



GRANOFF ARCHITECTS

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# ELECTRIC OWL STUDIOS

1 S BROADWAY  
HASTINGS ON HUDSON, NY

DATE 04/14/23



DRAWING NO.:

ENTRY AT S. BROADWAY

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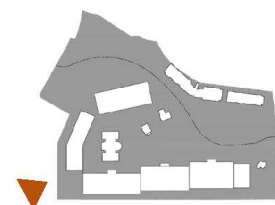
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## ELECTRIC OWL STUDIOS

1 S BROADWAY  
HASTINGS ON HUDSON, NY

DATE 04/07/23



DRAWING NO.:

SOUTHWEST DRONE VIEW  
OF CAMPUS

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## ELECTRIC OWL STUDIOS

1 S BROADWAY  
HASTINGS ON HUDSON, NY

DATE 04/07/23



DRAWING NO.:

NORTHEAST DRONE VIEW  
TOWARDS HUDSON

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# ELECTRIC OWL STUDIOS

1 S BROADWAY  
HASTINGS ON HUDSON, NY

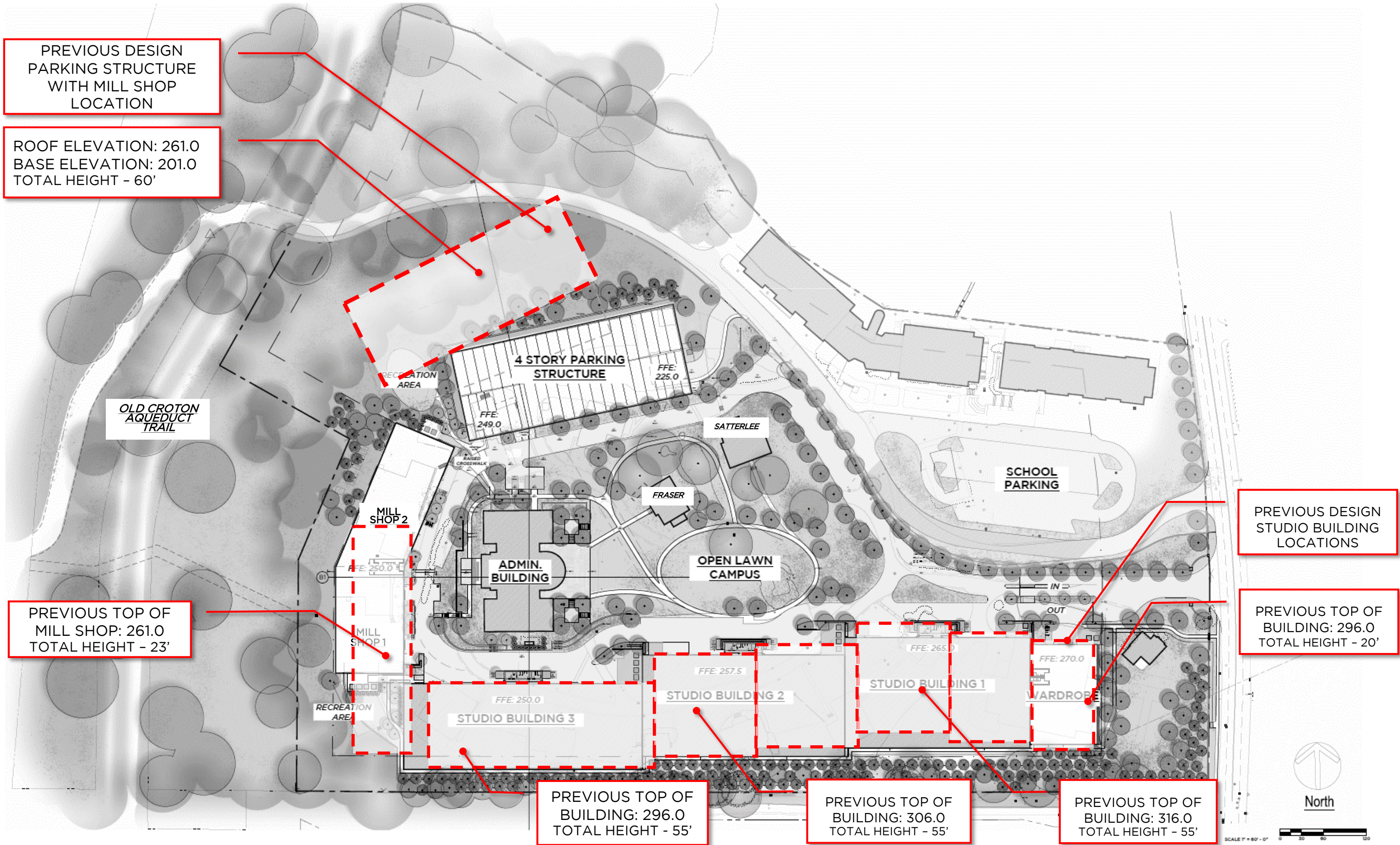
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## VIEW OF STUDIOS ON CAMPUS

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## ELECTRIC OWL STUDIOS

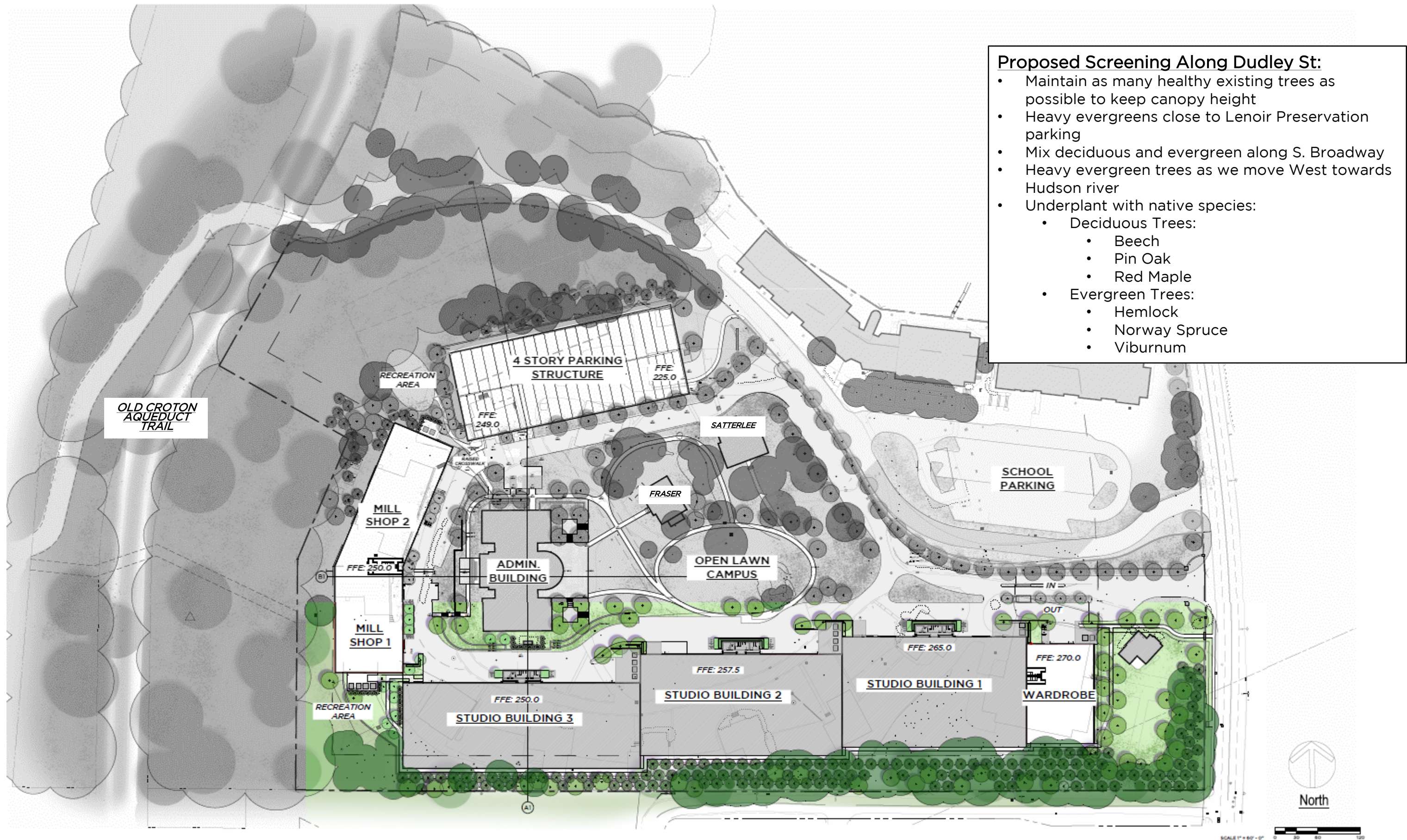
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PREVIOUS BUILDING  
LOCATIONS AND HEIGHTS

