

PUBLIC HEARING NOTICE: PITTSFORD ZONING BOARD OF ADJUSTMENT (ZBA)

On **Monday, April 7, 2025; at 7:00 PM**, at **Town Offices (426 Plains Road)** the **Pittsford ZBA will conduct, in Person and Remotely via Zoom, the following Public Hearings to review: Application #25-07** by Jim LaCoille (Owner), d.b.a. Eagle's Edge LLC, to review a Change of Use to include Landscape Contractor's Yard and future small equipment repair &/or sales. Also, requested is replacement of existing (main) structure with new construction of 2704+- sq. ft. of storage and workshop for commercial use; located at 2273 US Rt.7 (Parcel #0694.). Existing permits that are to continue include Office, Retail Storage Rental (#03-44), and removal of the current main structure (#24-19).

Application #25-08 by the Pittsford Preservation Corporation (aka Pittsford Village Farm), located at 42 Elm St. (Parcel #0435), requests an amendment of Condition 2(ii & iii) of its current Permit (#20-03) to allow a Portable Stage be installed, remain in place for the entire Outdoor Event Season, be disassembled and be stored in the Facility's barn for reuse in future seasons. Currently, Permit 20-03 requires the Stage to be assembled and disassembled and removed for each scheduled event. The Stage location and all other conditions of Permit #20-03 (with consideration to other approved amendments) are not changed.

Interested Parties are to be signed/logged in by 7:15 pm and prepared to submit testimony, or they may forfeit their right to appeal any decision by the ZBA in Superior Court (Environmental Division).

A copy of these Applications will be posted at Town Office for public review. A concise version of the Applications and log-in instructions will be posted on the Town website: www.PittsfordVermont.com

APPLICATION 25-07

Jeff Biasuzzi

From: James M. Lacoille <jlacoille@cedrutland.com>
Sent: Tuesday, March 25, 2025 11:23 AM
To: Jeff Biasuzzi
Subject: Eagles Edge - New Building 2283 US Rte 7 -Project overview
Attachments: Eagles site plan.03-25-2025-111542.pdf

You don't often get email from jlacoille@cedrutland.com. [Learn why this is important](#)

Hello Zoning Board,

We would like to provide a little overview on our existing structures and property usage of 2283 US Rte 7. Currently the property is being used for some storage rental and mostly for Eagle Enterprises landscape business. As my son's (Cameron) business has grown with larger equipment, we've determined his small garage bay is not always ideal to work on or repair some items. The existing house on the property is in disrepair and does not provide what is needed to move his business ahead. Removing the house and replacing it with a new workshop will be beneficial towards his business moving forward and will also be more aesthetically pleasing towards the area. Currently, Eagle Enterprises operates with limited help and there is very little traffic accessing the property. There really isn't set hours of operation being a contractor storage yard, but that could change in the future if we provide some type of retail sales. I would think possibly Monday through Saturday 7:00 to 5:00. I'm just guessing but nothing would be out of the normal. Once our structures are in place and completed, we will then be able to landscape the property with plantings around the sign and in front of the building. Also, we would like to install some new trees and split rail fence on the south side of the property along with some new trees on the north side. Eventually we would like to upgrade the existing 20' x 40' building to match the larger shop in color and siding. Along with that upgrade, we are considering expanding the size of the existing office space inside the current footprint. Lastly, we plan to utilize a design for exterior lighting that will not spill into Route 7 or impact our neighbor's properties.

Please see attached drawings and thank you for your consideration of our project.

Jim LaCoille
Manager
Consolidated Electrical Distributors
207B Randbury Road
Rutland, Vt. 05701
1-802-775-2972
jlacoille@cedrutland.com
www.cedcareers.com



TOWN OF PITTSFORD ZONING APPLICATION

Application for: (Check all that Apply): Zoning Permit Appeal of Admin Decision Variance
 Site Plan Review Subdivision Conditional Use Lot Line Adjustment

*For applications including conditional use, variance, subdivision, and lot line adjustment, an addendum sheet will need to be completed for the application to be complete.

