

Local Law No. __ of 202019, entitled:

“Agricultural Events Law”

BE IT ENACTED BY, the Town Board of the Town of Clinton as follows:

1. Section 105 of Chapter 250 of the Town Code is hereby amended ~~repealing and removing the definition of DUDE RANCH and CONFERENCE CENTER contained therein and~~ adding the following new or revised definitions:

~~**Agri-Tourism:** activities conducted by the owner of a Farm for the enjoyment and/or education of the public, which primarily promote the sale, marketing , production, harvesting or use of the products of the Farm and enhance the public's understanding and awareness of farming and farm life. **Road, Major or Collector:** A highway or similar roadway, typically though not necessarily county or state-designated, which carries substantial traffic or feeds into such a traffic artery.~~

~~**Conference Center:** An establishment used for Events, which may have rooms for lodging and food service for those attending Events and may have recreational facilities for use by such attendees.~~

Agricultural Event Venue: A portion of a Farm, located in an Agricultural District, available for hire as a location for Events, which may take place in tents, gazebos, barns, open areas, or residential Structures (including Buildings) for the purpose of promoting Agri-Tourism. ~~_To be~~ qualify as an Agricultural Event Venue, the Farm must satisfy one or both of the following criteria:

- (i) Meet the requirements for protection under Section 305-a of the N.Y. Agricultural and Markets Law and all related guidance from the New York Department of Agriculture and Markets; or
- (ii) Generate annual gross revenues of at least \$50,000 from Agricultural Operations as defined in Section 301 (2) of the N.Y. Agriculture and Markets Law, not including revenue generated from Event proceeds.

~~An Agricultural Events Venue shall be permitted only as an Accessory Use for the purpose of promoting agri-tourism or marketing products made or grown predominantly on the Farm.~~

Event: Professionally organized gatherings, such as business or professional conferences, meetings, retreats or seminars, and/or recreational or health activities, and/or parties, including but not limited to weddings and family reunions.

2. Chapter 250 of the Town Code is hereby amended by ~~repealing the adding a new existing~~ Section 250-45.1 ~~in its entirety and replacing it with a new Section 250-45~~ which shall read as follows:

§ 250- 45.1. ~~Conference Centers and~~ Agricultural Event Venues.

Intent: The intent of this Section is to promote health and safety and ensure compatibility with the neighborhood and general area ~~where in which Conference Centers and~~ Agricultural Event Venues are located and to minimize their impact on properties and residents in the Town.

The following regulations shall apply to all ~~Conference Centers and~~ Agricultural Event Venues:

- A. No more than one Event may occur per day at ~~a~~ Conference Center ~~or~~ Agricultural Event Venue.
- B. ~~Conference Centers and Agricultural Event Venues may be located in the AR5, AR3 and C-Zoning Districts. The minimum size of the Lot for a Conference Center shall be 50 acres.~~ The minimum size of the Lot for an Agricultural Event Venue shall be 1075 acres. The Planning Board may permit the location of ~~a~~ Conference Center ~~or~~ Agricultural Event Center on multiple Lots provided they are contiguous and under common ownership or control, including but not limited to pursuant to a written lease agreement of greater than one (1) year in duration.
- C. A structure used for an Event must be in compliance with the New York State Uniform Building Code, as amended~~No Structure (including a Building) utilized by the Conference Center or Agricultural Event Venue shall be built within 200 feet of any Road or property line. The Planning Board may authorize the use of pre-existing Structures (including Buildings) that do not meet this requirement provided that there will be no resulting adverse impact on the neighborhood and provided that a licensed professional (ie architect, PE etc.) has certified that the Structure is structurally sound for its proposed purpose and has determined an appropriate occupancy limit which shall be approved by the Building Inspector.~~