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### Proposed Screening Along Dudley St:

- Maintain as many healthy existing trees as possible to keep canopy height
- Heavy evergreens close to Lenoir Preservation parking
- Mix deciduous and evergreen along S. Broadway
- Heavy evergreen trees as we move West towards Hudson river
- Underplant with native species:
  - Deciduous Trees:
    - Beech
    - Pin Oak
    - Red Maple
  - Evergreen Trees:
    - Hemlock
    - Norway Spruce
    - Viburnum

## ELECTRIC OWL STUDIOS

1 S BROADWAY  
HASTINGS ON HUDSON, NY

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DRAWING NO.:

PROPOSED SCHEMATIC  
PLANTING – DUDLEY ST

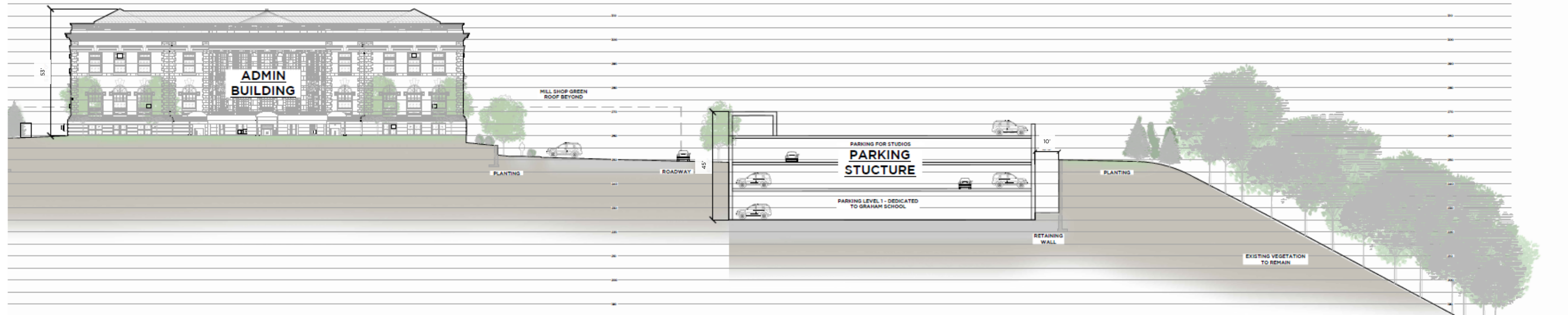
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- Proposed Site Sections:**
- Emphasize importance of Administration Building
  - Minimize visual impact of parking structure
  - Maintain pedestrian connections to all buildings existing and proposed

**SECTION A1**  
SCALE 1" = 20' - 0"



**SECTION A1 CONTINUED**  
SCALE 1" = 20' - 0"



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# ELECTRIC OWL STUDIOS

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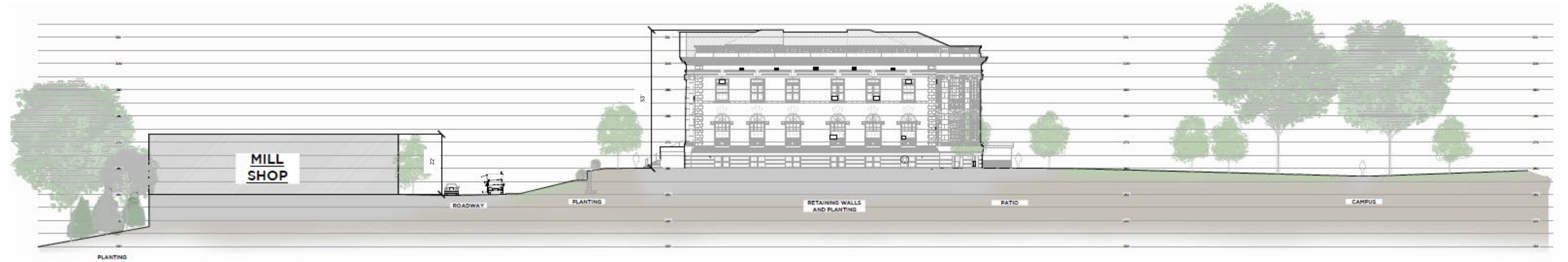
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PROPOSED SITE SECTIONS

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- Proposed Site Sections:**
- Emphasize importance of Administration Building
  - Minimize visual impact of parking structure
  - Maintain pedestrian connections to all buildings existing and proposed

**SECTION B1**  
SCALE 1" = 20' - 0"



# ELECTRIC OWL STUDIOS

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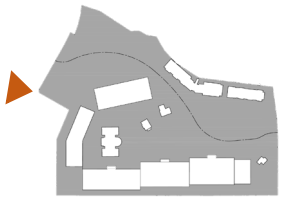


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ELECTRIC OWL STUDIOS

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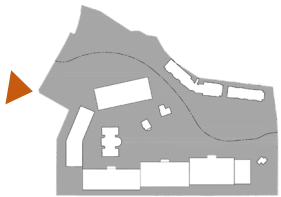


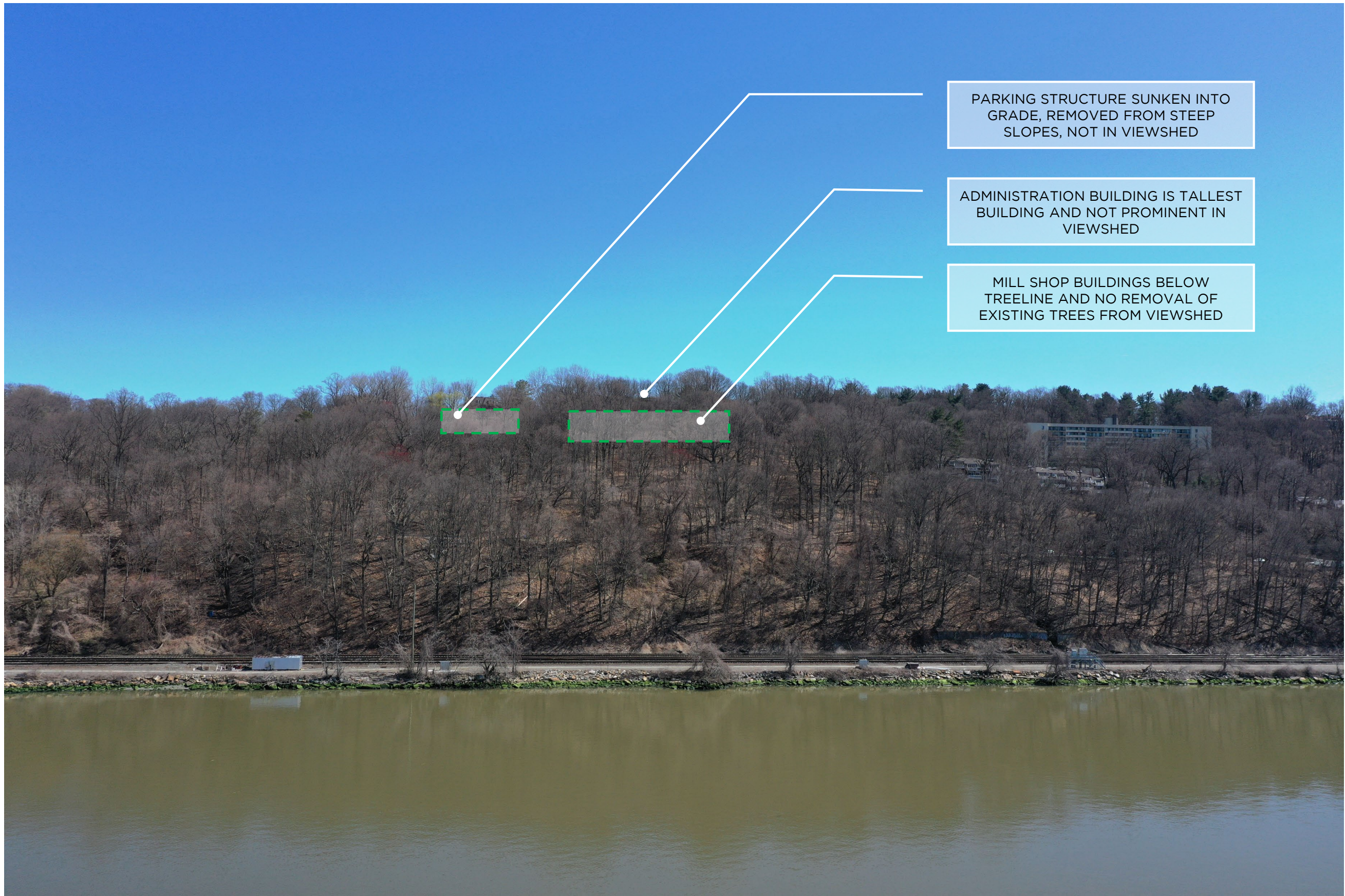
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1 S BROADWAY  
HASTINGS ON HUDSON, NY

