

UNRIVALED DEVELOPMENT OPPORTUNITY ON THE BANKS OF THE HUDSON RIVER

1 S. BROADWAY

HASTINGS ON HUDSON
NEW YORK

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES



AN EXTRAORDINARY TREASURE IN THE RIVERTOWNS

INTRODUCTION

RM Friedland is pleased to present an incomparable development opportunity that has not been marketed in its over 200-year history. Our firm has been exclusively engaged by the Graham Windham School to arrange for the sale of 1 South Broadway, Hastings on Hudson, New York. The subject property is a 23.97-acre site of ultra-prime land on the banks of the Hudson River. Nestled in a Rivertown Community consistently ranked one of the best places to live, this site has it all. The site is located on the west side of South Broadway, between Dudley Street to the south and Tompkins Avenue to the north.

Located less than 20 miles from Manhattan, the site has direct access to everything from fine dining to hotels to numerous sources of mass transportation, while remaining a sophisticated, private community offering picturesque Hudson River views.

Approximately four acres will be parceled off for ongoing operations of the school. This is truly a once in a lifetime opportunity for a qualified developer/investor.

CONFIDENTIALITY

This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of Graham Windham School, 1 South Broadway, Hastings-on-Hudson, NY, (the "Property").

This brochure was prepared by RM Friedland LLC, ("RMF"), in its role as Advisor and Exclusive Sales Agent and has been reviewed by representatives of Ownership. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of RMF or Owner and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner, RMF nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to Owner has been fully executed, delivered, and approved by Owner and any conditions to Owner obligations thereunder have been satisfied or waived.

By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of Owner nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Owner or RM Friedland LLC.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate.

RMF does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

While this brochure contains physical description information, there are no references to condition. Neither Owner nor RMF make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents.

The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to RMF at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure.

Once you have expressed an offer to acquire the property and have demonstrated certain bona fides satisfactory to owner, certain further and additional information may be provided in order for you to complete your due diligence investigation.

Zoning is a critical factor in the value of this property. All zoning information must be independently verified.



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THE OPPORTUNITY

1 South Broadway is the setting of a boarding and day school operated for over 200 years by Graham Windham. The school made a strategic decision in 2020 to operate as a day school only and will retain approximately four acres of the existing 23.97 acre parcel for this purpose. This area is self contained from the development opportunity. The remaining 19.97 acre parcel includes the original school building, built in 1906, and (17) out buildings formerly used as dormitories. The existing buildings have no historical or architectural designations that would not allow a new development. In addition, the land is not encumbered by any deed restrictions. Current zoning is R-20.

The subject property is being offered for sale as a Development Site with unlimited possibilities. Situated on the westside of bucolic Westchester County, with scenic views of the Hudson River.

Opportunities to acquire such large infill sites are extremely rare in Westchester County. Due to the exceptionally strategic location of the property, on a bluff overlooking both The Hudson River and the majestic Palisades, demand for high-end rental product will be strong and is currently unmet at this time as young families continue to move from New York City and settle in the Rivertowns of Westchester County. Additionally, empty nesters in the surrounding communities are seeking to downsize and stay within the area. With high barriers to entry, it is difficult to amass enough land to develop a significant residential project within an existing community that is so desirable.

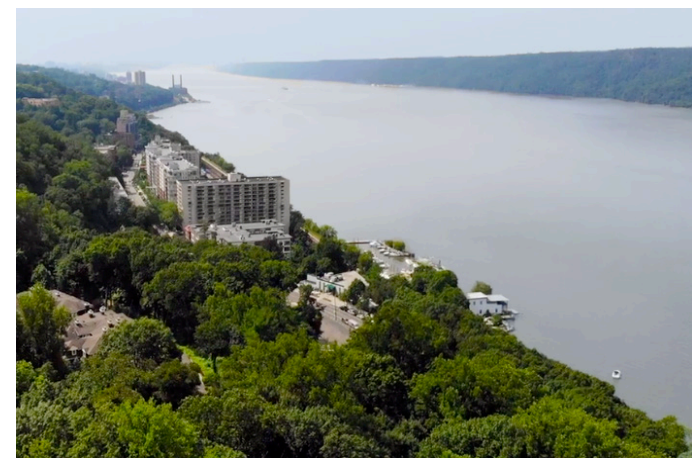
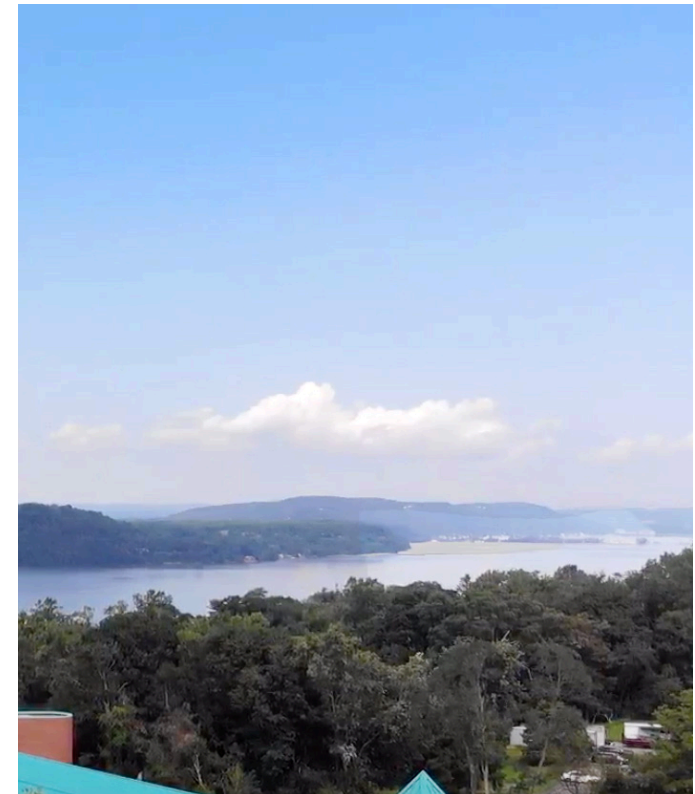
SUPERIOR LOCATION

This site is truly in the center of it all. Located in Hastings on Hudson, a community consistently recognized as one of the best places to live. The Village is only twenty miles from Manhattan. Downtown Hastings has a village quaintness with award winning restaurants and boutique shops. One South Broadway has immediate access to two different Metro North train stations and roadways, but is also adjacent to the Old Croton Aqueduct Trail and 40 Acre Lenoir Preserve. It is less than a mile from the newly renovated Boyce Thompson Center with numerous fine dining options. It is also less than a mile from two hotels, a hospital and a large corporate office park.

MARKET STRENGTH

Existing large size parcels in affluent areas such as Westchester County, home to 363,284 families and 969,907 residents, continue to experience high levels of demand and create opportunities for established developers to reinvent the site and develop it. Hastings on Hudson boasts one of the highest median household prices in the County.

This offering represents a chance for a buyer to take ownership of a significant parcel of land in a market with limited availability of large parcels and with one of the highest household incomes in the Nation.





II. PROPERTY HISTORY & DESCRIPTION





Founded in New York City in 1806 by a group of dedicated, forward-thinking women, including Isabella Graham and Elizabeth Schuyler Hamilton (Alexander Hamilton's widow), Graham Windham has been meeting the needs of New York City's poorest, most vulnerable children for more than two centuries.

A RARE JEWEL BOASTING AN IMPRESSIVE HISTORY

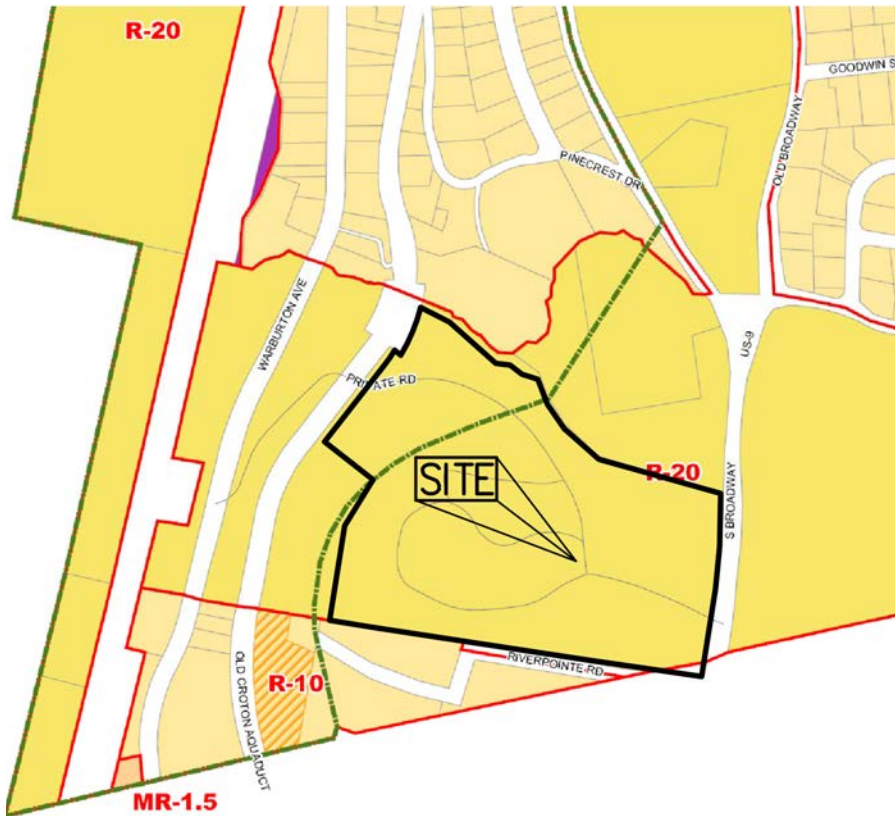


The history of Graham Windham offers not only a broad study in the evolution of child welfare in America, but also a compelling story of perseverance, persistence and caring on the part of so many over the years, primarily dedicated to providing safety, stability, education and family for those children whose own families were unable to do so.