APPLICANT INFORMATION

Name: Jim LaCoille Telephone #: 802-558-3164

Mailing Address: 82 SANDY MEADOW RD PITTSFORD

E-mail Address: JLACOILLE@YAHOO.COM

OWNER INFORMATION (If Different than Applicant)

Name: PBA EAGLE'S EDGE LLC Telephone #: _____

Mailing Address: 82 SANDY MEADOWS PITTSFORD

E-mail Address: _____

PROJECT LOCATION

Parcel #: 0694 Tax Map #: Z7 Lot #: 100 Plot #: 2273

Street Address: 2273 US ROUTE 7 PITTSFORD

Is the Property in a Flood Plain? Yes No Wetlands area: Yes No

Lot Size: .38 Zoning District: COMMERCIAL

Present Use of Property: Vacant One-Family Two-Family Multi-Family

Commercial Industrial Other: Describe _____

PROPOSED WORK TO BE COMPLETED/USE OF PROPERTY

New Building Alteration/Addition ^{EXPANSION} Change of Use Subdivision

Description of Proposed Work: * ADDITIONAL USE AS CONTRACTOR YARD, EQUIP. SALES & SERVICE
NEW 30x36 GARAGE WITH OVERHANG

* 24 FT (HT.) INSTALL (2) 8'x20' SHIPPING CONTAINERS

CERTIFICATIONS OF PROPERTY OWNER AND/OR APPLICANT

PROPERTY OWNER: The undersigned property owner hereby certifies that the information for this application is true and accurate, consents to its submission either by themselves, the co-applicant, agent, or lessee, and understands that if the application is approved, that the zoning permit and any attached conditions will be binding on the property. Further, the undersigned authorizes the Administrative Officer access at reasonable times to the property covered by the permit issued under this application for the purposes of ascertaining compliance with said permit.

PROPERTY OWNER'S SIGNATURE: [Signature] 2/26/25

APPLICANT (if not property owner): The undersigned applicant hereby certifies that ALL the information submitted for this application is true and accurate.

APPLICANT'S SIGNATURE: [Signature]

Date Received _____ Permit #: Z5-07 Fee Paid/Date 565 CB ch #1035
\$550 ZONING ZBA + 15 RECORDS

FEB 28 2025
COMPLETE
TOWN OF PITTSFORD

PAID
FEB 28 PAID
HELEN E. MCKINLAY, TREAS.

RECEIVED
MAR 19 2025
TOWN OF PITTSFORD

Jeff Biasuzzi

From: James M. LaCoille <jlacoille@cedrutland.com>
Sent: Wednesday, March 19, 2025 1:15 PM
To: Jeff Biasuzzi
Subject: Eagles Edge Route 7 new building application



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender jlacoille@cedrutland.com

You don't often get email from jlacoille@cedrutland.com. [Learn why this is important](#)

Hi Jeff,

Would you please amend our new building application to include all the following items for current and future usage.

- Office space
- Storage rental space
- Contractor yard to store equipment and landscape materials
- Retail sales and equipment sales
- Small engine repair

Thank you for all your help in this matter.....Jim

Jim LaCoille
Manager
Consolidated Electrical Distributors
207B Randbury Road
Rutland, Vt. 05701
1-802-775-2972
jlacoille@cedrutland.com
www.cedcareers.com

ARTICLE III: TABLE OF USES

APPLICABLE ZONING
25-07
EAGLE'S EDGE

Section 300: Table of Uses

ALL NON-EXEMPT USES REQUIRE A PERMIT

The Table of Uses, below, identifies use categories as permitted ("P") or conditional ("C") in the various zoning districts defined in Article II.

- A. All uses are subject to the requirements of Article IV and Article XI.
- B. No use identified as either a Permitted ("P") or Conditional ("C") Use shall be commenced unless and until a zoning permit has been obtained pursuant to Section 1302. (Zoning Permits: Section 1302)
- C. Conditional Uses also are subject to the provisions of Article V, as applicable.
- D. For the purposes of the table below: C II = Conservation II; C I = Conservation I; R = Rural; V = Village; C = Commercial; I = Industrial; E = Exempt.

Property Use	C II		C I		R	V		I		COMMENTS
	P/C	P/C	P/C	P/C		P/C	P/C	P/C	P/C	
Accessory Dwelling Unit										See § 1107
Contractors Yards								C	P	
Convenience Stores/Small Groceries (No Gas)								C	P	
Cottage Industry								P	P	See Section 504
Cultural Facilities (Public & Private)								C	P	
Dairies, Processing & Distributing								P	P	
Day Care Facility-(Seven (7) or More) Adults								C	P	
Day Care Facility-(Six (6) or Less) Adults								P	P	
Dog House (1); Less than 16 Sq. Ft. Footprint								E	E	
Drive-in Establishments:										
Earth Resources Extraction/Quarrying								C	P	
Electric Power Co., Offices (not requiring an Act 248 permit)								C	C	
Electrical Supplies, Wholesale & Retail								C	C	
Explosives; Storage and Distribution										
Fabric Retail Sales								C	P	

Section 1102: Existing Small Lots

- A. Any lot that is legally subdivided, is in individual and separate and nonaffiliated ownership from surrounding properties, and is in existence on the date of enactment of this bylaw, may be developed for the purposes permitted in the district in which it is located, even though the lot no longer conforms to minimum lot size requirements as long as: a) the lot is more than one-eighth acre in area; and, b) the lot has a width or depth dimension of more than 40 feet.

