

“TRIPS 2 WIN” EVENT BARN CLUBHOUSE

SPECIAL USE PERMITS

SECTION 180-34

Discussion of Findings per 180-34(B)(1)(c)

[1] Location and size of the proposed development project;

The location of the Event Barn clubhouse is on a rural and heavily wooded section of Co. Rd. 43 in the Hamlet of Fowlerville with a minimal number of private residences located within ½ mile of the site. The project size is minimal, it consists of utilizing a single former barn building with a new porch, with a total footprint of approximately 60' x 40' = 2,400 s.f., approximately the size of a typical single family home. Additional facilities will include a new 10' x 20' wood-frame bathhouse and grass meadow parking lot at the rear of the parcel for approximately 30 cars.

[2] The nature and intensity of the operation involved;

The nature of the proposed Event Barn operation is to host periodic social functions including parties, weddings, social and political fundraisers and similar events, primarily on weekends and some weekdays during the Spring-Summer-Fall seasons. The maximum occupancy will be 100 persons with 4 to 6 staff depending on the occasion. Events will typically last for 2 to 4 hours.

[3] The size of the site in relation to the size of the proposed development project;

The proposed project area will be approximately 5.2 acres subject to a lot line change with the neighboring property. The proposed development project / Event Barn with adjacent bathhouse and entrance drive / parking area will cover approximately one-half to two-thirds of an acre. The proposed grass meadow parking lot will be less than a half-acre in size. A large area of the property will be left vacant and undisturbed.

[4] The location of the site with respect to the existing or future streets giving access to it with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;

The project site is on a well-maintained county highway (C.R. 43) with adequate pavement width and shoulders. Sight distance looking both ways along the highway from the proposed access drive into the property exceeds minimum recommended state standards for the posted 35 mph speed limit. No sidewalks exist nor are required along the highway since pedestrian use is almost non-existent. Access to the event barn for emergency vehicles is excellent, it is only 100 ft. away from the county road with a wide, paved entrance drive between highway and building.

[5] Whether the aesthetic design of the project conforms with and compliments the nearby properties;

The Event Barn is an old prior barn building that has been recently refurbished with painted siding, new porch and interior finishes, including structural reinforcing where necessary. The structure is an aesthetic improvement over what previously existing and is an asset to nearby properties.

[6] Whether the location, nature and height of buildings, walls and fences will discourage the appropriate development and use of adjacent land and buildings and properties generally in the district or impair the value thereof;

The Event Center barn building exists along with the adjacent bathhouse. No walls or fences are proposed. No adjacent properties or buildings will be impacted by the project.

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Consulting Engineer, P.C.

- [7] Whether the operations in connection with the proposed development project will be more objectionable in nature to nearby properties and properties generally in the district by reason of noise, fumes, vibration, flashing lights, increased traffic or any other objectionable reasons than would be the operations of any permitted use;**

As summarized in paragraph (2) above, proposed activities are not considered to be objectionable to neighboring properties. Music or similar entertainment will be primarily confined to the interior of the building. The activities will not generate fumes, vibrations, flashing lights or increases in traffic to the local road network.

- [8] The impact on existing and planned capacity of infrastructure systems, including but not limited to roads, water, sewer, energy and drainage;**

The county road serving the project site has a vehicle capacity significantly higher than the typical usage it experiences on a year-round basis. The event barn project will not adversely impact local roadways.

Water demands for periodic events will be less than 800 gals./day on an intermittent basis, to be provided by an on-site well. This demand is equivalent to a draw on the aquifer of approximately ½ gpm which is minimal and unlikely to create any impacts on neighbors' wells.

Wastewater will be discharged to an on-site septic tank and subsurface leachfield. This is a typical rural method for disposal that conforms to NYSDOH standards.

Minimal electrical demands will be imposed on the local grid, only lighting in the building and some heating and/or cooling equipment will be operated, using less than a typical 1-family home.

Drainage will not be altered from existing conditions, the entire site slopes downgrade in a westerly direction to Black Brook along the west propertyline.

- [9] Whether environmentally sensitive features will be protected;**

Black Brook, which forms the westerly bounds of the project site, is a Class B trout stream. No disturbances or impacts will be permitted, existing conditions will remain as is. In the event the future footbridge project proceeds across that stream, all required NYSDEC and local approvals or permits will be acquired.

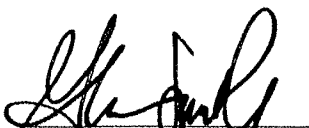
- [10] Whether any authorization hereunder shall create fiscal burdens upon the community at large;**

The proposed project will not create fiscal burdens upon the community.

- [11] Any other factors that impact the health, safety and welfare of the community;**

None are anticipated.

Respectfully submitted,


Glenn L. Smith, P.E.