

TOWN OF ROCHESTER PLANNING BOARD  
ULSTER COUNTY, NEW YORK

Application # 16-04 SPIA  
Date 6/8/16  
Fee Paid \$ 300 - ch # 1034  
Type: Site Plan  SUP

**SITE PLAN and SPECIAL USE PERMIT APPLICATION**

1. Name of Project: Ravenwood Farm Barn Space
2. Property Owner: Karen McClure  
Address: 579 Samsonville Rd.  
Kerhonkson, NY, 12446  
Primary Phone (845) [REDACTED] Secondary Phone [REDACTED]  
E-Mail Address [REDACTED]
3. Applicant Name (if other than Owner): Dana McClure  
Address: 39 Ravenwood Rd.  
Olivebridge, NY, 12461  
Primary Phone [REDACTED] Secondary Phone [REDACTED]  
E-Mail Address danamcclure@gmail.com
4. Site Location: Name of Public/Private Road project is accessed by Samsonville Rd. / County Rt. 3  
Tax Map Section: 61.8 Block 1 Lot 15.11  
Town of Rochester Zoning District(s): AR-3  
Acreage of parcel(s) 4.1 acres [Include all acreage of Current parcel(s) involved]  
Is this project proposed to be completed in multiple phases? No, but we plan to return to planning board for approval of a commissary farm kitchen once we have secured funds.
5. This project is (check one): [] Expansion of existing use [  ] Change of Use [  ] New construction
6. Will this project require permits or approval from any Federal, State, or County agencies? Yes, See Attached (Exhibit G)  
If yes, Name? \_\_\_\_\_
7. Existing use and facilities (indicate each existing building, approximate size, use, and other facilities, parking lots, etc.) Farmhouse (residential), Detached Garage 24'x24' (storage), Tool Shed 12'x16' (storage), Barn (agricultural use / storage), well-septic
8. Describe the current use(s) of all contiguous parcels [ Include ALL types of uses]  
*Examples: Vacant land, Residential, Commercial, Farm, Industrial, etc* Residential and Commercial (Catskill Native Nursery - 2 doors down)

9. Describe proposed use and scope of project: Yes, See Attached (Exhibit F)

---

---

10. Proposed construction – MUST INCLUDE A MAP TO SCALE – (Describe type and size of building and show location on map with setback dimensions on all property lines and other buildings). List any physical restrictions to the project such as waterways, flood plains, wetlands, steep slopes, rock outcroppings etc. [*Locations of these must also be notated on the map provided by the applicant*]

See Site Map

---

---

11. Will the project require water supply and/or involve the disposal of sewage? If Yes, describe and give amounts. Five 5-gallon containers of H2O will be obtained from Binewater - 2 for drinking / hand-washing + 3 used to wash/rinse/sanitize kitchenware. QPT will service our Porta Potty according to federal and state requirements.

12. Is the property located within or contiguous to a NY State Certified Agricultural District? No

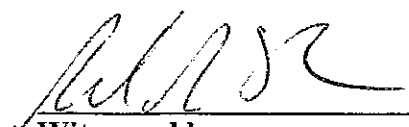
13. Does the property contain land located within a 100 year flood plain or Federal or NYS identified wetlands? No

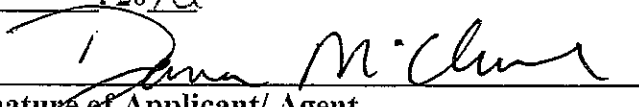
14. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? No If yes, Name? \_\_\_\_\_

15. Is the applicant requesting any waivers in **procedure or submittal requirements** from the Zoning (Chapter 140) regulations? (*See 140-47 for details*) No  
*If answered yes, then the applicant shall provide these requests to the Planning Board separately in written form and include all reasoning for such requests.*

