

Memorandum

To: Jake Berdugo, Powerup EV Solutions

From: Ronald P. Rieman, Senior Project Manager

Date: November 21, 2025

Subject: 10 Indian Rock
Village of Montebello, Rockland County, NY

Project No.: 25015049A

The proposed Project is for the installation of 8 Level 3 Electric Vehicle (EV) Charging Stations and the relocation of the existing 10 Level 2 Charging Stations in the parking lot located in the southwest corner of the Indian Rock Shopping Center.

The following sections provides a description of the proposed Project and tasks undertaken in completing the parking evaluation and includes the existing shopping center's parking requirements as well as a parking survey/existing parking demand.

1. Project Description

The parking area in question currently consist of 21 parking spaces. It should be noted that the proposed 8 Level 3 Electric Vehicle (EV) Charging Stations (plus the 1 space loss for the handicapped space/station) would be dedicated for EV charging only.

2. Existing Shopping Center Parking Requirements

The existing shopping centers parking requirements have been updated/calculated based on the Village of Montebello's Minimum Off-Street Parking requirements for the NS district. As shown on Table No. 1 (Attachment A), the existing shopping center would require 295 parking spaces and is accommodated by the 312 existing parking spaces provided (as counted), and the additional 8 Level 3 EV Charging Stations can be accommodated within the existing shopping center.

3. Existing Parking Demand

While noted above, the existing shopping center would require 295 parking spaces and is accommodated by the 312 existing parking spaces provided, a parking survey was conducted to determine the number of available parking spaces.

Based on a review of the existing uses (containing a McDonalds restaurant and a mix of retail/medical type uses) and hours of operation, it was determined that the highest parking demand would occur during a typical Weekday. Colliers Engineering & Design conducted a parking survey of the number of occupied and available parking spaces on Thursday, November 13, 2025 between the hours of 8:00 AM to 6:00 PM. As shown on Table No. 2 (Attachment B), there was available parking throughout the day, with a Peak Parking Demand of 237 vehicles (occupied spaces) at 11:00 AM with 75 available spaces, confirming the additional 8 Level 3 EV Charging Stations can be accommodated within the existing shopping center.

Traffic Attachment A

Existing Shopping Center Requirements

Table No. 1
Indian Rock Shopping Center
Parking Requirements

Tenant	Address	Use	Size (Square Feet)	Required Spaces ⁽¹⁾	
McDonalds	1 Indian Rock	Restaurant	2,737	4 persons, plus 5 spaces additional	9
CVS	5 Indian Rock	Retail	12,708	1/150 s.f.	85
Hudson Heart (Columbia Doctors Testing Center)	10 Indian Rock	Medical/Dental/Clinic	3,399	1/250 s.f. plus 3 per suite	17
Feather by Hanna	12 Indian Rock	Retail	1,400	1/150 s.f.	10
In NailSpa	14 Indian Rock	Retail	1,150	1/150 s.f.	8
Indian Rock Dental	15 Indian Rock	Medical/Dental/Clinic	1,500	1/250 s.f. plus 3 per suite	9
Special Designs Jewelers	16 Indian Rock	Retail	1,325	1/150 s.f.	9
Mark Chiropractice	17 Indian Rock	Medical/Dental/Clinic	1,200	1/250 s.f. plus 3 per suite	8
Airmont Animal Clinic	18 Indian Rock	Animal Hospital/Vetinary Clinic	1,600	1/250 s.f. plus 3 per suite	10
Prestige Cleaners	19 Indian Rock	Retail	1,400	1/150 s.f.	10
Quest Diagnostics	20 Indian Rock	Medical/Dental/Clinic	1,660	1/250 s.f. plus 3 per suite	10
Hudson Heart (Columbia Doctors)	26 Indian Rock	Medical/Dental/Clinic	17,102	1/250 s.f. plus 3 per suite ^{X 2}	75
Hudson Heart (Columbia Doctors)	30A Indian Rock	Medical/Dental/Clinic	1,759	1/250 s.f. plus 3 per suite	10
Vacant	30B Indian Rock	Medical/Dental/Clinic	1,160	1/250 s.f. plus 3 per suite	8
Motion PT	30C Indian Rock	Medical/Dental/Clinic	3471	1/250 s.f. plus 3 per suite	17
Total			53,571		295

(1) Based on the Village of Montebello Minimum Off-Street Parking Requirements for the NS district

Traffic Attachment B

Existing Parking Demand

TABLE NO. 2

EXISTING PARKING SURVEY / PARKING ACCUMULATION

	EXISTING PARKING SPACES		312
TIME	OCCUPIED	ADJUSTED ⁽¹⁾	AVAILABLE
8:00 AM	59	60	252
8:30 AM	105	107	205
9:00 AM	153	156	156
9:30 AM	192	196	116
10:00 AM	217	222	90
10:30 AM	215	220	92
11:00 AM	232	237	75
11:30 AM	226	231	81
12:00 PM	211	216	96
12:30 PM	206	211	101
1:00 PM	207	212	100
1:30 PM	224	229	83
2:00 PM	211	216	96
2:30 PM	204	208	104
3:00 PM	201	205	107
3:30 PM	185	189	123
4:00 PM	162	166	146
4:30 PM	165	169	143
5:00 PM	127	130	182
5:30 PM	101	103	209
6:00 PM	72	74	238

PARKING SURVEY CONDUCTED BY COLLIERS ENGINEERING & DESIGN ON NOVEMBER 13, 2025

EXISTING SHOPPING CENTER = 53,571 S.F.

(1) - ADJUSTED FOR UNOCCUPIED SPACE - Unit 30B = 1,160 S.F. (Occupied Spaces x 1.022)