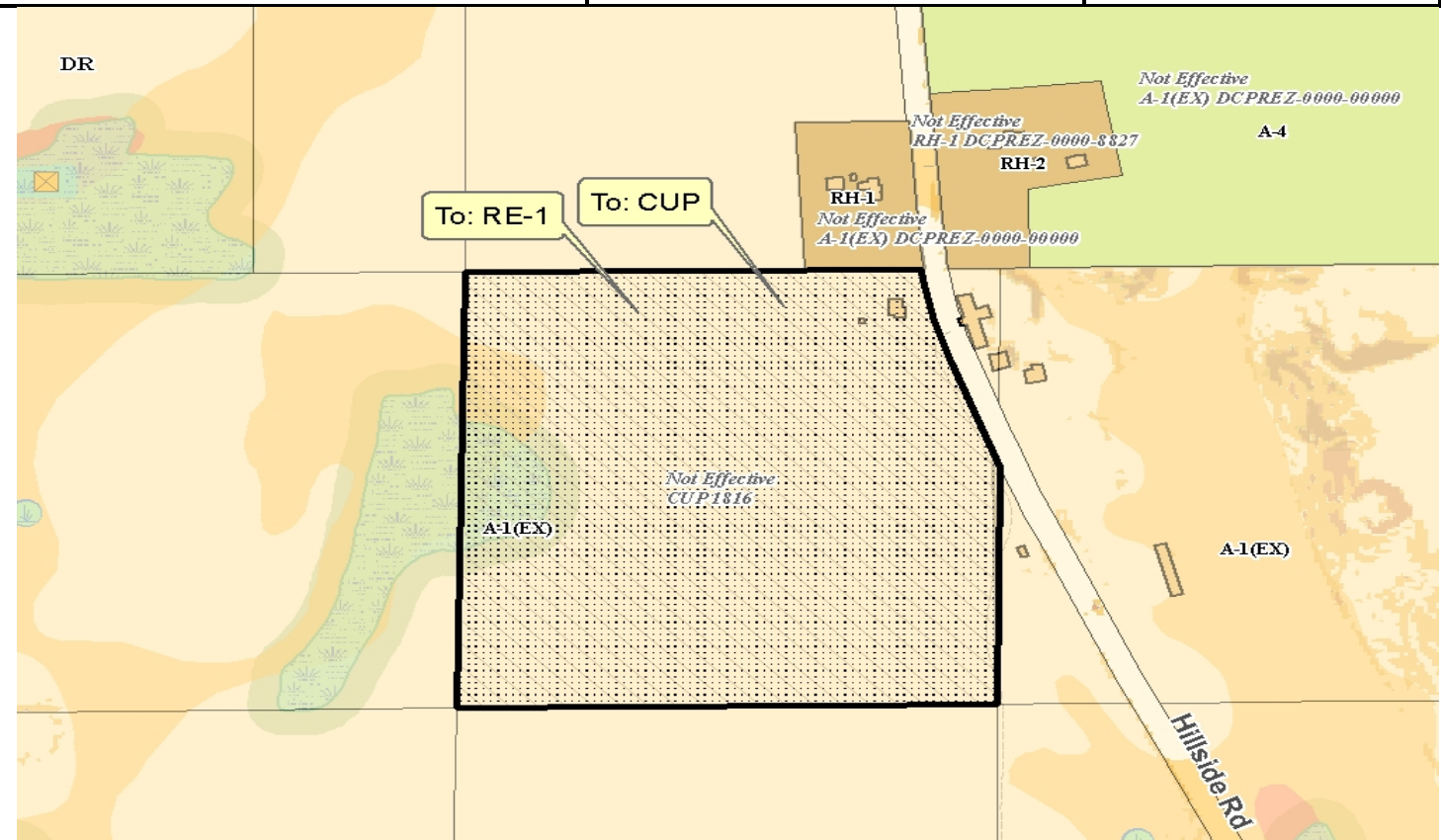
Town/sect:  
**Albion  
Section 26**

Acres: **40.4**  
Survey Reg. No

Applicant  
**Eastman Hunting Club  
Inc**

Reason:  
**Allow a skeet, trap, rifle and  
pistol ranges with incidental gun  
sales**

Location:  
**527 Hillside Road**



**DESCRIPTION:** The Eastman Hunting Club would like to rezone 40 acres of the 490-acre property to be allowed to install a trap shooting area, a 4-lane shooting range, and to be allowed to have incidental sales of firearms at the lodge/office.

**OBSERVATIONS:** The Eastman Hunting Club has been operating a hunting preserve since 1942. The property is currently being used for a pheasant hunting preserve and shooting area. There are wetlands located at the far west end of the zoning boundary.

**TOWN PLAN:** The property is identified as a protected open space area. The area is designated for permanently managed open space, wildlife habitat conservancies, and hunting and fishing preserves.

**RESOURCE PROTECTION:** A small area of resource protection corridor associated with a small wetland is located at the westerly edge of the proposed rezone area.

**STAFF:** The proposal appears to be consistent with the Town Plan Policies. Staff suggests that incidental sales of firearms be limited to 10% of the floor area of the lodge.

**TOWN:** The change of zoning was approved with no conditions.  
The CUP was approved with 2 conditions.

## **Proposed Conditional Use Permit # 2330**

In order for an applicant to obtain a Conditional Use Permit, the Zoning and Land Regulation Committee must find that all of the following standards are met for the proposed land use:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.
2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made; and
5. That adequate measures have been or will be being taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Staff has prepared a list of conditions that may be used in order to meet the six standards as listed above to allow the conditional use on the property. Please note that the conditions may need to be changed or additional conditions added to address potential nuisances that may come to light during the public hearing.

1. A deflecting roof shall be constructed over the 4-lane shooting range and skeet shooting area.
2. Shooting of firearms is limited to 8:00am to dusk.
3. The area for the sales of firearms shall be not larger than 10% of the floor area of the lodge.