

MEMORANDUM

To : Board of Trustees
Village of Hastings-on-Hudson

From : Douglas J. Hahn, P.E.
Project Engineer

Dated : October 30, 2023

Subject : Site Plan Review
Electric Owl Holdings, LLC
1 South Broadway, Hastings-on-Hudson, NY

**Drawings
Reviewed**

Drawings Prepared by Granoff Architects:

- "Schematic Site Plan – Overall Landscape", Dated 7/24/23.
- "Schematic Site Plan – Landscape Lighting", Dated 7/24/23.
- "Tree Removals Plan", Dated 7/24/23.
- "Schematic Site Plan – Main Entrance Focus", Dated 7/24/23.
- "Entry Wall Elevation", Dated 7/24/23.
- "Schematic Dudley Screening Planting Plan", Dated 7/24/23.
- "Schematic Site Plan – The Graham-Windham Garden", Dated 7/24/23.
- "Schematic Site Plan – Admin Entrance Focus", Dated 7/24/23.
- "Site Sections", Dated 7/24/23.
- "Schematic Site Plan – Northern Recreation Area", Dated 7/24/23.
- "Schematic Site Plan – Southern Recreation Area", Dated 7/24/23.
- "Schematic Site Plan – Parking Garage Focus", Dated 7/24/23.
- "Schematic Parking Structure RCP-LVL1", Dated 7/24/23.
- "Schematic Parking Structure RCP-LVL2", Dated 7/24/23.
- "Schematic Parking Structure RCP-LVL3", Dated 7/24/23.
- "Schematic Parking Structure RCP-LVL4, Roof", Dated 7/24/23.

Drawings Prepared by Kimley-Horn Engineering and Landscape
Architecture of New York, P.C.:

32 Drawings listed on "Title Sheet", Revised 8/3/23, Sheet C-0.0.

Documents

Reviewed : Electric Owl Studios Environmental Assessment Form Supplement
(w/o Appendix B), (Part 3), Dated 9/14/23.
Stormwater Pollution Prevention Plan, Dated 8/23.

Village of Hastings-on-Hudson
Electric Owl Holdings, LLC
Site Plan Review
October 30, 2023
Page 2

The referenced plans have been reviewed for stormwater, utilities, steep slopes, and our previous memorandum dated June 23, 2023 in coordination with the Village SEQRA review. The applicant proposes to subdivide the 23.97 acre property and use 17.4 acres for a multi-media production studio. The use will require an amendment to the Zoning Code and result in disturbance to steep slopes. The improvements include repurposing existing buildings, construction of new buildings, a parking garage, filling and grading, hardscaping, and landscaping.

Our comments have been separated into items that we believe should be addressed at this time, as they may impact the overall scope of the project, and items that can be addressed during final site plan review. Pursuant to our review, the following items should be addressed at this time.

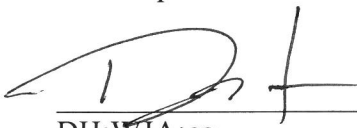
1. As previously mentioned, slope stability analysis and/or calculations should be provided for disturbances on and near steep slopes.
2. As previously mentioned, the NYS OPRHP letter included in the Alternative Analysis notes stormwater runoff concerns from the site. These concerns should be addressed by the proposed stormwater management system.
3. As previously mentioned, New York State Department of Transportation approval will be required for the proposed work and curb cuts located within the South Broadway right of way. Any comments from the NYSDOT should be addressed.
4. As previously mentioned, driveway profiles should be provided. As the driveway on the “school parcel” connects two streets (South Broadway and Warburton Avenue), it should be designed to the Village standards for minor streets to the greatest extent practicable.
5. The applicant is proposing a 5-acre waiver to disturb more than 5 acres of land at one time to perform construction. However, the applicant has also provided “staging plans” showing construction in phases under 5 acres. The applicant should be clear in their request. It is preferred that construction be phased to avoid disturbances greater than 5 acres at any one time.
6. The existing catch basins on the corner of the parking entrance (west of parking lot) appear to direct stormwater to the sanitary sewer. Another 12 inch VC pipe also is directed towards the sewer line. This connection is proposed to be removed. The area currently directed to the sewer should be shown and included separately in the existing tributary area map and hydrologic calculations.
7. Grading for proposed drainage swales should be shown.
8. Deep tests and infiltration tests be performed in accordance with Appendix D of the NYS Stormwater Management Design Manual should be conducted.

Pursuant to our review, the following items should be addressed during final site plan review.

9. As previously mentioned, the proposed stormwater detention/infiltration system for the improvements on the “studio parcel” is located on the “school parcel”. Easements and maintenance agreements will be required.
10. As previously mentioned, the proposed parking garage has access off of the “school parcel” driveway. An access easement and agreement may be required.
11. As previously mentioned, a steep slopes permit will be required. Information required by Village Code Chapter 249 “Steep Slopes” and on the Steep Slopes Application Checklist should be provided.
12. As previously mentioned, a cut/fill map should be provided.
13. As previously mentioned, construction disturbance proposed is 16.6 acres referenced in the SWPPP (page 6), and 17.80 acres on the plans (Sheet C-2.1). The proposed amount of total disturbance should be revised to match.
14. As previously mentioned, drainage system point discharges onto steep slopes should be avoided. If necessary, level spreader with a concrete lip or similar should be provided.
15. As previously mentioned, porous pavement is proposed over the detention/infiltration system. How the two systems will interact should be considered in the design.
16. As previously mentioned, the means of access to water quality units for maintenance purposes should be addressed.
17. As previously mentioned, the proposed water main extension will require Westchester County Department of Health approval.
18. As previously mentioned, the existing source of water should be identified. It should be protected and maintained until the new water supply is accepted.
19. As previously mentioned, per Village Code §295-20 B.(8), walls greater than 6.5 feet shall conform to the requirements for buildings. Additionally, wall calculations and details will be required.
20. As previously mentioned, per Village Code §295-41, curb cuts for driveways should not exceed 24 feet in width.
21. As previously mentioned, sight distances at the proposed curb cuts should be provided.

22. The site is a mix of redevelopment and new construction. The water quality volume (WQv) calculations should reflect this. Additionally, runoff reduction volume (RRv) is required to be provided for new impervious area; it should be stated how RRvis being provided.
23. Channel flow should not return to shallow concentrated flow. The time of concentration calculations should be revised.
24. Details for the proposed stormwater management and drainage systems should be provided.
25. A draft stormwater maintenance agreement should be provided in the SWPPP.
26. A draft Notice of Intent (NOI) should be provided in the SWPPP.
27. It appears the existing pool and tennis courts are being removed. All items to be removed from the site should be clearly labeled on the removals plans.
28. The landscaping plans should be coordinated to avoid conflicts with site utilities, including water, sewer, and drainage.
29. The recommendations provided in the Geotechnical Engineering Report should be incorporated onto the plans as applicable.

A written response and revised plans responding to the above comments should be submitted by the applicant for review. Any changes made that do not pertain to our comments should be identified separately in the written response. Additional comments may be generated based on the revised plans.



DH:WJA:cg