

Marbletown Planning & Zoning Subcommittee

SPECIAL EVENTS VENUE

Sub Committee Agenda

6 PM May 31, 2018

2

9/7/2018

- ▶ Review
 - ▶ Purpose of Sub Committee
 - ▶ Guidance for Meetings
 - ▶ Membership
 - ▶ Meeting Process/Operations
 - ▶ Deliverables
- ▶ Introductions – Who's on the committee
- ▶ Review of proposed DRAFT legislation
- ▶ Public Comment Collected to Date
- ▶ Marbletown Comprehensive Guidance re. Draft Legislation
- ▶ Next Meeting Tentative Agenda

Purpose and Responsibility

- ▶ Review the 2018 draft of Local Law Amending Chapter 200 of the Town Code, Zoning drafted by Shuster Associates, and in doing so gather and document the following information:
 - ▶ Marbletown Strategic Planning guidance related to draft local law
 - ▶ Regulatory and governmental guidance for proposed legislation
 - ▶ Lessons learned from experience of other NYS communities that have enacted similar legislation
 - ▶ Local concerns voiced by the community regarding the proposed legislation
- ▶ Generate a list of recommendations regarding the draft legislation
- ▶ Submit the recommendations to the Planning and Town Board for consideration.

Sub Committee Meeting Guidance

- ▶ The Chairperson shall determine the time of the Subcommittee meetings; however, for planning purposes the meetings will be held every other Wednesday from 6 PM for two hours commencing May 31, 2018.
- ▶ The meetings will be held in accordance with State of New York open meeting laws. Meeting procedures will be guided by Roberts Rules of Order.
- ▶ A quorum for meetings shall be 50% of Sub Committee members plus one.
- ▶ Action taken by the Sub Committee shall require a majority vote of those members present.

Sub Committee Meeting Guidance

- ▶ Meetings will be held in person. Conference meetings will not be allowed.
- ▶ The chair (or designee) shall ensure that written notice is published in the Daily Freeman of the time and place of all meetings not later than 7 days prior to each meeting. An agenda for each meeting shall be provided to each member of the committee via e-mail notice at least 3 days before each meeting.
- ▶ All meetings will be open to the public and public attendance is encouraged.

Membership

- ▶ The Subcommittee will contain 13 members of the Marbletown community and Marbletown government selected and appointed by the Supervisor. These individuals include:
 - ▶ Dan Proctor (Planning Board and PZC Sub Committee Chair)
 - ▶ Will Husta (PZC & ZBA Chair)
 - ▶ Staci Sindt (PZC member)
 - ▶ Harry Hansen (PZC Member and Historical Committee Chair)
 - ▶ Daisy Foote
 - ▶ Dan Giessinger
 - ▶ John Cirone
 - ▶ Nancy Gagliardi
 - ▶ Gary Johnson
 - ▶ David Hodes
 - ▶ Sally Dolan
 - ▶ Michael Wilcox
 - ▶ Tracey Dewart

Sub Committee Process

- ▶ Guided by NYS Open Meeting Law–
 - ▶ *“It is essential to the maintenance of a democratic society that the public business be performed in an open and public manner...”*
- ▶ Meeting will focus on the published agenda
- ▶ Meeting will be recorded, and minutes taken. All documents, minutes and tapes from the Sub Committee are FOILable
- ▶ Only motions brought by the members can be put to a vote
- ▶ Chair announces the results of the vote
- ▶ Public comment will be solicited and recorded; however, each citizen commenting must:
 - ▶ Be recognized by the Chairman
 - ▶ State name and address
 - ▶ Limit comments to three minutes and to proposed legislation

Reporting

- ▶ At the conclusion of the scheduled meetings the Sub Committee will, within 5 days, generate a report to the Marbletown Supervisor, Town and Planning Board that lists their recommendations regarding the local law.

Draft Local Law “Special Event Venues” Review

TOWN OF MARBLETOWN

LOCAL LAW NO. __ of 2018

A LOCAL LAW AMENDING CHAPTER 200 OF THE TOWN CODE, ZONING

SECOND DRAFT: Shuster Assoc. (Revised 4/24/18)

The text of Local Law No. __ of 2018 is as follows:

SECTION I: SHORT TITLE

This Local Law shall be entitled “**Special Event Venues**”, which amends the Schedule of Use Regulations, Definitions and the Special Use Permit sections of the **CODE** of the Town of Marbletown, **CHAPTER 200, ZONING**.

SECTION II: LEGISLATIVE AUTHORITY, PURPOSE AND FINDINGS

This law is adopted pursuant to New York State Town Law, which authorizes the Town Board to adopt zoning laws that protect the health, safety and welfare of residents and the general public, and are in accordance with the Town’s Comprehensive Plan. The Town of Marbletown wishes to encourage economic development and tourism and preservation of open space and natural resources in accordance with the goals of its Comprehensive Plan and finds that the occasional use of properties in various zoning districts for special event venues is consistent with such goals. This law provides standards and procedures for the location and operation of special event venues, where permitted, to ensure that the health, safety, and welfare of the Town and its residents is adequately protected.

See Handout – to be reviewed by Dan Shulster

Public Comment on Draft Legislation Collected to Date

10

9/7/2018

- ▶ Public Concerns:
 - ▶ Negative Impact on Quality of Life
 - ▶ Noise
 - ▶ View Shed
 - ▶ Traffic
 - ▶ Road Congestion
 - ▶ Impact on Local Real Estate Values
 - ▶ Not appropriate for Residential Zoned Properties

Marbletown Strategic Guidance (Relevant of Draft Local Law)

11

9/7/2018

- ▶ Hamlet Strategic Plan (Prepared as part of a Sustainable Economic Development Plan) June 2011
 - ▶ Visioning: "...Conserve open space, preserve our farmland and promote sound and responsible development..."
 - ▶ Encourage small business, services and four season tourism
 - ▶ Preserve rural character
 - ▶ Promote activity centers
 - ▶ Prevent commercial sprawl and promote hamlet-centered [commerce]
 - ▶ Targeted business niches for Marbletown:
 - ▶ Increase enthusiasm for local food
 - ▶ Promote culture and education
 - ▶ Attract:
 - ▶ Small-scale retail
 - ▶ Health, Wellness & the Healing Arts
 - ▶ Professional, Technical Services
 - ▶ Recreational tourism
 - ▶ Home-Based Occupations and Businesses, Especially Services

Strategic Documents Reviewed:

- Marbletown: Future of Our Community Survey Report
- Marbletown Draft Town Plan 2004
- Town of Marbletown Hamlet Strategic Plan

Marbletown Strategic Guidance (Relevant of Draft Local Law)

12

9/7/2018

1997 Survey of community perspective on economic development for
Marbletown

No Development:	17%
Moderate Development:	69.9%