

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

Application and Procedure for Application for Variance/Interpretation/View Preservation



Case number:.....Date of application: DECEMBER 19, 2019

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

Sheet: 1100 Block: 95 Lot/Parcel: 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

ZBA action requested for (See §295-146B & C :

☐

Use Variance/s;
Interpretation;

☒

Area Variance/s;
View Preservation (See §295-82)

List code sections & provisions from which the variance or interpretation is requested:

Section*	Code Provision*	Existing Condition*	Proposed Condition*
295-68.F.2.9.2	DEVELOPMENT COVERAGE	35% (4,920 S.F. MAX)	42.71% (6,012 S.F.) 39.99%
295-82	VIEW PRESERVATION APPROVAL		

*See example below:

295-68F.1a	Front Yard Min. 30 ft. deep	26.5 ft.	19.5 ft.
295-68A	Permitted Principal Use	Single Family Home	Conversion to Dental Office

VILLAGE OF HASTINGS-ON-HUDSON
Zoning Board of Appeals
Zoning Analysis



ZONING REQUIREMENTS:

YARD SETBACKS
(Principal Structure)

	REQUIRED	EXISTING	PROPOSED
FRONT	30 Ft.	N/A	30 Ft.
REAR	30 Ft.	N/A	30 Ft.
SIDE ONE	12 Ft.	N/A	32.3 Ft.
SIDE TWO	10 Ft.	N/A	27.3 Ft. (To Deck)
TOTAL OF TWO SIDES	30 Ft.	N/A	59.6 Ft.

YARD SETBACKS
(Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.		N/A	N/A
REAR	8 Ft.	N/A	N/A
SIDE	8 Ft.	N/A	N/A

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2 1/2	N/A	2 1/2
FEET	35 Ft.	N/A	34.92 Ft.

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000 Sq.Ft.	14,057 Sq.Ft.	14,057 Sq.Ft.
*BLDG. COVERAGE/ % OF LOT AREA	25% (3,514 Sq.Ft.)	N/A	16.39% (2,309 Sq.Ft.)
*DEVELOPMENT COVERAGE/ % OF LOT AREA	35% (4,920 Sq.Ft.)	EXISTING DRIVEWAY 15.48% (2,176 Sq.Ft.)	28.12% (3,953 Sq.Ft.) 42.77% (6,012 Sq.Ft.)

*See Definitions of Building and Development Coverage in Section 295-5 of the Village code.

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	SINGLE FAMILY	VACANT LAND	SINGLE FAMILY

** Single Family, Two Family, Commercial, Mixed Use etc.

PROPOSED
TOTAL

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

Application and Procedure for Application for Variance/Interpretation/View Preservation



- List any previous application or appeal filed with The Zoning Board of Appeals for this premises:

Date of Appeal	Purpose of the Appeal	Resolution if any	Date of Action
.....
.....

- List pending violations on this property if any:

NONE

- Is there an approved site plan for this property?: ☒ (Yes) ☐ (No)
- Is there an Accessory Apartment at this property?: ☐ (Yes) ☒ (No)
- Does this property have Boarder's Permit?: ☐ (Yes) ☒ (No)
- On a separate typewritten sheet of paper, state the principal points on which you are making this application. Describe the construction, addition or alteration that requires the variance. Explain why a variance is necessary and demonstrate how the variance satisfies the criteria for the type of variance (use or area) sought. The criteria for the two types of variances are attached. (If an interpretation is sought, explain the issue. If you wish you may also state your argument for how the issue should be resolved.)

Submit a flash drive and a total of three (3) copies (residential) or eight (8) copies (commercial), of the application along with the property survey showing the existing and proposed construction and all other supporting documents (plans, drawings, site maps, photographs, etc. as necessary to describe and support your application) with required fee, to the Office of the Building Inspector, no less than four (4) weeks prior to the date of scheduled meeting of the Zoning Board of Appeals.

STATE OF NEW YORK

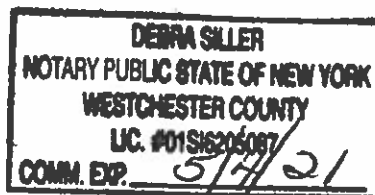
COUNTY OF WESTCHESTER ss.:

I hereby depose and say that all of the above statements and statements contained in all papers I have submitted in connection with this application are true:

Applicant

Sworn to before me this 3rd day
of MARCH, 20

Notary Public



May 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 itemize the changes that we have made to the design of the house proposed to be built at 0 Pinecrest Parkway since the April 16 Planning Board meeting, as well as note how we have addressed various concerns. This letter also confirms the documents that have been submitted in support of this application for the May 21, 2020 Planning Board meeting.

1. The main volume of the house has been lowered in height by adjusting the split from the entry to the first and second floors. This drops the ridge for the main volume of the house from el.199.92 to el.199.3. This puts this ridge 8.54 feet below the basement floor of the house to the east. It should be noted that this is a significant reduction from the el.208.92 height of the previous design. The elevation of the highest floor in the proposed house is at el.190.74 in the bonus room above the garage. The existing grade elevation of the site on that side of the house is at el.188. The second floor level in the proposed house is at el. 186.5. The first floor level in the proposed house is at el.175.25. The ceiling of the first floor of the house is lower than the paving in the easement.
2. The neighbor at 179 Broadway expressed concern that regrading was proposed within the easement that provides access to his property from Pinecrest Parkway. While the Easement Agreement does not restrict the rights of the 0 Pinecrest Parkway property owner to regrade this area, we understand the concern and we have limited the regrading proposed within the easement. It is very minor and does not affect the north half of the easement. We are shifting the 184 contour line approximately 10 feet to the north to facilitate creating a safe entry to the parking courtyard proposed for the new house. This enables the future owner of the 0 Pinecrest Parkway property to park their cars in the courtyard and garage, instead of in the paved easement serving 179 Broadway.
3. The owner of 177 Broadway suggested that we eliminate the bonus attic above the garage. While this is a very minor space, eliminating it would result in the house being too inconsequential as viewed from the street. As designed, the wall facing the street ranges from 11 to 13 feet in height and is 22 feet wide. This is just enough for people to be able to suspect that there is a house down the hill. This wall is approximately 80 feet from the west wall of the house at 177 Broadway and the height of its ridge at 201.21 is 6.63 feet below the basement floor of 177 Broadway.

