

Rural Resurgence Proposed Use for 11 Martha Street, Unit #2

Rural Resurgence is owned and operated by Stewart Ritchie. Currently Rural Resurgence is authorized to cultivate Cannabis in NY (license number OCM-AUCC-22-000163) and is transitioning into an Adult-Use Micro business license.

The Micro business license allows us to be vertically integrated meaning that in addition to cultivation we can also process and sell our Cannabis directly to consumers at a retail location off the farm. Our intended use for the 11 Martha Street property is to minimally process, package and sell our farm grown Cannabis. We will also be selling branded clothing and accessories, which we believe, will appeal to visitors and tourists. We are currently permitted to sell our own crop. We can purchase 500 pounds of flower but it has to be sold under our label. This protects us from the risk of a crop loss and provides customers with a wider range of choices.

The proposed hours of operation of the dispensary are similar to the hours of the restaurants nearby. We plan on opening Thursday through Monday at 11:30am with a close of 9pm on Thursday and Monday, 6pm on Sunday and 11pm on weekends and long weekends.

Our Micro business License will also allow us to be a Cannabis Event Organizer and we are happy to work with the Village of Ellicottville if that is a desired addition to the existing festivals and events the town hosts.

The Micro business License will allow us to deliver Cannabis, which we are interested in doing from the Martha Street location, but those regulations are not finalized yet.

The Micro business License allows us to have a consumption lounge but that will not be in our retail space and we are not applying for that at this time. If and when we apply for that use it would be in another unit in the 11 Martha Street building that is currently occupied by the owner Clayton Silvernail.

We are excited about the opportunity to sell safe and regulated Cannabis in the Village of Ellicottville. We are a small local family farm and believe we can tastefully present and market our products in a way that respects the culture and history of Ellicottville.

Sincerely,

Stewart Ritchie
Owner Operator
Rural Resurgence, LLC



**TOWN AND VILLAGE OF
ELLCOTTVILLE BUILDING & PLANNING
DEPARTMENT**



PO BOX 600, ELLICOTTVILLE, NY 14731

Planner: Greg Keyser, (716) 801-3016, E-MAIL: greg.keyser@evlengineering.com

Code Officer: Kelly Fredrickson, (716) 699-4773, E-MAIL: kelly.fredrickson@evlengineering.com

COMBINED APPLICATION

Jurisdiction: TOWN VILLAGE App. # _____

<input type="checkbox"/> PRE-APPLICATION CONFERENCE	<input checked="" type="checkbox"/> SPECIAL USE PERMIT
<input type="checkbox"/> INTENT TO SUBDIVIDE	<input type="checkbox"/> MASTER PLANNED DEVELOPMENT
<input type="checkbox"/> HISTORIC DISTRICT REVIEW	<input type="checkbox"/> ARCHITECTURAL DESIGN REVIEW
<input checked="" type="checkbox"/> SITE PLAN REVIEW	<input type="checkbox"/> AMENDMENT TO SITE PLAN
<input type="checkbox"/> ZONING ORDINANCE AMENDMENT	<input type="checkbox"/> ZONING MAP AMENDMENT

APPLICANT INFORMATION:

Applicant's name: Rural Resurgence, LLC, Ritchie Stewart Date: _____

Mailing address: 8501 Maples Road, Little Valley, NY 14755

Cell Phone Number: (716) 572-4501 E-Mail: farmerstewegmail.com

Applicant must be (check all that apply): Owner Operator Lessee

Applicant's Engineer or representative: Kathleen Moriarty, Esq.

Address: 12 Monroe St. PO Box 628, Ellicottville, NY

Phone #: (716) 699-2355 E-Mail: KMoriarty@TheLaw.com

PROPERTY OWNER INFORMATION (if different than Applicant)

Name: 11 Martha Street, LLC

Mailing Address: PO BOX 256, ELLICOTTVILLE, NY 14731

Cell Phone Number: 716-699-2500 E-Mail: csilvernail14094@yahoo.com

PROPERTY / FACILITY NAME

11 Martha Street, LLC

Address: 11 Martha Street, Unit #2

Property tax map #: 55.036-2-1

Current use of property:

Bike and Bean Commercial Retail

Description of Proposed Project/Use (attach additional pages, survey and plans):

Cannabis Retail

Zoning Requirements from Town/Village Zoning Law

Front yard setback: _____ Rear yard setback: _____
 Side yard setback: _____ Combined side: _____
 Minimum lot size: _____ Width: _____
 Height: _____ Floor area ratio: _____ (Village)
 Usable Open space: _____

Site Information

Size of site: 1,200 Sq. Ft. Size of area to be developed: _____ Sq. Ft.

