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12.20.2023

BY E-MAIL

Hon. Nicola Armacost, Mayor
and Members of the Village Board of Trustees
Village of Hastings-on-Hudson
Municipal Building
7 Maple Avenue
Hastings-on-Hudson, New York 10706

RE: Electric Owl Holdings, LLC: Petition to Amend the Code of the Village
Site: One South Broadway, Hastings-on-Hudson, New York

Dear Mayor Armacost and Members of the Village Board of Trustees:

On behalf of Electric Owl Holdings, LLC (the "Applicant"), we respectfully submit this letter in furtherance of the pending Application and to supplement the most recent letters submitted by Cuddy & Feder LLP on behalf of Electric Owl Holdings, LLC (the "Supplemental Letters") on November 22, November 30, December 4, and December 12, 2023. This letter clarifies and expands upon the letter submitted yesterday regarding the previously described sidewalk improvements along South Broadway.

Having reviewed the frontage along South Broadway, noting the lack of sidewalks north of the Site as Broadway continues to the Church driveway, the Applicant has evaluated the feasibility of installing a sidewalk extending approximately 585 linear feet along the westerly side of South Broadway beyond the northerly boundary of the Site and continuing to the Church driveway. Along that approximately 600-foot distance there are points where the ground is either not level or is narrower than would accommodate a 5-foot-wide sidewalk. Where the adjacent grade is steep along property owned by neighbors' consent may be needed to construct retaining walls, which will increase the cost of installing the sidewalk. Nevertheless, as a community benefit to the Village, where possible, the Applicant is committed to constructing a 5-foot-wide sidewalk.

Please note that the Applicant does not anticipate or project any pedestrian traffic related to this project using the segment of South Broadway northerly of the Site, nor southerly of the Site between the bus stop and Dudley Street. Nevertheless, the Applicant recognizes the community benefit to providing pedestrian sidewalks along this area of South Broadway and is willing to



12.20.2023

Page -2-

construct this improvement for the Village that comprises approximately 950 linear feet of new sidewalk (not counting the 100-foot plus segment in the City of Yonkers).

Notably, the segment of the sidewalk that would extend southerly of the bus stop primarily is situated in the City of Yonkers. Accordingly, we respectfully confirm that the Applicant is willing to install a sidewalk in that area along South Broadway, if the Village requests it and, further, if it is permitted by whatever governmental agency or agencies have authority for approval thereof.

We respectfully request that this letter and its enclosures be incorporated in the official record of proceedings before the Board of Trustees.

Thank you for your consideration.

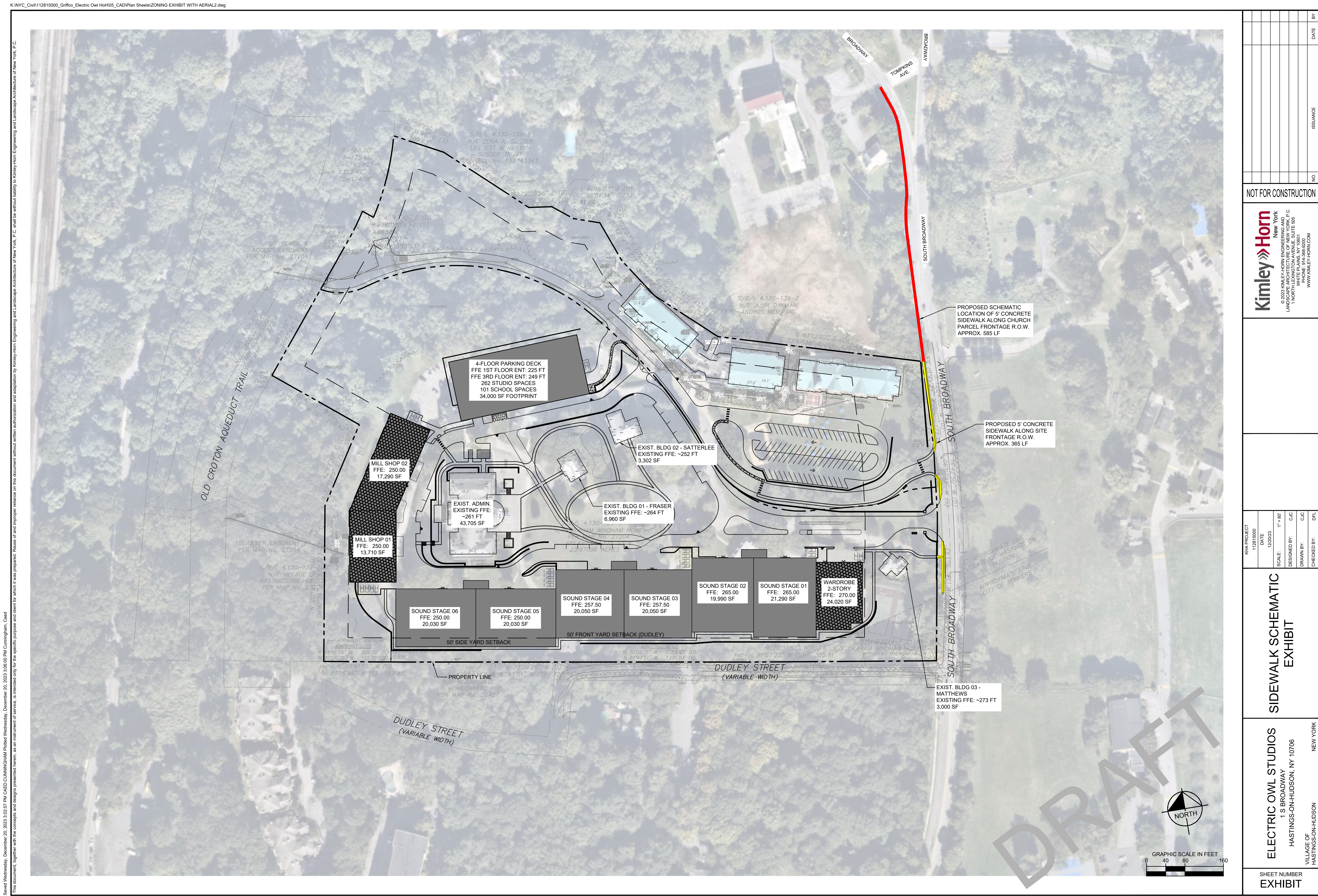
Respectfully yours,

A handwritten signature in blue ink that reads 'William S. Null'. The signature is fluid and cursive, with a large loop at the end.

William S. Null

Enclosure

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.; Maximillian R. Mahalek, Esq.; and Graham School



SHEET NUMBER EXHIBIT		ELECTRIC OWL STUDIOS 1 S BROADWAY HASTINGS-ON-HUDSON, NY 10706 VILLAGE OF HASTINGS-ON-HUDSON NEW YORK		SIDEWALK SCHEMATIC EXHIBIT		RHA PROJECT 112815000 DATE 12/20/23 SCALE: 1" = 80' DESIGNED BY: CJC DRAWN BY: CJC CHECKED BY: DFL		Kimley»Horn New York © 2023 KIMLEY-HORN ENGINEERING AND LANDSCAPE ARCHITECTURE OF NEW YORK, P.C. 1 NORTH LEXINGTON AVENUE, SUITE 905 WHITE PLAINS, NY 10601 WWW.KIMLEY-HORN.COM		NOT FOR CONSTRUCTION		NO. ISSUANCE DATE BY	
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