



Design & Construction Consultants

May 5, 2016

Mrs. Ingrid Richards, Chairperson
Town of Ossining Planning Board
Town of Ossining
101 Route 9A
P.O. Box 1166
Ossining New York 10562

**Re: 40 Somerstown Road, Ossining, N.Y. (S/B/L: 90.10-3-27)
(Proposed Site for Bethany Arts Community)**

Dear Mrs. Richards and Honourable Members of the Town of Ossining Planning Board,

As you are aware, our firm has been retained by Bethany Arts Community (hereafter referred to as "BAC"), to represent and assist in the conversion of an existing 42,944 Sq. Ft. building, on a 24.7 Acre Parcel located at 40 Somerstown Road, into a Community Arts Center.

The existing facility was utilized as a dormitory/missionary residence which is an allowable use in the R-40 (One-family Residence) Zoning District, as per the Town of Ossining Code (#200-7 (B)(2).

The proposed use, a not-for-profit, philanthropic, eleemosynary institution, catering to the Arts, is an allowable use in the R-40 (One-family Residence) Zoning District (#200-7(B)(2). As noted in the Town of Ossining Code #200-7(B), it is a permitted use via the issuance of a "Special Permit" from the Zoning Board of Appeals and Site Plan approval from the Planning Board.

The Maryknoll Sisters of St. Dominic purchased the original structure known as the "Clarke House" which was burned down in a 1924 fire and built a Convent on the remaining foundation. In 1951, a 3-story dormitory/cafeteria wing was added, as well as a Chapel. This structure contained 49 sleeping units, Cafeteria, Chapel, and office space. The Convent was their retreat Home. The Maryknoll Fathers and Brothers took over the property in 1958.

In 1979, the building was designated for the Lay Missionary Program, a use adjunct to Maryknolls' Main Campus. This use, Dormitory/Residence for the Missionary, was the main use until the property was sold to our Client.

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BAC was established in 2015 with a mission to “create a space an environment where the many forms of Art can be learned, produced, and flourish. Artists of all ages and levels of experience are welcome to explore and create art that the community can experience and be engaged in while enhancing their perception and perspective of the world. BAC aims to inspire sharing, connection, and collaboration in a culture designed for the benefit of the local community and beyond.”

The proposed use of the building will be to provide a space and environment where local artists; individually, or as groups, at all levels of age and skill, will create, collaborate, grow, learn, and/or exhibit their work.

The users/activities are identified as four (4) different groups:

User Group #1 : Children / Community

Program : After School Art Instruction

BAC will host instructional art programs for children, families, and adults from the local community. By actively reaching out to build relationships with the Ossining school district, local arts organization and various community groups, BAC will provide programs that serve the community’s needs.

BAC is already in discussions with school officials about providing supplemental arts programming for Ossining’s school children. It is hoped that by coordinating with school day schedules and the annual school calendar, these programs will be offered at the most appropriate and beneficial times, such as after school for students and weekends for family-oriented programs. These classes will be held in the multipurpose rooms, workshops, or galleries. The start times of classes will be coordinated with school schedules and aim to end by 6pm. Initial discussions indicate that students may be transported to afterschool programs by existing Ossining school bus routes.

The diversity that Ossining has to offer will help BAC create programs that explore and expand awareness of the various backgrounds and rich cultures within the community.

User Group # 2 : Daytime Use

Program: Affordable Studios for Local Artists

Artistic neighbors across our community have been frustrated by the extreme shortage of affordable studio space. BAC will provide the space for artists from the local community to work on their art and share their ideas.

Participation will be based on an application process. BAC will encourage artists representing a mix of artistic mediums, including fine arts, ceramics and writing. BAC plans to reserve several studios for use by artists living in Ossining. Some artists will be afforded the opportunity to use adjacent studios based on their individual needs. As part of its commitment to a grass roots connection to the community it serves, BAC will make these studio spaces available at beneficial rates to all. Artists will have access to these studios during normal business hours.

Local artists utilizing studio space at BAC will be encouraged to engage with each other, the visiting artists, and local residents through various presentations, collaborations and scheduled open studio programs.

User Group #3 : Artistic Residency Program

BAC will be home to a highly selective artistic residency program providing established artists from around the globe with opportunities to practice and develop their art.

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Artists will be invited to apply for BAC Residency slots ranging from 1 week to 4 months long. BAC expects to receive applications from artists representing a range of disciplines, including : choreographers, playwrights, painters, sculptors, composers, photographers, digital artists.

Each accepted artist will have private lodging and enjoy shared meals within BAC's facility. As most artists will be traveling from afar, we expect fewer than 50% to bring their own vehicles.

During the course of each residency, BAC will program opportunities for residency artists to engage with the broader Ossining community. These will include introductory social gatherings, interactive artist presentations, master classes and open studio sessions to see artists as they work.

User Group # 4 : Participants Public Art Presentations

In addition to serving artists and art students, BAC will pursue its mission by providing a range of programs to engage the general public.

Much of the public programming at BAC will draw from artists and art students already participating in the programs and residencies mentioned above. This will include individual and group exhibitions, presentations by BAC artists discussing their work, process and careers, and opportunities for the public to visit to artists' studios. BAC will also invite accomplished artists to exhibit their work at BAC as well as artists, curators and critics to participate in public presentations about art.

BAC expects most programs to accommodate fewer than 30 guests. These public programs will be scheduled once or twice a month on weekday evenings or weekend days.

The entire Ossining community will be enriched through their interaction and participation in the various and diverse programs that will be offered throughout the year.

Below, we also list several institutions within the local Tri-state area with similar use:

- | | |
|----------------------------------|--------------------------|
| • Brooklyn Arts Exchange | Brooklyn, New York |
| • Drop Forge & Tool | Hudson, New York |
| • Josef & Anni Albers Foundation | Bethany, Connecticut |
| • The Lighthouse Works | Fishers Island, New York |
| • OMI International Arts Center | Ghent, New York |
| • Weir Farm Art Center | Wilton, Connecticut |
| • SPACE on Ryder Farm | Brewster, New York |

Sample information (our Schematic Designs, along with Mission Statements/Narratives from their websites) are attached as Exhibits A – G:

{ SEE ATTACHMENTS }

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Proposed alterations to the building include the conversion of the Main Floor into Gallery Space, a Multi-purpose Room (formally the Chapel), alterations to the Office Area, and utilization of the former Sleeping Units as Studios or Artist Workshops.

At the Second Floor, the Sleeping Units (formerly Clarke House) will remain while the Sleeping Units (part of the later addition) will be converted into additional Studios or Artist Workshops.

Third Floor will remain for residency use only.

At the Ground Level, Cafeteria, Kitchen, and Multi-Purpose Room will remain, while other spaces will be used as Ceramics Workshops, Childrens' Workshops, and Woodworking Workshops.

Minor alterations will be done in order to bring the building into compliance with current Building Code requirements, accessibility, and repairs due to maintenance.