***Seller has a current title report which reflects that there are no easements, reservations, covenants, and restrictions which will hinder development of the property.**

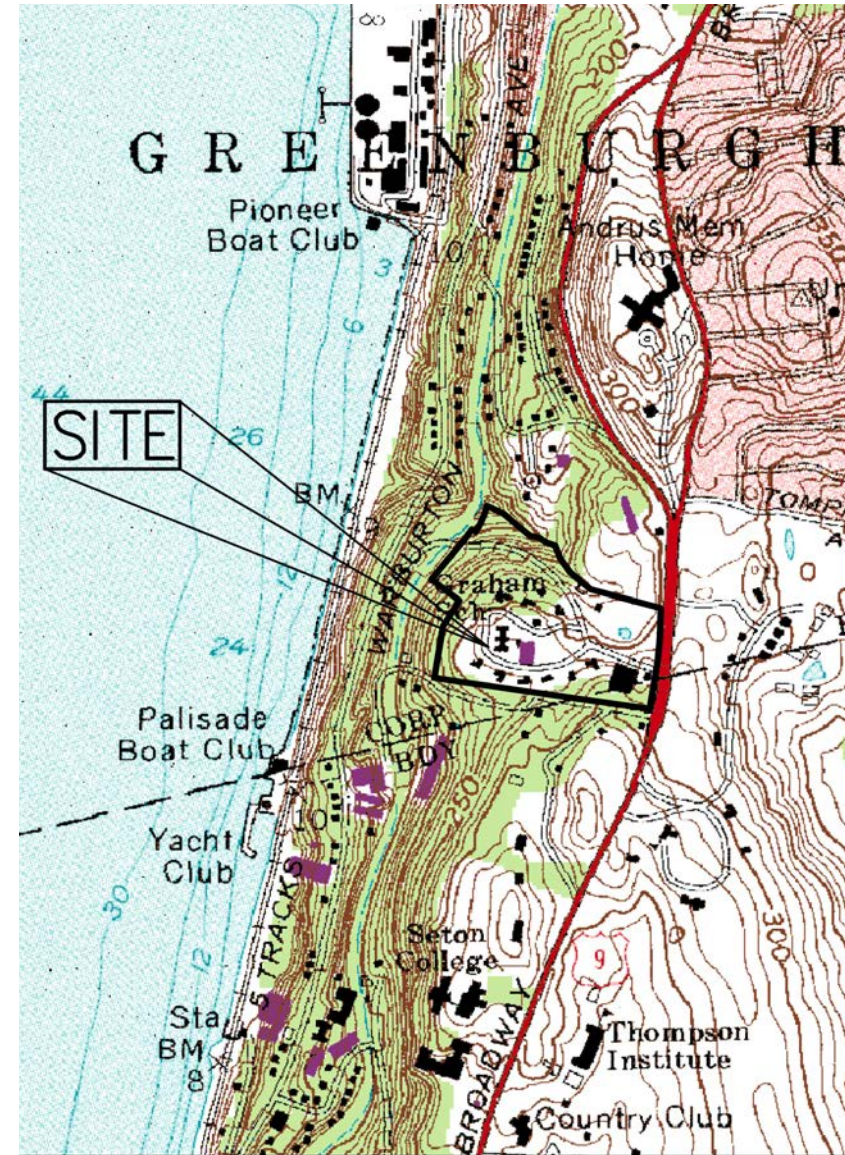


EXCEPTIONAL VIEWS ON THE BANKS OF THE HUDSON



LEGEND

- R-10 One-Family Residence (10,000 SF)
- R-20 One-Family Residence (20,000 SF)





ZONING SUMMARY

§ 295-66 Permitted and prohibited uses.

The principal and accessory uses set forth in this article with respect to each district are the only uses permitted in that district. All other uses are prohibited.

§ 295-67 One-Family Residence (R-20) Districts.

A. Principal uses. The following uses are permitted principal uses in an R-20 District:

- (1) One-family detached dwellings, not to exceed one per lot.
- (2) Municipal parks, municipal playgrounds and municipal conservation areas, including the customary accompanying refreshment and service buildings.
- (3) Places of worship, parish houses and buildings for religious education

B. Principal uses requiring a special use permit.

The following uses are permitted principal uses in an R-20 District but require a special use permit issued pursuant to Article X of this chapter:

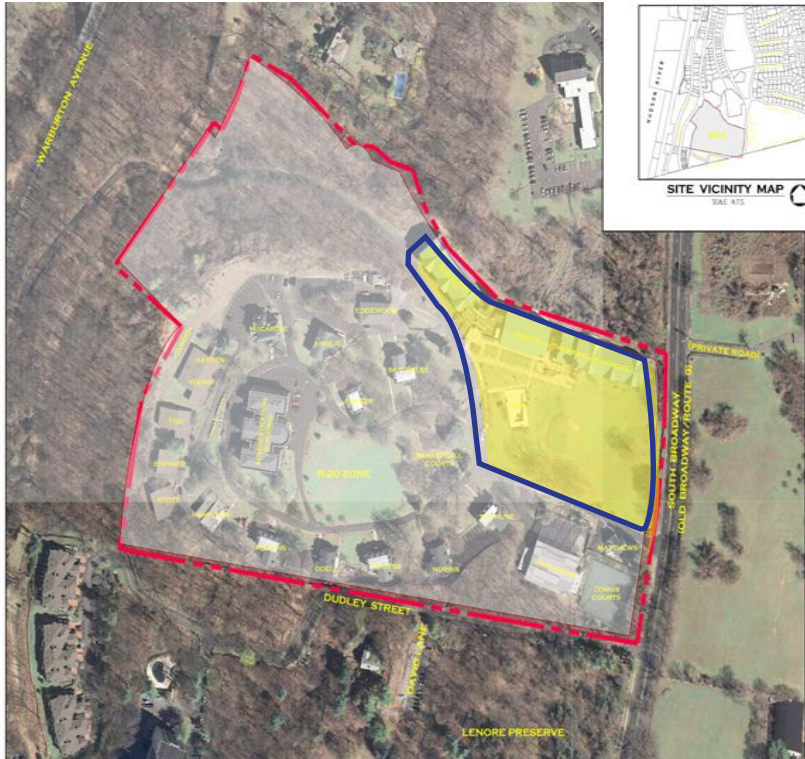
- (1) Schools and day nurseries.
- (2) Libraries and museums.
- (3) Hospitals, nursing homes or convalescent homes.
- (4) Assisted living housing, active adult/ independent living, continuum of care facility.



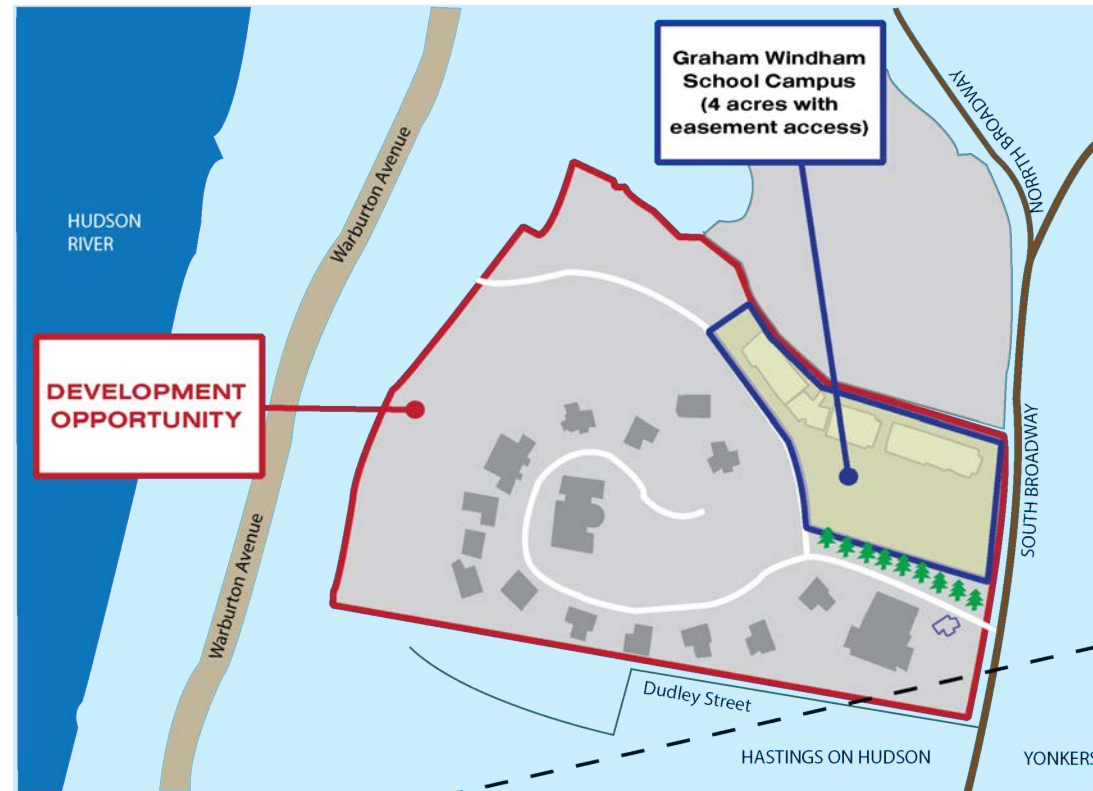


UNPRECEDENTED OPPORTUNITY ON THE RIVERBANK

Of the 23.97 acre site, Graham Windham will be retaining approximately four acres (final measurements to be determined) for continued use as a day school operation.



These four acres are already self contained on the far Northeast side of the site. A map delineating the area that will be retained by the school is adjacent.



