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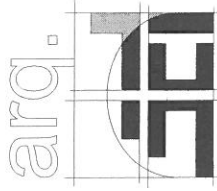
**SPECIAL PERMIT APPLICATION
BETHANY ARTS COMMUNITY**



**40 SOMERSTOWN ROAD
OSSINING NY 10562**



100 Executive Boulevard, Suite 204, Ossining, New York 10562
Tel: (914) 944-3377 – Fax: (866) 567-6240
E-Mail: info@arqht.com



Design & Construction Consultants
ARQ. HT LLC

February 29, 2016

Mr. Sal Carrera, Chairman
Town of Ossining Zoning Board of Appeals
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 Mr. Carrera and Honorable Members of the Zoning Board of Appeals,

As you may already be 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 SqFt. building, on a 24.7 Acre Parcel located at 40 Somerstown Road, into a Community Arts Center.

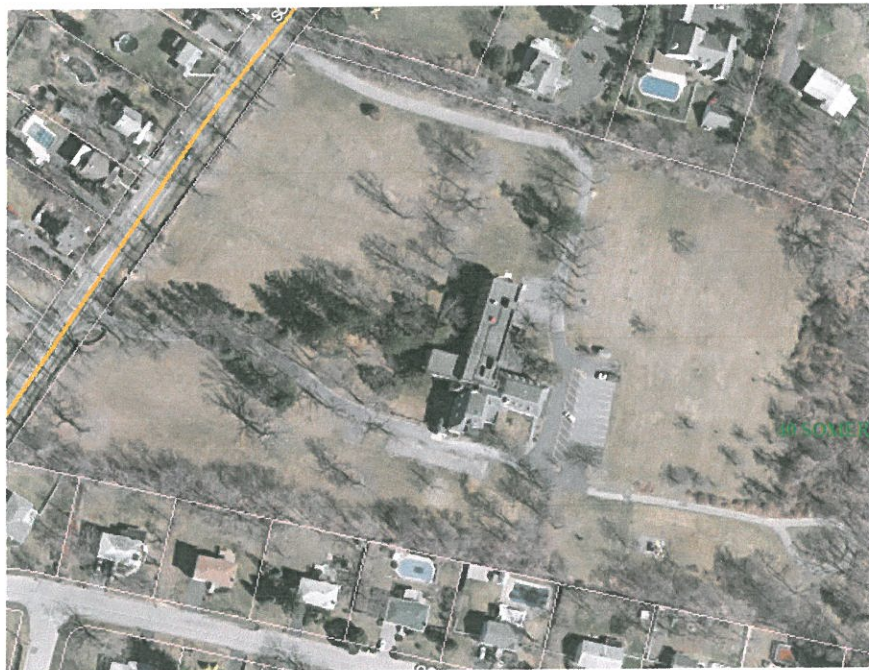
The existing facility was utilized as a dormitory/missionary residence which is an allowable use in the R-40 (One-family Residence) Zoning District, as per the Town of Ossining Code (#200-7(B)(2).

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. As such, we are seeking a Special Permit from the Board of Appeals and we will demonstrate that we meet the requirements as set forth in #200-45 of the Town of Ossining Code.

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.



AERIAL VIEW OF SITE

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 are identified in four (4) different groups:

1. Children/community – BAC will create a family-oriented, after-school, and community based programs of art instruction and appreciation.
2. Day use – BAC will offer local residents the opportunity to utilize studio space to create and present their work. These spaces can be used for daily projects or longer term projects.
3. Artistic Residency – BAC will provide short-term and subsidized spaces as well as a supportive environment for artists of various levels to produce while participating in programs for and with the community.
4. Participants – the General Public will benefit from the various programs offered at BAC, by attending performances, art exhibitions, cultural presentations, and supporting local artists.

Please see “Exhibit A” for Schematic Plan showing the proposed use graphically.

[{ SEE ATTACHMENTS }](#)



SIDE VIEW OF ORIGINAL BUILDING



Below, we also list several institutions within the local Tri-state area with similar use. Sample information along with the Mission Statements/Narratives from their websites are attached as

- Exhibit B – “Mission Statement – Brooklyn Arts Center, Brooklyn, N.Y.”
- Exhibit C – “Mission Statement – Drop Forge & Roll, Hudson, N.Y.”
- Exhibit D – “Mission Statement – Joesf & Anni Alers Foundation, Bethany, CT.”
- Exhibit E – “Mission Statement – The Lighthouse Works, Fishers Island, N.Y.”
- Exhibit F – “Mission Statement – OMI International Arts Center, Ghent, N.Y.”
- Exhibit G – “Mission Statement – Weir Farm Art Center, Wilton, CT.”
- Exhibit H – “Narrative Literature – SPACE on Rynder Farm, Brewster, N.Y.”