**Deponent, being duly sworn, states that he/she is the owner or authorized agent of the owner for which the foregoing work is proposed to be done, and that he/she is duly authorized to perform such work, and that all work will be performed in accordance with all applicable State, County, and Local Ordinances.**

Sworn by me this 8<sup>th</sup> day of June, 2016

  
Witnessed by

  
Signature of Applicant/ Agent

**If an agent is representing applicant, a signed letter by applicant authorizing named individual to act as his/her agent must accompany the application.**

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

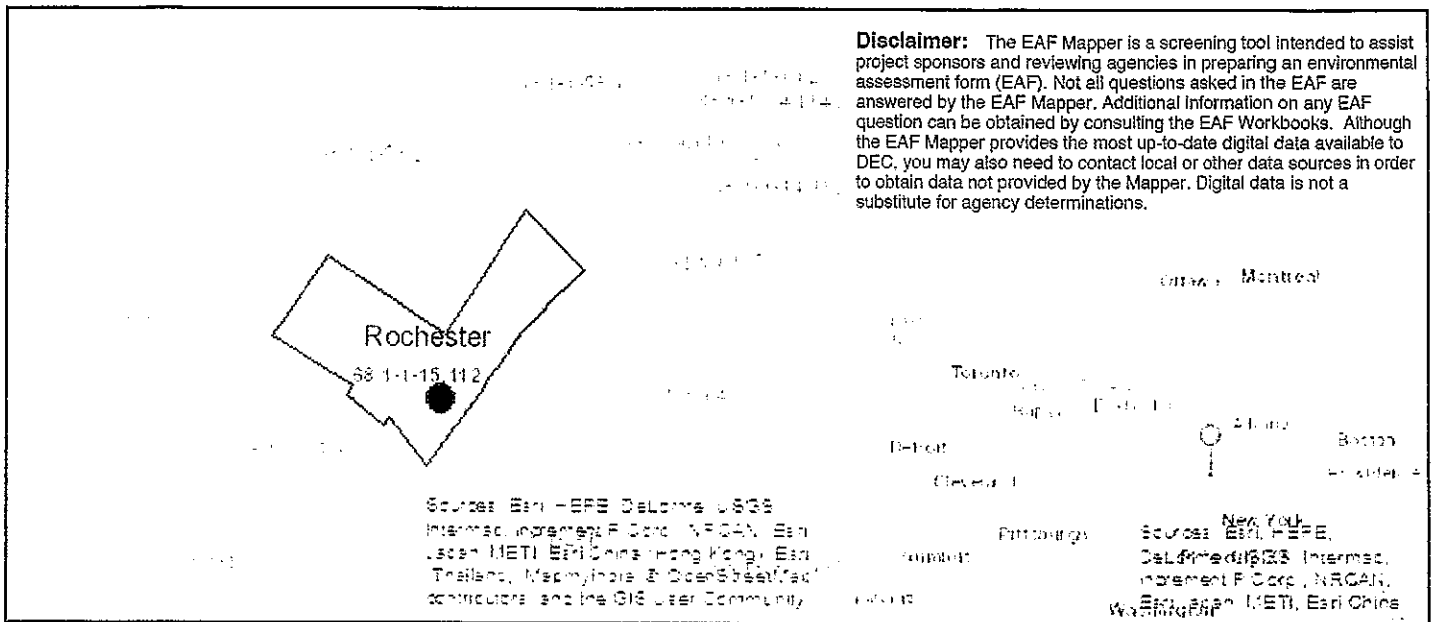
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency: attach additional pages as necessary to supplement any item.

