

March 5, 2020

Hastings-on-Hudson Building Department
7 Maple Street
Hastings-on-Hudson, New York 10706

Re: 0 Pinecrest Parkway

Dear Mr. Minozzi, Building Inspector:

This letter is to submit revised applications to the Planning Board and to the Zoning Board for the construction of a single-family home to be built on the existing building lot located at the end of Pinecrest Parkway, also known as 0 Pinecrest Parkway and Tax Lot 4.100-95-41.

This property was previously being considered for the construction of a single family home for the Kimber family, who were Contract Vendee to purchase the property. They entered into an Agreement with the owner of the property that allowed them to prepare and submit the required applications and documents for the Steep Slopes and View Preservation approvals, as well as any variances that could be required for those approvals and eventually the issuance of a building permit to build the house. There was a time limit on that Agreement that would have required the Kimbers to commit to the purchase on or before February 21, 2020. The Kimbers authorized Gotham to make the required submissions to the Village of Hastings-on-Hudson for the purpose of seeking the necessary approvals. Unfortunately, the sense that Mr. Kimber got at the February 20, 2020 Planning Board meeting was that significant cuts in the size of the house, as well as changes to the aesthetics to the design would be required for the house to be approved. He decided that he could not take the risk of proceeding with the purchase, given that it could turn out that the house that would be acceptable to the Village would not be one that would serve the needs and interests of his family.

Mr. Kimber informed us that he was withdrawing from the Hastings-on-Hudson purchase and we are working with him and his family on a building lot in another community.

Understanding the damage that withdrawing the application would have on the value of the building lot, we discussed the matter with Mr. William Hanauer, the Executor of the Estate that owns 0 Pinecrest Parkway. We have agreed to proceed with seeking approval of a house to be built on the 0 Pinecrest Parkway parcel. Mr Hanauer has revised the applications as directed by your office and we have generated a revised design for the house.

Where the Kimbers had a very specific style that they preferred for their home, which I agree would have been contextually appropriate given the character of the Tudor-styled homes that dominate the street, Mr. Hanauer has asked us to develop a design that meets the current concerns of the Planning Board and the neighbors.

I understand that some of the changes that we have made are more the direct result of the comments made by the neighbors than by the Board members, but we also believe that the Planning Board is rightfully concerned with the preferences of the neighbors to a property that is under its consideration. As I am sure that you are aware, the previous design would have required a number of variances, including a reduction in what has been determined to be the front and rear yards on the property. I understand that members of the Planning Board indicated that they thought we were close with being willing to support those variances, we also understand that the final decision on that would be the Zoning Board of Appeals. The three immediate neighbors to the subject property have all spoken at the Planning Board meeting citing that they did not support the variances that would permit the house to be wider on the north/south axis than it could be without the variances. In many ways, this also is consistent with concerns expressed by some Planning Board members pertaining to view preservation. In simple terms, the wider the house is relative to the views from 177 Broadway, the greater the impact on views to the west.

We were also seeking a height variance for approximately 85 square feet of roof area that would be above the Sky Plane 35 feet above the topography. That penetration ranged from 0 to approximately 4 feet, although it was all below higher roof elevations that were compliant. As I noted at the meeting, it was not a factor of the height of the house as much as it was the result of one area of the site dropping down very quickly in grade. Still, we understand that a variance would have been required and the indications from several of the Planning Board members was that they would not support that variance.

While we contend that the images that we prepared and presented showed that the proposed house did not adversely affect any view from the neighbors or from public points to an extent to challenge its appropriateness, there was still concern on the Planning Board that the house was visible from the neighbors properties and a factor in the character of the site, as viewed from their homes.

The owner of 179 Broadway made the statement that they did not object to a house being built on this property, provided that it would abide with the zoning regulations without a variance that would permit the house to come closer than 30 feet to his property line. Similarly, the owner of 115 Pinecrest Parkway expressed significant concerns that the proposed house would be closer to her property line than the 30 foot required setback. This was exacerbated by the fact that the 115 house is setback approximately 5 feet from the property line, which would have resulted in only 25 feet between the two homes. The owner of 177 Broadway also made a presentation in which he expressed his feeling that the appropriate thing for the owner of the 0 Pinecrest parcel to do would be to build a house that fit within the limits of the zoning requirements, as he noted that he had done with the substantial reconstruction of his home, which is still in construction.

In agreeing to continuing with this application and the design of a house that would be approved by the Village, we have identified specific conditions that we would try to work within. These are enumerate below:

1. The house will fit within the footprint of the zoning envelop. The zoning envelop requires a set back of 30 feet to the south property line, 30 feet to the north property line, 15 feet to the east property line, and 15 feet to the west property line.
2. The owner of 179 Broadway has an easement that traverses the east end of the subject property, covering approximately 32 feet of the site measured east/west and extending the full depth of the property running north/south. This easement serves a driveway and utilities to the 179 Broadway house. Although the attorney representing the Kimbers submitted a letter and copies of the easements to the Village Attorney, contending that the owner of 0 Pinecrest Parkway has the right to change the slope of the driveway and make other improvements within the easement, the owner of 179 Broadway stated at the Planning Board meeting that he would not permit the easement to be regraded. Subsequently, we are proceeding with an understanding that any regrading within the easement would be minor and not require any changes to the 179 property.
3. The house will fit under the Sky Plane established at 35 feet above the existing topography. And to reduce the volume of the house as perceived from the east. This will be accomplished by dropping the floor levels, reducing the pitch of the roof, and running the primary ridges on the east/west axis.
4. The house will be designed to minimize the regrading of the existing lot to reduce the percentage of the steep sloped areas that will be affected on the site.
5. The garage in the alternative design reviewed at the February Planning Board meeting required cars to back out into the easement and potentially be parked in the easement. While this reduced the area of steep slopes that would be affected, we contend that it is a less desirable condition, intrusive to 179 and 177 Broadway. The house will be designed with a courtyard to handle cars entering the garage.

These objectives result in a much more modern looking home, which is consistent with the most recent homes built in this neighborhood. Following from the points above, we have proposed the following:

- A. The house will set back from the property lines 30 feet from the south, 30 feet from the north, 32 feet from the east, and 27 feet from the west, measuring to the deck. The house will be set back from the property line 37 feet from the west.
- B. Any regrading in the easement area has been reduced to only that near the entry from Pinecrest to facilitate entering the courtyard. The major regrading previously considered was necessary to enter the garage directly from the easement.
- C. While the entry to the house is similar to the previous design in elevation at approximately el.181.5, the first floor of the house has been dropped down to an elevation of approximately 175.9, which allows the second floor to be dropped down to an elevation of approximately 187.1. With the change in roof pitch, this results in the highest ridge being reduced from elevation 208.92 to 201.83 and the main ridge running east/west at 199.92.

Letter to Building Inspector Charles Minozzi
Re: 0 Pinecrest Parkway
March 5, 2020
Page 4 of 4.

