

## **SILHOUETTE FARM – PLANNING BOARD WAIVER REQUEST**

**ROAD FRONTAGE  
REQUIRED: 300 FEET  
REQUEST: 150 FEET**

### **GENERAL**

Town Code requires the minimum frontage for lots on existing roads to be 300-feet, unless the Planning Board determines that due to topographic conditions a lesser frontage is appropriate – see Section 97-20C(2).

### **BACKGROUND**

The Applicant is requesting a waiver from this section of the Town Code in an effort to minimize the lot area and therefore the tax burden to the Applicant's daughter, and her husband, in the future. Additionally, the Applicant would also like to retain as much of the 53.5± acres of the subject parcel as possible to continue leasing the land for farming.

### **WAIVER REQUEST IN ACCORDANCE WITH TOWN CODE**

In an effort to make this request within the context of the Town code, I have attached two scenarios that relate specifically to topography. Both scenarios contemplate an eighth lot being developed next to Lot 7.

#### **SCENARIO 1: WAIVER GRANTED**

Under this scenario, Lot 7 is granted a waiver to allow for a Lot frontage of 150-feet.

- No portion of Lot 7 is located within steep topography
- A potential Lot 8 has a larger area for a building pad outside of steep topography
- A potential driveway access for Lot 8 can be developed outside of steep topography

#### **SCENARIO 2: WAIVER DENIED**

Under this scenario, Lot 7 is denied a waiver and therefore will have a Lot frontage of 300-feet.

- A portion of Lot 7 will be located within steep topography
- A potential Lot 8 has a smaller area for a building pad outside steep topography
- A potential driveway access for Lot 8 cannot be developed outside steep topography

\*\*\*\*Please note that the Applicant has no intention of developing any additional lots at this time. The scenarios represented above are strictly an effort to make a waiver request in the context of the Town Zoning Code for residential lot development\*\*\*\*

Dated: 10-7-2021

# SCENARIO 1: WAIVER GRANTED

LOT 6

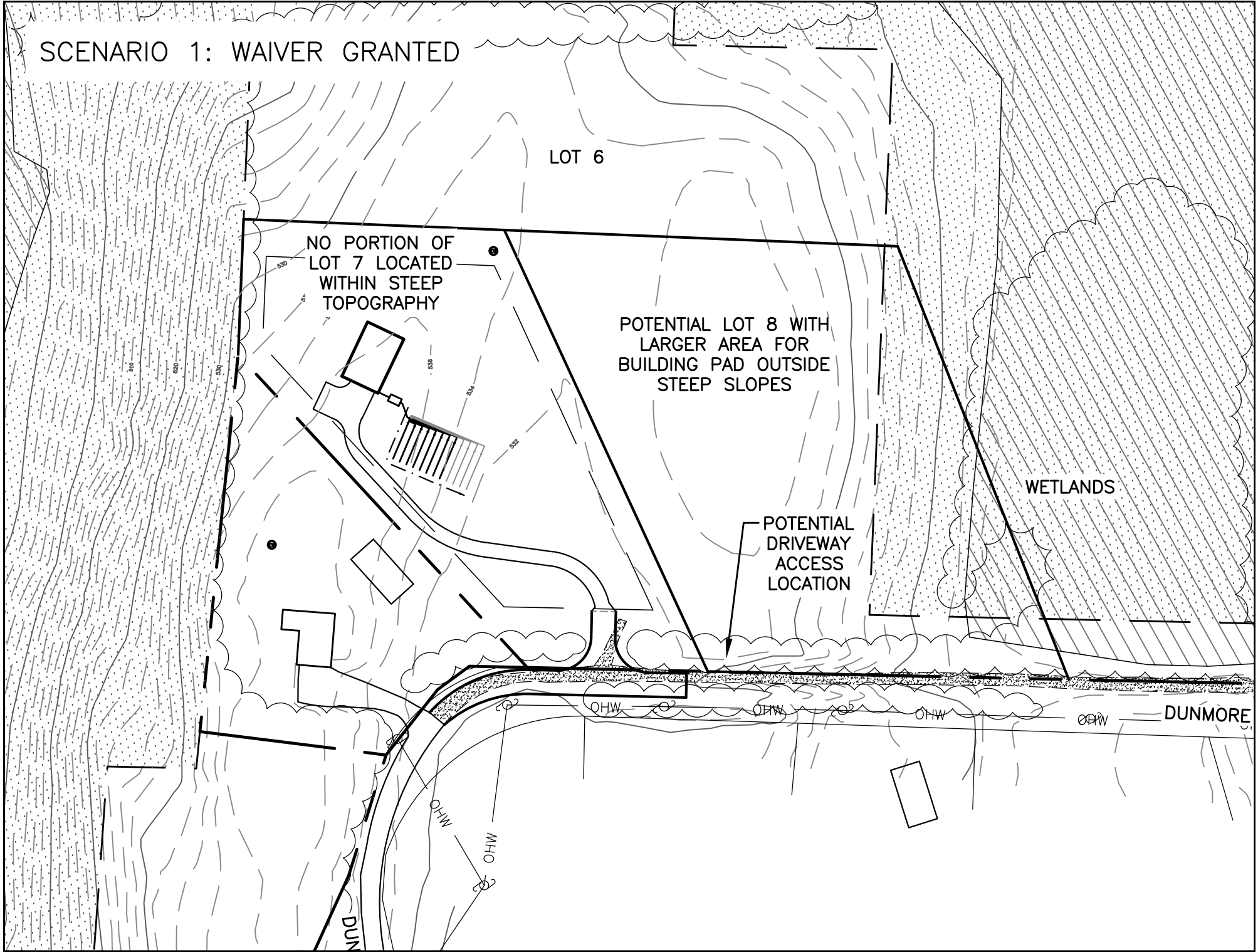
NO PORTION OF  
LOT 7 LOCATED  
WITHIN STEEP  
TOPOGRAPHY

POTENTIAL LOT 8 WITH  
LARGER AREA FOR  
BUILDING PAD OUTSIDE  
STEEP SLOPES

POTENTIAL  
DRIVEWAY  
ACCESS  
LOCATION

WETLANDS

DUNMORE



SCENARIO 2: WAIVER DENIED

LOT 6

POTENTIAL LOT 8 WITH  
SMALLER AREA FOR  
BUILDING PAD OUTSIDE  
STEEP SLOPES

POTENTIAL DRIVEWAY  
ACCESS LOCATION  
THRU STEEP  
TOPOGRAPHY

PORTION OF LOT 7  
LOCATED WITHIN  
STEEP TOPOGRAPHY

WETLANDS

DUNMORE LANE (CR)