Number of proposed lots: _____

Proposed method of Sanitary Sewage disposal: _____

Proposed method of Water Supply: _____

If public utilities are proposed, are they available to site?

Sanitary Sewer: Yes No Water: Yes No

Will the project require the formation or extension of a Water and/or Sanitary Sewer District?

Sanitary Sewer: Yes No Water: Yes No

Main Structure:

Construction type: wood Front yard setback: 0 feet
 Height: 30 stories, 1 feet Side yard setback: 20 feet
 # of family units: 0 Total of both side yard setbacks: 30 feet
 Size of lot: 11,326± Sq. Ft. Rear yard setback: 0 feet
 Usable Open Space: _____ % Floor area ratio: _____ (village)
 Corner or interior lot? _____ Other: _____

Accessory Building:

Description:

NONE

Percentage of yard: _____ Height: _____ feet
 Setback from rear lot line: _____ feet Setback from side lot line: _____ feet

Floodplain:

FIRM Zone 0064-A-36 BFE 1536'

Flood Plain Development Permit Required? YES NO

ATTACHMENTS

Attach all relevant items listed in the Town/Village of Ellicottville Zoning Law for type of application(s) being submitted. Additional copies of all plans, documents and other application materials may be required. See attached list of required forms and information needed for type of application being submitted. Deadline for submittal is three (3) weeks prior to regularly scheduled meeting date. Meeting dates are subject to change by the Board Chair.

SIGNATURES

Applicant and Owner (if different) must sign the application.

I hereby certify that I have examined this application and know the same to be true and correct. All provisions of laws and ordinances covering this type of work will be complied with whether specified herein or not. The acceptance or approval of this application does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction, land use or the performance of construction. I have read and am familiar with the Town/Village of Ellicottville zoning law that is relevant to this application(s).

Permission to inspect – I hereby consent to Town/Village of Ellicottville Staff inspection of the project site and adjacent property areas. Town/Village staff may enter the property without notice. Inspection may occur without the owner, applicant or agent present, If the property is posted with “keep out” signs or fenced with an unlocked gate, staff may still enter the property. Agency staff may take measurements, analyze site physical characteristics, take soil and vegetation samples, sketch and photograph the site.

Applicant Signature: [Signature] Date: 1-10-2024

Applicant must be (check all that apply): Owner Operator Lessee

Applicant Name:^{Print} Stewart Ritchie

Property Owner's Signature (if different than applicant)

[Signature] Date: 1-10-2024

Property Owner's Name:^{Print} Clayton Silvernail

Office use only:

Application Fee(s) \$1,382

Received by: [Signature] on 1/16/2024 (Date)

Project Number(s): _____

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.

Part 1 – Project and Sponsor Information							
CANNABIS DISPENSARY, Rural Resurgence, LLC Stewart Ritchie							
Name of Action or Project:							
Project Location (describe, and attach a location map): 11 Martha Street, Unit #2							
Brief Description of Proposed Action: See attached Proposed Use for 11 Martha St.							
Name of Applicant or Sponsor: Rural Resurgence, LLC Stewart Ritchie		Telephone: (716) 572-4501 E-Mail: farmerstew@gmail.com					
Address: 8501 Maples Road							
City/PO: Little Valley		State: NY	Zip Code: 14755				
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> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </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 government Agency? If Yes, list agency(s) name and permit or approval: SDECAL USE, SIGN PERMIT, SITE PLAN			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </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?		0.36 acres					
b. Total acreage to be physically disturbed?		0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.36 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):							
<input type="checkbox"/> Parkland							

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<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"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<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: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input 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: _____ _____		<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: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" 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? 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 checked="" 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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" 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 plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Rural Resurgence, LLC Stewart Ritchie</u> Date: <u>1.10.2024</u>		
Signature: <u>Stewart Ritchie</u> Title: <u>owner</u>		

