

Marbletown Planning & Zoning Subcommittee

SPECIAL EVENTS VENUE LEGISLATION REVIEW

Presentation Author: Dan Proctor

Sub Committee Agenda

6 PM June 21, 2018

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9/7/2018

Room M1 Marbletown Government Center

Agenda

- ▶ Opening Statement By Chairperson
- ▶ Review From Last Mtg
 - ▶ 7 Step Process Review and Results
- ▶ Decision Review
- ▶ Next Steps
 - ▶ Review laws from other communities (see handouts from Maggie)
- ▶ Review Handouts from Doug Adams
- ▶ Identify citizen concerns and create mitigations
- ▶ Generate legislative language to add to draft local law

Tasks:

1. Determine if the town supports the addition of Special Event Venue regulations in Zoning Code;
2. Provide a detailed review of the draft legislation and generate recommendations to improve the draft to the Town board.

7 Steps to Accomplish Tasks Assigned

1. Determine why we as a community should consider such legislation (beyond the interests of the individual applicant).
 1. Does it fit within the guidance of the Marbletown strategic plan? Yes.
 2. Does it fit within the agricultural protection planning guidance? Yes.

7 Steps to Accomplish Tasks Assigned (Continued)

3. Does it fit within our environmental guidelines? Yes.
4. Are there economic advantages of allowing such legislation? Yes, (but there are also a potential for disadvantages if not regulated)
5. Is this type of land use regulation supported by state land use trends? Yes.
1. Are there lessons learned from communities that have passed similar legislation? Yes.

7 Steps to Accomplish Tasks Assigned (Continued)

3. What are some alternative uses of the land considered for special events venue legislation?
4. What is the level of interest within our community for pursuing special events venue regulation?
 1. Can't answer definitively, but Planning Department receives 1 to 2 calls a week from individuals interested in holding special events on their property
2. Identify the benefits of enacting such legislation
3. Identify the disadvantages of enacting such legislation

7 Steps to Accomplish Tasks Assigned (Continued)

4. Identify and list for each disadvantage mitigation strategies - if any
5. Decision on task one:
 1. Should the community allow the regulation of Special Event Venues? *(Determine if the Committee supports the addition of Special Event Venue regulations in Zoning Code).* Yes.

Subcommittee Charter. Tasks:

- ✓ Determine if the town supports the addition of Special Event Venue regulations in Zoning Code;
- 2. *Provide a detailed review of the draft legislation and generate recommendations to improve the draft to the Town board.*

7 Steps to Accomplish Tasks Assigned (Continued)

6. Examine the draft legislation and recommend (by majority vote) changes to the draft.
 1. Compile a list of community concerns and identify mitigation strategies
 2. Ensure draft legislation mitigates all concerns identified by citizens
7. Write and forward report and recommendations to the Town Board

Special Event Venue Regulation

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Public Concern	Requirement	Mitigation Recommendations
Noise	Identify Noise Standards and monitor	<ul style="list-style-type: none">Set noise standards and method of enforcement.Ensure sound is measured from several locations and monitored during the event.Involve adjacent property owners.
Event Venue	Large enough to support fire/safety codes and minimize neighbor noise/view impact of event.	<ul style="list-style-type: none">Establish minimal acreage and buffers (25 acres and 250' buffers)?Determine venue size based on based on sound studies and land/infrastructure surveys?
Tent and Floor/Band layout placed anywhere	Need specificity in site plan	<ul style="list-style-type: none">Require specific location of tent and approved floor plan based on noise test and site visit by ZBA,CEO Property owner and any other relevant agencies.Require all events to be contained by closed shelters?

How do we determine noise thresholds?

Special Event Venue Regulation (continued)

Public Concern	Requirement	Mitigation Recommendations
Town doesn't care about number of vehicles at site	Develop limitations and enforce	<ul style="list-style-type: none">• Require applicant to identify expected number of vehicles intended to use the property at one time and collectively (staff & attendees)• Establish parking formulas (2.5 guests = 1 space)
Town is liable	Town is not liable for issuing the permit.	The applicant must provide a certificate of general liability insurance

Special Event Venue Regulation (continued)

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Public Concern	Requirement	Mitigation Recommendations
Site plan and review process not detailed enough	Increase detail	<ul style="list-style-type: none">• identifying all structures and operations of the event• Site plan must have adequate parking, ingress, egress, traffic control and sanitary facilities.• Site survey required by BOH, Fire and Town officials• Site must meet Zoning Density Control Schedule requirements and be approved by CEO

Special Event Venue Regulation (continued)

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Public Concern	Requirement	Mitigation Recommendations
Public not informed of details and schedule of events	Notify public	Require notification to neighbors + emerg services 10 days prior to event. <i>Anybody else?</i>
Hours of operation too long and too late in evening	Limit hours of operation.	<ul style="list-style-type: none">• Limit to 5 hrs ending at 10 PM. (<i>how about set up and take down? When?</i>)• Event must be held on acceptable dates/times
Multiple events in one area	Develop guidelines	Limit number of events in a certain area or in town

How many?

Special Event Venue Regulation (Continued)

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Public Concern	Requirement	Mitigation Recommendations
Traffic Congestion	Limit congestion	No on-street parking. Require applicant to provide for parking and traffic control. Can use contracted parking.
Pedestrian Safety along roads adjacent to event space	Protect	Applicant must provide for pedestrian safety if potential for using local roads for foot traffic.
Too many attendees	Limit attendees	Limit attendees by the location of event and size of property and surrounding roads. Develop standards which can be used for other events (people per acre)
Permit will convey with the land	Place time limit on permit	Make renewable every year based on previous year's successes/failures

Special Event Venue Regulation (continued)

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Public Concern	Requirement	Mitigation Recommendations
Owner/operator responsibility (not well defined; no accountability or single point of conflict)	Ensure accountability	<ul style="list-style-type: none">• Develop a check list of owner responsibilities.• Event must have an onsite manager accessible and accountable• Id triggers to pull permit.
Town not responsive to citizen's complaints	Improve requirements for permit and town oversight	Event must have an onsite manager accessible and accountable

Special Event Venue Regulation (Continued)

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Public Concern	Requirement	Mitigation Recommendations
Multiple events in one area	Develop guidelines	Limit number of events in a certain area or in town

Next Meeting: 6 PM July 12, 2018

Same Location

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Tentative Agenda for Next Meeting

- Update draft legislation with language that reflects committee's mitigation strategies