



445 Hamilton Avenue, 14th Floor  
White Plains, New York 10601  
T 914 761 1300  
F 914 761 5372  
cuddyfeder.com

William S. Null, Esq,  
wnull@cuddyfeder.com

03.14.2024

**BY E-MAIL & OVERNIGHT MAIL**

Chairperson Eva Alligood  
and Members of the Planning Board  
Village of Hastings-on-Hudson  
Municipal Building  
7 Maple Avenue  
Hastings-on-Hudson, New York 10706

RE: Electric Owl Holdings, LLC  
Site Plan (including Tree Removal), Subdivision, and Steep Slope  
Application & Architectural Review Board Referral  
Site: One South Broadway, Hastings-on-Hudson, New York

Dear Chairperson Alligood and Members of the Planning Board:

On behalf of Electric Owl Holdings, LLC (the "Applicant"), we respectfully submit this letter and enclosures to supplement the Applicant's request for Site Plan Approval (including a Tree Removal Permit), Subdivision Approval, and Steep Slope Permit Approval to permit the construction of a multi-media production studio on the above-referenced Site.

This supplemental submission respectfully encloses a revised Preliminary Plat, prepared by Control Point Associates Inc. PC, entitled "1 South Broadway, Village of Hastings-on-Hudson, Westchester County, City [sic] of Greenburgh and State of New York," dated February 16, 2024, last revised March 6, 2024. This revised Preliminary Plat shows the same 2-lot subdivision where Lot A would be owned by the Graham Windham School (comprising 6.670 acres) and Lot B would be owned by the Applicant (comprising 17.3 acres).

As discussed throughout this review process, these 2 lots will share certain infrastructure such as: the parking garage on the Studio lot (Lot B), the existing driveway between Warburton Avenue and the Site that is on the School lot (Lot A), and the stormwater management infrastructure on the School lot (Lot A). Due to the joint use of these improvements, the revised Preliminary Plat shows the following proposed easements:

1. "Proposed Shared Garage School Access and Parking Easement"
2. "Proposed School Access Easement"
3. "Proposed Studio Stormwater Easement"



03.14.2024

Page 2

We look forward to appearing before this Board on March 21, 2024 and thank you for your consideration.