- D. By running wider dimension of the the house east/west, instead of north/south, the area that will need to be regraded has been significantly reduced in the area of the site that is considered steeply sloped. It should be noted that almost the entire site is steep sloped, with the exception of the easement area. The existing grading is effectively unchanged in the south, west, and north yards.
- E. The garage is accessed from the proposed courtyard, which helps conceal the cars.

As a result of these changes and others, the floor area on the first and second floors of the house, excluding the attic above the garage and the basement, is now approximately 2,850 square feet, a reduction from the previous 3,200 square feet.

Fitting into the 30 foot width of the building envelop requires that the house increase in the dimension running east/west. There was some concern about the setback to the Aqueduct. We have eliminated the freestanding retaining wall and tightened the porch facing west. From the west property line to the deck the setback is 25 feet, instead of the previous 35.9 feet. However, the width of the building facing the Aqueduct has been reduced from the previous 58.34 feet to 30 feet.

Our intent is to get a sense from the Planning Board at its March meeting as to whether these changes have resulted in a house that they would consider approving. We would then update all of the other documents required for consideration, including the engineering drawings, the landscaping plan, and the View Preservation images. It is our hope that the extent of that Report can be reduced significantly to a couple of pertinent views that substantiate that the redesign has mitigated the previous concerns of the Planning Board and the neighbors.

A set of five sheets of drawings have been submitted with this letter consisting of the site plan, floor plans, elevations, and sections prepared by Gotham Design & Community Development Ltd. under the supervision of Laura Wakefield, R.A., dated as March 5, 2020.

Thank you for your time and consideration.

Sincerely,

GOTHAM DESIGN & COMMUNITY DEVELOPMENT LTD.
Paddy Steinschneider, President
As Agent for William Hanauer, Executor

VILLAGE OF HASTINGS-ON-HUDSON
Application for the Planning Board Review/Action
for Site Plan, Subdivision
Steep Slopes and/or View Preservation



Case number: Date of application: MARCH 5, 2020

Planning Board action requested for: ☐ Site Plan (§295-104) ☐ Subdivision (Article XIII)
(Check all that apply) ☒ Steep Slopes (§295-147) ☒ View Preservation (§295-82)

Property owner: ESTATE OF ELIZABETH F. DEROW; WILLIAM R. HANAUER, EXECUTOR
Property address: 0 PINECREST PARKWAY
Name all streets on which the property is located: PINECREST PARKWAY
SBL: 4.100 - 95 - 41 Zoning District: R-10

Applicant: GOTHAM DESIGN AND COMMUNITY DEVELOPMENT
Standing of applicant if not owner: AGENT FOR OWNER
Address: 329 BROADWAY, DOBBS FERRY, NY 10522
Daytime phone number: 914-693-5093 Fax number: 914-693-5390
E-mail address: arch329@gmail.com

Total Area of subject Land/property: 14,057 SQ.FT.
Is the subject Property in View Preservation District? ☒ yes ☐ No
Does Property currently contain or will contain Steep Slopes? ☒ yes ☐ No
Is the subject property within 500 ft. of any other jurisdiction? ☐ yes ☒ No
Will the project affect (remove or Injure) any designated trees? ☒ yes ☐ No

Please provide brief description of proposed work:

THE CONSTRUCTION OF A NEW TWO AND A HALF STORY SINGLE FAMILY RESIDENCE ON AN EXISTING VACANT LOT
AT THE END OF THE PINECREST PARKWAY EXTENSION.
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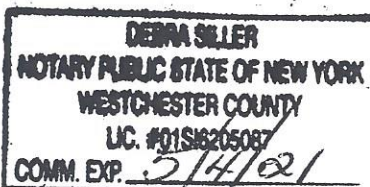
STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

The undersigned applicant states that he/she has read all applicable code sections of the Village of Hastings-on-Hudson and is herewith submitting this application complete with all such documentation and information as is necessary and required under the code and is hereby requesting the aforementioned action/approval/s by the Planning board of the Village of Hastings-on-Hudson.

Sworn to before me this 3rd day
of MARCH, 2011


Signature of the Applicant



Notary Public



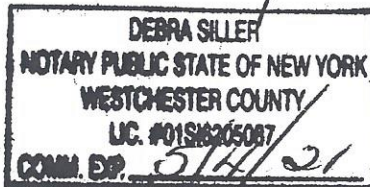
STATE OF NEW YORK
COUNTY OF WESTCHESTER

Name : PADRIAC STEINSCHNEIDER, being duly sworn, deposes and says that he/she resides at (NOT APPLICABLE - SUBJECT PROPERTY IS VACANT BUILDING LOT) in the Village of Hastings-on-Hudson in the County of Westchester, in the State of New York, that he/she is the owner of all that certain lot, parcel of land, in fee, lying and being in the Village of Hastings-on-Hudson aforesaid and known and designated as Sheet 4.100 Block 95 and Lot 41 of the tax map, and that he/she hereby authorized BY EXECUTOR OF THE ESTATE OF THE OWNER to make the annexed application in his/her behalf and that the statement of fact contained in said application are true.

Sworn to before me this 3rd day
of MARCH, 2011


Signature of the Owner


Notary Public



Submit a flash drive and a total of three (3) sets (residential) or thirteen (13) sets, 11 copies and 2 original (commercial), of this application, with all necessary documents, plans, surveys, photographs, applicable checklists and any other data that you deem critical to make your case before the Planning Board.

February 2018

The map shows the proposed site (yellow box) and surrounding areas. The site is located on Pinecrest Way, between the R-75 and R-20 zoning districts. The map also shows the R-10 and R-20 zoning districts, and the location of the proposed site relative to the city limits and the San Diego River.

[illegible]

* 115 MPH to 120 MPH, the special wind region should serve as a warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the derived values taken from Section 1605 of the IBC and Figure R301.2(4) of the IRC are likely to occur and should be considered in the design.

