

Crotonville Conference Center Narrative:

Existing and Proposed Uses

Prepared by: Kimley-Horn Engineering and Landscape Architecture of NY, PC

Date: June 28, 2024

The Applicant (Crotonville Owner, LLC) seeks Site Plan Approval from the Planning Board, and a Rezoning from the Town Board, to repurpose the former General Electric (“GE”) management-training facility, located at 1 Old Albany Post Rd, Town of Ossining, New York.

The Applicant has filed a Zoning Petition which seeks text amendments to the Town of Ossining’s Zoning Ordinance to modify the BE Business Education District regulations to introduce additional potential uses consistent with the existing development of the former GE facility. The campus was originally built in 1956 and fully renovated in 2013. The approximately 62-acre Site (purchased by the Applicant in April 2024) consists of 12 primary buildings, together with surface parking lots, a helipad, tennis court, trails and other improvements. There are a total of 248 guest rooms within the two buildings known as Croton Hall (188 rooms) and The Village (60 rooms). Primary access to the Site is from a gated driveway that intersects with Old Albany Post Road/Route 9A.

The proposed Rezoning would introduce additional potential uses in the existing buildings to meet current market demand, including conference center, hotel, and restaurant, together with accessory uses. To the extent practicable, the Applicant will endeavor to adaptively reuse the existing structures. The number of rooms related to the hotel/conference center would not exceed 300 in total on Site.

The Applicant has also filed for Site Plan Approval to clarify and confirm the planned uses(s) for each building. ***No new buildings or expansion of existing buildings is proposed.*** None of the existing structures or facilities on Site were open to the public during the ownership by General Electric. In contrast, the intent of the Applicant is to provide a local venue for lodging, events and dining for the use by both the general public and a wider variety of conference attendees.

We have prepared this Narrative and Table to provide a description of existing and proposed uses in each of the existing buildings on the Site. The Applicant seeks Site Plan Approval of the Proposed Uses. Locations of the buildings on the campus (identified as A through L, below) are indicated on the enclosed “Existing Conditions” exhibit and the proposed Site Plan.

A. The Village

This structure currently has 60 overnight lodging rooms as well as larger spaces that function as multipurpose meeting and/or event spaces. It will be used as a hotel (60 rooms) open to the public, and as a conference center, for the foreseeable future. No changes to this structure are contemplated although some lodging room (interior) demising walls may be altered in the future to provide a different suite / bed mix.

B. Carriage House

This structure functions currently as a meeting / event space with a large demonstration kitchen. It will continue in its current use for the foreseeable future, as a conference center meeting space open to conference center activities, with no planned alterations.

C. The Barn

This structure currently houses a large multifunction meeting room on the ground floor and another multifunction meeting room on the upper floor. It will continue in its current use as a conference center meeting space for the foreseeable future with no planned alterations.

D. The Bridge (No change)

E. Croton Hall

This structure currently has 188 overnight lodging rooms as well as larger spaces that function as multipurpose event and or meeting spaces. This building also houses the main ballroom / dining hall for the complex and the central kitchen. This structure will continue in its current uses for the foreseeable future, as a hotel/conference center open to conference center activities and the public, with no planned alterations. No changes to this structure are contemplated although some lodging room (interior) demising walls may be altered in the future to provide a different suite / bed mix.

F. Greenhouse

This structure is currently an event space for business education/training and will continue this conference center use. No alterations are proposed for this building.

G. Learning Lab

This structure houses multiple multipurpose meeting / event spaces on multiple floors. It also contains administrative offices for the management of the hotel. This structure will continue in its current uses for the foreseeable future, as a conference center open to conference center activities, with no planned alterations.

H. Café 56

This structure is currently a café/restaurant that serves conference guests only (not the general public). It will remain as a café/restaurant with no planned alterations. The only change is that it will be open to the public.

I. Leadership Exchange

This structure houses multipurpose meeting rooms and event spaces for business education. No changes are proposed to this building other than expanding the definition of uses to include conference center in order to include non-business related events and meetings.