The footprint size and/or location of the structures on the property will not be changed, and will not alter the existing neighbourhood character (#200-45(C)(1)(B), and #200-45(C)(1)(C)(1).

Proposed Site Work includes enlargement of the existing access driveway to accommodate Fire Apparatus access. As such, the building will be readily accessible to Fire and Police Protection (#200-45(C)(1)(A).

The proposed Site Plan also indicates additional changes such as the enlargement of the parking area, and proposed landscape improvements (#200-45(C)(2) & #200-45-(C)(3).

The proposed use does not create a negative impact on pedestrian or vehicular traffic. While formerly used as a Residential Unit, the new use will have an increase of traffic during special events, but this will occur during off-peak hours. See Institute of Transportation Engineers Parking Generation and Common Trip Generation Info on SK-1

Part of these improvements includes the restoration of the Apple Orchard, creation of Sculpture Gardens, Meditation Trails at the rear wooded area, and Buffer Landscaping.

Sufficient exterior illumination of the site will be provided to assure safety, but the photometric of artificial lighting will not exceed Code requirements (1.5 footcandles at the property line) and special care has been provided to shield neighboring properties from headlights or glare, by the design of the parking area and location of buffer landscaping.

Currently, the Site has approx. 50 parking spaces. We have applied a more conservative approach to our parking calculations based on the requirement of the Town Code #200-29. To achieve our requirements, we are proposing ecologically friendly methods, such as green pavers, as well as to request the Planning Board to provide a waiver to reduce the amount of parking provided.

Our request is based on the authority granted to the Planning Board by the Town of Ossining Code section #200-29 (10) Waiver of Parking requirements (a) Where the reviewing authority approving a site plan, conditional use permit or special permit application determines that less than the required number of parking spaces will satisfy the intent of this chapter, the reviewing authority may waive the requirement in part, but not in excess of 50% of the number required according to #200-29A herein. In all cases, it shall be expressly demonstrated on the plan that sufficient space remains for the provision of the total amount of off-street parking required, and the plan shall bear such designation. (b) All such undeveloped parking spaces shall be maintained as additional landscaped grounds until required for parking...."

In considering this request, please note that although BAC is a large facility, the nature of its utilization will result in significantly lower usage rates than would be expected. As such, actual parking needs for the space will be much lower

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than calculated. Some of the uses are incidental to one another and therefore the demand will be reduced. ie. Cafeteria and Assembly Space or Workshop and Lodging spaces. Please see attached our schematic plans depicting uses, as well as, a sample of Weekday Programming.

Furthermore, the following points illustrate this point:

- Some individual artists may have exclusive use of two adjacent studio spaces.
- The artistic residency program will be occupying the largest amount of space within BAC while used by a low numbers of individuals. At capacity, just 10 residency artists will have exclusive use of 10 of lodging units and 14 of the studio spaces.
- Several of the lodging and studio units will be reserved for the master and visiting artist programs, which will only be programmed for a few days at various times throughout the year. As a result, 11 of the lodging units and 3 of the studio spaces will remain unoccupied outside of these programs.
- Two of the lodging units and two of the studio spaces will be reserved for use by BAC staff.
- BAC will strive to avoid scheduling overlapping programs. For example, after school arts programs will typically conclude by 6pm, and before any public programs scheduled on a weeknight. Larger programs in the galleries or multipurpose rooms will be scheduled for days and times when other programs are not in session.
- Multiple larger spaces within BAC may be used for a single program and a single small group. For example, visitors viewing an art exhibition opening in the galleries may then move to one of the multipurpose rooms for a presentation about the art and artists on display. BAC will avoid programming multiple events in the galleries and multipurpose spaces which draw separate audiences.
- One of the galleries will be designated for long-term exhibitions that will be on display for extended periods.

Based on #200-29 (A) the total requirement for the Proposed uses would be 176 Parking Spaces, our site plan proposes 106 parking spaces and 30 parking spaces for events purposes. The latter will only be used occasionally for seasonal events and it would have parking attendants. Also, we are allocating an area for future 40 parking spaces this area will be maintained as additional landscaped grounds and written assurance for the maintenance of this open spaces will be provided (#200-29 (A) (10) (b))

Finally, we have conclusively demonstrated that one or more uses will be generating a demand for parking spaces primarily during periods when the other use or uses are not in operation, the Planning Board may reduce the total parking space required for that use of the least requirement (#200-29 (A) (7)).

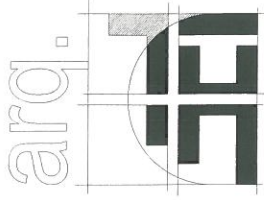
On behalf of our Clients, we wish to express our thanks and appreciation for your consideration.

If you have any additional comments or concerns, please contact our office at your earliest convenience at 914-944-3377.

Sincerely,

Jorge B. Hernandez, B.A., A.I.A.
Managing Partner

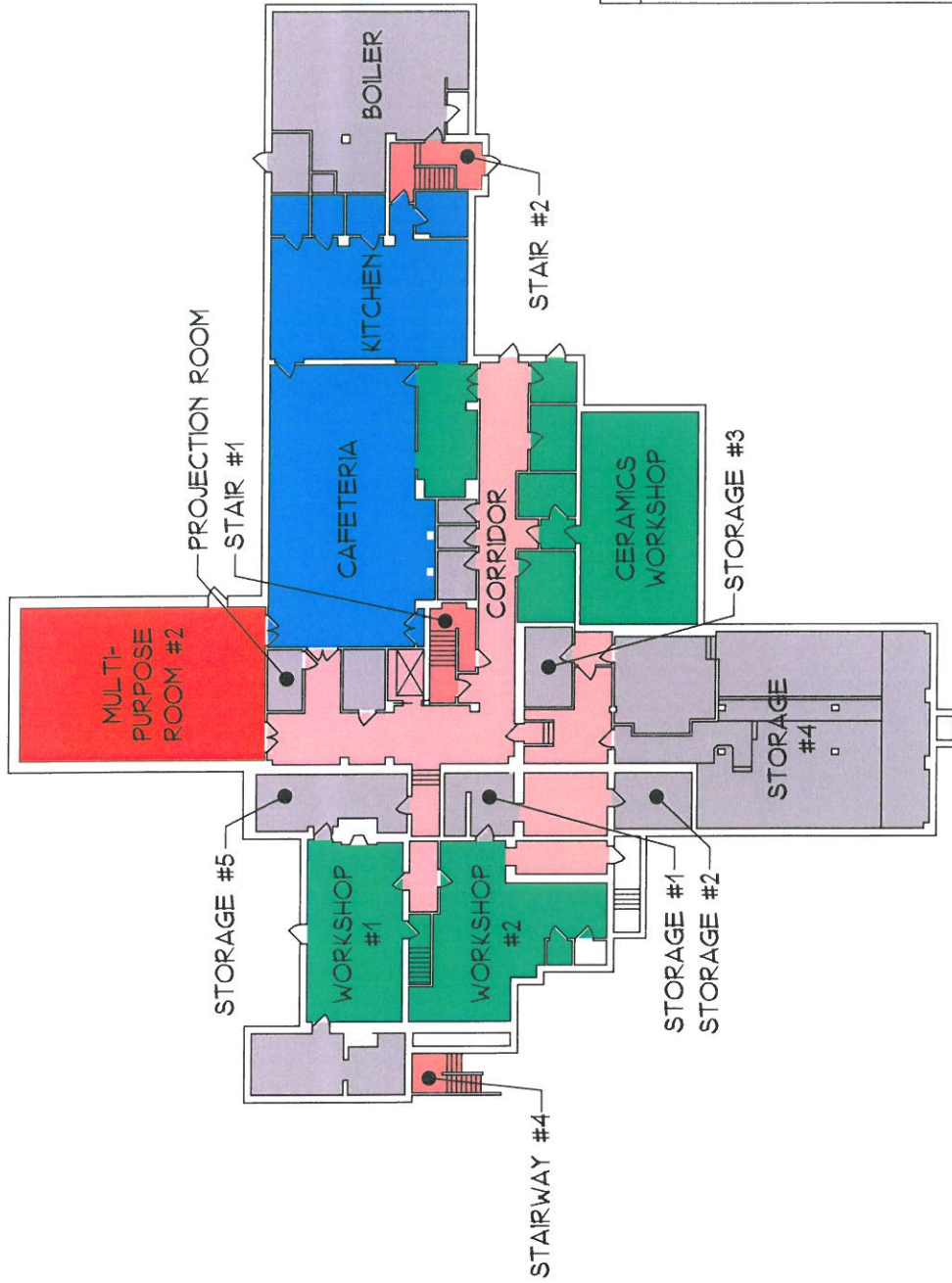
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EXHIBIT # A