[{ SEE ATTACHMENTS }](#)

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 residential use.

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 continue to be in harmony with the existing residential neighbourhood (#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 parking requirement for the proposed use based on Town Code #200-29 calls for 173 parking spaces. Currently there are approximately 70 existing parking spaces. Please note that we have applied a more conservative approach to our parking calculation by using the more stringent requirements provided under the current Bulk Regulations.

The actual requirement will be much less and the greater use will occur as events during off-peak hours and weekends. Also, we are proposing ecologically friendly solutions such as green pavers in order to achieve our requirement

Additional site improvements include Buffer Landscaping, creation of Sculpture Gardens, Meditation Trails at the rear wooded area, and the restoration of the Apple Orchard. Please see "Exhibit I" for a copy of the electronic correspondence with Maryknolls' former Grounds Keeper, which testifies to the non-use of pesticides at the Apple Orchard, and to the unique forestry present that will be maintained.

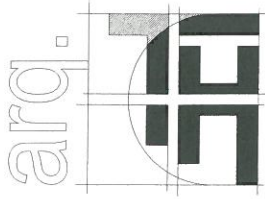
Sufficient exterior illumination of the site will be provided to assure safety, but the photometric of artificial lighting will not exceed Code requirements (1.5 footcandles at the property line) and special care has been provided to shield neighboring properties from headlights or glare, by the design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

On behalf of our Clients, we wish to express our thanks and appreciation for your consideration, and urge the Boards approval of the Special Use Permit being requested this evening. Should you have any additional comments or concerns, please contact our office at your earliest convenience at 914-944-3377.

