



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

12.19.2023

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.

At the request of Ms. Mary Beth Murphy, Village Manager, we respectfully confirm that the Applicant is committing to install a sidewalk along the westerly side of South Broadway from the bus stop southerly of the driveway and continuing to the northern end of the Site, including a sidewalk accessing the School. Enclosed is a copy of a plan prepared by Kimley-Horn Engineering and Landscape Architecture of New York, P.C. entitled, "Overall Site Plan" that has been highlighted in yellow to show the location of the proposed sidewalk to be installed.

Please note that we do not anticipate or project any pedestrian traffic along the segment of South Broadway between the bus stop and Dudley Street, which primarily is situated in the City of Yonkers. Accordingly, we respectfully submit that there is no need for a sidewalk as mitigation for any pedestrian traffic in that area. Nevertheless, 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 the governmental agencies having authority for approval thereof.

We respectfully request that this letter and its enclosures be incorporated in the official record of



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proceedings before the Board of Trustees.

Thank you for your consideration.

Respectfully yours,

A handwritten signature in blue ink, appearing to read "WS Null", written over the typed name "William S. Null".

William S. Null

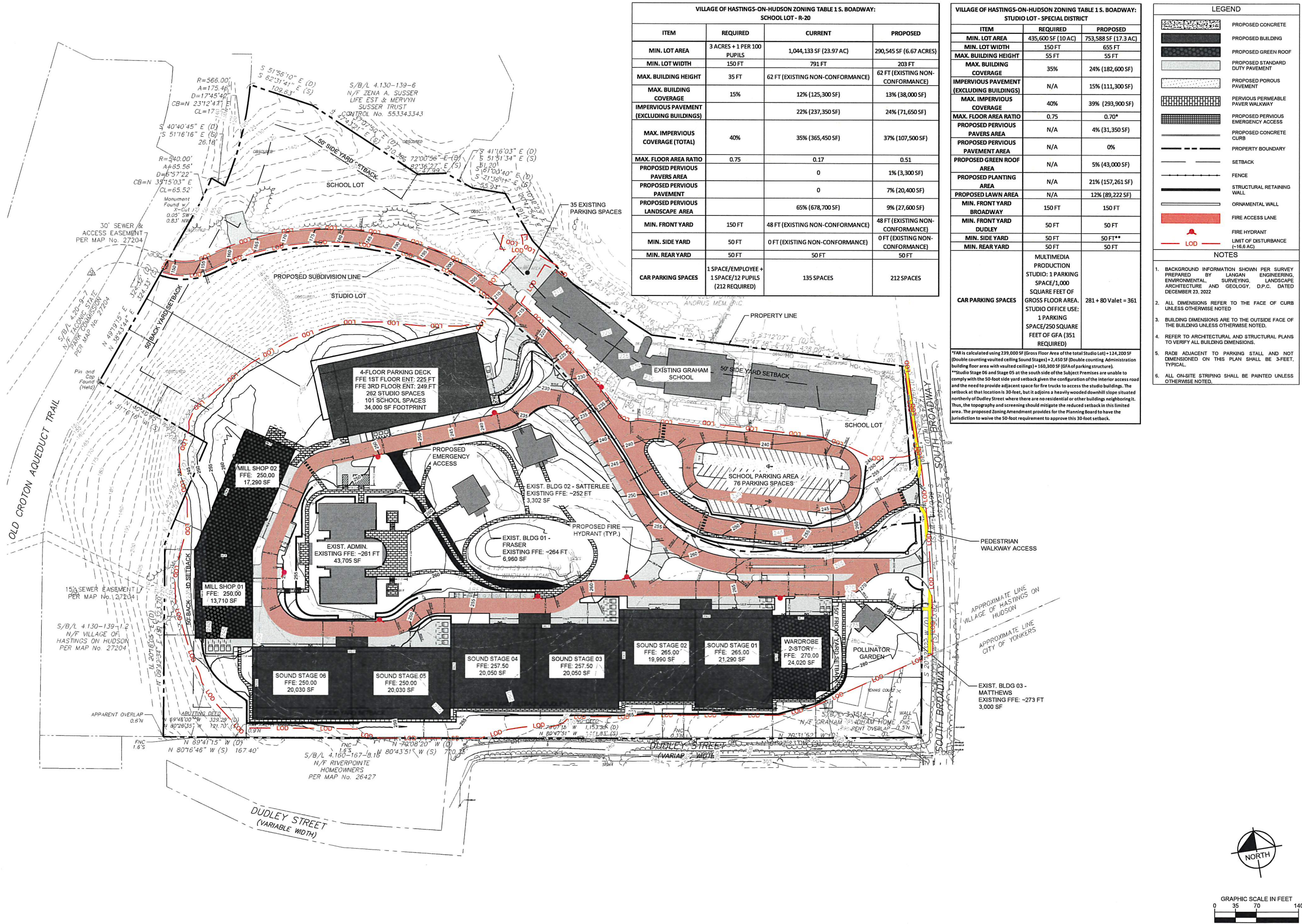
Enclosure

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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DATE	BY
12/18/2023	DL

Kimley-Horn New York
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1 NORTH BROADWAY, SUITE 1605
WHITE PLAINS, NY 10610
PHONE: 914-388-0200
WWW.KIMLEY-HORN.COM

OVERALL SITE PLAN

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

SHEET NUMBER
EXHIBIT