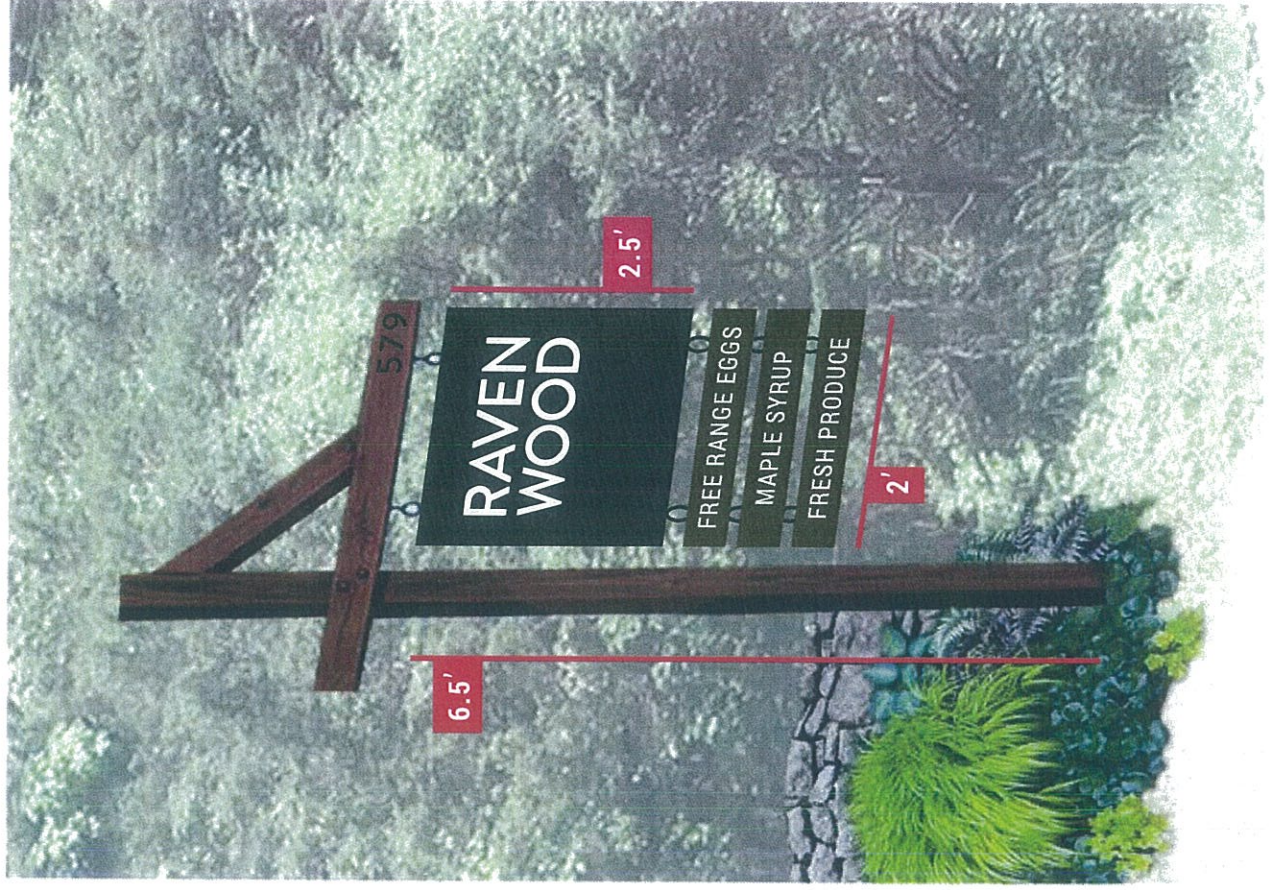
<b>Part 1 - Project and Sponsor Information</b>						
Dana McClure (Applicant) + Karen McClure (Owner)						
Name of Action or Project: Ravenwood Farm Barn Space						
Project Location (describe, and attach a location map): 579 Samsonville Rd. Kerhonkson, NY, 12446						
Brief Description of Proposed Action: Expansion of existing use of restored barn: Restoration project to utilize barn as a location for weekend farmstand and private, invite-only farm fundraiser dinners held monthly.						
Name of Applicant or Sponsor: Dana McClure		Telephone: [REDACTED]				
		E-Mail: [REDACTED]				
Address: 39 Ravenwood Rd.						
City/PO: Olivebridge	State: NY	Zip Code: 12461				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES					
<input checked="" type="checkbox"/>	<input type="checkbox"/>					
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: (DOH) Temporary Food Service Application, (A&M) Article 20-C Food Processing Licence, (SLA) Temporary Beer + Wine Perm		<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES					
<input type="checkbox"/>	<input checked="" type="checkbox"/>					
3.a. Total acreage of the site of the proposed action?		4.1 acres				
b. Total acreage to be physically disturbed?		< 1 acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.1 acres				
4. Check all land uses that occur on, adjoining and near the proposed action.						
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)						
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____						
<input type="checkbox"/> Parkland						

