

March 30, 2023

**[Via Hand Delivery and Email]**

Carolyn Stevens, Chair  
Town of Ossining Planning Board  
John-Paul Rogers Operations Center  
101 Route 9A  
P.O. Box 1166  
Ossining, NY 10562

***Re: 550 North State Road (90.15-2-8)  
Terra Rustica Ristorante  
Amended Site Plan Approval***

Hon. Chair and Members of the of the Planning Board:

**I. INTRODUCTION**

This firm represents Terra Rustica Ristorante (“Applicant”), the lessee of the property located at 550 North State Road (“Property”), in connection with this amended site plan application. The Property is owned by 550 North State Road LLC, c/o Lordae Properties (“Owner”)<sup>1</sup>.

As you will recall, the Applicant is proposing to enclose the existing covered porch with clear tempered glass. We made our initial presentation(s) to your Board in the Fall of 2022. During those meetings concerns were raised regarding: (i) the adequacy of existing on-site parking<sup>2</sup>; (ii) architectural material details, including how the panes open and close; and (iii) how the enclosed porch will be heated and cooled.

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<sup>1</sup> Note that the Owner provided an authorization letter, which was attached as Exhibit A to my letter dated August 20, 2022.

<sup>2</sup> The existing parking is zoning compliant.

In response to the Board's concerns, we are pleased to submit the following information.

1. With respect to the parking, the Applicant has entered into a lease agreement with its neighbor at 557 North State Road for an additional twenty (20) parking spaces. Evidence of the lease agreement is attached hereto is enclosed herewith.
2. Regarding the glass panes, we have revised the plans to show which panels open and which panels are fixed. The plan entitled "Heating and Cooling" (Sheet A1 of 1), prepared by DeMasi Architects P.C., dated July 21, 2022, last revised March 28, 2023 is enclosed herewith.
3. Finally, with respect to heating and cooling of the porch area, we have revised the plans to show the location for ductwork and air handler. We have enclosed a cut sheet for the unit itself.

We trust that the information provided addresses your questions and concerns and look forward to continuing our discussion of this application with your Board. Please place this matter on the Planning Board's April 25, 2023 agenda.

If you have any questions or concerns, please don't hesitate to contact me.

Very truly yours,

*Kory Salomone*  
Kory Salomone

cc: Client  
Lou Demasi, AIA