TOWN OF ADDISON
ZONING REPORT
February 2026

The following zoning applications and queries that were received and processed (or in process) as well as research performed in late February are as follows::

Overall, the month of February has been fairly quiet- but seems to be picking up!

Permits applications/permits allowed:
Campbell/Acker application processed- permit allowed
Jordan Grant- application to build new home- ZA office awaits permission for driveway access

Preparation of DRB applications
Preston- request to subdivide
Sefanic- request to subdivide

Violations/Potential violations
Update on complaints previously discussed (repeated below); there are no currently-applicable zoning regulations that allow me to force action on these complaints. I will seek guidance on whether unresolved complaints to the state should be filed as local zoning violations/MMAs to the property. Such postings to electronically- accessible town records would help in guiding any title searches or future zoning research.

I Requested ANR run a report of all violations in Addison from the last 5 years. Received 11 reports of which five appeared useful (non-transient violations potentially still present)
Determined that:
1) The potential violation on RT22A is compliant by state requirements/ small business may be out of compliance with town regulations.
2) One town property (Townhouse Road) has many (5) ANR complaints filed against (three in the last five years), some including open sewage, but the state appears unable to enforce. At least one of these complaints is not considered closed.
3) Another property (Stillmeadow Lane) has 4 ANR complaints but was transferred to DEC

Consultations
Lots of queries on what needs a permit. I am encouraged by the number of calls I have received lately.
Requirements for ADU
Multiple queries on subdivides and borderline adjustments.
Queries on real estate for sale- conformity

Research
Potential violation- lack of building permit on Town Line road?- ~~in process.~~ Permit found