Tax Map No. 55.0396-2-1

Map & Survey of Lands of John Richard Mitchell Family Trust

of lands at
**11 - 15
Martha Street**

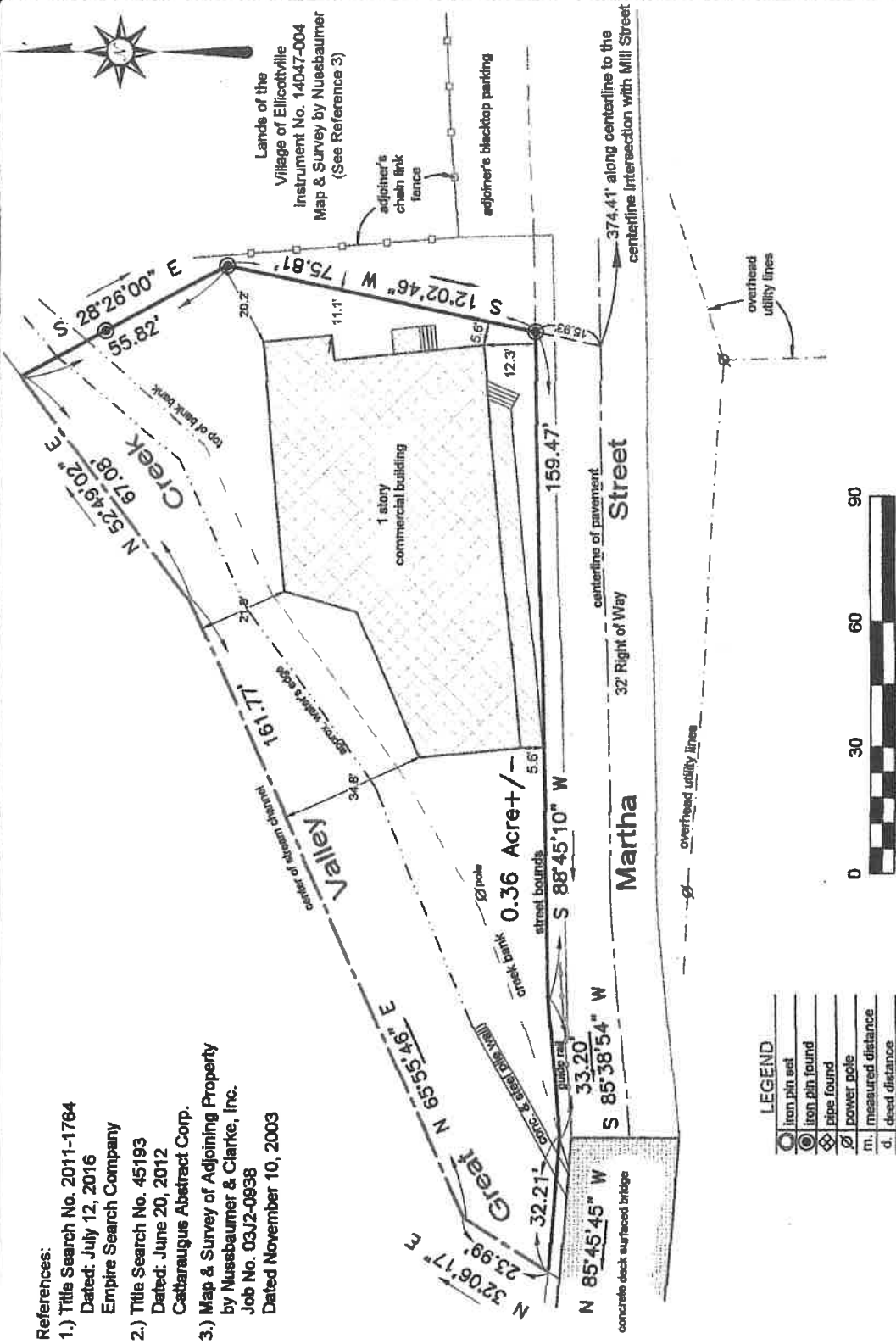
Part of Lot 32, Township 4
Range 6 of the Holland
Land Company's Survey
Village of Ellicottville
Cattaraugus County, New York

Date: August 22, 2016
Revised: September 6, 2016
Scale: 1 in. = 30 ft.

Alteration of This Document
is Illegal Under Sec. 7209
Subsection 2 of The New York
State Education Law.

Prepared By
D. Michael Canada
New York State
Licensed Land Surveyor
483 North Union Street
Olean, NY 14760
N.Y.S. Lic. No. 49215
716-379-7918

Job Number: 8019



- References:
- 1.) Title Search No. 2011-1764
Dated: July 12, 2016
Empire Search Company
 - 2.) Title Search No. 45193
Dated: June 20, 2012
Cattaraugus Abstract Corp.
 - 3.) Map & Survey of Adjoining Property
by Nusebaumer & Clarke, Inc.
Job No. 03J2-0938
Dated November 10, 2003

LEGEND

○	iron pin set
⊙	iron pin found
⊕	pipe found
⊗	power pole
m.	measured distance
d.	observed distance