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____ _____			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Dana McClure</u> Date: <u>6/1/16</u></p> <p>Signature: <u>Dana McClure</u></p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



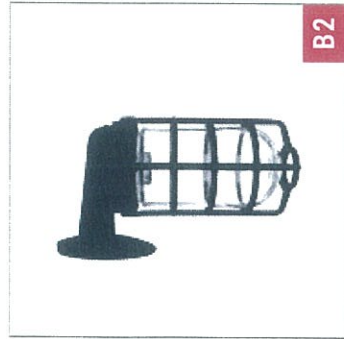


B1

**FRONT + BACK BARN ENTRANCES**

All Weather Gooseneck Farm Light Wall Mount

Shielded Downward Lighting  
(2) Flanking Front Entrance  
(2) Above Back Door Entrance  
Shade: 17"W x 8 1/4"H  
Wattage: 60W Bulbs

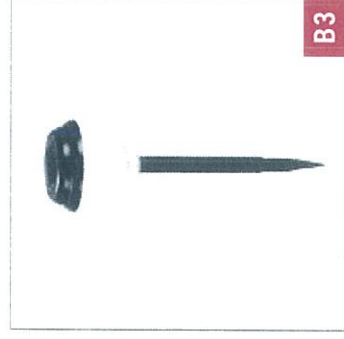
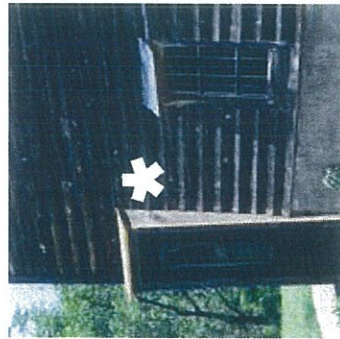


B2

**SIDE ADA ENTRANCE**

Outdoor Wall Mount Metal Cage Globe Light

Shielded Downward Lighting  
(1) Near Handicap Entrance  
Size: 9.5"H x 4.5"W x 6"D  
Wattage: 60W Bulbs

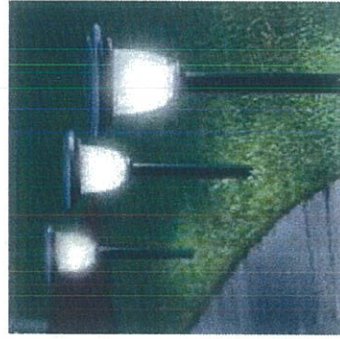


B3

**PATHWAYS TO BARN + RESTROOM**

Solar Powered LED Black Pathway Light

Durable plastic construction  
Weather resistant for outdoors  
Solar rechargeable battery  
8 hours of nighttime illumination  
LEDs deliver 4600-5600K light