- D. No Parking ~~for associated with~~ an Agricultural Event Venue ~~or Conference Center~~ shall be located less than 100 feet from a Road and 200 feet from any neighboring residences. The parking area ~~and~~ shall be adequately screened from neighboring residences. No vehicles shall be permitted to parking of vehicles shall be permitted park on Access ~~W~~ays, Driveways or Roads. If the Planning Board determines that the regulation of traffic on Roads shall be necessary such regulation shall only be done by law enforcement personnel. The cost of such traffic regulation shall fully be paid for by the ~~Conference Center or~~ Agricultural Event Venue. Driveways or access ways shall be located at least 200 feet from any neighboring residence.
- E. ~~Access shall be from Major or Collector Roads. The Planning Board may allow access from a Road only if access from a Major or Collector Road is not feasible and if it determines that access from a Road will not create an unsafe traffic condition and that there will be no adverse impact on the neighborhood. The Access Ways into and out of, as well as all internal roadways of, the Conference Center or Agricultural Event Venue must meet the standards set forth in the Uniform Code, as amended and shall be sufficient to accommodate emergency vehicles, delivery trucks, and the anticipated volume of attendee, vendor and staff vehicles.~~
- F. The Planning Board shall determine the maximum number of attendees allowed at any ~~Conference Center or~~ Agricultural Event Venue taking into account the features of the site, the proximity of adjoining residences, the potential for noise or other disruptions to the neighborhood, and the safety of all persons. Notwithstanding the above, the maximum number of attendees permitted at any ~~Conference Center shall in no case exceed 50 attendees and the maximum number of attendees permitted at any~~ Agricultural Event Venue shall in no case exceed 2500.
- G. To the greatest extent practical, existing open space and unique natural areas, such as farmland, streams, ponds, marshes, and steep slopes should be preserved. Significant or historic buildings should be preserved and incorporated into the Site Plan wherever possible.
- H. Planning Board approval shall be preceded by a clear demonstration by the owner or operator of the ~~Conference Center or~~ Agricultural Event Venue that all proposed features are essential to the operation of the ~~Conference Center or~~ Agricultural Event Venue, will create no adverse effect on neighboring residential properties, and will be in harmony with the rural, historic and scenic character of the neighborhood.

- I. Light sources (constant or intermittent) shall not be permitted to exceed 0.5 foot candles at any property line and shall otherwise comply with Section 250-28(C) (Glare and heat), provided that light may be provided in excess of those limits at the public entrance to the ~~Conference Center~~ or Agricultural Event Venue, and that such lights are illuminated only during Events. The applicant shall submit an exterior lighting plan for the ~~Conference Center~~ or Agricultural Event Venue designed to minimize any infiltration or impact of light on the neighborhood.
- J. All sources of amplified sound, including but not limited to music, performances, and spoken words, shall be contained entirely within an enclosed Structure. Tents, pavilions, Structures with open doors or windows, and other open or non-enclosed Structures shall not be an acceptable location for the source of amplified sound. The Planning Board may specify any further restrictions or conditions it deems appropriate relating to the use of amplified sound in order to reduce noise. The ~~Conference Center~~ or Agricultural Event Venue shall comply with the noise and sound regulations set forth in Section 250-28(A) (Noise).
- K. Food service, lodging, recreational and other facilities shall be solely for the use by Event attendees and staff, and shall not be open to the general public. Food service and beverage providers shall hold and shall produce upon demand all required permits and licenses as well as proof of insurance for workers compensation as required by law and comprehensive general liability in the amount of at least \$1 million per claim/\$2 million in the aggregate where the Town and its officers and employees are listed as additional insureds. At least 30 days prior to an Event occurring the owner or operator of the ~~Conference Center~~ and Agricultural Event Venue must send to the Zoning Administrator a copy of the permits, licenses and certificates for such insurance for all such providers working at an Event, but such permits, licenses and certificates of insurance need be sent only once per year for the same provider. The Town is not responsible for verifying the validity of such permits, licenses or certificates of insurance or for approving the qualifications of any such provider.
- L. Lodging facilities at the ~~Conference Center~~ or Agricultural Event Venue, if any, shall not contain kitchen facilities for cooking or dishwashing and lodging facilities shall be for use of attendees at Events, vendors and employees of the ~~Conference Center~~ or Agricultural Event Venue only.
- M. ~~All Structures utilized for Events, including tents and other temporary enclosures, shall be inspected and approved prior to use by the Building Inspector, at least each time such~~