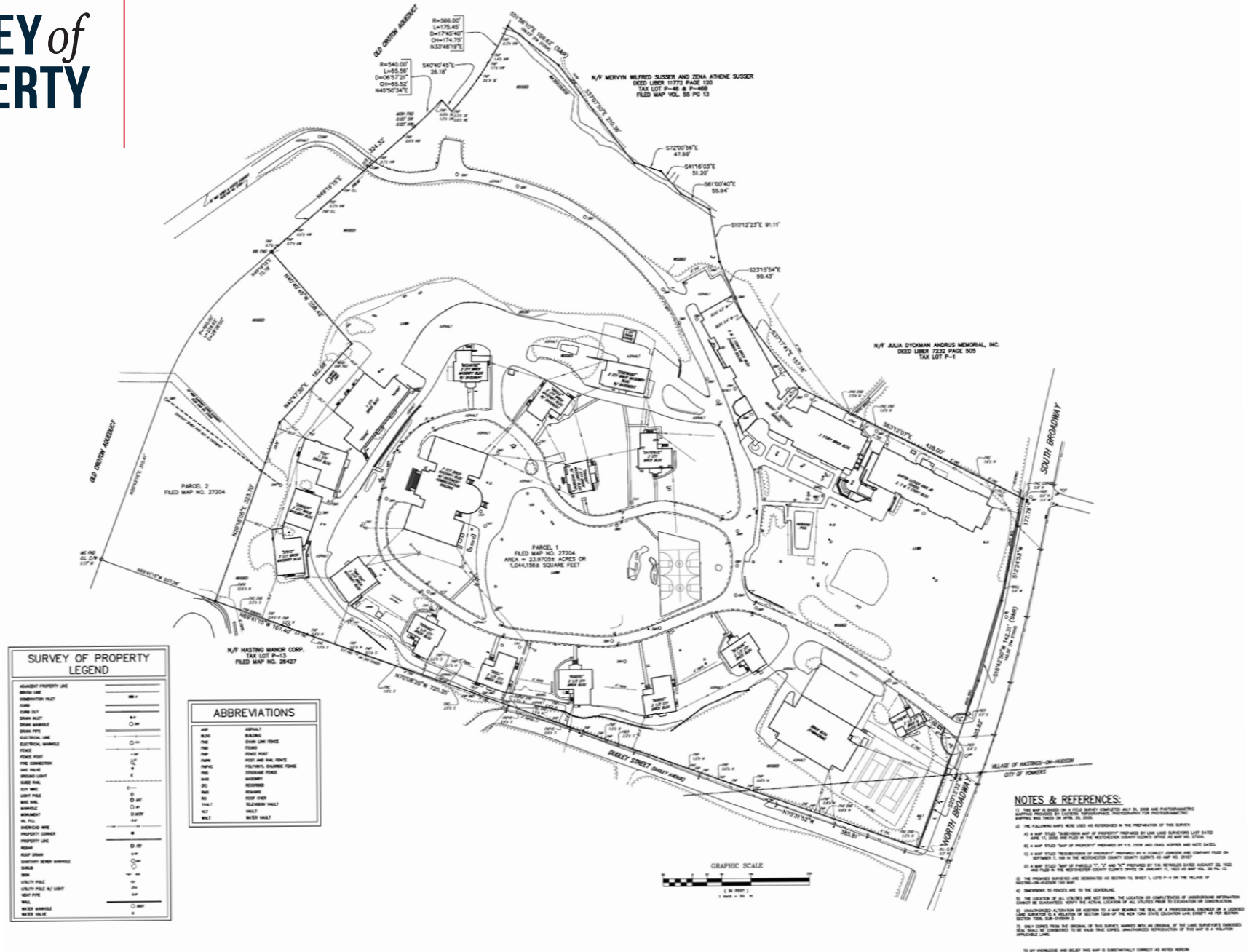


TOPOGRAPHIC & UTILITIES MAP





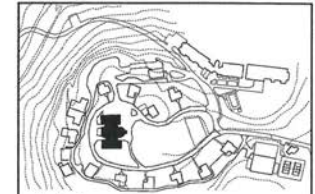
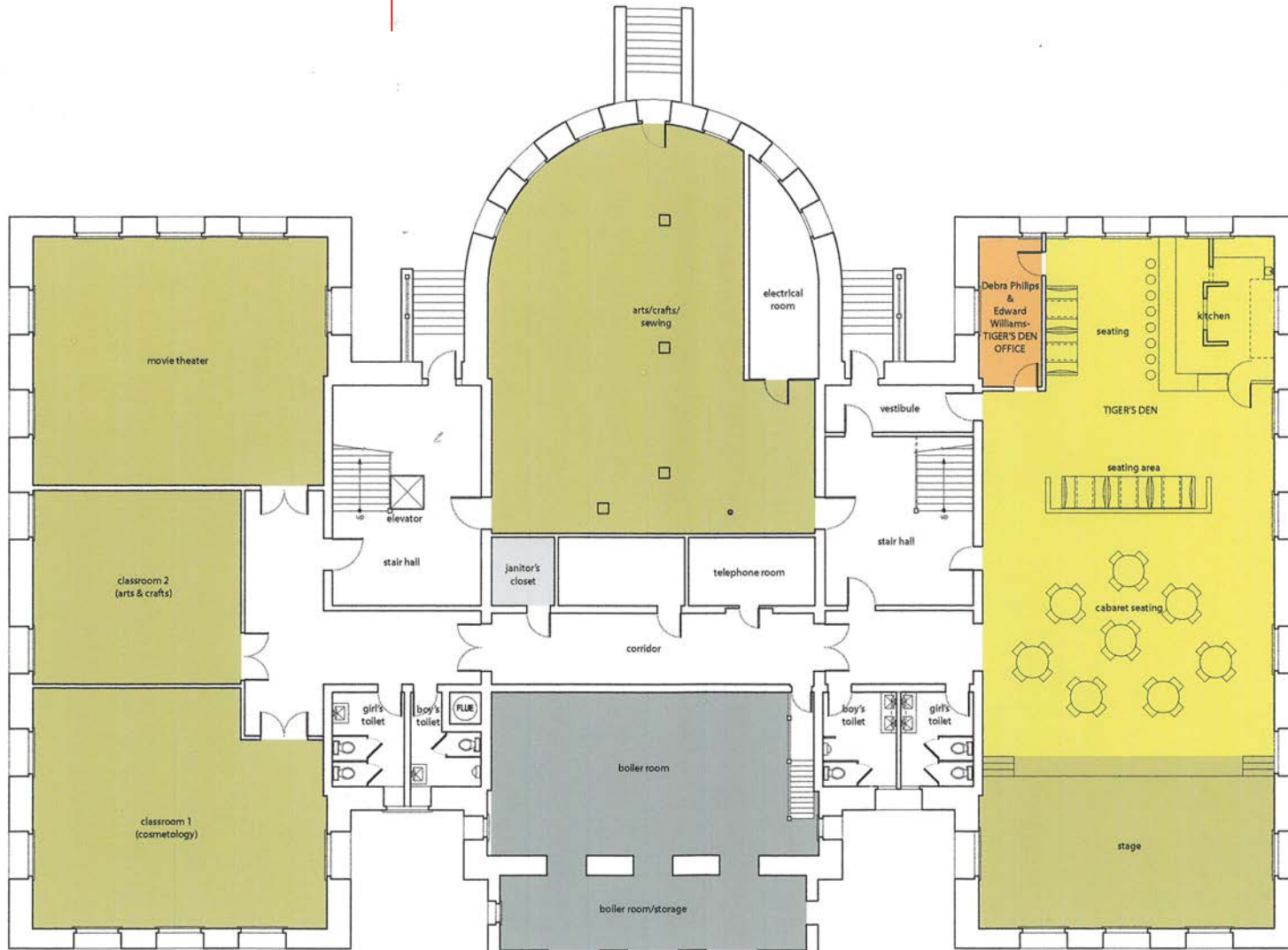
SURVEY of PROPERTY





FLOORPLAN of ADMIN BUILDING

First Floor



key site plan
Graham Windham Hastings on Hudson, NY

- Executive**
 - Executive Personnel
- Business Operations**
 - Business Staff
 - Buildings and Grounds
 - Food Services Personnel
 - Food Services Storage
 - Eating Places
- Westchester Services**
 - Permanency and Family Services
 - Clinical/ Medical Services and QI
- Residential**
 - Residential Services
- Activities**
 - Senior Division Director
 - Therapeutic Activity Programs Work/ Rec/ Arts
 - Campus Administration
- Storage**
 - Record/ Archival Storage
 - General Storage
- Mechanical**
 - Boiler Room

Main Administration Building

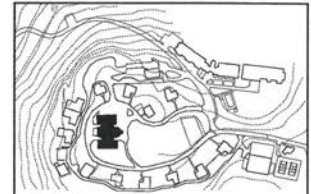
First Floor Plan
Scale: 1/16"=1'0"