SCHEMATIC PLANS WITH
PROPOSED USES & WEEKDAY PROGRAMMING
SAMPLE

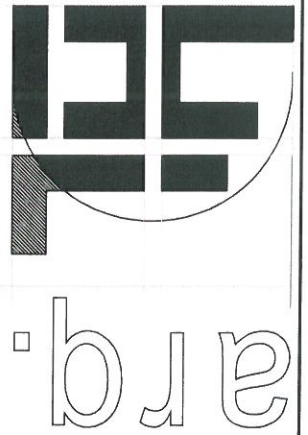


LEGEND

- WORKSHOP/RESEARCH DEVELOPMENT
- CAFETERIA/KITCHEN/ SNACK SHOP
- ASSEMBLY SPACES
- ARTIST LODGING
- STORAGE/BOILER/TOILETS
- CORRIDOR
- STAIRS

PROPOSED GROUND FLOOR PLAN

1/32" = 1'-0"



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DRAWN
 JBH

DATE

MARCH 3, 2016

SHEET TITLE

PROPOSED GROUND
 FLOOR PLAN

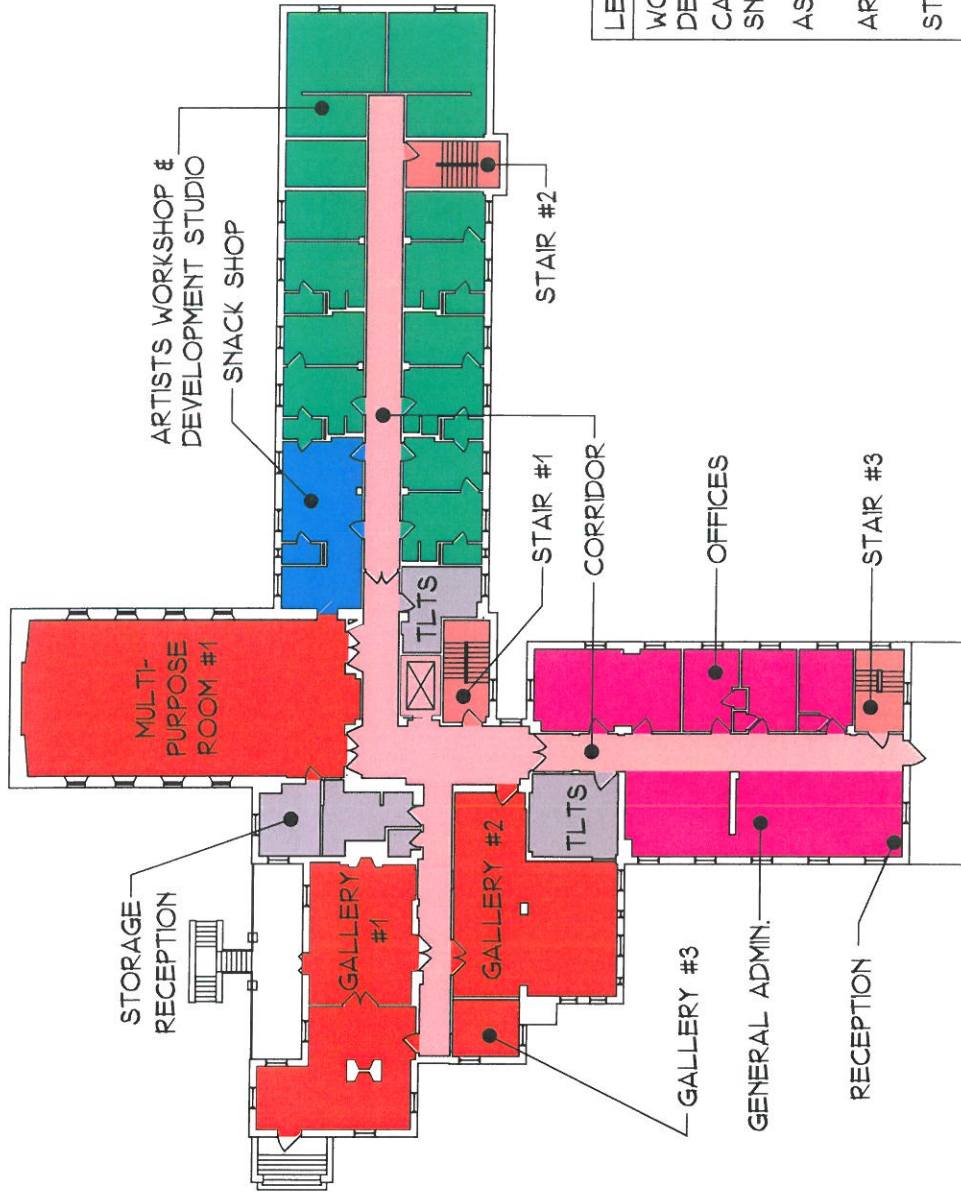
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P-1