Sincerely,


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

Cc: File

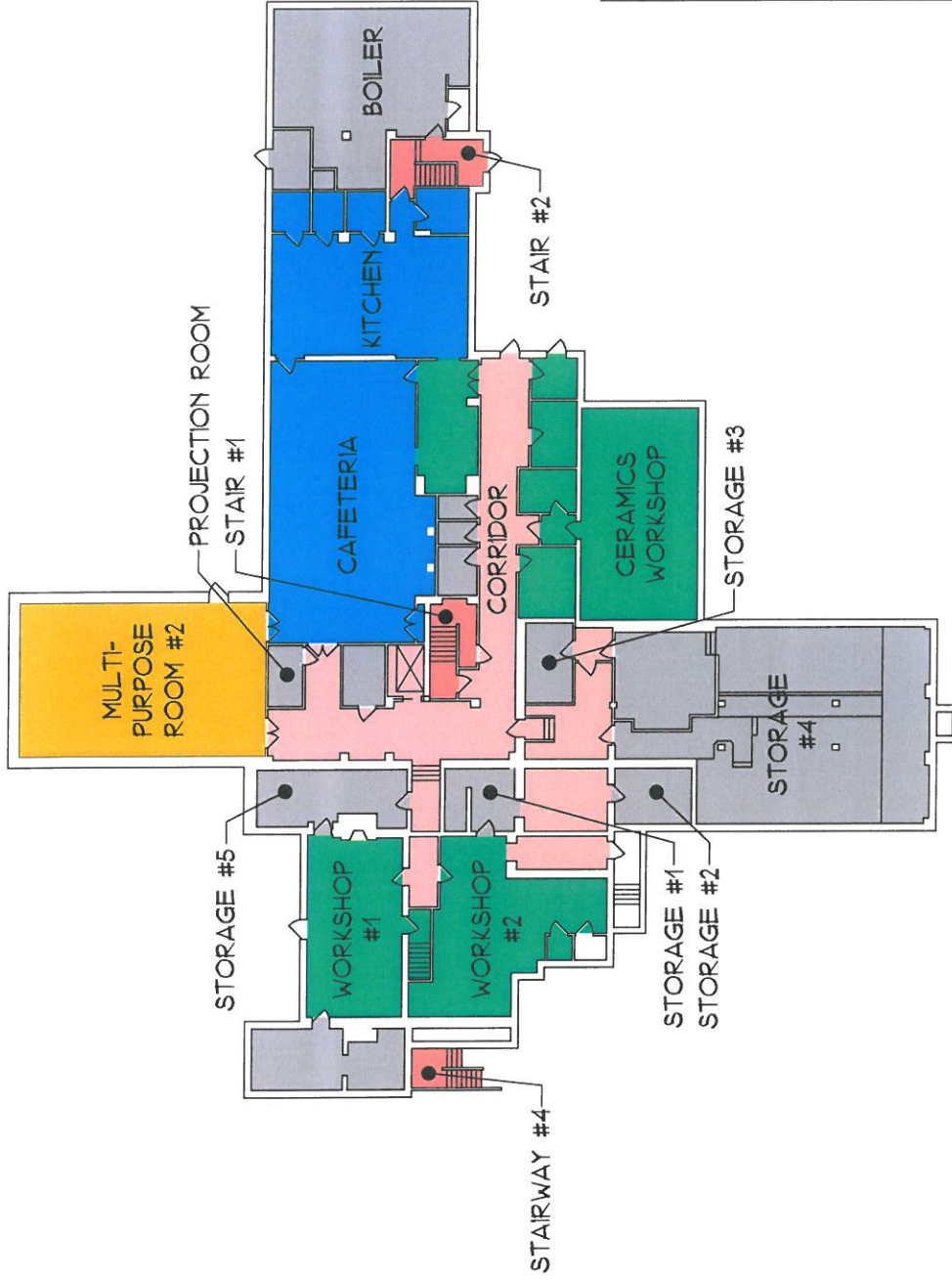


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EXHIBIT # A

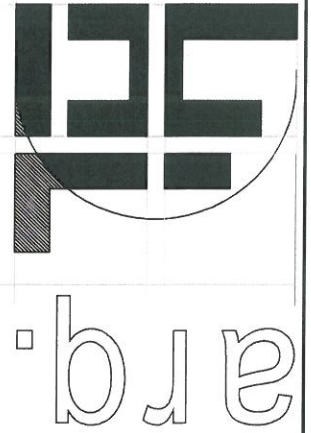
SCHEMATIC PLANS WITH

PROPOSED USE



LEGEND	
WORKSHOP/RESEARCH DEVELOPMENT	Green
CAFETERIA/KITCHEN/ SNACK SHOP	Blue
ASSEMBLY SPACES	Yellow
ARTIST LODGING	Dark Blue
STORAGE/BOILER/TIOLETS	Grey
CORRIDOR	Pink
STAIRS	Red

