PLANNING BOARD WAIVER FOR AGRI-BUSINESS/TOURISM

FILE # _____ DATE: _____

1. Criteria

This waiver may be used for projects that fit the criteria for a "small scale" agritourism/agribusiness enterprise, as established in §200-XX of the Town of Evans Zoning Code**:**

- A use or facility that does not adversely impact surrounding farm uses, but may involve accessory buildings, structures, and facilities in order to accommodate the enterprise. Small scale enterprises may meet one or more of the following criteria:
  - The use has between 11 and 60 attendees at a given time.
  - The use has between 6 and 25 vehicles on the site at a given time.
  - The use generates between 31 and 80 vehicle trips a day. Entering the premise will count as a single trip and existing the premise will count as another.
  - The use requires additional structures, or modifications to structures, greater than 300 feet and less than the maximum size allowed for agricultural buildings and structures as permitted within the underlying district. Where a maximum is not given, the maximum for small scale enterprises will be 2,000 square feet. Buildings open to the public are subject to building code requirements and permits.

2. Applicant Information

Please answer the following questions and provide a sketch plan of the operation as described on the following page. If you require assistance or further information to complete this form, please contact the Evans Town Planning Department.

Name of Applicant: _____ Size of existing parcel: _____

Address of Enterprise: _____

SBL: _____ Zoning District: _____

Phone: (____) _____ Email: _____

Is the farm currently in operation? ☐ Yes ☐ No ☐ Other: _____

Will there be any temporary or permanent farm structures constructed as a part of this proposal? If so, please describe and include anticipated square footage:

_____

_____

Is the property within an NYS Certified Agricultural District? (erie.gov/checkagstatus) ☐ Yes ☐ No

How many people are expected to be at the event at a given time? _____

How many cars are expected to be on the premises at a given time?_____

How many vehicles do you expected to travel to the premise in a day?_____

3. Description of Proposed Enterprise

_____

_____

_____

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4. Proposed Agri- Business/Tourism Enterprise

- ☐ Farm Market
- ☐ Farm Stand
- ☐ U-Pick Operation / Cut your own Christmas Tree
- ☐ Farm Brewery / Winery / Cideries / Distillery / Meadery (Includes tours and tastings)
- ☐ Cannabis Microbusiness
- ☐ Value Added Products (Bakery/Ice Cream/Cheese etc.)
- ☐ Farm Stays / Bed & Breakfasts
- ☐ Farm Tours / Interpretive Facilities / Educational Experiences
- ☐ Agricultural events / fairs / corn maze / hayrides etc.
- ☐ Walking or bicycle tours and trails / Horseback riding / Outdoor recreation facilities and Outfitters
- ☐ Other (please elaborate): _____

5. Frequency

☐ Year-Round ☐ Seasonal ☐ Event: Single or Periodic (please attach event dates)

6. Sketch Plan

Items required for a complete application will be determined at the discretion of the Planning Director.

- ☐ A sketch of the parcel on a location map (e.g., tax map), showing boundaries and dimensions of the parcel of land involved, and identifying contiguous properties and any known easements or rights-of-way and roadways. If there is an existing survey of the property available, this is preferred.
- ☐ Show the existing features of the site including land and water areas, water or sewer systems and the approximate location of all existing structures on or immediately adjacent to the site.
- ☐ Show the proposed location and arrangement of buildings and uses on the site, including means of ingress and egress, parking and circulation of traffic.
- ☐ Show the proposed location and arrangement of specific land uses, such as pasture, crop fields, woodland, livestock containment areas, or manure storage/manure composting sites.
- ☐ Sketch of any proposed building, structure or sign, including exterior dimensions and elevations of front, side and rear views. Include copies of any available blueprints, plans or drawings.
- ☐ Provide a description of the farm operation (existing and/or proposed) and a narrative of the intended use and/or location of proposed buildings, structures or signs, including any anticipated changes in the existing topography and natural features of the parcel to accommodate the changes. Include the name and address of the applicant and any professional advisors. If the applicant is not the owner of the property, provide authorization of the owner.
- ☐ If any new structures are going to be located adjacent to a stream or wetland, provide a copy of the floodplain map and wetland map that corresponds with the boundaries of the property.
- ☐ If necessary, all legal requirements must be met and all necessary licenses and permits must be obtained prior to the occurrence of the event and/or prior to the Certificate of Occupancy being issued. Copies of licenses and permits shall be provided to the Town
- ☐ A complete application must be submitted a minimum of forty-five (45) days prior to the event or use.
- ☐ A detailed business plan complete with a cover letter describing the items being sold and their origin.