A3a

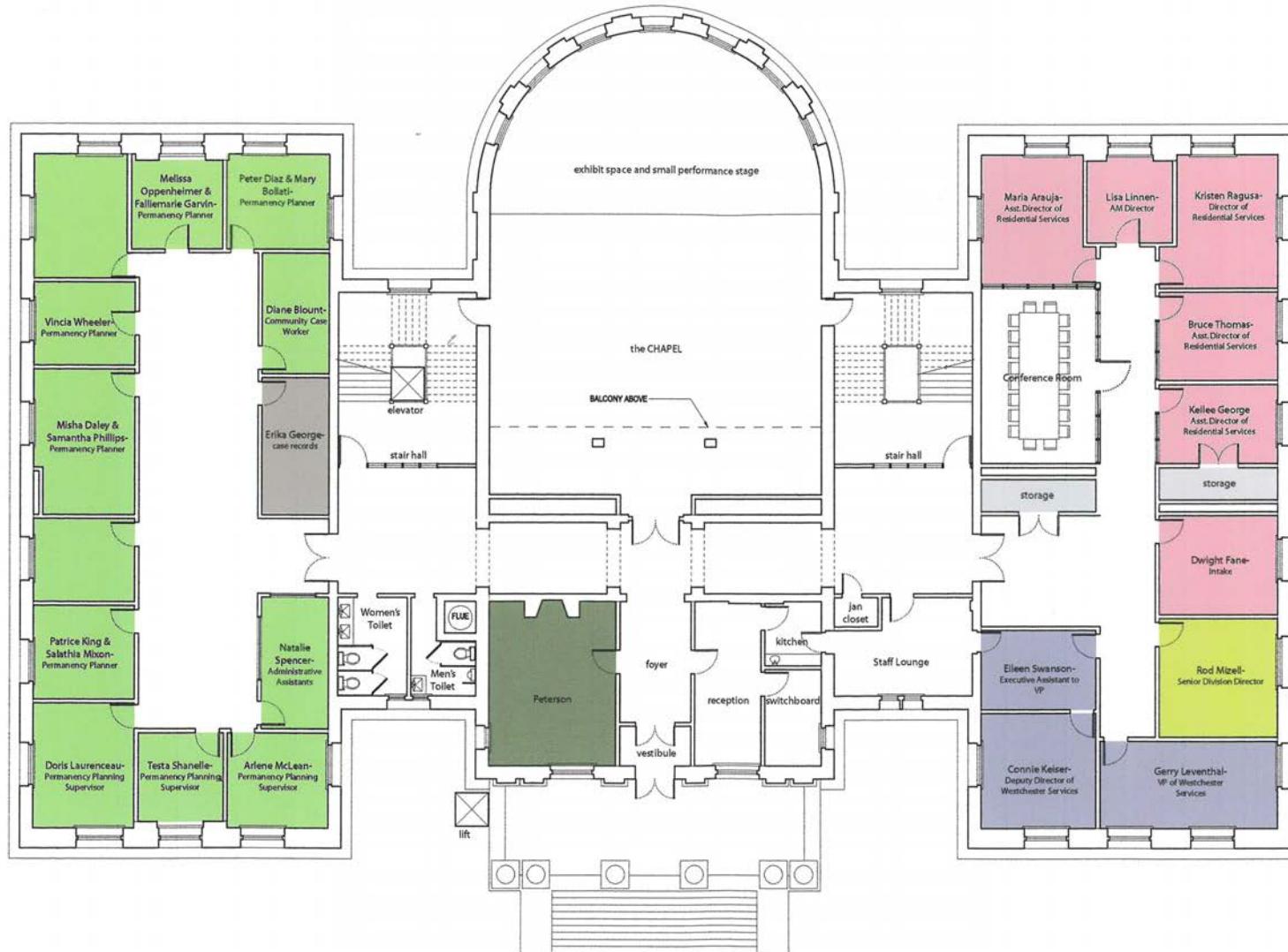


FLOORPLAN of ADMIN BUILDING

Second Floor



key site plan
Graham Windham - Hastings on Hudson, NY



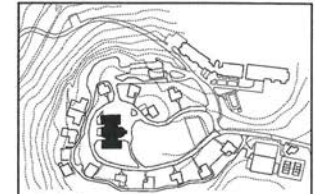
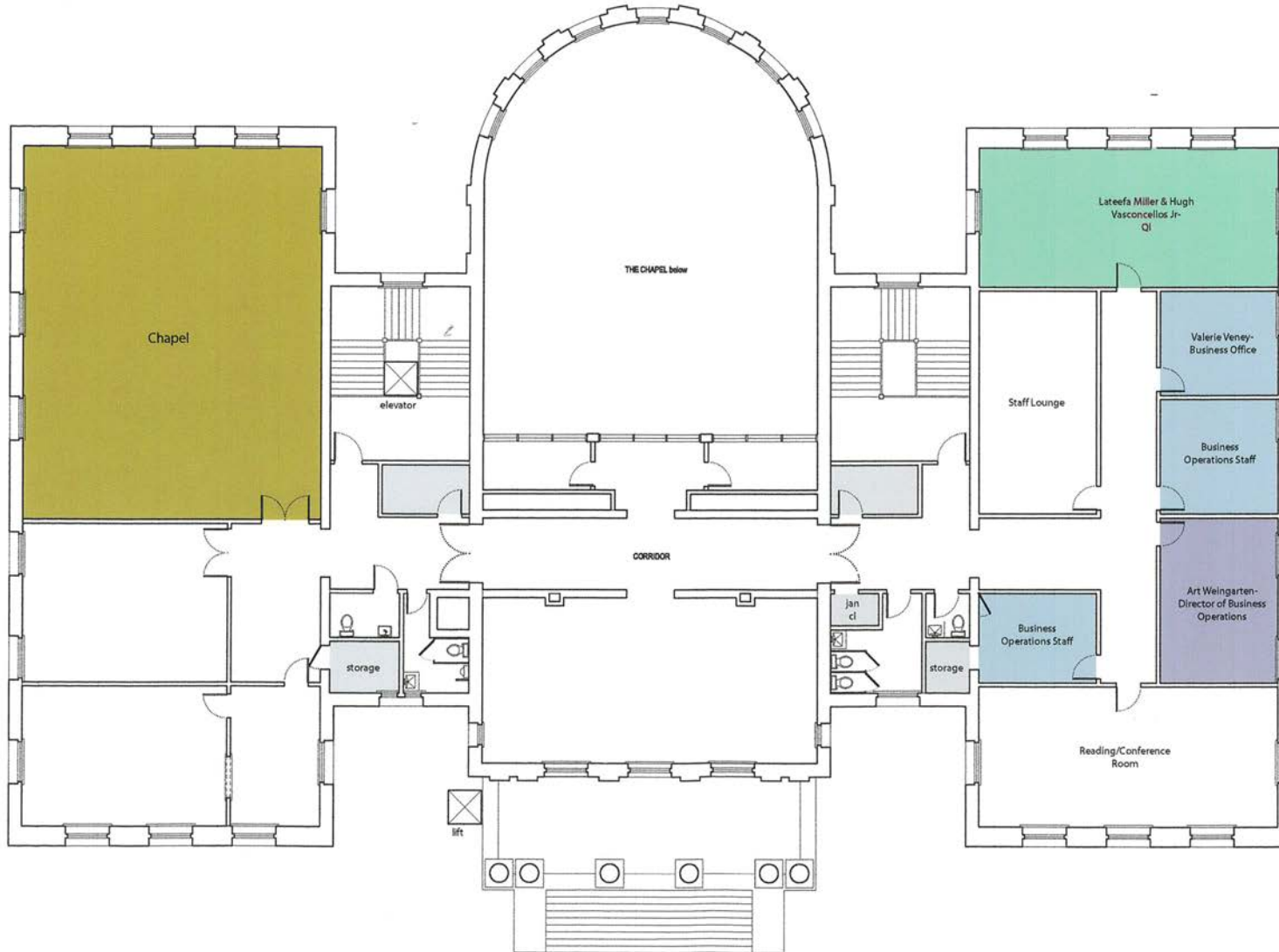
- Executive**
 - Executive Personnel
- Business Operations**
 - Business Staff
 - Buildings and Grounds
 - Food Services Personnel
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- Activities**
 - Senior Division Director
 - Therapeutic Activity Programs Work/ Rec/ Arts
 - Campus Administration
- Storage**
 - Record/ Archival Storage
 - General Storage
- Mechanical**
 - Boiler Room

Main Administration Building
First Floor Plan
Scale: 1/16"=10'
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FLOORPLAN of ADMIN BUILDING

Third Floor



key site plan
Graham Windham Hastings on Hudson, NY

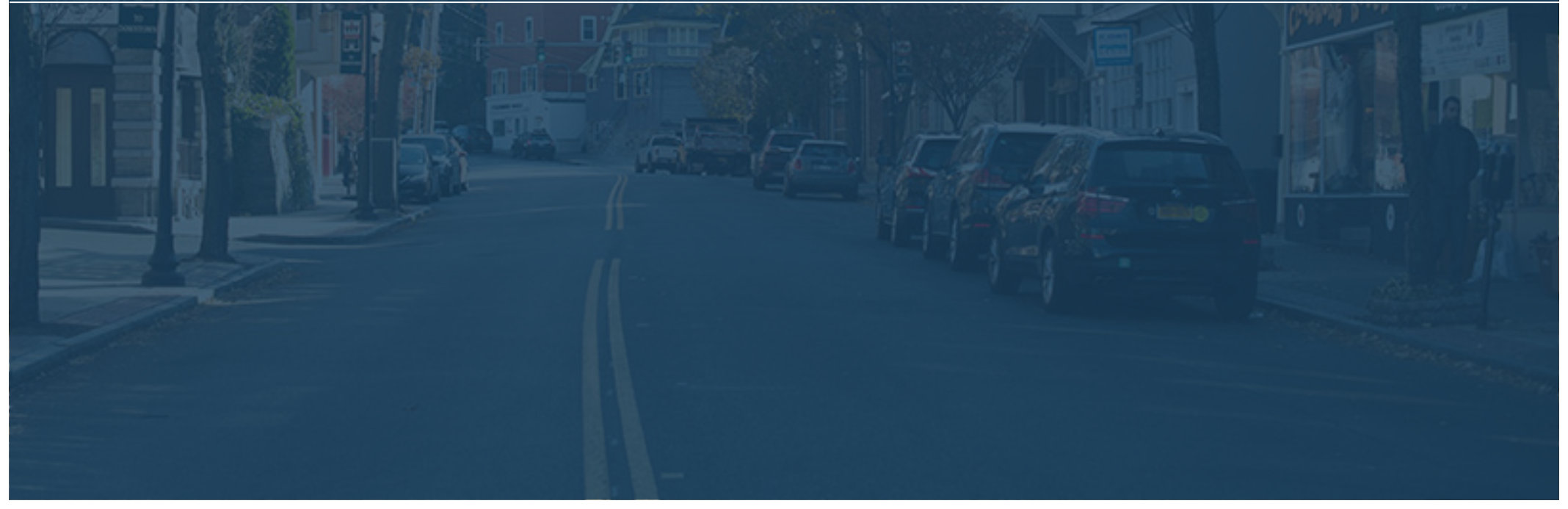
- Executive**
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- Mechanical**
 - Boiler Room

Main Administration Building
First Floor Plan
Scale: 1/16"=1'0"

A3a



III. LOCATION OVERVIEW





1 SOUTH BROADWAY benefits from its superior location to mass-transit and roadways, but also its location adjacent to beautiful nature: Old Croton Aqueduct Trail and 40 Acre Lenoir Preserve, shopping and restaurants: Downtown Village of Hastings-on-Hudson and The Boyce Thompson Center, and business: Southern Westchester Executive Park.

Hastings' vibrant downtown, located just north of the property, not only boasts the Metro-North Station but it is also the retail, dining and entertainment hub of the Rivertowns, offering many boutique shops and local restaurants and bars on Main street, Warburton Ave and Southside Ave.

IN THE CENTER OF IT ALL!

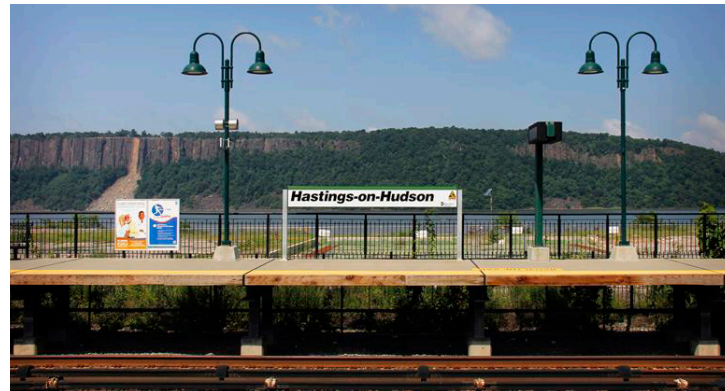
HOSPITALITY



PARKS



DINING

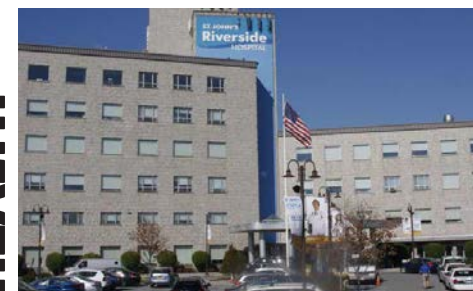


MASS TRANSIT



SHOPPING

HEALTH





SUPERIOR LOCATION WITH EXCEPTIONAL ATTRACTIONS

SITE
1 SOUTH BROADWAY

DOWNTOWN HASTINGS ON HUDSON

LENOIR NATURE PRESERVE

OLD CROTON AQUEDUCT TRAIL

BOYCE THOMPSON CENTER

SOUTHERN WESTCHESTER EXECUTIVE PARK

GREYSTONE

HUDSON LINE

ST. JOHN'S RIVERSIDE HOSPITAL

The image features a central aerial map of Hastings on Hudson, New York. A blue line representing the Hudson River runs along the left side of the map. A blue circle highlights a specific area in the center of the town. Five callout boxes with white borders and blue text labels point to various landmarks: 1. 'SITE 1 SOUTH BROADWAY' points to a large, multi-story brick building with a green lawn. 2. 'DOWNTOWN HASTINGS ON HUDSON' points to the central urban area. 3. 'LENOIR NATURE PRESERVE' points to a wooded area with a wooden sign. 4. 'OLD CROTON AQUEDUCT TRAIL' points to a stone archway with water cascading over it. 5. 'BOYCE THOMPSON CENTER' points to a large, modern brick building with a courtyard. 6. 'SOUTHERN WESTCHESTER EXECUTIVE PARK' points to a modern office building with a parking lot. 7. 'GREYSTONE' points to a residential area. 8. 'HUDSON LINE' points to a blue line representing the river. 9. 'ST. JOHN'S RIVERSIDE HOSPITAL' points to a large, multi-story hospital building.



A SHORT TRIP TO MANHATTAN

Hastings-on-Hudson benefits from easy access to most major forms of transportation. When it comes to public transportation, Metro North Railroad provides rapid and inexpensive access to and from the midtown Manhattan, The Bronx, and Fairfield County, CT. The Bee-Line Bus System provides inexpensive bus transportation throughout all of Westchester County, with connections to the MTA bus system for New York City and New Jersey. There is a Bee-Line Bus Stop directly in front of the property.

SUPERB ACCESS TO MANHATTAN & ALL THE AREA HAS TO OFFER

SEVERAL HIGHWAY OPTIONS TO CHOOSE

The property can be accessed through many of the nearby major highways. Traveling in a north-south direction, the closest major highway is the Saw Mill River Parkway which runs through the east side of Hastings. Interstates 87, the Sprain Brook Parkway and Bronx River Parkway are all within 10 minutes of the property. Interstate 95 (the New England Thruway), provides highway access throughout New England. Traveling in an east-west direction, the property is located between the Cross County Parkway to the south and Interstate 287, the Cross Westchester Expressway to the north offering easy access from Westchester County across the Hudson River via the brand-new Mario Cuomo (Tappan Zee) Bridge where upstate New York is only a few hours away.

CONVENIENT RAIL SERVICE

Two Metro-North Railroad stations, Greystone and Hastings on Hudson are located in close proximity to the property (1.6 miles) and offer daily train service to Grand Central terminal in Midtown Manhattan. Both stations are on the Hudson Line. Additionally, the Hudson Line is also used by Amtrak, so daily service to Albany, Philadelphia and Washington, DC is easily accessible.