** State if applicable. For Flood Hazards the Design Professional shall state if they are applicable, Y/N. Verify with FIRM Maps. Maps are available on the FEMA web site <http://www.floodmap.floodsimple.com/>

INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT										
CLIMATE ZONE	PENETRATION FACTOR	SKYLIGHT FACTOR	GLAZED PENETRATION SRC	CEILING R-VALUE	WOOD FLOOR R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
TABLE R602.1.2 INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT										
4A	0.35	0.55	0.4	49	20 or 13 1/4	8/13	19	10/13	10, 2 FT	10/13
TABLE R602.1.4 EQUIVALENT U-FACTORS										
4A	0.33	0.55	0.026	0.026	0.06	0.038	0.047	0.047	0.059	0.065

PROJECT TITLE: **PROPOSED RESIDENCE**
0 PINECREST PARKWAY
HASTINGS-ON-HUDSON, NEW YORK 10706
PROJECT NO.: **2003**

329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
Email: arch329@gmail.com

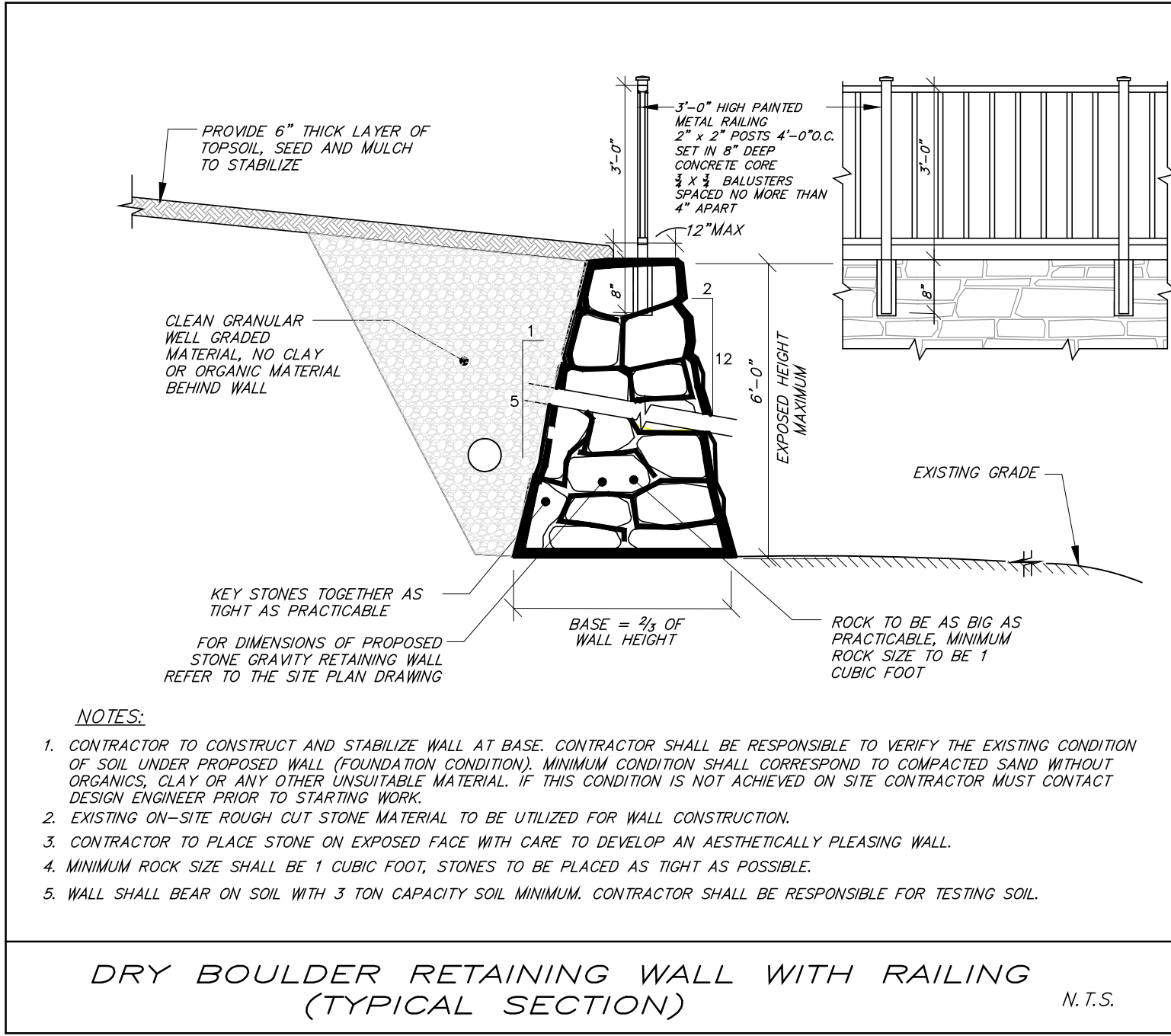
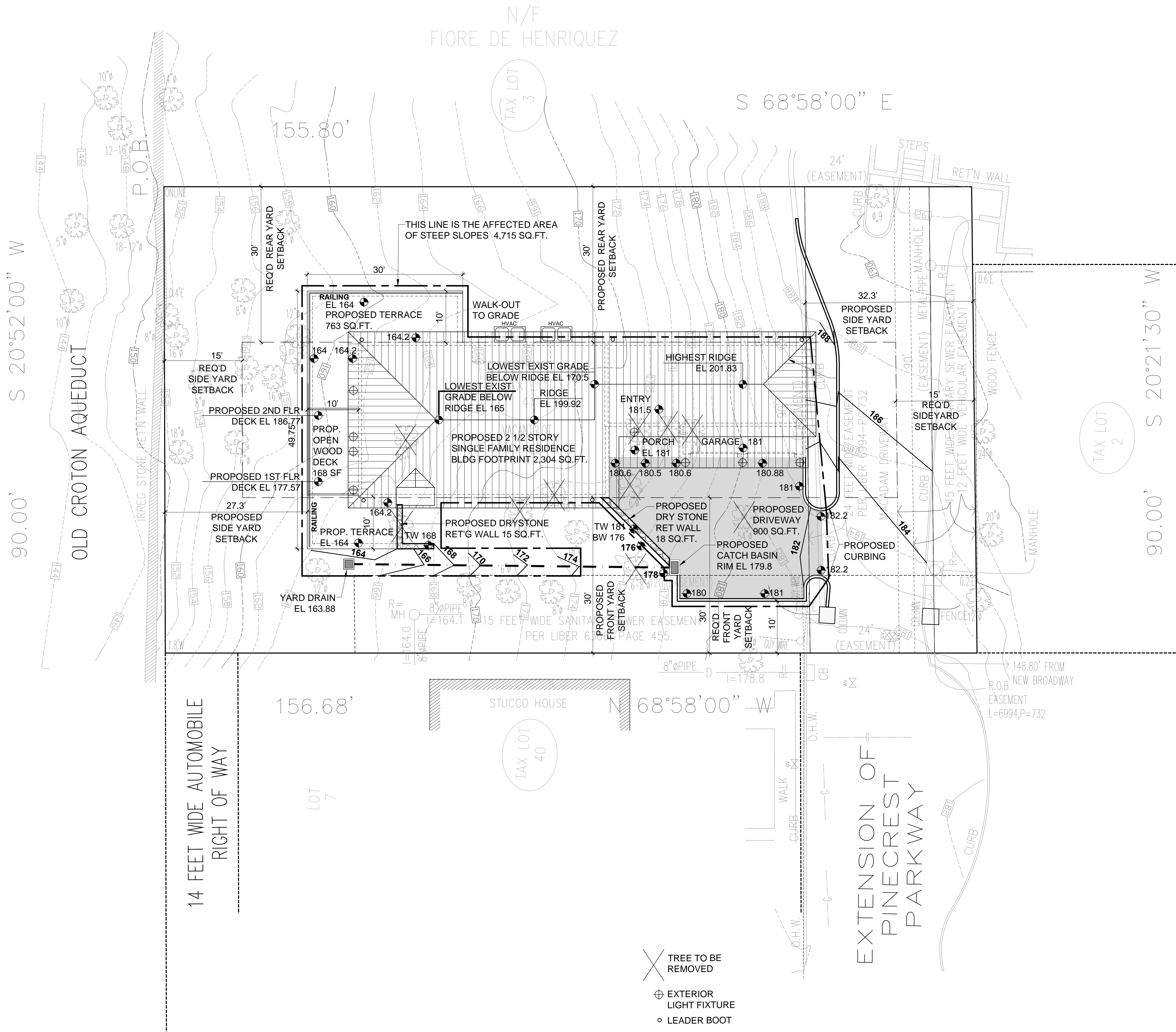
ISSUED / REVISIONS
SUBMITTED TO 03-05-2020
PLANNING BOARD AND
ZONING BOARD