DATE 04/14/23





PARKING STRUCTURE SUNKEN INTO GRADE, REMOVED FROM STEEP SLOPES, NOT IN VIEWSHED

ADMINISTRATION BUILDING IS TALLEST BUILDING AND NOT PROMINENT IN VIEWSHED

MILL SHOP BUILDINGS BELOW TREELINE AND NO REMOVAL OF EXISTING TREES FROM VIEWSHED



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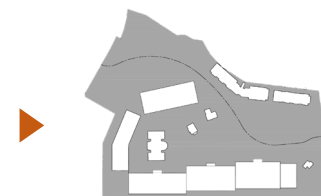
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## ELECTRIC OWL STUDIOS

1 S BROADWAY  
HASTINGS ON HUDSON, NY

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DRAWING NO.:

EXISTING VIEW FROM  
HUDSON RIVER @30'

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Lot area: 23.97 ac (1,044,175 sf)

- Studio: 17.28 ac (752,817 sf)
- School: 6.69 ac (291,358 sf)

PROPOSED SUB  
DIVISION LINE

PROPOSED STUDIO  
PROPERTY



# ELECTRIC OWL STUDIOS

1 S BROADWAY  
HASTINGS ON HUDSON, NY

DATE 04/14/23

DRAWING NO.:

PROPOSED PROPERTY  
SUBDIVISION

## EXHIBIT I ZONING TABLE

Existing & Proposed Dimensional Parameters for the Redevelopment of the Subject Premises

VILLAGE OF HASTINGS-ON-HUDSON ZONING TABLE					
1 S. BROADWAY: ZONING DISTRICT					
ITEM	SCHOOL			STUDIO	
	REQUIRED <sup>1</sup>	CURRENT	PROPOSED	PETITION	PROPOSED
Min. Lot Area	3 Acres + 1 Acre per 100 Pupils	23.97 acres	6.69 acres	10 acres	17.28 acres
Min. Lot Width	150 ft	791 ft	203 ft	150 ft	655 ft
Max Building Height	35 ft	62 ft (Existing non-conforming)	62 ft (Existing non-conforming)	55 Ft	55 ft
Max. Building Coverage	15%	13%	13%	35%	24%
Max. Impervious Coverage	40%	35%	37%	40%	39%
Min. Front Yard	150 ft	48 ft (Existing non-conforming)	48 ft (Existing non-conforming)	150 ft	150 ft
Min. Side Yard	50 ft	0 ft (Existing non-conforming)	0 ft (Existing non-conforming)	50 ft	50 ft <sup>2</sup>
Min. Rear Yard	50 ft	50 ft	50 ft	50 ft	50 ft
Car Parking Spaces	1 space/employee + 1 space / 12 pupils (225 required)	135	232	For Multimedia Production Studio space: 1 parking space/1,000 square feet of gross floor area; and for a free-standing building devoted exclusively to office use: 1 parking space/250 square feet of GFA. (330 required) <sup>3</sup>	331

<sup>1</sup> Combines R-20 and Gateway Cluster Overlay District

<sup>2</sup> Generally, the design for the Subject Premises also includes a 50-foot side yard setback (other than the Broadway frontage, which has a 150-foot setback). However, one area on the south side of the Subject Premises is unable to comply with that 50-foot side yard setback given the configuration of the interior access road and the need to provide adjacent space for trucks to access one of 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.

<sup>3</sup> Total gross floor area (GFA) in existing free-standing buildings to remain will not be dedicated exclusively to office. Portions of the GFA will be [storage and/or cafeteria](#), which are redundant uses on the campus, whereby new parking spaces are not required for that portion.

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PARKING COUNT	
<b>STUDIO:</b>	
FOR MULTIMEDIA PRODUCTION STUDIO SPACE: 1 PARKING SPACE/1,000 SQUARE FEET OF GROSS FLOOR AREA; AND FOR A FREE-STANDING BUILDING DEVOTED EXCLUSIVELY TO OFFICE USE: 1 PARKING SPACE/250 SQUARE FEET OF GFA. (330 REQUIRED)	
OFFICE USE G.F.A.:	36,967 SF
STUDIO USE G.F.A.:	182,000 SF
REQUIRED PARKING FOR OFFICE USE: 36,967/250	148 STALLS
REQUIRED PARKING FOR STUDIO USE: 182,000/1,000	182 STALLS
TOTAL STUDIO REQUIRED PARKING:	330 STALLS
PROPOSED SURFACE PARKING:	19 STALLS
PROPOSED PARKING DECK:	312 STALLS
TOTAL STUDIO PARKING:	331 STALLS
<b>SCHOOL:</b>	
1 SPACE/EMPLOYEE + 1 SPACE / 12 PUPILS (225 REQUIRED)	
EXISTING PARKING:	35 STALLS
PROPOSED SURFACE PARKING:	76 STALLS
PROPOSED PARKING DECK:	121 STALLS
TOTAL SCHOOL PARKING:	232 STALLS

LOT COVERAGE	
LOT AREA:	23.97 AC (1,044,175 SF)
STUDIO:	17.28 AC (752,817 SF)
SCHOOL:	6.69 AC (291,358 SF)
EXISTING IMPERVIOUS AREA:	8.35 AC (363,792 SF)
PERCENTAGE OF TOTAL LOT AREA:	35%
SCHOOL PARCEL IMPERVIOUS AREA:	2.47 AC (107,743 SF)
IMPERVIOUS COVERAGE:	37%
BUILDING COVERAGE:	13%
STUDIO PARCEL IMPERVIOUS AREA:	6.75 AC (294,068 SF)
IMPERVIOUS COVERAGE:	39%
BUILDING COVERAGE:	24%
PROPOSED STUDIO GREEN ROOF:	1.04 AC (45,357 SF)
PROPOSED PERVIOUS PAVERS:	0.51 AC (22,076 SF)
PROPOSED PERVIOUS PAVEMENT:	0.47 AC (20,307 SF)
<b>SETBACKS</b>	
FRONT:	150 FT
SIDE:	50 FT
REAR:	50 FT



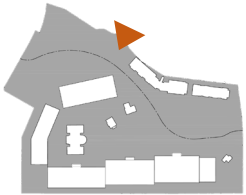
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ELECTRIC OWL STUDIOS

1 S BROADWAY  
HASTINGS ON HUDSON, NY

DATE 04/14/23



- Site Constraints:**
- Messy vehicular circulation
  - Steep slopes
  - Vegetative separation from Old Croton Aqueduct Trail (C.A.T.)
  - Minimal pedestrian focused connectivity
  - Separate Graham School property and circulation from Electric Owl Studios property and circulation