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



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DRAWN
JBH

DATE

MARCH 3, 2016

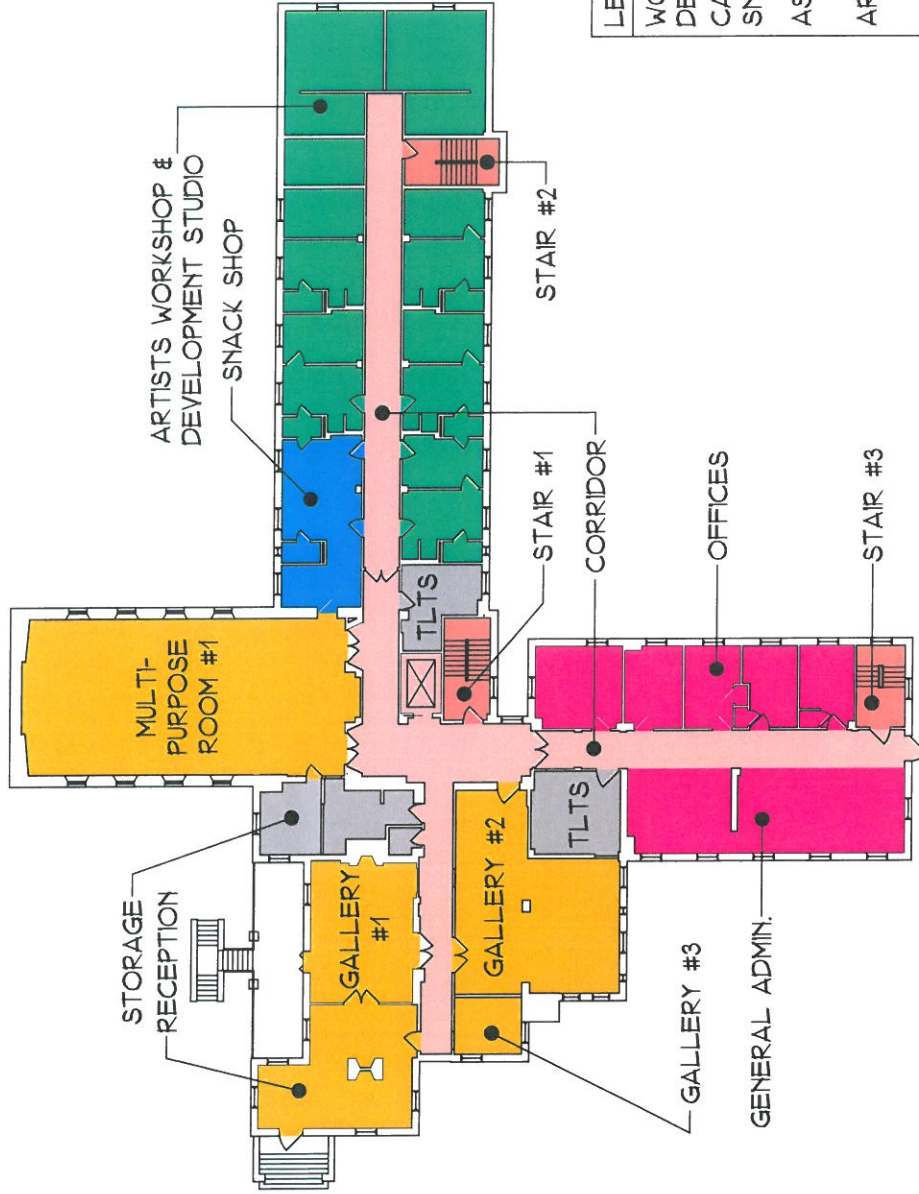
SHEET TITLE
PROPOSED GROUND
FLOOR PLAN

SCALE
AS SHOWN

JOB NO.
16004

DRAWING
P-1

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



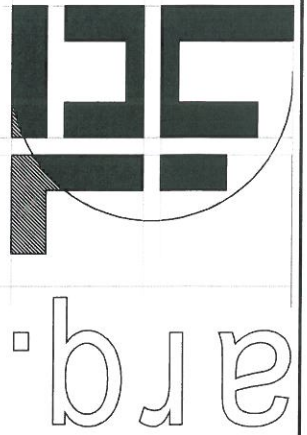
LEGEND

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
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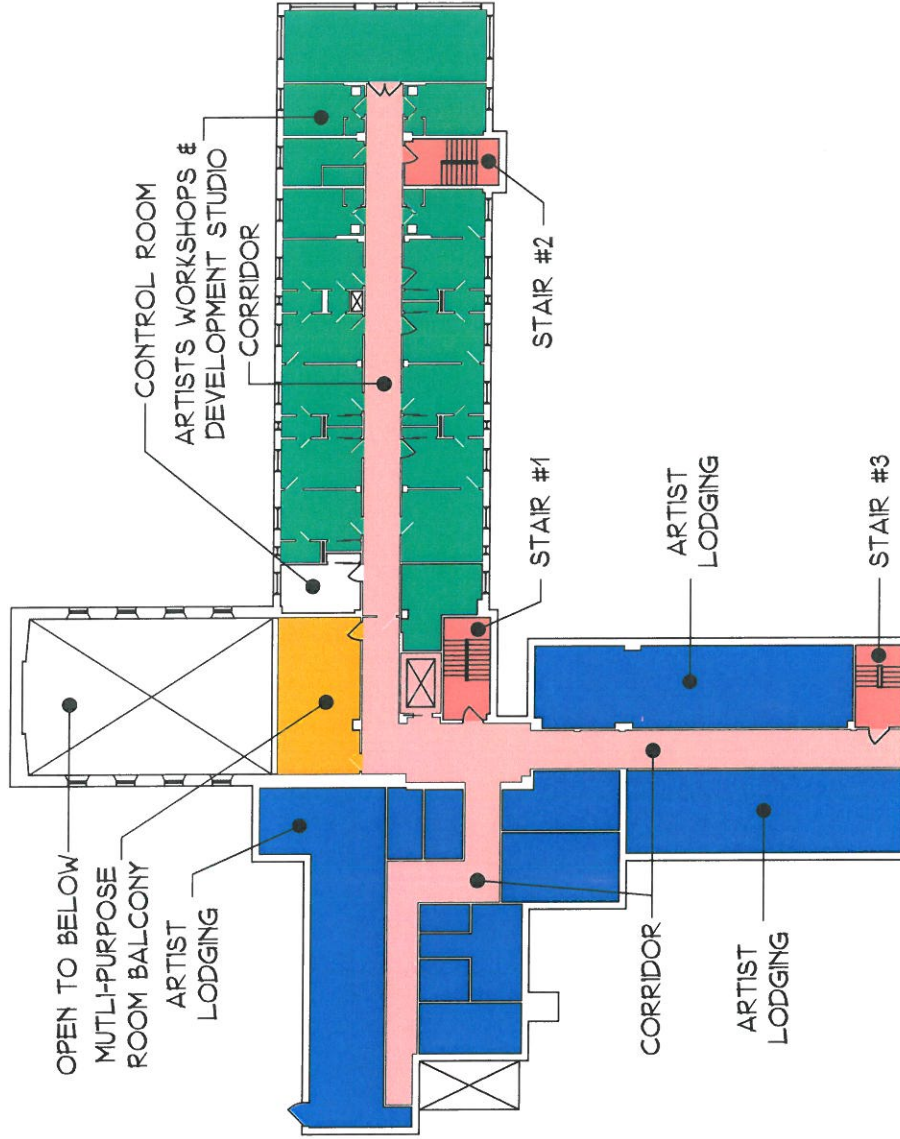
PROPOSED FIRST
 FLOOR PLAN

