APPENDIX Q

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BY E-MAIL AND OVERNIGHT 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
Supplemental Submission
Subject Premises: 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 and the enclosed materials in furtherance of the pending Application and to respond to questions raised at the September 21, 2023 Joint Meeting of the Village Board and Planning Board, and comments received thereafter.

For ease of review, the comments or questions appear below in ***bold italics*** with the responses set forth thereunder.

Comments from September 21, 2023 Joint Meeting and Applicant's Responses:

1. ***Do the setbacks contained in Section 295-85.1 of the Zoning Law, entitled Gateway Cluster Overlay District, apply to the proposed Multimedia Production Studio?***

   The Gateway Cluster Overlay District does not apply to a two-lot commercial/institutional subdivision as proposed for this site. Instead, the Gateway Cluster Overlay District was conceived as a method to require a cluster subdivision to encourage detached, semi attached and attached housing units in a residential subdivision. The development standards proposed for the Gateway Cluster Overlay District include a 150-foot front yard setback and a 50-foot perimeter setback.

   While the Multimedia Production Studio would not be subject to the Gateway Cluster Overlay requirements, the Petition filed to amend the Zoning Ordinance sets dimensional constraints that include a 150-foot setback from South Broadway and a 50-foot setback

from other property lines, as further detailed below. The existing Matthews Cottage and the existing brick walls are proposed to remain in-place, or to be reconstructed substantially in the same location (adjusted to improve sightlines). These improvements are currently located less than 150 feet from South Broadway.

It is noted that under the Zoning Ordinance the property would be considered a "corner lot" with two (2) front yards, which conclusion was not identified when the Petition was filed. Accordingly, rather than the Petition proposing a 150-foot front yard setback, such a 150-foot setback distance for buildings would need to apply only to the South Broadway frontage. Along the Dudley Street boundary line, the proposed setback would be 50-feet as stated in the Petition, but (also as noted in the Petition) there is a single, studio building along the southerly portion of the property that cannot meet that 50-foot setback. Instead, it would have a setback of about 30 feet from the southerly property line, where that portion of the property is not close to Dudley Street. Other than that exception, all of the other proposed buildings would be setback 50-feet along Dudley Street.

The existing driveway is proposed to be modified and used for vehicular access to the Multimedia Production Studio with a new, separate driveway created for the School. Given the position of the existing Administration Building, its preservation together with other existing buildings, would not be feasible with use of the existing driveway if a 150-foot setback were required from Dudley Street, as fire truck circulation and a driveway width of 26-feet could not be accommodated.

2. ***How has New York State Historic Preservation Office (SHPO) responded to the proposed removal of buildings at the property given the history of the site?***

In 2022, SHPO determined that the Graham School campus is National Register-eligible; the campus is significant under Criterion A in the areas of Social History and Education for its association with efforts to care for disadvantaged children. The organization is considered the oldest childcare agency in New York State.

The campus is also among the earliest, if not the first, to adopt a "cottage plan," where groups of children lived in separate residences supervised by house parents. This successful innovation became a model for childcare institutions across the country. Moreover, the Graham campus is significant under Criterion C in the area of Architecture for its collection of Beaux-Arts buildings, most notably its Administration Building designed by architect James B. Baker.

Based on an exhaustive Alternatives Analysis requested by SHPO, it has advised that the proposed action, which will preserve the iconic Administrative Building and three of the functional cottages, is considered to be a prudent and feasible alternative to preserving all the buildings. In addition, we understand that SHPO is satisfied that the revised parking garage plans with a reduced footprint, more easterly location, and evergreen landscaping will not negatively impact the Old Croton Aqueduct Trail.

Imposing a minimum 150-foot building setback from Dudley Street would eliminate the ability to preserve the Administration Building, overall campus structure and 4 eligible buildings as described to SHPO, not meeting any of its objectives.

3. ***Can the parking deck be reduced in size? Can the parking lot for the School be reduced? Can bus loading be located under the garage?***

In response to Village comments, the parking garage has been reduced in size. The Applicant has coordinated with the School to allow a smaller footprint for School parking within the garage. For the Studio, the Applicant will rely on "valet" style parking to accommodate projected peak demand, which occurs infrequently. These changes will reduce the size of the parking structure by one bay, reducing the footprint, and will shift the garage to an area where less excavation is required.

- For the Studio, there will be 361 total vehicles able to be accommodated on-site: 262 parking spaces in the garage; 19 spaces along the internal driveways; and 80 additional vehicles able to be accommodated in the garage using "valet" style parking on peak days. Based upon the proposed amendment to the Zoning Ordinance a total of 351 parking spaces would be required.[1] The Zoning Amendment would authorize the Planning Board in connection with Site Plan Approval to allow "valet" parking to minimize the size and number of parking spaces to be constructed for such use.
- For the School, there will be 212 parking spaces, as compared to the initially proposed 225 parking spaces.[2]

The parking lot in front of the School cannot be reduced in size. This surface parking lot has been designed to accommodate bus loading and queuing, as well as to provide

[1] Studio requires parking at a ratio of 1 space / 1,000 square feet x 202,270 square feet; and the Studio office use requires parking at a rate of 1 space / 250 square feet x 36,967 square feet = 351 spaces.

[2] The School requires 212 parking spaces as follows: 1 parking space for every 12 students = 28 parking spaces for 336 students; and 1 parking space per staff member = 184 parking spaces.

convenient parking proximate to the School. However, as noted above, the plans have been revised to reduce the number of School spaces in the parking structure.

The bus drop-off and pick-up area cannot be relocated to the first level of the garage, nor can a structured garage be located on the area of the site where the School's proposed parking lot is shown. The structure of the garage and its columns, the height of the buses and the proximity of the at-grade parking lot to the School buildings render that option infeasible to implement.

4. ***Can further architectural information be provided, such as Sections to show adjacent grades to better enable an understanding of the full height of the studio walls as viewed from the south? It would help to have perspectives looking down from Dudley Street from Broadway, back up, and from the Lenoir Preserve parking lot toward the Studios.***

Additional architectural plans are enclosed, including those prepared to respond to these Sections to show the grade difference between Dudley Street entitled, "Electric Owl Studios, 1 S. Broadway, Hastings on Hudson, NY," prepared by Granoff Architects, dated October 30, 2023, consisting of the following sheets:

a. (L.3.0) "Site Sections A"
b. (L.3.1) "Site Sections B"
c. (L.3.2) "Site Sections C"

In addition, enclosed is a duplicate set of images in an eighteen-page binder previously submitted to the Village Board of Trustees, consisting of "Before" and "After" photo-simulations from multiple viewsheds identified by the Village's Planning Consultant, which include (View 2-3) "View from Lenoir Preserve parking lot entry on Dudley Street."

5. ***How will trucks travel to the Site and how many trucks will be routed through the Village along South Broadway?***

As provided in the September 6, 2023 Kimley-Horn Response to Sam Schwartz's TIS Review (p. 2-3), it is expected there will be between 4 and 5 trucks coming to the site on a typical day. The Applicant advises the only trucks that would come to the site daily would deliver mail, FedEx, and UPS. Garbage trucks for trash removal are expected to come to the site two times per week and landscaping maintenance trucks are expected to come to the site one time per week. All these vehicles would be box trucks (tractor trailer truck arrivals and departures are infrequent and not regular).

As stated on page 49 of the Electric Owl Studios EAF Supplement, dated September 14, 2023, it is expected that 60% of trucks visiting the site will travel via Executive Boulevard, which connects with I-87 via other roadways. The remaining trucks will be travelling through the Village of Hastings, which are estimated to be about 2 trucks daily.

6. ***Are sightlines safe for vehicles entering and exiting the site? Is a left-turn lane planned along South Broadway?***

   As provided in the September 6, 2023 Kimley-Horn Response to Sam Schwartz's TIS Review (p. 10; see sheets SD-1.1 and SD-1.2 on p. 34-35), sightlines have been reviewed at both driveways. The provided sightlines at both driveways are designed to meet or exceed the AASHTO-required intersection sight distances to allow motorists to enter and exit safely.

   The Applicant is willing to install a left-turn lane, but its implementation is dependent upon New York State Department of Transportation ("NYSDOT") approval. The Applicant has requested a NYSDOT meeting to discuss site access and improvements.

7. ***To evaluate traffic after construction, can a post-impact study be required to be conducted to see whether the projected traffic counts were accurate?***

   The Applicant is willing to commit to providing a post-impact study after construction to determine whether traffic projections were based on accurate calculations and if there are any issues to be mitigated.

8. ***Can all proposed sidewalks be shown in renderings and is a sidewalk proposed along S. Broadway?***

   Preliminary site plans have been revised to incorporate a sidewalk along S. Broadway from the existing bus stop at the south end of the site to the new Graham School driveway entrance, continuing internally along the School's driveway to provide pedestrian access from South Broadway to the School building. The proposed sidewalk along South Broadway also will provide separate pedestrian access to the Studio site passing adjacent to Matthews Cottage at the entry gate.

9. ***Will there be green roofs on the Mill buildings and the Wardrobe building? Where will green roofs be provided?***

   Extensive green roofs are proposed on both the Mill and the Wardrobe buildings. With a combined footprint of 55,020 square feet, and assuming an extensive green roof buildup of 3" of growing media over a capillary retention mat, the green roofs have the potential to

manage a volume of 71,455 gallons, which is equivalent to a 2-inch rainstorm hitting the impervious rooftop area.

An extensive green roof can support plants such as *Sedum spp., Delosperma spp., Orostachys spp., Talinum calycinum, Allium schoenoprasum, Aesclepias tuberosa, Dianthus carthusianorum*, etc. All these plants attract pollinators like bees and butterflies and other insects.

While rain is not entirely retained by the green roof system, the green roof will significantly help stormwater management by capturing and detaining rain until the system is fully saturated. Any volume that exceeds the absorption capacity of the green roof will be discharged with a time lag at a lower flow rate over an extended period. Once rainwater that has percolated through the system starts to find its way to the building's drains, the overall volume of stormwater runoff will have effectively been reduced and delayed, helping to shrink peak intensity. The civil engineering plans will incorporate the proposed green roof systems into the stormwater management plan.

10. ***How will stormwater reduction be maximized? Can permeable pavement be used on the site?***

I urge you to examine how the Electric Owl team is planning to address storm water drainage issues and their effect on the property's neighbors, particularly going south.

The Project will not create any significant adverse impact to the floodplain, stormwater, or flooding, and new stormwater management facilities, which include improvements to stormwater quantity and quality controls will result in beneficial impacts from the Proposed Action. Overall, the proposed condition flowrates result in pre- vs. post-development reductions of the 24-hour 1-year, 10-year, 25-year, and 100-year storm events. The proposed stormwater management improvements are designed to comply with NYSDEC stormwater management guidelines, and local MS4 (Hastings) requirements, satisfying the runoff reduction, water quality, and water quantity requirements.

The project proposes to implement various green infrastructure practices such as green roofs, porous pavement, infiltration basins, and other water quality systems as best practices. See EAF 3 section II.C and Appendix P.

Specific to the neighboring property south, the pre vs. post stormwater volumes will be reduced by approximately 30%. Nearly all the runoff from the proposed site will be conveyed away from discharging south, mitigating impacts to the storm sewer systems,

drainage swales, and slopes adjacent to Dudley Street. Refer to Existing and Proposed Drainage area exhibits in the Preliminary SWPPP (EAF3 Appendix P).

Stormwater from existing impervious areas is captured by inlets and conveyed by storm drainpipes or sheet flows off the site to existing flow paths that ultimately outfall at the Hudson River.

A preliminary geotechnical soils investigation was performed by GZA Environmental. Per the report (April 2023 in EAF3 Appendix E), limited portions of the site were observed to be feasible for subgrade infiltration. Additional field investigations will be performed based on the final design to confirm if permeability will achieve the minimum required infiltration rates per code. The plans show permeable pavers in selected walkways within the interior campus and within the proposed school surface parking lot. The area around the parking garage is not conducive to permeable pavement.

11. ***Are vegetated swales to be utilized for stormwater management?***

Vegetated swales are proposed in the rear of the property, south of the sound stage buildings as shown on the Stormwater Management drainage plans.

12. ***Have the civil engineering plans been developed sufficiently to indicate the limits of grading? Will the upper campus be re-graded? Will this impact larger trees on this portion of the Site?***

Limits of grading are shown on the grading and drainage plans in Appendix H and Exhibit 15, Steep Slope Disturbance. Please refer to Tree Removal Plan (Exhibit 16) prepared by Granoff for impacts to existing trees and locations of the 417 trees proposed to be planted.

The number of trees proposed to be removed and an updated list of which specific trees are proposed to be removed has been generated and is included in this submission.

Exhibit 7 provides a Schematic Site Plan with Overall Landscape. Landscape Plans are provided in Appendix G.

13. ***Clarify on the tree survey which trees are to be removed from the property, or indicate which trees are to be kept.***

14. An updated Tree Removal Plan, prepared by Granoff Architects, together with a detailed Tree Inventory, prepared by Sav-A-Tree Consulting Group, are enclosed for review. It is important to note that, according to the certified arborist who conducted the survey, 271 trees are proposed to be removed of which 186 trees (i.e., 68.6%) are dead, or in poor or critical condition. As noted above, 417 trees are proposed to be planted on the site.

Further, the trees to be removed include 172 trees considered to be invasive, as follows:

- Black Locust (28)
- Callery Pear (14)
- Norway Maple (107)
- Siberian Elm (1)
- Sycamore Maple (19)
- Tree of Heaven (3)[3]

15. ***Is there a Glenwood Water Treatment Center, as referenced in the EAF, or is another location identified for water treatment?***

The Westchester County Wastewater Treatment Plant is located on Fernbrook Street in Yonkers. The references to Glenwood Water Treatment Center have been removed from the EAF report.

16. ***Yonkers utilizes a combined stormwater and sewer system – will this project lead to wastewater being let out into Hudson River?***

The property has existing and proposed segregated storm and sanitary sewer systems, rather than such services being combined. The project is located within a MS4 District, where storm and wastewater discharge will comply with local MS4 (Hastings) and NYSDEC stormwater requirements.

17. ***How will water be provided to the site?***

The City of Yonkers currently provides water service to the Graham School site. The Applicant would prefer that Yonkers continue to supply service to the School. However, the Applicant did submit a request for water service to Veolia Water New York in July 2023 for both the Studio and School uses to explore both options. (Applications are included in EAF3 Report Appendix O). Subsequent additional information and clarifications have been provided to Veolia, as requested. At this time Veolia has not concluded their review, nor provided a determination of service.

18. ***Is blasting proposed for the development?***

As described in EAF3 p. 30, rock blasting is not anticipated to be required, as rock excavation will be accomplished through mechanical methods.

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[3] The Tree of Heaven (Allanthus altissima) is a vigorous invasive species recognized host plant to the Spotted Lantern Fly.

The reduction in the size of the parking deck also beneficially reduces the extent of excavation on the site from an estimated 104,000 cubic yards to approximately 81,000 cubic yards.

19. *How will noise impacts from excavation be mitigated?*

As described in EAF3 p. 55, construction equipment will incorporate noise mitigation, including functioning mufflers. Construction hours will comply with the Village of Hastings-on-Hudson Village Code, Chapter 217, Section 7, entitled "Permitted noises." Therefore, construction will only occur between the hours of 7:30 AM and 8:00 PM, Monday through Saturday, or between the hours of 10:00 AM and 5:00 PM on Sunday. As may be required, the Applicant will prepare an Excavation Work Plan, Blasting Plan, and Construction Management Plan to comply with Village regulations associated with short-term construction noise impacts.

20. *How will the Studio use mitigate any noise to be generated?*

The buildings involved with the Studio, such as sound stages and mill buildings, have substantial acoustical insulation to minimize internal and external sound. See EAF3 section II.O for discussion of Noise, as well as Appendix N, Sound Study and Appendix F, Operations and Construction.

21. *What is proposed for refuse collection to address the pickup of catering waste and general trash?*

Solid waste and recycling will be managed by a licensed private waste removal company. See EAF3 p. 65 and Appendix F, Operations Plan. Productions will not use or dispose of harmful chemicals.

To reduce the amount of solid waste being removed from the site, some of the food waste will be processed with food dehydrators and used as mulch on site. The small amount of organic food refuse that is not dehydrated and other refuse will be securely contained to avoid odors and minimize vermin. A recycling program will be implemented in accordance with Westchester County guidelines.

22. *What is the anticipated timing and phasing for construction?*

A Construction Management Plan has been provided by Griffco Design Build, which will be managing the construction. This narrative provides further information on the sequence and location of construction.

The preliminary Stormwater Management Plan (SWPPP) prescribes soil erosion and sediment control practices in a series of stages of construction in accordance with

NYSDEC design manual and will be reviewed for acceptance by the Village engineer for MS4 compliance. The SWPPP is included in EAF3 Appendix P, and the Construction Management Plan is included in EAF3 Appendix F.

23. ***Will honey be produced on site? If so, how much will be able to be produced?***

Honey can be produced on site and the amount cannot be predicted with certainty. The Applicant will collaborate with partners who can host several hives. One example of New York Green Roofs partnership with honeybee keepers is at the Javits Convention Center where a green roof of 6.75 acres has several bee hives. There, Astor Apiaries tends 5 hives and each year they harvest about 100 lbs. of honey to use in event catering and in honey jars for giveaways at the Convention Center.

Comments following Village's Joint Meeting and Applicant's Responses thereto:

A. ***Electric Owl and the others in the region like Kaufman are in the business of "four walling" i.e., just renting an empty box studio with minimal services (electricity, hvac, security) to production companies. Will the stages have built in dressing rooms and catering facilities or be like Kaufman, Silvercup, Steiner who have trailers for dressing rooms and portalets, and food trucks for crew catering that are parked on the street or across road. In addition, there are grip trucks that supply all the lighting equipment needed for the production that stay on site for the duration to supply any emergency needs. Is there room on the service roads of the compound for these vehicles?***

Electric Owl will have first rate green rooms and dressing rooms inside the buildings minimizing the use of "star trailers" or dressing trailers. It is possible though that productions will use "trailers" for this purpose. However, such use would be more limited than is typical at other studios. If any of these types of trailers are used, the Applicant will designate locations on site for them and they will not be allowed to park off-site. The Applicant will encourage the use of solar-powered trailers, which are common throughout the industry.

Electric Owl will direct production tenants to use the existing catering facilities in the bottom of the administration building, which has 2 full kitchens available to tenants that can accommodate multiple productions.

There will not be any portalets needed, as the Applicant has designed adequate bathroom facilities throughout the site located inside buildings.

Electric Owl will maintain lighting and grip equipment on site for rental by productions thereby minimizing the need for deliveries of lighting and grip equipment.

B. ***It was discussed at the meeting that the number of parking spots is supposed to be reduced by 60 to 80. Will that result in any reduction in the size of the parking structure?***

Please see Item 3 above, which responds to this question.

C. ***How long would it take to mechanically breakdown 20,000 CY of bedrock? The footprint of the parking structure is 40,000 SF (presume 100' x 400') and going 20' to 35' below grade. Just trying to understand what the neighbors might experience.***

It is estimated that the mechanical breakdown and extraction process for the bedrock removal will take between 40 to 60 days.

D. ***The applicant should perform a traffic signal warrant analysis at the intersection of S Broadway and Dudley Street to determine if a traffic signal would be warranted. Although the results of the traffic Level of Service (LOS) analysis at this intersection show that this intersection will continue to operate at acceptable LOS with the proposed development, Dudley Street is the only entry/exit point serving over 170 households in the area and the Village has received complaints from residents about delays they experience while attempting to access S Broadway from Dudley Street. There have been concerns raised about how an increase in traffic along S Broadway due to the proposed development may further exacerbate this problem. Hence, a traffic signal warrant analysis should be performed at this intersection to determine if a traffic signal would be warranted under the 'build' and the 'atypical' conditions.***

Kimley-Horn conducted a Traffic Signal Warrant Analysis at the corner of South Broadway and Dudley Street to determine whether a traffic signal would be warranted. The Analysis yielded the following results, which confirm a traffic signal is not warranted:[4]

- Warrant 1: Condition A

  Required: At least 120 vehicles on the minor street for 8 hours
  Existing Peak-hour Volume 47 vehicles – *Warrant not satisfied*
  Build Peak-hour Volume 49 vehicles – *Warrant not satisfied*

[4] For review by Sam Schwartz, the raw data on which these Warrant analyses are based is enclosed.

- Warrant 1: Condition B

  Required: at least 60 vehicles on the minor street for 8 hours

  Existing Peak-hour Volume 47 vehicles - Warrant not satisfied
  Build Peak-hour Volume 49 vehicles - Warrant not satisfied

- Warrant 2:

  Required: At least 80 vehicles on the minor street for 4 hours

  Existing Peak-hour Volume 47 vehicles - *Warrant not satisfied*
  Build Peak-hour Volume 49 vehicles - *Warrant not satisfied*

- Warrant 3:

  Required: At least 100 vehicles on the minor street for 1 hour

  Existing Peak-hour Volume 47 vehicles - *Warrant not satisfied*
  Build Peak-hour Volume 49 vehicles - *Warrant not satisfied*

- Warrant 4: Condition A

  Required: At least 107 pedestrians crossing Broadway for 4 hours

  Existing Peak-hour Volume 1 pedestrian - *Warrant not satisfied*
  Build Peak-hour Volume 1 pedestrian - *Warrant not satisfied*

- Warrant 4: Condition B

  Required: At least 133 pedestrians crossing Broadway for 1 hour

  Existing Peak-hour Volume 1 pedestrian - *Warrant not satisfied*
  Build Peak-hour Volume 1 pedestrian - *Warrant not satisfied*

- Warrant 5: Condition B

  Required: At least 20 school children crossing Broadway for 1 hour

  Existing Peak-hour Volume 0 school children - *Warrant not satisfied*
  Build Peak-hour Volume 0 school children - *Warrant not satisfied*

- Warrant 6: Condition A

  Required: A one-way street (or predominantly one-way street)

  Existing: A two-way street with predominantly two-way traffic - *Warrant not satisfied*

Build: A two-way street with predominantly two-way traffic - *Warrant not satisfied*

- Warrant 6: Condition B

  Required: Adjacent traffic control signals do not provide the necessary degree of platooning and the proposed and adjacent traffic control signals will collectively provide a progressive operation

  Existing: Adjacent traffic control signals provide the necessary degree of platooning - *Warrant not satisfied*
  Build: Adjacent traffic control signals provide the necessary degree of platooning - *Warrant not satisfied*

- Warrant 7:

  Required: Five or more reported crashes of types susceptible to correction by a traffic control signal, have occurred within a 12-month period, each crash involving personal injury or property damage apparently exceeding the applicable requirements for a reportable crash

  Existing: No crashes in 5 years - *Warrant not satisfied*
  Build: No crashes in 5 years - *Warrant not satisfied*

- Warrant 8: Condition A

  Required: The intersection has a total existing, or immediately projected, entering volume of at least 1,000 vehicles per hour during the peak hour of a typical weekday and has 5-year projected traffic volumes, based on an engineering study, which meet one or more of Warrants 1, 2, and 3 during an average weekday

  Existing: 706 entering vehicles per hour during the peak hour of a typical weekday - *Warrant not satisfied*
  Build: 829 entering vehicles per hour during the peak hour of a typical weekday - *Warrant not satisfied*

- Warrant 9:

  Required: A grade crossing exists on an approach controlled by a STOP or YIELD sign and the center of the track nearest to the intersection is within 140 feet of the stop line or yield line on the approach

Existing: No grade crossing exists on an approach controlled by a STOP or YIELD sign with the center of the track nearest to the intersection within 140 feet of the stop line or yield line on the approach - *Warrant not satisfied*

Build: No grade crossing exists on an approach controlled by a STOP or YIELD sign with the center of the track nearest to the intersection within 140 feet of the stop line or yield line on the approach - *Warrant not satisfied*

E. ***The applicant should coordinate with the New York State Department of Transportation (NYS DOT) and other applicable stakeholders to determine the feasibility of incorporating a left-turn storage lane from S Broadway into the proposed development while accounting for a plan to install bike lanes along S Broadway based on the 2018 Route 9 Active Transportation Conceptual Design Plan.***

Kimley-Horn has reached out multiple times to the NYSDOT to request a meeting to determine the feasibility of incorporating a left-turn storage lane from South Broadway into the proposed development, while accounting for a plan to install bike lanes along South Broadway based on the 2018 Route 9 Active Transportation Conceptual Design Plan. The Applicant is continuing its outreach and is confident that a meeting can be set up to coordinate with NYSDOT.