4. Hudson Engineering has provided the site engineering for this new design. This includes the stormwater management system that controls rain water shedding across the site. It is as extensive as the previous design, although the disturbed site area has been significantly reduced.
5. Hudson Engineering has provided the Slopes Analysis for the revised site plan. The percentage of the steep sloped areas disturbed still requires consideration by the Planning Board, but it is dramatically reduced from the previous design. The SA-1 Slope Analysis Plan indicates that 1,748 square feet of the 4,131 square feet of the site that is sloped between 15% and 25% will be disturbed. This is 42% of those slopes, which exceeds the 35% Code limit. The Slopes Analysis Plan also indicates that 3,064 square feet of the 7,126 square feet of the site that is sloped more than 25% will be disturbed. This is 43% of those slopes, which exceeds the 25% Code limit. This requires a Special Hardship Exception from the Planning Board.
6. Aspect 120 has provided the revised landscaping design for this new design. This also is as extensive as it was for the previous design.
7. Concern was expressed at the April Planning Board meeting as to where children living in this house would be able to play outside. While there is a nice yard to the west of the house, we have looked at two alternative grading plans that create a relatively level area on the north side of the house at the basement level. Sketch site plans for these options have been provided. These have also been evaluated by Hudson Engineering to confirm the increase in the steep sloped area disturbed. It is our opinion that this increased disturbance in area is de minimus in terms of impacts on the environment, the appearance of the property, slope stability, or stormwater runoff. If one of these alternatives is preferred by the Planning Board, it can become the preferred design.
8. Concern was expressed at the April Planning Board meeting that the proposed house with a total of approximately 2,800 square feet of habitable area on the two main floor levels, excluding the garage and the basement, was large for the neighborhood. An analysis of the houses in the neighborhood has been prepared and provided. We contend that the size of the house proposed is fully consistent with the neighborhood, fitting into the average/middle range.
9. It is our understanding that we will still need one variance from the Zoning Board of Appeals for the fact that the total site coverage proposed is 39.99%, where 35% is permitted. It should be noted that a significant factor in this coverage is the existing paving in the easement, over which the property owner has limited control. Without considering the paved easement, the total site coverage is 25.93%, which is within the permitted limit. Both of these numbers has been reduced from the numbers that we had for the April meeting. The zoning permits the house itself to occupy 25% of the site and the house proposed has a building coverage of 16.42%.

Letter to Building Inspector Charles Minozzi
Re: 0 Pinecrest Parkway
May 5, 2020
Page 3 of 4.

The following documents have been submitted with this letter for this application:

- A. A set of five sheets of drawings prepared by Gotham Design & Community Development Ltd. under the supervision of Laura Wakefield, R.A., dated as submitted to the Planning Board May 5, 2020 including the following:
 - Sheet CS "Cover Sheet, Location Maps, Design Criteria Table" dated as revised 4/14/2020.
 - Sheet SP-1.1 "Site Plan" dated as revised 4/30/2020.
 - Sheet SP-1.2 "Floor Plans" dated as revised 4/22/2020.
 - Sheet SP-1.3 "Elevations" dated as revised 4/30/2020.
 - Sheet SP-1.4 "Building Sections" dated as revised 4/22/2020.
- B. A set of two sheets of drawings prepared by Hudson Engineering & Consulting, P.C. including the following:
 - Sheet C-1 "Stormwater Management and Erosion & Sediment Control Plan" dated as revised 5/1/2020.
 - Sheet C-2 "Site Details" dated as issued 12/20/2019.
- C. Sheet SA-1 "Slope Analysis Plan" prepared by Hudson Engineering & Consulting, P.C. dated as revised 5/1/2020.
- D. Sheet L-1 "Landscaping Plan" prepared by Aspect 120, dated 5/4/2020.
- E. Sheets SP-ALT 1 and SP-ALT 2 prepared by Gotham Design & Community Development Ltd. Dated 4/30/2020 showing alternative grading plans on the north side of the proposed house for a play area.
- F. Sheets SA-alt1 and SA-alt2 prepared by Hudson Engineering & Consulting, P.C. dated as issued 5/1/2020 showing the calculations for the site disturbance to steep sloped areas for the two alternatives creating a play area on the north side of the house.
- G. The Stormwater Management Plan & Drainage Analysis prepared by Hudson Engineering & Consulting, P.C. dated as revised May 1, 2020.
- H. A Response, dated May 5, 2020, to the Hahn Memorandum dated March 19, 2020 prepared by Gotham Design & Community Development Ltd., Hudson Engineering & Consulting, P.C., and Aspect 120 Landscape Architecture.
- I. A Memorandum and Steep Slope Narrative prepared by Gotham Design & Community Development, Ltd., Hudson Engineering & Consulting, P.C., and Aspect 120 dated May 5, 2020.
- J. A Neighborhood Context Report prepared by Gotham Design & Community Development Ltd. dated May 5, 2020 that documents the size of the houses in the Pinecrest Parkway neighborhood for comparison to the proposed house.

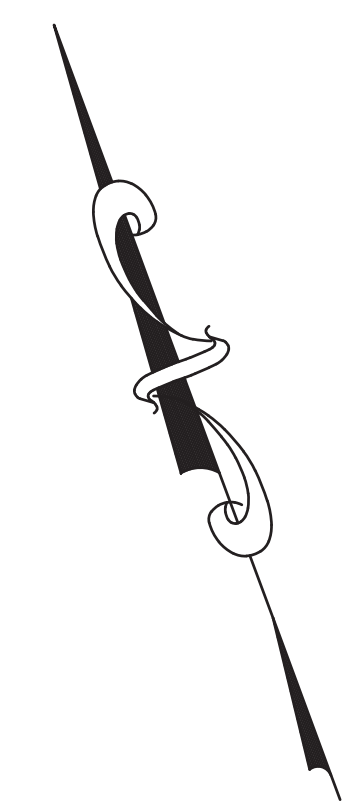
Letter to Building Inspector Charles Minozzi
Re: 0 Pinecrest Parkway
May 5, 2020
Page 4 of 4.