~~Structure is erected, and each Structure shall have a Certificate of Occupancy for its intended use.~~

- N. Any ~~Conference Center_ or~~ Agricultural Event Venue shall be subject to annual site inspections by the Zoning Administrator ~~and additional inspections, as necessary,~~ to determine compliance with the terms of its Special Use Permit and/or Site Plan as well as the provisions of the Town Code. ~~If the Zoning Administrator is denied access to the Conference Center_ or Agricultural Event Venue, the Zoning Administrator may apply for a search warrant to inspect the subject premises in accordance with Section 250-89 (D) of the Town Code.~~
- O.
- P. Any Special Use Permit issued to an ~~Conference Center_ or~~ Agricultural Event Venue under this Section, and any Special Use Permit issued to an existing ~~Conference Center_ or~~ Dude Ranch (as previously defined in the Town Code) prior to the effective date of this Section, shall require renewal by the Planning Board annually on or before the anniversary of the issuance of such Special Use Permit. The applicants shall submit such renewal application at least ninety (90) days prior to such anniversary. Upon receipt, the Planning Board shall refer the application to the Zoning Administrator as soon as practicable. ~~Within thirty (30) days after~~ Immediately upon receipt of a renewal request, the Zoning Administrator shall issue a written report to the Planning Board stating whether or not the renewal applicant's venue is in compliance with the terms of the Special Use Permit and the Town Code. The Planning Board shall have the discretion to amend the Special Use Permit or deny renewal for good cause shown, and may, in its discretion, hold a public hearing in connection with any renewal request. The Zoning Administrator shall immediately notify an ~~Conference Center_ and~~ Agricultural Event Venue of any complaints verified by the Zoning Administrator regarding such ~~Conference Center_ or~~ Agricultural Event Venue ~~within 30 days of such receipt~~ and may, in appropriate circumstances, direct the ~~Conference Center_ or~~ Agricultural Event Venue to cease and desist from conducting Events until a verified complaint has ~~sd~~ been addressed or remediated. The Zoning Administrator may withhold the name(s) and identifying information of the compliant(s) in accordance with the New York Freedom of Information Law or other applicable statutes.
- Q. An annual fee, due at initial approval and then upon each annual renewal of the Special Use Permit, shall be paid to the Town in an amount ~~to be set by resolution of the Town Board~~ set forth in the Town's fee schedule.

- R. In the event of non-payment of the annual fee, or other violations of the Town Code (including without limitation the failure to renew the Special Use Permit on time), the Zoning Administrator is authorized to issue a Stop Order in accordance with 250-~~8998~~ (F) (Issuance of stop orders) of the Town Code, as amended prohibiting further operation of the ~~Conference Center_ or~~ Agricultural Event Venue.
- S. ~~Whenever any sections of the Town Code are inconsistent with the express provisions of this Section 250-45, the express provisions of Section 250-45 shall govern, unless explicitly stated otherwise All other Sections of the Town Code apply to Conference-Center_s and Agricultural Event Venues except to the extent inconsistent with the express-provisions of this Section 250-45, including without limitation Sections 250-28, 250-63, 250-66, 250-70, 250-74, 250-96 and 250-97. Conference-Center_s and Agricultural Event Venues shall comply with all local laws and Uniform Code, as amended.~~ The approval of the Dutchess County Department of Behavioral and Community Health shall be required for all lodging, food service and sanitary facilities, swimming pools and public water supplied at the ~~Conference Center_ or~~ Agricultural Events Venue.
- T. Fireworks, firecrackers or other artificially generated loud noises are not permitted unless approved by the Town Board and a temporary permit is issued for the Event in accordance with Section 250-75 (Temporary Permits) of the Town Code.
- U. ~~The Planning Board may, in its discretion, impose restrictions or limits on the number of Events to be held at a Conference Center_ or Agricultural Event Venue provided that in no case shall a Conference Center_ or Agricultural Event Venue hold more than either:~~
- (i) ~~Ten (10) Events per calendar year with over 50 attendees; with no more than two Events per calendar month with over 50 attendees; or~~
 - (ii) ~~Thirty (30) Events in total in any calendar year.~~
- V. All outdoor Event activities shall be contained within an area to be determined by the Planning Board and specified on the approved Site Plan. Tents and other temporary structures shall be located within the approved Event area or areas. The boundaries of the Event areas shall be located at least 500 feet from any neighboring residence.
- W. The Planning Board may, in its discretion, impose restrictions on the times during a day when outdoor Event activities may occur, provided that in no case may outdoor activities extend beyond the hours of 10:00 a.m. to 9:00 p.m. on Sunday through Thursday and 10:00 a.m. to 11:00 p.m. on Friday and Saturday, except for overnight guests and setup