F. ***Given the 'atypical' nature of the proposed development in the area and the irregular traffic patterns it may create, the Village may at its discretion request that the applicant develop a post-opening traffic monitoring plan to be implemented when the proposed development is completed and operational. The post-opening traffic monitoring plan may require the applicant to do either one or a combination of the following:***

- ***Perform traffic observations and qualitatively review traffic operations to and from the development.***
- ***Collect traffic data and compare them against the volume forecasts developed in the TIS.***
- ***Perform post-opening traffic operational analysis at specific locations of concern and quantitatively assess the results to determine if there are any traffic impacts caused by the development.***

Please see Item 6 above, which responds to this comment and confirms that the Applicant is willing to undertake a post-opening traffic monitoring plan, the exact parameters of which will be coordinated with the Village and Applicant to address the above-noted concerns.

G. ***Dudley Street is the only entry/exit point for over 170 households (the residents of 3 Riverpointe Road (15 households) and Riveredge (158 households). During peak morning hours, when school buses are approaching on Broadway from the south and trying to make a left turn to drop off students at the Graham property, the two lanes on Broadway leading north become blocked which in turn prevents any vehicle coming from Dudley Street from making a left turn on Broadway. This problem gets exacerbated even further when the neighboring school has events and the usual number of cars and buses trying to enter the school property increases significantly.***

Given Electric Owl's plans (directing all of their vehicles to come from Broadway, two entrances on Broadway instead of one, anticipated number of cars parking at the garage of the studios well as at the school's garage), the situation at the intersection of Dudley and Broadway for anyone exiting Dudley will become significantly worse, if the project is approved. The current occasional inconvenience will turn into a daily nightmare for over 170 families who are trying to get to school and work on time.

I would like to ask you to explore with the Electric Owl team how they are planning to solve for this issue, if their project gets approved.

It is important to note that the location of the driveway to Dudley Street is proposed to change relocating the school driveway almost 200 feet further north, which should significantly improve any existing issues experienced by vehicles exiting Dudley Street. The new, wider school driveway should also make it easier for school buses to turn into the site. Additionally, the driveway to the Studio is proposed to be located approximately 85 feet further north from the current school driveway location, thus being farther north from Dudley Street than the existing configuration.

A review of two days of traffic counts at the existing Graham School driveway on South Broadway revealed a maximum of 16 cars and 8 school buses turning left into the site (opposed by 115 southbound vehicles on Broadway) during the busiest 15-minute period in the morning. The intersection capacity analysis conducted for the project did not indicate that this level of traffic activity compromises operating conditions on South Broadway.

A maximum of 36 vehicles were observed to enter or exit the Andrus School in the busiest 15-minute period (which did not coincide with the busiest 15 minutes at the Graham School), which is on the other side of Dudley Street from the school.

During the typically busy shooting phase of production, a maximum of 15 vehicles are expected to turn left into the Studio site from South Broadway and, except on rare occasions, none of these vehicles will be trucks or buses. In the future with the proposed project, the intersection capacity analysis conducted for South Broadway indicated that the operating conditions would continue to be acceptable and will not adversely impact Dudley Street.

Revised and Supplemental Materials

In further support of this Application and the responses set forth above, we respectfully submit the following documents for consideration by this Board:

1. Plans entitled, "Electric Owl Studios, 1 S. Broadway, Hastings on Hudson, NY," prepared by Granoff Architects, dated October 30, 2023, consisting of the following sheets:
    a. (L 1.0) "Schematic Site Plan – Overall Landscape"
    b. (L 1.1) "Schematic Site Plan – Main Entrance Focus"
    c. (L 1.1A) "Entry Wall Elevation" – showing the detail of the proposed entry gate
    d. (L 1.2) "Schematic Site Plan – The Graham-Windham Garden"
    e. (L 1.3) "Schematic Site Plan – Admin Entrance Focus"
    f. (L 1.4) "Schematic Site Plan – Northern Recreation Area"
    g. (L 1.5) "Schematic Site Plan – Southern Recreation Area"
    h. (L 1.6) "Schematic Site Plan – Parking Garage Focus"
    i. (L 1.7) "Schematic Site Plan – Dudley Screening"
    j. (L 2.0) "Tree Removal Plan"
    k. (L.3.0) "Site Sections A"
    l. (L.3.1) "Site Sections B"
    m. (L.3.2) "Site Sections C"
    n. (L.4.0) "Schematic Site Plan – Landscape Lighting"
    o. (L.5.0) "Schematic Parking Structure RCP -LVL 1"
    p. (L.5.1) "Schematic Parking Structure RCP -LVL 2"
    q. (L.5.2) "Schematic Parking Structure RCP -LVL 3"
    r. (L.5.3) "Schematic Parking Structure RCP -LVL 4"

2. A plan prepared by Kimley-Horn New York, dated October 23, 2023, entitled "Overall Site Plan, Electric Owl Studios," among other things, showing the current design for the Electric Owl Studio project including:
    a. The reduced footprint for the parking structure;
    b. Increased open space area situated between the northerly Mill Shop and parking structure;
    c. Revised Zoning Table with Front Yard Setback and Side Yard Setback consistent with the descriptions above; and
    d. Sidewalk extending along Broadway, including an extension into the School and Studio parcels.
3. A plan prepared by Kimley-Horn New York, dated August 3, 2023, entitled "Conceptual Subdivision Plat, Electric Owl Studios," (C-1.2) showing the proposed configuration of the new lots and indicating "Conceptual School Access Easement," "Conceptual Studio Stormwater Easement," and "Conceptual Studio Sewer Easement;"
4. An eighteen-page (18-page) Binder previously submitted to the Village Board of Trustees, consisting of "Before" and "After" photo-simulations from multiple viewsheds identified by the Village's Planning Consultant, which include (View 2-3) "View from Lenoir Preserve parking lot entry on Dudley Street."
5. Two (2) photo-simulations showing aerial views of the Site and proposed project:
    a. View from Northeast; and
    b. View from Southwest; and
6. Tree Inventory, prepared by Sav-A-Tree Consulting Group; and
7. Kimley-Horn New York Memorandum containing the raw traffic data on which the Warrant analyses are based.

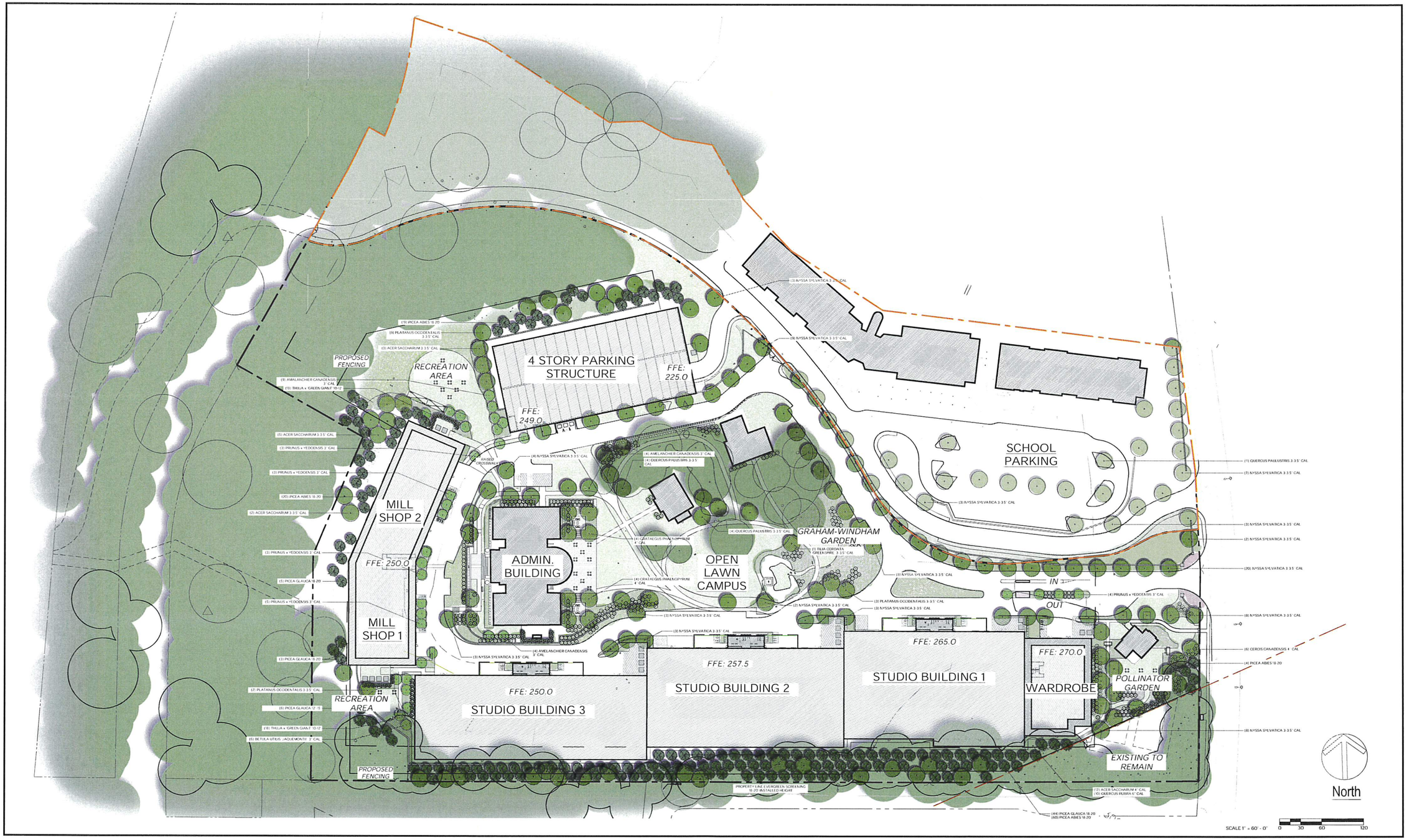
We respectfully submit these responses and this documentation to fully address questions that have arisen during this review by the Village.

We look forward to appearing before the Board of Trustees to further discuss this proposal. Thank you for your consideration.

Respectfully yours,

William S. Null
Enclosures

cc: Mary Beth Murphy, Village Manager; Linda Whitehead, Esq., Village Attorney; Patrick Cleary, Village Planner; Michael Hahn & Dan Rosenfelt, Electric Owl Holdings, LLC; Granoff Architects; Griffco Design/Build, Inc.; Kimley-Horn Engineering and Landscape Architecture of New York, P.C.; Maximillian R. Mahalek, Esq.; and Graham-Windham School



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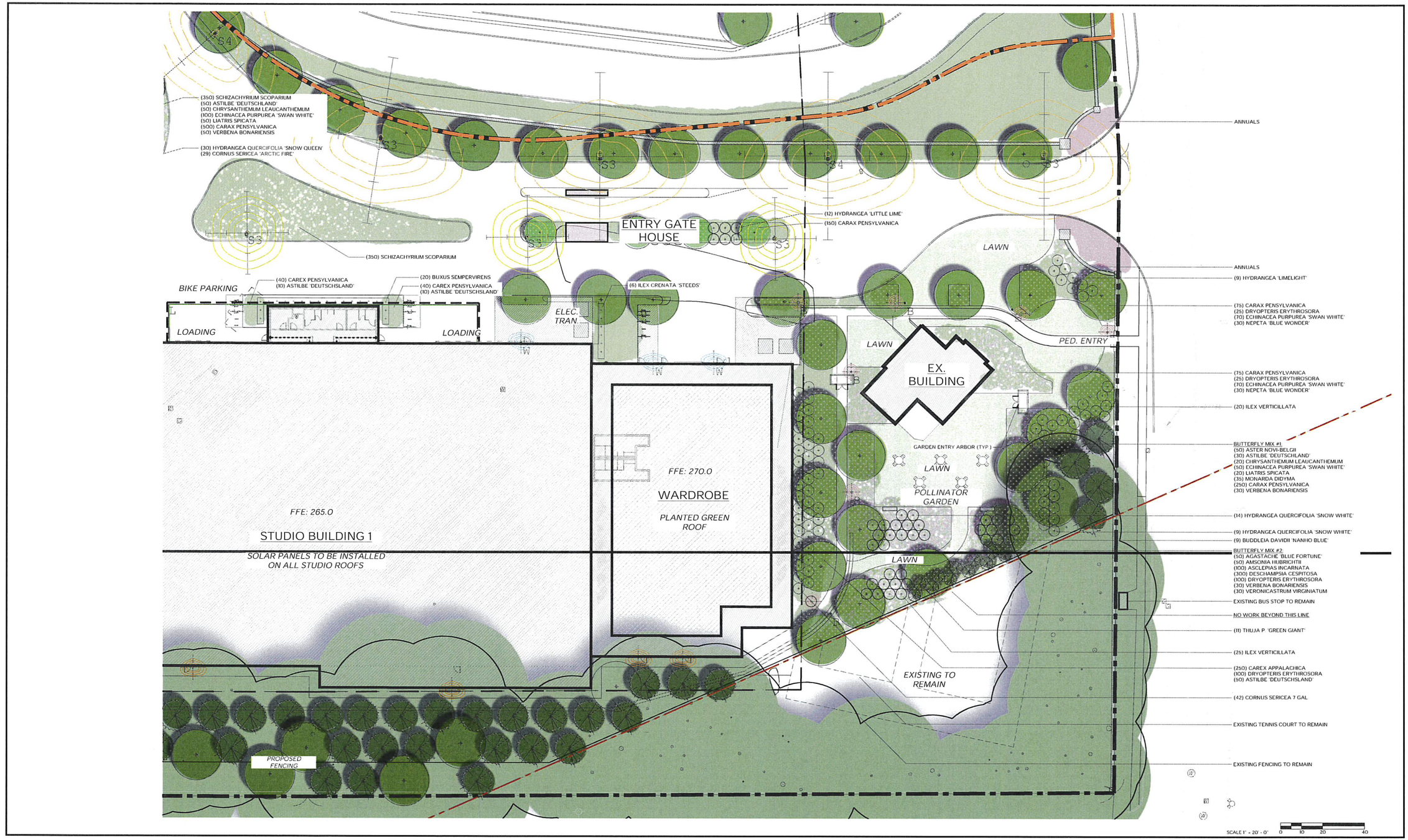
ELECTRIC OWL STUDIOS

1 S BROADWAY
HASTINGS ON HUDSON, NY

DATE: 10/30/23

DRAWING NO.: L 1.0

SCHEMATIC SITE PLAN - OVERALL LANDSCAPE



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ELECTRIC OWL STUDIOS

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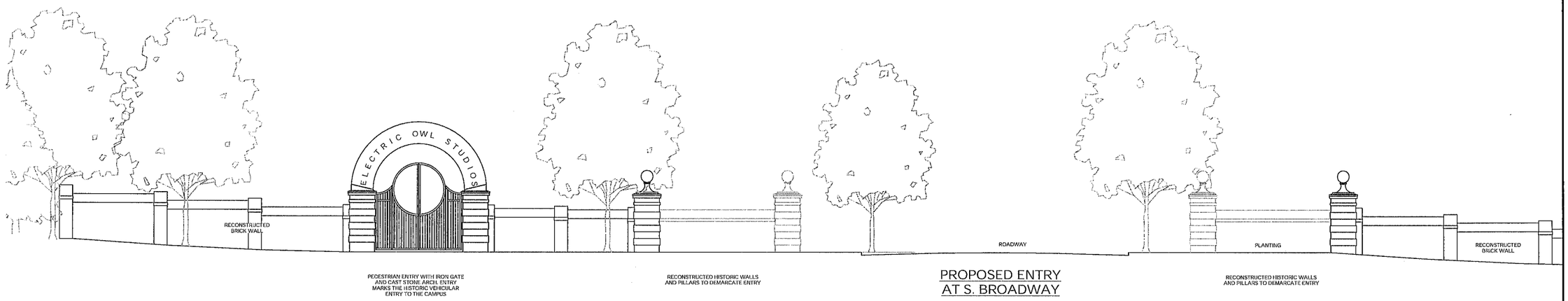
HASTINGS ON HUDSON, NY

DATE: 10/30/23

North

DRAWING NO.: L 1.1

SCHEMATIC SITE PLAN - MAIN ENTRANCE FOCUS



PROPOSED ENTRY AT S. BROADWAY

ENTRY WALL ELEVATION

SCALE 1" = 5' - 0"

0 5 10

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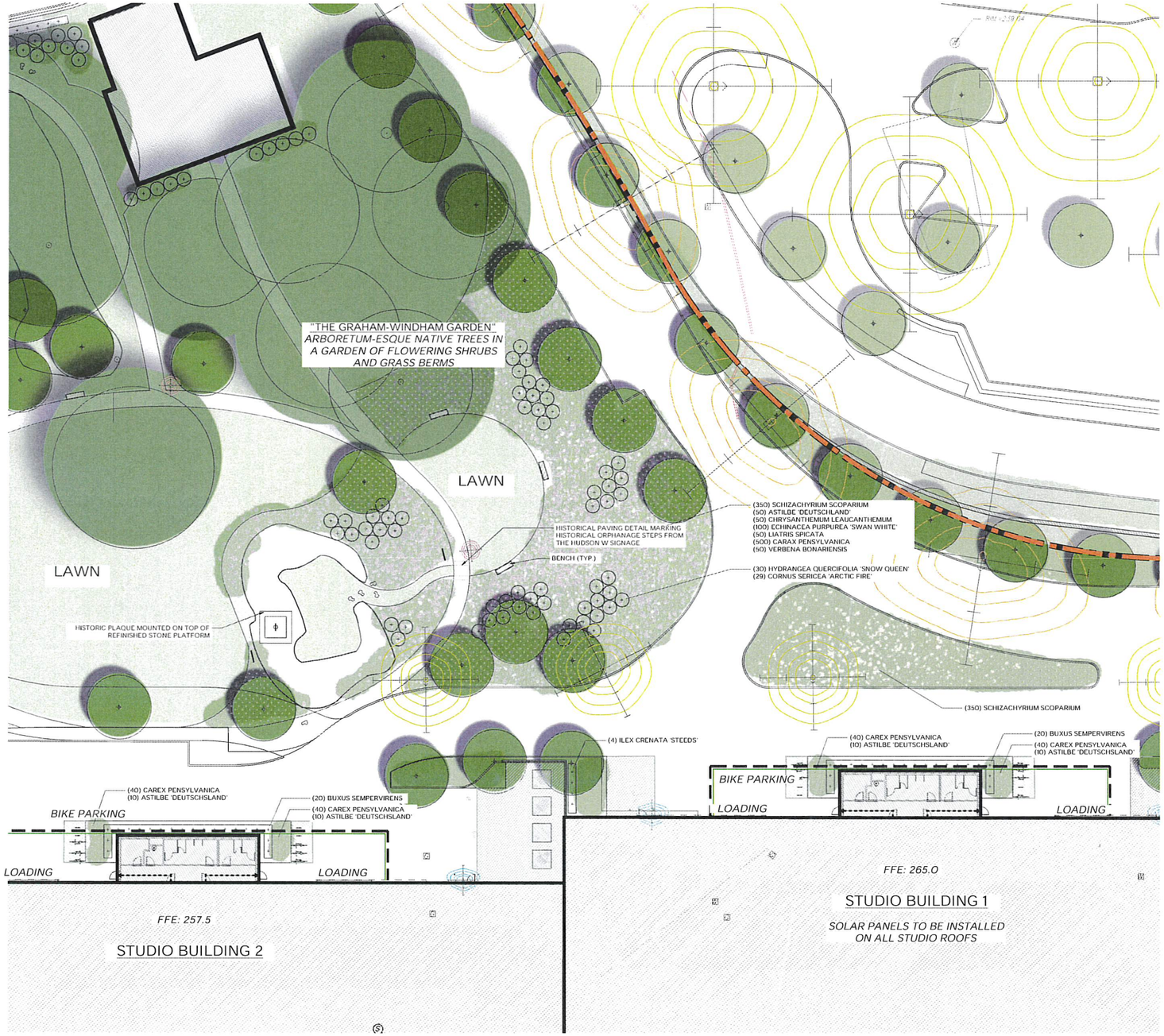
ELECTRIC OWL STUDIOS