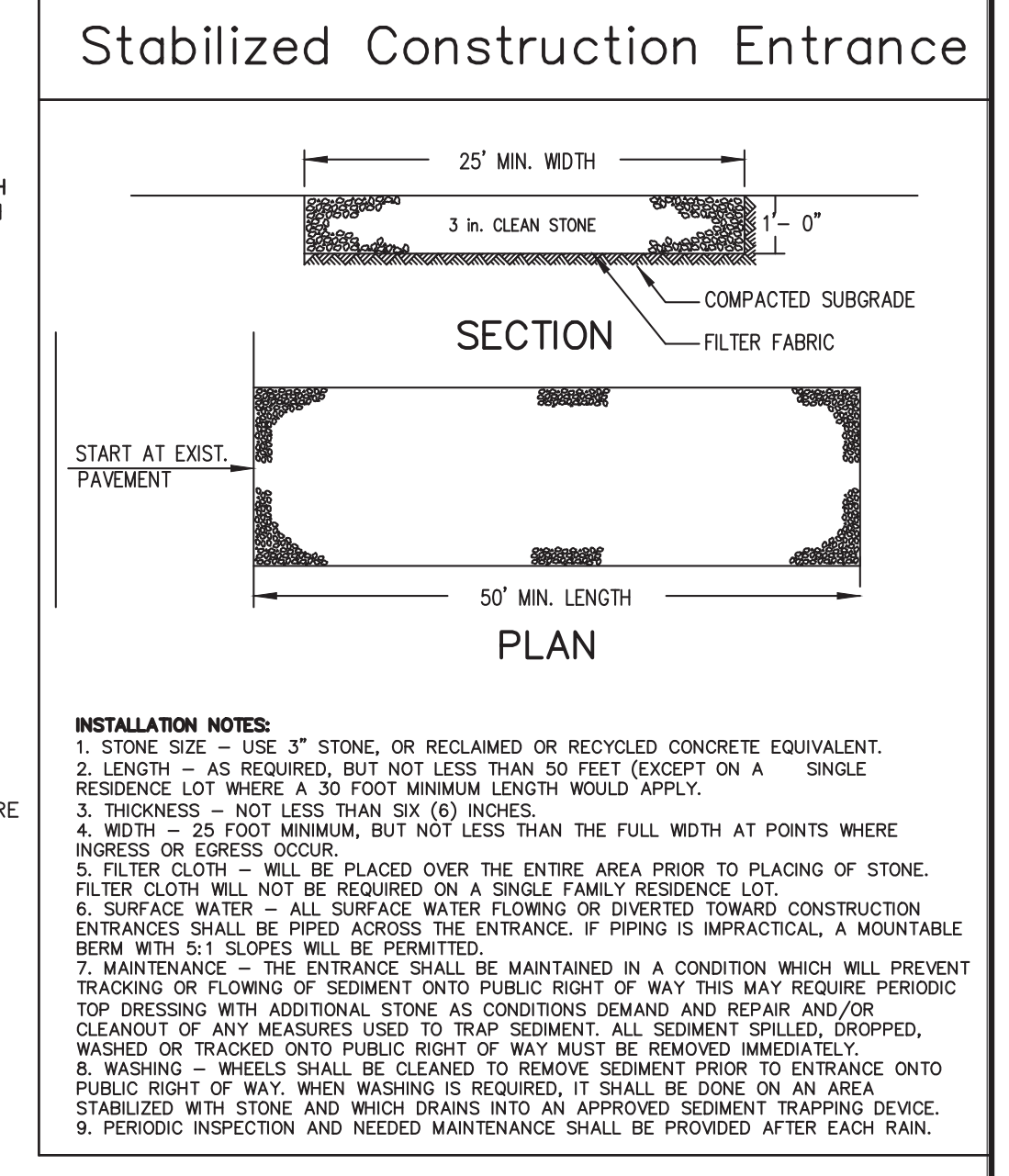
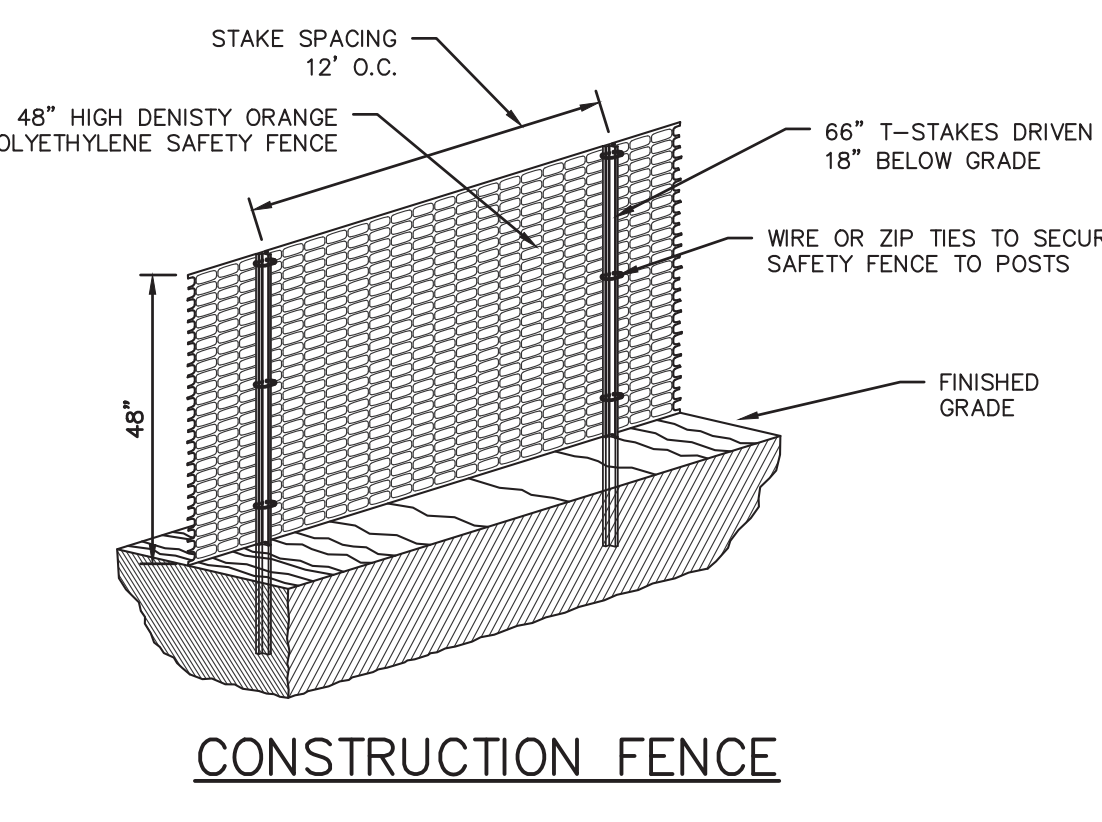