and clean up provided all other items of the Town Code are followed, including but not limited to provisions regarding lighting and noise.

- X. No fewer than five business days prior to any Agricultural Event Venue Event with 50 or more attendees, the owner or operator of the Agricultural Event Venue shall notify the Chief of the Fire District within which the ~~Conference Center~~ or Agricultural Event Venue is located and the Zoning Administrator of the Event. Such notice shall include the street address of the ~~Conference Center~~ or Agricultural Event Venue, the name, telephone number and email address of the owner or operator; the name, telephone number and email address of the person responsible for overseeing the Agricultural Event Venue Event, the date of the Agricultural Event Venue Event, the start and stop times of the Agricultural Event Venue Event, and the estimated number of persons attending the Event.
 - Y. No Event shall last longer than four (4) days.
 - Z. Any ~~Conference Center~~ and Agricultural Event Venue shall maintain at all times comprehensive general liability insurance with limits of at least \$1 million per claim/\$2 million in the aggregate for Events and shall annually and upon demand from the Zoning Administrator provide to the Zoning Administrator certificates of insurance evidencing the Town and its officers and employees as additional insureds.
 - AA. The requirements of this Section shall not apply to the following:
 - (i) Events which have received a permit under Section 250-75(A) (Carnivals, fairs, circuses) of the Town Code;
 - (ii) Events held by a charitable organization for fundraising purposes, by an established club or other organization solely for the benefit of its members, by a church or other house of worship, or by a property owner or tenant for the owner's or tenant's personal purposes provided no monetary or other compensation is paid to the owner or tenant for the Event; or
 - (iii) Duly authorized Events held on Town property which shall be held in accordance with the provisions of Chapters 177 – Parks and Pavilions and 214 – Town Owned Properties and Facilities of the Town Code respectively.
3. The invalidity or unenforceability of any section, subsection, paragraph, sentence, clause, provision, or phrase of this Local Law, as declared by the valid judgment of any court of competent jurisdiction to be unconstitutional, shall not affect the validity or enforceability of any

other section, subsection, paragraph, sentence, clause, provision, or phrase of this Local Law, which shall remain in full force and effect.

4. This Local Law is adopted pursuant to § 261-263 of the Town Law and § 20 of the Municipal Home Rule Law of the State of New York, which authorize the Town to adopt zoning provisions that advance and protect the health, safety, and welfare of the community.
5. To the extent that any provision of this chapter is inconsistent with Town Law §§ 263, 274-a, 274-b or any other provision of Article 16 of the Town Law, or of the Energy Law, or of Real Property Law, the provisions of this chapter are expressly intended to and do hereby supersede any such inconsistent provisions under the Town's municipal home rule powers, pursuant to Municipal Home Rule Law §10(1)(ii)(d)(3); §10(1)(ii)(a)(14) and §22 to supersede any inconsistent authority.
6. This Local Law shall take effect immediately upon filing with the Secretary of State.