1 S BROADWAY
HASTINGS ON HUDSON, NY

DATE: 10/30/23

DRAWING NO.: L 1.1A

ENTRY WALL ELEVATION



SCALE 1" = 20' - 0" 0 10 20 40

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ELECTRIC OWL STUDIOS

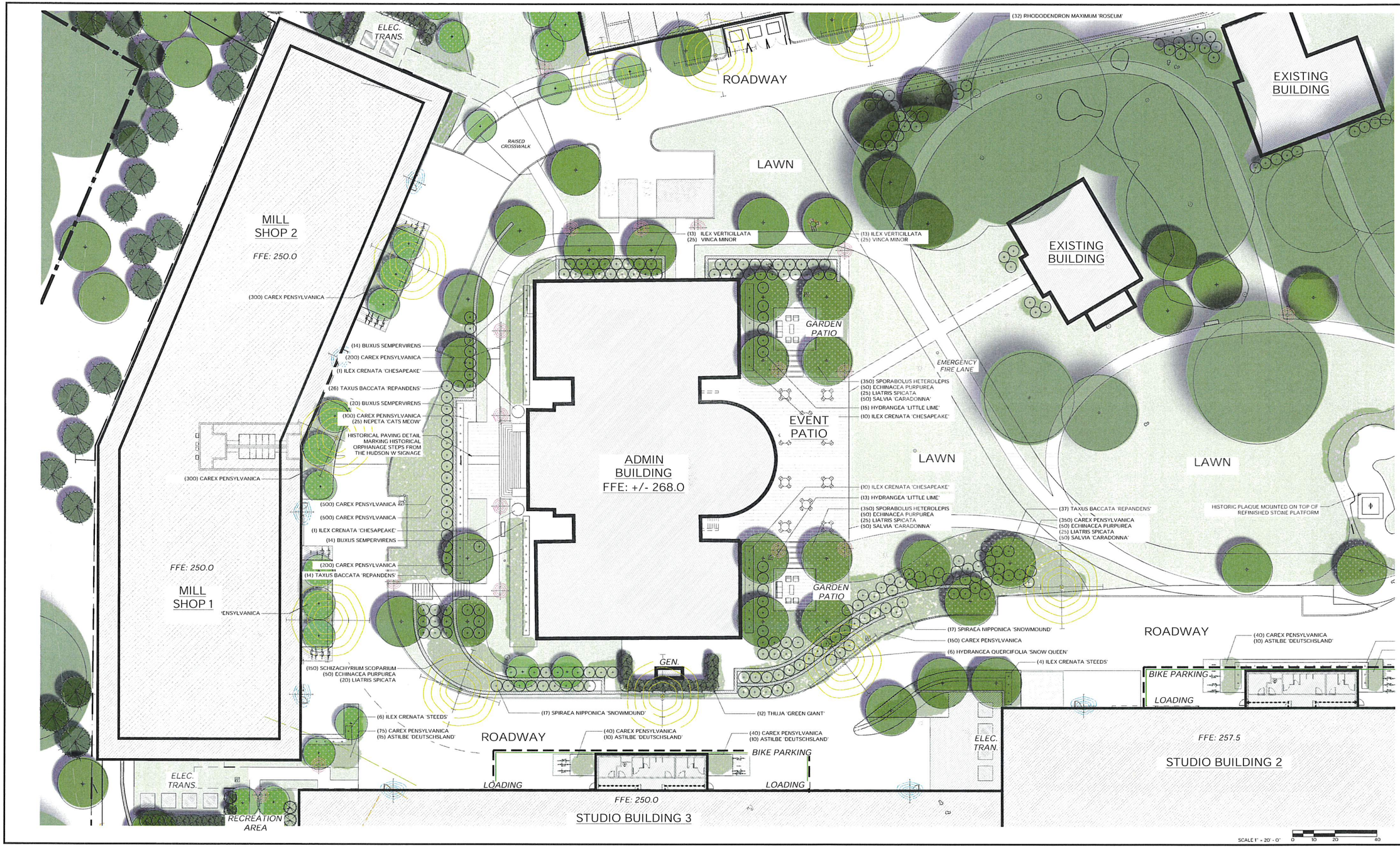
1 S BROADWAY
HASTINGS ON HUDSON, NY

DATE: 10/30/23

North

DRAWING NO.: L 1.2

SCHEMATIC SITE PLAN - THE GRAHAM-WINDHAM GARDEN



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DATE: 10/30/23

North

DRAWING NO.: L 1.3

SCHEMATIC SITE PLAN - ADMIN ENTRANCE FOCUS

COMMUNITY SWING SET

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ELECTRIC OWL STUDIOS

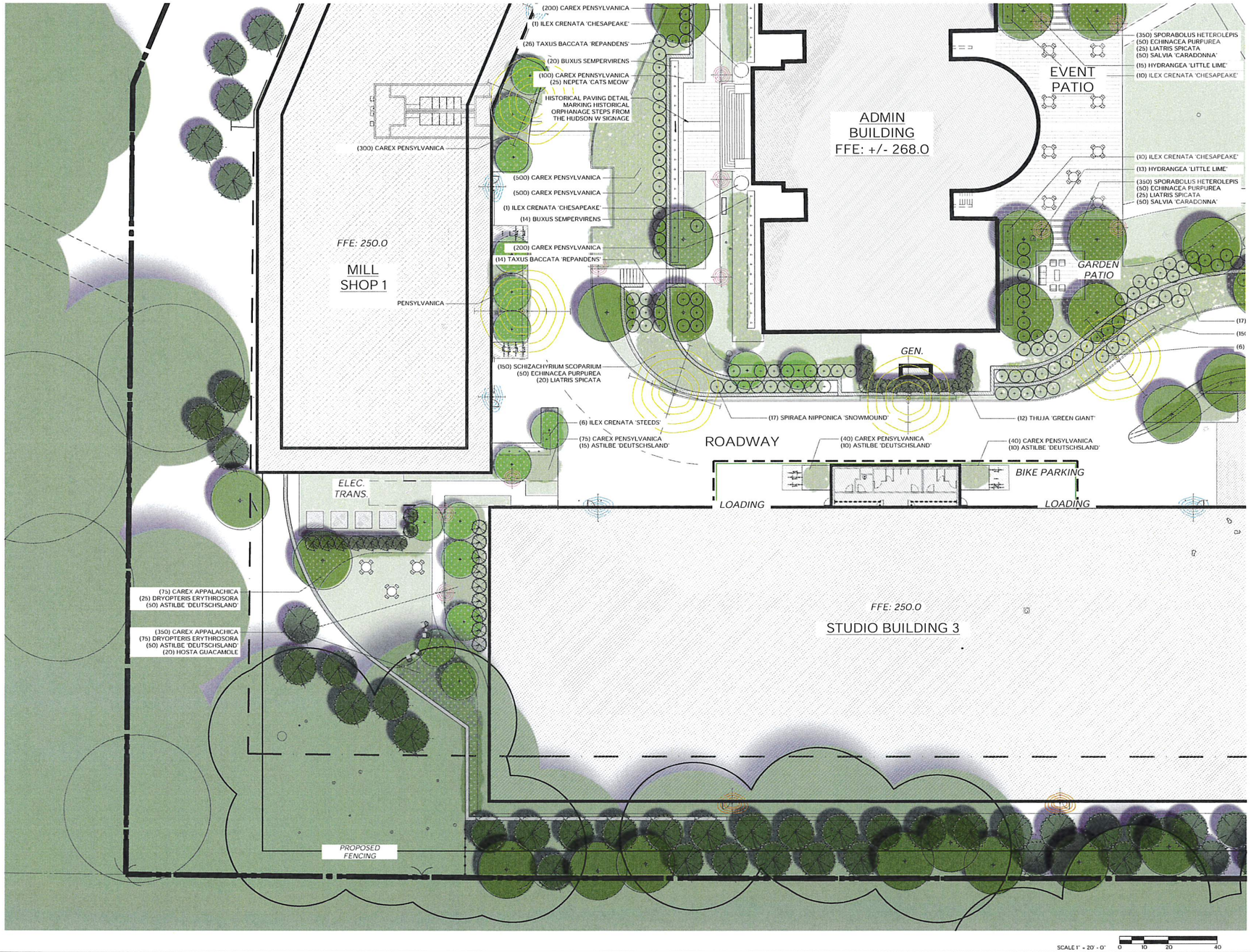
1 S BROADWAY
HASTINGS ON HUDSON, NY

DATE: 10/30/23

North

DRAWING NO.: L 1.4

SCHEMATIC SITE PLAN - NORTHERN RECREATION AREA



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ELECTRIC OWL STUDIOS

1 S BROADWAY
HASTINGS ON HUDSON, NY

DATE: 10/30/23

North

DRAWING NO.: L1.5

SCHEMATIC SITE PLAN - SOUTHERN RECREATION AREA

BIKE PARKING

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ELECTRIC OWL STUDIOS

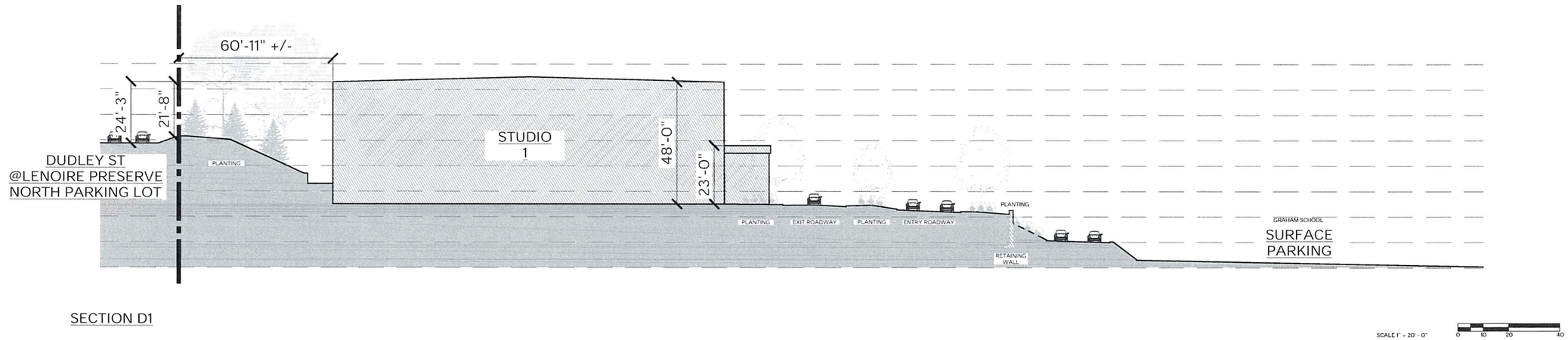
1 S BROADWAY
HASTINGS ON HUDSON, NY

DATE: 10/30/23

North

DRAWING NO.: L 1.6

SCHEMATIC SITE PLAN - PARKING GARAGE FOCUS



SECTION D1

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ELECTRIC OWL STUDIOS

1 S BROADWAY
HASTINGS ON HUDSON, NY

DATE: 10/30/23

North

DRAWING NO.: L 1.7

SCHEMATIC - DUDLEY SCREENING

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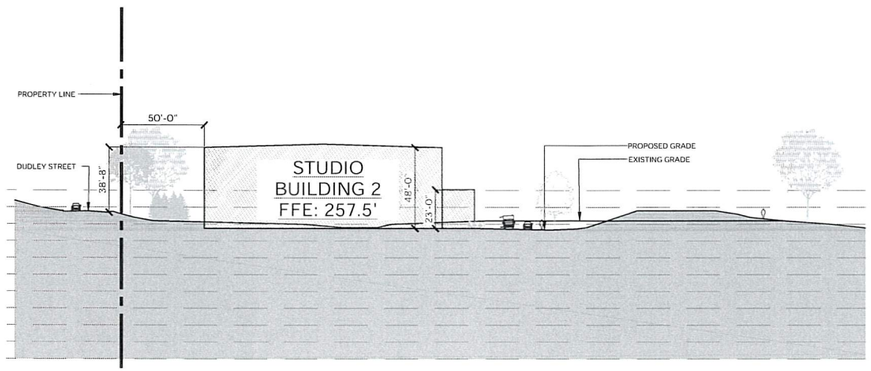
ELECTRIC OWL STUDIOS

1 S BROADWAY
HASTINGS ON HUDSON, NY

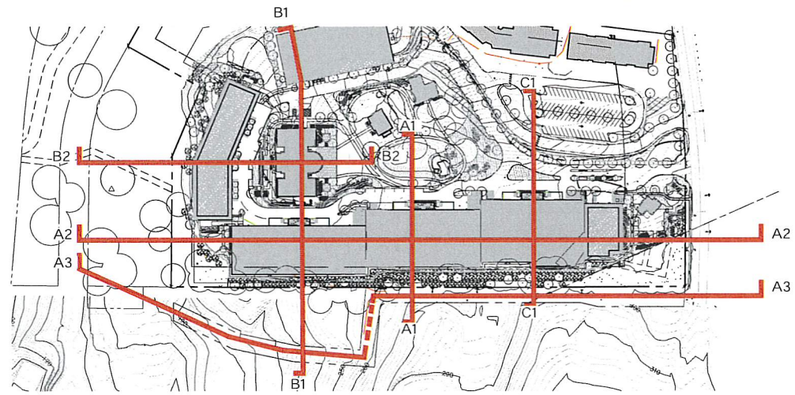
DATE: 10/30/23

DRAWING NO.: L 2.0

TREE REMOVAL PLAN

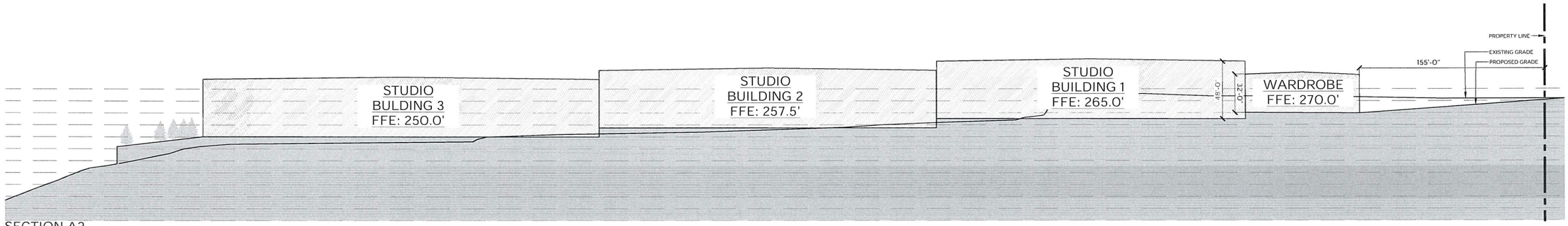


SECTION A1
SCALE 1" = 40' - 0"



KEY PLAN
SCALE 1" = 2000' - 0"

NOTE: TOPOGRAPHICAL INFORMATION BEYOND PROPERTY LINES ARE TAKEN FROM WESTCHESTER GIS INFORMATION. SECTION LINES ARE INTENDED FOR GRAPHIC PURPOSES AND ARE ACCURATE TO THE BEST OF OUR KNOWLEDGE.



SECTION A2
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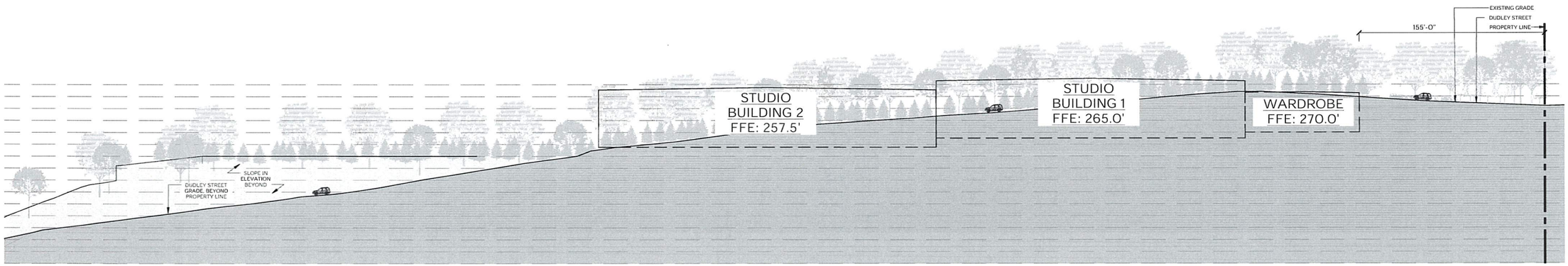

ELEVATION A3
SCALE 1" = 40' - 0"

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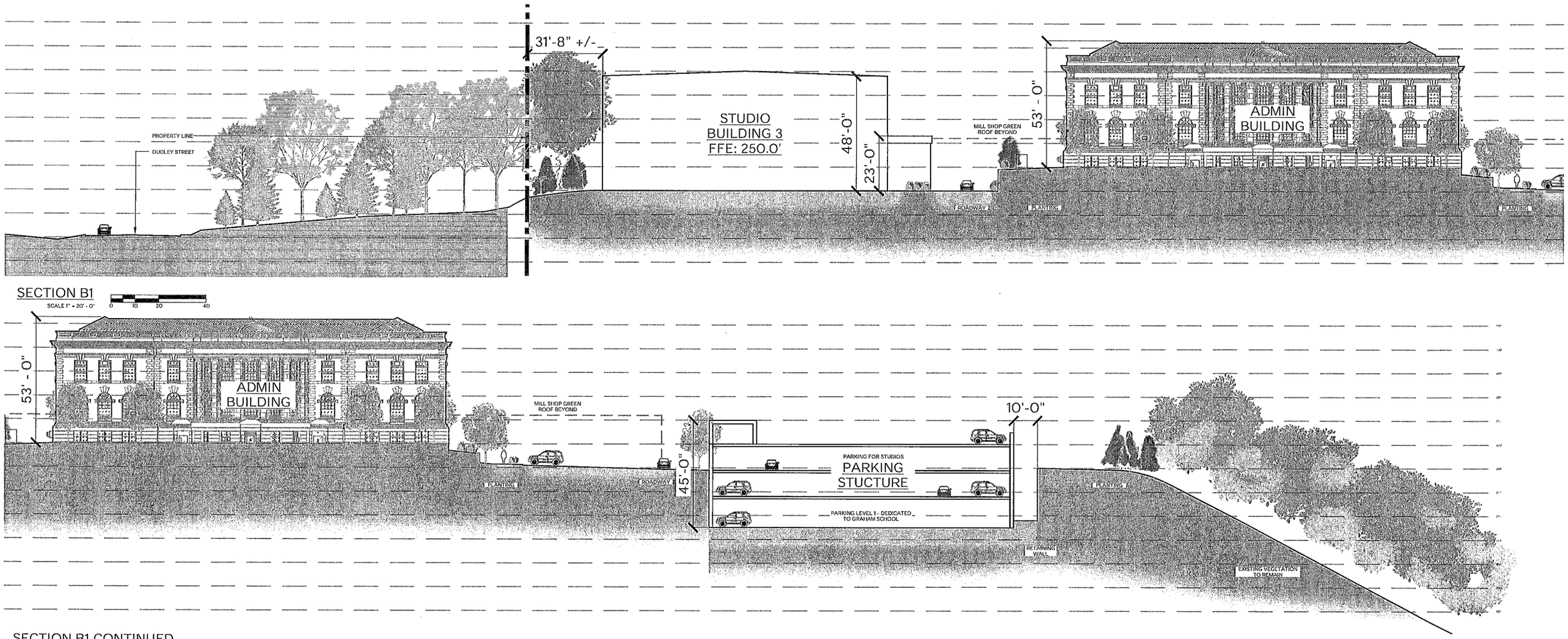
ELECTRIC OWL STUDIOS

1 S BROADWAY
HASTINGS ON HUDSON, NY

DATE: 10/30/23

DRAWING NO.: L 3.0

SITE SECTIONS A

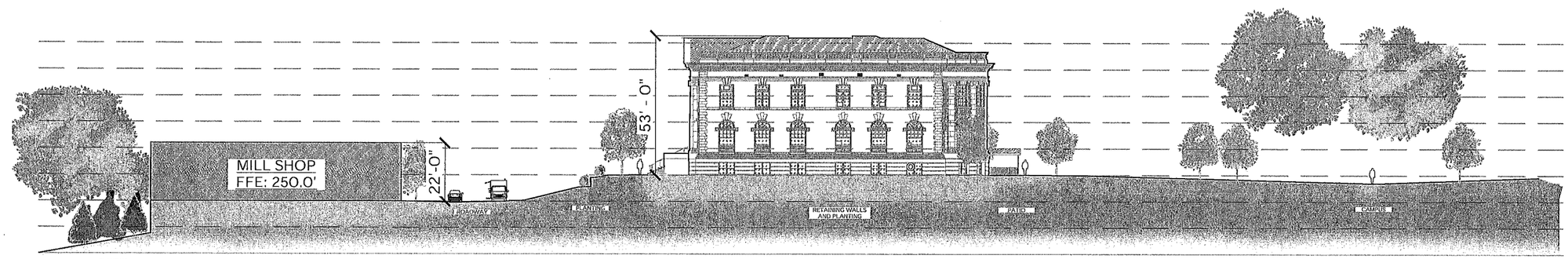


SECTION B1

SCALE 1" = 20' - 0"

SECTION B1 CONTINUED

SCALE 1" = 20' - 0"



SECTION B2

SCALE 1" = 20' - 0"

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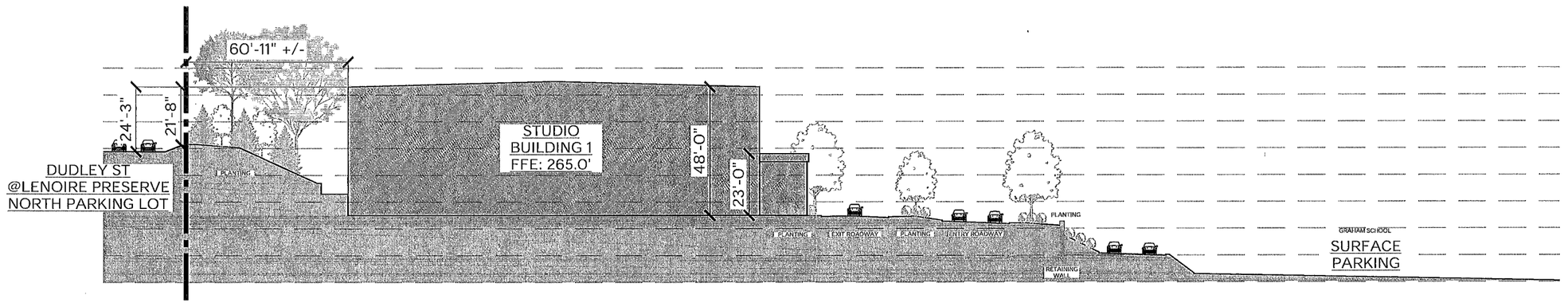
ELECTRIC OWL STUDIOS

1 S BROADWAY
HASTINGS ON HUDSON, NY

DATE: 10/30/23

DRAWING NO: L 3.1

SITE SECTIONS B



SECTION C1

SCALE 1" = 20' - 0"

0 10 20 40

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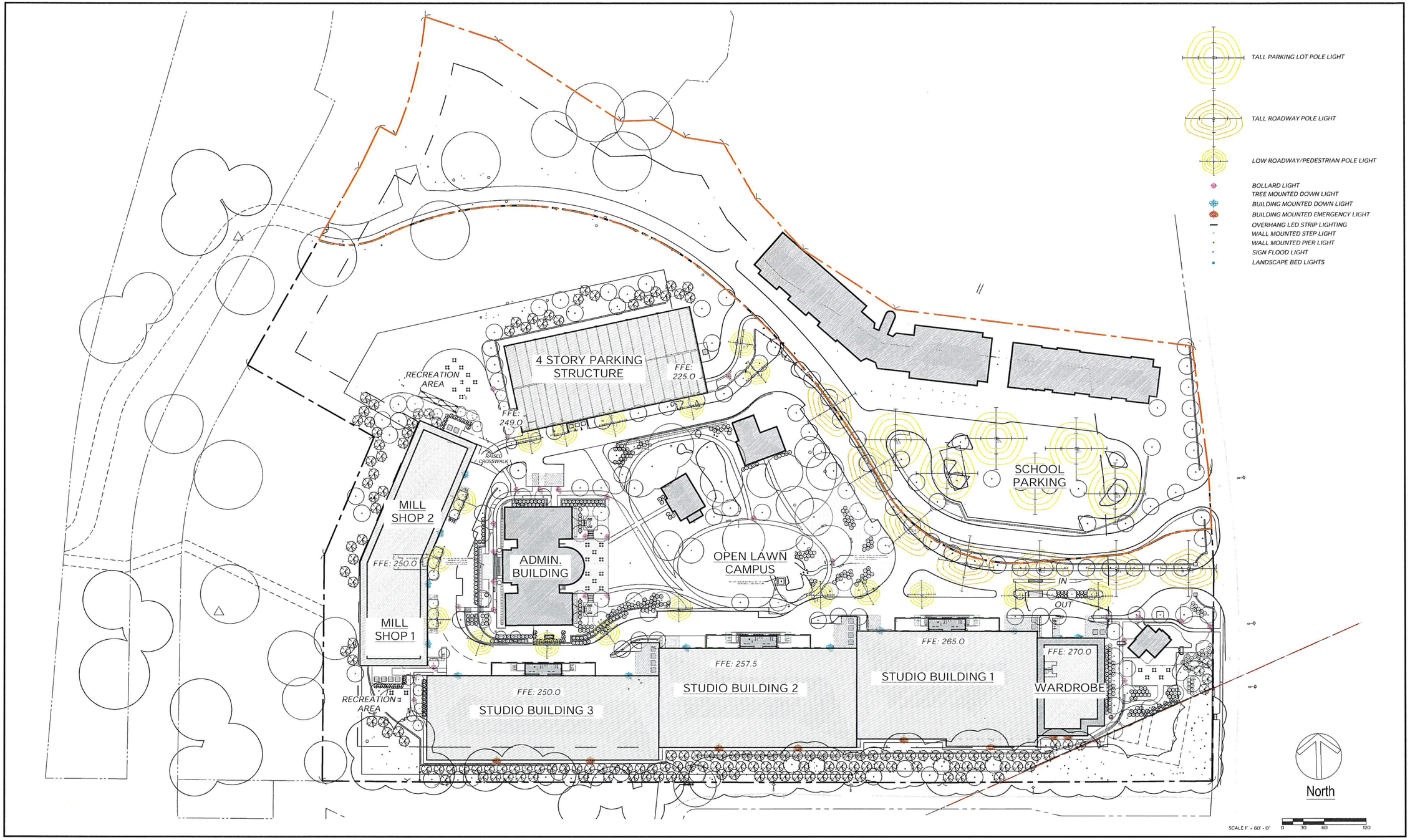
1 S BROADWAY
HASTINGS ON HUDSON, NY

