

Local Law 2 of 2024
Adopted 01.30.2024

A LOCAL LAW TO AMEND CHAPTER 295 ZONING OF THE VILLAGE OF HASTINGS-ON-HUDSON TO ADD PROVISIONS FOR A MULTIMEDIA PRODUCTION STUDIO OVERLAY DISTRICT

Be it enacted by the Board of Trustees of the Village of Hastings-on-Hudson as follows:

Section One. Section 295-5 of the Code of the Village of Hastings-on-Hudson is hereby amended to add a new definition of Multimedia Production Studio as follows:

MULTIMEDIA PRODUCTION STUDIO

A business enterprise engaged in the creation and production of audio-visual presentations for film, television, and/or digital media.

Section Two. Section 295-6 of the Code of the Village of Hastings-on-Hudson is hereby amended to add a new District as follows:

Multimedia Production Studio Overlay

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Section Three. New Section 295-85.2 Multimedia Production Studio Overlay District is hereby added to the Code of the Village of Hastings-on-Hudson to read as follows:

§295-85.2. Multimedia Production Studio Overlay District.

- A. Purpose. The Comprehensive Plan of the Village of Hastings-on-Hudson adopted in 2011 recognized that the development of large tracts had the potential to increase property tax revenues, in order to lessen the tax burden on residential property owners while not increasing municipal costs. The Comprehensive Plan also called for certain large tracts to be preserved, as they are definitional to the community character, and promoted development on said tracts that had the potential to generate greater tax revenues, rather than single-family residential development.
- B. Permitted uses. Permitted uses in the Multimedia Production Studio Overlay District shall include all uses permitted in the underlying zoning district and a Multimedia Production Studio.
- C. Village Board Approval. Jurisdiction for review and approval of any applications for mapping of the Multimedia Production Studio Overlay District on a tract of land shall be vested with the Village Board of Trustees upon submission of a petition requesting the application of the Multimedia Production Studio Overlay District to the property. The petition shall be reviewed by the Board of Trustees as a Zoning Amendment pursuant to §295-157. Any such petition shall include the following to assist the Board of Trustees with its review:

- (1) a conceptual site plan for the proposed Multimedia Production Studio.
- (2) A completed environmental assessment form (EAF) in compliance with New York State Environmental Quality Review Act (SEQRA).
- (3) Traffic Study. A study prepared by a licensed transportation engineer describing existing conditions on surrounding roadways, detailing projected times for vehicles to arrive or depart the “Multimedia Production Studio,” including analyses of potential impacts on identified roadways during peak times of usage.
- (4) Fiscal Impact Study. A study detailing the projected real estate taxes to be generated by the proposed “Multimedia Production Studio” and the anticipated costs to the Village of Hastings-on-Hudson by reason of such use being located on the proposed site.
- (5) Visual impact graphic information. Graphic information that accurately portrays the visual impact of the “Multimedia Production Studio” from various vantage points selected by the Village Building Inspector or the Village Planning Consultant. This graphic information should be provided in the form of photographs or computer-generated images with the “Multimedia Production Studio” superimposed.
- (6) A landscape plan delineating the existing trees or areas of existing trees to be preserved, and providing a preliminary, conceptual plan showing proposed planting areas, including the size, type and number of trees and shrubs to be planted.

D. Development Standards and Controls.

- (1) The Multimedia Production Study Overlay District may be applied only to parcels within the One Family Residence-20 (R-20) District and exceeding 10 acres in size and with frontage on Broadway (also known as New York State Route 9).
- (2) The following dimensional requirements shall apply to Multimedia Production Studios located in the Multimedia Production Studio Overlay District:
 - a. The minimum lot width shall be 150 feet.
 - b. The maximum building height shall be 55 feet.
 - c. The maximum building coverage shall be 35%.
 - d. The maximum development coverage shall be 40%.
 - e. The minimum front yard setback shall be 150 feet along Broadway (New York State Route 9) or along Tompkins Avenue, and 50 feet on all other street frontage, subject to the provisions of Section (2)h. below.
 - f. The minimum rear yard setback shall be 50 feet.

- g. The minimum side yard setback shall be 50 feet, subject to the provisions of Section (2)h. below.
- h. Notwithstanding the foregoing, the Planning Board shall have the authority to permit a reduction in the yard setback in the following circumstances:
 - i. To accommodate one or more pre-existing buildings, or structures; or
 - ii. Where a new building or structure is proposed to be situated adjacent to a property that is not a developed residential lot.
- i. The maximum Floor Area Ratio (FAR) shall be 0.75.
- j. All new driveway entrance structures such as gates shall be setback at least 100 feet from the frontage along Broadway (New York State Route 9).
- k. Parking Requirement: 1 parking space/1,000 square feet of Studio and/or Mill space, provided that the Planning Board shall have the jurisdiction to reduce the required parking if applicant agrees to provide valet parking for up to twenty-five percent (25%) of the parking required for any and all components of the Studio use.

(3) Performance Standards. The following conditions shall be deemed incorporated into the site plan approval for any Multimedia Production Studio.

- a. A maximum of two productions shall be active in a Multimedia Production Studio at any single time.
- b. No outdoor filming shall be permitted on the site without prior receipt of a Film Permit (or similar Village-issued permit), which shall be subject to the ordinary and typical regulations for film productions within the Village.
- c. All activities shall conform to the sound limits articulated under Chapter 217 of the Village Code.
- d. All lighting shall conform to the regulations for exterior lighting found at Section 295-49 of this Chapter.
- e. Food preparation for service on-site shall be conducted within buildings and no food trucks shall be permitted to operate on the site.

Section Four. The Zoning Map of the Village of Hastings-on-Hudson as referred to in Section 295-7 of the Zoning Code is hereby amended to apply the Multimedia Production Studio Overlay District to property located at 1 South Broadway and known as Section 4.130, Block 139, Lot 1.1.

Section Five. Severability

If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

Section Six. Effective Date

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.