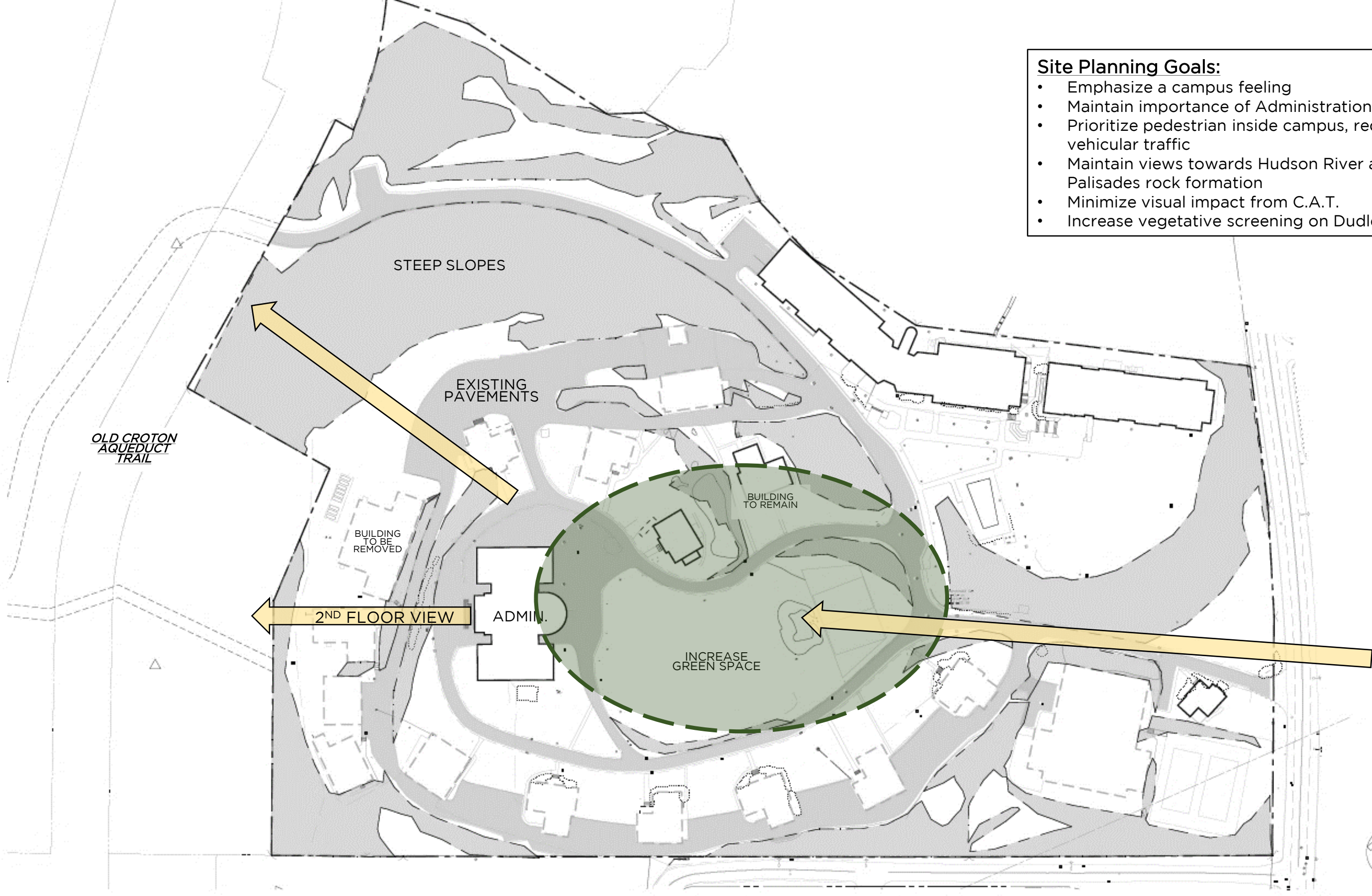


**ELECTRIC OWL STUDIOS**

1 S BROADWAY  
HASTINGS ON HUDSON, NY

DATE 04/14/23

- Site Planning Goals:**
- Emphasize a campus feeling
  - Maintain importance of Administration Building
  - Prioritize pedestrian inside campus, reduce vehicular traffic
  - Maintain views towards Hudson River and Palisades rock formation
  - Minimize visual impact from C.A.T.
  - Increase vegetative screening on Dudley St.



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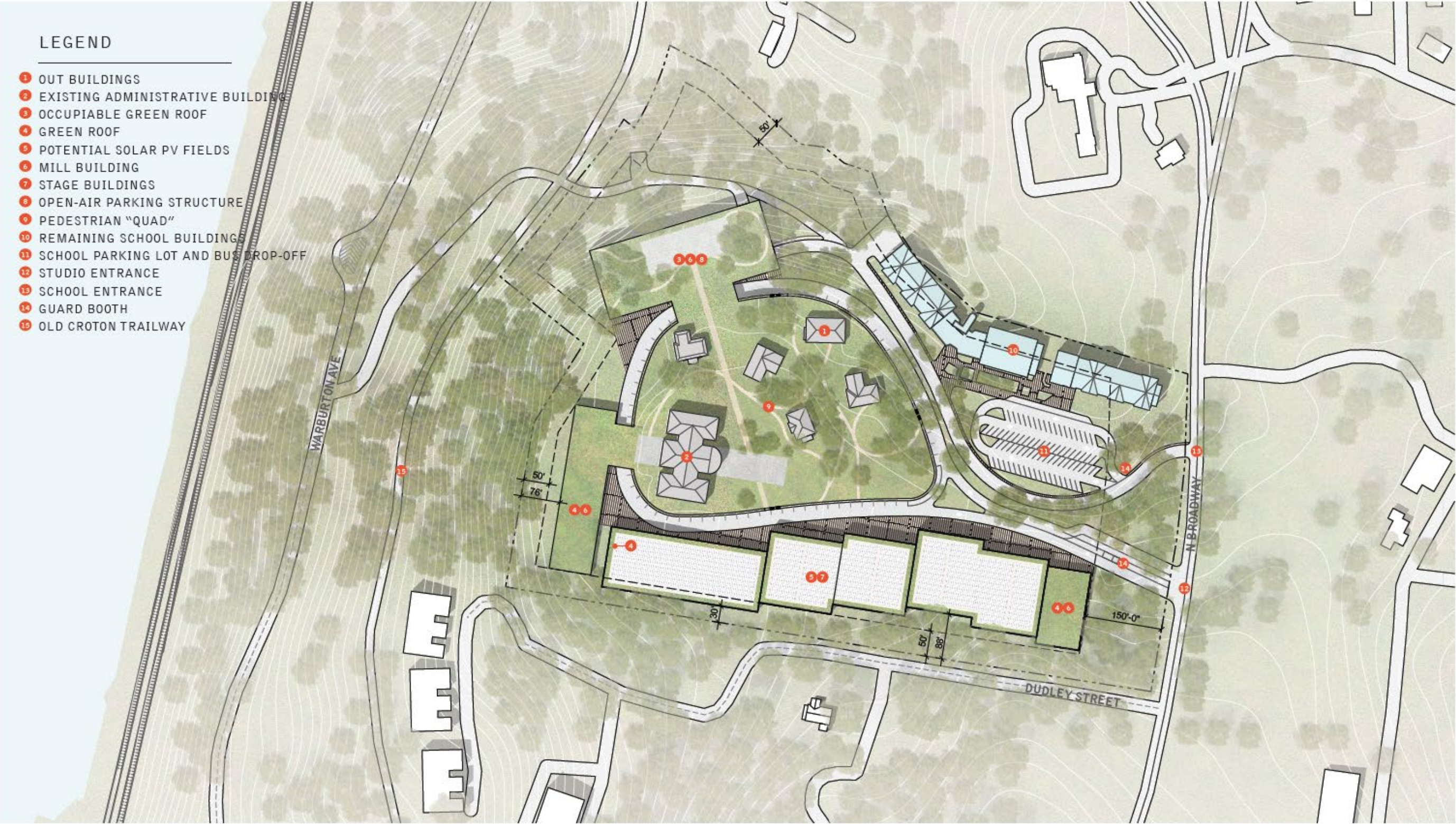
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## SITE ANALYSIS

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MICHAEL  
MALTZAN  
ARCHITECTURE



SCALE - 1 : 2000 | PROPOSED SITE PLAN

11/15/2022 5

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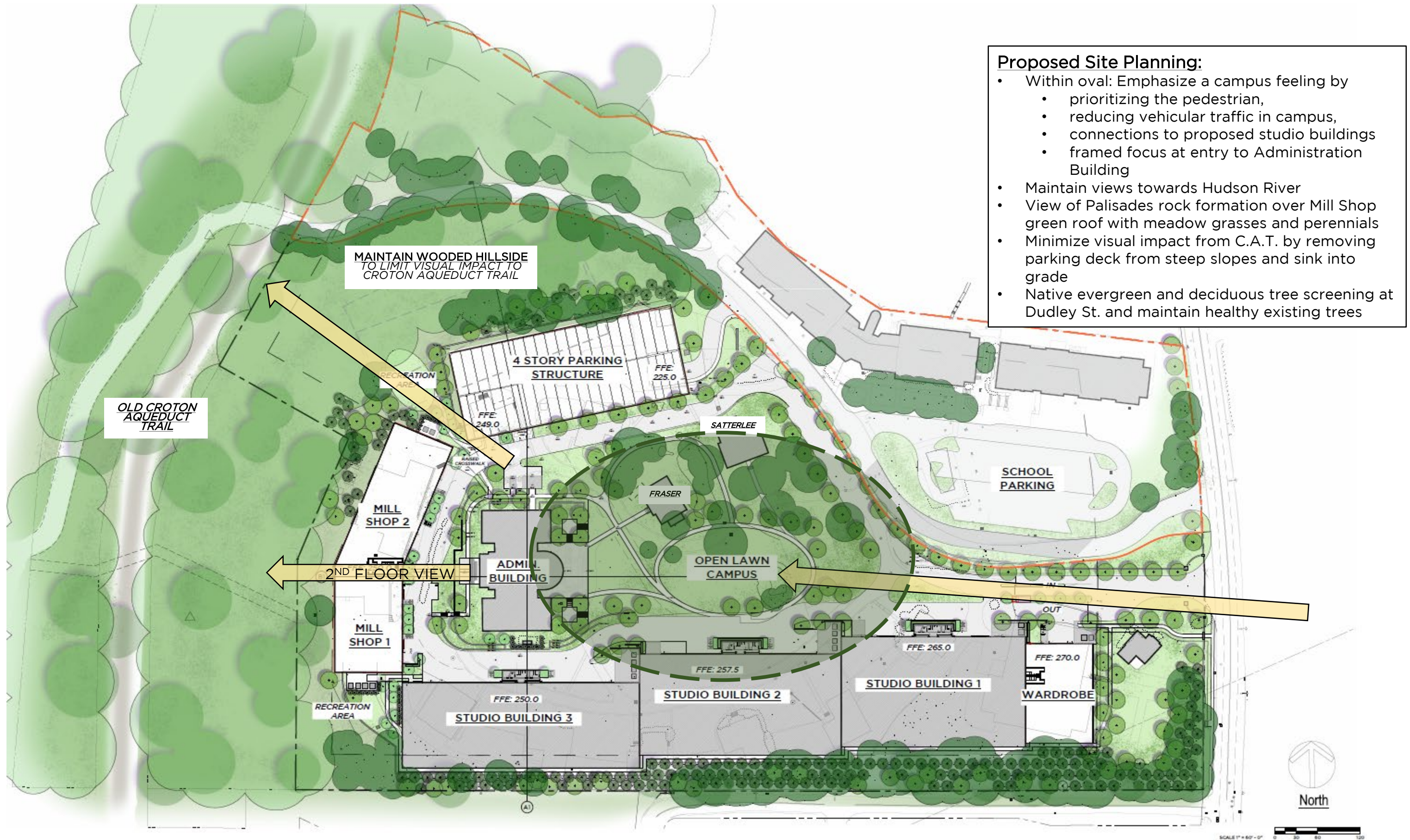
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PREVIOUS SCHEMATIC  
DESIGN