Section 804: Enlargement of a Use Nonconformity

A use nonconformity may be enlarged on the same lot provided that:

- A. All provisions of these Regulations, except type of use, are complied with;
- B. The Zoning Board of Adjustment determines that there will be no undue, adverse effect on the character of the neighborhood;
- C. Only one such extension is made; and
- D. The total enlargement does not exceed fifty (50%) percent of the area of the use nonconformity in existence at the time of the adoption of these Regulations.

Section 808: Expansion of a Dimensional Nonconformity

A dimensional nonconformity of a structure may be expanded provided such action:

- A. Does not create a greater nuisance, detriment to the public health, safety or welfare than the existing dimensional nonconformity; and
- B. The extension, expansion or intensification of the dimensional nonconformity shall conform to all other requirements applicable under these Regulations.
- C. The total enlargement does not exceed fifty (50%) percent of the area of the use nonconformity in existence at the time of the adoption of these Regulations.

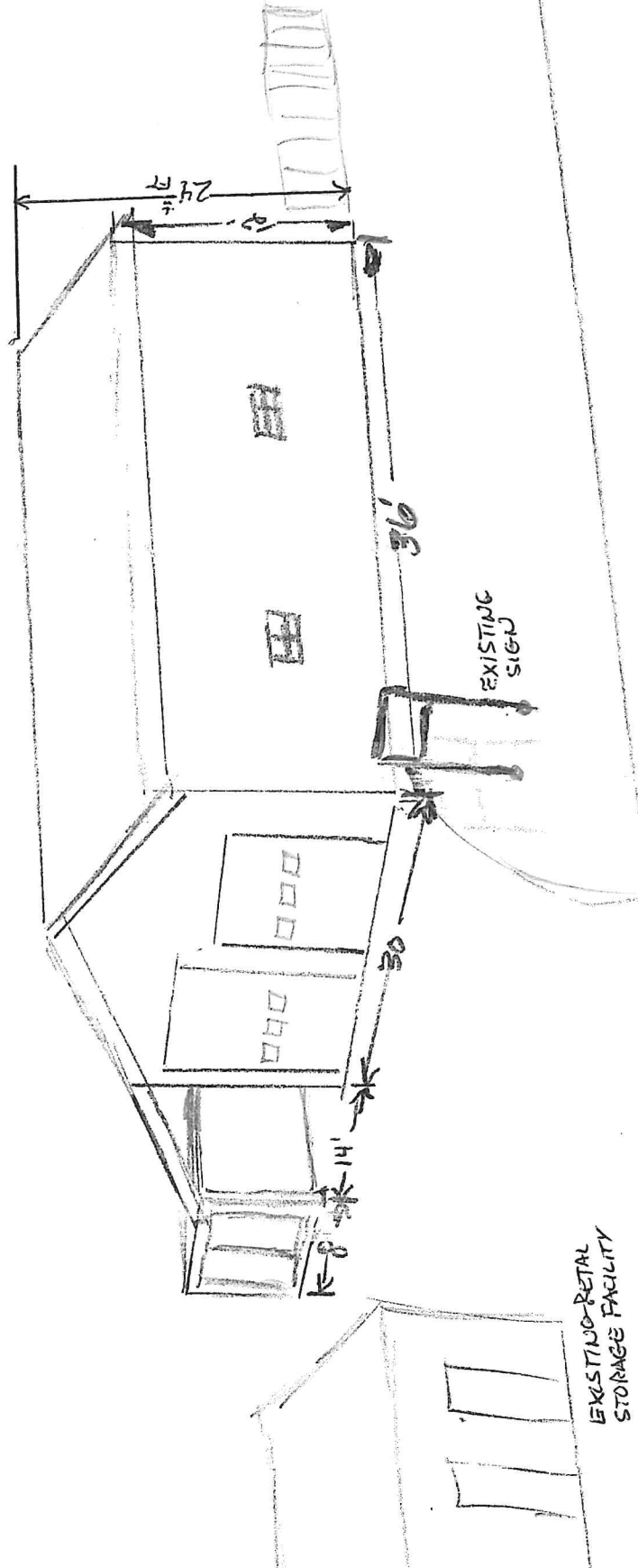
Section 809: Restoration of a Dimensional Nonconformity

