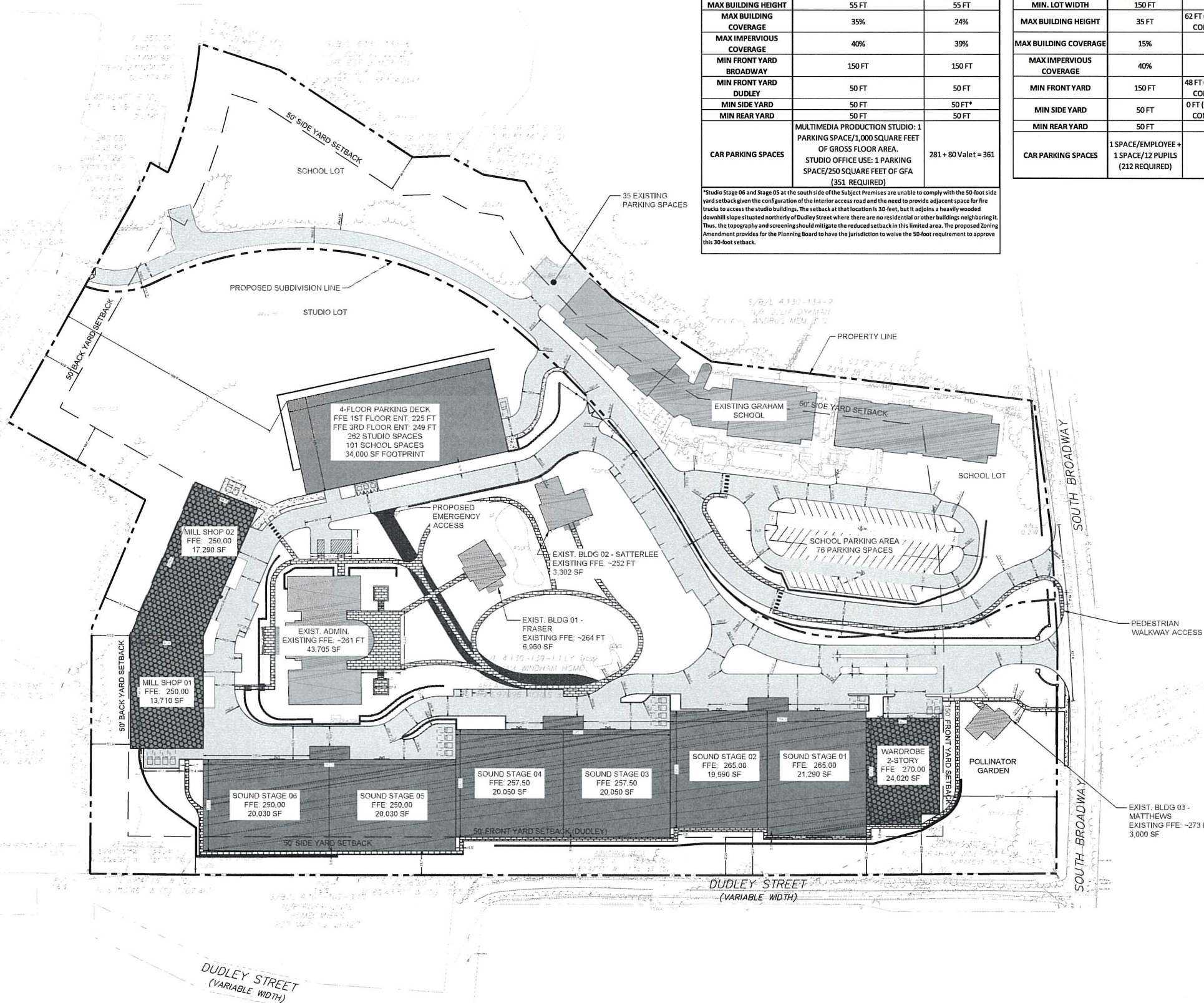


Save Monday, October 23, 2023 4:56:56 PM C:\EED CUNNINGHAM\Printed Monday, October 23, 2023 4:58:37 PM Cunningham, Caid
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OLD CROTON AQUEDUCT TRAIL



