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12.04.2023

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 response to comments from Trustee Morgen Fleisig regarding the architectural design and layout for the project. This letter further supplements the Application and follows the most recent letters submitted on November 22 and November 30, 2023 by Cuddy & Feder LLP on behalf of Electric Owl Holdings, LLC (the "November Letters").

We have been advised that Trustee Fleisig asked for responses to the following questions:

1. **Can the Multimedia Production Studio project be designed in a manner that holds to a 150-foot setback from Dudley Street?**

Out the outset of evaluating the layout for this Multimedia Production Studio project, the architects, engineers, and other professional consultants analyzed the Site and recognized that the topography to the west and north limited where Studio stage buildings could effectively be located. Critical to any design decision requires acknowledgement that placing clear-span stages on a steeply sloped section of the Site is not a feasible alternative due to cost, visual impact, and the need to have multiple stages proximate to one another for operational efficiencies. Buildings housing Studios and stages are best located in groupings to reduce traffic and logistical complications between buildings as users move between and among stages.

Attached is an annotated Overall Site Plan, which shows the location of a 150-foot setback, if applicable, and the location of the Studio buildings if they needed to align with it. The consequence of such a setback would be to require the removal of the historic Administrative Building, and the truncating of the pedestrian campus, as well as the inability of the circulation driveway from accommodating the necessary traffic for the

Studio and the School due to the narrowing of the space to the east side of the Site. The Administrative Building is an iconic cultural and visual focus for the Site and is important to the project as an aesthetic feature that enhances the value of the project to the creative community it will serve. The historic and cultural benefits of saving the Administrative Building and other structures provide a market advantage relative to other film and television campuses.

Further, a 150-foot setback is not able to be accommodated even if the circulation driveway were placed on the south side of the Studio buildings with all activity visible to Dudley Street. The layout of the Studio and Mill buildings would not be viable or marketable with such a design.

The earliest Proposed Site Plan, dated November 15, 2022, prepared by Michael Maltzan Architects (enclosed) also recognized that the Studio stage buildings should be situated on the southerly side of the Site. The Maltzan plans proposed Mill buildings that extended farther south on the Site and relied upon a multilevel parking structure situated farther north and west on the Site, as well as cantilevered over the steep slopes visible to the Old Croton Aqueduct. The Maltzan plans would have provided the opportunity to maintain some more of the older buildings, but significantly impacted the Old Croton Aqueduct. In addition there were operational issues other comments made during the public review that led to the layout being reconfigured.

Based on these and other reasons stated in this and prior submissions, it is the Applicant's conclusion that the proposed layout of the Multimedia Production Studio project cannot be accommodated if a 150-foot setback were required, as the project would not meet the operational and design goals for this venture in this competitive market. Nevertheless, the Applicant has taken appropriate steps to ensure that the proposed setbacks off Dudley Street, along with the placement of the buildings into the slope screened by significant landscaping parallel to Dudley Street, will minimize any potential visual impacts.

2. What would happen to the Site if Electric Owl Studios failed?

The requested amendment to the Zoning Ordinance would allow a Multimedia Production Studio in this Overlay District, but otherwise does not change the underlying R-20 Residential District. In the unlikely event that this Multimedia Production Studio fails, it would be acquired by another entity for the same purposes. Importantly, the Village of Hastings-on-Hudson would control whether other uses might be allowed on the Site. Needless to say, the Applicant is investing significant funds in this carefully designed project and has considerable confidence that it will be successful.



12.04.2023

Page -3-

We look forward to appearing before this Board to address any further questions and thank you for your consideration.