WITHIN AN HOUR TO 3 MAJOR AIRPORTS

Westchester County Airport (HPN) provides an easy alternative to the major New York City airports, John F. Kennedy International (JFK), LaGuardia International (LGA) and Newark-Liberty International (EWR).

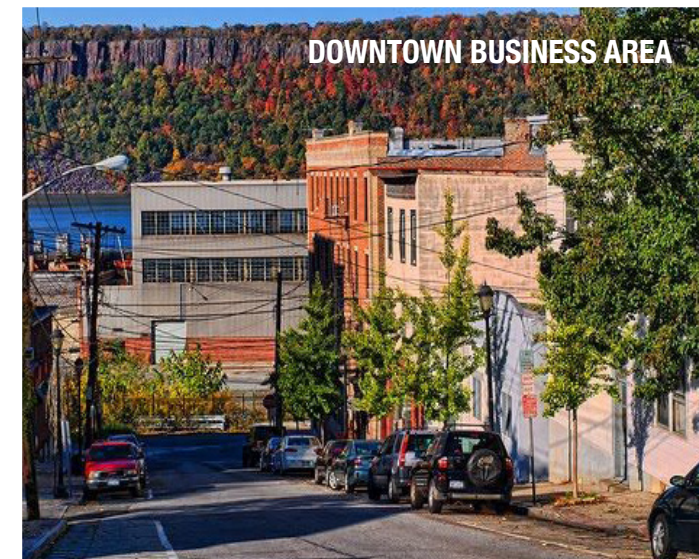
Formerly known as White Plains Airport and located in both Rye and North Castle, NY, the airport is a 30-minute drive from the property and is serviced by several major airlines with non-stop flights to major airports throughout the country. The airport is also home to many private and corporate jets. The three major NYC airports are all accessible in under an hour of travel.



THE GEM OF THE RIVERTOWNS

Brimming with character and a fascinating history dating back to the 1600s, Hastings on Hudson is a picturesque Rivertown Village consistently ranked as one of the best places to live in Westchester County. Hastings offers a unique downtown village alive with award-winning restaurants and blue-ribbon schools. Hastings-on-Hudson also has a large stock of pre-World War II architecture, making it one of the older and more historic villages in the country.

Hastings on Hudson is described as among the “least suburban of suburbs” for its culture and hip factor, as much as the housing stock and sophisticated post-city life.



THE VILLAGE

The village of Hastings-on-Hudson is in Westchester County, and is located in the southwest part of the Town of Greenburgh in the State of New York. It is situated on the eastern bank of the Hudson River, about **20 miles north of midtown Manhattan** in New York City, and is served by a stop on the Metro-North Hudson Line.

To the north of Hastings-on-Hudson is the village of Dobbs Ferry, to the south, the City of Yonkers, and to the east unincorporated parts of Greenburgh.



GEOGRAPHY AND DEMOGRAPHICS

Hastings-on-Hudson is located at 40°59'28"N 73°52'27"W (40.991102, -73.874114)[6] in an area of hills on the Hudson River opposite the Palisades Cliffs, north of the city of Yonkers. The Village is bordered by the Hudson River to the west, and the Saw Mill River to the east. The areas facing the Hudson River have views of the Palisades to the west, Manhattan to the south and the Mario Cuomo Bridge to the north.

According to the United States Census Bureau, the Village has a total area of 2.9 square miles (7.5 km²), of which 2.0 square miles (5.2 km²) is land and 0.9 square miles (2.3 km²), or 32.65%, is water.

The median income for a household in the Village was \$83,188, and the median income for a family was \$129,227*.



1 S BROADWAY * HASTINGS ON HUDSON, NY	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Mile Radius
Population	11,968	109,899	351,386	2.14 M
# of HH	5,047	43,311	135,036	803,952
Avg HH Income	\$135,781	\$128,944	\$143,435	\$110,237
Total Annual Expenditure	\$446.37M	\$3.65B	\$12.39B	\$60.8B



HISTORIC DOWNTOWN

BLUE RIBBON SCHOOLS

Hastings-on-Hudson has three public schools in the Hastings Union Free School District: Hillside Elementary School, Farragut Middle School, and Hastings High School.

All three have been awarded the National Blue Ribbon Award.

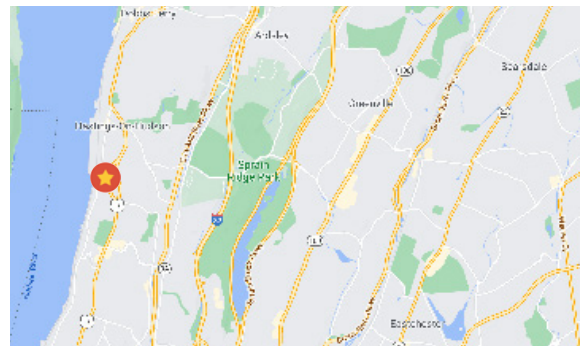
*Information provided by SitesUSA.



7TH WEALTHIEST COUNTY IN THE US & 2ND IN NY STATE

MAJOR EMPLOYERS IN WESTCHESTER COUNTY

- IBM CORPORATION
- PEPSICO INCORPORATED
- MONTEFIORE MEDICAL
- CONSOLIDATED EDISON
- REGENERON PHARMACEUTICALS
- MORGAN STANLEY
- MASTERCARD INTERNATIONAL
- WESTMED



DEMOGRAPHICS*

Population	# of Households	Avg. HH Income
969,907	363,284	\$162,966

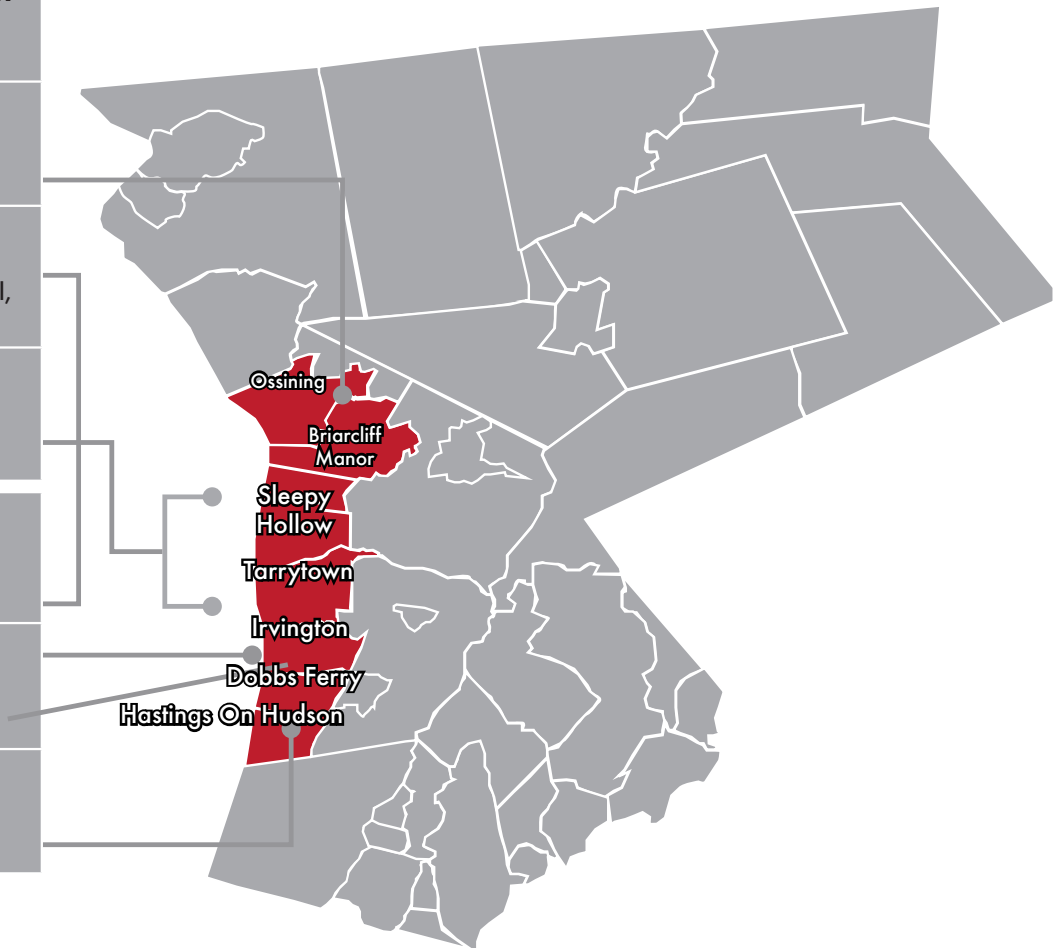
*Information provided by SitesUSA.

IV. MARKET

STRONG DEVELOPMENT ACTIVITY

As we anxiously await the data for Q3-2020, we know that Westchester has benefited from the de-densification of NYC. It was not uncommon in late June and July after restrictions on Real Estate Activity were lifted to see open houses with 20-25 buyers waiting to enter. Several residential brokerages have reported new contracts and closings to be up 50% compared to the year earlier. In addition, price appreciations are in the low double digit percentage year over year.

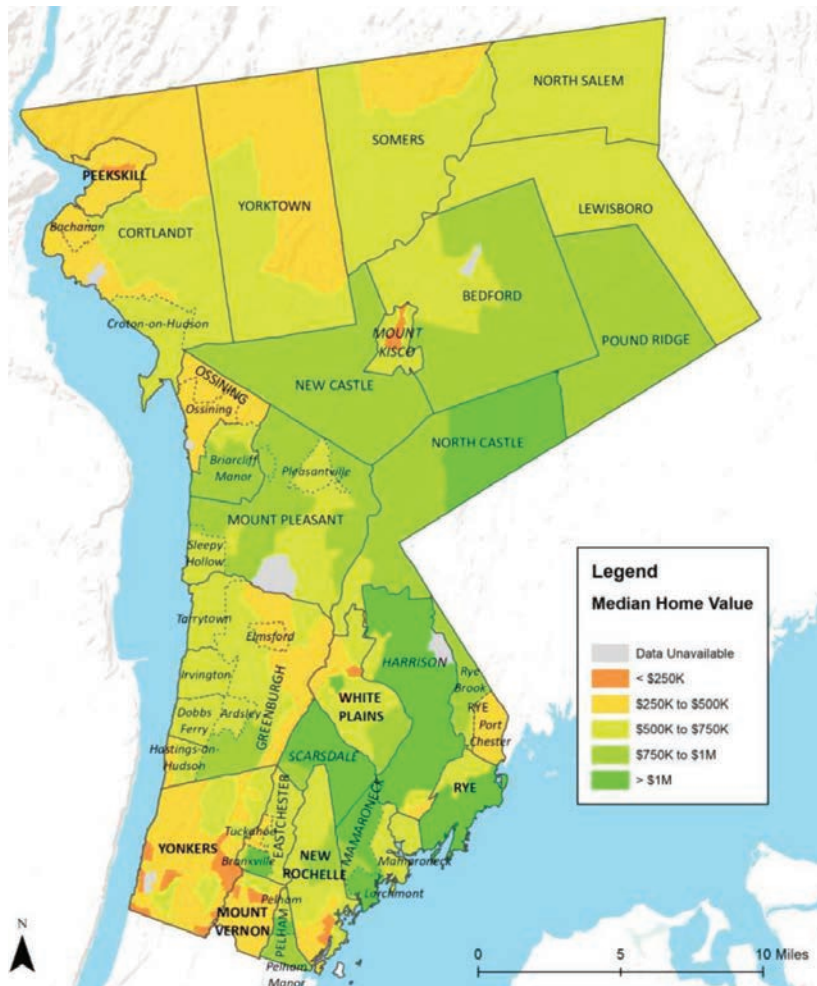
RIVERTOWNS	
	PHILIPS CORPORATE CAMPUS REDEVELOPMENT (Ridgewood Real Estate Partners) • 98.3 AC Site Slated for Redevelopment Plans TBD
	HUDSON HARBOR (National Resources) • 238 Units w/ Retail
	EDGE-ON-HUDSON (SunCal & Diversified Realty Advisors) • Multi-Phase Master Plan: 1,177 Units with 140K Hotel, Office & Retail
	EAST PARCEL, FORMER GM SITE (SHLDC) • 28 AC Site with DPW Facility, Community Center & Assorted Sports/Recreation Spaces
	RIVERTOWNS SQUARE (Saber Dobbs Ferry, sold to Regency Centers) • 202 Units with 123K Hotel, Movie Theater & Retail
	THE CHELSEA @ GREENBURGH • 101 Assisted Living Units • 105,000 SF • 7 Acre Site
	THE LOFTS AT SAW MILL (GDC) • 66 Units



