

RNH 298 LLC – Special Permit Narrative

Special Permit Summary:

RNH 298 LLC is requesting Special Use Permit approval to host multi-day events at 298 Ellicott Road, West Falls, NY 14170. The repaired infrastructure from Alpine Recreation Center is sufficient to support camping and events.

Parcel Details:

Size: ±200 acres

Zoning: C3

Access: (2x) 298 Ellicott Road West Falls, NY 14170; (1x) 145 Ellicott Road West Falls, NY 14170; (1x) 8001 Ellicott Road West Falls, NY 14170

Ownership: Neil Hopkins

Background:

The parcel at 298 Ellicott Rd West Falls, NY 14170 was the location of the Jewettville Brickyard sometime in the early 1900's. Well after the Jewettville Brickyard closed the property became Alpine Recreation Center. The Alpine Recreation Center existed from the 1960's to the 1980's. The recreation center contained camp sites, cross-country skiing trails, general hiking trails, several playgrounds and a large quarry. The parcel has been privately owned since the closure of the recreation center. We currently own the adjacent business and property (Twincos) at 145 Ellicott Road West Falls, NY 14170. Twincos has been in business since 1969. We took interest in the 298 Ellicott Rd property when it was posted for sale in 2017. After roughly 1 year of negotiations, we purchased the property in 2019. Since that time, significant investment has been made to repair and restore existing buildings, internal roadways, parking areas, and grounds, allowing the property to once again support recreational use in a controlled and responsible manner.

Current Condition:

The parcel is currently used for both personal and recreation activities. Corrective maintenance was performed on the 25-acre section where the proposed activity will occur by a team of 3 seasonal workers and other contractors. The property has an existing public water supply. The current blacktop parking area has capacity for roughly 30 vehicles. There is a large open field that can be used for additional parking if required.

Access:

There are 4 access points to the 298 Ellicott Rd West Falls, NY 14170 parcel.

- Primary blacktop access at 298 Ellicott Rd West Falls, NY 14170

- Secondary stone access road on the east end of the 298 Ellicott Road West Falls, NY 14170 parcel
- Stone access road on the west side of the 298 Ellicott Road West Falls, NY 14170 parcel via 8001 Ellicott Road West Falls, NY 14170
- Blacktop/stone access road on the east side of the 298 Ellicott Road West Falls, NY 14170 parcel via 145 Ellicott Road West Falls, NY 14170

Proposed Activity:

This permit will be used to host multi-day events with overnight camping. The multi-day events and overnight camping will be limited to approximately 25 acres of the 200-acre parcel. The remaining acreage will remain undeveloped and available for passive recreation, such as hiking. Public water is available on-site via several hose bibs and will be clearly labeled as potable. Campers will have access to existing restrooms and shower facilities, which have been renovated and are actively maintained. To accommodate larger groups and organized events, temporary or modular restroom and shower units may be provided as needed and serviced by licensed vendors. The organized multi-day events will be subject to the following limitations: no more than eight organized multi-day events per year, each not to exceed four days in duration, with a maximum attendance of 400 people per event. An example of a multi-day event would be a remote tent site for events such as Borderland and other local events that attract larger crowds. Fires will be permitted only in designated fire rings or approved self-contained fire pits and will be subject to all applicable fire codes and regulations. Fire lanes and emergency access routes will be maintained at all times. On-site dumpsters will be provided for solid waste and recycling, with dumpster capacity increased as necessary during organized events. The owner or manager will be on-site during organized events and peak usage periods, with a 24-hour security presence provided during organized multi-day events. This operational oversight will ensure compliance with permit conditions, noise limitations, safety requirements, and emergency response needs. Swimming or water-based recreation in the quarry is strictly prohibited. Appropriate signage will be maintained to enforce this restriction. No new permanent buildings are proposed as part of this application. The proposed increase in camping capacity and the limited number of organized events is not expected to result in significant traffic impacts. The property is served by multiple existing access points and internal circulation routes. Parking will be accommodated on-site and managed during events to maintain safe access and emergency response capability. Based on the limited scope of development, reuse of existing infrastructure, historical precedent for recreational use, and the operational controls proposed, the project will not result in significant adverse environmental impacts.