

Crotonville Conference Center Parking Management Plan

(9/3/2024)

FINAL

Parking Management Plan

Crotonville Conference Center

Prologue

This Parking Management Plan (“PMP”) is intended to ensure that there is adequate parking available at all times to reasonably accommodate a mix of uses (including hotel, conference center and restaurant) at the Property located at 1 Old Albany Post Road/Shady Lane Farm Road.

The purpose of the PMP is to accommodate on-site parking demand, to safeguard workers and the public to the greatest extent practicable, and to ensure that impacts to the public, area businesses, and residents are minimized as much as possible.

Implementation

Actions required by the PMP are to be implemented at the start of operations at the Crotonville Conference Center, as specified herein. Actions required by the PMP may only be discontinued after it has been determined by the Village of Ossining Building Department. Discontinued actions must be resumed immediately if so directed by the Village of Ossining Building Inspector.

Operation

The Parking Study prepared by Kimley-Horn, dated September 3, 2024, concluded that, on days when there are not large events at the property, parking will peak at approximately 195 vehicles. Accordingly, the existing 217 parking spaces on the Property are sufficient to accommodate typical daily activity.

To ensure that there will be adequate parking to reasonably accommodate all the planned uses of the Property, including during large events¹, Crotonville Owner, LLC (“Owner”) is required to comply with the following measures:

- All large events to be held at the Property shall be scheduled, and they shall be scheduled sufficiently in advance to permit the Owner to plan reasonable parking accommodations.

¹ For the purposes of this Parking Management Plan, a large event is defined as any event (or combination of events that will be occurring simultaneously) that will be attended by more than 50 people and for which a dedicated space has to be reserved at the conference center. Further, parties making reservations in regularly operating restaurant space do not constitute an event.