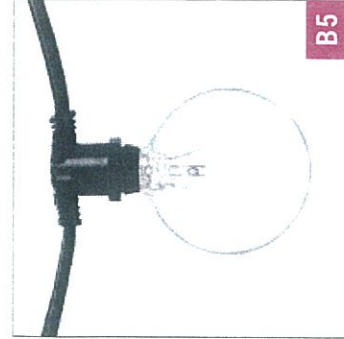
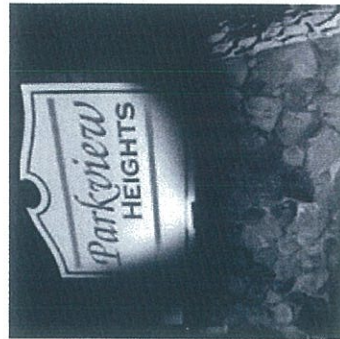


B4

**OUTDOOR SIGNAGE**

Solar Goes Green LED Spot Light

Shielded Downward Lighting  
(1) Near Handicap Entrance  
Size: 9.5"H x 4.5"W x 6"D  
Wattage: 60W Bulbs

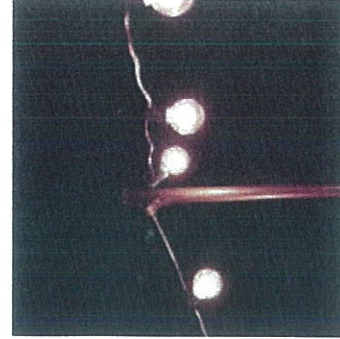


B5

**PARKING LOT**

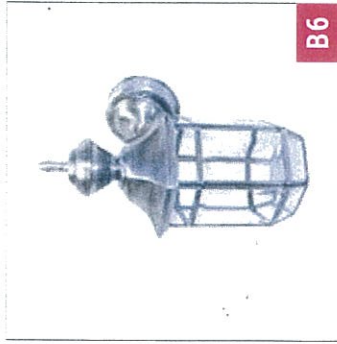
Commercial LED Globe Drop String Lights

Warm White G50 LED Bulbs  
Light Count: 24  
Lighted Length: 48 ft. / strand  
Bulb Spacing: 2 ft.  
Lead Length: 6 ft.  
Drop Length: 4 in.  
Grade: Indoor/Outdoor Use





# Pre-Existing / Outdoor Lighting



**B6**

## DETACHED GARAGE DUSK TO DAWN LIGHT

Dusk to Dawn 150° Silver  
Lexington Lantern

Shielded Downward Lighting  
(2) Flanking Detached Garage  
Shade: 8.5"W x 13.5"H  
Wattage: 60W Bulbs



**B7**

## STORAGE SHED DUSK TO DAWN LIGHT

Outdoor Wall-Mount  
Jelly Jar Wall Light

Shielded Downward Lighting  
(1) Near Handicap Entrance  
Size: 9.5"H x 4.5"W x 6"D  
Wattage: 60W Bulbs

