§ 1640-a. Traffic regulations at parking areas and driveways of hospitals, shopping centers, office buildings and office building complexes, places of public assembly, facilities owned or leased by not-for-profit corporations, private apartment complexes and fire stations; private condominium complex; mobile home parks; manufactured home parks. The legislative body of any city or village, with respect to the parking areas and driveways of a hospital or parking area of a shopping center, office building and office building complex or place of public assembly, or the parking areas and driveways of facilities owned or leased by a not-for-profit corporation or the parking areas, driveways, and private streets or roadways of a private apartment house complex, private condominium complex, or cooperative apartment complex, or the parking areas, private streets, roadways or driveways of mobile home parks or manufactured home parks, or the parking areas and driveways of a fire station, and pursuant to the written request of the owner, the person in general charge of the operation and control of such area, the fire chief of the city or village fire department or the police chief or the police commissioner of the police department serving such area, may, by local law or ordinance:

1. Order stop signs, flashing signals or yield signs erected at specified entrance or exit locations to any such area or designate any intersection in such area as a stop intersection or as a yield intersection and order like signs or signals at one or more entrances to such intersection.

2. Regulate traffic in any such area, including regulation by means of traffic-control signals.

2-a. Notwithstanding the provisions of section sixteen hundred forty-three to the contrary, establish maximum speed limits in any such area at not less than fifteen miles per hour.

3. Prohibit or regulate the turning of vehicles or specified types of vehicles at intersections or other designated locations in any such area.

4. Regulate the crossing of any roadway in any such area by pedestrians.

5. Designate any separate roadway in any such area for one-way traffic.

6. Prohibit, regulate, restrict or limit the stopping, standing or parking of vehicles in specified areas of any such area.

7. Designate safety zones in any such area.

8. Provide for the removal and storage of vehicles parked or abandoned in any such area during snowstorms, floods, fires or other public emergencies, or found unattended in any such area, (1) where they constitute an obstruction to traffic or (2) where stopping, standing or parking is prohibited, and for the payment of reasonable charges for such removal and storage by the owner or operator of any such vehicle.

9. Adopt such additional reasonable rules and regulations with respect to traffic and parking in any such area as local conditions may require for the safety and convenience of the public or of the users of any such area.

10. Make special provisions with relation to stopping, standing or parking of vehicles registered pursuant to section four hundred four-a of this chapter or those possessing a special vehicle identification parking permit issued in accordance with section one thousand two hundred three-a of this chapter.

In the case of a college or university, as defined in section two of the education law, the provisions of this section shall apply only upon the written request of the governing body of such college or university.