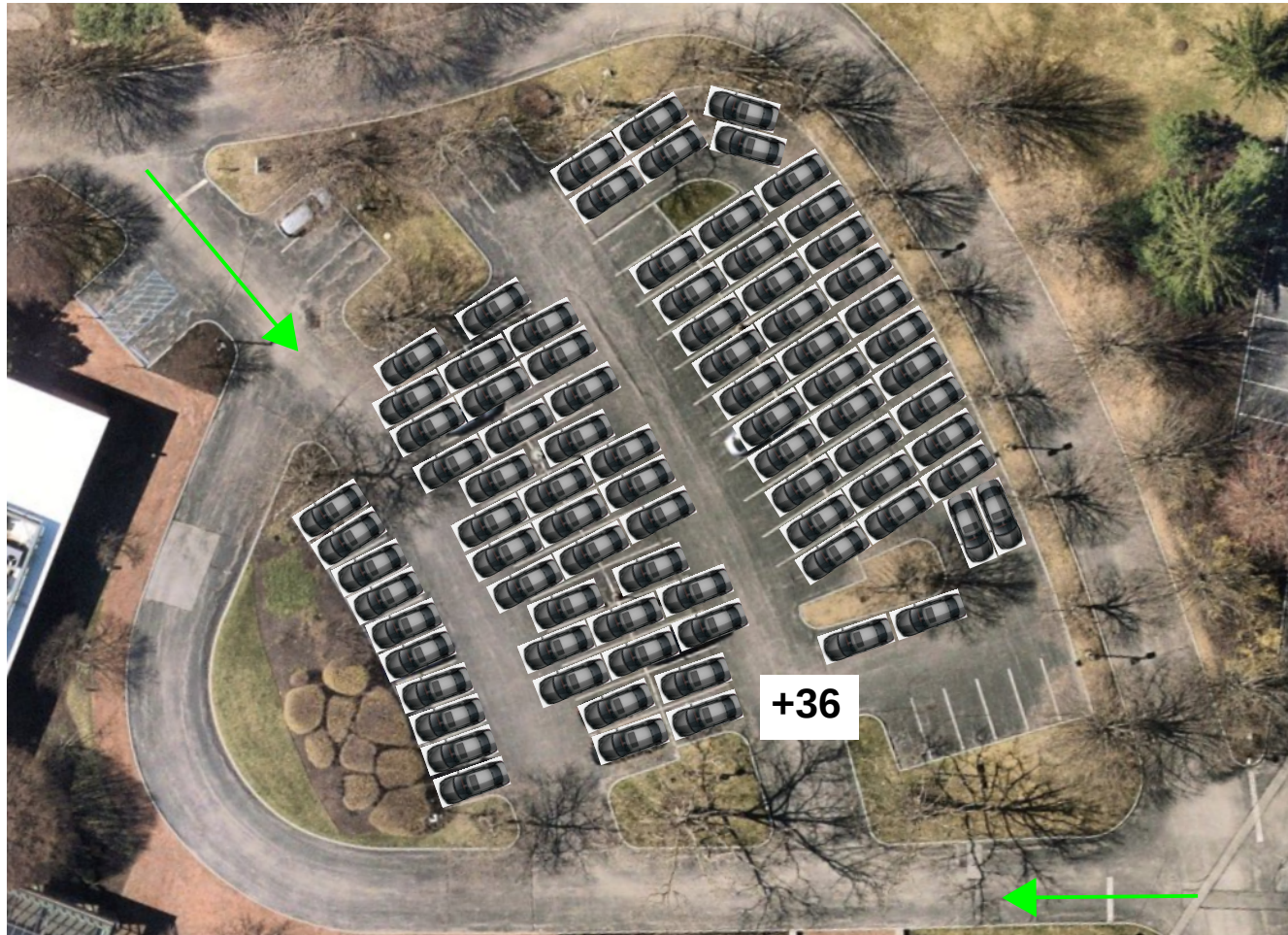
- The Owner shall not schedule a large event unless adequate parking can be provided on-site, including by utilizing valet service as needed, or through an alternative measure such as shuttles, all as described in this Parking Management Plan.
- EXHIBIT 1, attached, shows a layout for up to 65 additional vehicles to be parked on-site by utilizing valet parking, bringing the total on-site parking spaces to 282 when valet service is used. Valet parking shall be scheduled in advance to ensure that valet parking operation (including attendants) is available.
- In addition to valet service, the Owner shall also arrange for shuttle or bus service upon the request of an event organizer (or upon the Owner's initiative) when a significant portion of attendees will be arriving by train or from another singular location.
- Parking shall not be permitted on the Property's driveways or grass areas.
- EXHIBIT 2, attached, shows conceptual land-banked parking areas. The Owner shall reserve this area for the potential installation of additional parking spaces. If the Planning Board reasonably determines that additional parking spaces are needed, including based on the Board's own personal observations or complaints from the public, then the Planning Board shall notify the Owner in writing and provide the Owner with an opportunity to be heard prior to making a final determination on whether additional parking spaces shall be constructed within the land banked parking area. The Owner may also propose such additional parking spaces based upon its own needs. If such additional parking is required, the Owner shall submit and process in due course an application to the Planning Board for a Site Plan amendment for such parking, together with stormwater and any other associated improvements. Any such additional parking spaces shall be in harmony with the appropriate and orderly development of the Property and adjoining neighborhoods and properties.
- The Owner shall submit an Updated Parking Study to the Planning Board approximately one year after the Property is fully operational, with a regular schedule of large events, to assess if the existing 217 parking spaces, together with the measures identified and implemented pursuant to this Parking Management Plan, are sufficient to reasonably accommodate parking for the Property's mix of uses. The Owner shall appear at a Planning Board meeting, if requested, to discuss the Updated Parking Study.