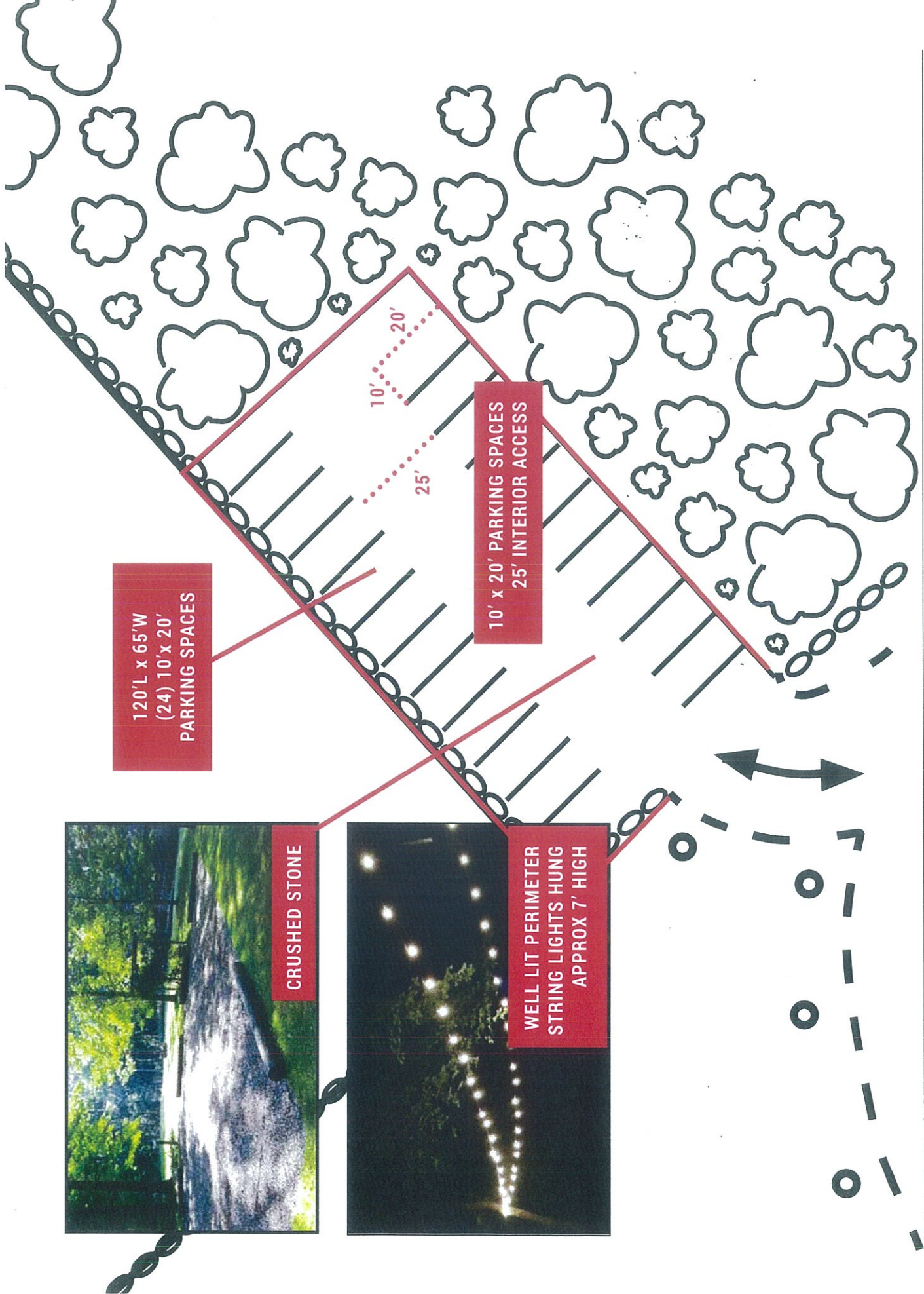


**B8**

## FRONT OF HOUSE MOTION DETECTOR

2-Light Outdoor Motion  
Detection Wall-Mount

Size: 4"H x 5"W x 4"D  
Wattage: 60W Bulbs

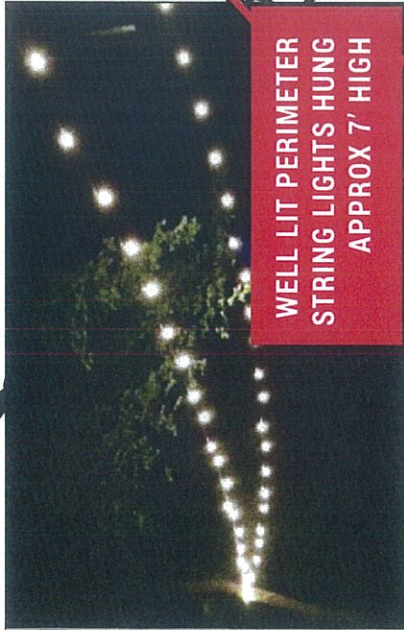


120' L x 65' W  
(24) 10' x 20'  
PARKING SPACES

10' x 20' PARKING SPACES  
25' INTERIOR ACCESS



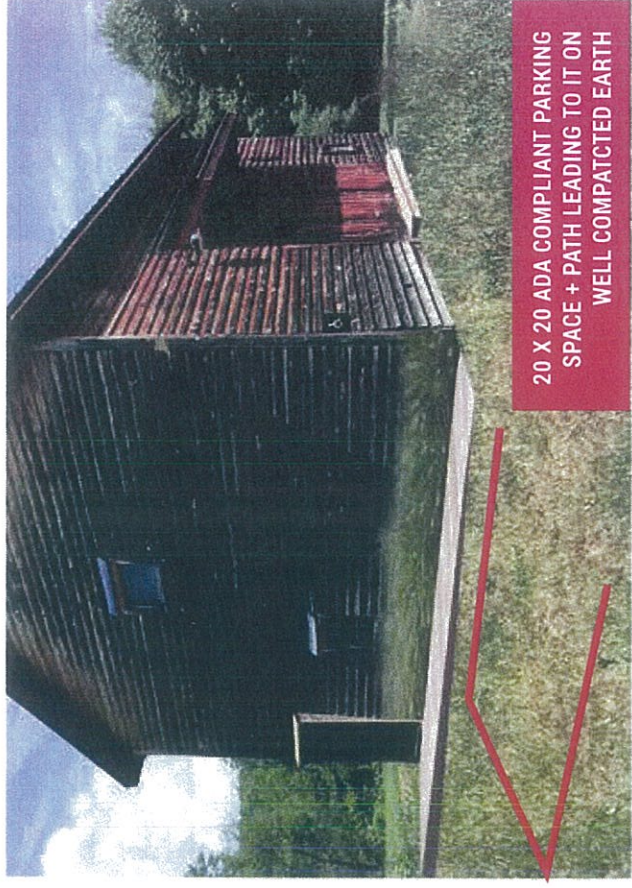
CRUSHED STONE



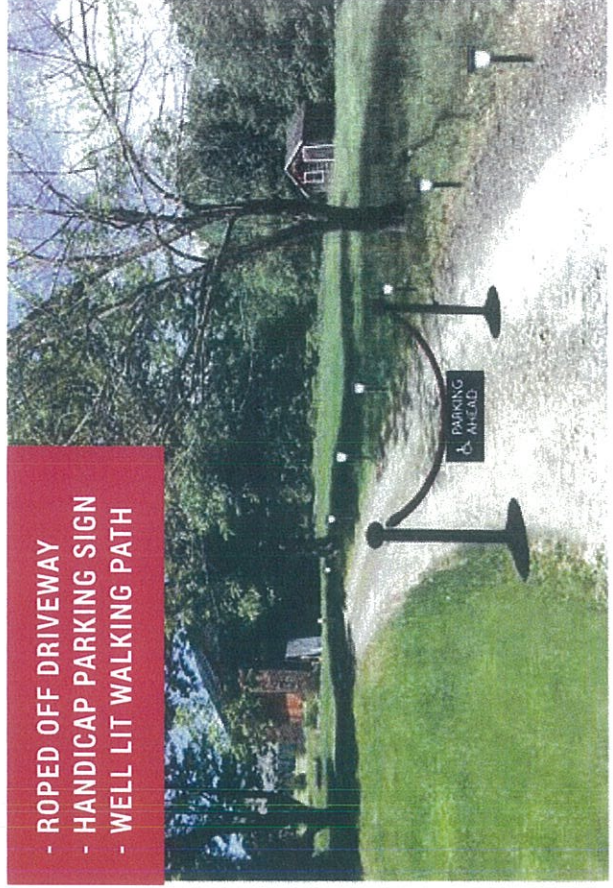
WELL LIT PERIMETER  
STRING LIGHTS HUNG  
APPROX 7' HIGH



**SIGNAGE + RAMP  
TO ADA COMPLIANT  
ENTRANCE**



**20 X 20 ADA COMPLIANT PARKING  
SPACE + PATH LEADING TO IT ON  
WELL COMPACTED EARTH**



**- ROPED OFF DRIVEWAY  
- HANDICAP PARKING SIGN  
- WELL LIT WALKING PATH**

# NARRATIVE

---

For the past five years, husband and wife team Chris Lanier and Dana McClure have been in the process of cultivating land on two former dairy farms in Kerhonkson and Olivebridge with a greenhouse, produce fields, fruit trees, a sugar bush and coops for laying hens. For much of this time, they've also been working on restoring an old 1850's barn on the property in Kerhonkson which is owned by Dana's mother. Their hopes are to utilize the barn space as a farm stand and place for monthly farm-to-table fundraising dinners that feature each month's harvest.

As a chef for more than 20 years, and with experience as a grower in the Northeast, Chris's dream has long been to prepare local, seasonal food (most of which he has grown himself) in a small intimate setting. With many years spent in the restaurant world, he has no desire to open a restaurant (due to the time commitment). But