

**PROJECT NARRATIVE**  
**FOR**  
**ALL ONE ONE ALL**  
**A D'ATAGNAN REGENERATIVE FARM**  
(July 14, 2020, Revised August 9, 2022)

The purpose of this narrative is to describe the "All One One All" Site Plan and Special Use Permit Application to the Town of Goshen Planning Board. The subject parcel is located on the north side of Craigville Road and intersection with Coleman Road. The property is designated as Tax Map Section 8, Block 1, Lot 6, consists of 14.5± acres, and is located in the RU (Rural District) Zoning District. The property is currently an active farm, including a residential dwelling, stable, barn, multiple out buildings, paddocks and fields.

The application before the Planning Board is the conversion of the existing farm into a 100 seat restaurant and farm shop, with on-site parking and appurtenances. The total gross area of the restaurant and shop is 4,436 square feet. Outdoor dining area totaling approximately 500 square feet is also provided in the garden area adjacent to the barn building. The maximum utilized total space for this use will not exceed 5,000 s.f. All One One All (AOOA) will also establish a "farm distillery" as part of its agricultural operations. The Tobacco Tax and Trade Bureau (TTB) permit application, submitted by AOOA, provides that the alcohol will be approximately 58 gallons during a total production of 15-day period, i.e. approximately 1,500 gallons per year. The total capacity of the distillation equipment (still) being installed by the Farm is merely 20 gallons. AOOA will be applying for a Farm Distillery and Micro-Rectifier's License with New York State Liquor Authority (NYSLA). It is pertinent to mention here that AOOA's license is NOT a regular Distiller's License (Class A) which would be something obtained by a commercial distillery, has no cap on production volume, and no New York State ingredient requirements as to its products. AOOA's Farm distillery license is Class D; this class of license exists so farms can apply for a small distillery operation that are an extension of its farming operations, and not an industrial use.

The project will maintain the existing access drive off of Craigville Road with upgrades. This is the Orange County Department of Public Work's preferred access drive location with optimum sight distance. The site will also include forty-six (46) parking spaces constructed on well graded gravel to promote permeability and mitigate stormwater discharge offsite. The total site disturbance is approximately 41,385 square feet, which is less than one (1) acre, and therefore a Stormwater Pollution Prevention Plan (SWPPP) is not required. All other existing on-site elements of the farm, including the residential dwelling are to remain as-is.

The total anticipated water and sanitary usage for the farmhouse, restaurant, farm shop and associated uses is 3,464 gallons per day (gpd). The new facility will be served by a proposed on-site well and proposed subsurface sewage disposal system. The existing dwelling is served by an existing on-site well which will remain in use for the farmhouse dwelling only. Because the total is greater than 1,000 gpd, a New York State Department of Environmental Conservation Sanitary SPDES Permit is required.