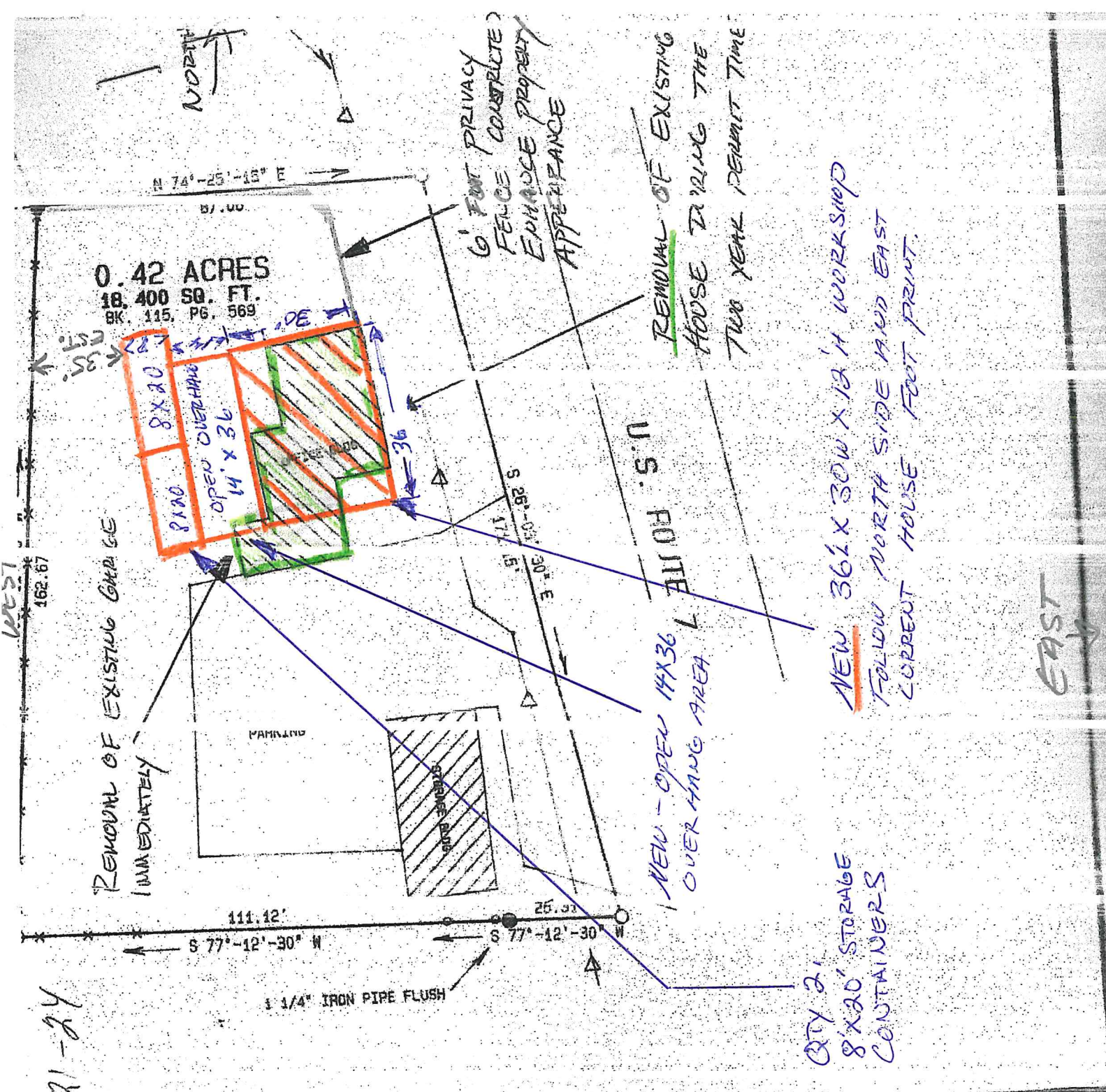
Any dimensional nonconformity of a structure which has been destroyed or damaged by fire, explosion, act of God, or by vandalism or public enemy, may be restored within a one year period, to the same dimensional nonconformity as existed before such damage. The Zoning Board of Adjustment may extend this for up to an additional two years where it can be demonstrated that restoration within one year is not possible.