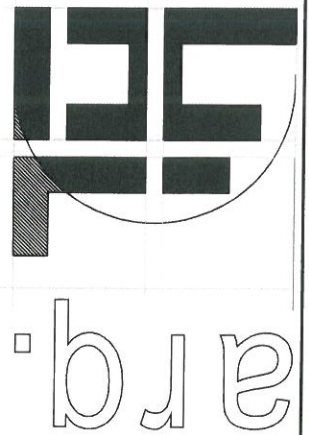
JOB TITLE
 NEW ARTS CENTER
 BETHANY ARTS COMMUNITY
 40 SOMERSTOWN ROAD
 OSSING, NEW YORK 10562



LEGEND

| | | | | | | |
|-------------------------------|------------------------------|-----------------|----------------|------------------------|----------|--------|
| WORKSHOP/RESEARCH DEVELOPMENT | CAFETERIA/KITCHEN/SNACK SHOP | ASSEMBLY SPACES | ARTIST LODGING | STORAGE/BOILER/TIOLETS | CORRIDOR | STAIRS |
| | | | | | | |

PROPOSED FIRST FLOOR PLAN 1/32" = 1'-0"



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DATE
 MARCH 3, 2016

SHEET TITLE

PROPOSED FIRST FLOOR PLAN

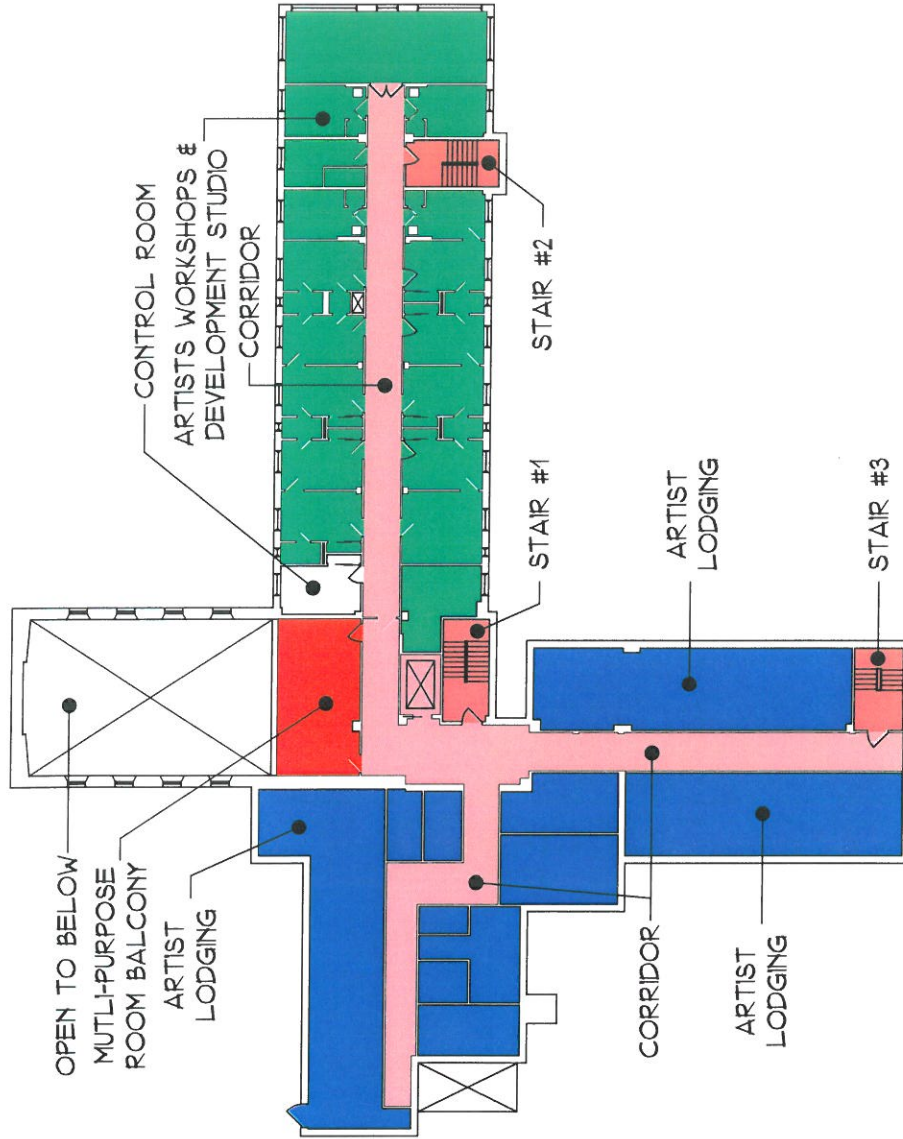
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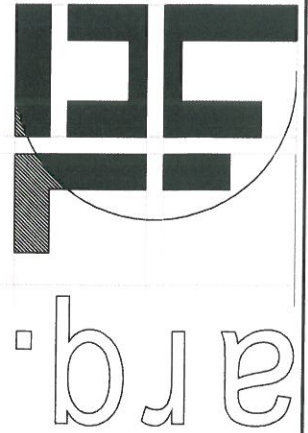
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JOB TITLE
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 BETHANY ARTS COMMUNITY
 40 SOMERSTOWN ROAD
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| LEGEND | |
|--|-------------------------------|
| | WORKSHOP/RESEARCH DEVELOPMENT |
| | CAFETERIA/KITCHEN/ SNACK SHOP |
| | ASSEMBLY SPACES |
| | ARTIST LODGING |
| | STORAGE/BOILER/TIOLETS |
| | CORRIDOR |
| | STAIRS |

PROPOSED SECOND FLOOR PLAN 1/32" = 1'-0"



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MARCH 3, 2016

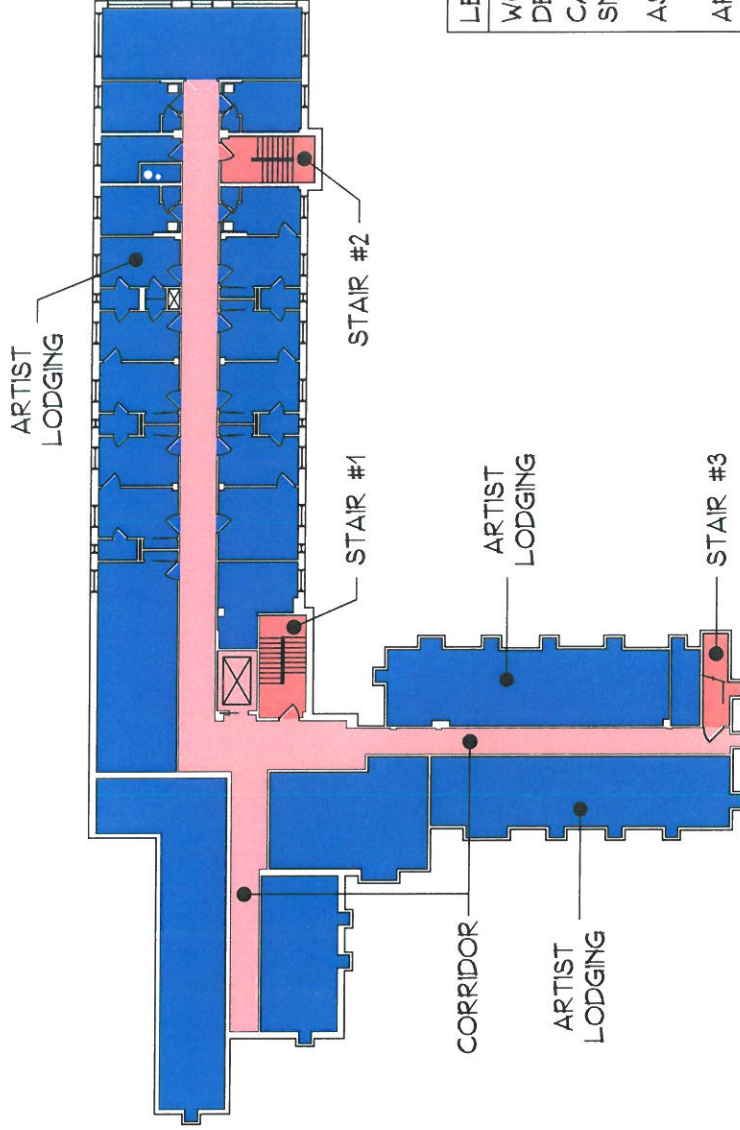
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PROPOSED SECOND FLOOR PLAN