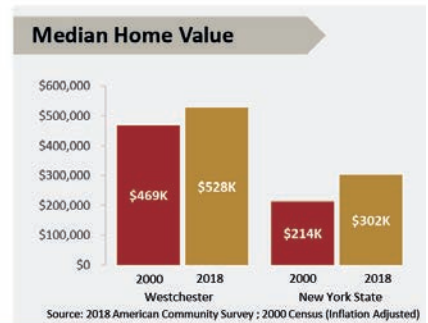
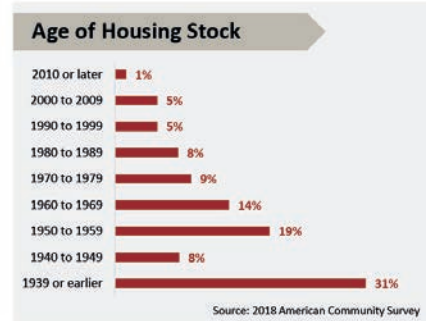
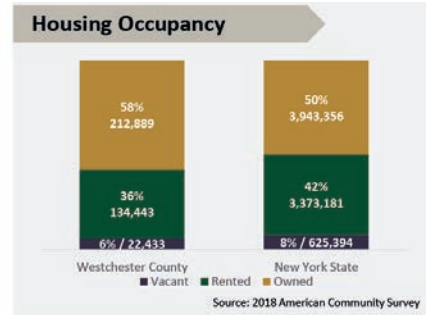
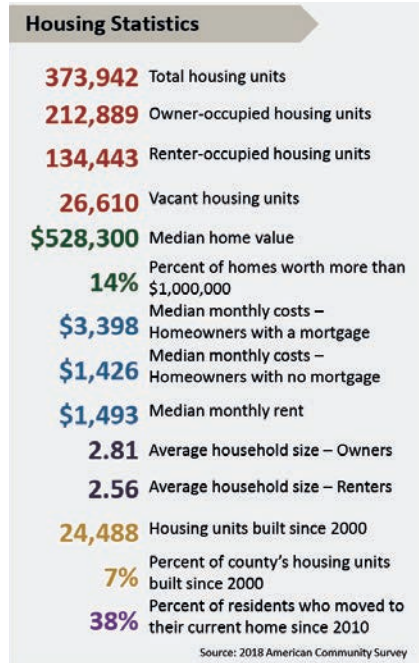
UNMATCHED HOUSING METRICS

Westchester Residential single family home sales were up **12%** in 3Q 2020 YOY and the median price of a SFR increased **15.9%** in the same period to \$810,000.

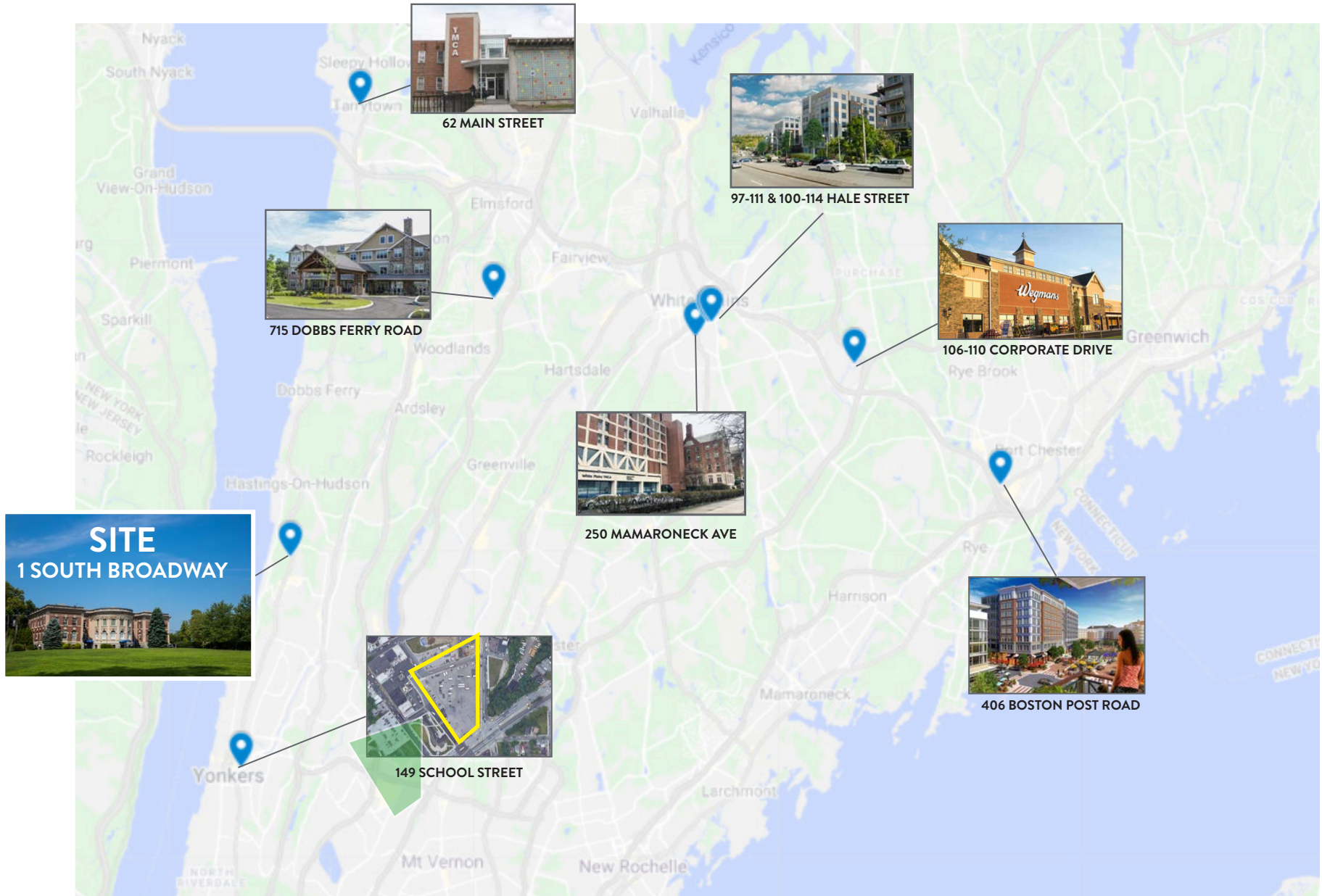
HOUSING: MEDIAN HOME VALUES



HOUSING OVERVIEW



PROPERTY ADDRESS	SIZE	TOTAL SALE PRICE	PRICE PER BUILDABLE SF	PRICE PER UNIT	APPROVED/ PROPOSED UNITS	SALE DATE	COMMENTS
62 MAIN STREET TARRYTOWN	92,650 SF	\$6,450,000	\$69	\$59,175	109	Under Contract	Use is a YMCA, constructed circa 1907, houses 44 SRO tenants, daycare center, gym and pool. The building is functionally obsolete. Municipality will grant the right to build 110 units of age restricted 55+
250 MAMARONECK AVE. WHITE PLAINS	184,858 SF	\$17,400,000	\$94	\$98,300	177	N/A	Sales Price of YMCA:\$14,250,000 White Plains Affordable Housing Fund Buyout:\$3,150,000
406 BOSTON POST RD. PORT CHESTER	15.5 Acres	\$20,000,000	\$20	N/A	1,000,000 SF	6/27/19	Approved: 1,000,000 SF (hotel, restaurants, office and apartments)
149 SCHOOL STREET YONKERS	6 Acres	\$15,490,000	N/A	N/A	N/A	N/A	No proposals submitted to the City to date. AMS Acquisitions purchased property from the City of Yonkers in June 2019 and has been looking to develop the site into a mixed-use residential center with a luxury hotel. The property had been on the market for the last 20 years as the City has looked to find investors for the last 40 years.
715 DOBBS FERRY RD. WHITE PLAINS	6.69 Acres	\$3,550,000	\$39.16	\$35,150	101	11/20/2018	101 Memory and Assisted Living Units
97-111 & 100-114 HALE STREET, WHITE PLAINS	1.02 Acres	\$4,500,00	\$41.30	\$35,433	127	3/19/2018	Sold without approvals. Unit Breakdown: 36 two bedrooms, 80 one bedrooms and 11 studios
106-110 CORPORATE DRIVE WHITE PLAINS	20 Acres	\$26,500,000	\$212	N/A	N/A	1/16/2018	Wegmans Food Markets acquired 20 acres at approximately \$1,325,000 an Acre. It was their first venture into Westchester County. Building Size: 125,000 SF



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APPENDIX

ADDITIONAL ZONING INFORMATION

A. Accessory uses. The following uses are permitted accessory uses in an R-20 District but only in conjunction with a principal use that is permitted in an R-20 District

- (1) The office or studio of an architect, artist, dentist, engineer, lawyer, musician, teacher, physician or similar profession, but not including veterinarians, provided that
 - (a) The office or studio is incidental to the residential use of the premises and is carried on by a resident therein with not more than one nonresident assistant, including partners, associates and part-time and full-time employees;
 - (b) The office or studio shall not occupy more than 30% of the area of one floor of the main building;
 - (c) The office or studio shall not create a nuisance to any surrounding residents;
 - (d) There shall be no outside storage and no display, advertising or other visible evidence of the use outside the building in which it is located, except for a single identification nameplate not exceeding one square foot in area; and
 - (e) The parking area shall be subject to site plan review to determine that it is of adequate size for the particular use, suitably screened with evergreen planting, walls or fences or combinations thereof, and with entrance and exit drives designed in a safe and adequate manner