Very truly yours,

*William S. Null*

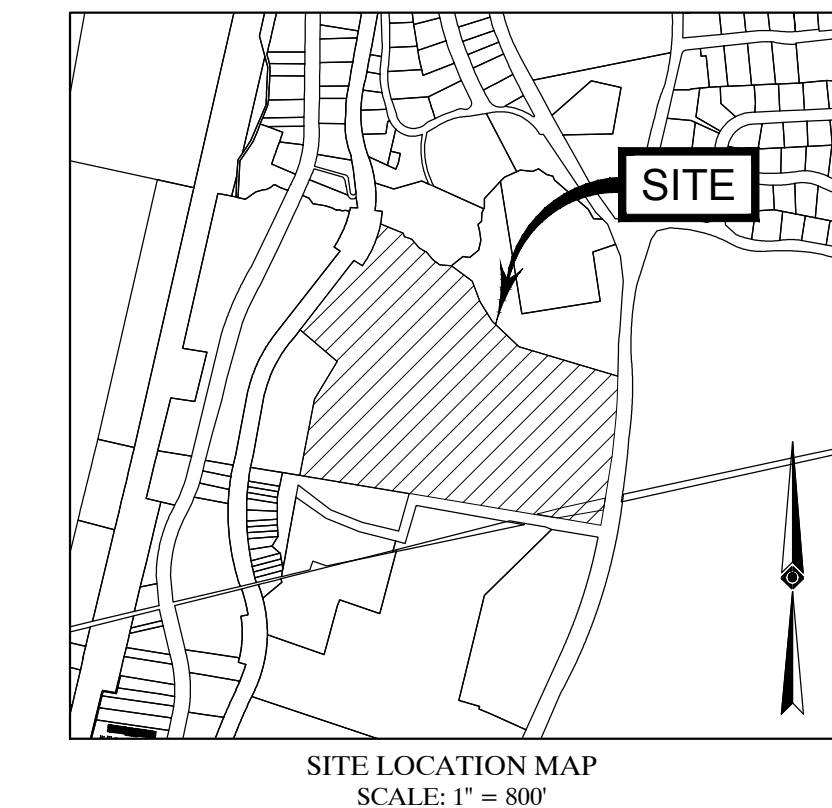
William S. Null

Enclosures

cc: Mary Beth Murphy, Village Manager; Anthony Costantini, Village Clerk; Linda Whitehead, Esq., Village Attorney; Patrick Cleary, Village Planner; Douglas J. Hahn, P.E.; Michael Hahn & Dan Rosenfelt, Electric Owl Holdings, LLC; Granoff Architects; Griffco Design Build; Kimley-Horn Engineering and Landscape Architecture of New York, P.C.; New York Green Roofs LLC; Maximillian R. Mahalek, Esq.; and Graham Windham School



CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. ORIGINAL PROJECT OR THE EXISTING RECORD DRAWING. THE EXISTING RECORD DRAWING OF CONTROL POINT ASSOCIATES, INC. IS INCORPORATED.



WARBUPTON AVENUE  
(TWO WAY STREET)

N.Y. EAST STATE PLANE COORDINATE SYSTEM (NAD 83)

#### NOTES:

- PROPERTY KNOWN AS SECTION 3, BLOCK 3514, LOT 1 AS SHOWN ON THE NEW YORK DIGITAL TAX MAP OF THE VILLAGE OF HASTINGS-ON-HUDSON, WESTCHESTER COUNTY, CITY OF YONKERS AND STATE OF NEW YORK PER REF # 4.
- OVERALL LOT AREA = 1,044,175± SQUARE FEET OR 23.971± ACRES PER REF # 4.  
PROPOSED LOT "A" AREA = 290,586± SQUARE FEET OR 6.670± ACRES.  
PROPOSED LOT "B" AREA = 753,588± SQUARE FEET OR 17.3± ACRES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
- EXISTING FIRM: BY GRAPHIC PLOTTING ONLY. PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN), PER REF. #2.  
PRELIMINARY FIRM: BY GRAPHIC PLOTTING ONLY. PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN), PER REF. #3.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- THERE WERE NO NATURAL STREAMS OR WATERCOURSES VISIBLE AT THE TIME OF THE FIELD SURVEY.
- ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

#### REFERENCES:

- THE NEW YORK CITY DIGITAL TAX MAP OF THE VILLAGE OF HASTINGS-ON-HUDSON, WESTCHESTER COUNTY, CITY OF YONKERS AND STATE OF NEW YORK.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, VILLAGE OF HASTINGS-ON-HUDSON, CITY OF YONKERS" PANEL 307 OF 426, MAP NUMBER 36119C0307F, MAP REVISED: SEPTEMBER 28, 2007.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, VILLAGE OF HASTINGS-ON-HUDSON, CITY OF YONKERS" PANEL 307 OF 426, MAP NUMBER 36119C0307F, MAP REVISED: DECEMBER 8, 2014.
- MAP ENTITLED "ELECTRIC OWLS STUDIOS, ALTA/ NSPS LAND TITLE SURVEY" PROVIDED BY LANGAN, DATED DECEMBER 23, 2022.
- MAP ENTITLED "18BROADWAY-HASTINGS-ON-HUDSON-NY, SUB NUMBER 08-230187-00," PROVIDED BY CONTROL POINT ASSOCIATES INC., DATED APRIL 26, 2023.
- CAD DWG. FILE ENTITLED "SITE-11281500-EXPORT" PROVIDED BY CLIENT.

#### LEGEND

- OH OVERHEAD WIRES
- DEPRESSED CURB
- HYDRANT
- WATER VALVE
- GAS METER
- GAS VALVE
- CABLE MANHOLE
- ELECTRIC MANHOLE
- UNKNOWN MANHOLE
- SANITARY/SEWER MANHOLE
- WATER MANHOLE
- CATCH BASINS
- FUEL OIL FILL CAP
- UTILITY POLE
- STREET LIGHT
- SIGN
- BOLLARD
- AIR CONDITIONING UNIT
- LAMP
- EDGE OF CONC.
- EDGE OF PAVEMENT
- DEED DIMENSION
- SURVEY DIMENSION
- UNKNOWN TERMINUS

#### PROPOSED PUBLIC WATER/PUBLIC SEWER MAIN EXTENSION

WESTCHESTER COUNTY DEPARTMENT OF HEALTH  
NEW ROCHELLE, NEW YORK

APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951 AND 873.1021 AND ARTICLES VII AND XXII OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISION OF PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER FACILITIES TO SERVE EACH HABITABLE BUILDING HEREAFER CONSTRUCTED. THESE FACILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH LAND IMPROVEMENT PLANS AND SPECIFICATIONS APPROVED BY AND FILED IN THIS OFFICE PRIOR TO THE CONSTRUCTION OF SUCH BUILDING.