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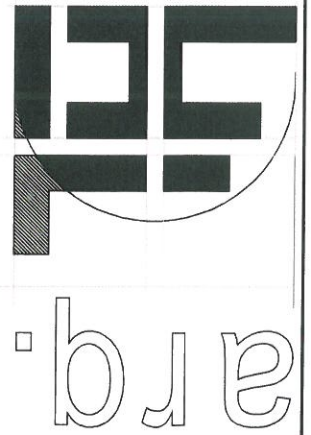
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JOB TITLE
NEW ARTS CENTER
BETHANY ARTS COMMUNITY
40 SOMERSTOWN ROAD
OSSING, NEW YORK 10562



| LEGEND | |
|-------------------------------|-------|
| WORKSHOP/RESEARCH DEVELOPMENT | GREEN |
| CAFETERIA/KITCHEN/ SNACK SHOP | BLACK |
| ASSEMBLY SPACES | RED |
| ARTIST LODGING | BLUE |
| STORAGE/BOILER/TIOLETS | GRAY |
| CORRIDOR | PINK |
| STAIRS | RED |

PROPOSED THIRD FLOOR PLAN 1/32" = 1'-0"



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DATE

MARCH 3, 2016

SHEET TITLE
PROPOSED THIRD
FLOOR PLAN

SCALE
AS SHOWN

JOB NO.
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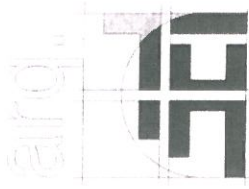
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JOB TITLE
NEW ARTS CENTER
BETHANY ARTS COMMUNITY
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WEEKDAY PROGRAMMING

| | | | | DAYTIME | AFTERNOON | EVENING |
|----------------------|-------------------|--|------------------------|---------|-------------------------------|---------------------|
| ART SPACES | | | | | | |
| GROUND FLOOR | | | | | | |
| | Cafeteria | | | | | |
| | MultiPurpose Room | | | | Ossining After School Program | |
| | Workshop 1 | | | | | |
| | Workshop 2 | | | | | |
| | Workshop 3 | | Art Class for Adults | | | |
| FIRST FLOOR | | | | | | |
| | Chapel Multi | | | | | Artist Presentation |
| | Gallery 1 | | | | | |
| | Gallery 2 | | | | | |
| | Gallery 3 | | | | | |
| STUDIO SPACES | | | | | | |
| FIRST FLOOR | | | | | | |
| | Studio 1-1 | | OSSINING ARTIST | | | |
| | Studio 1-2 | | OSSINING ARTIST | | | |
| | Studio 1-3 | | OSSINING ARTIST | | | |
| | Studio 1-4 | | DAY STUDIO | | | |
| | Studio 1-5 | | DAY STUDIO | | | |
| | Studio 1-6 | | DAY STUDIO | | | |
| | Studio 1-7 | | DAY STUDIO | | | |
| | Studio 1-8 | | DAY STUDIO | | | |
| | Studio 1-9 | | MASTER/VISITING ARTIST | | | |
| | Studio 1-10 | | MASTER/VISITING ARTIST | | | |
| | Studio 1-11 | | MASTER/VISITING ARTIST | | | |
| | Studio 1-12 | | STAFF | | | |
| | Studio 1-13 | | STAFF | | | |
| | Studio 1-14 | | Storage | | | |
| SECOND FLOOR | | | | | | |
| | Studio 2-1 | | BAC ARTIST | | | |
| | Studio 2-2 | | BAC ARTIST | | | |
| | Studio 2-3 | | BAC ARTIST | | | |
| | Studio 2-4 | | BAC ARTIST | | | |
| | Studio 2-5 | | BAC ARTIST | | | |
| | Studio 2-6 | | BAC ARTIST | | | |
| | Studio 2-7 | | BAC ARTIST | | | |
| | Studio 2-8 | | BAC ARTIST | | | |
| | Studio 2-9 | | BAC ARTIST | | | |
| | Studio 2-10 | | BAC ARTIST | | | |
| | Studio 2-11 | | BAC ARTIST | | | |
| | Studio 2-12 | | BAC ARTIST | | | |
| | Studio 2-13 | | BAC ARTIST | | | |
| | Studio 2-14 | | BAC ARTIST | | | |
| | Studio 2-15 | | Storage | | | |

| | | | | | | |
|---------------------|-----------------|--|-----------------------------|--|--|--|
| LODGING | | | | | | |
| SECOND FLOOR | | | | | | |
| | Apartment 2-A | | STAFF | | | |
| | Apartment 2-B | | STAFF | | | |
| | Apartment 2-C | | VISITOR | | | |
| | Apartment 2-D | | VISITOR | | | |
| | Apartment 2-E | | MASTER ARTIST | | | |
| THIRD FLOOR | | | | | | |
| | Apartment 3-A | | RES'D FOR ARTIST w/CHILDREN | | | |
| | Apartment 3-B | | RES'D FOR ARTIST w/CHILDREN | | | |
| | Apartment 3-C | | BAC ARTIST #1 | | | |
| | DormSingle 3-1 | | BAC ARTIST #2 | | | |
| | DormSingle 3-2 | | BAC ARTIST #3 | | | |
| | DormSingle 3-3 | | BAC ARTIST #4 | | | |
| | DormSingle 3-4 | | BAC ARTIST #5 | | | |
| | DormSingle 3-5 | | BAC ARTIST #6 | | | |
| | DormSingle 3-6 | | BAC ARTIST #7 | | | |
| | DormSingle 3-7 | | BAC ARTIST #8 | | | |
| | DormSingle 3-8 | | BAC ARTIST #9 | | | |
| | DormSingle 3-9 | | BAC ARTIST #10 | | | |
| | DormSingle 3-10 | | MASTER CLASS STUDENT | | | |
| | DormSingle 3-11 | | MASTER CLASS STUDENT | | | |
| | DormSingle 3-12 | | MASTER CLASS STUDENT | | | |
| | DormSingle 3-13 | | MASTER CLASS STUDENT | | | |
| | DormSingle 3-14 | | MASTER CLASS STUDENT | | | |
| | DormSingle 3-15 | | MASTER CLASS STUDENT | | | |
| | DormSingle 3-16 | | MASTER CLASS STUDENT | | | |
| | DormSingle 3-17 | | MASTER CLASS STUDENT | | | |