SHEET TITLE:

COVER SHEET

DATE: 03-05-2020	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

CS



PROPOSED LOT ZONING TABLE				
PROPERTY LOCATION : 0 PINECREST PARKWAY, HASTINGS-ON-HUDSON NY 10706 TAX ID : 4-100-85-41				
OWNER : ESTATE OF ELISABETH F. DEROW, WILLIAM HANAUER EXECUTOR 11 FAIRVIEW PLACE, OSSINING, NY 10562				
ZONING DISTRICT	R-10			
REQUIREMENT	UNITS	REQUIRED/ ALLOWED	PROPOSED	VARIANCE REQUESTED
MINIMUM STREET FRONTAGE	FEET	70	25	
MINIMUM NET LOT AREA	SQ.FT.	10,000	14,057	
MINIMUM LOT WIDTH	FEET	100	155.8	
BUILDING COVERAGE	%	25	16.39	
DEVELOPMENT COVERAGE WITHOUT PAVED EASEMENT	%	35	28.12	
DEVELOPMENT COVERAGE WITH PAVED EASEMENT	%	35	42.77	YES
MINIMUM FRONT YARD SETBACK	FEET	30	30	
MINIMUM REAR YARD SETBACK	FEET	30	30	
MINIMUM SIDE YARD SETBACK EACH	FEET	12	27.3	
MINIMUM SIDE YARD SETBACK BOTH	FEET	30	59.6	
STORIES	NUMBER	2.5	2.5	
MAXIMUM HEIGHT	FEET	35	34.92	
OFF STREET PARKING	NUMBER	2	2	

PROJECT TITLE:

PROPOSED RESIDENCE

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LAURA WAKEFIELD

ARCHITECT

329 BROADWAY

DOBBS FERRY, NY 10522

TEL: 914 693 6165

N.Y.S STATE LICENSE

No. 27038

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SUBMITTED TO PLANNING BOARD AND ZONING BOARD

03-05-2020

SHEET TITLE:

SITE PLAN

DATE:

03-05-2020

DRAWN BY:

MB

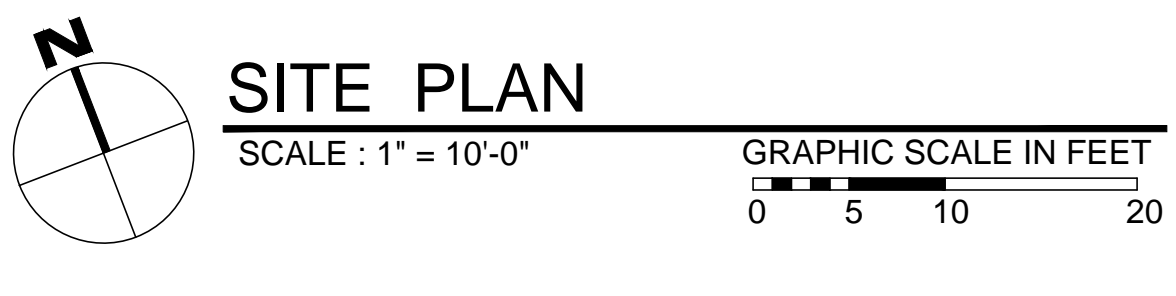
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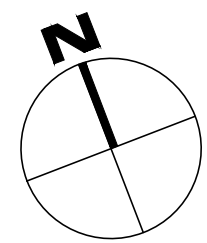
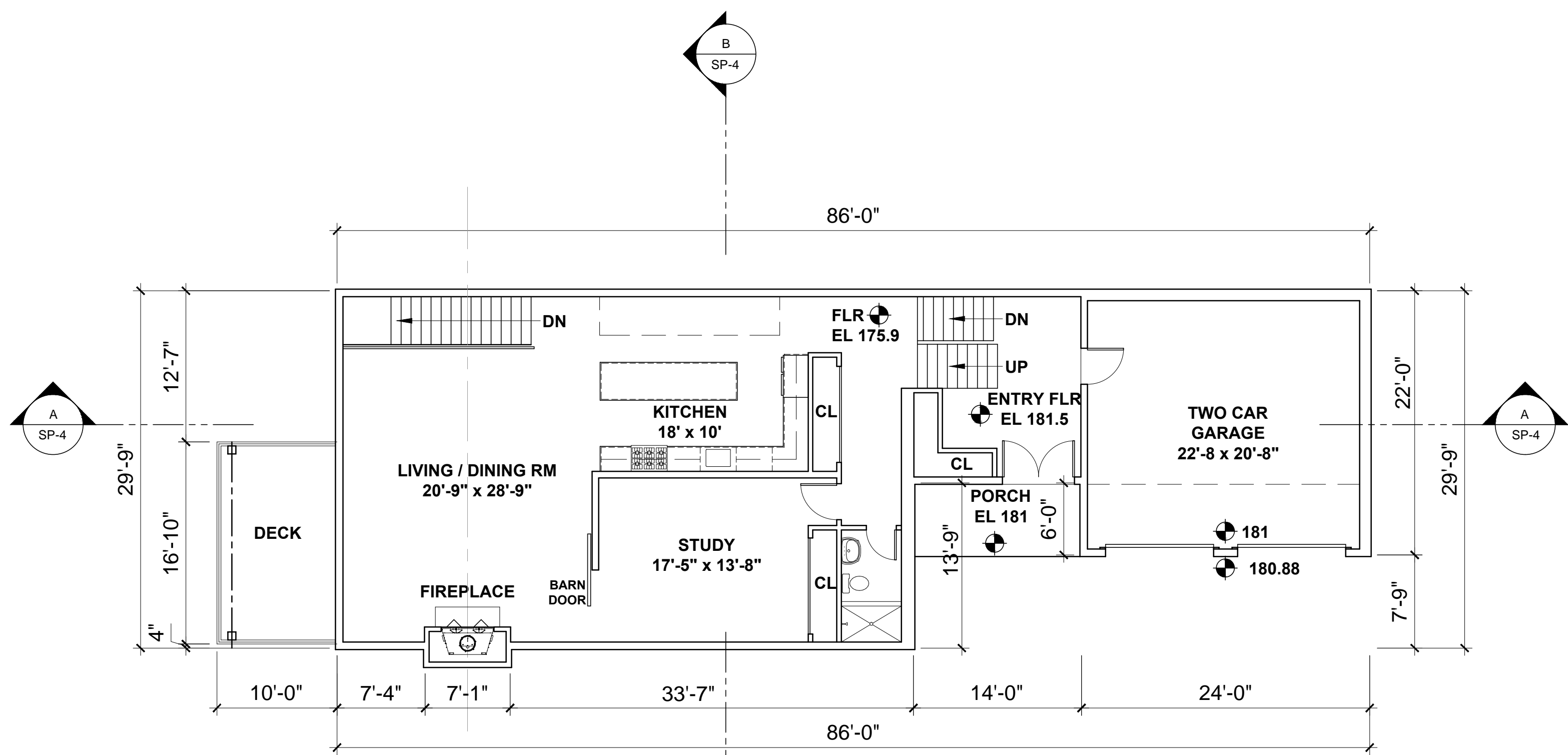
CHECKED BY:

PRS

SP-1



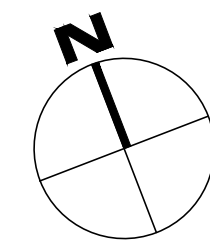
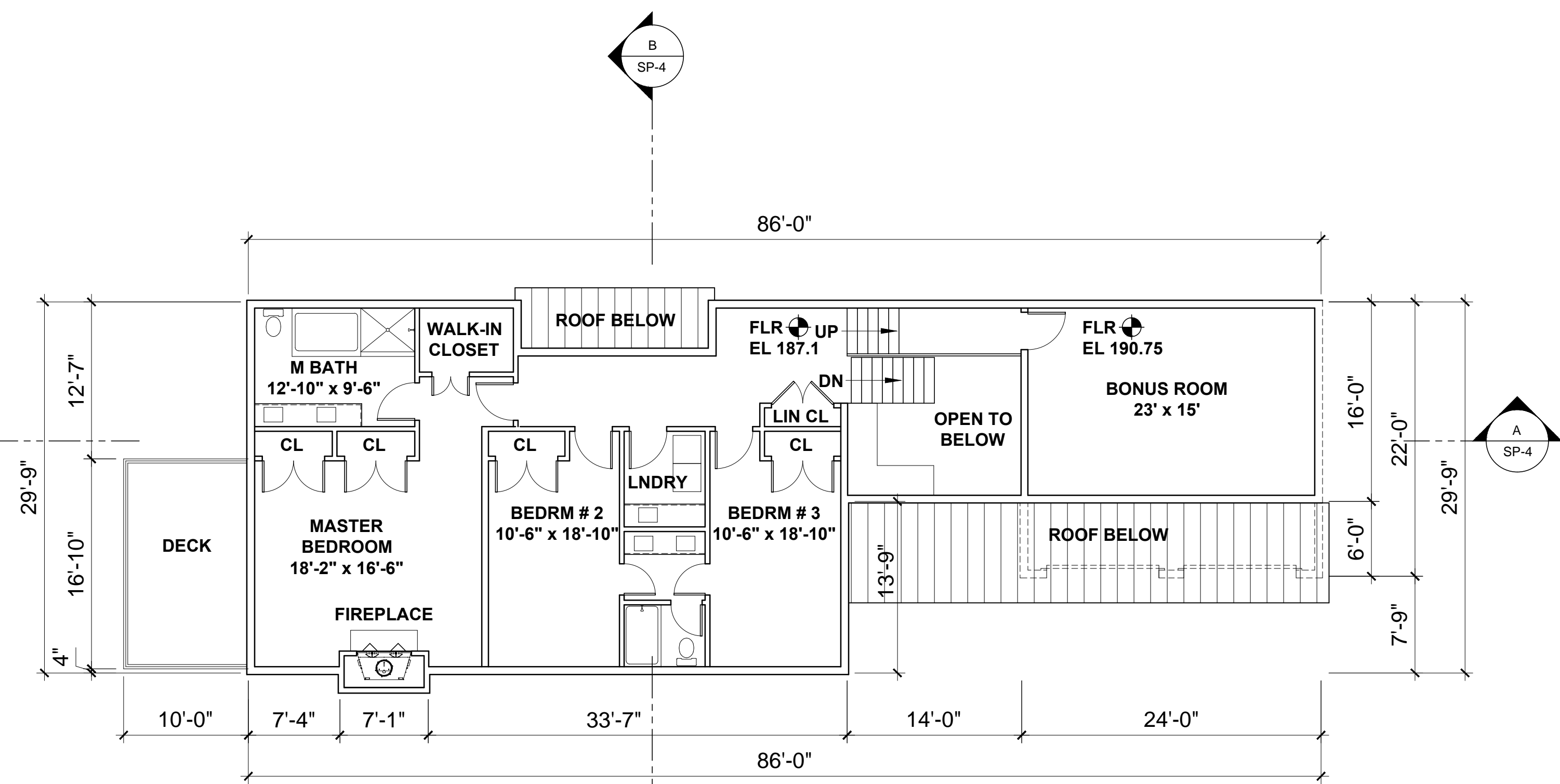
ALL SURVEYING INFORMATION ON THIS DRAWING IS TAKEN FROM A SURVEY DATED OCTOBER 04, 2019
REVISED DECEMBER 4, 2019
PREPARED BY: SUMMIT LAND SURVEYING P.C.
21 DRAKE LANE
WHITE PLAINS NY 10607
TEL 914 629 - 7758



FIRST FLOOR PLAN

SCALE : 1/8" = 1'-0"