EACH PURCHASER OF PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAT SHOWING THIS ENDORSEMENT, ANY ERASURES, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND, EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAN AFTER THIS APPROVAL, SHALL INVALIDATE THIS APPROVAL.

DATE: \_\_\_\_\_  
APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH ON  
BEHALF OF THE DEPARTMENT OF HEALTH

#### OWNERS CERTIFICATION:

THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON IS FAMILIAR WITH THIS MAP AND ITS LEGENDS AND HEREBY APPROVES THE SAME FOR FILING

ELECTRIC OWL ACQUISITIONS, LLC  
3969 REDAN ROAD, ATLANTA, GA 30083

#### ENGINEERING DESIGN BY:

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT IS A VIOLATION OF SECTION 7902 (2) OF THE NEW YORK STATE EDUCATION LAW  
**KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE**  
OF NEW YORK, P.C.  
60 EAST 42ND STREET #1730  
NEW YORK, NEW YORK 10165

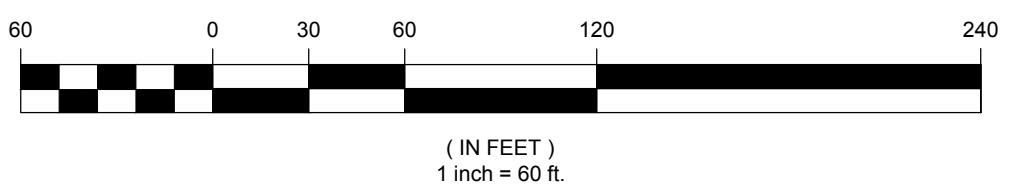
NEW YORK LICENSED PROFESSIONAL ENGINEER

Approved by resolution of the Planning Board of the Village of Hastings-on-Hudson, New York, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, upon due compliance with Sections 451 and 452 of the Westchester County Administrative Code [1] and subject to all requirements and conditions of said resolution. Any change, erasure, modification, or revision of this plat, as approved, shall void this approval. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by

Planning Board Chairman \_\_\_\_\_

Planning Board Secretary \_\_\_\_\_ [1]  
Editor's Note: See Ch. 277, Boards and Commissions, Secs. 277.61 and 277.71, of the Westchester County Code.

#### GRAPHIC SCALE



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7205, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW  
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INKED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

PREPARED BY:  
**CONTROL POINT ASSOCIATES INC PC**  
9 TIMES SQUARE  
200 WEST 41ST STREET, 14TH FLOOR  
NEW YORK, NY 10036  
646.780.0411 • 646.668.6956 FAX  
WWW.CPASURVEY.COM

NO.	DATE	BY	DESCRIPTION	APPROVED
1	3/8/2024	RJ	ADDED PROPOSED EASEMENTS	J.S.S.

PROJECT NAME  
**PRELIMINARY PLAT  
PREPARED FOR: ELECTRIC OWL  
ACQUISITIONS, LLC  
1 SOUTH BROADWAY  
VILLAGE OF HASTINGS-ON-HUDSON,  
WESTCHESTER COUNTY  
CITY OF GREENBURGH AND STATE OF NEW YORK**

#### SEAL & SIGNATURE

NOTED AND ORIGINAL DOCUMENT  
UNLESS EMBOSSED WITH EASED  
MURE SIGNATURES  
JONATHAN S. SCHMIDT  
NEW YORK PROFESSIONAL LAND SURVEYOR #050021  
EMAIL: JSCHMIDT@CPASURVEY.COM