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### Proposed Site Planning:

- Within oval: Emphasize a campus feeling by
  - prioritizing the pedestrian,
  - reducing vehicular traffic in campus,
  - connections to proposed studio buildings
  - framed focus at entry to Administration Building
- Maintain views towards Hudson River
- View of Palisades rock formation over Mill Shop green roof with meadow grasses and perennials
- Minimize visual impact from C.A.T. by removing parking deck from steep slopes and sink into grade
- Native evergreen and deciduous tree screening at Dudley St. and maintain healthy existing trees

## ELECTRIC OWL STUDIOS

1 S BROADWAY  
HASTINGS ON HUDSON, NY

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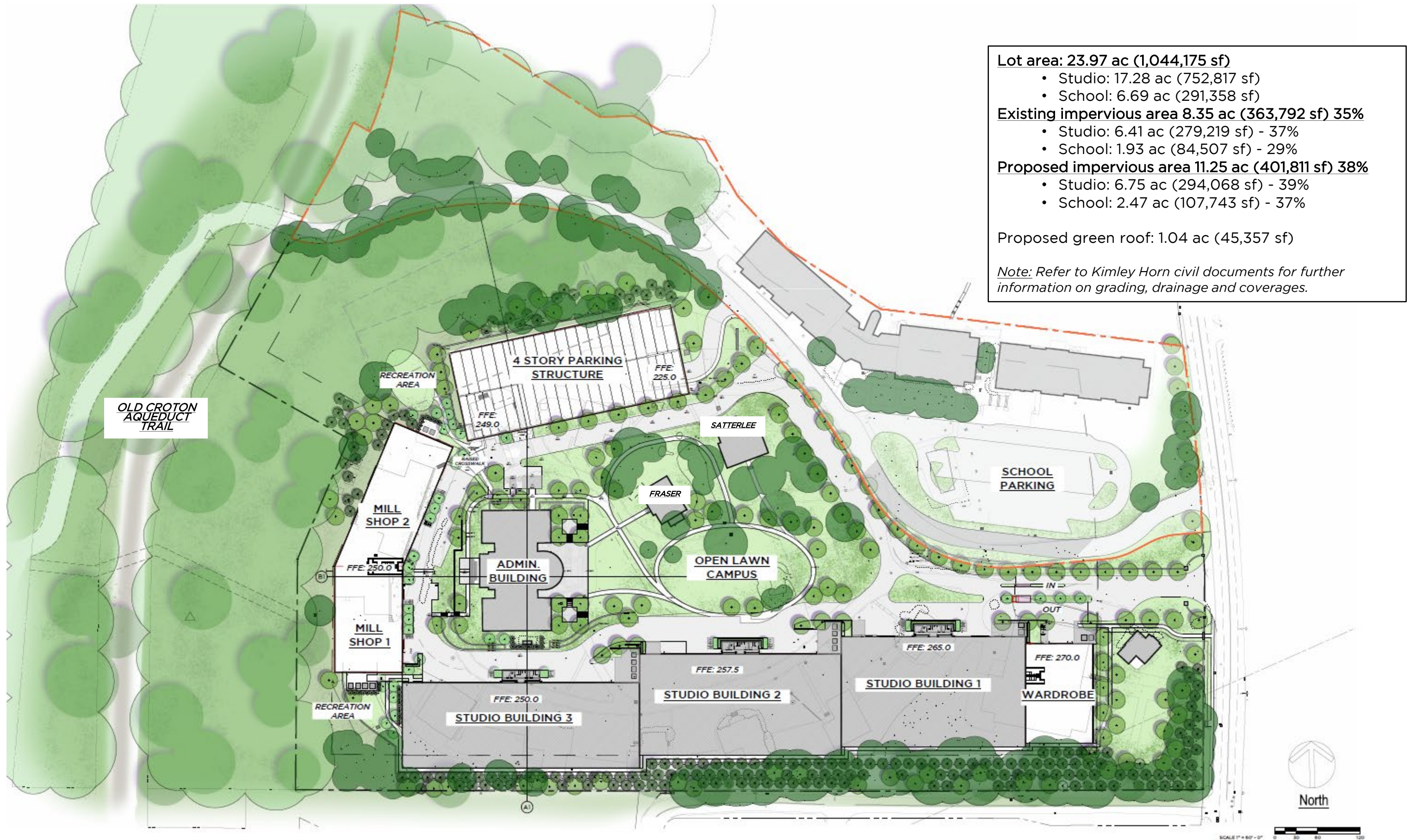
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### PROPOSED SITE PLANNING

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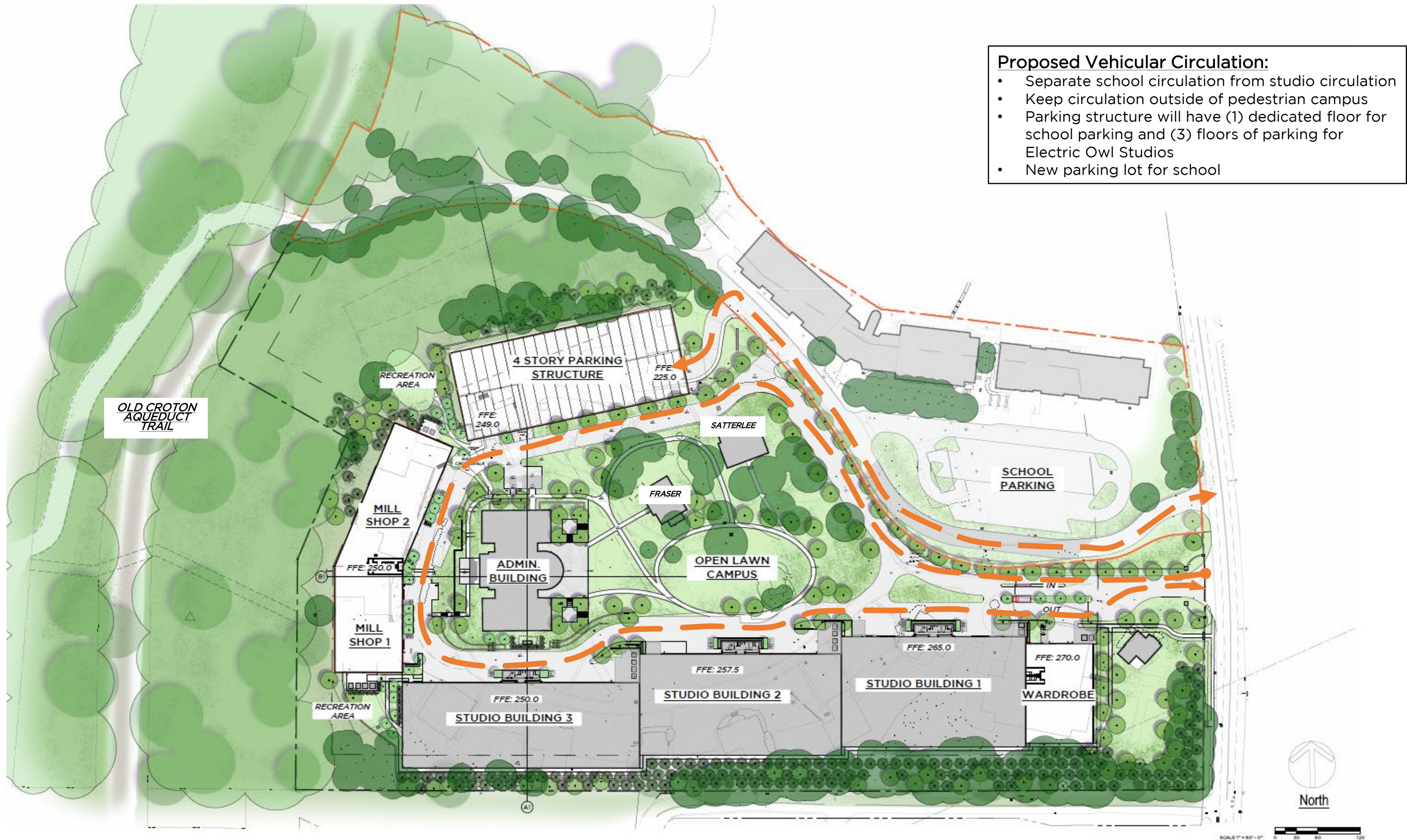
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PROPOSED SCHEMATIC  
SITE PLAN

