

**PROJECT NARRATIVE  
FOR  
ALL ONE ONE ALL  
A D'ATAGNAN REGENERATIVE FARM**

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 area of the restaurant and shop is 4,327 s.f. and will also include an indoor and outdoor seating area. This is a special permitted use in the RU zone.

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-three (43) parking spaces constructed with grass pavers to promote permeability and mitigate stormwater discharge offsite. The total site disturbance is anticipated to be 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 new facility will be served by an existing on-site well and proposed on-site sub-surface disposal system. The total anticipated water and sanitary usage for the restaurant is 2,800 gallons per day (gpd). The existing dwelling is also served by an existing on-site well and sub-surface disposal system. The total anticipated water and sanitary usage for the restaurant and dwelling is 3,460 gpd. Because the total is greater than 1,000 gpd, a New York State Department of Environmental Conservation Sanitary SPDES Permit is required.

JJP/tmp  
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