03 NOT USED

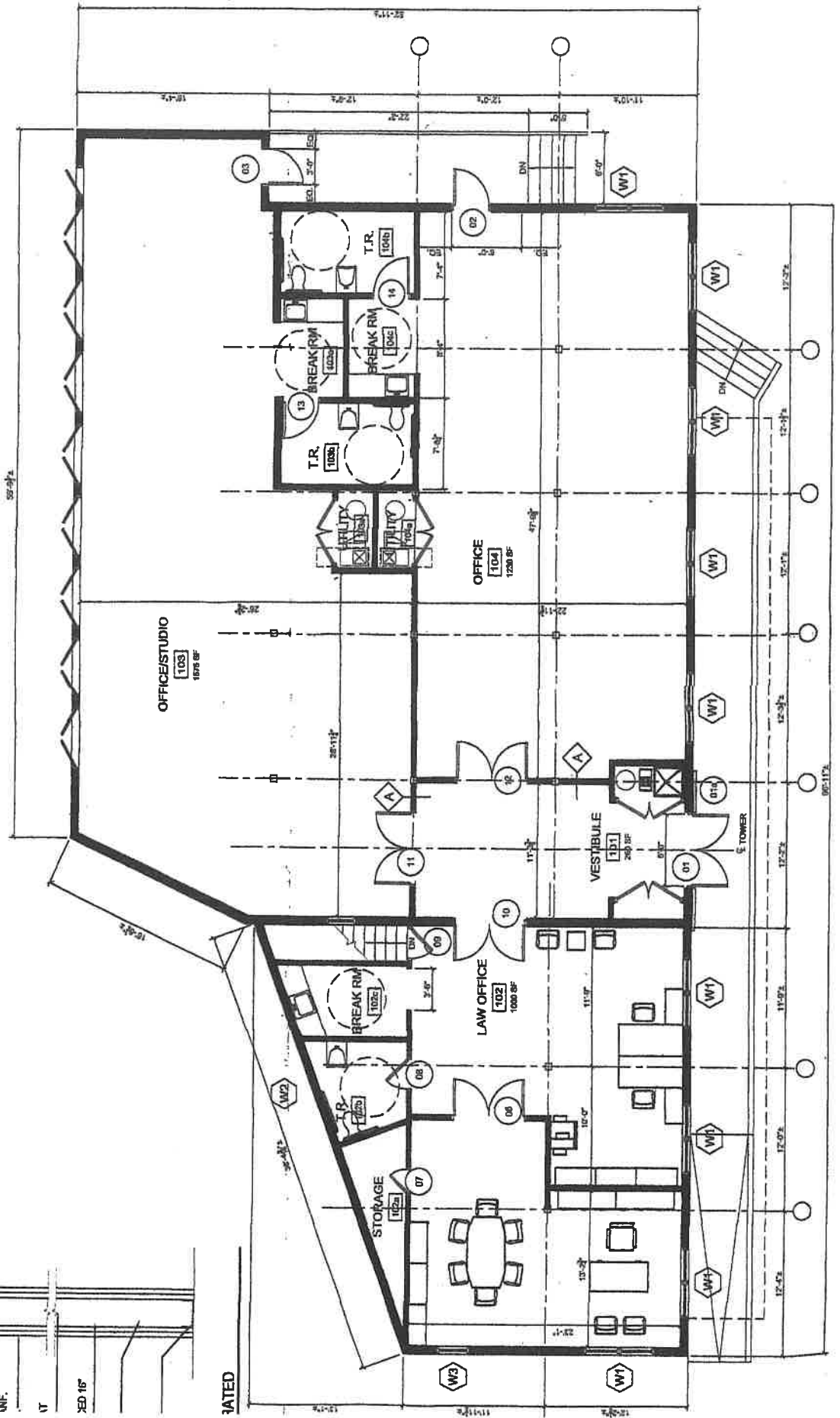
- 05 PAIR OF INTERIOR DOORS
ANDERSEN 600
FRENCHWOOD OUTSWING
PATIO DOOR
- 10 SWOOD 11.2 PANEL
KIT. CASING AS SELECTED BY OWNER
- 11 OFFICE LOCKSET
KICKPLATES, BOTH SIDES
- 12

- 02 SINGLE ENTRANCE DOOR
KOLBE COMMERCIAL
OUTSWING
UPR1 (6-50), 2 PANEL
KIT. CASING AS SELECTED BY OWNER
OFFICE LOCKSET
KICKPLATES, BOTH SIDES

- 13 FLUSH INTERIOR DOOR
FLUSH PANEL
KIT. DOOR
CASING AS SELECTED BY OWNER
- 14
- 15
- 16

- 01a PAIR OF SLIDING BARN DOORS
BY OWNER

TENED
3E OF
EA
CALLY
WF.
VT
3ED 16'



ATED

retail space

