

January 31, 2013

Mr. Adam Wekstein, Esq.
Hocherman Tortorella & Wekstein, LLP
One North Broadway
White Plains, New York 10601

Re: Phelps Memorial Hospital Parking
Sleepy Hollow, New York

Dear Mr. Wekstein:

In response to your request, we have tabulated the existing parking supply on the Phelps Memorial Hospital campus and compared that to the number of parking spaces required by the Village of Sleepy Hollow zoning code for the various uses present on the campus. Based on this analysis, the Phelps parking supply exceeds the number of zoning-required spaces by over 500 spaces.

Existing Parking

As shown in Figure 1, Existing Parking, the parking spaces on the campus as shown in a November 2010 aerial photo and spot-checked during a January 2013 site visit total approximately 1,524.

Required Parking

As shown in the table below, the minimum spaces required by the Village of Sleepy Hollow zoning code for the uses existing on the campus are approximately 1,017¹.

¹ The table does not reflect the currently ongoing expansion of the Robin's Nest facility, which as it will provide capacity for 40 additional students, would add 4 required spaces to the total, making it 1,021.

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PHELPS USES Facility (Use Category*)	No.	Unit	Min. Zoning-Required Spaces		
			No.	Per	Subtotal
Hospital (Hospital)	238	beds	2	Bed	476
777 Building (Office)	44,000	sf	1	300 sf	147
755 Building (Office)**	60,000	sf	1	300 sf	200
Nurses Residence (MF Residence)	40	2-BR	2	2-BR	80
James House (Social Hall)	21,000	sf	1	200 sf	105
Robin's Nest (Nursery)	88	students	1	10 students	9
Total					1,017
* Per § 450-16E, Village of Sleepy Hollow Code					
** Floors 3, 4 and 5 - Floors 1 and 2 house Hospital services.					

Based on our observations and calculations, the existing Phelps parking supply (1,524) currently exceeds the number of zoning-required spaces (1,017) by approximately 507 spaces.

Please contact me should you require any additional information.

Sincerely,

DIVNEY TUNG SCHWALBE, LLP



Andrew V. Tung, ASLA, Esq., LEED AP

Enclosure

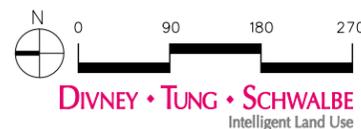
cc: Keith Safian



EXISTING PARKING SPACES

LOT	PARKING AREA	SPACES*
A1	Main Lot (northeast - south)	87
A2	Main Lot (northeast - north)	86
A3	Building 9 Lot	9
B1	Parking Structure	750
B2	Medical Services Building Adjacent	9
C1	Main Entrance Drop Off	10
C2	Medical Services Building Drop Off	4
D	South Lot	140
E	Medical Office Building Lot	123
F	Medical Office Building West Lot	103
G	James House	54
H	Service Area	82
I	Northwest Access Road	32
J	Robin's Nest Access Road	35
K	Robin's Nest Temporary Lot	0
Total Campus Parking Spaces:		1,524

* Based on 11/25/2010 aerials from Pictometry and 01/23/13 site visit; does not include proposed additional parking at Robin's Nest



EXISTING PARKING

PHELPS MEMORIAL HOSPITAL CENTER
SLEEPY HOLLOW, NEW YORK

FIGURE NO. 1
02/12/13



OPEN DOOR PARKING -
40 SPACES WITHIN
PARKING STRUCTURE

EXISTING PARKING SPACES

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PROPOSED OPEN DOOR PARKING

PHELPS MEMORIAL HOSPITAL CENTER
SLEEPY HOLLOW, NEW YORK

FIGURE NO. 2
02/12/13