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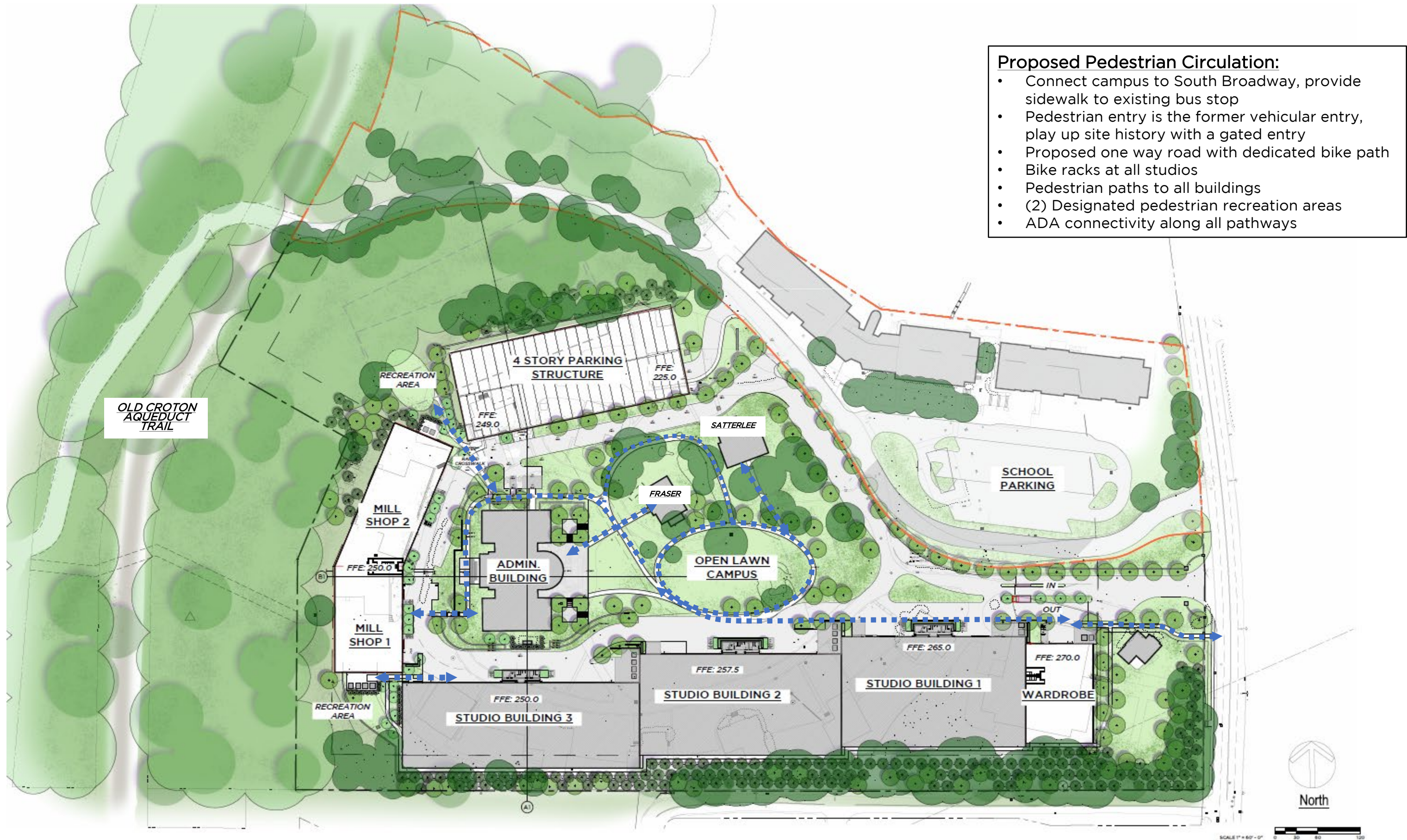
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### PROPOSED VEHICULAR CIRCULATION

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## ELECTRIC OWL STUDIOS

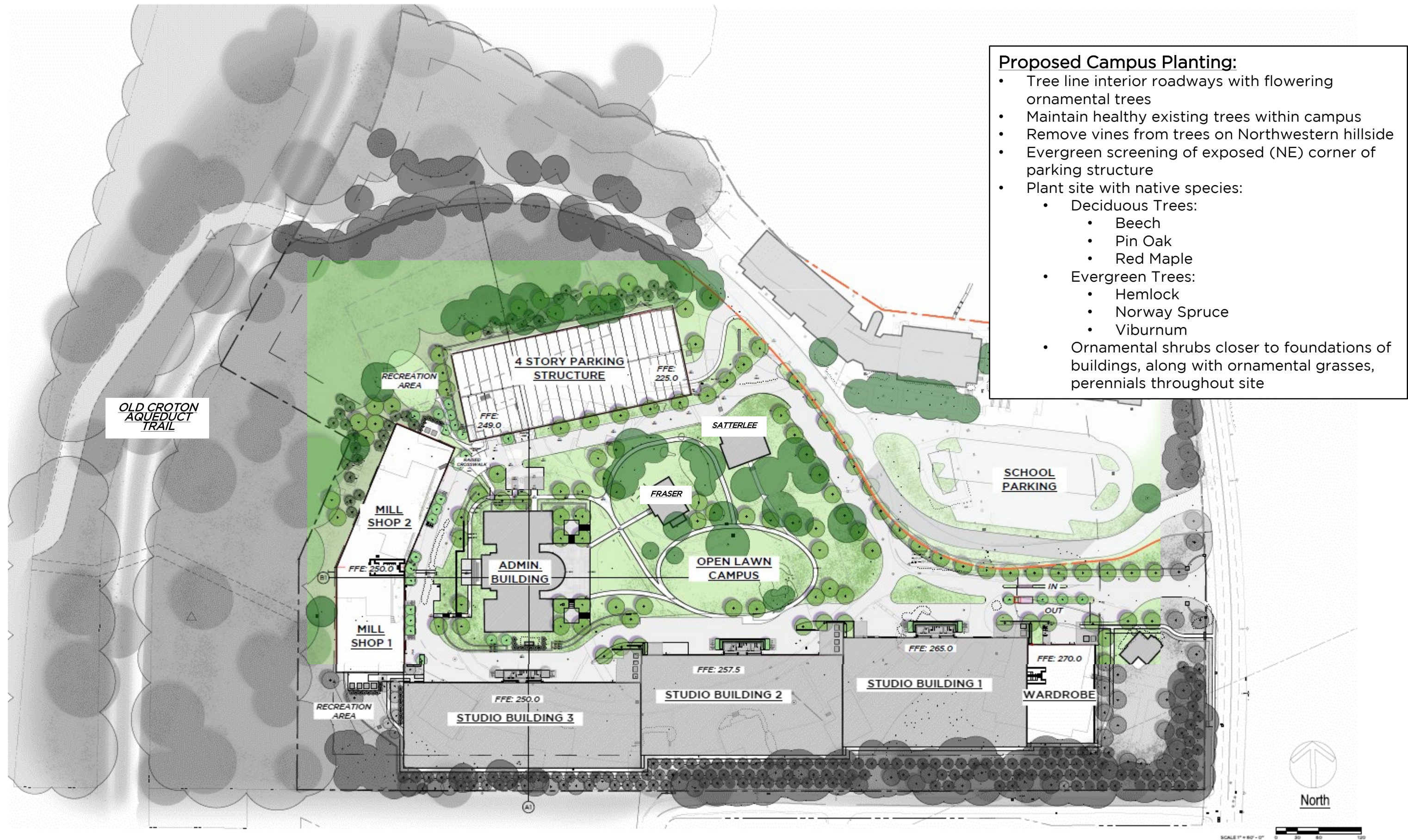
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### PROPOSED PEDESTRIAN CIRCULATION

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PROPOSED SCHEMATIC  
PLANTING – CAMPUS

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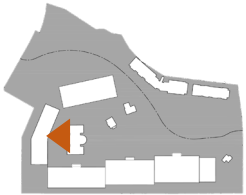


BEFORE:

