

George Latimer
County Executive

August 12, 2024

Sandra Anelli, Planning and Zoning Secretary
Town of Ossining
P.O. Box 1166
Ossining, NY 10562

**County Planning Board Referral File OST 24-001B – Crotonville Conference Center
1 Old Albany Post Road
Site Plan Approval**

Dear Ms. Anelli:

The Westchester County Planning Board has received a site plan (dated June 28, 2024) and related materials for a site plan application to re-occupy the former GE Management-Training Facility, located on a 61.85-acre site at 1 Old Albany Post Road (SBL 80.15-1-31 and 11 others) within the BE – Business Education zoning district. The site is accessed from Shady Lane Farm Road, and is adjacent to an off-ramp of the Briarcliff-Peekskill Parkway (NYS Route 9A).

The property currently hosts 12 buildings and parking lots totaling 217 spaces, as well as a helipad, interconnecting driveways and trailways, and an on-site pond and wetland area. The applicant is proposing to reutilize all the existing buildings to convert the site into a hotel/conference center with an associated restaurant. There are currently 248 guest rooms on the site, and the applicant states that with interior renovations there is a possibility to raise the total to 300 guest rooms. No structural changes are proposed under the current site plan.

In tandem with the site plan proposal, the applicant submitted a zoning text amendment petition to permit conference centers, hotels, restaurants, and senior living facilities within the BE zone, for which we provided referral comments in a letter dated July 15, 2023. Currently, the applicant is not proposing to introduce senior living facilities on the site, though a traffic impact and parking study was conducted regarding the proposed site plan that also included a study of senior facilities.

We have reviewed this application under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code. The concept of permitting increased uses on a former business campus site is generally consistent with the County Planning Board's long-range planning policies set forth in Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended strategies set forth in Patterns for Westchester: The Land and the People, adopted December 5, 1995. We appreciate that the applicant proposes to reutilize the existing buildings and features of the site instead of proposing building demolition and reconstruction.

While there is no exterior site work currently proposed, we do note that the parking study indicates that certain potential conference and hotel scenarios may require valet parking to accommodate an increase in parking demand, and that if senior living facilities are included in the future, new parking areas would need to be constructed due to even further demand. We recommend that the applicant and the Town

review the County's *Transportation Demand Management Toolkits* in order to devise strategies to reduce the need for single-occupancy vehicle commutes, which could help the applicant avoid the economic and environmental costs of including additional parking on the site. We note that the Croton Metro-North train station is located near the site, and while the site would not be considered walkable to the station, it's proximity could be an advantage for the site's usage as a conference center.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

A handwritten signature in cursive script, appearing to read "Richard Hyman".

Richard Hyman
Chair, Westchester County Planning Board

RH/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning