

Crotonville Conference Center Narrative:

Existing and Proposed Uses

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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 primary and accessory 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 primary uses in the existing buildings to meet current market demand, including conference center, hotel, and restaurant. Additional accessory uses are also proposed. 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 (a maximum of 52 new rooms over the current total of 248).

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.

This Narrative and Table 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. Three of the buildings are proposed to be opened to the public (Building A: The Village, Building E: Croton Hall and Building H: Café 56).

A. The Village

This structure currently has 60 overnight lodging rooms as well as larger spaces that currently function as multipurpose meeting and/or event spaces. It will be used as a hotel open to the public, and as a conference center, for the foreseeable future. The 60 existing rooms will remain, (with a potential for 8 additional lodging rooms). No changes to this structure are contemplated other than

the potential for lodging room (interior) demising walls which may be altered in the future to provide a different suite / bed mix. Accessory uses to be permitted that exist now include ballroom, event space, banquet hall with associated catering, EV charging, recreation facilities.

B. Carriage House

This structure functions currently as a meeting / event space with a large demonstration kitchen (new accessory use). 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 (proposed to remain) 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. The addition of 8 new rooms could be considered in Croton Hall. Accessory uses to be permitted that exist now include ballroom, event space, banquet hall with associated catering, EV charging, recreation facilities.

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 at this time. Spa/wellness, pool, and personal service establishment, are listed as potential future accessory uses to be permitted at the Greenhouse. If implemented, these accessory use(s) would require only interior alterations, not exterior.

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. The Learning Lab has the potential to include 36 new lodging rooms with interior renovations. Accessory uses to be permitted that exist now include ballroom, event space, banquet hall with associated catering, EV charging, and recreation facilities.

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. Accessory uses to be permitted that exist now include event space, banquet hall with associated catering, EV charging.

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 accessory to the conference center with administrative offices for the hotel. No changes are proposed to this building at this time.

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)

Other Site Features:

Helipad – (No change/permitted accessory use).

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

Outdoor Recreation – (No change/permitted accessory use).

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.

Parking - (No change/permitted accessory use).

217 surface parking spaces exist on site, and no additional parking is proposed. See Parking Memorandum and Parking Management Plan (which provides discussion of various measures, including valet parking, to sustain the permitted uses on site) for detail.

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

Existing and Proposed Uses

Map key	<u>Building Name</u>	<u>Floor area (SF)</u>	<u>Existing Primary Use(s)</u>	<u>Existing Accessory Use(s) (for which Site Plan Approval is sought)</u>	<u>Proposed Primary Use(s) (for which Site Plan Approval is sought)</u>	<u>Proposed (new) Accessory Use(s) (for which Site Plan Approval is sought)</u>
A	The Village	42,323±	Lodging/60 guestrooms, Business training	Ballroom, event space, banquet hall with associated catering, EV charging, recreation facilities, bar	Hotel (60 rooms) open to the public, and conference center. 8 new lodging rooms.	
B	Carriage House	3,626±	Food service, Business training		Conference center	Demonstration kitchen
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	Ballroom, event space, banquet hall with associated catering, EV charging, recreation facilities, bar	Hotel (188 rooms) open to public, and conference center. 8 new lodging rooms	
F	Greenhouse	3,737±	Business training	Event space, banquet hall with catering	Conference center (same).	Spa / wellness and pool, personal service establishment
G	Learning Lab	37,110±	Business training	Ballroom, event space, banquet hall with associated catering, EV charging, recreation facilities, bar	Conference center (same). 36 new lodging rooms	
H	Café 56	3,633±	Food service, Business training		Restaurant (open to the public), Conference center.	
I	Leadership Exchange	39,501±	Business training	Event space, banquet hall with associated catering, EV charging (same)	Conference center (same).	
J	General Manager's house	1,792±	Dwelling for caretaker or security, storage		Conference center.	Administrative offices
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 (52 additional rooms)	

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	<u>Accessory Uses</u>					
	Outdoor recreation	N/A		Recreation facilities (same)		
	Helipad on Site	N/A		Helipad (same)		
	Parking on Site	7 surface parking lots		217 total parking spaces (same), EV Charging		