EXHIBIT 1

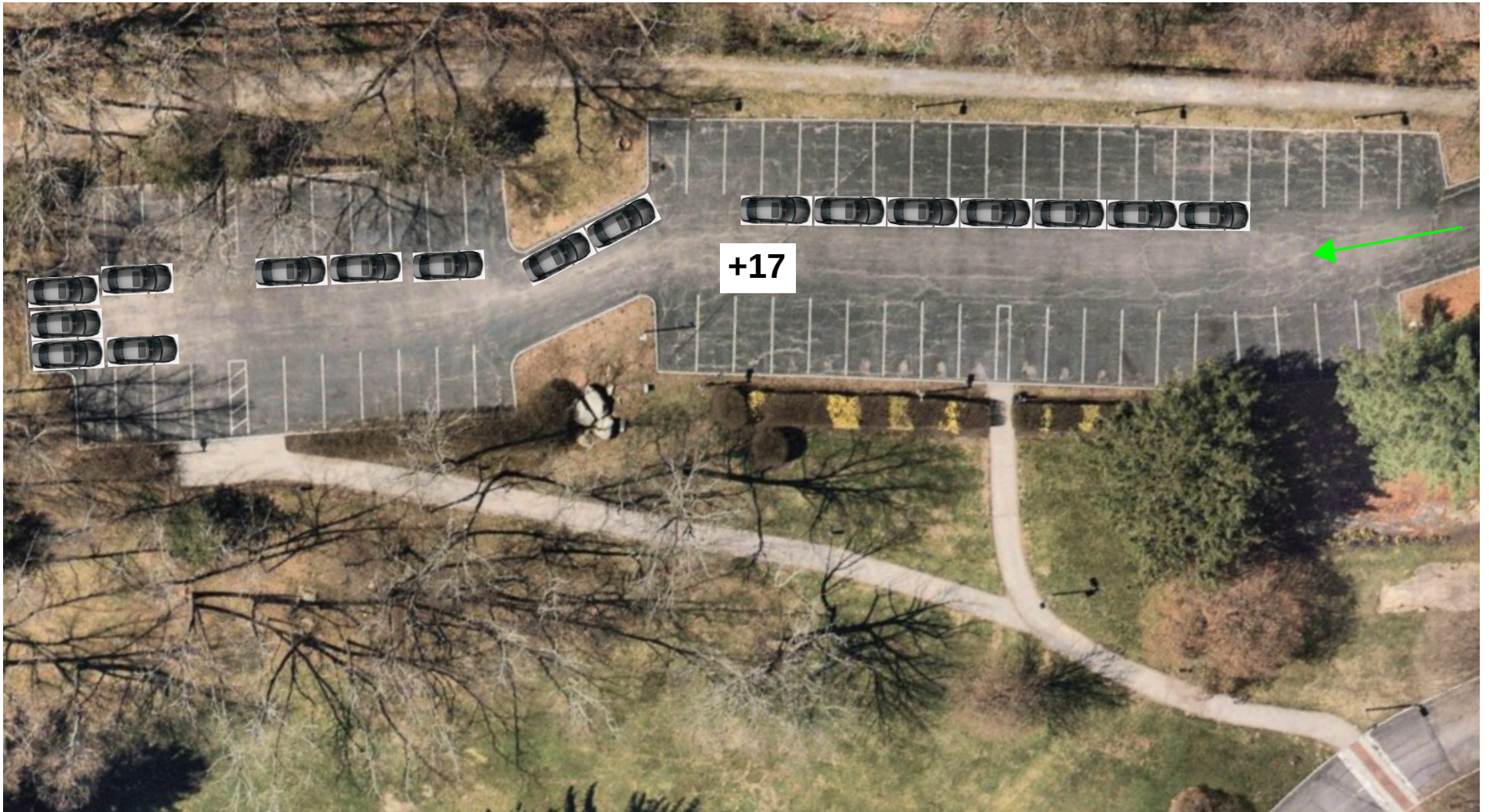
Valet Parking Configurations



Valet Parking Configuration,
Learning Lab/North Parking Lot



Valet Parking Option,
Main/Central Parking Lot



Valet Parking Configuration,
Upper/South Parking Lot

EXHIBIT 2

Potential Land-Bank Parking Areas

Potential Areas for Landbanked Parking (potentially, up to 200 spaces)

