



# Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **September 26, 2017**

Zoning Amendment:  
**A-1EX Agriculture District TO A-2  
(4) Agriculture District**

Acres: 7.21  
Survey Req. Yes

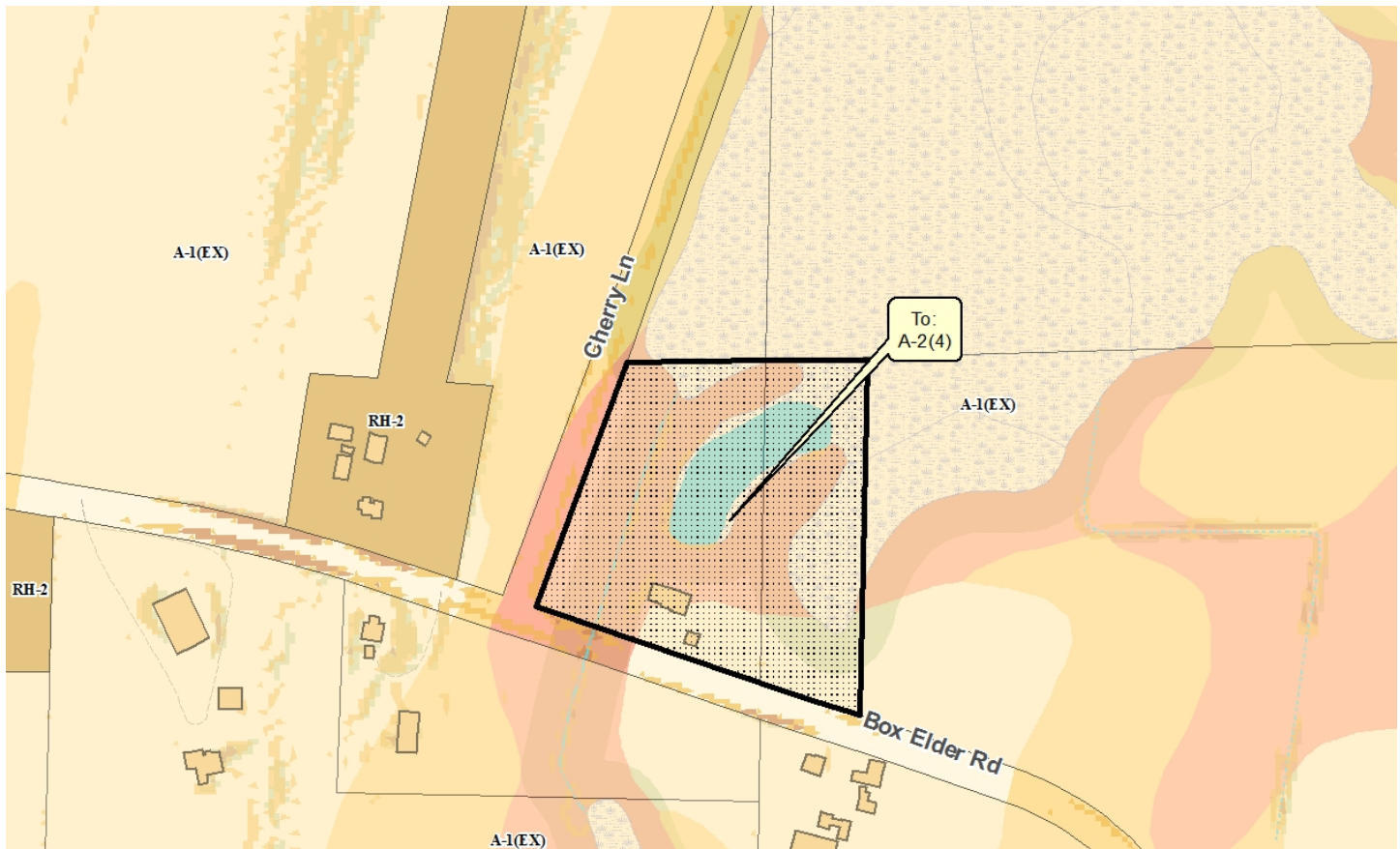
Reason:  
**Separating the existing farm  
residence from the farm**

Petition: **Petition 11184**

Town/sect:  
**MEDINA, Section 23**

Applicant  
**LAUFENBERG REV TR,  
ANTHONY P & ALYCE  
J**

Location:  
**5516 BOX ELDER RD**



**DESCRIPTION:** Applicant proposes to separate the existing farm residence from the farmland.

**OBSERVATIONS:** A pond is located on the proposed A-2(4) property. An area of wetlands is located along the easterly and northerly boundary of the proposed new parcel. No new development is proposed.

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

**RESOURCE PROTECTION:** An area of resource protection corridor associated with the pond and wetlands is located on the property.

**STAFF:** The proposal is consistent with town plan policies. As indicated on the attached density study, the town counts all residences as a split toward the density limitation. If the petition is approved, one possible split will remain available to the Laufenberg farm.

**TOWN:** Approved with conditions: town of Medina animal unit restrictions apply, A-2(4) parcel cannot be further divided.