

Name: \_\_\_\_\_

# Event Site & Neighborhood

Potential Mitigation Area: Characterize Proposed Event Site & Neighborhood

Member Initials:

Proposed Mitigation and Changes Recommended:

- 1) **Conduct Site Visits, Hosted by Event Property Owner, to Characterize Neighborhood, with CEO, 1 ZBA Member and Invited Representatives from Emergency Support &/or Gov Services Such as Fire, Rescue, Highway, Health, to Identify Potential Problem Areas & Suggested Mitigations Required to be Corrected by Property Owner as Part of SUP Requirements.** If Adequate Circle  OK Otherwise note improvement ideas below.
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- 2) **Parcel Size & Buffer: Parcel Shall be at Least 25 Acres. An Undisturbed Buffer of at Least 250 feet Shall be Maintained Around Event Site & Within the Perimeter of the Property Used as a Special Event Venue, Excluding Access Drives.** If Adequate Circle  OK
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- 3) **Submit Aerial Photo of Entire Event Site Including Event Buildings or Tents, Parking Lots, Access Driveways, Property Lines & Adjacent Homes. Photo from Ulster County Parcel Viewer.** If Adequate Circle  OK
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**4) Submit Diagram of Main Event Site with Features Located & Accurately Dimensioned. This Includes Building or Tents, Guest Drop-Off Area, Handicap Parking, Caterer Parking & Prep Tent, Guest Tent Canopies for Gathering Prior to Formal Start of Activities and Portable Toilets.**

**If Adequate Circle OK**

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**5) Submit Diagram of Event Structure Floor Plan, Noting Location & Size of Areas Allocated for Band & Speakers, Dance Floor, Caterer Service Area and Guest Dinner Table Area. Diagram Shall Be Neatly Drawn with Accurate Dimensions and be Easily Readable by Public. If Adequate Circle OK**

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**6) Exterior Lighting Levels Shall Not Exceed 2 Foot Candles at the Event Property Boundaries & Shall Produce No Glare on Adjacent Property or Roadways.**

**If Adequate Circle OK**

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**7) The Maximum Attendance Allowed at Any Event Shall Not Exceed 250 People at Any Time. Each Event Permit Will Establish Max for Particular Site Based on Safety Limit of Main Event Structure or Parking Lot Capacity, Whichever is Less. Occupancy Includes Guests + Staff If Adequate Circle OK**

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**8) No Accommodations, Such as Hotels, Camp Sites, Recreational Vehicle Parks or Similar Uses Shall be Permitted on Event Site Unless a Special Use Permit has been Granted for Such Accommodations, in Accordance with the Relevant Provisions of this Law. If adequate Circle OK**

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**9) Enforcement: Principle... Owner Requesting Event Venue Responsible to Manage Considerately**

- 1. CEO reviews 'Event Description Form' 10 Days Prior to Event and Will "Call Out Owner" to Adjust Any Problems**
- 2. Event Problems Reported "Real Time" from Neighbor to Event Manager (The Property Owner ) with Note to CEO. Owner to Remedy ASAP.**
- 3. Issues Not Corrected Prior to Next Event Will be Noted. If Issue Not Corrected by Annual Renewal Date Will Delay SUP Renewal.**

**If Adequate Circle OK**

**IDEAS**

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**New Ideas Previously Noted to Stimulate Additional Ideas or Just be Added as Is.**

- 1) **Parcel Size Establishes Maximum Attendance Rather than Having a Fixed Number of Acres with a Fixed Max Attendance. Propose Table of Lot Size vs Max Attendance**
- 2) **Max Attendance will be Determined by Max Capacities of Event Building/Tent or Parking Lot. Min Capacity Controls.**
- 3) **Specified Buffer Size Determines if Events Allowed or Not Rather Than Acres. Suggest Table of Buffer Size vs Max Attendance**
- 4) **Plan Submitted Needs to be Neatly Sketched and Accurately Dimensioned and Easy for Public to Read & Understand**
- 5) **Removal of Temporary Event Items Such as Tents & Porta-Potties, Shall be Removed within 4 Days.**
- 6)

**New Ideas that the Above List Stimulates or Just Circle One or More from Above List that You'd Like to Recommend.**

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# Sound Management

Potential Mitigation Area: Sound Management

Member Initials:

**Proposed Mitigation and Changes Recommended:**

- 1) At No Time During an Event Shall Sound Levels at the Event Building/Tent Exceed the dBA Max Specified at the "Sound Level Control Point" Defined During the Noise Test. If Adequate Circle OK Otherwise note improvement ideas below.

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- 2) At No Time During an Event Shall the Sound Level Exceed \_\_\_XX (tbd) dBA at the Intersection of the Driveway & the Access Road for Closest Adjacent Neighbors . If Adequate Circle OK

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**3) Noise Control Measures in Accordance with a Protocol Established by the ZBA or an Alternate Approved by the ZBA.**

**Sound Test Protocol Established by ZBA**

**If Adequate Circle OK**

- **Initial Sound Test Shall be Conducted Using A Powerful Portable Player Having Volume Controls and Speakers that Can Operate at a Level of at Least 110 dBA at the Speaker Outputs**
- **The Speakers Shall be Located in the Location Planned for Event Speakers and Directed in the Same Way**
- **Ambient dBA Sound Level Reading will be Taken at Guest Table Areas, Potential Sound Control Point and at Intersection of Access Road & Driveway at Closest Neighbors**
- **Event dBA Readings will be Measured and Noted at Speakers, Dance Floor, Guest Dining Table Closest to Speakers and Potential Sound Control Point.**
- **Target dBA Readings will be Measured and Noted at the Closest Residences on All 4 Sides where Appropriate. The Particular Measurement Location Shall be at the Abutting Access Road Edge and Upon the Owners Request a Second Location on Their Property.**
- **The Following 4 Sound Situations Shall be Created and Measured at the Above Noted Source and Target Locations...**
  - 1) **Ambient Conditions for all Locations**
  - 2) **Set Volume at Speakers at 110 dBA and Measure All Locations**
- **Set Volume at Speakers to Level to Create 58? dBA at Closest Target Home and Measure All Locations. The Level at The Source Control Point is the Max Level Allowed at the Source. The Event Manager will Monitor this Point to Assess Compliance. This Point will be used During Enforcement Actions to Determine Compliance.**
- **If This Level is Not Adequate for Typical Celebration Dancing, Owner May Add Buffering to Allow Increased Volume at Dancefloor While Maintaining 58? dBA at Closest Adjacent**