DATE: 10/30/23

DRAWING NO.: L 3.2

SITE SECTIONS C



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ELECTRIC OWL STUDIOS

1 S BROADWAY
HASTINGS ON HUDSON, NY

DATE: 10/30/23

Contact:
Cliff Gilbert
Specifications - Southern CT
(203) 788-0814
cgilbert@illuminatene.com

illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500

333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

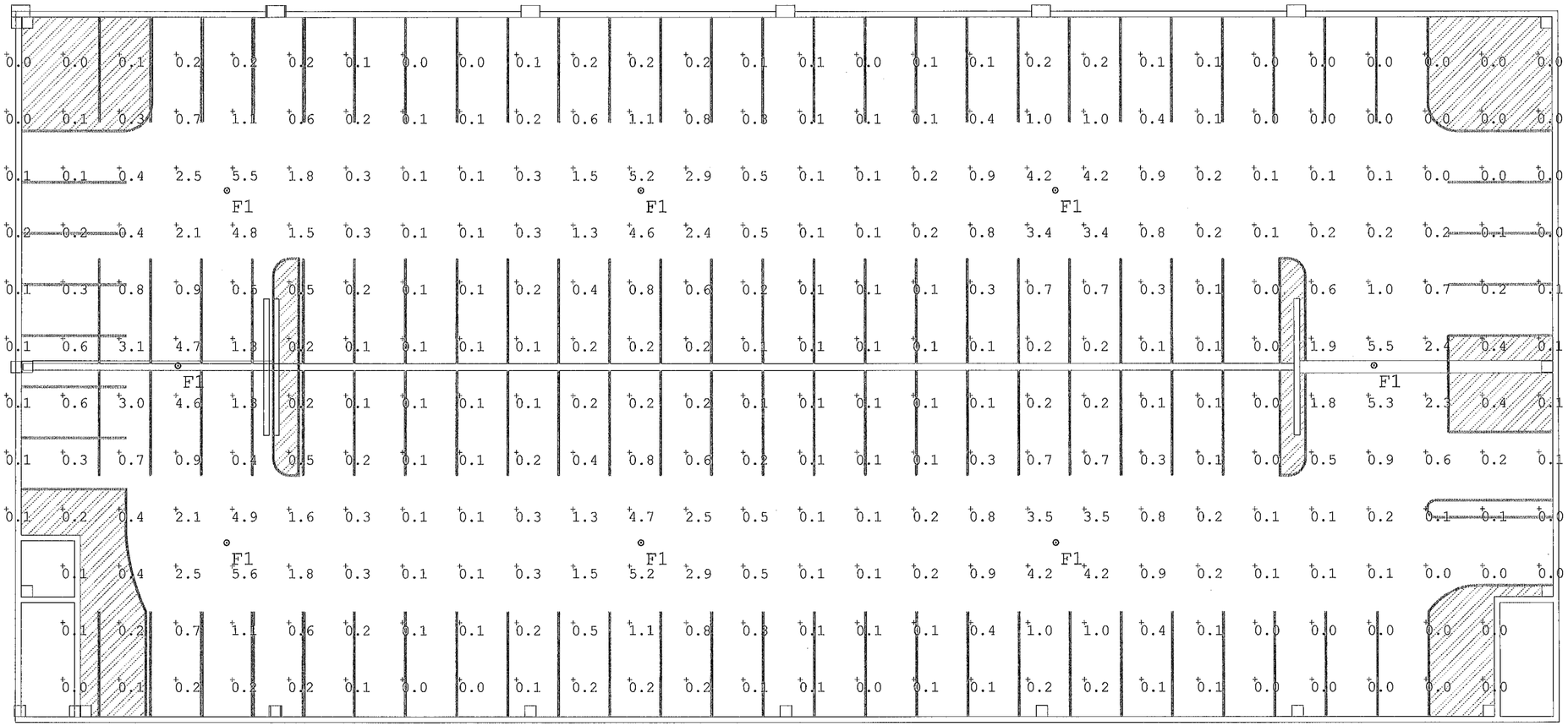
DRAWING NO.: L 4.0

SCHEMATIC SITE PLAN - LANDSCAPE LIGHTING

Reflectances:
Ceiling: 30%
Walls: 30%
Floor: 20%

Luminaire Schedule						
Qty	Label	Luminaire Watts	Total Watts	Arrangement	LLF	Description
8	F1	22.6	180.8	Single	0.900	SRT1-20-3K7-SQW-UNV

Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Height
Calculation @ Floor	Fc	0.57	5.6	0.0	N.A.	N.A.	0



LVL 1 - SCHOOL PARKING

North

SCALE 1" = 10' - 0" 0 5 10 20

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1 S BROADWAY
HASTINGS ON HUDSON, NY

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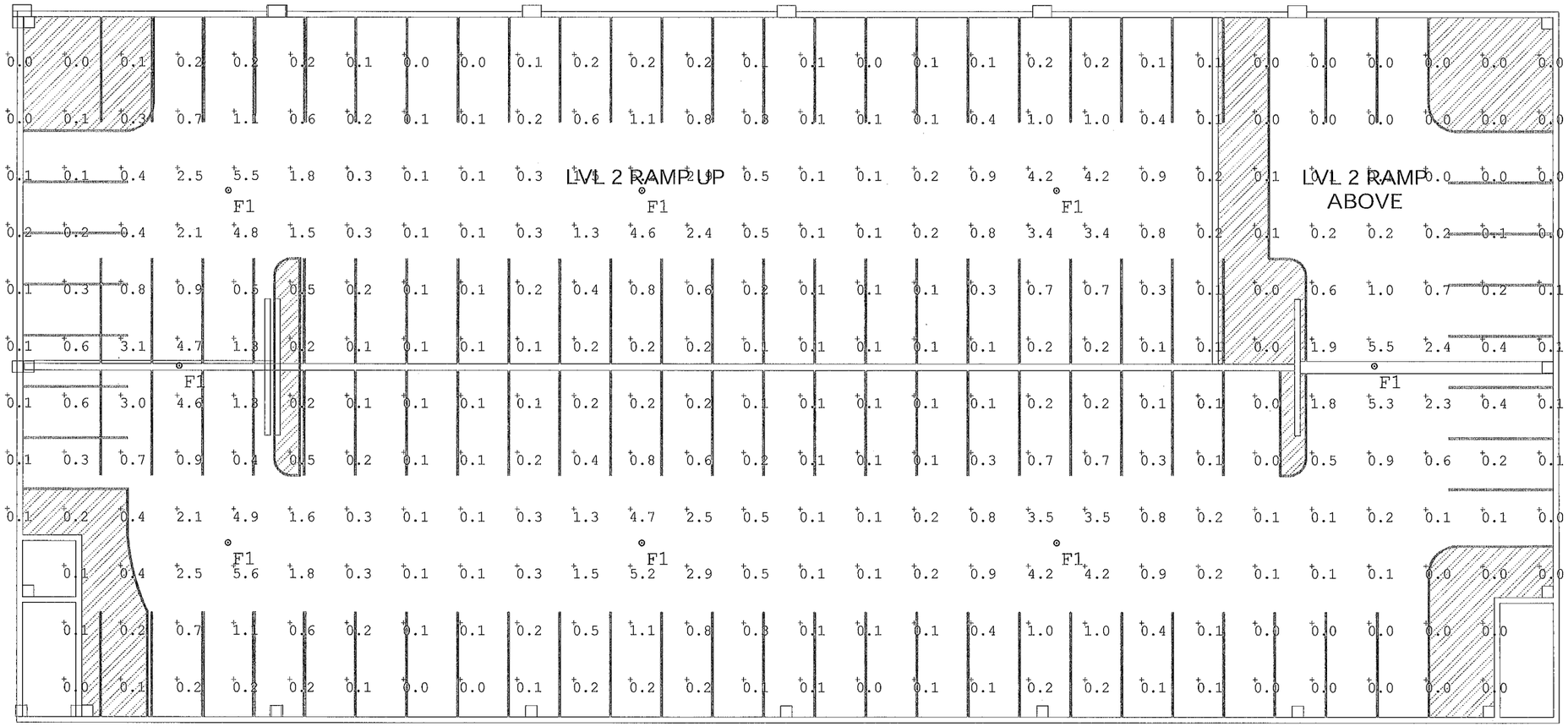
cgilbert@illuminatene.com

illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500

333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

DRAWING NO.: L 5.0

SCHEMATIC PARKING STRUCTURE RCP - LVL 1



LVL 2 - STUDIO PARKING

North

SCALE 1" = 10' - 0"

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ELECTRIC OWL STUDIOS

1 S BROADWAY
HASTINGS ON HUDSON, NY

DATE: 10/30/23

Contact:
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cgilbert@illuminatene.com

illuminate
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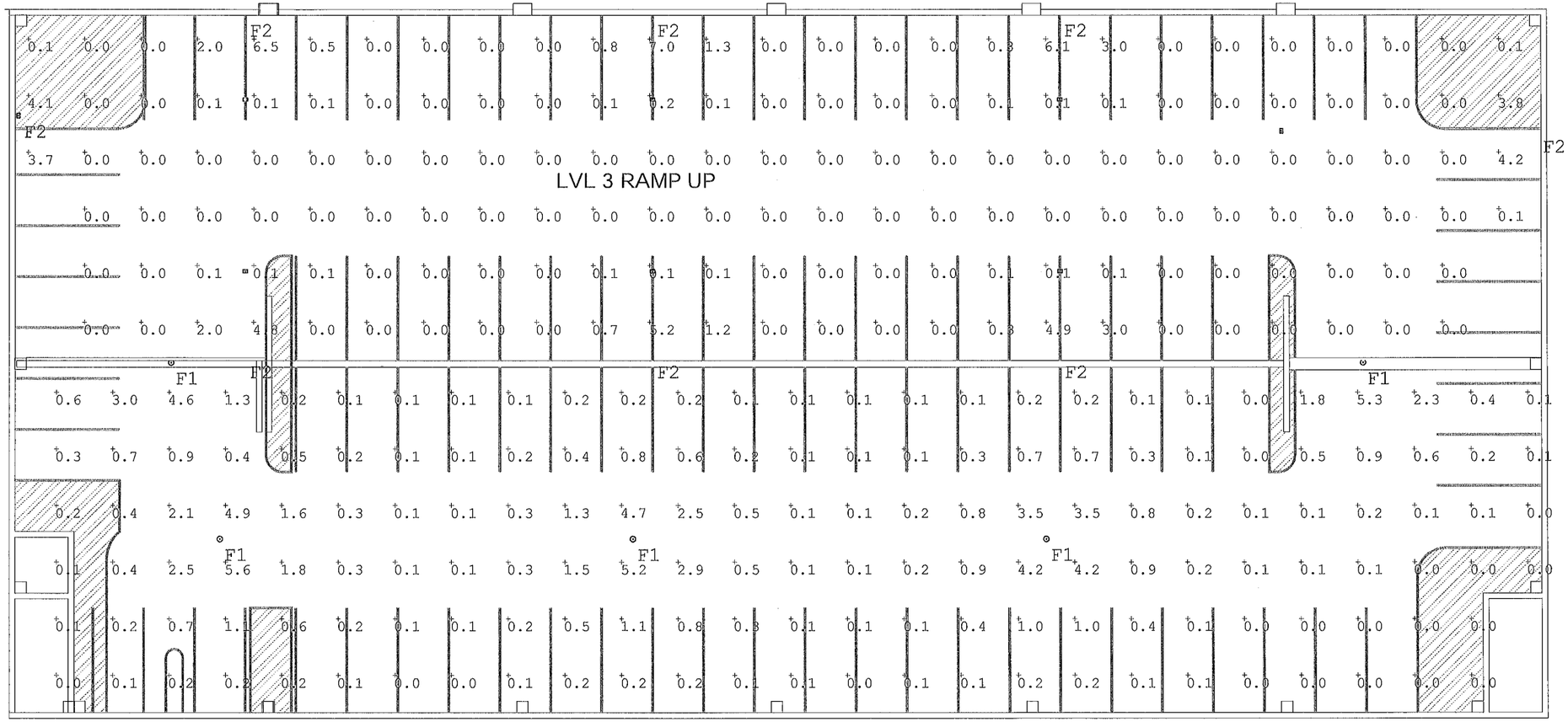
Burlington, MA 01803
(781) 935-8500

333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

DRAWING NO.: L 5.1

SCHEMATIC PARKING
STRUCTURE RCP - LVL 2



LVL 3 - STUDIO PARKING

North

SCALE 1" = 10' - 0" 0 5 10 20

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ELECTRIC OWL STUDIOS

1 S BROADWAY
HASTINGS ON HUDSON, NY

DATE: 10/30/23

Contact:
Cliff Gilbert
Specifications - Southern CT
(203) 788-0814
cgilbert@illuminatene.com

illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500

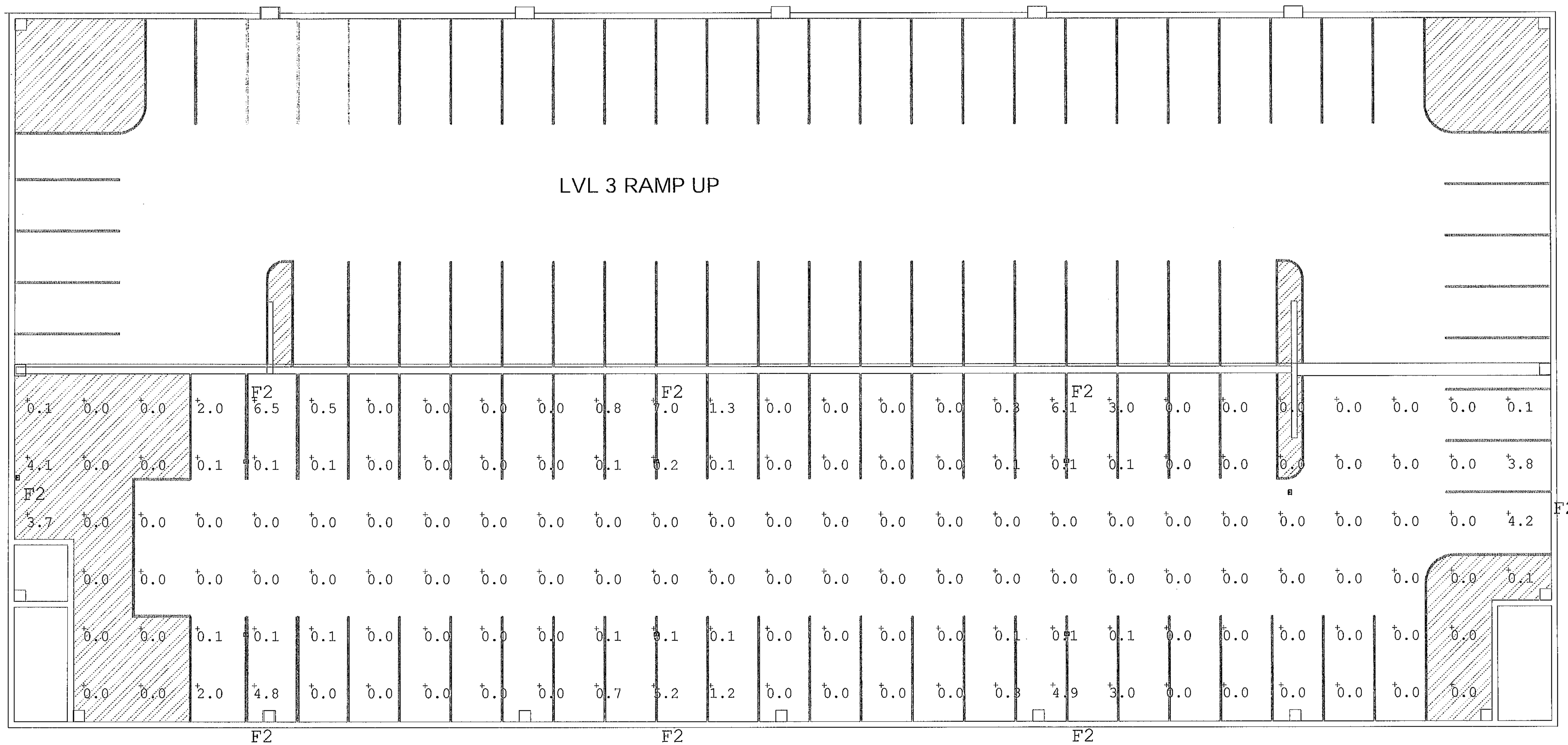
333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

DRAWING NO.: L 5.2

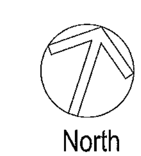
SCHEMATIC PARKING
STRUCTURE RCP - LVL 3

Luminaire Schedule						
Qty	Label	Luminaire Watts	Total Watts	Arrangement	LLF	Description
8	F2	10.1	80.8	Single	0.900	Beacon RWL1-48L-10-3K7-4W-U BOF @ 3FT 6IN AFF

Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Height
Calulation Grid @ Floor	Fc	0.37	7.0	0.0	N.A.	N.A.	0



LVL 4 - STUDIO PARKING



SCALE 1" = 10' - 0" 0 5 10 20

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ELECTRIC OWL STUDIOS

1 S BROADWAY
HASTINGS ON HUDSON, NY

DATE: 10/30/23

Contact:
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Specifications - Southern CT
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illuminate
263 Winn Street
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(781) 935-8500

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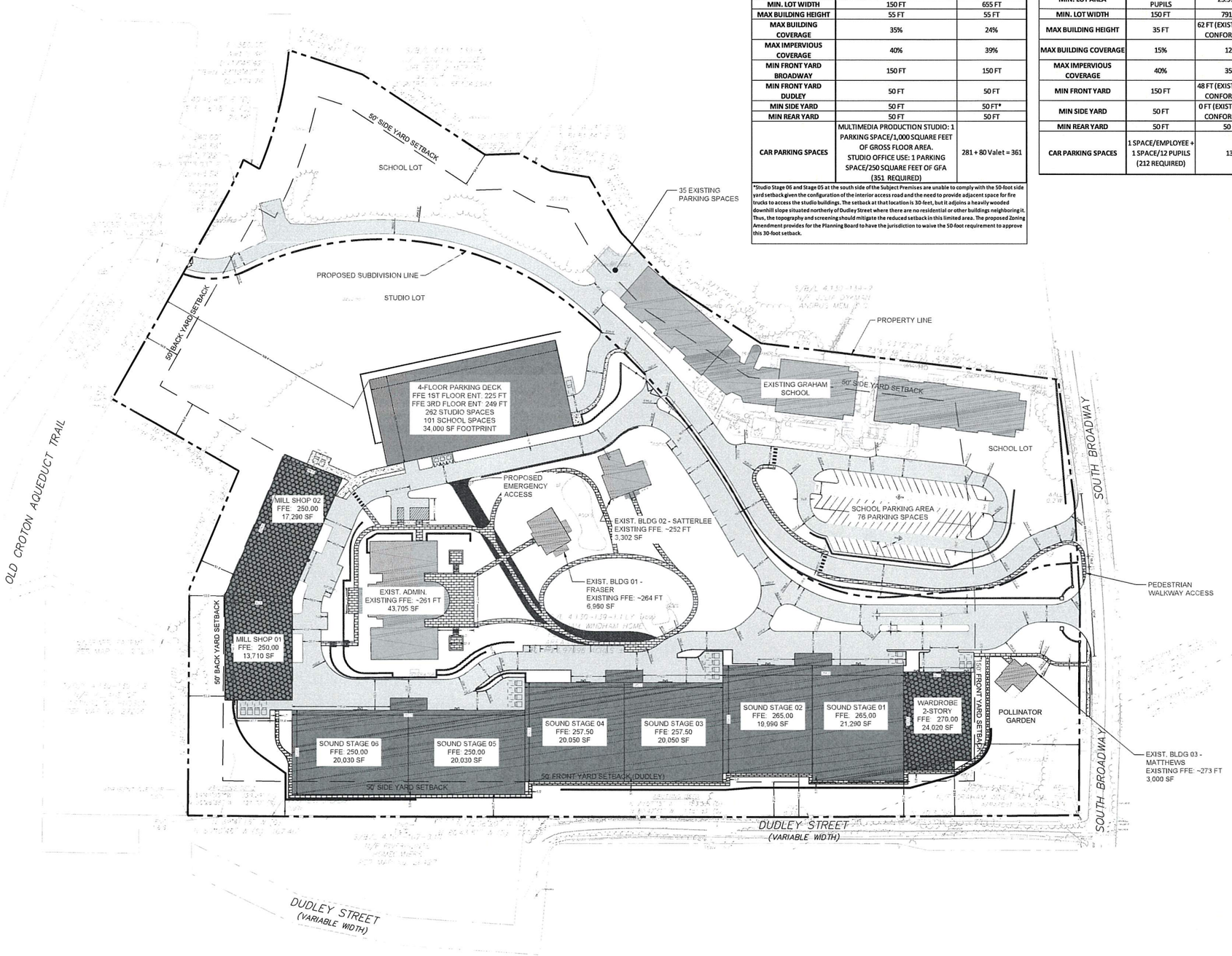
DRAWING NO.: L 5.3

SCHEMATIC PARKING STRUCTURE RCP - LVL 4

K:\NYC_CIVIL\112815000_Griffco_Electric Owl Hol\05_CAD\Plan Sheets\C-4.0 SITE PLAN-PRICING SET.dwg



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 PAVER WALKWAY
- PROPOSED PERVIOUS EMERGENCY ACCESS
- PROPOSED CONCRETE CURB
- PROPERTY BOUNDARY
- SETBACK
- FENCE
- STRUCTURAL RETAINING WALL
- ORNAMENTAL WALL

NOTES

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

NORTH

GRAPHIC SCALE IN FEET
0 35 70 140

NO.	DATE	BY
1	10/23/23	CJC

SCHEMATIC DESIGN FOR REVIEW / ISSUANCE

NOT FOR CONSTRUCTION

Kimley»Horn
New York
© 2023 KIMLEY-HORN ENGINEERING OF NEW YORK, P.C.
LANDSCAPE ARCHITECTURE OF NEW YORK, P.C.
1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NEW YORK 10601
PHONE: 914-368-8000
WWW.KIMLEY-HORN.COM

KHA PROJECT 112815000
DATE 10/23/2023
SCALE: 1" = 70'
DESIGNED BY: CJC
DRAWN BY: CJC
CHECKED BY: DFL

OVERALL SITE PLAN

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

SHEET NUMBER
EXHIBIT

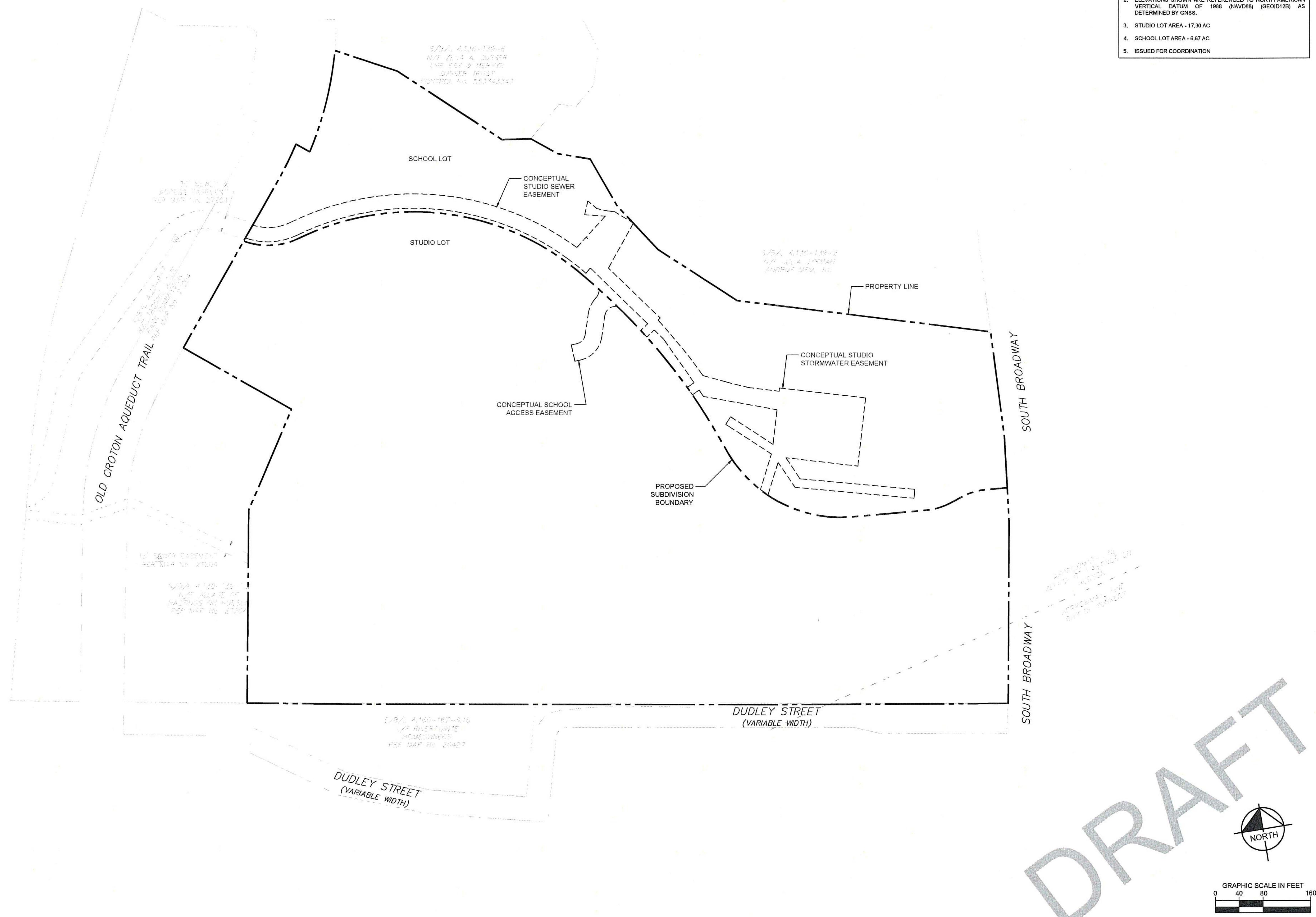
K:\NYC_CIVIL\112815000_Griffco_Electric Owl HoH\05_CAD\Plan Sheets\SUBDIVISION PLAT EXHIBIT.dwg