SCALE
 AS SHOWN

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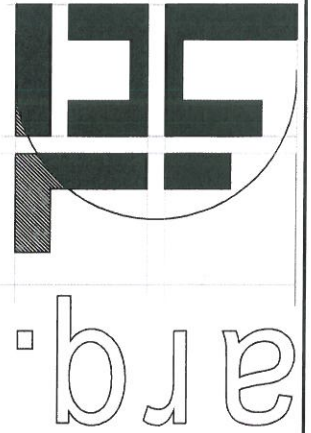
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JOB TITLE
 NEW ARTS CENTER
 BETHANY ARTS COMMUNITY
 40 SOMERSTOWN ROAD
 OSSING, NEW YORK 10562



LEGEND	
	WORKSHOP/RESEARCH DEVELOPMENT
	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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SHEET TITLE
 PROPOSED SECOND FLOOR PLAN

SCALE
 AS SHOWN

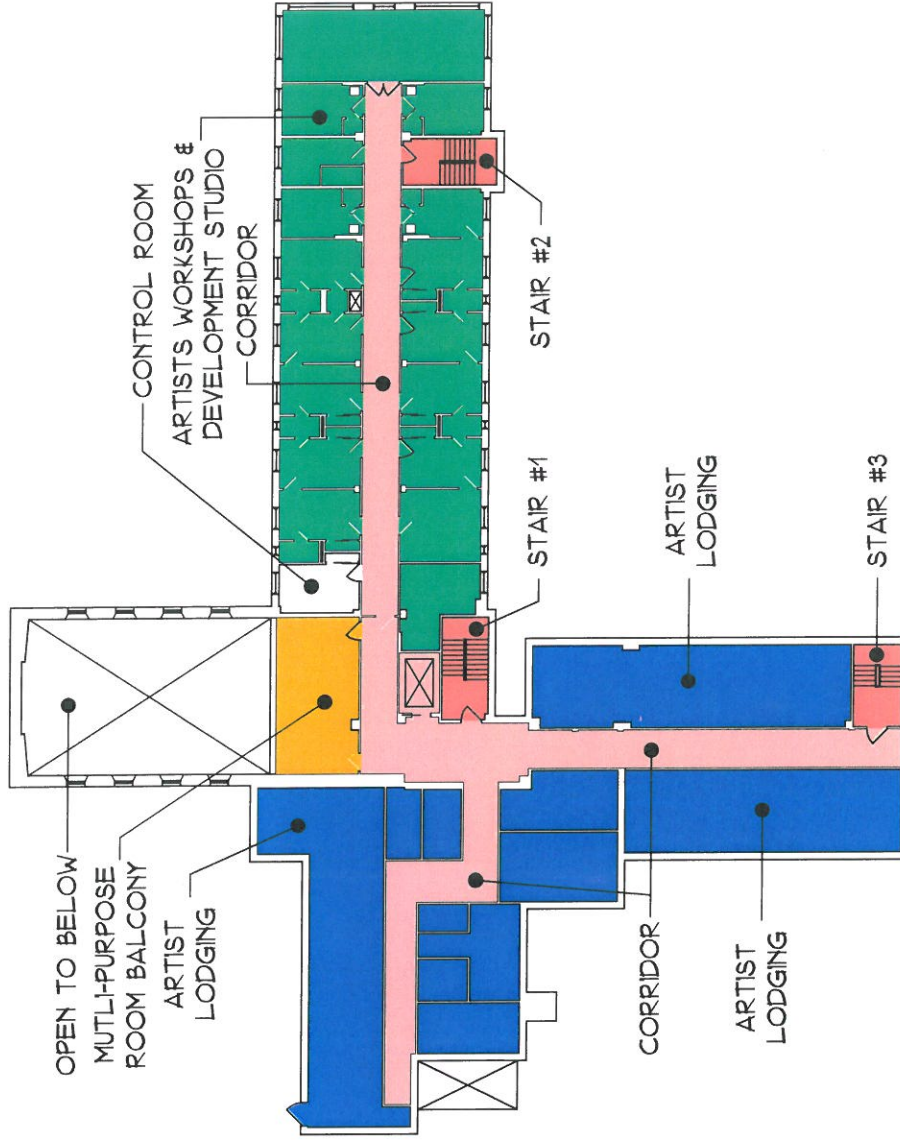
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JOB TITLE
 NEW ARTS CENTER
 BETHANY ARTS COMMUNITY
 40 SOMERSTOWN ROAD
 OSSINING, NEW YORK 10562