**If Adequate Circle OK**

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**4) ZBA Reviews Sound Data and May Require Addition of Sound Limiting Technology, Additional Buffering or Rearrangements of Tent or Band to Bring Into Conformance with Required Sound Levels. If Adequate Circle OK**

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**5) Enforcement: Principle... Owner Requesting Event Venue Responsible to Manage Considerately**

- CEO reviews Event Description Form 10 Days Prior to Event and Will "Call Out Owner" to Adjust Any Plans Not Meeting Requirements
- ZBA Additional Equipment Subject to Verification
- Event Problems Reported "Real Time" from Neighbor to Event Manager (The Property Owner ) via Cell with Note to CEO. Owner to Remedy ASAP.
- Issues Not Corrected Prior to Next Event Will be Noted. If Issue Not Corrected by Annual Renewal Date, Will Delay SUP Renewal.

**If Adequate Circle OK**

**Ideas**

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### **New Ideas Previous Noted to Stimulate Additional Ideas...**

- 1. Estimate the Sound Profile as Part of Initial Application so that Everyone has a Feel for the Sound Situation being Dealt with.**
- 2. Require Use of Noise Limiting Devices in Sound System Setup**
- 3. Require Event Structure to be Oriented So as to Direct Sound Towards Naturally Existing Buffering Such as Woods or Hills**
- 4. Require Floorplan of Event Structure to be Designed to Direct Sound Toward Naturally Existing Buffers Such as Woods or Hills**
- 5. Engage Sound Professional to Propose Sound Absorbing Techniques to Apply Around Band or Building/Tent Structure**
- 6. Engage Sound Professional to Propose External Sound Buffering Techniques to Reduce Sound Levels Adjacent to Source**
- 7. Develop Standard Reception Agenda that Reduces Amplified Sound Levels for Guest Arrival Period, Dinner Period and Early Dance Period.**
- 8. Determine Differences in Max External Sound Levels Associated with Typical Band Sound Arrangement, DJ Sound Arrangement and Brownlie Design**
- 9. Develop a List of Naturally Planted Buffer Species and Layouts for Use with Applicants**
- 10. Develop a List of Naturally Planted Buffering Species for Use Use in Vicinity of Adjacent Properties**
- 11. Offer Training for Several On-Site Traffic Directors to Monitor Sound Levels & Enforce Compliance During Reception**
- 12. Consider Requiring Low Impact Sound Speaker System System Design Using Distributed Small Speakers Located Closer to Audience**

**New Ideas that the Above List Stimulates or Just Circle One or More that You'd Like to Recommend . (Your Ideas space continued on Next Page)**

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# Occasional Event Limitations

Potential Mitigation Area: Occasional Event Limitations

Member Initials:

Proposed Mitigation and Changes Recommended:

1) Max Events per Year = 10                      If Adequate Circle    OK

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Otherwise note your improvement ideas below.

2) Max Events per Month = 2    If Adequate Circle    OK

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3) Max Events per Weekend = 1    If Adequate Circle    OK

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4) Interval between Events = At Least 5 Days    If Adequate Circle    OK

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5) Event Window = 10 am to 10 pm If adequate Circle OK

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6) Duration Of Reception = 5 Hours If Adequate Circle OK

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7) Duration of Wedding Ceremony if Held on Event Venue = 2 Hours Prior to Reception Start If Adequate Circle OK

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8) Event Shut Down Time = 10 pm If Adequate Circle OK

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**9) Enforcement: Principle... Owner Requesting Event Venue is Responsible to Manage Considerately**

- **CEO reviews 'Event Description Form' 10 Days Prior to Event and Will "Call Out Owner" to Adjust Any Problems (Not to Requirement)**
- **Event Problems Reported "Real Time" from Neighbor to Event Manager (The Property Owner ) with Note to CEO. Owner to Remedy ASAP**
- **Issues Not Corrected by by Owner Prior to Next Event Will be Noted. If Issue Not Resolved by Annual Renewal Date Will Delay Renewal.**

**If Adequate Circle OK**

**IDEAS**

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**New Ideas Previously Noted to Stimulate Additional Ideas...**

- 1. Provide for 3 Event Pilots in Year of Initial Application to Work Out Process Problems Prior to Approving Special Use Permit**
- 2. Provide for Town Enforcement Visit During Second Pilot Event if First Event Experienced Nuisance Issues**
- 3. Charge Fee for Enforcement Visit on Complaint. If Valid Issue, Applicant Pays. If No Issue, Complainer Pays**
- 4. Add Time for Guests to Exit Property After Closing Time...eg 45 minutes**
- 5. Limit Number of Events Allowed Concurrently in Each Zoning District**

**New Ideas that the Above List Stimulates or Just Circle One or More from Above List that You'd Like to Recommend.**

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**Next Page Blank for You to Note Any Event Inputs You Feel that Would be Helpful in Any Category Not Just Precious List**



## General Event Ideas

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