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EXHIBIT # B

MISSION STATEMENT

“BROOKLYN ARTS EXCHANGE”

HOME ABOUT US PRESS SUPPORT BAX BECOME A BAX SPONSOR GET INVOLVED BUY TICKETS STAY IN TOUCH

NAVIGATING THE SITE YOUTH EDUCATION ARTIST SERVICES PERFORMANCES & EVENTS THE BUILDING BLOGS

ABOUT US

Welcome to BAX



amazon smile
You shop Amazon give

SEASON SPONSOR

OUR MISSION

To provide a nurturing, year-round, performance, rehearsal and educational venue in Brooklyn that encourages artistic risk-taking and stimulates dialogue among diverse constituencies.

BAX was founded in 1991, as a small, pioneer arts organization on an industrial block in the Gowanus area of Brooklyn. In 1998, BAX moved to lower Fifth Avenue in Park Slope, Brooklyn to accommodate a growing demand for services. By 2006, BAX had achieved most of its programmatic and infrastructure expansion goals and seized the opportunity to expand to a second floor and create **THE BAX BUILDING**. BAX currently has five full-time and four part-time employees, a roster of 24 teaching artists, four interns and volunteers.

BAX has purposefully constructed an environment where children study and professional artists create under the same roof. Students are mentored by professional artists and the citywide performing arts community engages diverse Brooklyn audiences at year-round performances in the **Theater at BAX**. Together they mutually inform each other's developmental process which deepens everyone's level of engagement. At BAX, the performing arts and arts education are an important way to connect and transform individuals and communities.

BAX is a place that connects people. It is a rigorous forum for ideas and creativity. A place for families, artists, students, and audiences — a community asset. BAX provides advocacy and opportunities for emerging and mid level professional dance and theater artists to develop, grow, explore and present new work. BAX is also well known for its comprehensive youth programs that support young people, toddlers through teens, in their pursuit of creative skills and experiences in dance and theater.

What does that mean?

We train and develop young dancers and actors. We develop and present the work of hundreds of artists work in dance and theater each year. We provide essential art services to our borough and city's artists. We believe this all belongs together. We believe that it is a completely different experience for students to study in a center where professional artists develop work and perform. We believe that artists who through physical proximity have to acknowledge students and families at BAX become part of a social fabric that might not otherwise exist.

There is no comparable institution in all of NYC that simultaneously and effectively provides for the artistic development of both professionals and students, and places presentations and performances within the context of that development. BAX is a place

Previous
Previous

where children discover theater and dance, become teenage playwrights and choreographers, and return as young adults to teach, completing the cycle of exchange.

Corcoran Cares

Mertz-Gilmore Foundation

Doris Duke Charitable Foundation

New York Community Trust (Beth M. Uffner Arts Fund)

Foundation for Contemporary Arts

Park Slope Civic Council

The Harkness Foundation for Dance

The Pritchard Family Foundation

Houlihan Lokey

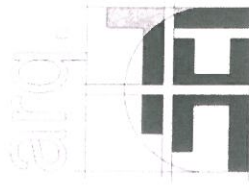
The Scherman Foundation

The Jerome Foundation

Emma A. Sheaffer Charitable Trust

And our GENEROUS INDIVIDUAL CONTRIBUTORS

© BAX/Brooklyn Arts Exchange | Arts and Artists in Progress | (718) 832-0018 | info@bax.org | www.bax.org | 421 Fifth Avenue, Park Slope, Brooklyn, NY 11215



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EXHIBIT # C

MISSION STATEMENT

“DROP FORGE AND TOOL”

[HOME](#) [WORKSHOPS](#) [RESIDENCIES](#) [ABOUT US](#) [CONTACT](#) [SUBSCRIBE](#)

Maker Workshops & Creative Residencies

About Drop Forge & Tool

Maker Workshops and Creative Residencies

Our Directors

Katharine Daugherty is a maker, artist, accountant (!), and entrepreneur. Running a workshop and artist residency space has been a long time goal. At Drop Forge & Tool she brings both her devotion to the creative pursuit, and her savvy business skills to bear. She develops and manages all aspects of our maker workshops as well as co-directs our residency program. Katharine has worked on the business side of several 501 (c) 3 organizations, most recently as the Associate Director of Finance at the San Francisco Day School, and served on several non-profit boards. She received her MBA from Simmons in Boston and her BA from Columbia College in NYC.

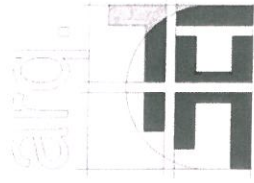
Michael Hoch is a director, producer, writer, and performer. At DF&T, he leads the performing artist programming, working with creator/performers of all disciplines, including musicians, actors, dancers, choreographers, directors, and producers. Michael is also a Board Member with Z Space in San Francisco, and a former Board President at the SF sketch comedy group Killing My Lobster. He co-founded Agnes Table in 2004, to develop new works and re-imagine existing works through a multidisciplinary collaborative development process. Michael has produced dozens of off and off-off-Broadway and regional projects over the last 20 years, in New York, Boston, San Francisco, Boulder, Los Angeles, and many other locations. In the mid-1990s, he co-founded Boston's Mill 6 Collaborative, a devised theater collaborative which continues to mount challenging productions of new and existing work. Michael has an MBA from Northeastern and BA from Boston University.

Our Mission

Drop Forge & Tool's mission is to encourage and support the making of new work of all kinds: visual, performance, written, tactile, and musical. We host maker workshops taught by leading makers in their field, and a creative residency program to provide individual artists and small groups of all disciplines with much needed space and time to pursue what interests them most.

Our Space

Drop Forge & Tool is located just 0.5 miles from the top of Warren Street, the main street of Hudson's historic district.



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EXHIBIT # D

MISSION STATEMENT

"JOSEF & ANNI ALERS FOUNDATION"

The Josef & Anni Albers Foundation

Josef & Anni Albers

Mission

About Us

Staff

Affiliates

Residencies

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Exhibitions

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Press

Talks

CAPTION ▼

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In 1971, Josef Albers established a not-for-profit organization to further "the revelation and evocation of vision through art." Today, this organization—The Josef and Anni Albers Foundation—is devoted to preserving and promoting the enduring achievements of both Josef and Anni Albers, and the aesthetic and philosophical principles by which they lived. It serves as a unique center for the understanding and appreciation of the arts and of all visual experience—with the combined legacies of Josef and Anni Albers at its heart.

