

**TOWN OF CALAIS  
DEVELOPMENT REVIEW BOARD**

Permit Application #2012-59

Request for a conditional use permit for an existing barn in the Rural Residential District to be used as a theater and for an expansion of its present size.

Appellant: William Blachly

Members of the DRB participating in the hearing were Steven Reynes, Acting Chairman, and members Ruth Porter, Barbara Weedon, Walter Amses and Nedene Martin

**FINDINGS OF FACT**

At a duly warned public meeting on November 29, 2012 William Blachly appeared before the Board with a request for a conditional use permit to allow for the conversion of an existing barn into a theater. He also asks to expand the barn from the present size of 40' x 72' to measure 40' x 80' to accommodate a roofed entrance and ramp.

A diagram of the site was presented showing the location of other structures on the property including a house, various storage sheds, farm buildings, a studio and workshop, the recently constructed barn and the Unadilla Theater, a previously permitted summer theater that has been in operation for over thirty years. The diagram also showed the expansion of the present parking area sized to accommodate additional cars and to service both theaters.

A Cultural Facility is allowed as a Conditional Use in the Rural Residential District (Table 2.3 of the Land Use and Development Regulations) and if the Required Standards for Conditional Use Approval are met (Section 5.3).

The existing theater was granted a Act 250 permit in 1983 and an amendment to that permit has been applied for to allow for the operation of this additional theater.

**DECISION**

In finding neither the Required nor the Discretionary Standards in the Land Use and Development Regulations to be affected by this proposed change of use of the existing barn to a theater, the DRB grants a conditional use permit to William Blachly.

This permit, however, is conditioned and will become effective only upon evidence that the requirements of Act 250 Permit # 5W0781-1 and subsequent amendments have been fulfilled.

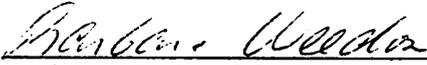
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Steve Reynes, Acting Chairman

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Date

  
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Ruth Porter, Member

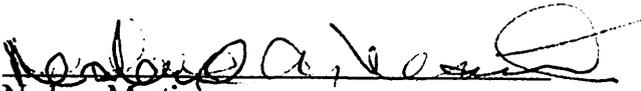
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Barbara Weedon, Member

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Walter Amses, Member

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Nedene Martin

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