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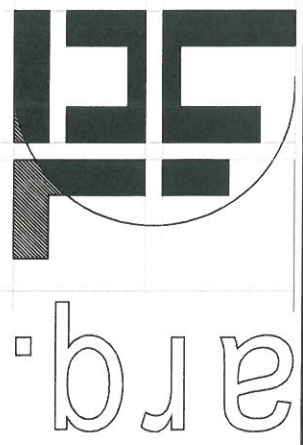
DATE
 MARCH 3, 2016



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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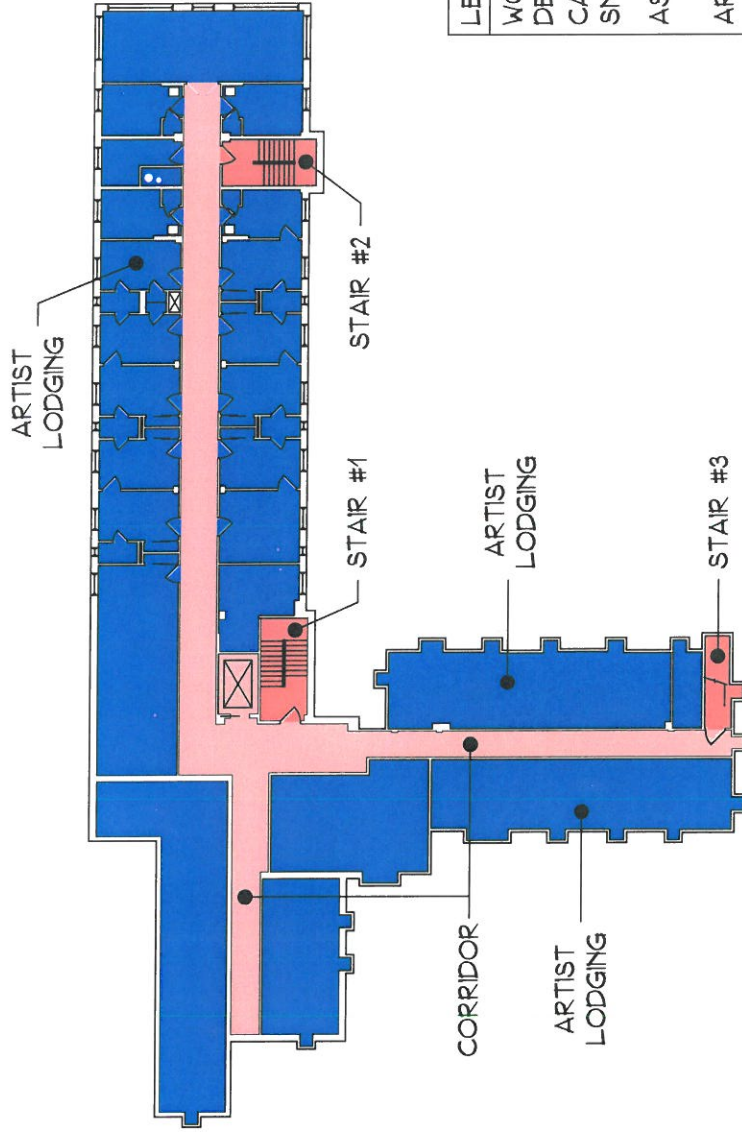
SHEET TITLE
PROPOSED SECOND FLOOR PLAN