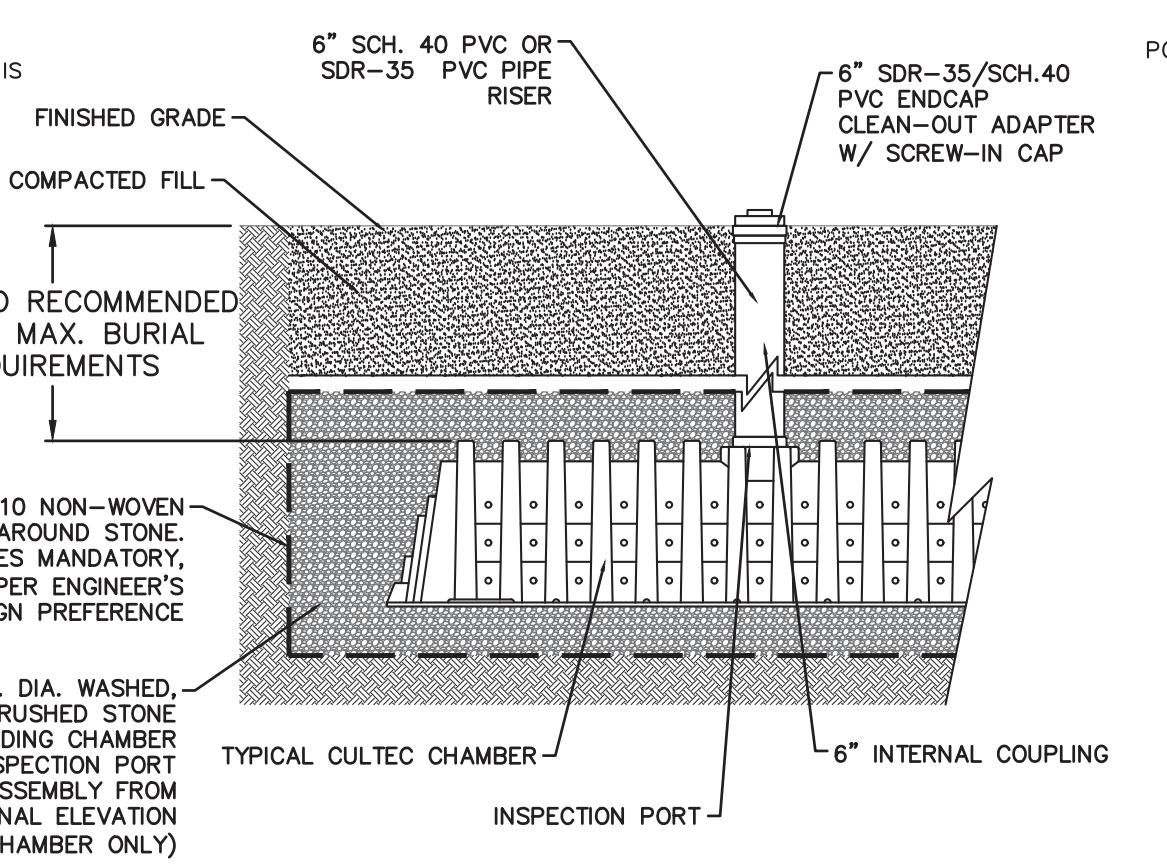
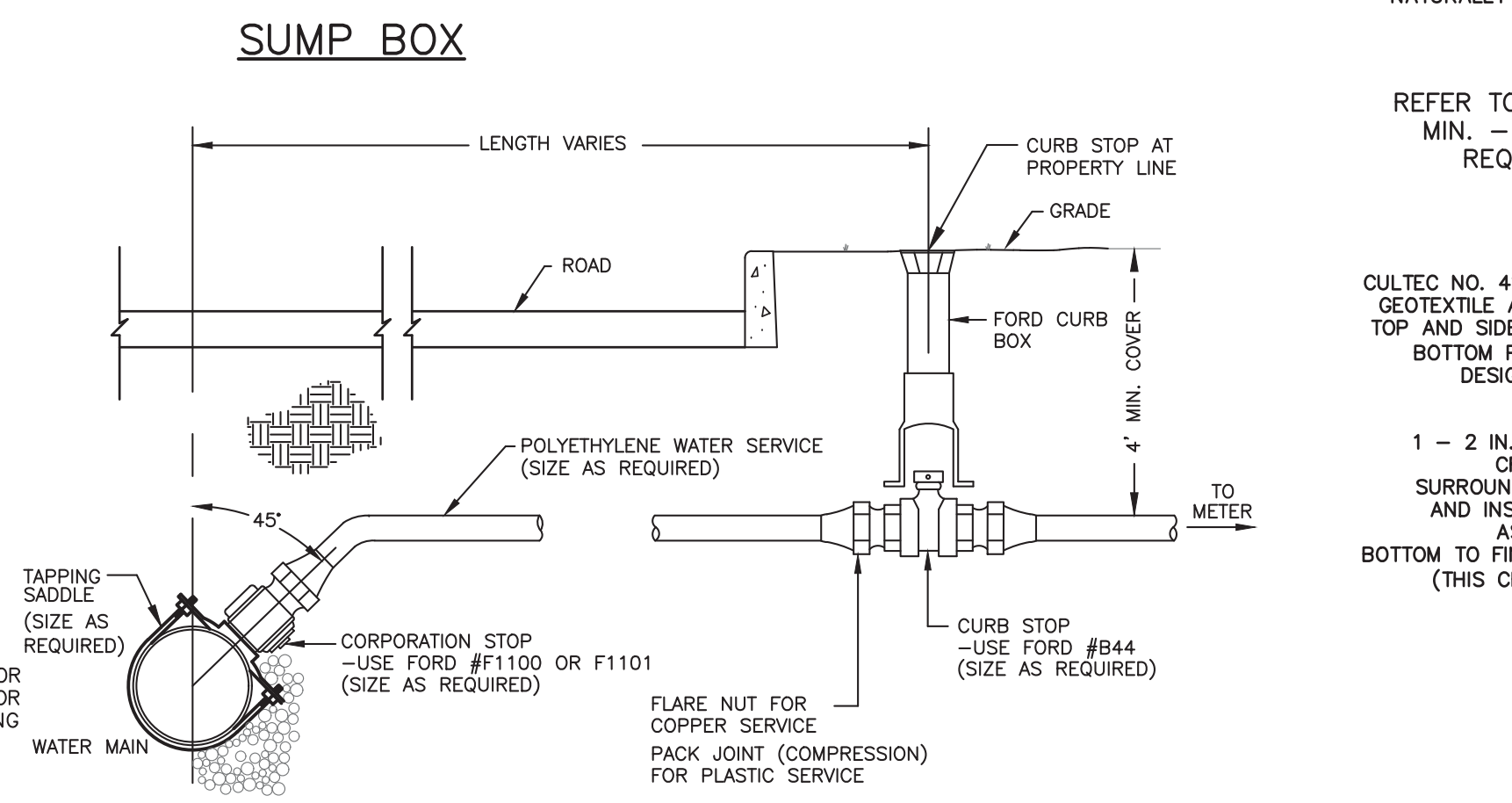