Section 810: Development of Lot or Parcel with Dimensional Non-Conformity

An existing lot or parcel with a dimensional nonconformity may be normally developed provided that all provisions of these regulations, except those which create the dimensional nonconformity, are complied with. See also existing small lots (Section 1102)

Parcel 0694 - 2273 US ROUTE 7, ATTISFORD





0.42 ACRES
18,400 SQ. FT.
BK. 115, PG. 569

N 74°-25'-15" E
87.00

WEST
162.67

EAST

REMOVAL OF EXISTING GARAGE
IMMEDIATELY

6' FOOT PRIVACY
FENCE CONSTRUCTED
EMULGE PROPERTY
APPEARANCE

REMOVAL OF EXISTING
HOUSE DURING THE
TWO YEAR PERMIT TIME

U.S. ROUTE 1
NEW - OPEN 14x36
OVER HANG AREA

NEW 36' X 30' X 12' H WORKSHOP
FOLLOW NORTH SIDE AND EAST
CURRENT HOUSE FOOT PRINT.

QTY 2'
8' X 20' STORAGE
CONTAINERS

111.12'
S 77°-12'-30" W
25.93'
S 77°-12'-30" W

1 1/4" IRON PIPE FLUSH

NORTH

SOUTH

COURCELLE SURVEYING CO.

LAKE BONDSEEN

P.O. BOX 28

DUMAS, MONTANA

802-273-3900

SURVEYORS - SITE TECHNICIANS - ENGINEERS
SURVEY OF LANDS OF

PHYSICAL
SURVEY
LOT

5-21-24

NOTE: BUILDING SIDING - RED - METAL
ROOF - SILVER - METAL
TRIM - WHITE - METAL

LIGHTS ON FRONT OF SHOP - LOW WATTAGE AND LOW VOLTAGE TO BE DETERMINED
OPTIONAL - SIMILAR TO CASELLA RETZ BUILDING,
RECESSED LIGHTS IN SOFFIT TO WASH
FRONT OF BUILDING - LOW WATTAGE AND
LOW VOLTAGE, NOT TO LIGHT UP ROUTE 7.



LANDSCAPING AROUND SIGN AND SMALL
PLANTINGS IN FRONT OF BUILDING
SMALL BUILDING WILL BE REMOVED
IN THE FUTURE TO MATCH LARGE
BUILDING



5-21-24

NEW TREES

4' SPLIT RAIL FENCE

SMALL POLE LIGHT
LIGHT FACING NEWSHOP
SOUTH

EXISTING MOTION
SENSOR LIGHT

REMOVAL OF EXISTING GARAGE
IMMEDIATELY

0.42 ACRES

8x20
OPEN OVERHANG
14x36

PARKING

IRON PIPE FLOOR

6'70" PRIVACY
FENCE COMPLETE
EXHIBIT PROPERTY
APPEARANCE

NEW - OPEN 11x36
COVERING AREA

REMOVAL OF EXISTING
HOUSE DURING THE
100 YEAR PERMIT TIME

NEW 3611: 30W X 18 W WORKSHOP
FOLLOW NORTH SIDE ROAD EAST
CURRENT HOUSE FOOT PRINT.

CITY 21
8x20 STORAGE
CONTAINERS

COURCELLE SURVEYING CO.

LAKE BONSEEN

611 BOX 26

COURCELLE SURVEYING

802-273-3900

SURVEYORS - SITE TECHNICIANS - ENGINEER
SURVEY OF LANDS OF

22

NORTH

N 74°-25'-15" E
87.06

0.42 ACRES
18,400 SQ. FT.
BK. 115 PG. 569

6' FOOT PRIVACY
FENCE CONSTRUCTED
EVIDENCE PROPERTY
APPEARANCE
3' OFF PROPERTY

REMOVAL OF EXISTING
HOUSE DURING THE

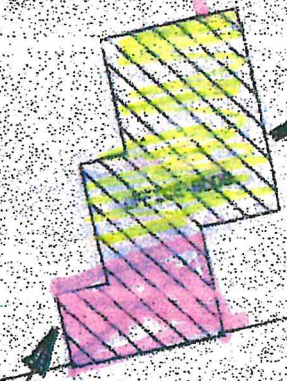
REPLACEMENT MAIN STRUCT.
30'x36' 1080 FT²
14'x36' OPEN OVERHANG 504 FT²
(2) 8'x20' CONTAINERS 320 FT²
COVERAGE (NEW) 1904 FT²

