

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, NY 10516

(845) 265-4400

265-4418 fax

March 18, 2016

Ingrid Richards, Chair, and the Town of Ossining Planning Board
John Paul Rodrigues Operations Center
Town of Ossining Building and Planning Department
101 Route 9A - P.O. Box 1166
Ossining, NY 10562

RE: Parth Knolls, LLC, Residential Project
Vehicle Ownership

Dear Chair Richards:

This letter responds to a public comment made at the February 18, 2016 Ossining Planning Board meeting regarding average vehicle ownership. The comment concerned the use of US Census Bureau vehicle ownership data for Town of Ossining which includes Village of Ossining data as not being representative of the Town outside the Village. On behalf of Parth Knolls, LLC, I submit further analysis of this situation. **This analysis indicates US Census data for the Town of Ossining less the Village data provides further confirmation that the parking being proposed on-site is more than adequate.**

Table 1 contains the US Census data for the number of owner and rental occupied units in the Westchester County, the Town of Ossining, and the Village of Ossining. and is further subdivided by the number of vehicles owned. The Village data is subtracted from the Town data to determine the vehicle ownership in the Town outside the Village. From this data the number of vehicles owned and average vehicle ownership is determined for both owner occupied and renter occupied units in Table 1. Since the US Census category of five or more vehicles per dwelling unit is not specific, the analysis uses six vehicles per dwelling unit as representative of this category.

Town code section 200-29 requires parking as follows:

1. Dwellings, one- and two-family have 2 for each dwelling unit
2. Dwelling, multifamily have 2 for each dwelling unit plus 0.5 for each bedroom more than 2 bedrooms

At the February 16, 2016 public hearing, members of the public living in nearby owner occupied developments expressed concerns over parking. The parking for owner occupied units in the Town that are outside the Village (2.07 vehicles per dwelling unit) is higher than typically found throughout Westchester County (1.91 vehicles per dwelling unit) and slightly (two percent) higher than the entire Town as shown in Table 1. Given the zoning code and typical vehicle ownership, some owner occupied developments could be experiencing periods of over capacity.

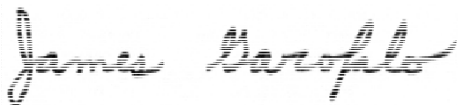
Rental developments are less likely to have a parking capacity problem based on the zoning code because renter occupied units have about half the vehicle ownership compared to owner occupied units. Furthermore, homeowner associations do not have the same options as rental management regarding removal of residents to correct long standing problems when other methods fail.

The 1.18 vehicles per dwelling unit used in our analysis (renter occupied units in the Town January 12, 2016 letter Table 2) is conservatively high compared to US Census renter occupied unit data for the Town outside the Village (0.93 vehicles per dwelling units). The US Census data for the Town outside the Village further supports the 108 spaces being provided is sufficient to handle the parking needs of 53 rental units.

Frederick P. Clark Associates, Inc. in their February 17, 2016 letter recommended four land banked spaces be provided in addition to the 108 spaces proposed. The Applicant understands the environmental benefit of land banking spaces for potential later use and these four land banked spaces are including on the Zoning Schedule sheet.

Please contact me if there is any question concerning this information.

Sincerely,

A handwritten signature in cursive script that reads "James Garofalo". The signature is written in dark ink on a white background.

James A. Garofalo, AICP CTP
Director, Transportation Division
TIM MILLER ASSOCIATES, INC.

Table 1: Average Vehicle Ownership

Vehicles per Unit	Westchester County		Ossining Town		Ossining Village		town less village		
	Units	Vehicles	Units	Vehicles	Units	Vehicles	Units	Vehicles	
	342,956		11,818		7,449		4369		
									Total:
									Owner occupied:
0	10,042	0	180	0	104	0	76	0	No vehicle available
1	63,310	63,310	1,964	1,964	1,030	1,030	934	934	1 vehicle available
2	92,222	184,444	3,411	6,822	1,547	3,094	1,864	3,728	2 vehicles available
3	33,610	100,830	1,181	3,543	620	1,860	561	1,683	3 vehicles available
4	10,098	40,392	412	1,648	173	692	239	956	4 vehicles available
6	2,880	17,280	132	792	55	330	77	462	5 or more vehicles available
	212,162	1.91	7,280	2.03	3,529	1.99	3,751	2.07	Total Units Avg. Veh. per Unit
									Renter occupied
0	39,708	0	1,074	0	860	0	214	0	No vehicle available
1	59,555	59,555	2,079	2,079	1,834	1,834	245	245	1 vehicle available
2	25,954	51,908	1,017	2,034	869	1,738	148	296	2 vehicles available
3	4,256	12,768	263	789	252	756	11	33	3 vehicles available
4	1,016	4,064	99	396	99	396	0	0	4 vehicles available
6	305	1,830	6	36	6	36	0	0	5 or more vehicles available
	130,794	0.99	4,538	1.18	3,920	1.21	618	0.93	Total Units Avg. Veh. per Unit

Source: U.S. Census Bureau

2010-2014 American Community Survey

Table B24044