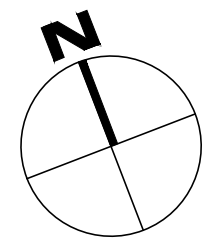
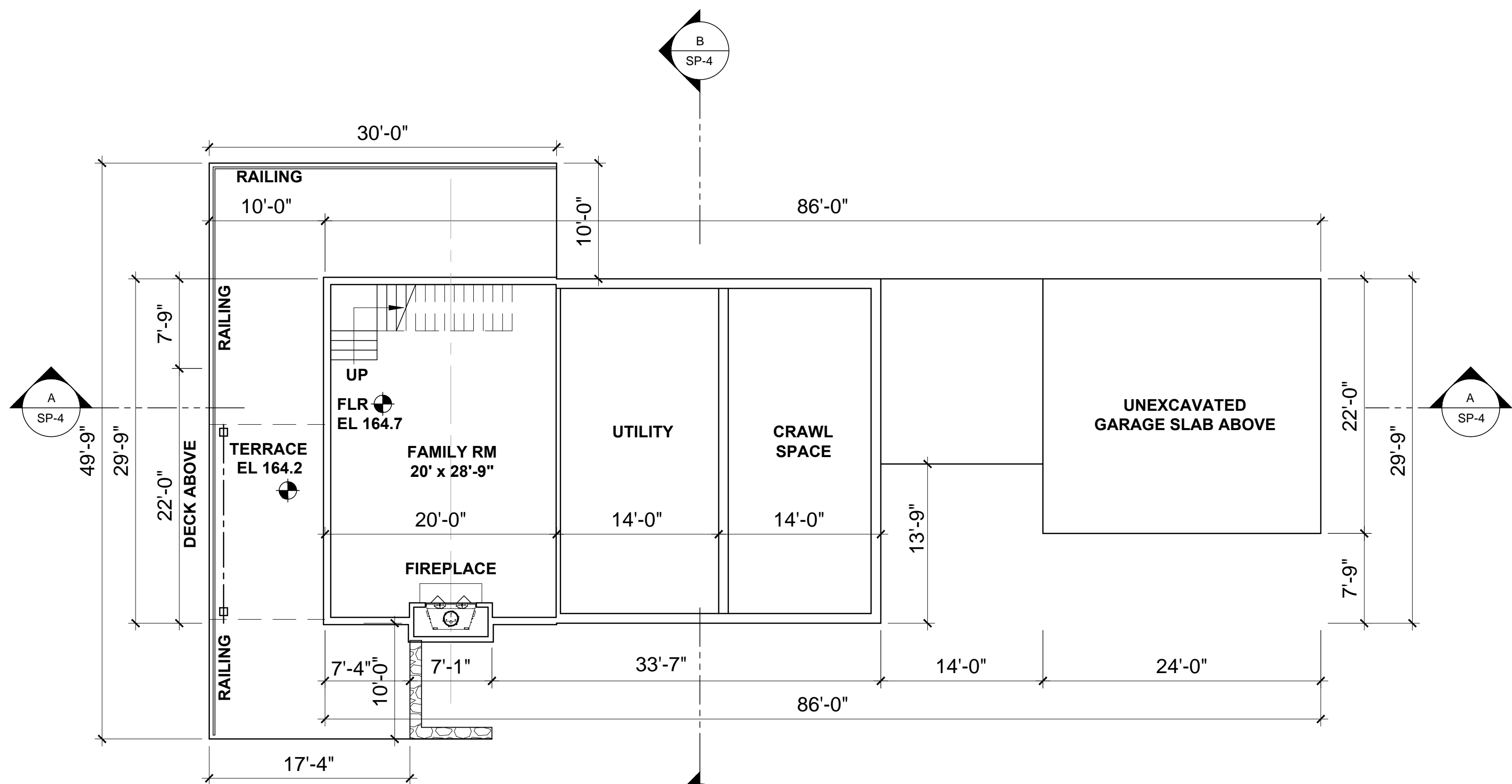
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SECOND FLOOR PLAN

SCALE : 1/8" = 1'-0"

GRAPHIC SCALE IN FEET
0 1 2 4 8 16



BASEMENT FLOOR PLAN

SCALE : 1/8" = 1'-0"

GRAPHIC SCALE IN FEET
0 1 2 4 8 16

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No. 27038

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PROJECT NO.: 2003

**GOTHAM
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AND COMMUNITY
DEVELOPMENT LTD.

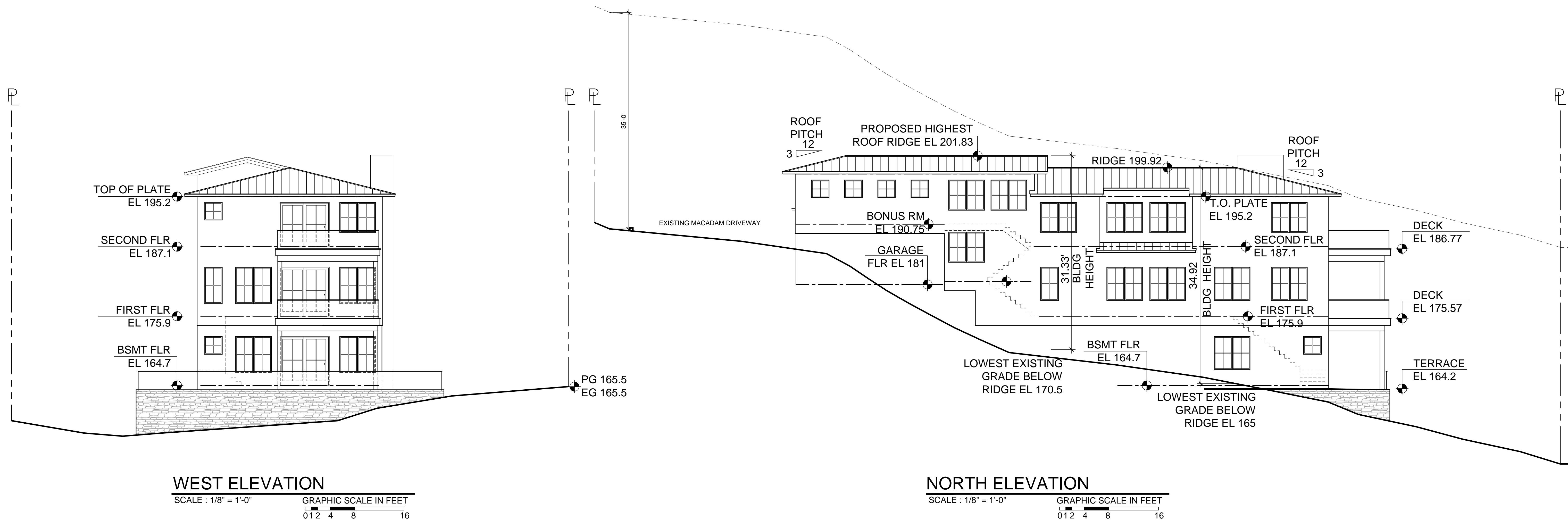
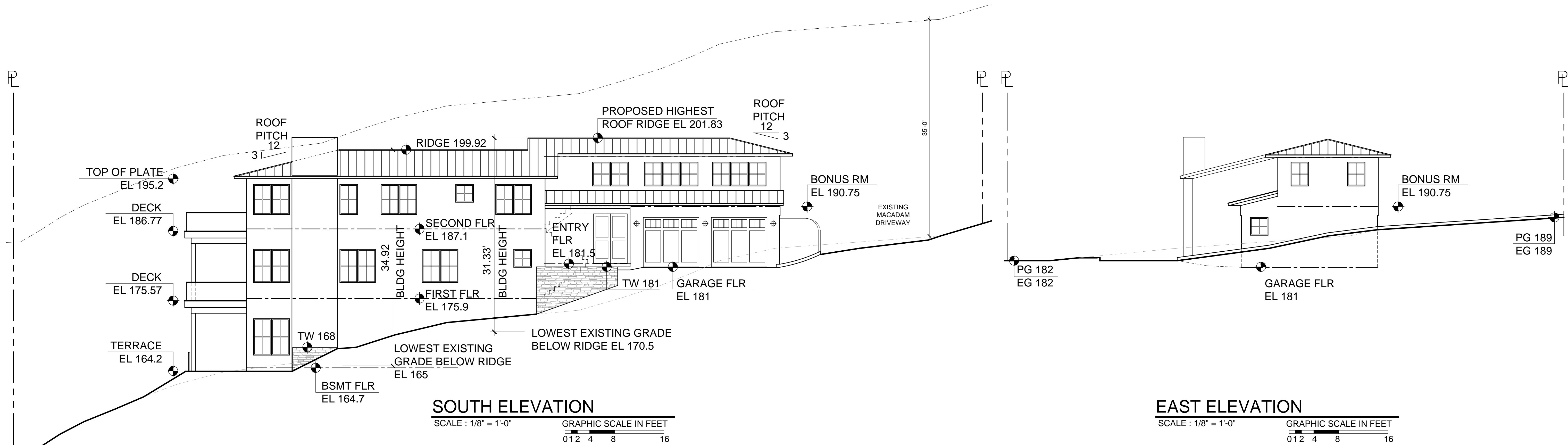
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ISSUED / REVISIONS
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ZONING BOARD