EXISTING (STORAGE) STRUCTURE
20'x40' 800 FT²

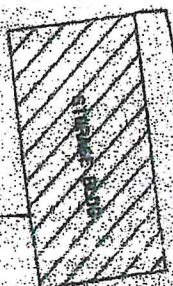
TOTAL COVERAGE 2704 FT²

MAX COVER. ALLOWED (ARTICLE IV)
20% OF LOT AREA = 16552 FT² x .2 =
3310 FT²

REMOVAL OF EXISTING GARAGE
IMMEDIATELY



PARKING



S 25°-05'-30" E
14.15

U.S. ROUTE 1

114.12' S 77°-12'-30" W
25.31' S 77°-12'-30" W

1/4" IRON PIPE FLUSH

SOUTH

5-21-24

ORIGINAL SURVEY

COURCELLE SURVEYING CO.

LAKE BOMSEEN

P.O. BOX 26

BOMSEEN, VERMONT

802-273-3900

SURVEYORS - SITE TECHNICIANS - ENGINEERS

APPLIC 25-08

From: Jeff Biasuzzi
Sent: Friday, February 28, 2025 1:46 PM
To: Baird Morgan
Cc: Jeff Biasuzzi
Subject: FW: Pittsford Village Farm request to amend existing permit for seasonal stage use

Hi Baird,

I had put your stage request on the ZBA Agenda for 2/24th, and brought it up in the Meeting. Unlike a Planning Commission, the ZBA is a quasi-judicial Board. The Members maintained their policy that they will only review a complete and detailed written application.

Jeff Biasuzzi

From: Baird Morgan <bairdmorgan@gmail.com>
Sent: Friday, January 31, 2025 2:18 PM
To: Jeff Biasuzzi
Cc: Eric Mallette
Subject: Pittsford Village Farm

Dear Jeff,

Pursuant to our conversation of last Friday, I would like to propose that the PVF be permitted to erect a stage on the knoll of the farm for not more than 3 months a year--approximately mid June through mid September. Shown below is an example of the type of structure that we might consider. It is essentially open so that people on the knoll can see through it. The stage is about 3' high and measures about 20' x 16'.

The productions that we have co-sponsored with the Paramount have been popular but have not been financially viable. We can only sell 800 tickets (theater capacity in the event that we have inclement weather). The cost of setting up a stage and lighting for each performance is about \$7000 meaning that we start each event in a \$7000 financial hole that ticket sales cannot absorb. By having a stage that is semi-permanent would mean that our only expense would be for lights and sound.

What I would like to do is present this concept to the ZBA to gauge their interest. If they were positive, we would then make a formal proposal. What do you think? Perhaps you would be kind enough to give me your feedback and when the next meeting is so that I might present this idea.

Thanks.



TOWN OF PITTSFORD ZONING APPLICATION

Application for: (Check all that Apply): Zoning Permit Appeal of Admin Decision Variance
 Site Plan Review Subdivision Conditional Use Lot Line Adjustment

*For applications including conditional use, variance, subdivision, and lot line adjustment, an addendum sheet will need to be completed for the application to be complete.

APPLICANT INFORMATION

Name: PITTSFORD PRESERVATION CORP. Telephone #: 802 483-6335
(DBA PITTSFORD VILLAGE FARM

Mailing Address: 42 ELM ST PITTSFORD 05763

E-mail Address: CBAIRD.MORGAN@GMAIL.COM

OWNER INFORMATION (If Different than Applicant)

Name: SAME Telephone #: _____

Mailing Address: _____

E-mail Address: _____

PROJECT LOCATION

Parcel #: 0435 Tax Map #: 07 Lot #: 272 Plot #: 0042

Street Address: 42 ELM ST.

Is the Property in a Flood Plain? Yes No PARTIAL Wetlands area: Yes No PARTIAL

Lot Size: 15³ Zoning District: VILLAGE

Present Use of Property: Vacant One-Family Two-Family Multi-Family
 Commercial Industrial Other: Describe _____

PROPOSED WORK TO BE COMPLETED/USE OF PROPERTY

New Building Alteration/Addition Change of Use Subdivision

Description of Proposed Work: AMEND PERMIT 20-03 TO PROVIDE FOR CHANGE IN USE OF STAGE (PER DECISION CONDITION # 2, i.e. STAGE INSTALLATION)
CERTIFICATIONS OF PROPERTY OWNER AND/OR APPLICANT

PROPERTY OWNER: The undersigned property owner hereby certifies that the information for this application is true and accurate, consents to its submission either by themselves, the co-applicant, agent, or lessee, and understands that if the application is approved, that the zoning permit and any attached conditions will be binding on the property. Further, the undersigned authorizes the Administrative Officer access at reasonable times to the property covered by the permit issued under this application for the purposes of ascertaining compliance with said permit.