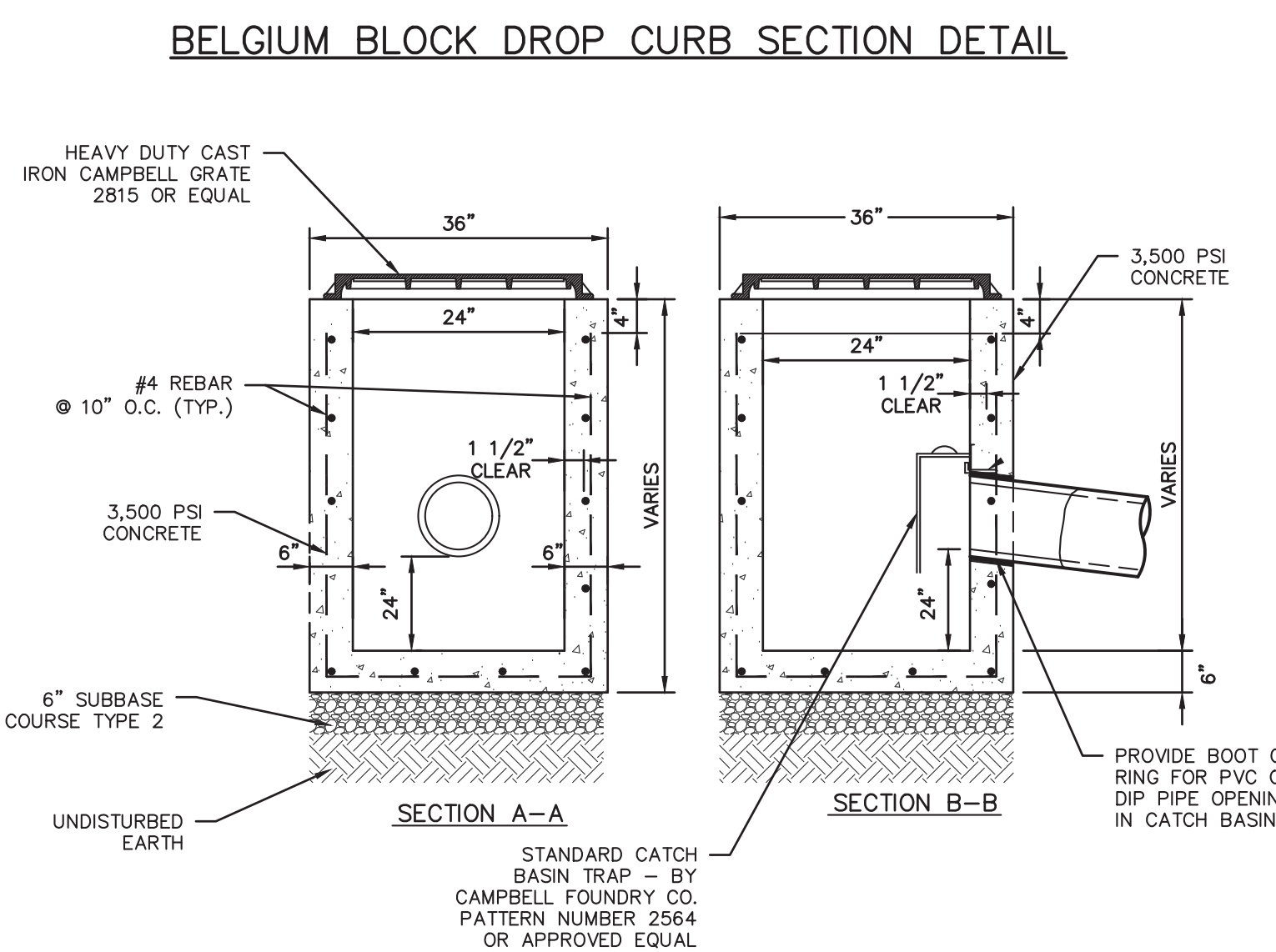
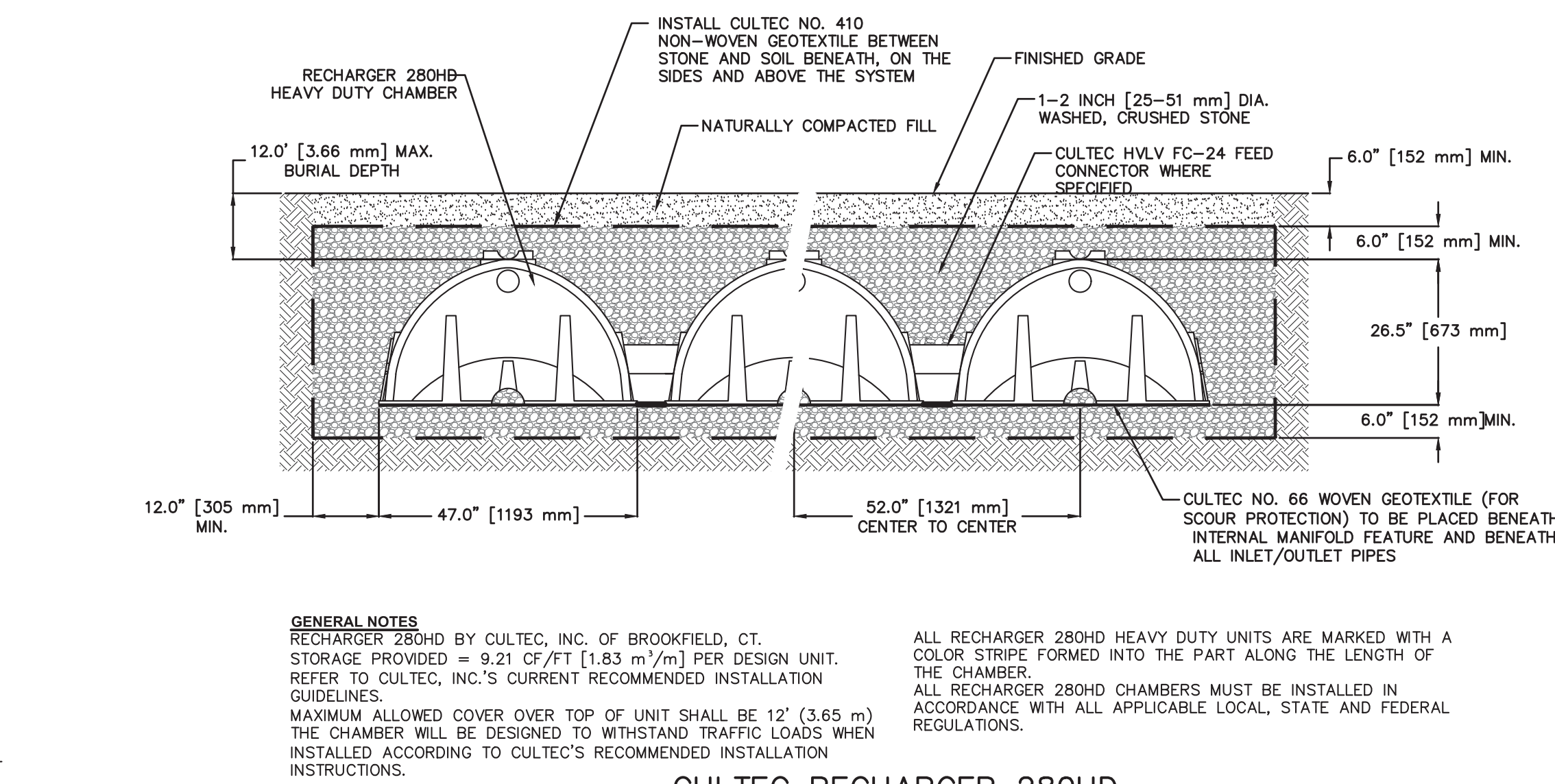