VILLAGE OF HASTINGS-ON-HUDSON ZONING TABLE 1 S. BOADWAY: STUDIO LOT - SPECIAL DISTRICT		
ITEM	REQUIRED	PROPOSED
MIN. LOT AREA	10 AC	17.3 AC
MIN. LOT WIDTH	150 FT	655 FT
MAX BUILDING HEIGHT	55 FT	55 FT
MAX BUILDING COVERAGE	35%	24%
MAX IMPERVIOUS COVERAGE	40%	39%
MIN FRONT YARD BROADWAY	150 FT	150 FT
MIN FRONT YARD DUDLEY	50 FT	50 FT
MIN SIDE YARD	50 FT	50 FT*
MIN REAR YARD	50 FT	50 FT
CAR PARKING SPACES	MULTIMEDIA PRODUCTION STUDIO: 1 PARKING SPACE/1,000 SQUARE FEET OF GROSS FLOOR AREA. STUDIO OFFICE USE: 1 PARKING SPACE/250 SQUARE FEET OF GFA (351 REQUIRED)	281 + 80 Valet = 361

*Studio Stage 06 and Stage 05 at the south side of the Subject Premises are unable to comply with the 50-foot side yard setback given the configuration of the interior access road and the need to provide adjacent space for fire trucks to access the studio buildings. The setback at that location is 30 feet, but it adjoins a heavily wooded downhill slope situated northerly of Dudley Street where there are no residential or other buildings neighboring it. Thus, the topography and screening should mitigate the reduced setback in this limited area. The proposed Zoning Amendment provides for the Planning Board to have the jurisdiction to waive the 50-foot requirement to approve this 30-foot setback.

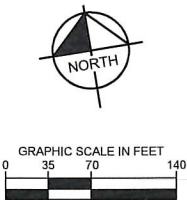
VILLAGE OF HASTINGS-ON-HUDSON ZONING TABLE 1 S. BOADWAY: SCHOOL LOT - R-20 + GATEWAY CLUSTER OVERLAY DISTRICT			
ITEM	REQUIRED	CURRENT	PROPOSED
MIN. LOT AREA	3 ACRES + 1 PER 100 PUPILS	23.97 AC	6.67 ACRES
MIN. LOT WIDTH	150 FT	791 FT	203 FT
MAX BUILDING HEIGHT	35 FT	62 FT (EXISTING NON-CONFORMANCE)	62 FT (EXISTING NON-CONFORMANCE)
MAX BUILDING COVERAGE	15%	12%	13%
MAX IMPERVIOUS COVERAGE	40%	35%	37%
MIN FRONT YARD	150 FT	48 FT (EXISTING NON-CONFORMANCE)	48 FT (EXISTING NON-CONFORMANCE)
MIN SIDE YARD	50 FT	0 FT (EXISTING NON-CONFORMANCE)	0 FT (EXISTING NON-CONFORMANCE)
MIN REAR YARD	50 FT	50 FT	50 FT
CAR PARKING SPACES	1 SPACE/EMPLOYEE + 1 SPACE/12 PUPILS (212 REQUIRED)	135	212

LEGEND

- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED GREEN ROOF
- PROPOSED STANDARD DUTY PAVEMENT
- PROPOSED POROUS PAVEMENT
- PERVIOUS PERMEABLE PAVEMENT
- PROPOSED PERVIOUS EMERGENCY ACCESS
- PROPOSED CONCRETE CURB
- PROPERTY BOUNDARY
- SETBACK
- FENCE
- STRUCTURAL RETAINING WALL
- ORNAMENTAL WALL

NOTES

- BACKGROUND INFORMATION SHOWN PER SURVEY PREPARED BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DATED DECEMBER 23, 2022
- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS
- RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL
- ALL ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED



Kimley-Horn New York

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DATE	10/23/2023	SCALE	1" = 10'
DESIGNED BY:	CJC	CHECKED BY:	DFL
DRAWN BY:	CJC		

OVERALL SITE PLAN

ELECTRIC OWL STUDIOS
1 S BROADWAY
HASTINGS-ON-HUDSON, NY 10706
VILLAGE OF HASTINGS-ON-HUDSON NEW YORK

SHEET NUMBER
EXHIBIT

NOT FOR CONSTRUCTION

10/23/23
SCHEMATIC DESIGN FOR REVIEW
ISSUANCE
DATE