- (2) Customary home occupations, as defined in § 295-5 of this chapter, provided that
 - (a) The occupation is incidental to the residential use of the premises and is carried on in the main building by a resident therein with not more than one nonresident assistant, working at the same time, including partners, associates and part-time and full-time employees;
 - (b) Only customary household tools, appliances and equipment are used;
 - (c) The occupation does not occupy more than 30% of the area of one floor of the main building;
 - (d) The occupation does not create a nuisance to any surrounding residents;
 - (e) The use does not create waste disposal requirements significantly in excess of those normally produced in a residential district unless a suitable method for the disposal of such wastes is provided, as determined by the approving authority;
 - (f) There shall be no outside storage and no display, advertising or other visible evidence of the use outside the building in which it is located, except for a single identification nameplate not exceeding one square foot in area;
 - (g) All products sold on the premises shall be made on the premises, except for the sale of items that are incidental to the provision of a permitted service;
 - (h) There shall be no mechanical or structural fabrication, assembly or processing of any products or items, except that which is incidental to the permitted accessory use;
 - (i) The parking area shall be subject to site plan review to determine that it is of adequate size for the particular use, suitably screened with evergreen planting, walls or fences or combinations thereof, and with entrance and exit drives designed in a safe and adequate manner;

- (j) No more than one commercial vehicle, which vehicle shall be less than three-fourths-ton in design capacity, shall be used in connection with such a permitted accessory use. Such vehicle shall be housed in an enclosed garage when not in actual use; and
 - (k) Where the proposed use involves structural alterations or additions requiring a building permit, the use shall be permitted only if the structure in which it is to be located is deemed by the Building Inspector to be adaptable to the proposed use from the point of view of public health and safety and the other requirements of this chapter, and shall conform to all height and yard requirements of this chapter.
- (3) Storage and parking of trailers, boats and snowmobiles, provided that: [Amended 9-7-2010 by L.L. No. 6-2010]
- (a) No more than one boat, one trailer and one snowmobile may be parked or stored on a lot, except that a boat may be parked or stored on a boat trailer;
 - (b) Any boat (with its trailer) or snowmobile shall either be parked or stored fully enclosed in a garage or similar structure or, if parked or stored outside, shall be parked or stored at least 10 feet from any side or rear lot line and at least 20 feet from the front lot line;
 - (c) The trailer shall not exceed 140 square feet in horizontal cross-section area and, except as provided in § 295-51, shall be parked or stored fully enclosed in a garage or similar structure; and
 - (d) The parking or storing of a trailer or boat or snowmobile shall not impair the provision of the required off-street parking for the structure or land use on that lot as specified in this chapter
- (4) A garden house, toolhouse, playhouse, greenhouse or similar occupancy use customarily incident to the permitted principal use of the premises and not operated for profit.
- (5) A swimming pool, provided that it complies with this chapter.
- (6) Off-street parking facilities, but not portable carports or similar structures, serving the permitted principal and accessory uses in the lot and conforming with this chapter. [Amended 8-5-2008 by L.L. No. 24-2008]
- (7) Signs, but only the following, and provided that they comply with § 295-50 of this chapter:
- (a) For dwellings, one sign per lot, not exceeding two square feet in area, giving the name of the property and/or occupants of the premises, and one additional sign, not more than one square foot in area, identifying any profession or occupation permitted as an accessory use on the lot.
 - (b) For permitted principal uses other than dwellings, one sign placed at each street frontage where the use has an access drive, provided that the total area of all such signs does not exceed 40 square feet and no one sign exceeds 25 square feet.
 - (c) One “For Sale” or “For Lease” sign or one “Sold” sign per lot, not exceeding six square feet in area. A “Sold” sign shall not be displayed for more than 30 days after the date of the execution of the contract of sale. Such signs shall not be illuminated and shall not contain luminous or reflective material.
 - (d) Temporary identifying signs, not over six square feet in area, and not more than one for each street frontage of the lot, during the course of construction only. Such signs shall not be illuminated and shall not contain luminous or reflective material.
- (8) Roof-mounted solar panels. [Added 11-7-2017 by L.L. No. 3-2017]

B. Boarders and accessory apartments.

(1) Statement of purposes.

- (a) It is the purpose of this subsection to legalize and control boarder units and accessory apartments in single-family residences in the Village of Hastings-on-Hudson and to assure that accessory dwelling units do not contribute to traffic congestion and parking problems, and that they meet minimum health, fire and safety standards.
- (b) It is the further purpose of this subsection to create small rental housing units without increasing density, by utilizing existing housing stock and resources. This subsection is also intended to provide economic support for resident families, particularly the elderly and those of moderate income, and to encourage diversity in the population of the Village of Hastings-on-Hudson.
- (c) To help achieve these purposes, and to promote the other objectives of this chapter and the Planning Principles outlined by the Planning Board, including the promotion of the health, safety and welfare of the residents of the Village of Hastings-on-Hudson, the following specific standards are set forth for boarders and accessory apartments.

(2) Accessory uses requiring a boarder permit or an accessory apartment permit. The following uses are permitted accessory uses in an R-20 District but require a boarder permit or an accessory apartment permit issued pursuant to the provisions detailed in this section

- (a) Boarders. (NOTE: “Boarder” is defined in § 295-5 of this chapter as follows: “Boarder” or “roomer” means a person who permanently occupies a room in a dwelling unit for sleeping purposes for which he or she pays compensation to the property owner.)

[1] In a single-family dwelling, not more than two non-transient boarders or roomers shall be permitted, provided that the following conditions are met:

- [a] The applicant property owner must occupy as a principal residence the premises for which permission is sought to house boarders or roomers, and the applicant must have occupied said premises for at least 24 months immediately preceding the date of the application.
- [b] Each sleeping room utilized by a single boarder shall have not less than 100 square feet of floor area, exclusive of closet space, in any such room, and each sleeping room utilized by two boarders shall have not less than 120 square feet of floor area, exclusive of closet space, in any such room.
- [c] The dwelling may not have an accessory apartment, nor may any accessory apartment exist in any other building on the property.
- [d] The dwelling shall be in compliance with this chapter and all applicable building, fire, electrical, health and other safety codes.

- [e] In addition to the parking requirements for the principal dwelling and other permitted uses, one off-street vehicular parking space must be provided for each boarder or roomer. Boarders and/or roomers shall be permitted to keep on the subject premises only regular passenger automobiles or motorcycles.
- [f] Food storage and microwave ovens are permitted after issuance of a boarder permit by the Building Inspector. Refrigerated food storage shall be limited to six-cubic-foot-capacity storage units. Non-refrigerated food storage will not be included in the limitation. Microwave ovens shall be utilized on a table or bench not to exceed 36 inches in height.
- [g] For each boarder the property owner must obtain a boarder permit from the Building Inspector. The boarder permit may be issued by the Building Inspector only after the subject application is reviewed and approved by him or her. Such review shall include but not be limited to physical inspection of the property to ascertain the adequacy of the structure to accommodate such use, and the adequacy of the site to provide appropriate off-street parking facilities.
- [2] Every application for a boarder permit shall be accompanied by a fee to be set by the Board of Trustees pursuant to § 295-152 of this chapter.
- [3] A boarder permit shall be issued for a period of not more than two years.
- [4] The Building Inspector shall establish all rules and regulations necessary to administer the provisions of this section. A record of all such permits shall be kept in the office of the Building Inspector.
- [5] There shall be a limitation on the issuance of boarder permits so that not more than 100 boarder permits are in existence during any calendar year.
- [6] All owners of dwellings that house one or more roomer or boarder on the effective date of this subsection shall apply to the Building Inspector for a boarder permit within 90 days of the effective date of this subsection. If application is made within 90 days, the owner of the dwelling shall not be deemed in violation of this subsection until a final determination on the application has been made. If application is not made within 90 days, the owner of the dwelling shall be deemed in violation of this subsection.
- 7] A boarder permit shall expire automatically upon change of ownership of the dwelling or when the owner ceases to reside in the dwelling. In such event, the roomer(s) or boarder(s) shall be permitted to reside in the dwelling for 60 days if the owner of the dwelling so consents, unless the Building Inspector approves an additional extension of time.
- [8] In the event that a dwelling with a valid boarder permit is sold or transferred, the new owner may, within 60 days from the taking of title, apply for a boarder permit. All of the conditions set forth above must be met, except the new owner need not have occupied the premises for 24 months preceding the application. If an application is submitted within the sixty-day period, the new owner shall not be deemed in violation of this subsection, notwithstanding the fact that the previous boarder permit expired. Should the new owner have (a) boarder(s) or roomer(s) but fail to apply for a boarder permit within 60 days from the taking of title, the new owner shall be deemed in violation of this chapter. In addition, the new owner shall be precluded from applying for a boarder permit for a period of one year from the date on which title was transferred.
- [9] Any property owner who houses roomer(s) or boarder(s) and who fails to obtain a boarder permit or who violates any provision of this section or any regulation made under it shall be guilty of an offense punishable by a fine of not more than \$500 upon conviction of a first offense, and, for the second and each subsequent conviction, by a fine of not more than \$1,500. Each month's continued violation shall constitute a separate additional violation. In addition to the foregoing, any owner who violates any provision of this subsection shall be subject to revocation of the boarder permit by the Building Inspector.

B. Boarders and accessory apartments (continued)

(b) Accessory apartments. [Amended 11-5-2019 by L.L. No. 12-2019]

[1] In a single-family residence, one accessory apartment shall be permitted, provided that the following conditions are met:

- [a] The owner of the single-family residence in which the accessory apartment is to be located shall occupy one of the dwelling units on the premises as a principal residence.
- [b] An accessory apartment shall be located in the principal building or in a conforming accessory building.
- [c] An accessory apartment shall not be permitted in a residence that houses one or more boarders or roomers.
- [d] An accessory apartment permit is to be obtained from the Planning Board. An accessory apartment permit may be issued only to the owner-occupant of the principal residence at which the accessory apartment is to be located.
- [e] An applicant for an accessory apartment permit shall furnish a site plan indicating existing building and lot conditions and a dimensional floor plan of the principal building and the proposed accessory apartment. The site plan shall also include a location map showing the applicant's property and adjacent property and streets, location of existing and proposed off-street parking and ingress and egress to the site.
- [f] An accessory apartment permit may be issued by the Planning Board only after the subject application is reviewed and reported upon by the Building Inspector. Such review by the Building Inspector shall include but not be limited to a physical inspection of the residence in which the accessory apartment is to be located.
- [g] The Planning Board shall conduct a public hearing on the application for an accessory apartment permit. The hearing shall be held upon the same notice as that required for a zoning variance.
- [h] The minimum floor area for an accessory apartment shall be 300 square feet, but in no case shall it exceed 33% of the floor area of the principal dwelling, unless, in the opinion of the Planning Board, a greater or lesser amount of floor area is warranted by the specific circumstances of a particular building.
- [i] The accessory apartment shall not include more than two bedrooms.
- [j] In addition to the parking requirements for the principal dwelling and other permitted uses, one accessible and usable off-street vehicular parking space must be provided for the accessory apartment, plus one additional space for each bedroom in excess of one in the accessory apartment.