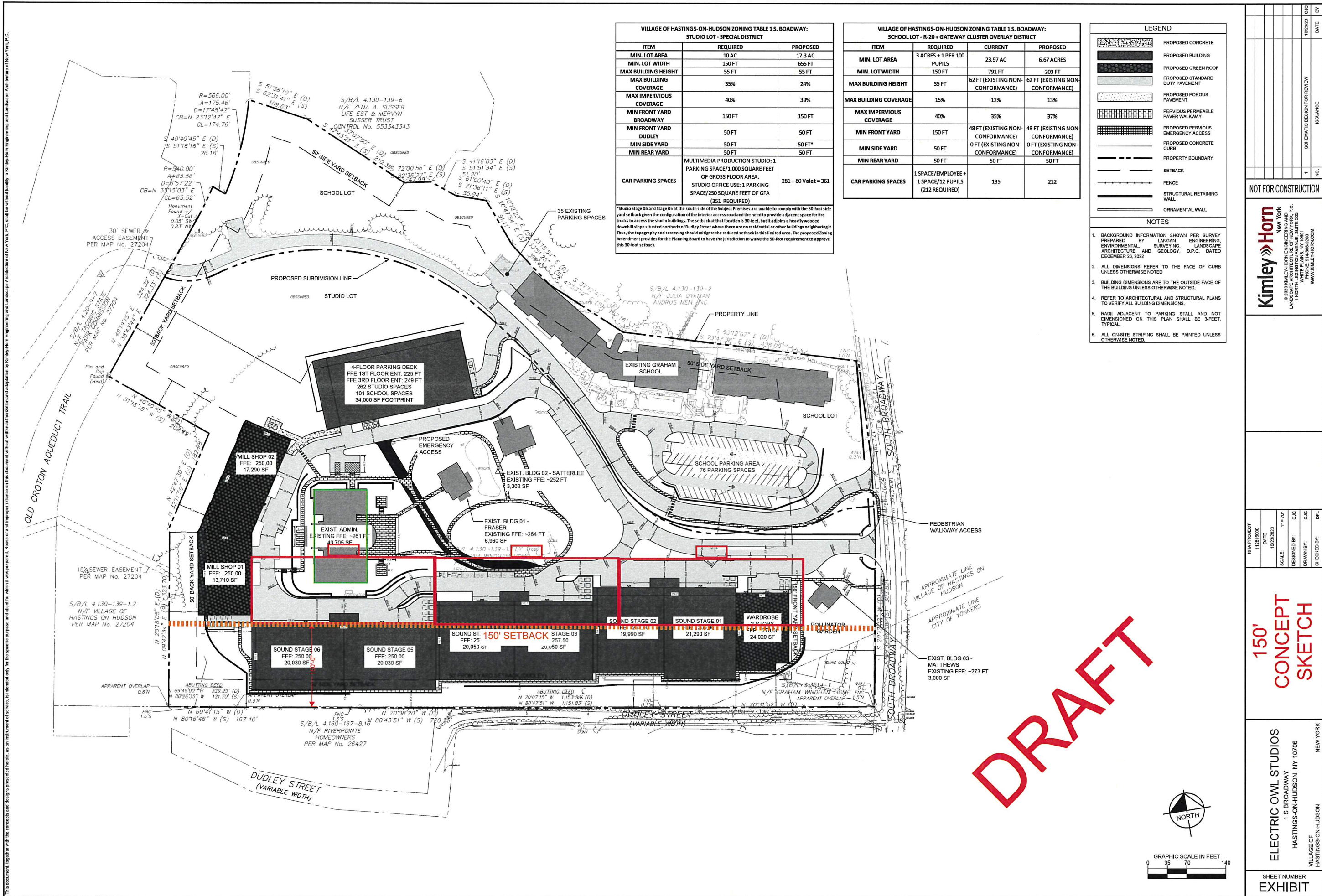
Respectfully yours,



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



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KHA PROJECT
112815000
DATE
10/23/2023
SCALE
1" = 70'
DESIGNED BY
C-JC
DRAWN BY
C-JC
CHECKED BY
DPL

150' CONCEPT SKETCH

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

SHEET NUMBER
EXHIBIT

LEGEND

- 1 OUT BUILDINGS
- 2 EXISTING ADMINISTRATIVE BUILDING
- 3 OCCUPIABLE GREEN ROOF
- 4 GREEN ROOF
- 5 POTENTIAL SOLAR PV FIELDS
- 6 MILL BUILDING
- 7 STAGE BUILDINGS
- 8 OPEN-AIR PARKING STRUCTURE
- 9 PEDESTRIAN "QUAD"
- 10 REMAINING SCHOOL BUILDINGS
- 11 SCHOOL PARKING LOT AND BUS DROP-OFF
- 12 STUDIO ENTRANCE
- 13 SCHOOL ENTRANCE
- 14 GUARD BOOTH
- 15 OLD CROTON TRAILWAY