The Foundation carries out its mission by working on exhibitions and publications, primarily focused on the art of Josef and Anni Albers; assisting with research, and supporting education. It conserves the Alberses' art and archives, and serves as an information resource for artists, scholars, students, and the general public. It helps sponsor other activities inspired by Josef and Anni Albers's interests and concerns.

The Albers Foundation is located on a beautiful woodland site in Bethany, Connecticut, near New Haven—thanks to funds acquired by Anni Albers for the restitution of family property in the former East Berlin. The Bethany campus includes a central research and archival storage center to accommodate the Foundation's art collections, library and archives, and offices, as well as residence studios for visiting artists. The rural property provides a venue for educational outreach programs.

The buildings were designed by Tim Prentice and his partner Lo-Yi Chan. Tim Prentice, who studied with Josef and is a sculptor as well as an architect, considered the project in part an expression of thanks to one of his mentors; we consider the tribute a splendid success.

The Foundation is open by appointment to interested individuals, scholars, and curators for tours, study, and research.

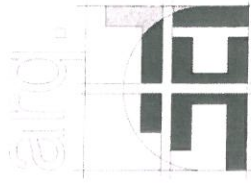
Contact & Credits



Site Map

Newsletter

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EXHIBIT # E

MISSION STATEMENT

“THE LIGHTHOUSE WORKS”



ABOUT

Mission and Purpose
Board of Directors
Location
Contact

THE FELLOWSHIP

PUBLIC ART COMMISSION

A PUBLIC SPACE

SUPPORT



@thelighthouseworks

OUR MISSION

The Lighthouse Works, a nonprofit arts organization, is devoted to encouraging the development of artists through a fellowship program and to the restoration of the year-round cultural vitality of Fishers Island, New York.



Ashleigh Pedersen, Winter Fellow 2012, writes in her studio.

OUR PURPOSE

The Lighthouse Works' primary purpose is to provide artists with the space and time, free from material concerns, to do their best creative work. We bring artists on fellowship to beautiful Fishers Island, where they are provided with room, board and studio space, giving them ample opportunity for quiet productivity in a serene, supportive environment.

The Lighthouse Works accepts artists working in a wide range of media: fiction writers, poets, and writers of creative nonfiction; painters, sculptors; those working in video and installation, and other visual artists; musicians and composers. Artistic excellence is the primary criterion for acceptance as a Lighthouse Works fellow.

Our organization's efforts also support and enrich the Fishers Island community through a letterpress print shop, open studios, readings, concerts, and workshops for students and adults. By assisting artists at critical junctures in their careers, we aim to be a significant force in preserving and promoting the central role of the arts in our culture. We hope our work will also inspire the creation of other small businesses and organizations in our community, making Fishers Island an enclave of creativity and a cultural destination.

LOCATION

Fishers Island, New York, is a small island located in the Long Island Sound just off the coast of Connecticut. We are accessible by ferry from New London, Connecticut, and by private or commuter boat from Noank, Connecticut. We like to say the island is isolated, but not remote; New York City and Boston are both within three hours of the island, and public transportation from here to any major east coast city is easily accessible.

Please see our "Life on Fishers Island" page for more insight into the joys and comedies of island living.

BOARD OF DIRECTORS

Mary B. Burnham

President

Heather Ferguson Burnham

Vice President

Harry S. Parker III

Treasurer

Whitney Armstrong

Cary Brown

Margaret O'Neil Frank

Meredith James

Susan Lawrence

Elizabeth Miller

Charles Thomas O'Neil

CONTACT US

Email

info@thelighthouseworks.com

Mail

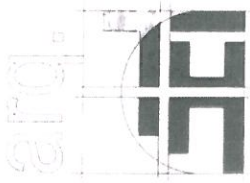
The Lighthouse Works
P.O. Box 365
Fishers Island, NY 06390

JOIN THE EMAIL LIST

Add your email address below to receive news and updates from The Lighthouse Works.

Add your Email Address





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EXHIBIT # F

MISSION STATEMENT

"OMI INTERNATIONAL ARTS CENTER"

[ABOUT »](#) [CALENDAR »](#) [VISIT »](#) [EXHIBITIONS »](#) [RESIDENCIES »](#) [EDUCATION »](#) [SUPPORT »](#)



Mission

Philosophy

Since its founding, Omi has been guided by the principle that artistic expression transcends economic, political, and cultural boundaries. To date, Omi has hosted more than 1,800 artists from over 100 countries. By inviting a unique and varied mix of artists, writers, musicians and dancers from all over the world to create a diverse, positive working community, Omi transforms this guiding vision into an exciting reality.

History

Programs

Impact

Location



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EXHIBIT # G

MISSION STATEMENT

“WEIR FARM ART CENTER”

WEIR FARM ART CENTER

Where Creativity is Always in Residence

[Home](#) [Artist in Residence](#) [Contact Us](#)

Program Features and Guidelines

Studio and living space

The Weir Farm Art Center's program provides living and studio space for one artist at a time although two artists working collaboratively may reside together. The residence is located in a charming 1,100 sq. ft. historic cottage, built in the mid 1800s and located on the Weir Farm site. A large recently completed separate studio just a few steps from the residence is equipped with a professional easel, several large and small tables, and a variety of hand tools. Printmakers may rent off-site facilities through an affiliation with the *Center for Contemporary Printmaking* in Norwalk, CT. The cottage is comfortably furnished with linens, wired and wireless internet, and a fully equipped kitchen. Having a car is extremely helpful although it is not a necessity.

Spouses and significant others of participating artists are welcome to visit, but are not permitted to stay for the duration of the residency. Children and pets are not allowed.

Application Information

The Weir Farm Art Center encourages mid-career visual artists of all backgrounds to apply for admission. The WFAC does not discriminate on the basis of race, creed, color, religion, national origin, age, gender, or sexual orientation.

Deadline *NEW!

One deadline of September 30 will serve to fill vacancies for the following year - months of February through November. Completed applications must be postmarked or submitted digitally by September 30 to be considered for the following year. Notification of results will be sent six to eight weeks following the deadline.

Financial support

Weir Farm Art Center provides housing, utilities, wired and wireless internet, and phone service within the U.S. Each artist is expected to present his or her work during both at a public talk at the Wilton Library and during an onsite open studio event at the end of the residency. Artists are responsible for their own personal living expenses, supplies and any other expenses related to the cost of producing work that may be incurred while in the program. Travel and shipping expenses to and from Weir Farm are also the responsibility of the artist.