rather, he's excited about the opportunity to cook with the food he's literally prepared from the ground up, for a small group of guests who are interested in supporting local agriculture and learning more about their seasonal and local offerings. Dana's background is in visual art, design and social activism. Her interests lie in using the farm and the dinners that help to sustain it, for the purpose of community building and creative exchange.



## RAVENWOOD

FARMSTAND + HARVEST DINNERS



# PROPOSED USE & PROJECT SCOPE

---

There are two ways in which we would like to make use of our restored barn:

## 1 / FARM STAND

Weekend farm stand set up inside the barn to sell our produce, maple syrup, fresh-cut flowers and free-range eggs.

## 2 / FARM DINNERS

Private, invite-only farm fundraiser dinners hosted one weekend / month (Friday + Saturday night) with a max of thirty guests for each dinner. These gatherings would feature each month's harvest with outdoor grilling held early evening.

As a safety precaution and to ensure these activities will have little impact on our neighbors, we plan to abide by the following:

- No amplified music
- All guests leaving the premises by 10pm
- Adequate parking in a lot far from our closest neighboring residence
- Emergency vehicle access
- Adequate and non-Obtrusive lighting

# PERMITS

---

## LIST OF PERMITS TO BE SECURED:

- 1 / (DOC) Department of Health / Temporary Food Service Application
- 2 / (A&M) Agriculture & Markets / Article 20-C Food Processing Licence
- 3 / (SLA) NY State Liquor Authority Division / Temporary Beer + Wine Permit, Caterer's Permit