LEGEND

▬ ▬ ▬ ▬	PROPERTY BOUNDARY
- - - - - - - - -	CONCEPTUAL ACCESS/UTILITY EASEMENT

NOTES

1. BACKGROUND INFORMATION SHOWN PER SURVEY PREPARED BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DATED DECEMBER 23, 2022.
2. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID12B) AS DETERMINED BY GNSS.
3. STUDIO LOT AREA - 17.30 AC
4. SCHOOL LOT AREA - 6.67 AC
5. ISSUED FOR COORDINATION



NO.	ISSUANCE	DATE	BY
1	ISSUED FOR REVIEW	08/03/2023	CJC

NOT FOR CONSTRUCTION

Kimley»Horn New York

1 NORTH LEXINGTON AVENUE, SUITE 505
WHITE PLAINS, NY 10601
PHONE: 914-368-9200
WWW.KIMLEY-HORN.COM

KHA PROJECT	112815000
DATE	08/03/23
SCALE:	1" = 80'
DESIGNED BY:	CJC
DRAWN BY:	CJC
CHECKED BY:	DFL

CONCEPTUAL SUBDIVISION PLAT

ELECTRIC OWL STUDIOS

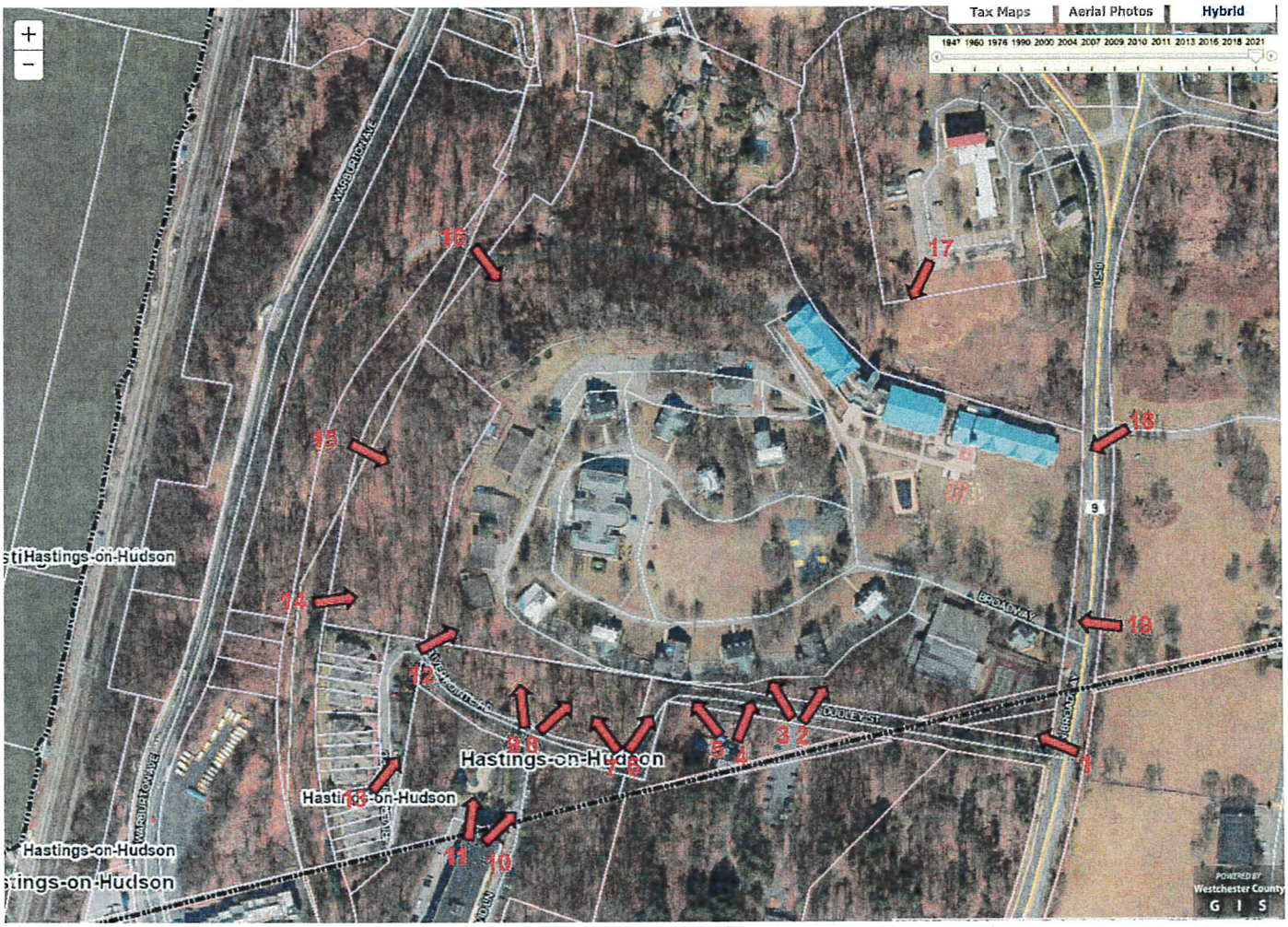
1 S BROADWAY
HASTINGS-ON-HUDSON, NY 10706

VILLAGE OF HASTINGS-ON-HUDSON NEW YORK

SHEET NUMBER
C-1.2

EOS AT GRAHAM WINDHAM

KEY MAP



1 - Broadway - along Dudley	8 & 9 - End of David Lane	14 - 16 - Croton Aqueduct Trailway
2 & 3 - Lenoire Preserve Parking Lot entrance	10 & 11 - Roof of Riveredge (If possible)	17 - Parking lot at Congregacion Mita Church
4 & 5 - Little Leaf Pre-School	12 - Main entrance to Riverpointe	18 - Broadway at Andrus emergency driveway
6 & 7 - Monument entrance to Riverpointe	13 - Deeper into Riverpointe	19 - Broadway at Graham School driveway

BEFORE-SUMMER VIEW

AFTER-WINTER VIEW

VIEW FROM CORNER OF DUDLEY ST. AND S. BROADWAY

BEFORE-SPRING VIEW

AFTER-WINTER VIEW

VIEW FROM LENOIR PRESERVE PARKING LOT ENTRY ON DUDLEY ST.

BEFORE-SPRING VIEW

BEFORE-SUMMER VIEW

VIEW FROM LITTLE LEAF PRE-SCHOOL (NOW A PRIVATE RESIDENCE)

AFTER-WINTER VIEW

VIEW FROM LITTLE LEAF PRE-SCHOOL (NOW A PRIVATE RESIDENCE)

BEFORE-SPING VIEW

BEFORE-SUMMER VIEW

VIEW FROM CORNER OF DUDLEY ST. AND RIVERPOINTE RD.

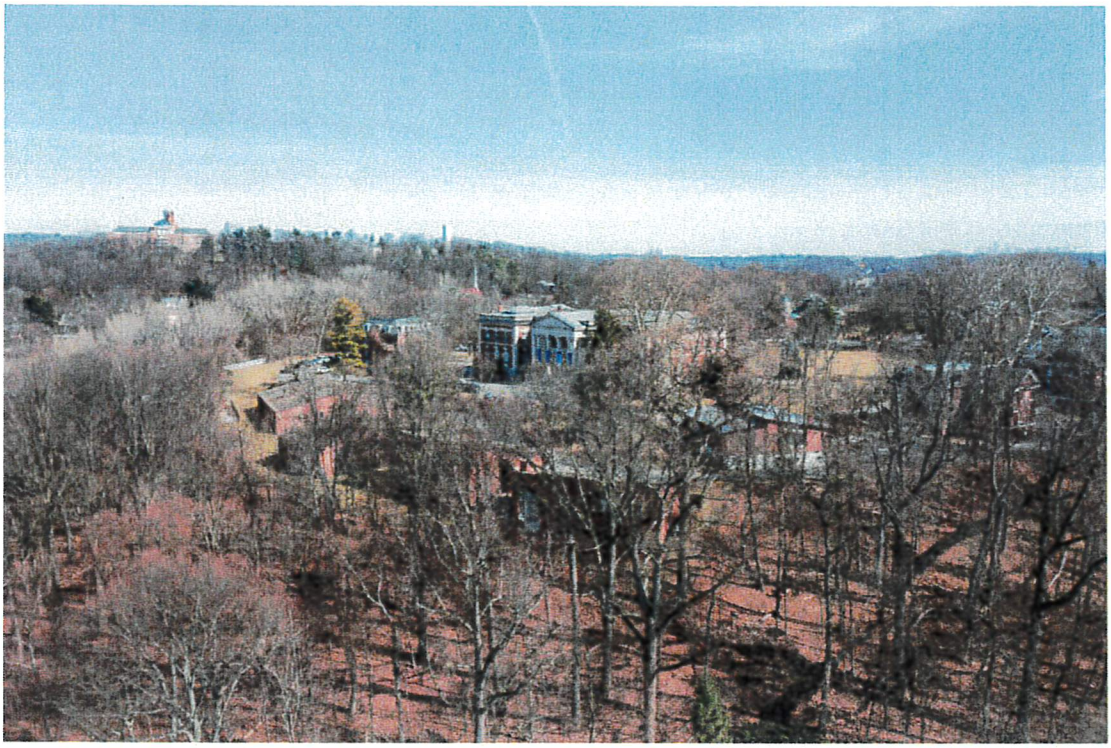
AFTER-WINTER VIEW

VIEW FROM CORNER OF DUDLEY ST. AND RIVERPOINTE RD.

BEFORE-SPRING VIEW

AFTER-WINTER VIEW

VIEW FROM ENTRANCE TO RIVEREDGE



BEFORE-SPRING VIEW

BEFORE-SUMMER VIEW

VIEW FROM ROOF OF RIVEREDGE

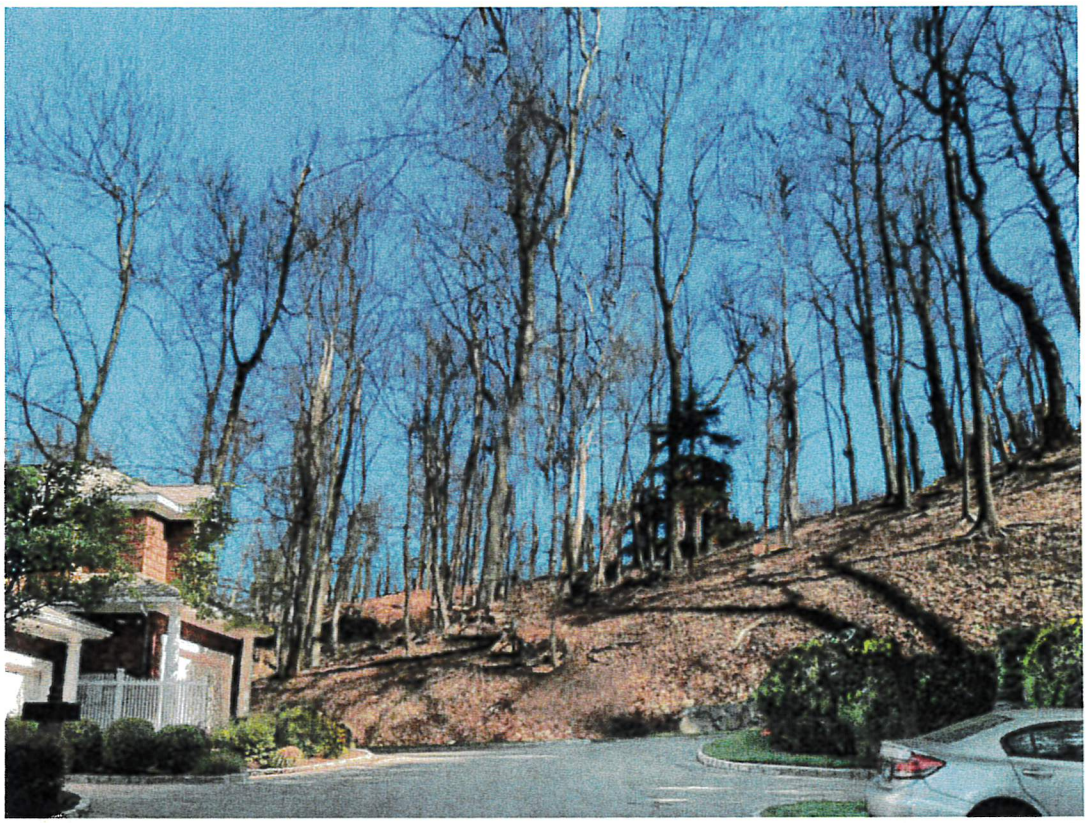
AFTER-WINTER VIEW

VIEW FROM ROOF OF RIVEREDGE

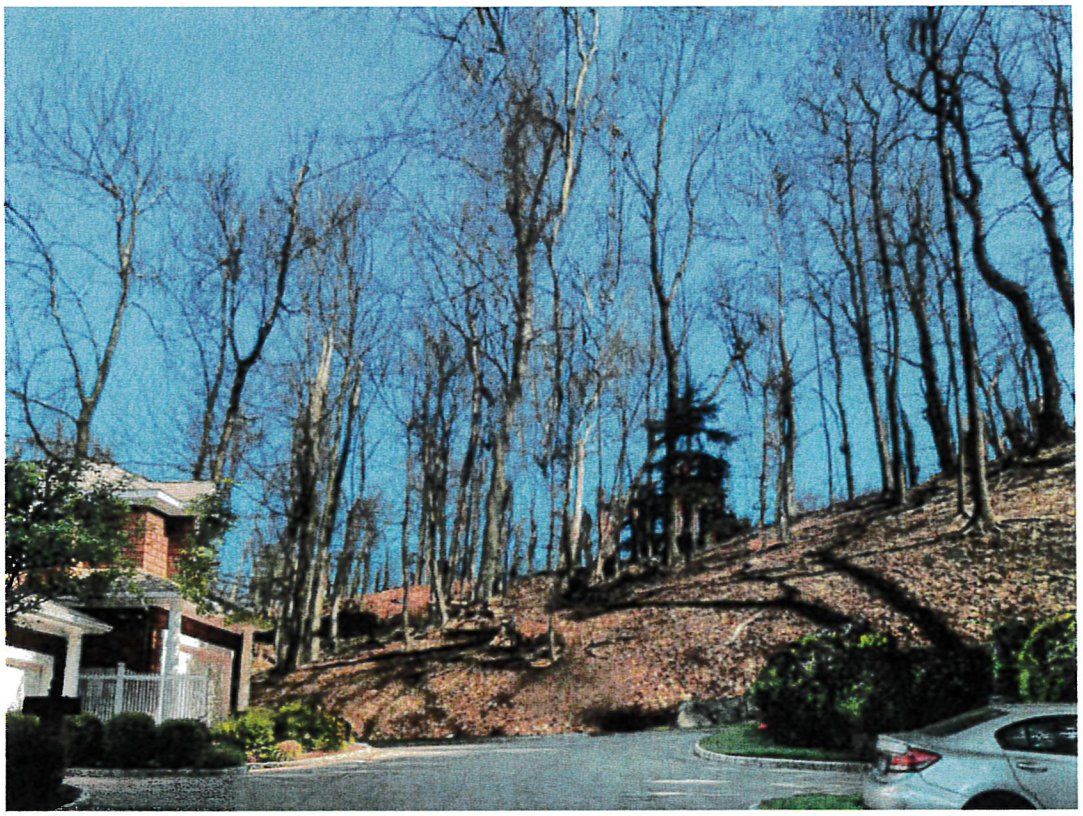
BEFORE-SPRING VIEW

AFTER-WINTER VIEW

VIEW AT ENTRANCE TO RIVERPOINTE



BEFORE-SPRING VIEW



AFTER-WINTER VIEW

VIEW FROM WITHIN RIVERPOINTE

BEFORE-SPRING VIEW

AFTER-WINTER VIEW

VIEW FROM CROTON AQUEDUCT TRAIL (SEE MAP)

BEFORE-SPRING VIEW

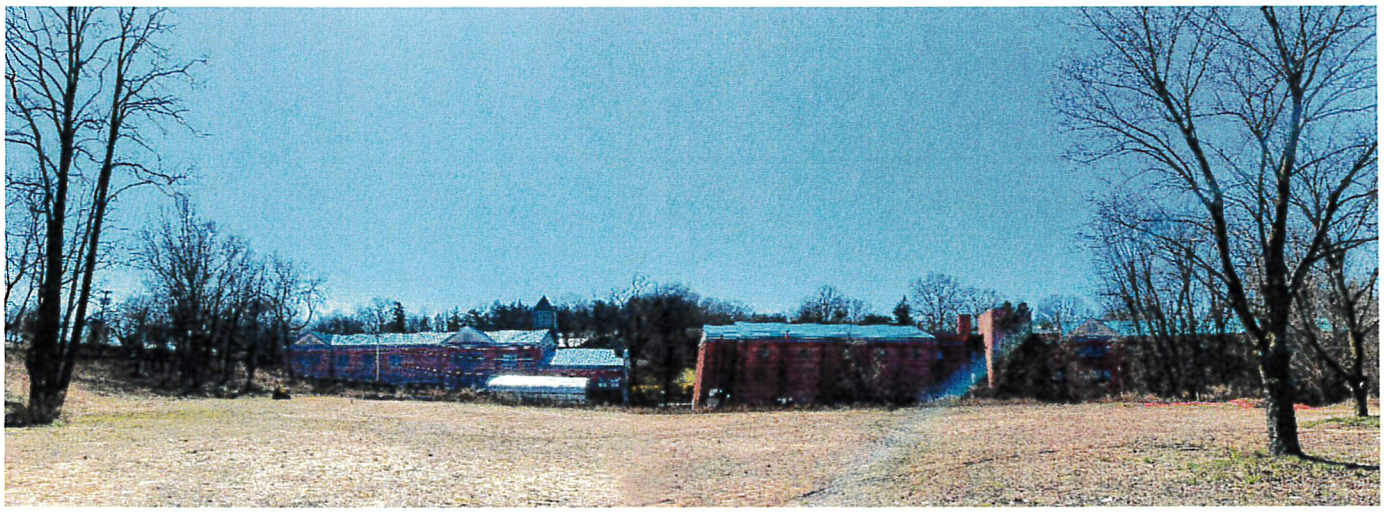
AFTER-WINTER VIEW

VIEW FROM CROTON AQUEDUCT TRAIL (SEE MAP)

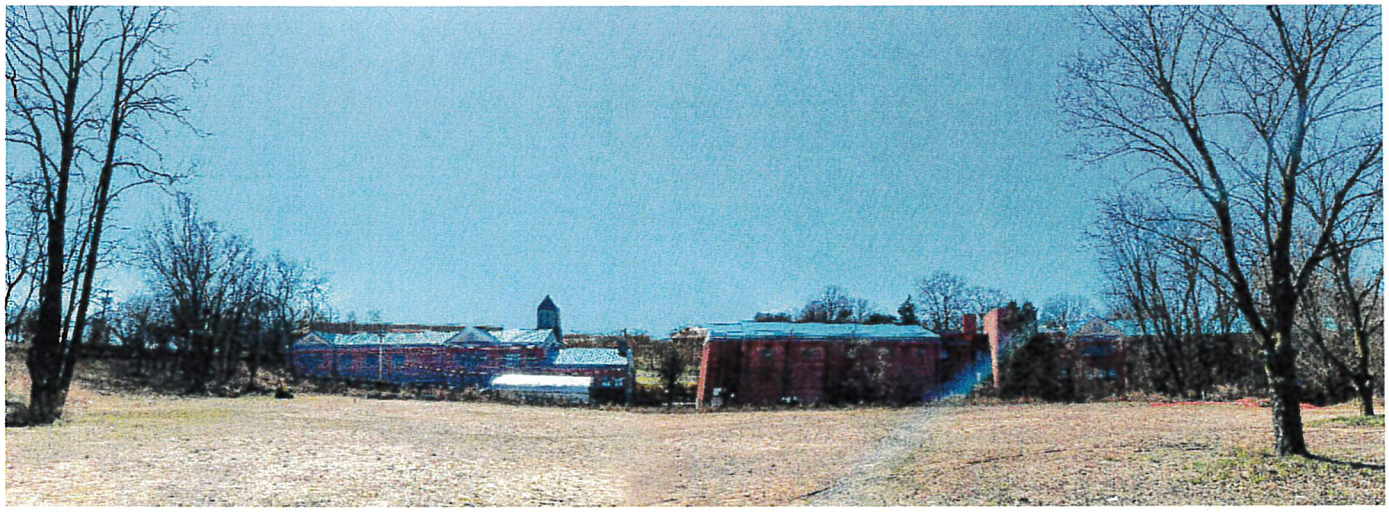
BEFORE-SPRING VIEW

AFTER-WINTER VIEW

VIEW FROM CROTON AQUEDUCT TRAIL (SEE MAP)