ELECTRIC OWL STUDIOS

1 S BROADWAY  
HASTINGS ON HUDSON, NY

DATE 04/14/23





**AFTER:**



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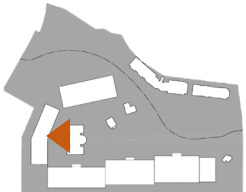
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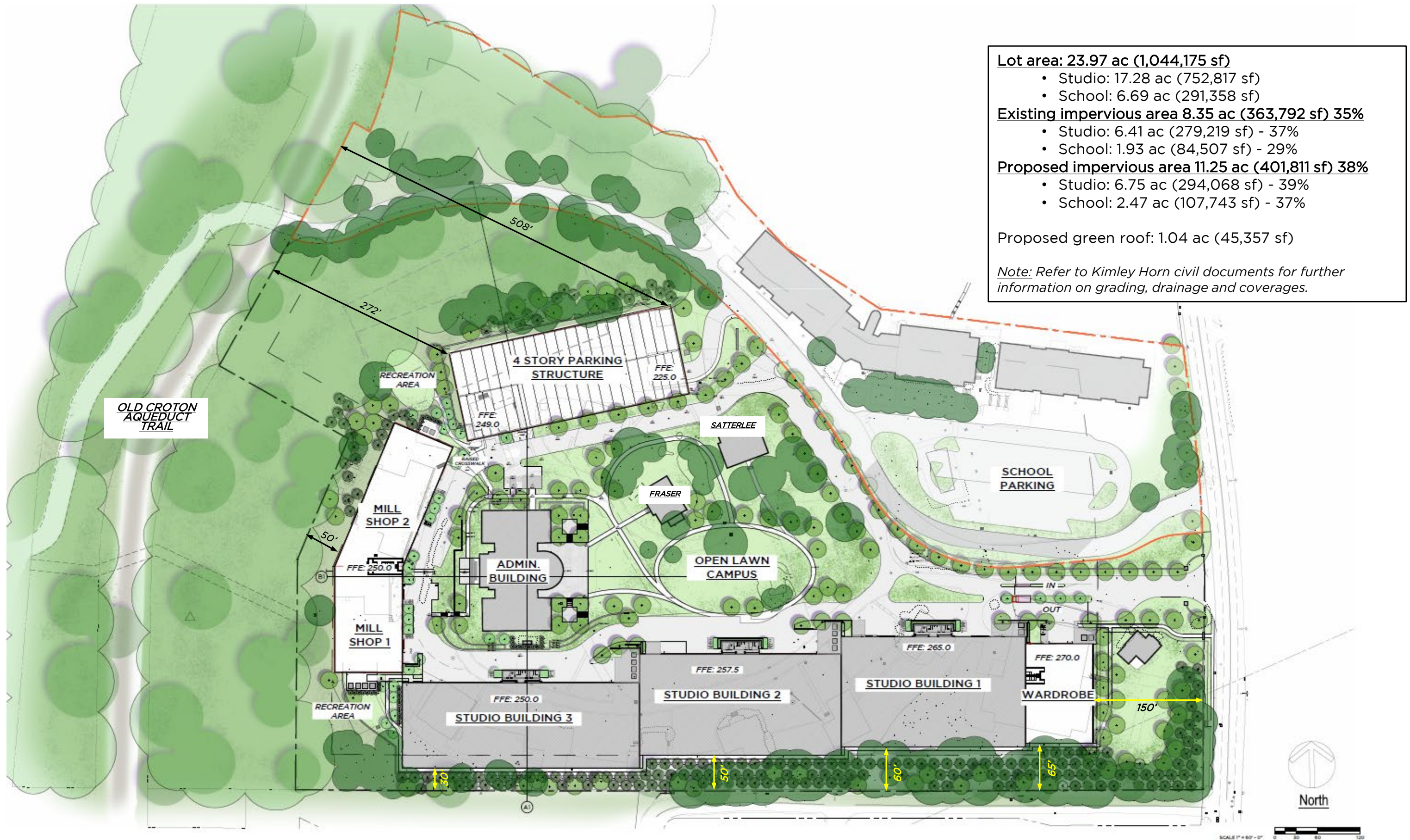
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**VIEW TOWARDS HUDSON  
FROM ADMIN STEPS**

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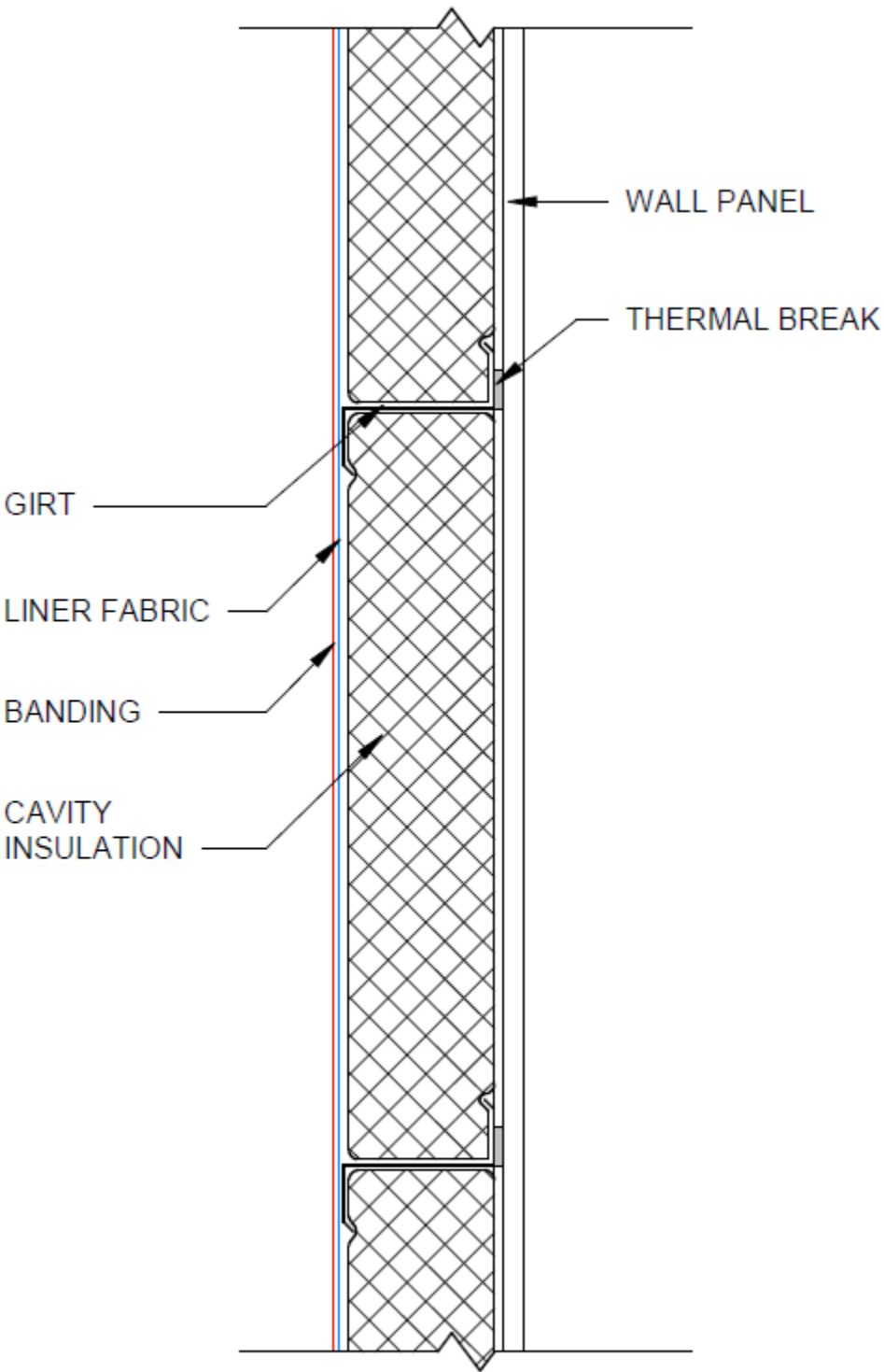
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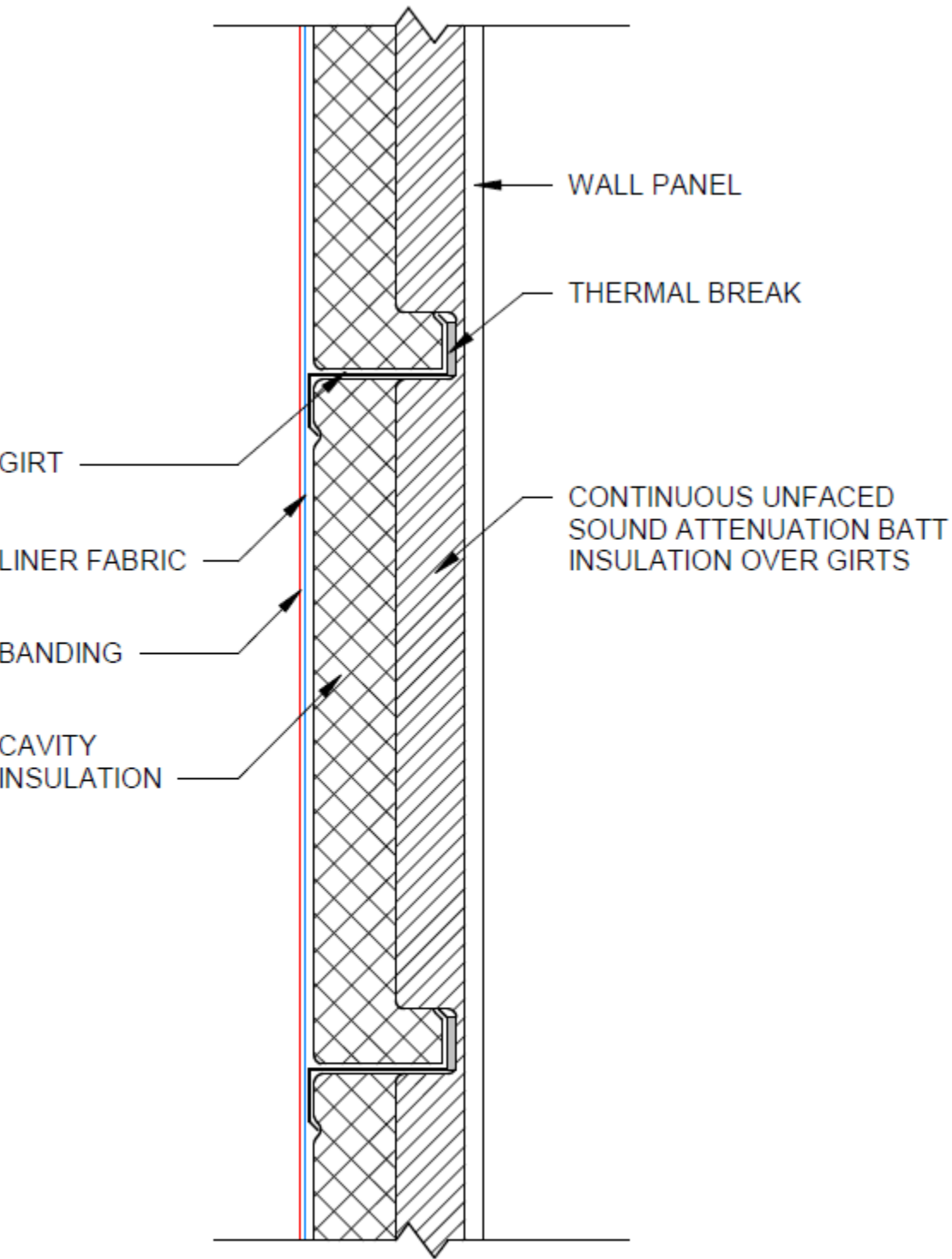
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PROPOSED SCHEMATIC  
SITE PLAN

