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April 6, 2016

**By Hand Delivery**

Honorable Ingrid Richards, Chairwoman  
Members of the Planning Board  
Town of Ossining  
Jon-Paul Rodrigues Operations Center  
101 Route 9A  
Post Office Box 1166  
Ossining, New York 10562

**Re: Application of Artis Senior Living, LLC for Site Plan and Wetland Permit  
Approvals to Permit the Development of an Assisted Living Facility on the  
Property Located at 553 North State Road, Briarcliff (Town of Ossining).**

Dear Chairwoman Richards and Members of the Planning Board:

This firm represents Artis Senior Living, LLC (the "Applicant") in connection with the proposed development of a memory care assisted living facility on the property located 553 North State Road. On behalf of the Applicant, we respectfully submit the enclosed revised materials in support of the application for site plan approval originally filed in October, 2014.

Each set of revised materials consists of the following:

1. A revised set of site plan drawings consisting of the following sheets:

Drawing No.	Title	Prepared By	Dated or Last Revised
1/9	Existing Conditions Plan	Kellard Sessions Consulting ("Kellard")	04/06/16
2/9	Layout Plan	Kellard	04/06/16
3/9	Grading & Utilities Plan	Kellard	04/06/16
4/9	Erosion and Sediment Control Plan	Kellard	04/06/16
5/9	Landscaping Plan	Kellard	04/06/16
6/9 and 6a of 9	Wetland Mitigation Plan	Kellard	04/06/16

7/9	Details	Kellard	04/06/16
8/9	Details	Kellard	04/06/16
9/9	Details	Kellard	04/06/16
SL1.1	Site Lighting Plan	Dennis Smith, AIA Architect ("Smith")	06/29/15
SL1.2	Site Lighting Cut Sheets	Smith	06/29/15

2. Stormwater Pollution Prevention Plan ("SWPPP") prepared by Kellard Sessions, last revised April 6, 2016<sup>1</sup>; and

3. A Wetland Mitigation Memorandum prepared by Kellard Sessions, dated April 6, 2016.

The enclosed plans and SWPPP have been refined since our last submission and have been modified to address the most recent comments of the Board and the Town's professional consultants. In addition, the Wetland Mitigation Plan and Memorandum have been revised in accordance with recent discussions with the Town's wetland consultant, and in response to the amendments to the Town Freshwater Wetlands, Watercourses and Waterbody Protection Law (Chapter 105 of the Town Code) adopted by the Town Board in December, 2015.

We respectfully request that this matter be placed on the Planning Board's April 20, 2016 agenda for continued review of the project. In the interim, please do not hesitate to contact me if you have any questions or if you would like any additional information.

Thank you for your consideration.

Very truly yours,



PETER J. WISE

Enclosures

cc: David Stolman, AICP, Frederick P. Clark Associates  
Stephen W. Coleman, PWS  
Dan Ciarcia, P.E.  
Max Ferentinos, Artis Senior Living  
Brian Hildenbrand, P.E., Kellard Sessions  
Janet J. Giris, Esq.

<sup>1</sup> Due to its size, we have provided only three (3) copies of the SWPPP. Additional copies will be provided upon request.