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

SCALE
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JOB NO.
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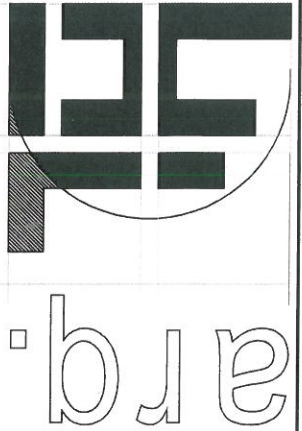


LEGEND

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

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

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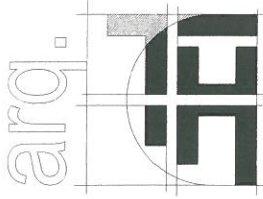
16004

DRAWING

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JOB TITLE

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



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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 BAX.ORG ABOUT US YOUTH EDUCATION ARTIST SERVICES PERFORMANCES & EVENTS THE BUILDING BLOGS

ABOUT US



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



[Previo](#)

[Pr](#)

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

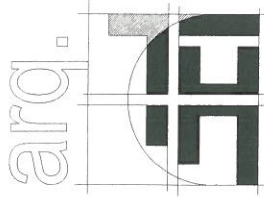
The Scherman Foundation

The Jerome Foundation

Emma A. Sheaffer Charitable Trust

And our GENEROUS INDIVIDUAL CONTRIBUTORS

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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

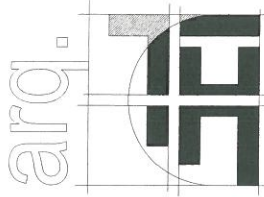
Drop Forge & Tool's mission is to encourage and support the making of new work of all kinds: visual, performance, written, tactile, and musical. We host maker workshops taught by leading makers in their field, and a creative residency program to provide individual artists and small groups of all disciplines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

Powered by Squarespace





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EXHIBIT # D

MISSION STATEMENT

“JOSEF & ANNI ALERS FOUNDATION”



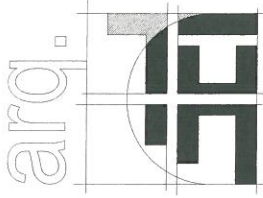
In 1971, Josef Albers established a not-for-profit organization to further "the revelation and evocation of vision through art." Today, this organization—The Josef and Anni Albers Foundation—is devoted to preserving and promoting the enduring achievements of both Josef and Anni Albers, and the aesthetic 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 Ann 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.



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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

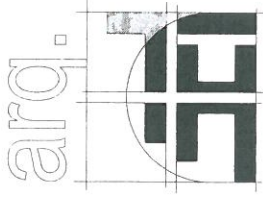
The Lighthouse Works
P.O. Box 385
Fishers Island, NY 06390

JOIN THE EMAIL LIST

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

Add your Email Address

SUBSCRIBE



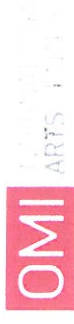
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EXHIBIT # F

MISSION STATEMENT

"OMI INTERNATIONAL ARTS CENTER"

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



About

Mission

Philosophy

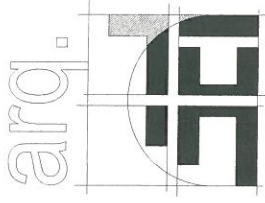
Since its founding, Omi has been guided by the principle that artistic expression transcends economic, political, and cultural boundaries. To date, Omi has hosted more than 1,800 artists from over 100 countries. By inviting a unique and varied mix of artists, writers, musicians and dancers from all over 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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ARQ. HT LLC

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

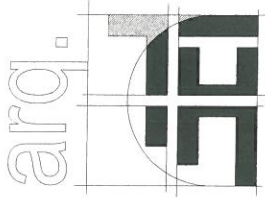
The preferred method of submission is electronically, either by email, or by sending a link to a folder uploaded to a cloud drive, such as Google Drive, Dropbox, YouSendIt, or iCloud. The email address can be found on the application downloadable from the **Application** page of this site.

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

© 2014 SPACE on Ryder Farm | Photographs by Rebecca Ashley | Site design by Josh Levine Designs

Your artistic home away from home.

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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.