- [k] No exterior changes shall be made to the building in which the accessory apartment is located that, in the opinion of the Planning Board, would alter the single-family character and appearance of the residence.
- [l] The proposed accessory apartment shall not adversely affect the single-family character of the neighborhood. In applying this requirement, the Planning Board shall consider the effect of the proposed accessory apartment on traffic, noise, congestion, appearance and any other factor that the Planning Board deems consistent with the purposes of this subsection.
- [m] The proposed accessory apartment shall be in compliance with all applicable building, fire, electrical, health and other safety codes.
- [2] It is the intent of this section that neighborhoods zoned as single-family maintain their single-family character. The Planning Board may deny an accessory apartment permit should it find that the number of such apartments, including the one proposed, will adversely affect the character of the zoned single-family neighborhood. In granting an accessory apartment permit, the Planning Board shall have the authority to impose such reasonable conditions and restrictions as are consistent with the spirit and intent of the Accessory Apartment Law.
- [3] Every application for an accessory apartment permit shall be accompanied by a fee to be set by the Board of Trustees pursuant to § 295-152 of this chapter.
- [4] The Planning Board shall establish all rules and regulations necessary to administer the provisions of this subsection. A record of all accessory apartment permits shall be kept in the Village office.
- [5] An accessory apartment permit shall be issued for a period of not more than three years and may be renewed by application to the Building Inspector. Notice of the renewal request shall be given by the applicant to all property owners within 100 feet by regular mail, with proof of mailing provided, advising that any objection to the renewal shall be provided to the Building Department. Prior to renewal of the accessory apartment permit, the Building Inspector shall inspect the accessory apartment and determine that all the requirements of this subsection are met. Provided that no objections are received and the Building Inspector has determined that the accessory apartment is in compliance, the Building Inspector shall renew the permit for an additional three years. If objections are filed, the Building Inspector shall have the option of forwarding the request to the Planning Board to conduct a public hearing on the renewal application on the same notice as that required for a zoning variance, except that mail notice need not be by certified mail, and to make a determination on the application.
- [6] An accessory apartment permit shall expire automatically upon change of ownership of the principal residence or when the owner ceases to occupy the residence. In such event, the tenant of the accessory apartment shall be permitted to remain in the apartment for 60 days, if the owner of the principal residence so consents, unless the Planning Board approves an additional extension of time.
- [7] In the event that a residence with a valid accessory apartment permit is sold or transferred, the new owner may, within 60 days from the taking of title, apply for an accessory apartment permit. The new owner must meet all the requirements set forth in Subsection D(2)(b)[1] of this section in order to obtain an accessory apartment permit. If an application is submitted within the sixty-day period, the new owner shall not be deemed in violation of this subsection as long as the application is pending, notwithstanding the fact that the previous accessory apartment permit expired. Should a new owner maintain an accessory apartment but fail to apply for an accessory apartment permit within 60 days from the taking of title, the new owner shall be deemed in violation of this subsection. In addition, the new owner shall be precluded from applying for an accessory apartment permit for a period of one year from the date on which title was transferred.
- [8] Any owner or builder, or agent of either of them, who fails to obtain an accessory apartment permit, who allows occupancy of an accessory apartment in violation of this subsection or who constructs or causes to be constructed an accessory apartment shall be guilty of an offense punishable by a fine of not less than \$1,000. Each month's continued violation shall constitute a separate additional violation. In addition to the foregoing, any owner who violates any provision of this subsection or any condition imposed by the Planning Board in granting the permit shall be subject to the revocation of the accessory apartment permit by the Planning Board.

C. Minimum lot size and width. Subject to the provisions of Subsections A through D, all lots in an R-20 District shall have an area of at least 20,000 square feet and a width of at least 150 feet.

D. Required yards; maximum building height and coverage.

- (1) Subject to the provisions of Subsections A through D and § 295-82C, each building and structure in an R-20 District shall have:
- (a) A front yard at least 40 feet deep;
 - (b) A rear yard at least 40 feet deep (eight feet in the case of accessory buildings and structures, except 15 feet in the case of accessory garden houses, tool houses, playhouses, greenhouses and similar accessory uses, and 20 feet in the case of swimming pools, as required by § 295-52A);
 - (c) Two side yards totaling at least 50 feet, each of which yards is at least 20 feet (eight feet in the case of accessory buildings and structures); and
 - (d) A maximum height of 35 feet (15 feet in the case of accessory buildings and structures with sloped roofs and 12 feet in the case of accessory buildings and structures with flat roofs) and no more than 2 1/2 stories.
- (2) Lot coverage. [Amended 8-5-2008 by L.L. No. 24-2008]
- (a) For single-family dwellings:
 - [1] Building coverage shall not exceed 15% of the area of the lot.
 - [2] Development coverage shall not exceed 25% of the area of the lot.
 - (b) For all other uses, all buildings and structures on the lot shall together cover not more than 15% of the area of the lot.

§ 295-133.1. Affordable housing set-aside. [Added 1-8-2013 by L.L. No. 1-2013]

- A. Any subdivision creating eight or more lots that is not also undergoing site plan review shall require the set-aside of at least 15% of the lots for the development of affordable housing units or workforce housing units, as defined in § 295-5. At least 2/3 of such lots shall be set aside for development as affordable housing units. The remaining 1/3 of such lots shall be set aside for development as either affordable housing units or workforce housing units. All such affordable and workforce housing units shall be subject to the provisions of § 295- 112.1 of this chapter.
- B. The Planning Board shall include in the resolution granting subdivision approval conditions to ensure that construction of the affordable and/or workforce housing units will be substantially completed before certificates of occupancy are granted for houses on at least 20% of the unrestricted lots.

§ 295-85.1. Gateway Cluster Overlay District. [Added 1-5-2016 by L.L. No. 1-2016]

- A. Purpose. The Comprehensive Plan of the Village of Hastings-on-Hudson adopted in 2011 identified large tracts located within the Village's Gateways as representing important viewsheds along major roadways and also indicated that these parcels contain important natural resources which should be protected and preserved. The use of clustering for future development of these parcels will help to preserve the natural and scenic qualities of these parcels and preserve the character of the Gateways to the Village.
- B. Authorization. In connection with any application for subdivision of a property within the Gateway Cluster Overlay District, the Planning Board of the Village of Hastings-on-Hudson is hereby authorized, pursuant to New York State Village Law § 7-738 to modify applicable provisions of this chapter to enable and encourage flexibility of design and development of land in such manner as to preserve the natural and scenic qualities of open space lands, including open meadows, woodlands, scenic views and wetlands. Any subdivision designed under this article shall indicate on the final plat that is a cluster subdivision.
- C. Mandatory clustering. The Planning Board shall require an applicant to submit a cluster plan utilizing the provisions of this section and § 7-738 for the development of parcels four acres or greater in size located within the Gateway Cluster Overlay District. The Planning Board, at its discretion, may mandate cluster development of a parcel of four acres or less in size in order to preserve the natural and scenic qualities of open lands.
- D. Density determination. A cluster development shall result in a permitted number of building lots or dwelling units which shall in no case exceed the number which could be permitted, in the Planning Board's judgment, if the land were subdivided into lots conforming to the minimum lot size and density requirements of the Zoning Code applicable in the underlying zoning district. The applicant shall submit a conventional subdivision layout to determine the maximum density for the cluster subdivision. The conventional layout must consider environmental constraints on development as well as roads, utilities, and other attributes which would impact the density of a conventional subdivision.
- E. Development standards and controls.
- (1) In connection with approval of a subdivision plat pursuant to this section and § 7-738, the Planning Board is hereby authorized to modify the minimum lot size and width, required yards and lot coverage; however, the maximum building height shall not be modified. The Planning Board shall also have the authority to modify requirements for widths of roads, provided that adequate provision is made for fire and emergency access.
 - (2) In applying the provisions hereof, the Planning Board shall have the authority to permit detached, semi-attached and attached housing units.
 - (3) A buffer of 150 feet shall be provided along the lot frontage on all streets, and a fifty-foot buffer shall be provided around the perimeter of any cluster subdivision from all other property lines. No structures except for entrance roads or driveways shall be permitted within such buffer.
 - (4) Permitted uses shall include all uses permitted in the underlying zoning district and as permitted therein.
 - (5) The cluster subdivision shall result in restricted open spaces as determined by the Planning Board. All open space, recreation or common areas shall be restricted, managed and maintained in accordance with a form of legal ownership and restrictions to be approved by the Planning Board and the Village Attorney.
 - (6) The procedure to be followed for approval of a cluster subdivision shall be the same as for approval of a conventional subdivision pursuant to Article XIII of this chapter, and all provisions thereof not modified by this section shall apply.
 - (7) The Planning Board shall ensure that clustering hereunder preserves the natural and scenic qualities of open space lands, including open meadows, scenic views and wetlands.

UTILITY SERVICES

A. Water Service

The school pays water usage fees to the City of Yonkers. Water service enters at the southeast corner of the property from North Broadway. There is a water meter vault approximately 15 feet inside the property and contains two (2) meters. The Graham Windham School provides water service to the Martin Luther King, Jr. and Vincent S. Ziccolella Schools. These schools in turn reimburse Graham Windham for 30% of the total water usage.

The school owns and is responsible for the water line from the tap in North Broadway to their property and all of the lines on the property.

B. Electric Service

Electric service facilities are owned and maintained by Con Edison. The subseller for electric service is Constellation Energy. The main feeder for the site comes in off of Dudley Street in Hastings-on-Hudson and is an overhead service on 5 poles. At pole number 3 (CP3) there is a 225 kva transformer which feeds the Administration Building via an underground line. The feed from the Administration Building extends underground to Ainslie, Edgewood, Frasier and Satterlee. There is another underground run to Perkins, Odell, Rogers, Norris and Bethune. From CP3 the Con Edison service extends to CP5, goes down a riser to an underground manhole. From this 6 manhole service extends underground to Amilton, Stotz, Ehinger, Fox, Young/Hayden and McCartee.

The gym is serviced with an overhead line from Dudley in Yonkers Matthews, the residence of the Vice President of the school, is serviced with an overhead line from North Broadway in Yonkers. property and all of the lines on the property.

C. Fire Protection

Fire protection (sprinkler) is provided for Perkins, Odell, Rogers, Norris and Bethune and also Ainsley and Satterlee. No other buildings have fire protection.

D. Telephone

Telephone facilities are owned by Verizon. All lines are overhead. The sub seller is Pay Tech. Depending on the nature of the problem Pay Tech contacts a maintenance contractor or Verizon.

E. Cable TV

Service is provided by Cablevision. All lines are overhead and service is provided to all the buildings on-site except Ainslie, Fraser and Satterlee.

G. Storm Sewer Service

Storm sewer lines originate on the site. The south and west lines discharge onto adjoining properties. The north line discharges from a detention basin under the garage in the Vincent S Ziccolella School. This discharge is within the property and continues along side the north property line and may at some point go across the property line. Maintenance by the Graham Windham School is performed once a year to clean out all the lines.

H. Gas and Oil Service

Heating

Oil is supplied by Total Fuel New Rochelle, NY (914) 636-1200. Buildings that are heated by oil are Amilton, Young/Hayden, Administration, Fox, Matthews and McCartee. Underground oil tanks are located at Fox and Young/Hayden. All the other oil tanks are located inside the buildings. The remaining buildings are serviced with gas.

Gas service is owned and operated by Con-Edison. The sub seller for the gas service is UGI Industries, Inc. Gas service originates from North Broadway in Yonkers. Gas service extends throughout the site and to the Vincent S. Ziccolella and Martin Luther King Jr. Schools. All buildings are metered.

Cooking

The Administration Building houses the cafeteria which uses gas for cooking purposes.

Electricity for cooking is used in all the other buildings except Amilton, Edgewater and McCartee which have no cooking facilities.