FIELD DATE: 04-27-2023  
04-28-2023 05-01-2023  
FIELD BK: NJ 23-38 & NY12115  
F. B. PAGE: 99-102, 256-258  
DATE: 02-16-2024  
SCALE: 1" = 60'  
PROJECT NO: 04-230055-00  
DRAWING BY: J.H.  
CHK BY: H.P.  
APPROVED BY: J.S.S.  
DWG No: \_\_\_\_\_  
**V-001.0.0**  
CAD FILE No: \_\_\_\_\_ DATE: 03-06-2024  
PAGE No: 1 OF 2





SITE LOCATION MAP  
SCALE: 1" = 800'

STUDIO STORMWATER EASEMENT (#2)			STUDIO STORMWATER EASEMENT (#2)					
LINE #	DIRECTION	LENGTH	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
L12	S 29° 13' 12" W	3.33'	C15	111.45'	1009.96'	6°19'21"	S 29° 22' 55" E	111.39'
L13	N 39° 33' 42" W	12.73'	C16	15.60'	188.00'	4°45'16"	N 47° 15' 24" W	15.60'

L14	S 50° 24' 01" W	4.73'
L15	N 49° 29' 19" W	18.52'
L16	S 38° 40' 59" W	71.28'
L17	S 38° 52' 51" E	128.20'
L18	S 58° 32' 02" W	5.59'
L19	S 65° 29' 25" E	40.75'
L20	S 68° 38' 26" E	38.76'
L21	S 74° 11' 41" E	51.04'
L22	N 15° 48' 12" E	5.36'
L23	S 74° 14' 55" E	145.01'
L24	S 15° 48' 12" W	114.99'
L25	N 74° 11' 48" W	121.31'
L26	S 24° 31' 17" E	42.34'
L27	S 75° 34' 50" E	193.19'
L28	S 14° 25' 10" W	15.00'
L29	N 75° 34' 50" W	200.35'
L30	N 24° 31' 17" W	50.10'
L31	S 26° 51' 33" W	55.59'
L32	N 26° 51' 33" E	61.26'
L33	N 47° 42' 14" W	91.25'
L34	N 42° 17' 46" E	15.00'
L35	S 47° 40' 55" E	84.85'
L36	N 15° 48' 12" E	58.70'
L37	N 70° 35' 31" W	124.88'
L38	N 25° 31' 45" W	13.23'
L39	S 64° 28' 05" W	15.55'
L40	N 26° 54' 23" W	15.00'
L41	N 64° 26' 05" E	15.91'
L42	N 25° 31' 32" W	87.49'
L43	N 36° 29' 16" W	22.89'
L44	S 58° 32' 02" W	20.10'
L45	N 33° 04' 15" W	15.00'
L46	N 56° 29' 43" E	19.18'
L47	N 36° 34' 00" W	141.49'
L48	N 29° 16' 28" E	64.77'
L49	N 64° 54' 49" W	9.50'
L50	N 80° 27' 01" W	21.00'
L51	N 23° 54' 13" E	25.41'
L52	S 44° 33' 20" E	13.74'
L53	S 64° 54' 49" E	26.46'
L54	S 49° 29' 19" E	7.17'
L55	S 49° 29' 19" E	34.57'
L56	S 33° 04' 39" E	15.10'
L57	S 33° 51' 25" E	18.57'

L16	S 38° 40' 59" W	71.26'
L17	S 36° 52' 51" E	128.20'
L18	S 58° 33' 02" W	5.59'

STUDIO STORMWATER EASEMENT (#3)				STUDIO STORMWATER EASEMENT (#3)					
LINE #	DIRECTION	LENGTH		CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
L19	S 65° 29' 25" E	40.75'							
L20	S 66° 38' 26" E	38.76'							

L21	S 74° 11' 41" E	51.04'
L22	N 15° 48' 12" E	5.36'
L23	S 74° 14' 55" E	145.01'

L24	S 15° 48' 12" W	114.99'
L25	N 74° 11' 48" W	121.31'

L26	S 24° 31' 17" E	42.34'
L27	S 75° 34' 50" E	193.19'
L28	S 14° 25' 10" W	15.00'

L29	N 75° 34' 50" W	200.35'
L30	N 24° 31' 17" W	50.10'

L31	S 26° 51' 33" W	55.59'
L32	N 26° 51' 33" E	61.26'
L33	N 47° 42' 14" W	91.25'

L34	N 42° 17' 46" E	15.00'
L35	S 47° 40' 55" E	84.85'

ST
----