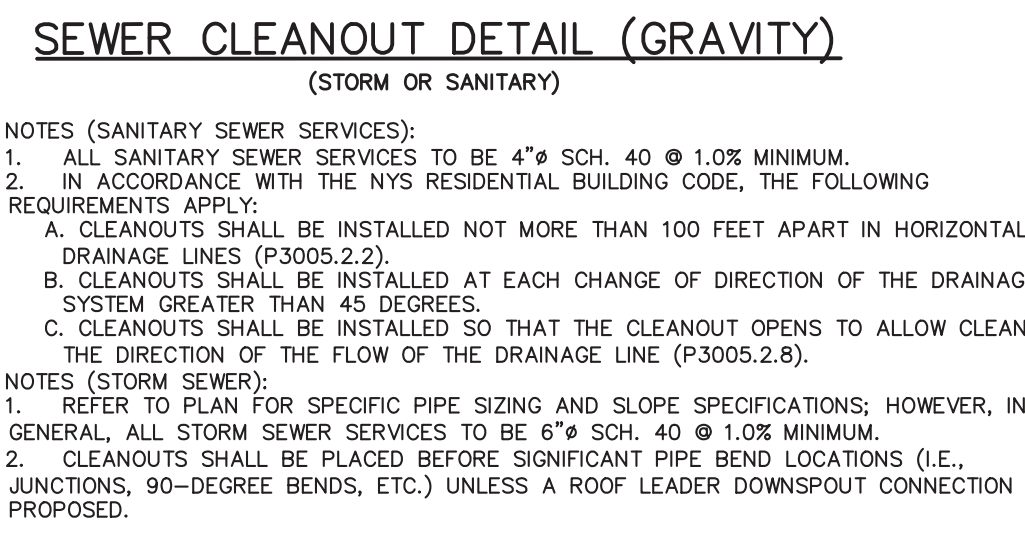
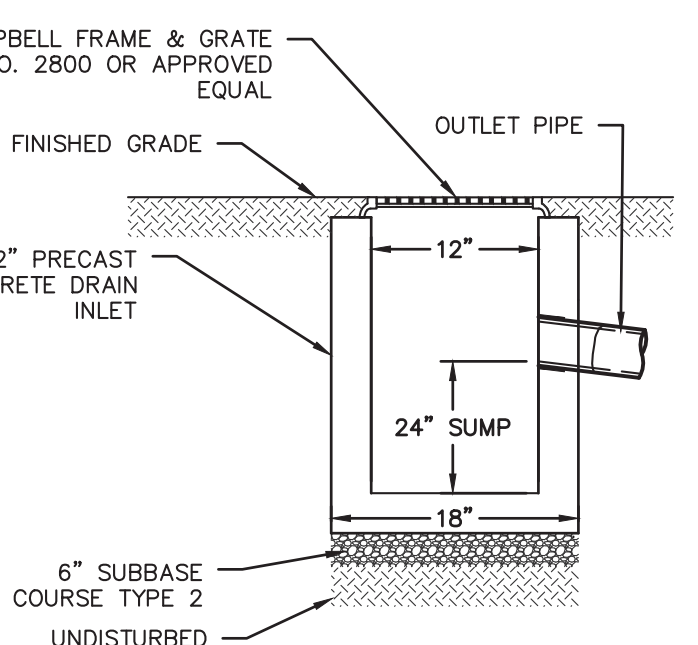