PROPERTY OWNER'S SIGNATURE: Baron S. Ryan 3/7/2025

APPLICANT (if not property owner): The undersigned applicant hereby certifies that ALL the information submitted for this application is true and accurate.

APPLICANT'S SIGNATURE: _____

Date Received 3/2/25 Permit #: 25-08

Fee Paid/Date \$115.00 15 APR 2025 + \$100 ZBA HEARING
AD BRANDBURK #1647

LEGAL DESCRIPTION OF PROPERTY – A PLOT PLAN IS REQUIRED WITH ALL APPLICATIONS

Zoning; Section 1302

Application #: 25-08

Effective Date:

No zoning permit shall take effect until the time for appeal under Section 1401 has passed, or in the event that a notice of appeal is properly filed, until final adjudication of the appeal.

Completion:

All activities as authorized by the issuance of the permit shall be commenced within one (1) year of the effective date of the permit and shall be completed within two (2) years of the effective date or the permit shall become null and void. The applicant must reapply and obtain another zoning permit to complete the activities as initiated under the original permit. The Zoning Administrator may allow an extension of up to two (2) years.

The issuance of a zoning permit does not relieve the applicant of any responsibility for obtaining other required local, state, or federal permits or approvals, as necessary.

DETERMINATION AND INITIAL ACTION OF THE ADMINISTRATIVE OFFICER

Zoning District of the subject property: Village
Identification and Classification of the proposed use(s):

(P = permitted, C = conditional, E = exempt, X = prohibited)

ZBA Application is REFERRED to the Appropriate Municipal Panel (AMP) for the following approval(s): ZBA

Conditional Use (for uses classified as such above) Site Plan Review Other on 3/7/25

PUBLIC HEARING WARNED FOR 7:00 PM, APRIL 7, 2025, AT TOWN OFFICE (426 PLANS RD.)
Date: _____

FINAL ACTION OF THE ADMINISTRATIVE OFFICER

- APPROVED
- APPROVED with condition that all conditions of the AMP approvals shall apply
- DENIED
- No Permit Required _____

Signature and Date: _____

Notes to Applicant:

- 1) An applicant and/or interested person (as defined in 24 VSA § 4464 may appeal a decision or act of the Administrative Officer within 15 days of the date of the decision by filing a notice of appeal with the Secretary of the Board of Adjustment and by filing a copy of the notice with the Administrative Officer.
- 2) Other application materials and submittals are required for proposed uses that require a site plan review and/or a conditional use or variance permit. The Administrative Officer will provide you with the forms and directions.



TOWN OF PITTSFORD
ZONING APPLICATION

APPLIC
25-08

Application for: (Check all that Apply): Zoning Permit Appeal of Admin Decision Variance
 Site Plan Review Subdivision Conditional Use Lot Line Adjustment

*For applications including conditional use, variance, subdivision, and lot line adjustment, an addendum sheet will need to be completed for the application to be complete.

APPLICANT INFORMATION

Name: PITTSFORD PRESERVATION CORP. Telephone #: 802 483-6335
(C/O PITTSFORD VILLAGE FARM

Mailing Address: 42 ELM ST PITTSFORD VT 05763

E-mail Address: CBIRD MORGAN@GMAIL.COM

Baird EXAMPLE OF PORTABLE STAGE 25-08



Proposed Conditional Use or Nature of Variance Requested (be specific):

REQUEST TO AMEND CONDITION 2(C)(iii) TO ALLOW FOR EVENT STAGING TO
BE INSTALLED AT START OF SEASON, REMAIN IN PLACE THROUGH ACTIVE SEASON,
AND BE DISMANTLED & STORED ON-SITE BETWEEN SEASON. NO CHANGE TO
STAGE LOCATION AS APPROVED BY PERMIT 20-03.

MEMORANDUM OF MUNICIPAL ACTION, Pursuant to 24 VSA, Section 1154 (c)

Owner/Grantor: Pittsford Village Preservation Corporation (a.k.a. Pittsford Village farm)

Grantee: Town of Pittsford, VT

RE: Town Conditional Use Application # 20-03 that:

1. DENIES without prejudice the Indoor Community Events, Play Ground, Family Child Day Care Center, And Professional Office Uses requested on Application 20-03. A new & complete application is required before the Zoning Board of Adjustment (ZBA) may consider future approval of these Uses.
2. APPROVES with Conditions, Use of the Grounds for Outdoor Community Events, as specified in the ZBA's Decision (with Exhibits) dated July 15, 2020, and attached as part of the Final Permit issued by the Zoning Administrator.