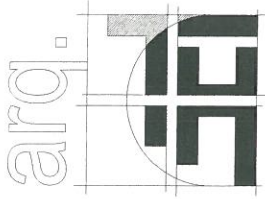
SPACE Seasonal Supper: Where Art Meets Food

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

E-MAIL TRANSCRIPTION

“(NON)USE OF PESTICIDES ON PROPERTY”

Fwd: bethany House

Jorge Hernandez

Thu 3/3/2016 10:33 AM

To: Robert Macintyre <rmacintyre@arqht.com>; rmacintyre@jbharch.com <rmacintyre@jbharch.com>;

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: David Lyons <davidl@bethanyarts.org>

Date: 3/3/2016 10:08 AM (GMT-05:00)

To: Jorge Hernandez <jbh@arqht.com>

Subject: Fwd: bethany House

FYI does this work for the town?

David

<http://bethanyarts.org>

Begin forwarded message:

From: "Vitiello, Al" <AVitiello@Maryknoll.org>**Date:** March 2, 2016 at 4:39:43 PM EST**To:** "David Lyons" (davidl@bethanyarts.org) <davidl@bethanyarts.org>**Cc:** "Ferraro, Frank" <FFerraro@Maryknoll.org>, "Smith, David" <DASmith@Maryknoll.org>**Subject:** RE: bethany House

David,

See below from our lead groundskeeper. He states that in his 25 yrs. working at Maryknoll, he has no knowledge of any pesticides being used at the former Maryknoll property of 40 Somerstown road. In my position as director of the department and in my 20yrs at Maryknoll I have no knowledge of any pesticide applications being done at the 40 Somerstown road property. I hope this is helpful and we wish you the all the best with using the property.

Frank is offering to point out some plantings that you may not be aware of. Frank is a local resident and has an extensive background in the field.

Sincerely,

Al Vitiello

Director Physical Plant

Maryknoll Fathers and Brothers

55 Ryder Rd, Ossining, New York 10562

P. 914-941-7636 ext.2514 | F. 914-944-3606

Office hours: 7:30am-4:00pm M-Fri.

Email: avitiello@maryknoll.org.Website: www.maryknollsociety.orgVisit Us: [facebook.com](https://www.facebook.com); twitter.com; [youtube.com](https://www.youtube.com)**From:** Ferraro, Frank**Sent:** Wednesday, March 02, 2016 10:51 AM**To:** Vitiello, Al**Subject:** RE: bethany House

Dear Mr. Lyons,

It's nice to have this opportunity. I started working with the Maryknoll Fathers and Brothers in the spring of 1991. Bethany was always a pleasure to start the work week. Of all the years I worked the Bethany property, I never knew of any spraying of apple trees or any other plants or trees.

I'd like to meet with you one day to show you where all the fruits used to grow. There's white and purple grapes, blueberries, pear trees and the perimeter of the property is full of wild red raspberries and blackberries.

I look forward to meeting you.

Sincerely,

Frank Ferraro

Grounds dept.

Ext.2260

fferraro@maryknoll.org

From: Vitiello, Al
Sent: Tuesday, March 01, 2016 1:00 PM
To: Edgar, Mary
Cc: Ferraro, Frank
Subject: FW: bethany House

Mary,
Do you know of any pesticides being used at Bethany during your time there?

Al
941-7636 ext 2514

From: David Lyons [<mailto:david@lyonspriderealty.com>]
Sent: Tuesday, March 01, 2016 9:02 AM
To: Smith, David
Cc: Richard Adelman; Vitiello, Al
Subject: Re: bethany House

Thank you so much I shall follow up with Al.

Sent from me

On Mar 1, 2016, at 8:34 AM, Smith, David <DASmith@Maryknoll.org> wrote:

Hello David!

I'm glad to hear of your plans for the orchard. I believe that our Physical Plant Director, Al Vitiello, might be able to answer your questions about the use of pesticides, so I've copied him on this email. Feel free to contact him by email or by calling 914-941-7590 and asking for him by name.

Regards,

Fr. David

Rev. David A. Smith, MM
Chief Financial Officer

Maryknoll Fathers and Brothers
P.O. Box 306, Maryknoll, NY 10545
P. 914-941-7590 ext.2428 | F. 914-944-3628

From: David Lyons [<mailto:david@lyonspriderealty.com>]
Sent: Monday, February 29, 2016 9:25 AM
To: Smith, David
Cc: Richard Adelman
Subject: bethany House

good morning Father i hope this finds you well. i am David Lyons the Bethany House purchaser. i am hoping you can help me. i would like to bring the orchard back to full life and in speaking with the town they asked about the use of pesticides on the trees or grounds. could you tell me or direct me to the individual who might have that information?
thank you again for your assistance in the past.
David Lyons

The information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer. Although we attempt to sweep e-mail and attachments for viruses, we do not guarantee that either are virus-free and accept no liability for any damage sustained as a result of viruses.