SHEET TITLE:
FLOOR PLANS

DATE: 03-05-2020	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

SP-2



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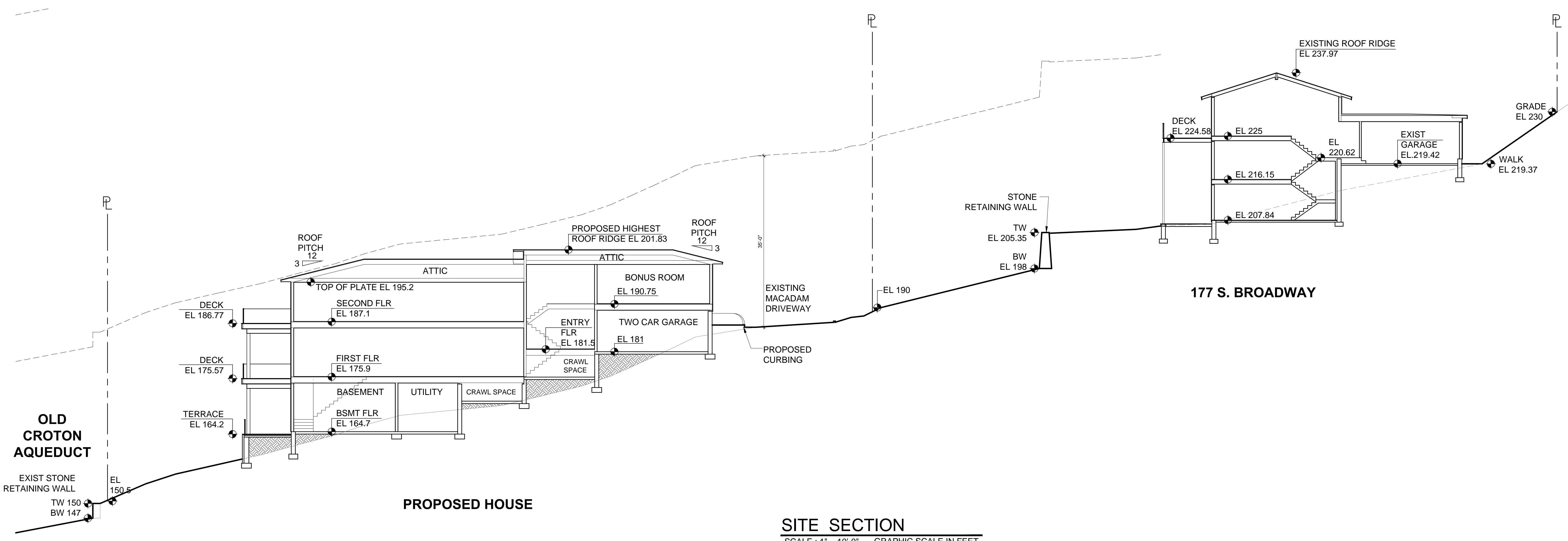
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ISSUED / REVISIONS
SUBMITTED TO PLANNING BOARD AND ZONING BOARD 03-05-2020