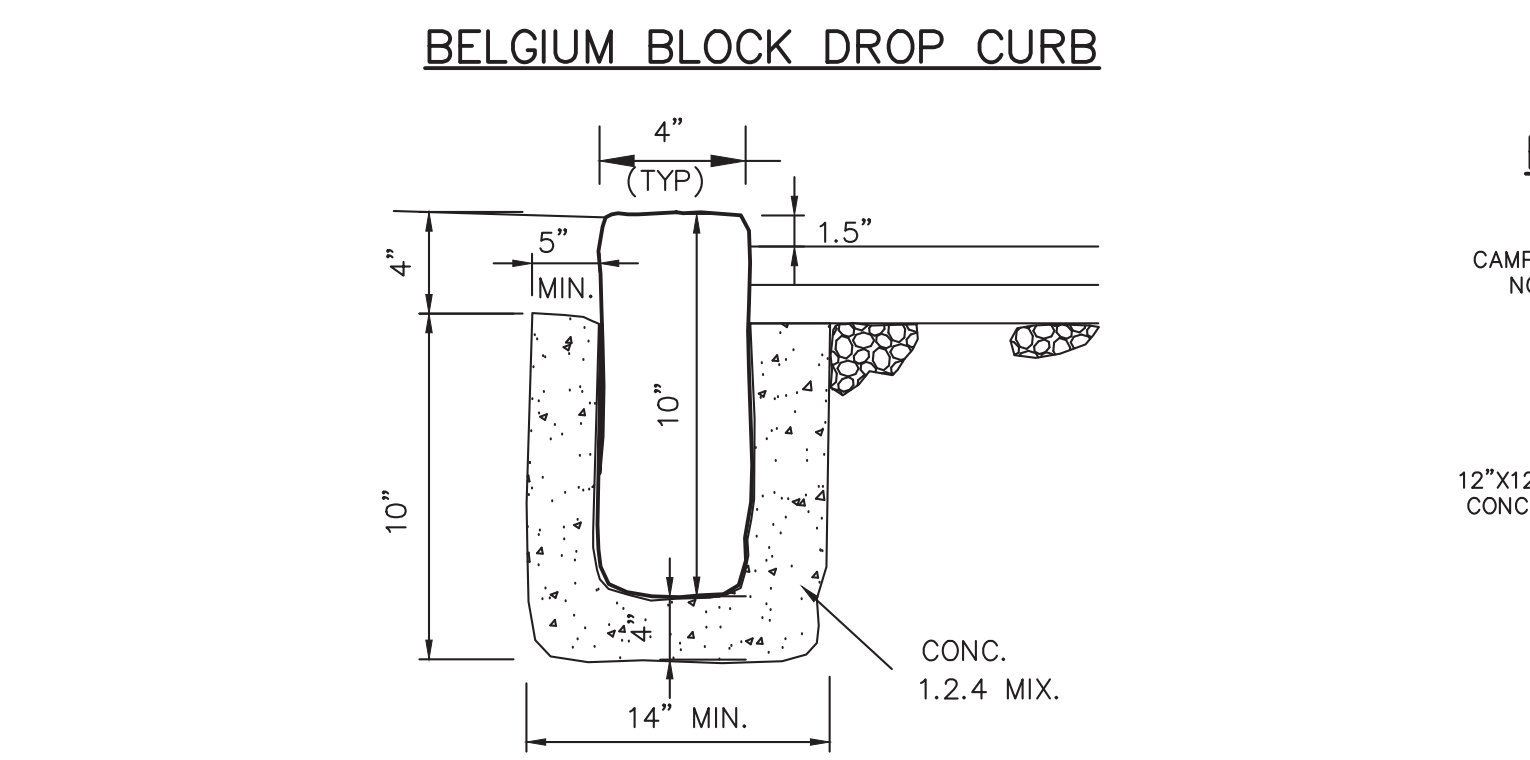
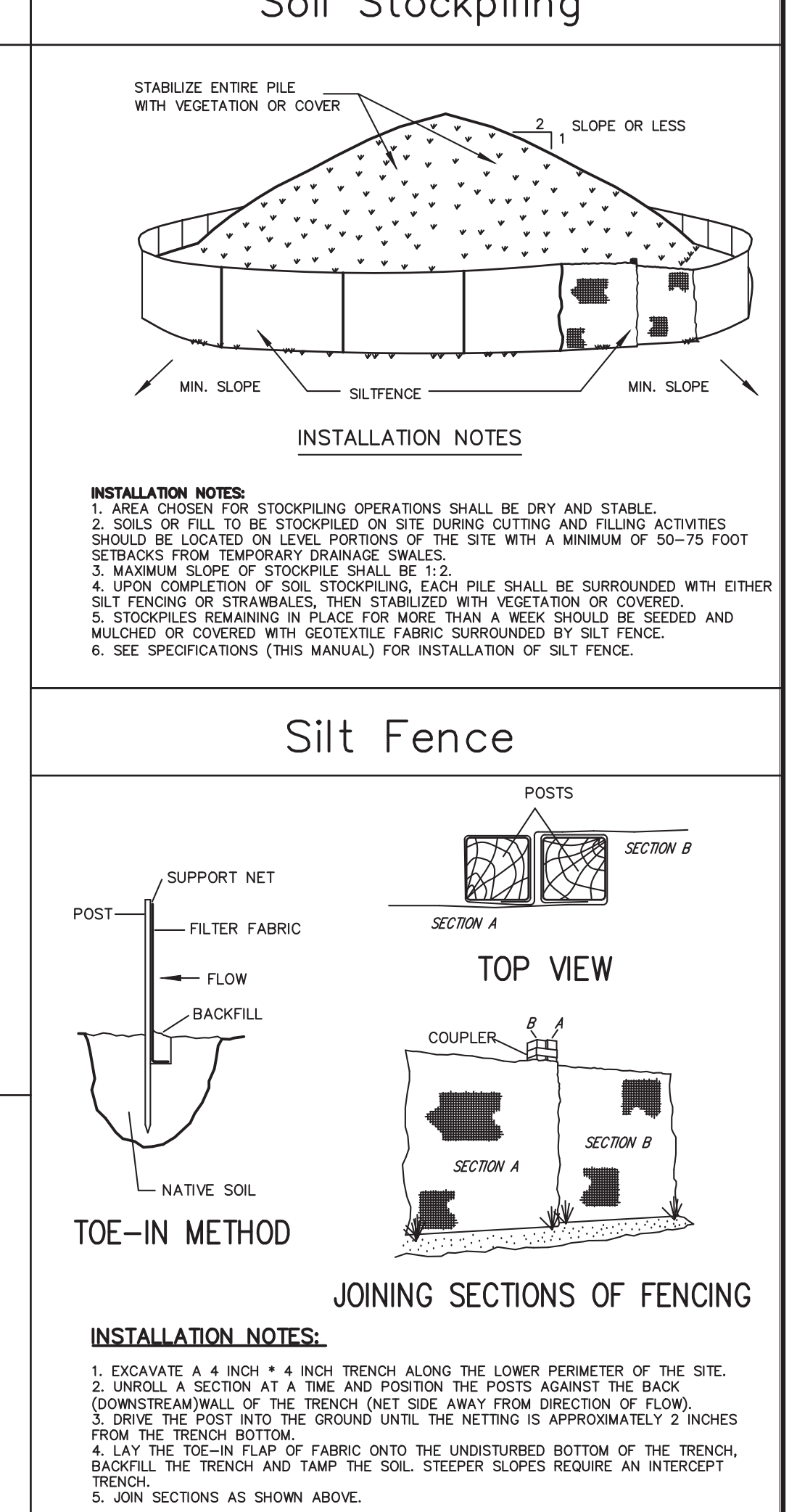