Permit Issued: 7/19/2020

Property Location: 42 Elm Street Pittsford VT 05763

Municipal Parcel I.D.# 0435 Tax Map #7-272-0042 Deed Reference: Book , Pg.

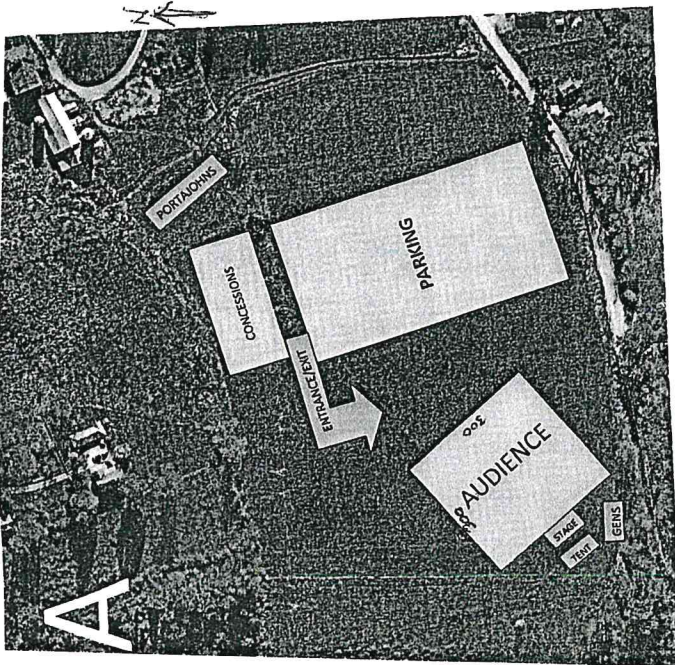
DECISION and ORDER

Based on the information included in Application 20-03 and the testimony presented; the majority Decision of the ZBA is to:

1. **DENY without prejudice the Indoor Community Events, Play Ground, Family Child Care Center, and Professional Office Uses requested in Application 20-03.** The ZBA requires a separate new application, complete with all required information and application fee, before it may consider future approval of these uses.
2. **APPROVE the Outdoor Community Center portion of Application 20-03 with the following CONDITIONS:**
 - a. **For OUTDOOR EVENTS:**
 - i. Up to Six (6) Outdoor Events, as defined in Conclusions of Law, each Event, involving up to two days of Event activities (not including set-up & take-down time), are approved for each calendar year.
 - ii. Only temporary facilities to serve permitted activities or Events are approved. An Event's presentation area or stage, food services, restrooms (minimum of 10 portable toilets at full occupancy), lighting & sound systems, signage and any associated services will all be portable and temporary.
 - iii. All temporary facilities will be sited in accordance with the (approved) Site Plans (Exhibit "A": Photos 1-A thru 6-A; 6 pages total) attached to this Decision. All temporary facilities shall be installed within 72 hours of the Event's scheduled start time; and be removed within 72 after it's scheduled closure.
 - iv. All catering of food and any alcohol sales for an Event would be by VT licensed operators. Alcohol sales shall be approved by both Town State and the Applicants/Owners, with applicable conditions. The food & alcohol service area would be confined within an approximate 50 foot X 250 foot Concession area (Photo 6A).
 - v. All required Event (outdoor) Alcohol Service Approvals shall be provided to the Town Clerk at least 21 days prior to the Event. Alcohol beverages brought on premises by Visitors or un-approved Event Personal is prohibited.
 - vi. All Visitor Parking shall be on a 300 foot X 500 foot portion of the existing (grass) meadow west of the principal structure. The parking area (352 vehicle spaces, Photos 3E, 4A) shall be mowed & maintained to accommodate Visitor use by two wheel drive passenger automobiles. The one access/exit location on to Farm Hill Road (Photo 5B) shall be sized and maintained to service maximum Event visitor traffic permitted

P.V.F.

From PERMIT 20-03



Total acreage of hillside is approx 5 acres (approx. 220,000 sq ft)
 Audience centered in front of stage - 300' x 300' = 90,000 sq ft.
 5 sq ft. (5'x5') per audience member, 90,000 sq ft can accommodate 3,600 people