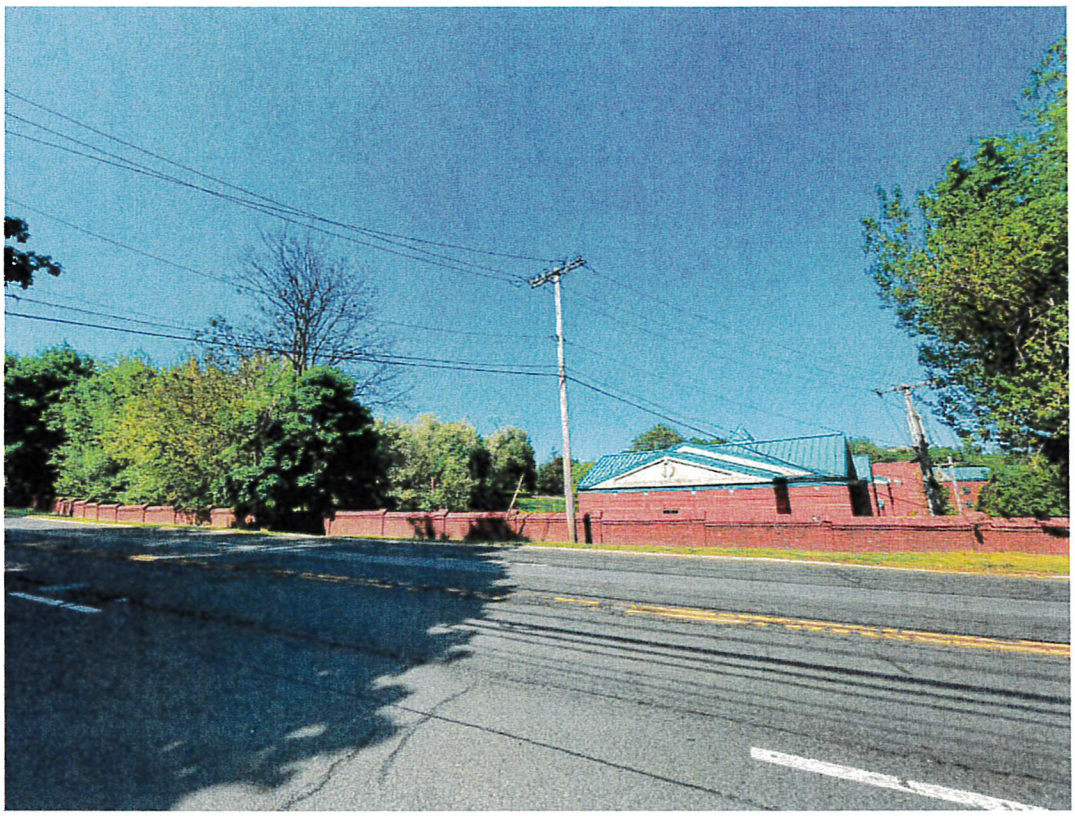


BEFORE-SUMMER VIEW



AFTER-WINTER VIEW

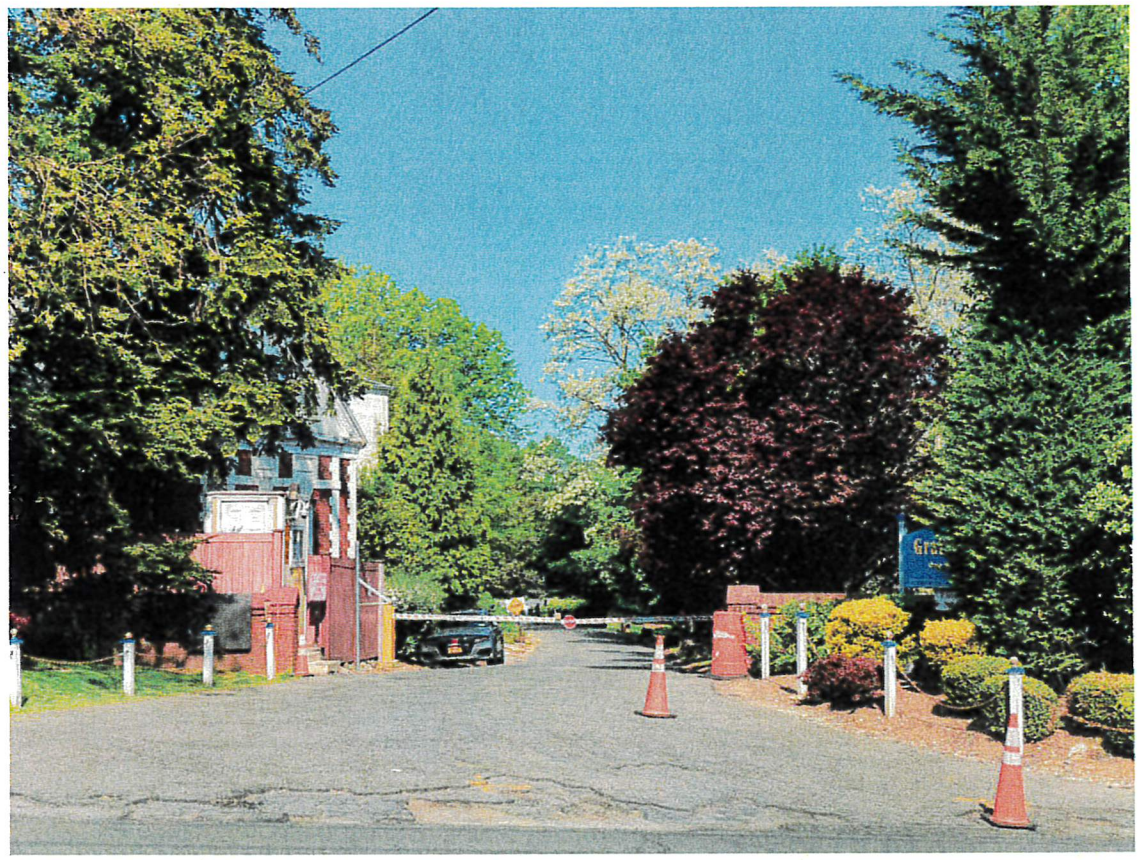
VIEW FROM PARKING LOT AT MITA CHURCH



BEFORE-SUMMER VIEW

AFTER-WINTER VIEW

VIEW FROM BROADWAY AT ANDRUS DRIVEWAY



BEFORE-SUMMER VIEW

AFTER-WINTER VIEW

VIEW FROM BROADWAY AT SITE ENTRY

GRANOFF ARCHITECTS

330 RAILROAD AVENUE
GREENWICH, CT 06830

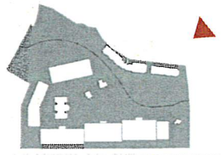
203.625.8460

WWW.GRANOFFARCHITECTS.COM

ELECTRIC OWL STUDIOS

1 S BROADWAY
HASTINGS ON HUDSON, NY

DATE A B@EE@CD



DRAWING NO.:

NORTHEAST DRONE VIEW
TOWARDS HUDSON

GRANOFF ARCHITECTS

330 RAILROAD AVENUE
GREENWICH, CT 06830

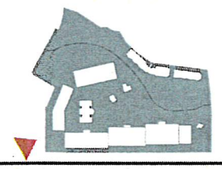
203.625.9460

WWW.GRANOFFARCHITECTS.COM

ELECTRIC OWL STUDIOS

1 S BROADWAY
HASTINGS ON HUDSON, NY

DATE A B @ E © D



DRAWING NO.:

SOUTHWEST DRONE VIEW OF CAMPUS

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Recommendations	Remove?	Invasive Species	271 Removed
1	Ailanthus	Ailanthus altissima	18	Fair	None	Remove	No	Yes	
2	Ailanthus	Ailanthus altissima	31	Fair	Codominant at 7 feet	Remove	No	Yes	
3	Ailanthus	Ailanthus altissima	10	Fair	Overtopped. Codominant at 2 feet	Remove	No	Yes	
240	Ailanthus	Ailanthus altissima	10	Fair	Small deadwood	None	No	Yes	Yonkers
261	Ailanthus	Ailanthus altissima	15	Dead	Dead tree leaning against another tree	Remove	Yes	Yes	Yonkers
266	Ailanthus	Ailanthus altissima	10	Fair	Small deadwood	None	No	Yes	
425	Ailanthus	Ailanthus altissima	13	Fair	None	None	No	Yes	
426	Ailanthus	Ailanthus altissima	13	Fair	None	None	No	Yes	
262	American elm	Ulmus americana	11	Dead	Standing dead tree	Remove	Yes	No	Yonkers
293	American elm	Ulmus americana	18	Dead	Standing dead tree	Remove	Yes	No	
294	American elm	Ulmus americana	20	Dead	Standing dead tree	Remove	Yes	No	
295	American elm	Ulmus americana	9	Poor	Deadwood. Dieback	Remove	Yes	No	
304	American elm	Ulmus americana	28	Fair	Deadwood	Prune deadwood	No	No	
308	American elm	Ulmus americana	13	Fair	Small deadwood	None	Yes Design	No	
193	American holly	Ilex opaca	9	Good	None	None	Yes Design	No	
129	American linden	Tilia americana	21	Fair	Small deadwood. Self correcting lean	None	No	No	
335	American linden	Tilia americana	14	Fair	Small deadwood	None	Yes Design	No	
232	Ash	Fraxinus spp	29	Dead	25 foot tall dead stalk	Remove	Yes	No	Yonkers
93	Atlantic white cedar	Chamaecyparis thyoides	29	Fair	Codominant at 4 feet. Small deadwood	None	Yes Design	No	
94	Atlantic white cedar	Chamaecyparis thyoides	12	Fair	Codominant at 2 feet. Small deadwood	None	Yes Design	No	
118	Balsam fir	Abies balsamea	25	Fair	Section of dead bark	None	Yes Design	No	
119	Balsam fir	Abies balsamea	19	Fair	Self correcting lean	None	Yes Design	No	
132	Balsam fir	Abies balsamea	15	Poor	Deadwood. Dieback	Prune deadwood. Removal an option	No	No	
999	Balsam fir	Abies balsamea	23	Fair	Small deadwood. Untagged	None	Yes Design	No	
447	Bitternut hickory	Carya cordiformis	15	Fair	Vines wrapped around trunk and into canopy	None	No	No	
135	Black birch	Betula lenta	15	Fair	Small deadwood	None	Yes Design	No	
423	Black birch	Betula lenta	15	Good	Small deadwood	None	Yes Design	No	
424	Black birch	Betula lenta	12	Fair	Small deadwood	None	Yes Design	No	
467	Black birch	Betula lenta	13	Fair	Small deadwood	None	No	No	
17	Black cherry	Prunus serotina	29	Fair	Phototropic lean. Codominant at 10 feet. Deadwood	Reduce canopy 3-5 feet. Prune deadwood	Yes Design	No	
128	Black cherry	Prunus serotina	12	Fair	Small deadwood	None	Yes Design	No	
137	Black cherry	Prunus serotina	43	Fair	Tri lead. Large deadwood	Prune deadwood	Yes Design	No	
274	Black cherry	Prunus serotina	16	Fair	Deadwood	None	No	No	
478	Black cherry	Prunus serotina	11	Poor	Covered in vines	Remove	Yes	No	
11	Black locust	Robinia pseudoacacia	60	Poor	Quad lead at 6 feet. Internal decay via sounding. Large deadwood	Remove	Yes	Yes	
30	Black locust	Robinia pseudoacacia	32	Fair	Codominant at 4 feet with included bark. Large deadwood	Prune deadwood. Install support cable	Yes Design	Yes	
33	Black locust	Robinia pseudoacacia	12	Fair	Small deadwood	None	Yes Design	Yes	
34	Black locust	Robinia pseudoacacia	11	Fair	Small deadwood	None	Yes Design	Yes	
35	Black locust	Robinia pseudoacacia	14	Fair	Small deadwood	None	Yes Design	Yes	
36	Black locust	Robinia pseudoacacia	12	Fair	Small deadwood	None	Yes Design	Yes	
37	Black locust	Robinia pseudoacacia	8	Fair	Small deadwood	None	Yes Design	Yes	
38	Black locust	Robinia pseudoacacia	12	Fair	Deadwood	None	Yes Design	Yes	
39	Black locust	Robinia pseudoacacia	11	Poor	Deadwood	None	Yes Design	Yes	
40	Black locust	Robinia pseudoacacia	38	Fair	Codominant at 4 feet. Large deadwood	Install support cable. Prune deadwood. Reduce canopy	Yes Design	Yes	
41	Black locust	Robinia pseudoacacia	14	Poor	Partially uprooted	Remove	Yes	Yes	
42	Black locust	Robinia pseudoacacia	28	Poor	Large deadwood. Codominant lead failed/removed at 25 feet	Remove	Yes	Yes	
44	Black locust	Robinia pseudoacacia	21	Fair	Deadwood	Prune deadwood	Yes Design	Yes	
45	Black locust	Robinia pseudoacacia	18	Fair	Deadwood	Prune deadwood	Yes Design	Yes	
47	Black locust	Robinia pseudoacacia	20	Fair	Prior limb failure. Deadwood	Prune deadwood	Yes Design	Yes	
48	Black locust	Robinia pseudoacacia	9	Critical	Broken top. Column of decay	Remove	Yes	Yes	
49	Black locust	Robinia pseudoacacia	19	Poor	Broken top. Deadwood	Remove	Yes	Yes	
50	Black locust	Robinia pseudoacacia	17	Fair	Deadwood	None	Yes Design	Yes	
51	Black locust	Robinia pseudoacacia	18	Poor	Basal decay. Large deadwood	Remove	Yes	Yes	
142	Black locust	Robinia pseudoacacia	19	Fair	Deadwood	Prune deadwood	Yes Design	Yes	
143	Black locust	Robinia pseudoacacia	11	Fair	Vines. Overtopped. Small deadwood	None	Yes Design	Yes	
144	Black locust	Robinia pseudoacacia	14	Fair	Deadwood	None	Yes Design	Yes	
146	Black locust	Robinia pseudoacacia	14	Fair	Deadwood	None	No	Yes	
148	Black locust	Robinia pseudoacacia	10	Poor	Leans away from parking	None	No	Yes	
149	Black locust	Robinia pseudoacacia	20	Fair	Deadwood. Broken hanging branch over parking	Prune deadwood	Yes Design	Yes	
150	Black locust	Robinia pseudoacacia	16	Fair	Self correcting lean. Deadwood	None	No	Yes	
151	Black locust	Robinia pseudoacacia	17	Fair	Deadwood	None	No	Yes	
152	Black locust	Robinia pseudoacacia	16	Poor	Broken top. Covered in vines	Remove	Yes	Yes	
153	Black locust	Robinia pseudoacacia	14	Poor	Covered in vines	Remove	Yes	Yes	
154	Black locust	Robinia pseudoacacia	19	Fair	Deadwood	None	No	Yes	
156	Black locust	Robinia pseudoacacia	11	Fair	Deadwood	None	No	Yes	
160	Black locust	Robinia pseudoacacia	9	Fair	Deadwood	None	No	Yes	
161	Black locust	Robinia pseudoacacia	10	Fair	Overtopped. Leans	None	No	Yes	
163	Black locust	Robinia pseudoacacia	8	Fair	Overtopped.	None	No	Yes	
165	Black locust	Robinia pseudoacacia	15	Critical	Significant dieback. Large deadwood. Dead bark	Remove	Yes	Yes	
166	Black locust	Robinia pseudoacacia	26	Fair	Codominant at base. Vines. Small deadwood	None	No	Yes	
167	Black locust	Robinia pseudoacacia	12	Poor	Covered in vines, leans over fence. Deadwood	Remove	Yes	Yes	
168	Black locust	Robinia pseudoacacia	11	Fair	Overtopped. Deadwood	None	No	Yes	
222	Black locust	Robinia pseudoacacia	23	Fair	Deadwood	None	No	Yes	Yonkers
446	Black locust	Robinia pseudoacacia	14	Critical	Little canopy remains	Remove	Yes	Yes	
482	Black locust	Robinia pseudoacacia	8	Fair	Overtopped. Leans	None	No	Yes	
410	Black oak	Quercus velutina	33	Poor	Large deadwood. Multiple broken limbs	Remove	Yes	No	
112	Blue atlas cedar	Cedrus atlantica 'Glauca'	47	Fair	Codominant at 6 feet. Third lead previously failed with moderate decay at wound.	Reduce canopy	Yes Design	No	
103	Blue spruce	Picea pungens	12	Good	None	None	Yes Design	No	
104	Blue spruce	Picea pungens	17	Good	None	None	No	No	Transplant

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Recommendations	Remove?	Invasive Species	271 Removed
80	Boulevard Japanese false cypress	Chamaecyparis pisifera 'Boulevard'	26	Fair	Small deadwood	None	Yes Design	No	
115	Boulevard Japanese false cypress	Chamaecyparis pisifera 'Boulevard'	10	Fair	Overtopped	None	Yes Design	No	
5	Callery pear	Pyrus calleryana	12	Fair	Trilead at 7 feet.	Reduce non central leads	No	Yes	
6	Callery pear	Pyrus calleryana	10	Fair	Codominant at 9 feet.	Reduce non central lead	Yes Design	Yes	
7	Callery pear	Pyrus calleryana	14	Fair	Codominant at 7 feet.	Reduce non central leads	Yes Design	Yes	
8	Callery pear	Pyrus calleryana	11	Fair	Codominant at 9 feet.	Reduce non central lead	Yes Design	Yes	
9	Callery pear	Pyrus calleryana	14	Fair	Tri lead at 7 feet.	Reduce non central leads	Yes Design	Yes	
10	Callery pear	Pyrus calleryana	13	Fair	Codominant at 6 and 8 feet.	Reduce non central leads	Yes Design	Yes	
12	Callery pear	Pyrus calleryana	11	Fair	Tri lead at 6 feet.	Reduce non central leads	Yes Design	Yes	
13	Callery pear	Pyrus calleryana	13	Fair	Tri lead at 7 feet.	Reduce non central leads	Yes Design	Yes	
14	Callery pear	Pyrus calleryana	12	Fair	Tri lead at 7 feet.	Reduce non central leads	Yes Design	Yes	
15	Callery pear	Pyrus calleryana	12	Fair	Tri lead at 6-7 feet.	Reduce non central leads	Yes Design	Yes	
18	Callery pear	Pyrus calleryana	11	Fair	Tri lead at 7 feet.	Reduce non central leads	Yes Design	Yes	
19	Callery pear	Pyrus calleryana	13	Fair	Large diameter limbs are weakly attached	Reduce upright limbs	Yes Design	Yes	
20	Callery pear	Pyrus calleryana	13	Fair	Tri lead at 6-9 feet.	Reduce non central leads	Yes Design	Yes	
21	Callery pear	Pyrus calleryana	12	Fair	None	None	Yes Design	Yes	
52	Callery pear	Pyrus calleryana	10	Fair	Codominant at 12 feet.	Reduce non central lead	No	Yes	
53	Callery pear	Pyrus calleryana	10	Fair	Tri lead at 7 feet.	Reduce non central leads	No	Yes	
54	Callery pear	Pyrus calleryana	12	Fair	Tri lead at 8 feet.	Reduce non central leads	No	Yes	
175	Catalpa	Catalpa speciosa	36	Fair	Small deadwood	None	Yes Design	No	
145	Cottonwood	Populus deltoides	23	Fair	Self correcting lean over parking. Deadwood	Prune deadwood	Yes Design	No	
147	Cottonwood	Populus deltoides	16	Fair	Small deadwood	None	Yes Design	No	
155	Cottonwood	Populus deltoides	42	Fair	Large deadwood	Prune deadwood	No	No	
157	Cottonwood	Populus deltoides	17	Fair	Small deadwood	None	No	No	
159	Cottonwood	Populus deltoides	39	Fair	Large deadwood	Prune deadwood	No	No	
164	Cottonwood	Populus deltoides	31	Fair	Deadwood	None	No	No	
70	Crabapple	Malus spp	9	Good	Significant interior sprouting	Thin sprouts	Yes Design	No	
188	Crabapple	Malus spp	22	Fair	Codominant at base. Small deadwood	None	Yes Design	No	
81	Eastern red cedar	Juniperus virginiana	25	Good	Codominant at 2 feet	None	Yes Design	No	
109	European linden	Tilia x europea	50	Fair	Minor internal decay via sounding	None	Yes Design	No	
131	European linden	Tilia x europea	50	Poor	Codominant at 20 feet. Support cable installed. Very large deadwood. Dieback	Prune deadwood. Reduce canopy.	No	No	
203	European linden	Tilia x europea	46	Fair	Deadwood	Prune deadwood	Yes Design	No	
204	European linden	Tilia x europea	51	Poor	Significant internal decay. Can see through tree	Remove	Yes	No	
998	Fraser fir	Abies fraseri	19	Fair	Small deadwood. Untagged	None	Yes Design	No	
195	Ginkgo	Ginkgo biloba	38	Fair	Codominant at 18 feet. Deadwood	Prune deadwood	Yes Design	No	
263	Green ash	Fraxinus pennsylvanica	16	Poor	Emerald ash borer. Decay fungi on lower trunk	Remove	Yes	No	
181	Hawthorn	Crataegus spp	8	Fair	Small deadwood	None	Yes Design	No	
182	Hawthorn	Crataegus spp	9	Fair	Codominant at 3 feet. Small deadwood	None	Yes Design	No	
76	Honeylocust	Gleditsia triacanthos	11	Fair	Small deadwood	None	Yes Design	No	
77	Honeylocust	Gleditsia triacanthos	14	Fair	Small deadwood	None	Yes Design	No	
78	Honeylocust	Gleditsia triacanthos	10	Fair	Small deadwood	None	Yes Design	No	
79	Honeylocust	Gleditsia triacanthos	14	Fair	Deadwood. Canopy blocks light	Prune deadwood. Elevate over light	Yes Design	No	
102	Horse chestnut	Aesculus hippocastanum	29	Good	Codominant at 12 feet. Small deadwood	None	Yes Design	No	
117	Japanese false cypress	Chamaecyparis pisifera	20	Good	Small deadwood	None	Yes Design	No	
209	Japanese false cypress	Chamaecyparis pisifera	21	Good	Codominant at 3 feet	None	Yes Design	No	
98	Japanese maple	Acer palmatum	10	Fair	Codominant at 4 feet. Small deadwood	None	No	No	*Transplant*
99	Japanese maple	Acer palmatum	10	Fair	None	None	No	No	*Transplant*
174	Japanese maple	Acer palmatum	17	Fair	Codominant at 3 feet. Dieback. Small deadwood	None	Yes Design	No	
191	Japanese maple	Acer palmatum	20	Good	Small deadwood. Tri lead at 2 feet	None	Yes Design	No	
192	Japanese maple	Acer palmatum	10	Poor	Codominant at 2 feet. Basal decay. Dieback	None	Yes	No	
196	Japanese maple	Acer palmatum	14	Good	Small deadwood. Codominant at 2 feet	None	Yes Design	No	
198	Japanese maple	Acer palmatum	22	Critical	Significant dieback. Large deadwood	Remove	Yes	No	
210	Japanese maple	Acer palmatum	18	Fair	Small deadwood.	None	Yes Design	No	
69	Kousa dogwood	Cornus kousa	9	Good	Codominant at 1 foot	None	No	No	
177	Kwanzan cherry	Prunus 'Kwanzan'	25	Good	Codominant near base	None	Yes Design	No	
178	Kwanzan cherry	Prunus 'Kwanzan'	18	Good	None	None	Yes Design	No	
187	Kwanzan cherry	Prunus 'Kwanzan'	8	Good	None	None	Yes Design	No	
199	Kwanzan cherry	Prunus 'Kwanzan'	10	Good	None	None	Yes Design	No	
205	Kwanzan cherry	Prunus 'Kwanzan'	11	Poor	Basal decay. Dieback	Remove	Yes	No	
22	Leyland cypress	Cupressus x leylandii	10	Good	None	None	Yes Design	No	
23	Leyland cypress	Cupressus x leylandii	8	Good	None	None	Yes Design	No	
24	Leyland cypress	Cupressus x leylandii	10	Good	None	None	Yes Design	No	
25	Leyland cypress	Cupressus x leylandii	12	Good	None	None	Yes Design	No	
114	London planetree	Platanus x acerifolia	47	Good	Small deadwood	None	No	No	
190	London planetree	Platanus x acerifolia	64	Good	Deadwood	Prune deadwood	Yes Design	No	
197	London planetree	Platanus x acerifolia	70	Fair	Quad lead at 15 feet. Deadwood	Prune deadwood. Reduce canopy	Yes Design	No	
111	Mulberry	Morus spp	25	Poor	Basal decay. Large column of missing bark.	Remove	Yes	No	
158	Mulberry	Morus spp	10	Fair	Small deadwood	None	No	No	
169	Mulberry	Morus spp	15	Fair	Leans	None	No	No	
170	Mulberry	Morus spp	18	Fair	Leans	None	No	No	
171	Mulberry	Morus spp	12	Fair	Small deadwood	None	Yes Design	No	
176	Mulberry	Morus spp	16	Fair	Slight lean. Minor basal decay. Small deadwood	None	Yes Design	No	
242	Mulberry	Morus spp	8	Poor	Small deadwood. Pruned by utility	None	No	No	*Yonkers*
997	Mulberry	Morus spp	25	Fair	Codominant at 2 feet. Small deadwood. Untagged	None	Yes Design	No	
121	Northern white cedar	Thuja occidentalis	24	Poor	Top 15 feet is dead.	Prune deadwood. Removal an option	Yes Design	No	
16	Norway maple	Acer platanoides	21	Good	None	None	Yes Design	Yes	
31	Norway maple	Acer platanoides	16	Fair	Small deadwood	None	Yes Design	Yes	

