

Proposed Local Law #4 of 2018

Section 1: Commercial Event Venue

Article IV of Chapter 400 of the Code of the Town of Saratoga (the "Zoning Ordinance") is amended by adding the following:

§ 400-16.5 - Commercial Event Venue

Definitions:

Commercial Event Venue - A location where events are held, including but not limited to weddings, parties, meetings, family reunions, and corporate events. The event locations can include, but not be limited to, tents, gazebos, barns, open areas, and residential structures. Events for which the owner or operator of the venue receives no fee or other remuneration in connection with the event and no fees are charged to attendees shall not be considered commercial events. Events held by not-for-profit organizations by and for their membership shall not be considered commercial events.

A.

Restaurants with banquet facilities where commercial event venues are accessory to the restaurant shall not be subject to this regulation.

B.

No vehicles associated with the event shall be permitted to be parked on public roadways. All vehicle parking shall be maintained "on site." "On site" is defined as at least 100 feet from the property boundaries of the parcel on which the event is permitted.

C.

One parking space for every four persons attending the event shall be provided for on-site parking. The board may approve, in its discretion, the use of off-site parking as an alternative, with transportation to the site by attendees through a commercial transportation service.

D.

The parcel size on which event venue is located must be a minimum of acres. The general event area (the actual location(s) in which the gathering is to occur) shall be located at least 300 feet from adjacent owners' property lines. All activities associated with the use are to be included within the general event area, the only exception being the parking as allowed by Subsection B above.

E.

Sources of amplified sound, including but not limited to recorded music, live musical performances, and spoken word, shall commence no earlier than 12:00 p.m., shall be terminated by 10:00 p.m. Tents, pavilions and other open/non-enclosed structures shall be considered an acceptable location for the source of amplified sound as referenced in this code section. Amplified sound shall not at any time exceed ___ dBA as measured from an area immediately outside any adjacent residences.

F.

Fireworks, firecrackers and/or loud reports displays are not allowed except as permitted by an agency or department of the State of New York.

G.

No overnight accommodations shall be provided in temporary structures such as tents or recreational vehicles. Any venues which provide overnight accommodations (such as motels, inns, or bed and breakfasts) must comply with all applicable codes and laws related to the provision of said accommodations.

H.

No food or alcoholic beverages are permitted to be sold. However, food and alcoholic beverages may be consumed on site.

I.

The number of persons at a commercial event venue shall be fixed by the Planning Board, but in no event shall exceed ___ persons.

J.

Adequate sanitary restroom facilities shall be provided on site, and the type, design and location of such facilities and the method of sewage disposal from restroom facilities shall be subject to the approval of the Planning Board. Permanent structures used to host commercial events must meet all NYS Building Code regulations and public health laws

K.

In each year subsequent to the special permit approval, a person holding a special permit under this section shall submit to the Zoning Officer a schedule of events for the calendar year. Said submittal shall be made no later than April 1. At that time the permit holder shall identify any changes that have been made to the venue site since prior events. Material changes shall trigger the need to apply to the Planning Board for a modified site plan approval. The Zoning Officer

shall be notified in advance of additional events not appearing on the original schedule of events for that year. Such submittal to the Zoning Officer shall also include, for each event listed in the schedule of events, the name and phone number of the owner or agent of the owner who shall be on-site for said event.

L.

The fee, to be paid at time of application for the special permit, shall be as follows:

0-100 persons: _____

100 – 200 persons: _____

Over 200 persons: _____

M.

All other provisions of Article VII (Special Permitted Uses) of this Zoning Ordinance shall apply to commercial event venue applications.

Section 2: Zoning Districts

Commercial Event Venue shall be added as a special permitted use in the Rural and Rural Residential zoning districts of the Town.

Section 3: Effective Date

This local law shall take effect immediately.