- 4 / (DPW) County of Ulster Department of Public Works

## A NOTE ON PROGRESS WITH DPW PERMIT:

On May 10 2016, Kim Dufresne (Senior Engineering Aide of the Department of Public Works) came out to the property to review our entrance and discuss how we should proceed with a permit application. He said we would need to open up the entrance to be 20' wide and provide better visibility by clearing and trimming the trees to the left and right of the entrance. He also mentioned that the first few feet of the entrance should be made as level as possible.

On the following day, May 11th, we had Central Hudson come out to help remove the tree to the right of the entrance (if facing in towards the property). We notified Mr. Dufresne that we had completed this task and he sent us a permit application to send in with our site map. We did so right away and followed up with another email and call to ensure he received our materials.

Our last correspondence was via phone on June 14th in which Mr. Dufresne told me that if we could complete trimming any remaining trees that were hindering visibility, he would come by the property to look at our progress and if clearance needs were met, issue us a permit to begin excavation work.

**OWNER'S AUTHORIZATION**

I, KAREN MCCLURE, as owner(s) of the property located at: 579 SAMSONVILLE RD. in Kerhonkson, NY authorize DANA MCCLURE to act on my behalf in all matters relative to the Ravenwood Barn Space application submitted to the Town of Rochester Planning Board.

Signature of Owner:

Date:

Karen McClure

6/1/16