SHEET TITLE:
ELEVATIONS

DATE: 03-05-2020	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

SP-3

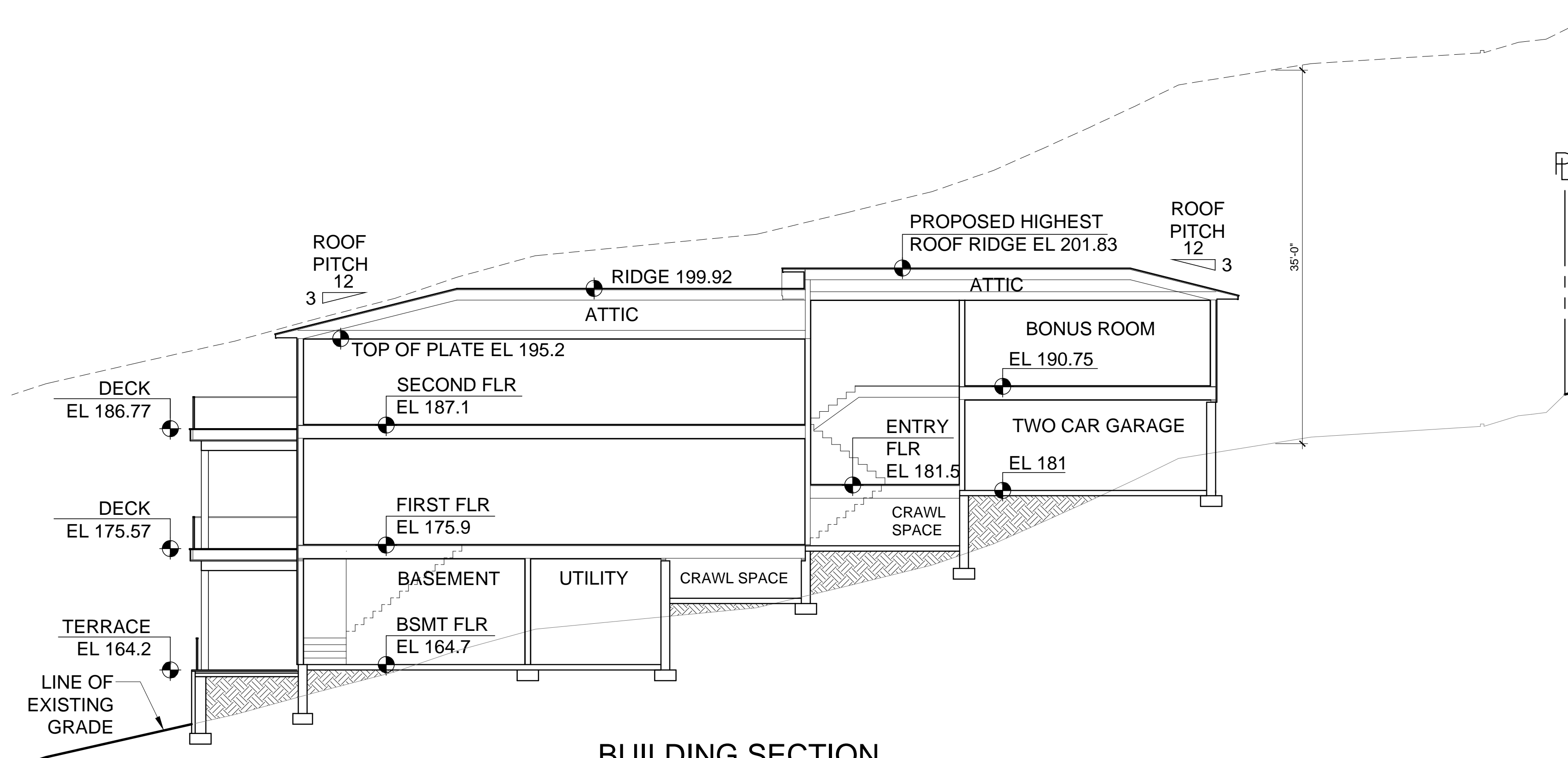


PROPOSED HOUSE

SITE SECTION

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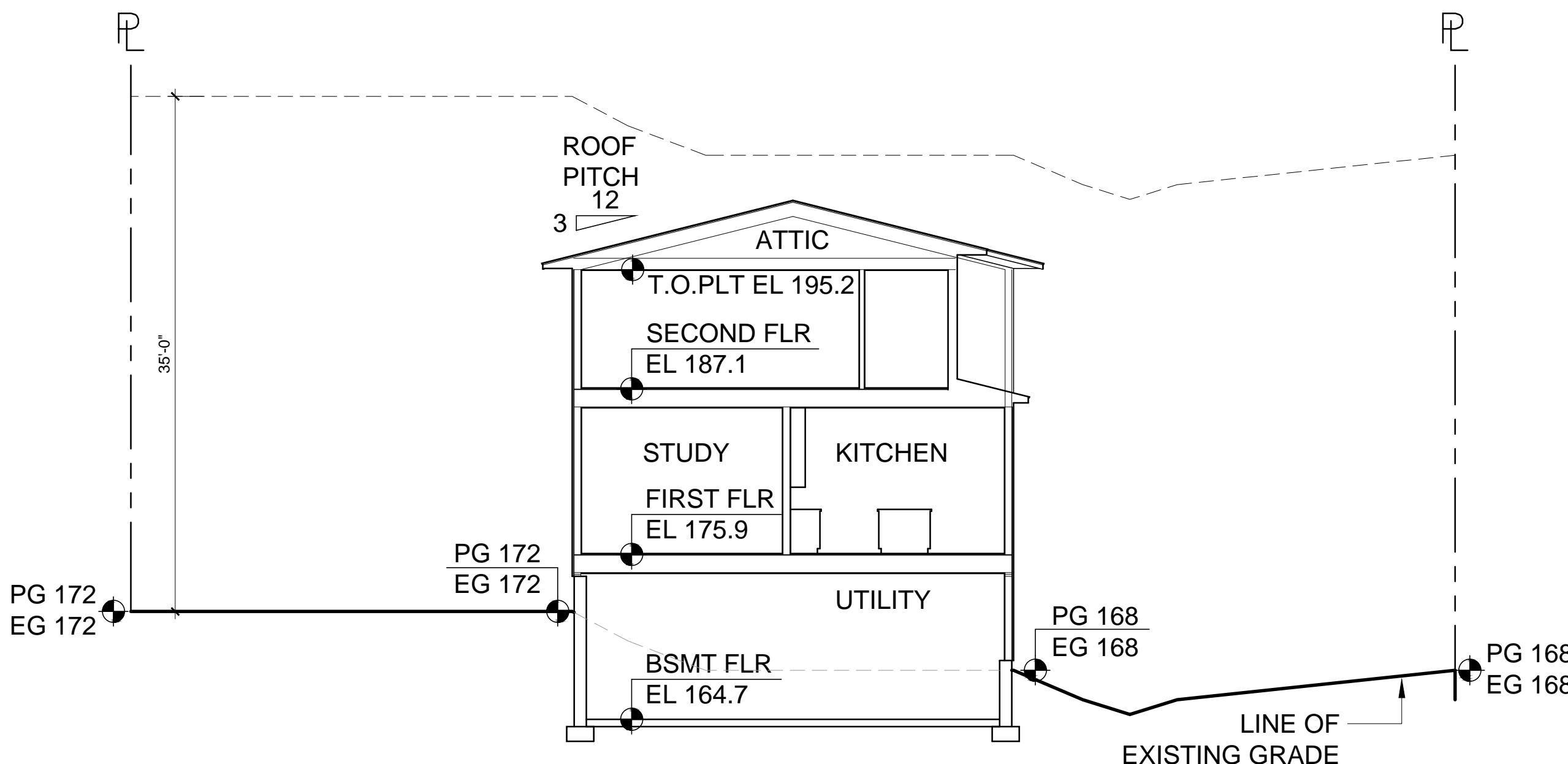
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BUILDING SECTION

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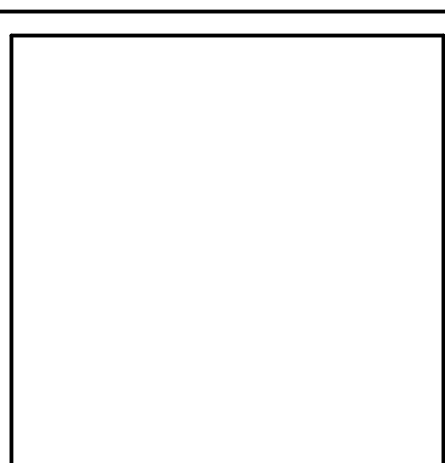
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BUILDING SECTION

SCALE : 1/8" = 1'-0" GRAPHIC SCALE IN FEET

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SHEET TITLE:
BUILDING SECTIONS

DATE: **03-05-2020** DRAWN BY: **MB**
SCALE: **AS NOTED** CHECKED BY: **PRS**

SP-4