Selection

The selection of artists in residence is made by a juror from the art museum or academic communities. Selections are made on the basis of the quality of the work and the interest in working at Weir Farm. The program represents diverse artistic points of view, from traditional

to experimental, with the emphasis on quality and consistency of the artist's work. Applicants may apply in any visual art medium. Collaboration with another visual artist, musician, or writer is permitted.

Applicants outside the U.S.

U.S. Dollars are accepted for the application fee. Send a bank draft, money order drawn on a U.S. bank, or you may pay safely and securely at PayPal with either PayPal or a major credit card. You do not need a PayPal account.

Submitting the Application

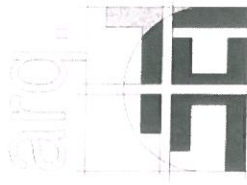
The preferred method of submission is electronically, either by email, or by sending a link to a folder uploaded to a cloud drive, such as Google Drive, Dropbox, YouSendIt, or iCloud. The email address can be found on the application downloadable from the **Application** page of this site.

If you prefer to submit a physical application, please be advised that **no materials will be returned**.

The address is: Applications
Weir Farm Art Center
735 Nod Hill Road
Wilton, CT 06897

Weir Farm Art Center 735 Nod Hill Road Wilton, CT 06897

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EXHIBIT # H

NARRATIVE LITERATURE

“SPACE on RYDER FARM”

Your artistic home away from home.[Home](#) [About](#) [Participate](#) [Ryder Farm](#) [Media](#) [Support](#) [Contact](#)

About

What is SPACE?

SPACE on Ryder Farm is a non-profit artist residency program located an hour north of New York City on the grounds of Ryder Farm in Brewster, New York.

SPACE creates an environment singular in its ability to invigorate artists and innovators and their work, and contributes to the sustainability and resourceful preservation of one of the oldest organic family farms on the East Coast.

SPACE on Ryder Farm hosts residencies June through October. Residencies are granted to individuals and groups who articulate detailed and distinctive goals for their time at SPACE.

[History](#)[Team](#)[Artists](#)

"SPACE is one of the few places on Earth where I have felt genuine inspiration happen over and over again; out on the lake or alone at a desk, watching the sky change colors over the Bowling green or in conversation with fellow artists, sitting around a bonfire or the dinner table deep into the morning, long past the plates being cleared. There is something magic in the air up there."

Branden Jacobs-Jenkins
Member of The Working Farm '13
Obie Award Winner

Your artistic home away from home.[Home](#) [About](#) [Participate](#) [Ryder Farm](#) [Media](#) [Support](#) [Contact](#)

Ryder Farm

Visitors to SPACE will have a chance to be a part of the unique and symbiotic relationship between SPACE and Ryder Farm. The Farm has been in the Ryder family since 1795, and was a pioneer in America's green movement by becoming one of the first farms to go organic in the 1970s. SPACE sources the majority of its food directly from the organic produce at Ryder Farm, and menus are built around food items that are in season and available on the Farm.

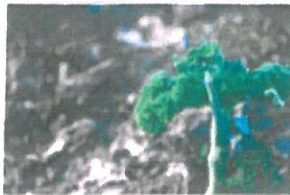
Food at SPACE

Enjoying farm-to-table meals is an essential part of the experience at SPACE. It is an enormous gift to be located on a certified organic farm. The meals at SPACE reflect the beauty and sustainability of the land. SPACE offers its guests three farm fresh meals each day using seasonal produce often harvested just hours before arriving on the table. Meals are shared in a beautiful antique dining hall, and serve as a wonderful opportunity for artists at SPACE to come together, break bread, share ideas, and connect with one another.

SPACE resident artists are sometimes called upon to help bring food to the table. Working on the farm is the perfect tonic for the artist looking to get out of their head and into their body. And there's nothing quite like forging a direct connection to the food you eat and the land you live on. Working with one's hands, in the open air, on the beautiful Ryder Farm reinvigorates and nurtures the artist's waning spirit time and time again.

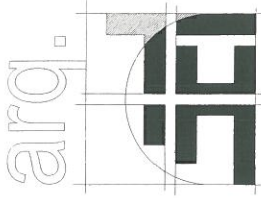
SPACE Seasonal Supper: Where Art Meets Food

In October of 2011 we saw SPACE's first event combining a farm-to-table dinner with artist performances. This event was such a success. What has evolved is an ongoing seasonal series, celebrating both the farm fresh ingredients Ryder Farm has to offer and the rich work that SPACE's resident artists are creating. Our Seasonal Supper Series is a unique and intimate dining experience. Please keep your eyes peeled for our 2016 lineup.



Take a peek of a SPACE dinner! Pictures brought to you by the incredible Katie Cornwell.

Ryder Farm's Farm
Share



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EXHIBIT # I

TRAFFIC INFORMATION

ITE Parking Generation Rates - 4th Edition INSTITUTE OF TRANSPORTATION ENGINEERS (ITE)

| Description/ITE Code | Units | ITE Vehicle Parking Generation Rate | | Expected Units | Total Stalls Occupied in Peak Period | |
|---|----------|-------------------------------------|-------------------------|----------------|--------------------------------------|-------------------------|
| | | Average Weekday | 85th Percentile Weekday | | Average Weekday | 85th Percentile Weekday |
| Low/Mid-Rise Apartment, Suburban 221 | Dwelling | 1.23 | 1.94 | 25 | 30.75 | 48.5 |
| Live Theater, 441 | Seats | 0.25 | 0.32 | 100 | 25 | 32 |
| Recreational Community Center, Suburban 495 | KSF | 3.2 | 5.03 | 2.8 | 8.96 | 14.084 |
| Museum 580 | KSF | 0.98 | 1.23 | 1.25 | 1.225 | 1.5375 |
| Office Building, Suburban 701 | KSF | 2.84 | 3.45 | 2 | 5.68 | 6.9 |

ITE Parking Generation Rates - 4th Edition

TOTAL

72

103

ITE COMMON TRIPS Generation Manual - 9th Edition INSTITUTE OF TRANSPORTATION ENGINEERS (ITE)

| Description/ITE Code | Units | ITE Vehicle Parking Generation Rate | | Expected Units | Total Stalls Occupied in Peak Period | |
|---|----------|-------------------------------------|--|----------------|--------------------------------------|--------------------------|
| | | TRIPS PER UNIT PM PEAK HOUR | | | | TOTAL TRIPS PM PEAK HOUR |
| Low/Mid-Rise Apartment, Suburban 221 | Dwelling | 0.58 | | 25 | | 14.5 |
| Live Theater, Rural 441 | Seats | 0.02 | | 100 | | 2 |
| Recreational Community Center, Suburban 495 | KSF | 1.45 | | 2.8 | | 4.06 |
| Museum 580 | KSF | 0.18 | | 1.25 | | 0.225 |
| Office Building, Suburban 701 | KSF | 1.49 | | 2 | | 2.98 |

ITE COMMON TRIPS Generation Manual- 9th Edition

TOTAL TRIPS GENERATED

23.76