J. General Manager's House

This structure was originally utilized as housing for a full time maintenance manager, and that permitted use is proposed to remain. The structure has been vacant for many years and is primarily

used as storage. This structure may be utilized as an accessory amenity space for the hotel/conference center, or administrative offices.

K. Guard House (No change)

Technology may be updated or modified for the guard house as security needs are evaluated.

L. Maintenance Building (No change)

Helipad – (No change).

It is noted that there is an agreement with the Town that governs the use of the helipad.

Outdoor Recreation – (No change).

The walking trail system on the Site, as well as other recreation facilities (i.e., tennis, softball, basketball, volleyball) will be open to hotel/conference center guests.

See Table below for summary of size of structures, existing and proposed uses.

Existing and Proposed Uses

Map key	Building Name	Floor area (SF)	Existing Use	Proposed Use(s) (for which Site Plan Approval is sought)
A	The Village	42,323±	Lodging/60 guestrooms, Business training	Hotel (60 rooms) open to the public, and conference center.
B	Carriage House	3,626±	Food service, Business training	Conference center
C	The Barn	3,666±	Business training	Conference center
D	The Bridge	3,600±	Bridge/circulation	Bridge/circulation (same)
E	Croton Hall	175,047±	Lodging/188 guestrooms, Business training	Hotel (188 rooms) open to public, and conference center.
F	Greenhouse	3,737±	Business training	Conference center (same).
G	Learning Lab	37,110±	Business training	Conference center (same).
H	Café 56	3,633±	Food service, Business training	Restaurant (open to the public), Conference center.
I	Leadership Exchange	39,501±	Business training	Conference center (same).
J	General Manager's house	1,792±	Dwelling for caretaker or security, storage	Conference center.
K	Guard House	600±	Guardhouse	Guardhouse (same)
L	Maintenance Building	5,184±	Site maintenance facility	Site maintenance facility (same)
	Total sf	319,819±	248 Guest rooms	Potential for up to 300 rooms maximum
Accessory Uses				
	Outdoor recreation:		tennis court, walking trails, basketball, volleyball	Same
	New accessory uses proposed to be permitted:			Existing ballrooms, event spaces, banquet halls, spa/wellness, personal services, EV charging (see proposed Zoning Amendment for full list)
	Helipad	1	Helipad	Helipad (same)
	Parking	7 surface parking lots	217 total spaces	217 spaces (same)



LEGEND		
	BUILDING	SF
A	THE VILLAGE	42,323 ± (60 rooms)
B	CARRIAGE HOUSE	3,626 ±
C	THE BARN	3,666 ±
D	THE BRIDGE	3,600 ±
E	CROTON HALL	175,047 ± (188 rooms)
F	GREENHOUSE	3,737 ±
G	LEARNING LAB	37,110 ±
H	CAFE 56	3,633 ±
I	LEADERSHIP EXCHANGE	39,501 ±
J	GM HOUSE	1,792 ±
K	GUARD HOUSE	600 ±
L	MAINTENANCE BUILDING	5,184 ±
TOTAL		319,819 ± 248 rooms
SITE SIZE		61.85 ACRES ±
		PROPERTY LINE
		EASEMENT LINE
		WETLANDS
		WATER BODY

PARKING	
LOCATION	SPOTS
MAIN PARKING LOT	71
UPPER PARKING LOT	62
FOWLER AVE LOT	12
SECURITY PARKING	15
LEARNING LAB PARKING	35
TENNIS COURT LOT	22
TOTAL PARKING	217

CROTONVILLE OWNER, LLC
1 OLD ALBANY POST ROAD
OSSINING, NY 10562

EXISTING
CONDITIONS

KHA PROJECT:	112991000
DATE:	06-28-2024
DESIGNED BY:	AMA
DRAWN BY:	AMA
CHECKED BY:	BVO

Kimley»Horn
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LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-368-9200
WWW.KIMLEY-HORN.COM