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Recommendations	Remove?	Invasive Species	271 Removed
32	Norway maple	Acer platanoides	65	Poor	Multi lead. One lead dead; another had broken top. Decay in multiple leads	Remove	Yes	Yes	
43	Norway maple	Acer platanoides	19	Fair	Small deadwood	None	**Yes Design**	Yes	
46	Norway maple	Acer platanoides	9	Fair	Small deadwood	None	**Yes Design**	Yes	
73	Norway maple	Acer platanoides	14	Fair	Codominant near base.	None	**Yes Design**	Yes	
82	Norway maple	Acer platanoides	13	Fair	Small deadwood. Grows on rocks	None	**Yes Design**	Yes	
83	Norway maple	Acer platanoides	13	Fair	Small deadwood. Grows on rocks	None	**Yes Design**	Yes	
85	Norway maple	Acer platanoides	11	Fair	Overtopped	None	**Yes Design**	Yes	
86	Norway maple	Acer platanoides	8	Fair	Overtopped	None	**Yes Design**	Yes	
87	Norway maple	Acer platanoides	13	Fair	Small deadwood.	None	**Yes Design**	Yes	
88	Norway maple	Acer platanoides	14	Fair	Small deadwood.	None	**Yes Design**	Yes	
89	Norway maple	Acer platanoides	12	Fair	Codominant at 4 feet	None	**Yes Design**	Yes	
90	Norway maple	Acer platanoides	18	Fair	Overtopped.	None	**Yes Design**	Yes	
91	Norway maple	Acer platanoides	15	Fair	Small deadwood	None	**Yes Design**	Yes	
92	Norway maple	Acer platanoides	26	Fair	Codominant at 3 feet. Wound with decay in one lead.	None	**Yes Design**	Yes	
100	Norway maple	Acer platanoides	30	Fair	Codominant at 9 feet. Small cavity with significant decay at 8 feet. Internal decay in lower trunk via sounding.	Remove	Yes	Yes	
110	Norway maple	Acer platanoides	40	Poor	Large deadwood. Dieback.	Prune deadwood. Removal an option	No	Yes	
123	Norway maple	Acer platanoides	20	Fair	Codominant at 2 feet	None	No	Yes	
125	Norway maple	Acer platanoides	25	Fair	Codominant at 11 feet. Small deadwood	None	No	Yes	
126	Norway maple	Acer platanoides	25	Fair	Tri lead at 3 feet. Deadwood. Large limb removed	None	No	Yes	
127	Norway maple	Acer platanoides	28	Poor	Broken top with decay. Large wound at 12 feet with decay	Remove	Yes	Yes	
133	Norway maple	Acer platanoides	18	Fair	Small deadwood	None	**Yes Design**	Yes	
134	Norway maple	Acer platanoides	16	Fair	Small deadwood	None	**Yes Design**	Yes	
136	Norway maple	Acer platanoides	9	Fair	Small deadwood	None	**Yes Design**	Yes	
138	Norway maple	Acer platanoides	11	Fair	Small deadwood	None	**Yes Design**	Yes	
139	Norway maple	Acer platanoides	10	Fair	Small deadwood	None	**Yes Design**	Yes	
140	Norway maple	Acer platanoides	13	Fair	Small deadwood	None	**Yes Design**	Yes	
141	Norway maple	Acer platanoides	26	Fair	Basal cavity with minor decay. Small deadwood	None	**Yes Design**	Yes	
162	Norway maple	Acer platanoides	9	Fair	Overtopped	None	No	Yes	
172	Norway maple	Acer platanoides	21	Fair	Small deadwood	None	**Yes Design**	Yes	
179	Norway maple	Acer platanoides	29	Fair	Decay at pruning wounds. Small deadwood	None	**Yes Design**	Yes	
180	Norway maple	Acer platanoides	30	Poor	Deadwood. Dieback	None	**Yes Design**	Yes	
183	Norway maple	Acer platanoides	16	Fair	Small deadwood	None	**Yes Design**	Yes	
200	Norway maple	Acer platanoides	23	Poor	Column of decay from base up to 10 feet	Remove	Yes	Yes	
201	Norway maple	Acer platanoides	15	Fair	Small deadwood	None	**Yes Design**	Yes	
206	Norway maple	Acer platanoides	36	Fair	Tri lead at 3 feet. Small deadwood	None	**Yes Design**	Yes	
211	Norway maple	Acer platanoides	10	Fair	Small deadwood	None	**Yes Design**	Yes	
212	Norway maple	Acer platanoides	8	Fair	Small deadwood	None	**Yes Design**	Yes	
213	Norway maple	Acer platanoides	13	Fair	Small deadwood	None	No	Yes	
215	Norway maple	Acer platanoides	9	Fair	Small deadwood	None	No	Yes	*Yonkers*
216	Norway maple	Acer platanoides	19	Poor	Codominant at 1 foot. Topped at fence line	Remove	Yes	Yes	*Yonkers*
218	Norway maple	Acer platanoides	11	Fair	Small deadwood	None	No	Yes	*Yonkers*
220	Norway maple	Acer platanoides	13	Fair	Small deadwood	None	No	Yes	*Yonkers*
221	Norway maple	Acer platanoides	19	Fair	Small deadwood	None	No	Yes	*Yonkers*
223	Norway maple	Acer platanoides	14	Fair	Small deadwood	None	No	Yes	*Yonkers*
224	Norway maple	Acer platanoides	14	Fair	Small deadwood	None	No	Yes	*Yonkers*
225	Norway maple	Acer platanoides	24	Fair	Deadwood	None	No	Yes	*Yonkers*
226	Norway maple	Acer platanoides	9	Fair	Small deadwood	None	No	Yes	*Yonkers*
227	Norway maple	Acer platanoides	8	Fair	Small deadwood	None	No	Yes	*Yonkers*
228	Norway maple	Acer platanoides	16	Fair	Small deadwood	None	No	Yes	*Yonkers*
229	Norway maple	Acer platanoides	13	Fair	Small deadwood	None	No	Yes	*Yonkers*
230	Norway maple	Acer platanoides	10	Fair	Small deadwood	None	No	Yes	*Yonkers*
233	Norway maple	Acer platanoides	14	Fair	Small deadwood	None	No	Yes	*Yonkers*
235	Norway maple	Acer platanoides	9	Fair	Small deadwood	None	No	Yes	*Yonkers*
236	Norway maple	Acer platanoides	13	Fair	Small deadwood	None	No	Yes	*Yonkers*
239	Norway maple	Acer platanoides	11	Fair	Small deadwood	None	No	Yes	*Yonkers*
244	Norway maple	Acer platanoides	13	Fair	Small deadwood	None	No	Yes	*Yonkers*
250	Norway maple	Acer platanoides	8	Fair	Small deadwood	None	No	Yes	*Yonkers*
251	Norway maple	Acer platanoides	8	Fair	Small deadwood	None	No	Yes	*Yonkers*
253	Norway maple	Acer platanoides	8	Poor	Significant decay in trunk	Remove	Yes	Yes	*Yonkers*
254	Norway maple	Acer platanoides	16	Fair	Small deadwood	None	No	Yes	*Yonkers*
257	Norway maple	Acer platanoides	8	Fair	Column of decay	None	No	Yes	*Yonkers*
258	Norway maple	Acer platanoides	12	Fair	Small deadwood	None	No	Yes	*Yonkers*
259	Norway maple	Acer platanoides	16	Fair	Small deadwood	None	**Yes Design**	Yes	
260	Norway maple	Acer platanoides	13	Fair	Small deadwood	None	**Yes Design**	Yes	
267	Norway maple	Acer platanoides	24	Poor	Cavity with significant decay from base to 10 feet.	Remove	Yes	Yes	
268	Norway maple	Acer platanoides	15	Fair	Small deadwood	None	No	Yes	
269	Norway maple	Acer platanoides	14	Fair	Small deadwood	None	No	Yes	
270	Norway maple	Acer platanoides	10	Fair	Small deadwood	None	No	Yes	
272	Norway maple	Acer platanoides	8	Fair	Small deadwood. Overtopped	None	**Yes Design**	Yes	
273	Norway maple	Acer platanoides	15	Fair	Small deadwood	None	**Yes Design**	Yes	
276	Norway maple	Acer platanoides	11	Fair	Small deadwood	None	No	Yes	
282	Norway maple	Acer platanoides	8	Fair	Small deadwood	None	**Yes Design**	Yes	
283	Norway maple	Acer platanoides	14	Fair	Small deadwood	None	**Yes Design**	Yes	
285	Norway maple	Acer platanoides	11	Fair	Small deadwood. Overtopped	None	**Yes Design**	Yes	
289	Norway maple	Acer platanoides	10	Fair	Small deadwood	None	**Yes Design**	Yes	
296	Norway maple	Acer platanoides	13	Fair	Small deadwood	None	No	Yes	
301	Norway maple	Acer platanoides	9	Fair	Small deadwood	None	No	Yes	
302	Norway maple	Acer platanoides	8	Fair	Small deadwood	None	No	Yes	
303	Norway maple	Acer platanoides	13	Fair	Small deadwood	None	No	Yes	
305	Norway maple	Acer platanoides	22	Fair	Deadwood	None	No	Yes	
307	Norway maple	Acer platanoides	10	Fair	Small deadwood	None	No	Yes	
309	Norway maple	Acer platanoides	9	Fair	Small deadwood	None	**Yes Design**	Yes	
313	Norway maple	Acer platanoides	10	Fair	Small deadwood	None	**Yes Design**	Yes	

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Recommendations	Remove?	Invasive Species	271 Removed
314	Norway maple	Acer platanoides	12	Fair	Small deadwood	None	Yes Design	Yes	
315	Norway maple	Acer platanoides	13	Fair	Small deadwood	None	Yes Design	Yes	
316	Norway maple	Acer platanoides	13	Fair	Small deadwood	None	Yes Design	Yes	
319	Norway maple	Acer platanoides	10	Fair	Small deadwood	None	Yes Design	Yes	
320	Norway maple	Acer platanoides	10	Fair	Small deadwood	None	Yes Design	Yes	
321	Norway maple	Acer platanoides	12	Fair	Small deadwood	None	Yes Design	Yes	
322	Norway maple	Acer platanoides	8	Fair	Small deadwood	None	Yes Design	Yes	
323	Norway maple	Acer platanoides	14	Fair	Small deadwood	None	Yes Design	Yes	
324	Norway maple	Acer platanoides	11	Fair	Small deadwood	None	Yes Design	Yes	
325	Norway maple	Acer platanoides	14	Fair	Small deadwood	None	Yes Design	Yes	
326	Norway maple	Acer platanoides	22	Fair	Codominant at 12 feet	None	Yes Design	Yes	
327	Norway maple	Acer platanoides	18	Fair	Deadwood	None	Yes Design	Yes	
328	Norway maple	Acer platanoides	11	Fair	Deadwood	None	Yes Design	Yes	
329	Norway maple	Acer platanoides	8	Fair	Deadwood	None	Yes Design	Yes	
330	Norway maple	Acer platanoides	16	Fair	Small deadwood	None	Yes Design	Yes	
331	Norway maple	Acer platanoides	11	Fair	Small deadwood	None	Yes Design	Yes	
332	Norway maple	Acer platanoides	8	Fair	Small deadwood	None	Yes Design	Yes	
333	Norway maple	Acer platanoides	9	Fair	Small deadwood	None	Yes Design	Yes	
334	Norway maple	Acer platanoides	9	Fair	Small deadwood	None	Yes Design	Yes	
336	Norway maple	Acer platanoides	8	Fair	Small deadwood	None	Yes Design	Yes	
337	Norway maple	Acer platanoides	13	Fair	Small deadwood	None	Yes Design	Yes	
338	Norway maple	Acer platanoides	13	Fair	Small deadwood	None	Yes Design	Yes	
339	Norway maple	Acer platanoides	10	Fair	Small deadwood	None	Yes Design	Yes	
341	Norway maple	Acer platanoides	10	Fair	Small deadwood	None	Yes Design	Yes	
342	Norway maple	Acer platanoides	9	Fair	Small deadwood	None	Yes Design	Yes	
343	Norway maple	Acer platanoides	8	Fair	Small deadwood	None	Yes Design	Yes	
344	Norway maple	Acer platanoides	9	Fair	Small deadwood	None	Yes Design	Yes	
345	Norway maple	Acer platanoides	8	Fair	Small deadwood	None	Yes Design	Yes	
346	Norway maple	Acer platanoides	12	Fair	Small deadwood	None	Yes Design	Yes	
347	Norway maple	Acer platanoides	10	Fair	Small deadwood	None	Yes Design	Yes	
348	Norway maple	Acer platanoides	9	Fair	Small deadwood	None	Yes Design	Yes	
349	Norway maple	Acer platanoides	11	Fair	Small deadwood	None	Yes Design	Yes	
350	Norway maple	Acer platanoides	14	Fair	Small deadwood	None	Yes Design	Yes	
351	Norway maple	Acer platanoides	12	Dead	Standing dead tree	Remove	Yes	Yes	
352	Norway maple	Acer platanoides	9	Fair	Small deadwood	None	Yes Design	Yes	
353	Norway maple	Acer platanoides	13	Fair	Small deadwood	None	Yes Design	Yes	
354	Norway maple	Acer platanoides	16	Fair	Small deadwood	None	Yes Design	Yes	
355	Norway maple	Acer platanoides	11	Fair	Small deadwood	None	Yes Design	Yes	
356	Norway maple	Acer platanoides	14	Fair	Small deadwood	None	Yes Design	Yes	
357	Norway maple	Acer platanoides	9	Fair	Small deadwood	None	Yes Design	Yes	
358	Norway maple	Acer platanoides	13	Fair	Small deadwood	None	Yes Design	Yes	
359	Norway maple	Acer platanoides	22	Poor	Deadwood. Broken branches	None	No	Yes	
360	Norway maple	Acer platanoides	9	Fair	Small deadwood	None	Yes Design	Yes	
361	Norway maple	Acer platanoides	12	Fair	Small deadwood	None	No	Yes	
362	Norway maple	Acer platanoides	10	Fair	None	None	No	Yes	
363	Norway maple	Acer platanoides	13	Fair	Small deadwood	None	No	Yes	
364	Norway maple	Acer platanoides	13	Fair	Small deadwood	None	No	Yes	
365	Norway maple	Acer platanoides	8	Fair	Small deadwood	None	No	Yes	
367	Norway maple	Acer platanoides	18	Fair	Deadwood	None	No	Yes	
368	Norway maple	Acer platanoides	29	Poor	Large deadwood. Multiple large limbs have been removed	Prune deadwood	No	Yes	
369	Norway maple	Acer platanoides	9	Fair	Small deadwood	None	No	Yes	
371	Norway maple	Acer platanoides	13	Fair	Small deadwood	None	No	Yes	
372	Norway maple	Acer platanoides	10	Dead	Standing dead tree	Remove	Yes	Yes	
373	Norway maple	Acer platanoides	14	Fair	Small deadwood	None	No	Yes	
374	Norway maple	Acer platanoides	13	Fair	Small deadwood	None	No	Yes	
375	Norway maple	Acer platanoides	12	Fair	Small deadwood	None	No	Yes	
376	Norway maple	Acer platanoides	14	Fair	Small deadwood	None	No	Yes	
377	Norway maple	Acer platanoides	8	Fair	Small deadwood	None	No	Yes	
378	Norway maple	Acer platanoides	9	Fair	Small deadwood	None	No	Yes	
379	Norway maple	Acer platanoides	8	Fair	Overtopped	None	No	Yes	
380	Norway maple	Acer platanoides	14	Fair	Small deadwood	None	No	Yes	
381	Norway maple	Acer platanoides	9	Fair	Small deadwood	None	No	Yes	
382	Norway maple	Acer platanoides	23	Fair	Deadwood	None	No	Yes	
383	Norway maple	Acer platanoides	11	Poor	Overtopped	None	No	Yes	
384	Norway maple	Acer platanoides	14	Critical	Broken top with decay	Remove	Yes	Yes	
385	Norway maple	Acer platanoides	8	Poor	Broken top	None	No	Yes	
386	Norway maple	Acer platanoides	14	Fair	Deadwood	None	No	Yes	
387	Norway maple	Acer platanoides	8	Fair	Overtopped. Small deadwood	None	No	Yes	
388	Norway maple	Acer platanoides	13	Poor	Topped by utility. Decay in trunk	Remove	Yes	Yes	
389	Norway maple	Acer platanoides	11	Fair	Small deadwood	None	No	Yes	
393	Norway maple	Acer platanoides	14	Fair	Small deadwood	None	No	Yes	
394	Norway maple	Acer platanoides	11	Fair	Small deadwood	None	No	Yes	
397	Norway maple	Acer platanoides	10	Fair	Small deadwood	None	Yes Design	Yes	
398	Norway maple	Acer platanoides	10	Poor	Basal wound with significant decay	Remove	Yes	Yes	
399	Norway maple	Acer platanoides	17	Fair	Minor decay at pruning wound. Small deadwood	None	Yes Design	Yes	
400	Norway maple	Acer platanoides	15	Fair	Deadwood	None	Yes Design	Yes	
401	Norway maple	Acer platanoides	14	Fair	Deadwood	None	Yes Design	Yes	
402	Norway maple	Acer platanoides	10	Poor	Topped	None	Yes Design	Yes	
403	Norway maple	Acer platanoides	14	Fair	Deadwood	None	Yes Design	Yes	
404	Norway maple	Acer platanoides	21	Fair	Deadwood	None	Yes Design	Yes	
405	Norway maple	Acer platanoides	14	Fair	Deadwood	None	Yes Design	Yes	
406	Norway maple	Acer platanoides	8	Fair	Basal wound with decay	None	Yes Design	Yes	
407	Norway maple	Acer platanoides	9	Fair	Basal wound with decay	None	No	Yes	
408	Norway maple	Acer platanoides	10	Fair	Small deadwood	None	Yes Design	Yes	
409	Norway maple	Acer platanoides	11	Fair	Small deadwood	None	No	Yes	
411	Norway maple	Acer platanoides	15	Fair	Small deadwood	None	No	Yes	
412	Norway maple	Acer platanoides	14	Fair	Small deadwood	None	No	Yes	
413	Norway maple	Acer platanoides	15	Fair	Codominant at 4 feet	None	No	Yes	
414	Norway maple	Acer platanoides	9	Fair	Overtopped	None	No	Yes	
415	Norway maple	Acer platanoides	10	Fair	Deadwood	None	No	Yes	

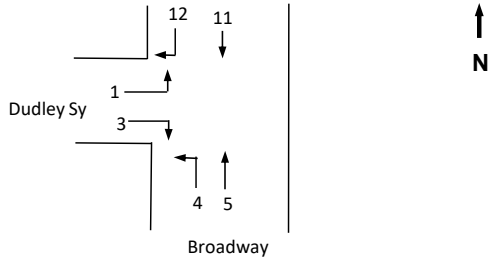
Tag	Common Name	Latin Name	DBH	Cond.	Observations	Recommendations	Remove?	Invasive Species	271 Removed
417	Norway maple	Acer platanoides	8	Fair	Small deadwood	None	No	Yes	
418	Norway maple	Acer platanoides	14	Fair	Small deadwood	None	No	Yes	
419	Norway maple	Acer platanoides	15	Fair	Deadwood	None	No	Yes	
420	Norway maple	Acer platanoides	16	Fair	Deadwood	None	No	Yes	
421	Norway maple	Acer platanoides	11	Fair	Small deadwood	None	No	Yes	
427	Norway maple	Acer platanoides	15	Fair	None	None	No	Yes	
428	Norway maple	Acer platanoides	9	Fair	None	None	No	Yes	
429	Norway maple	Acer platanoides	14	Fair	None	None	No	Yes	
430	Norway maple	Acer platanoides	8	Fair	None	None	No	Yes	
431	Norway maple	Acer platanoides	10	Fair	None	None	No	Yes	
434	Norway maple	Acer platanoides	9	Fair	None	None	No	Yes	
435	Norway maple	Acer platanoides	10	Fair	None	None	No	Yes	
436	Norway maple	Acer platanoides	12	Fair	None	None	No	Yes	
437	Norway maple	Acer platanoides	9	Fair	None	None	No	Yes	
439	Norway maple	Acer platanoides	9	Fair	None	None	No	Yes	
440	Norway maple	Acer platanoides	13	Fair	Codominant at 7 feet	None	No	Yes	
443	Norway maple	Acer platanoides	13	Poor	Covered in vines	None	No	Yes	
445	Norway maple	Acer platanoides	12	Fair	None	None	No	Yes	
449	Norway maple	Acer platanoides	12	Fair	Small deadwood	None	No	Yes	
450	Norway maple	Acer platanoides	12	Fair	Small deadwood	None	No	Yes	
451	Norway maple	Acer platanoides	19	Fair	Codominant at 6 feet with included bark	None	No	Yes	
452	Norway maple	Acer platanoides	14	Fair	Small deadwood	None	No	Yes	
454	Norway maple	Acer platanoides	8	Fair	Small deadwood	None	**Yes Design**	Yes	
455	Norway maple	Acer platanoides	27	Fair	Deadwood	None	**Yes Design**	Yes	
456	Norway maple	Acer platanoides	29	Fair	Codominant at 2 feet	None	**Yes Design**	Yes	
457	Norway maple	Acer platanoides	14	Fair	Small deadwood	None	No	Yes	
458	Norway maple	Acer platanoides	13	Fair	Small deadwood	None	No	Yes	
460	Norway maple	Acer platanoides	11	Fair	Small deadwood	None	No	Yes	
462	Norway maple	Acer platanoides	8	Fair	Small deadwood	None	No	Yes	
463	Norway maple	Acer platanoides	9	Fair	Small deadwood	None	No	Yes	
468	Norway maple	Acer platanoides	11	Fair	Small deadwood	None	No	Yes	
469	Norway maple	Acer platanoides	16	Fair	Small deadwood	None	No	Yes	
470	Norway maple	Acer platanoides	12	Fair	Small deadwood	None	No	Yes	
473	Norway maple	Acer platanoides	18	Fair	Codominant near base	None	No	Yes	
474	Norway maple	Acer platanoides	17	Fair	Small deadwood	None	**Yes Design**	Yes	
475	Norway maple	Acer platanoides	9	Fair	Small deadwood	None	**Yes Design**	Yes	
476	Norway maple	Acer platanoides	12	Fair	Tri lead	None	**Yes Design**	Yes	
479	Norway maple	Acer platanoides	13	Fair	Small deadwood	None	**Yes Design**	Yes	
480	Norway maple	Acer platanoides	15	Fair	Small deadwood	None	**Yes Design**	Yes	
481	Norway maple	Acer platanoides	13	Poor	Covered in vines	None	**Yes Design**	Yes	
483	Norway maple	Acer platanoides	19	Fair	Basal wound with decay	None	**Yes Design**	Yes	
84	Norway spruce	Picea abies	16	Fair	Grows on rocks. Slight lean. Physical damage to exposed roots	None	**Yes Design**	No	
108	Norway spruce	Picea abies	26	Good	None	None	No	No	
116	Norway spruce	Picea abies	28	Fair	Codominant at 7 feet with vertical seam down from union.	None	**Yes Design**	No	
189	Norway spruce	Picea abies	24	Good	None	None	**Yes Design**	No	
241	Paulownia	Paulownia tomentosa	9	Poor	Deadwood. Dieback. Grows over courts	Remove	Yes	Yes	*Yonkers*
243	Paulownia	Paulownia tomentosa	8	Poor	Deadwood. Dieback. Grows towards courts	Remove	Yes	Yes	*Yonkers*
441	Paulownia	Paulownia tomentosa	23	Fair	Codominant at 12 feet	None	No	Yes	
442	Paulownia	Paulownia tomentosa	13	Fair	Codominant at 12 feet	None	No	Yes	
55	Pin oak	Quercus palustris	12	Good	None	None	No	No	
56	Pin oak	Quercus palustris	11	Good	None	None	No	No	
57	Pin oak	Quercus palustris	9	Good	None	None	No	No	
58	Pin oak	Quercus palustris	10	Good	None	None	No	No	
59	Pin oak	Quercus palustris	8	Good	None	None	No	No	
60	Pin oak	Quercus palustris	9	Good	None	None	No	No	
61	Pin oak	Quercus palustris	9	Good	None	None	No	No	
62	Pin oak	Quercus palustris	10	Good	None	None	No	No	
63	Pin oak	Quercus palustris	9	Good	None	None	No	No	
64	Pin oak	Quercus palustris	8	Good	None	None	No	No	
65	Pin oak	Quercus palustris	8	Good	None	None	No	No	
66	Pin oak	Quercus palustris	8	Good	None	None	No	No	
67	Pin oak	Quercus palustris	10	Good	None	None	No	No	
68	Pin oak	Quercus palustris	9	Good	None	None	No	No	
207	Pin oak	Quercus palustris	37	Fair	Large deadwood	Prune deadwood	**Yes Design**	No	
26	Purple leaf plum	Prunus cerasifera	13	Fair	Significant interior sprouting. Susceptible to black knot disease	Thin sprouts	**Yes Design**	No	
27	Purple leaf plum	Prunus cerasifera	12	Fair	Significant interior sprouting. Susceptible to black knot disease	Thin sprouts	**Yes Design**	No	
28	Purple leaf plum	Prunus cerasifera	13	Poor	Black knot infection. Significant interior sprouting	Remove	Yes	No	
29	Purple leaf plum	Prunus cerasifera	14	Poor	Black knot infection	Remove	Yes	No	
120	Purple leaf plum	Prunus cerasifera	8	Fair	Minor dieback.	None	No	No	
4	Red maple	Acer rubrum	22	Fair	Overtopped. Codominant at 2 feet	None	No	No	
95	Red maple	Acer rubrum	14	Good	None	None	**Yes Design**	No	
96	Red maple	Acer rubrum	14	Good	None	None	**Yes Design**	No	
97	Red maple	Acer rubrum	14	Good	Codominant at 12 feet	None	**Yes Design**	No	
105	Red maple	Acer rubrum	14	Good	None	None	No	No	*Transplant*
106	Red maple	Acer rubrum	14	Good	None	None	No	No	
107	Red maple	Acer rubrum	13	Good	None	None	No	No	
249	Red maple	Acer rubrum	26	Poor	Internal decay via sounding. Deadwood	Remove	Yes	No	*Yonkers*
299	Red maple	Acer rubrum	14	Fair	Small deadwood	None	No	No	
300	Red maple	Acer rubrum	14	Fair	Small deadwood	None	No	No	
113	Red oak	Quercus rubra	50	Fair	Large deadwood.	Prune deadwood	No	No	
122	Red oak	Quercus rubra	36	Fair	Large deadwood	Prune deadwood	**Yes Design**	No	
124	Red oak	Quercus rubra	38	Fair	Basal cavity. Deadwood	Prune deadwood	**Yes Design**	No	
130	Red oak	Quercus rubra	32	Fair	Large deadwood	Prune deadwood	No	No	
432	Red oak	Quercus rubra	17	Fair	None	None	No	No	
444	Red oak	Quercus rubra	15	Fair	Girdled by vine	None	No	No	
448	Red oak	Quercus rubra	22	Fair	Deadwood	None	No	No	
453	Red oak	Quercus rubra	17	Fair	None	None	**Yes Design**	No	