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ELECTRIC OWL STUDIOS ATLANTA  
MILL SHOP WALL SECTION  
SINGLE LAYER WALL SYSTEM



ELECTRIC OWL STUDIOS HASTINGS ON HUDSON  
MILL SHOP WALL SECTION  
DOUBLE LAYER WALL SYSTEM



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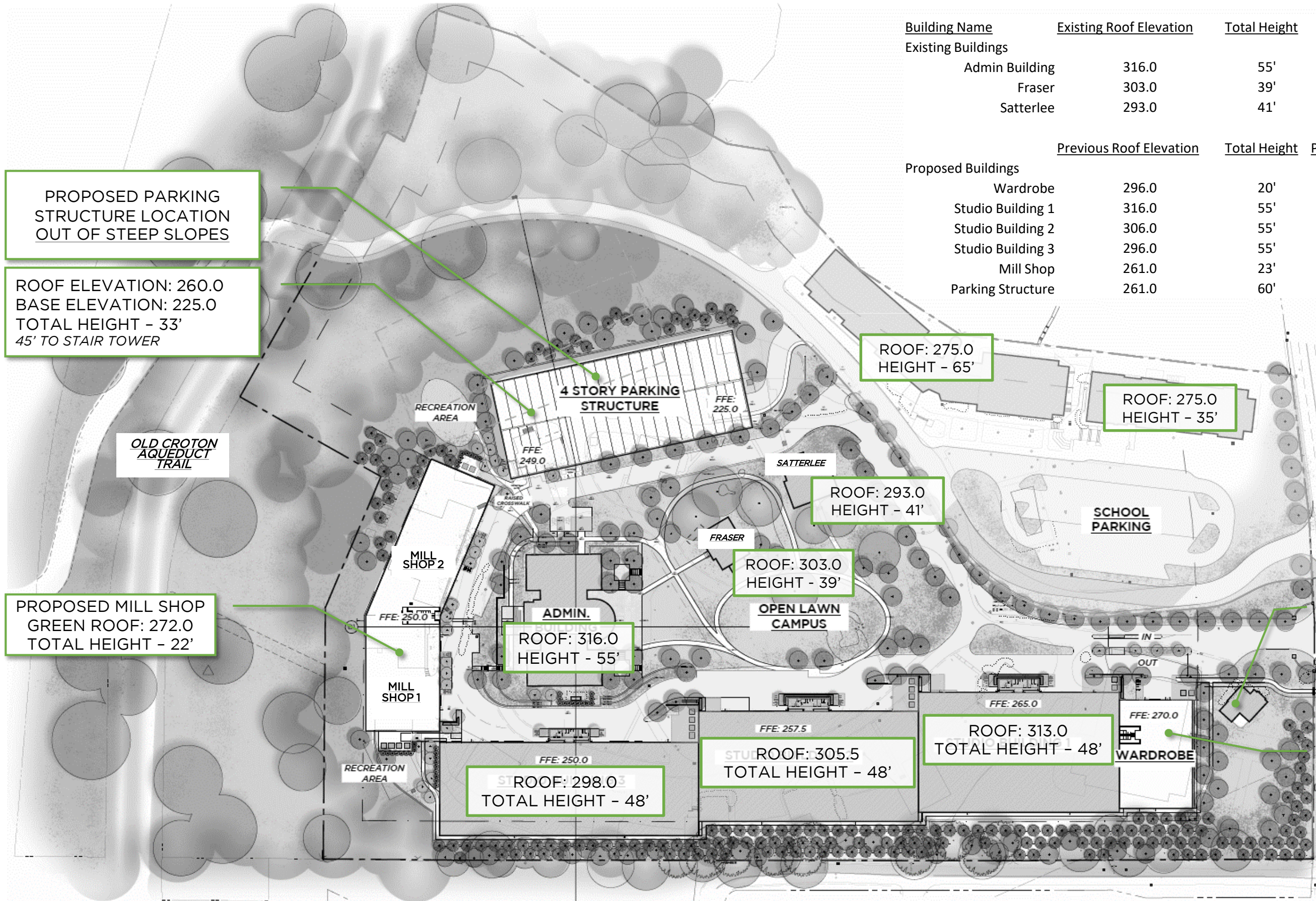
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DRAWING NO.:

PROPOSED WALL SECTION  
COMPARISON TO ATLANTA

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<u>Building Name</u>	<u>Existing Roof Elevation</u>	<u>Total Height</u>		
Existing Buildings				
Admin Building	316.0	55'		
Fraser	303.0	39'		
Satterlee	293.0	41'		
	<u>Previous Roof Elevation</u>	<u>Total Height</u>	<u>Proposed Roof Elevation</u>	<u>Total Height</u>
Proposed Buildings				
Wardrobe	296.0	20'	305.0	35'
Studio Building 1	316.0	55'	313.0	48'
Studio Building 2	306.0	55'	305.5	48'
Studio Building 3	296.0	55'	298.0	48'
Mill Shop	261.0	23'	272.0	22'
Parking Structure	261.0	60'	260.0	33'



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## ELECTRIC OWL STUDIOS

1 S BROADWAY  
HASTINGS ON HUDSON, NY

DATE 04/14/23

DRAWING NO.:

PROPOSED BUILDING  
LOCATIONS AND HEIGHTS

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- KEY**
- EXISTING TREE TO REMAIN (270)
  - EXISTING TREE TO BE REMOVED (214)
  - PROPOSED TREES (421)
- NOTES:**
- TREE SIZES AND LOCATIONS BASED ON TREE SURVEY COMPLETED BY SAV-A-TREE DATED 3/30/23. REFER TO SUPPLEMENTAL DOCUMENTS FOR TREE SPECIES AND HEALTH
  - TREE CANOPY IS APPROXIMATED



SCALE 1" = 60' - 0"

# ELECTRIC OWL STUDIOS

1 S BROADWAY  
HASTINGS ON HUDSON, NY

DATE 04/14/23

DRAWING NO.:  
  
EXISTING AND PROPOSED  
TREE COMPARISON

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