Tag	Common Name	Latin Name	DBH	Cond.	Observations	Recommendations	Remove?	Invasive Species	271 Removed
459	Red oak	Quercus rubra	42	Fair	Large deadwood	None	No	No	
465	Red oak	Quercus rubra	40	Fair	Deadwood	None	No	No	
466	Red oak	Quercus rubra	36	Poor	Large deadwood. Significant dieback	Remove	Yes	No	
472	Red oak	Quercus rubra	38	Fair	Large deadwood	Prune deadwood	No	No	
202	Saucer magnolia	Magnolia x soulangeana	21	Good	Codominant at 2 feet.	None	**Yes Design**	No	
208	Siberian elm	Ulmus pumila	15	Fair	Self correcting lean. Two leads previously removed. Small deadwood	None	**Yes Design**	Yes	
214	Sugar maple	Acer saccharum	9	Fair	Small deadwood	None	No	No	
234	Sugar maple	Acer saccharum	20	Fair	Small deadwood	None	No	No	*Yonkers*
237	Sugar maple	Acer saccharum	16	Poor	Small deadwood	None	No	No	*Yonkers*
238	Sugar maple	Acer saccharum	14	Fair	Small deadwood	None	No	No	*Yonkers*
248	Sugar maple	Acer saccharum	15	Fair	Small deadwood	None	No	No	*Yonkers*
264	Sugar maple	Acer saccharum	12	Fair	Small deadwood	None	No	No	
265	Sugar maple	Acer saccharum	15	Fair	Cavity with decay from 3 to 6 feet	None	No	No	
370	Sugar maple	Acer saccharum	17	Poor	Significant dieback. Large deadwood	Remove	Yes	No	
101	Sweetgum	Liquidambar styraciflua	31	Good	Small deadwood	None	**Yes Design**	No	
390	Sycamore	Platanus occidentalis	36	Fair	Deadwood	Prune deadwood	**Yes Design**	No	
391	Sycamore	Platanus occidentalis	40	Fair	Deadwood	Prune deadwood	**Yes Design**	No	
392	Sycamore	Platanus occidentalis	42	Fair	Deadwood	Prune deadwood	**Yes Design**	No	
217	Sycamore maple	Acer pseudoplatanus	14	Fair	Codominant at 2 feet	None	No	Yes	*Yonkers*
219	Sycamore maple	Acer pseudoplatanus	9	Fair	Codominant at 2 feet	None	No	Yes	*Yonkers*
231	Sycamore maple	Acer pseudoplatanus	11	Poor	Dieback	None	No	Yes	*Yonkers*
245	Sycamore maple	Acer pseudoplatanus	22	Fair	Codominant at 1 foot	None	No	Yes	*Yonkers*
246	Sycamore maple	Acer pseudoplatanus	18	Fair	Small deadwood	None	No	Yes	*Yonkers*
247	Sycamore maple	Acer pseudoplatanus	12	Fair	Small deadwood	None	No	Yes	*Yonkers*
252	Sycamore maple	Acer pseudoplatanus	11	Fair	Small deadwood	None	No	Yes	*Yonkers*
255	Sycamore maple	Acer pseudoplatanus	10	Fair	Small deadwood	None	No	Yes	*Yonkers*
256	Sycamore maple	Acer pseudoplatanus	11	Critical	30 foot tall stalk	Remove	Yes	Yes	*Yonkers*
271	Sycamore maple	Acer pseudoplatanus	12	Fair	Small deadwood	None	**Yes Design**	Yes	
275	Sycamore maple	Acer pseudoplatanus	14	Critical	12 foot stalk	Remove	Yes	Yes	
277	Sycamore maple	Acer pseudoplatanus	25	Poor	Codominant at 1 foot. Broken top from one lead	Remove	Yes	Yes	
278	Sycamore maple	Acer pseudoplatanus	14	Dead	30 foot dead stalk	Remove	Yes	Yes	
279	Sycamore maple	Acer pseudoplatanus	13	Fair	Small deadwood	None	No	Yes	
280	Sycamore maple	Acer pseudoplatanus	15	Dead	15 foot dead stalk	Remove	Yes	Yes	
281	Sycamore maple	Acer pseudoplatanus	11	Fair	Small deadwood	None	**Yes Design**	Yes	
284	Sycamore maple	Acer pseudoplatanus	19	Critical	Tri lead at 2 feet. Two leads are dead	Remove	Yes	Yes	
286	Sycamore maple	Acer pseudoplatanus	24	Poor	Tri lead from base to 3 feet. One lead dead; another broken	Remove	Yes	Yes	
287	Sycamore maple	Acer pseudoplatanus	10	Fair	Deadwood. Leans	None	**Yes Design**	Yes	
288	Sycamore maple	Acer pseudoplatanus	21	Poor	Codominant at 2 feet. Deadwood. Decay in larger lead at 15 feet.	None	**Yes Design**	Yes	
290	Sycamore maple	Acer pseudoplatanus	19	Poor	Deadwood. Little canopy remains	Remove	Yes	Yes	
291	Sycamore maple	Acer pseudoplatanus	14	Fair	Deadwood	None	**Yes Design**	Yes	
292	Sycamore maple	Acer pseudoplatanus	15	Fair	Deadwood	None	**Yes Design**	Yes	
297	Sycamore maple	Acer pseudoplatanus	11	Fair	Deadwood	None	No	Yes	
298	Sycamore maple	Acer pseudoplatanus	13	Fair	Deadwood	None	No	Yes	
306	Sycamore maple	Acer pseudoplatanus	8	Dead	Standing dead tree	Remove	Yes	Yes	
310	Sycamore maple	Acer pseudoplatanus	14	Dead	Standing dead tree	Remove	Yes	Yes	
311	Sycamore maple	Acer pseudoplatanus	15	Poor	Canker with decay at 7-9 feet. Deadwood	Remove	Yes	Yes	
312	Sycamore maple	Acer pseudoplatanus	16	Fair	Deadwood	None	**Yes Design**	Yes	
317	Sycamore maple	Acer pseudoplatanus	12	Poor	Large wound with decay at 12-15 feet	Remove	Yes	Yes	
318	Sycamore maple	Acer pseudoplatanus	11	Fair	Small deadwood	None	**Yes Design**	Yes	
340	Sycamore maple	Acer pseudoplatanus	19	Fair	Codominant at 1 foot. Small deadwood	None	**Yes Design**	Yes	
366	Sycamore maple	Acer pseudoplatanus	18	Fair	Codominant at base	None	No	Yes	
471	Sycamore maple	Acer pseudoplatanus	16	Fair	Small deadwood	None	No	Yes	
395	Tulip poplar	Liriodendron tulipifera	24	Fair	Calloused wound at base. Small deadwood	None	**Yes Design**	No	
396	Tulip poplar	Liriodendron tulipifera	34	Fair	Deadwood	None	**Yes Design**	No	
416	Tulip poplar	Liriodendron tulipifera	46	Fair	Large deadwood	Prune deadwood	No	No	
422	Tulip poplar	Liriodendron tulipifera	12	Fair	Small deadwood	None	**Yes Design**	No	
433	Tulip poplar	Liriodendron tulipifera	45	Fair	Large deadwood. Minor decay	None	No	No	
438	Tulip poplar	Liriodendron tulipifera	40	Fair	Large deadwood	None	No	No	
461	Tulip poplar	Liriodendron tulipifera	14	Fair	Grows from base of 12 foot dead stalk	None	No	No	
464	Tulip poplar	Liriodendron tulipifera	37	Fair	Deadwood	None	No	No	
477	Tulip poplar	Liriodendron tulipifera	26	Critical	Column of significant decay along rear trunk. Large deadwood	Remove	Yes	No	
194	Weeping cherry	Prunus 'Pendula'	8	Fair	None	None	**Yes Design**	No	
173	White pine	Pinus strobus	26	Good	None	None	**Yes Design**	No	
184	White pine	Pinus strobus	21	Good	None	None	**Yes Design**	No	
185	White pine	Pinus strobus	13	Fair	None	None	**Yes Design**	No	
186	White pine	Pinus strobus	14	Fair	None	None	**Yes Design**	No	
71	Zelkova	Zelkova serrata	10	Good	None	None	**Yes Design**	No	
72	Zelkova	Zelkova serrata	12	Good	None	None	**Yes Design**	No	
74	Zelkova	Zelkova serrata	12	Good	None	None	**Yes Design**	No	
75	Zelkova	Zelkova serrata	12	Good	None	None	**Yes Design**	No	

Traffic Data Survey Corp

Intersection: Broadway at Dudley St

Date: 3/9/2023



Time	1				3				4				5				11				12				Total			Dudley Street Approach	
	Auto	Truck	Bus	Bike	Auto	Truck	Bus	Bike	Auto	Truck	Bus	Bike	Auto	Truck	Bus	Bike	Auto	Truck	Bus	Bike	Auto	Truck	Bus	Bike	15-Min	Hour		15-Min	Hour
7:15 - 7:30	2	0	1	0	7	0	0	0	0	0	0	0	45	1	3	0	48	0	1	0	0	0	1	0	109			10	37
7:30 - 7:45	8	0	0	0	6	0	0	0	2	0	0	0	40	1	8	0	58	1	4	0	0	0	0	0	128			14	31
7:45 - 8:00	4	0	0	0	3	0	0	0	4	1	0	0	74	1	10	0	54	0	3	0	2	1	0	0	157			7	25
8:00 - 8:15	3	0	0	0	3	0	0	0	0	0	0	0	60	0	9	0	61	1	7	0	1	0	0	0	145	539		6	24
8:15 - 8:30	1	0	0	0	3	0	0	0	4	0	0	0	73	2	6	0	64	2	10	0	8	0	0	0	173	603		4	33
8:30 - 8:45	5	0	0	0	3	0	0	0	6	0	0	0	55	2	3	0	59	0	11	0	1	0	0	0	145	620	90%	8	
8:45 - 9:00	2	1	0	0	3	0	0	0	3	0	0	0	49	1	1	0	52	1	10	0	4	1	0	0	128	591		6	
9:00 - 9:15	8	0	0	0	7	0	0	0	5	0	0	0	34	1	1	0	45	2	1	0	13	0	0	0	117	563		15	
Peak Hour	13	0	0	0	12	0	0	0	14	1	0	0	262	5	28	0	238	3	31	0	12	1	0	0					
Cars/Trucks-Buses	13	0			12	0			15	1			295	33			272	34			13	1							
% HV	0%				0%				7%				11%				13%				8%								
14:30 - 14:45	6	0	0	0	3	0	0	0	3	0	0	0	48	0	11	0	33	0	4	0	3	0	0	0	111			9	47
14:45 - 15:00	15	0	1	0	6	0	0	0	6	0	0	0	71	1	10	0	48	0	8	0	3	0	1	0	170			22	44
15:00 - 15:15	7	0	0	0	3	0	0	0	3	1	0	0	79	1	4	0	71	2	22	0	4	0	0	0	197			10	33
15:15 - 15:30	3	0	0	0	2	1	0	0	3	0	0	0	65	1	3	0	86	0	2	0	8	0	0	0	174	652		6	29
15:30 - 15:45	4	0	0	0	2	0	0	0	3	0	0	0	42	1	1	0	53	0	3	0	4	0	0	0	113	654	83%	6	28
15:45 - 16:00	6	0	0	0	5	0	0	0	4	0	0	0	45	0	3	0	49	0	1	0	4	0	0	0	117	601		11	
16:00 - 16:15	3	0	0	0	3	0	0	0	6	0	0	0	66	0	1	0	55	0	2	0	4	0	0	0	140	544		6	
16:15 - 16:30	1	0	0	0	4	0	0	0	4	0	0	0	54	1	2	0	61	1	1	0	4	0	0	0	133	503		5	
16:30 - 16:45	5	0	0	0	4	0	0	0	3	0	0	0	48	3	1	0	51	0	2	0	5	0	0	0	122	512			
16:45 - 17:00	3	0	0	0	4	0	0	0	2	0	0	0	58	0	2	0	28	1	1	0	6	0	0	0	105	500			
Peak Hour	29	0	1	0	13	1	0	0	15	1	0	0	257	4	18	0	258	2	35	0	19	0	1	0					
Cars/Trucks-Buses	30	1			14	1			16	1			279	22			295	37			20	1							
% HV	3%				7%				6%				8%				13%				5%								

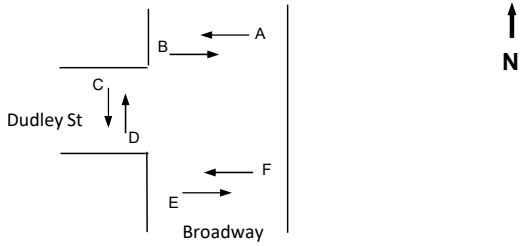
47 existing vehicles Exiting Dudley St*

*Build Conditions is 5% higher (Based on TIS)
1.05*47 = 49

Traffic Data Survey Corp

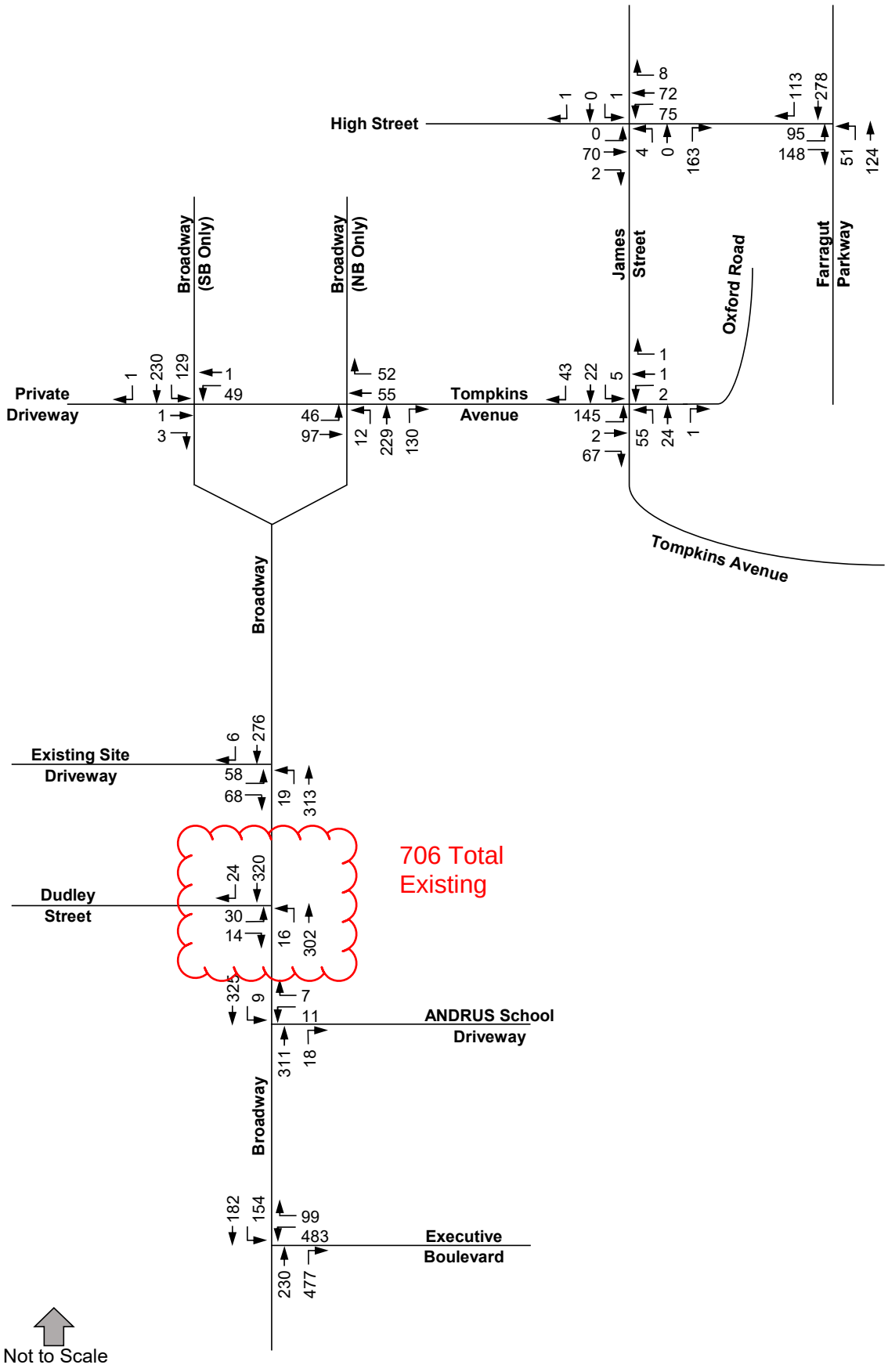
Location: Broadway at Dudley St

Date: Thursday, March 9, 2023

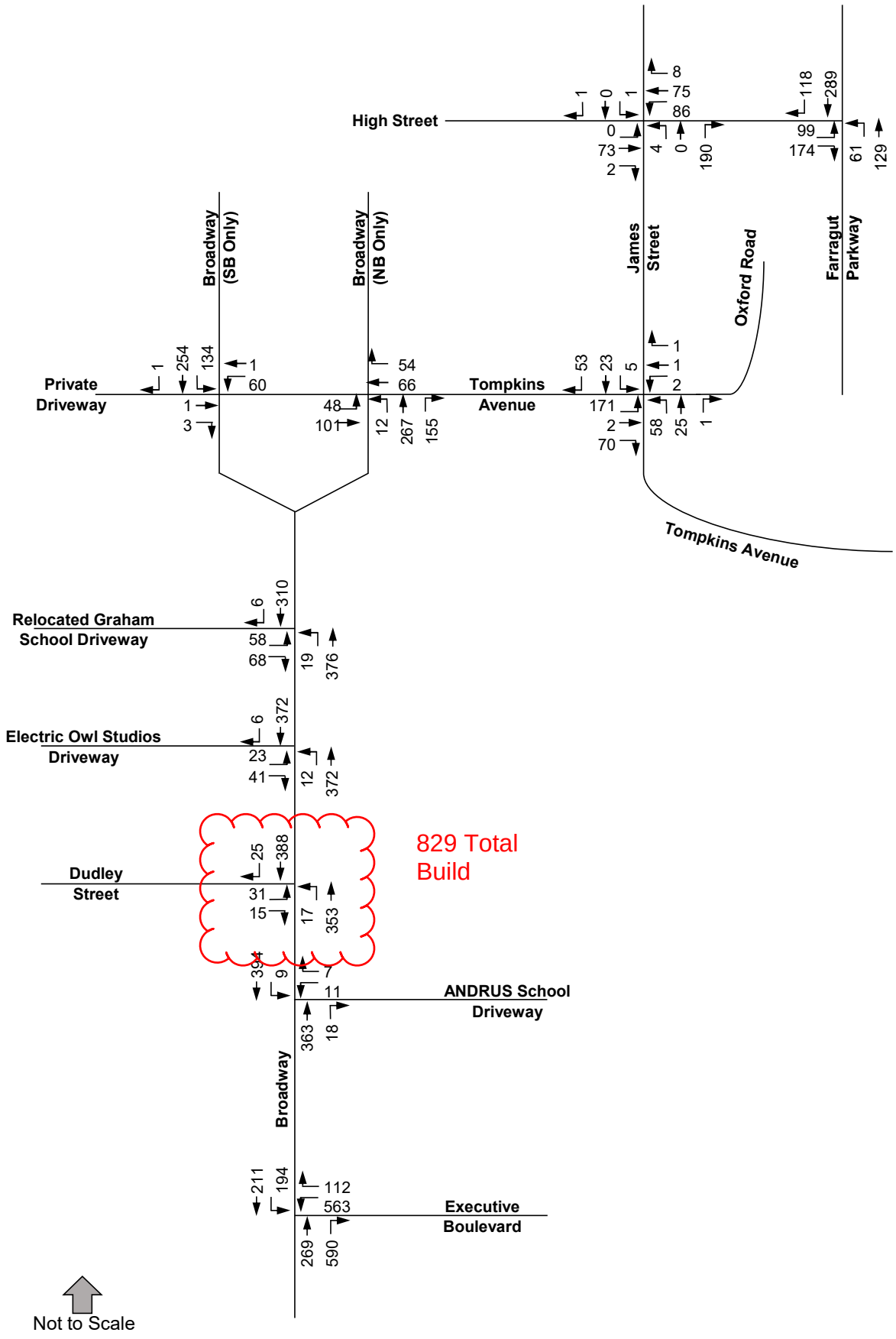


Time Period	Class	A	B	C	D	E	F							Crossing Broadway 15 Min	Hour
7:15 - 7:30	Ped	0	0	0	1	0	0							0	
7:30 - 7:45	Ped	1	0	0	0	0	0							1	
7:45 - 8:00	Ped	0	0	0	1	0	0							0	
8:00 - 8:15	Ped	0	0	0	1	0	0							0	1
8:15 - 8:30	Ped	0	0	0	1	0	0							0	1
8:30 - 8:45	Ped	0	0	1	0	0	0							0	0
8:45 - 9:00	Ped	0	0	0	0	0	0							0	0
9:00 - 9:15	Ped	0	0	0	0	0	0							0	0
14:30 - 14:45	Ped	0	0	0	0	0	0							0	
14:45 - 15:00	Ped	0	0	0	0	0	0							0	
15:00 - 15:15	Ped	0	0	1	0	0	0							0	
15:15 - 15:30	Ped	0	0	2	0	0	0							0	0
15:30 - 15:45	Ped	0	0	0	0	0	0							0	0
15:45 - 16:00	Ped	0	0	0	0	0	0							0	0
16:00 - 16:15	Ped	0	0	0	0	0	0							0	0
16:15 - 16:30	Ped	0	0	0	0	0	0							0	0
16:30 - 16:45	Ped	0	0	0	0	0	0							0	0
16:45 - 17:00	Ped	0	0	0	1	0	0							0	0

One Pedestrian crossing Broadway at Dudley Street



Kimley»Horn	Electric Owl Studios Village of Hastings-on-Hudson New York	Existing Traffic Volumes PM Peak Hour	Figure 4



Kimley»Horn	Electric Owl Studios Village of Hastings-on-Hudson New York	Build Traffic Volumes PM Peak Hour	Figure 22