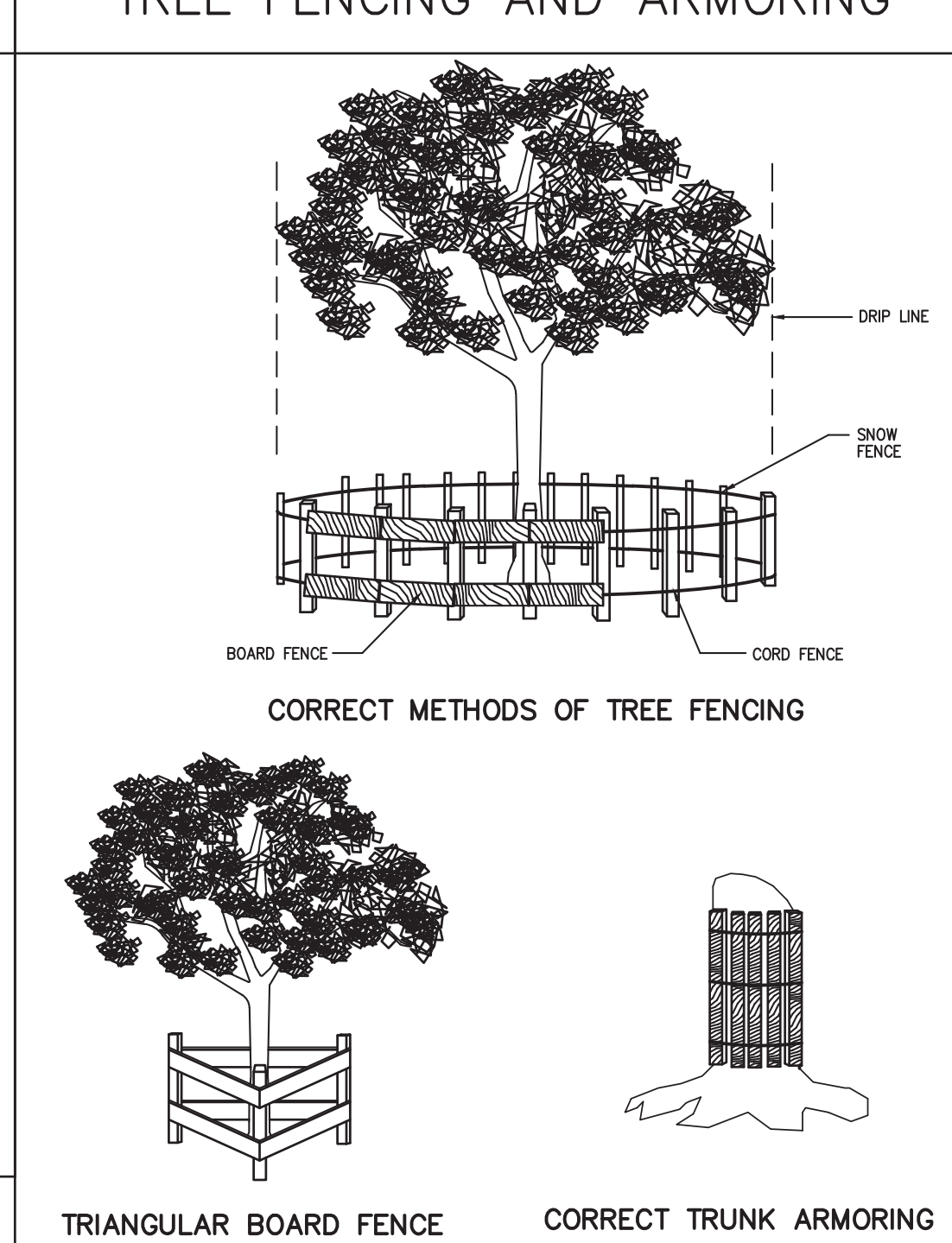
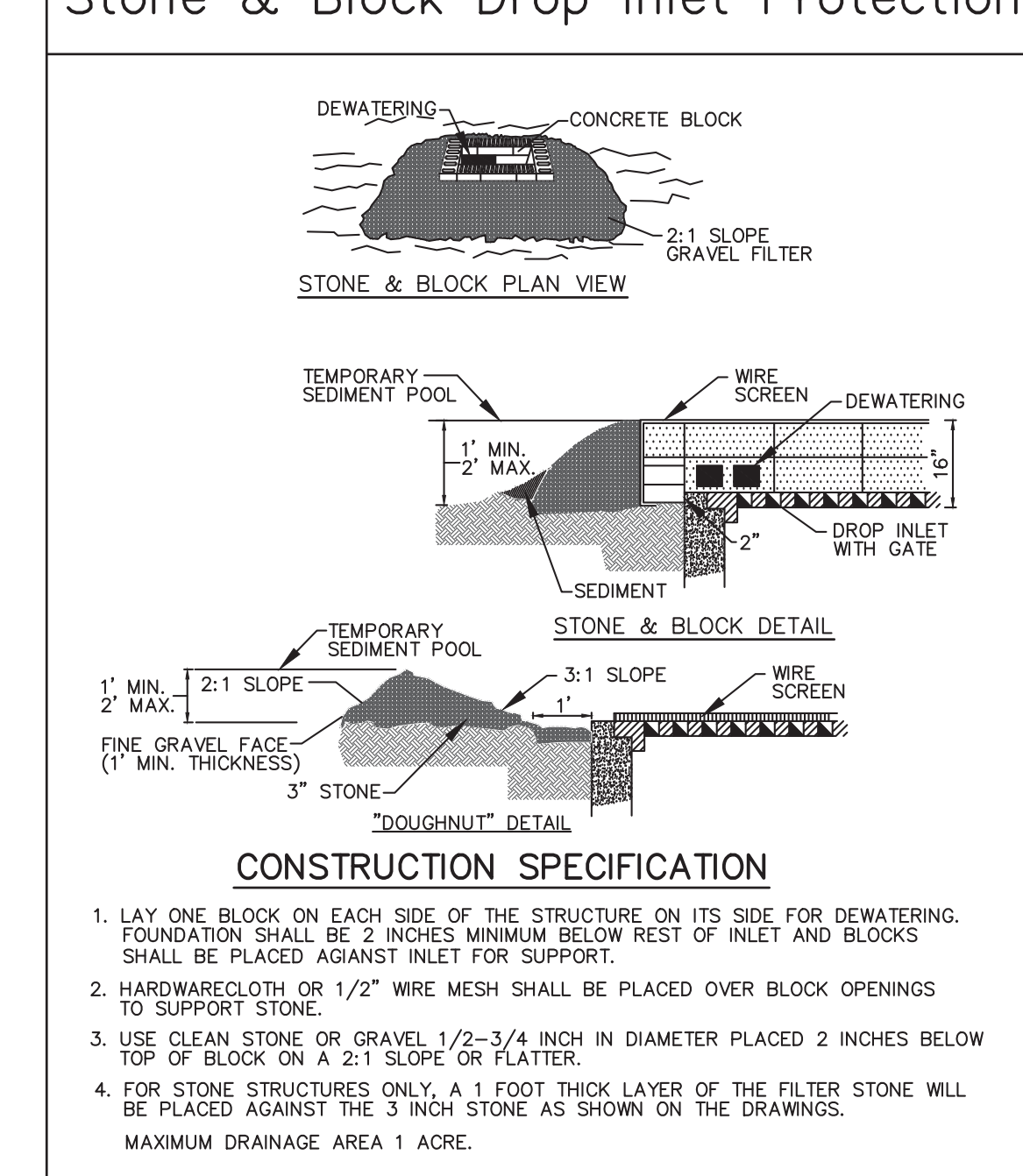
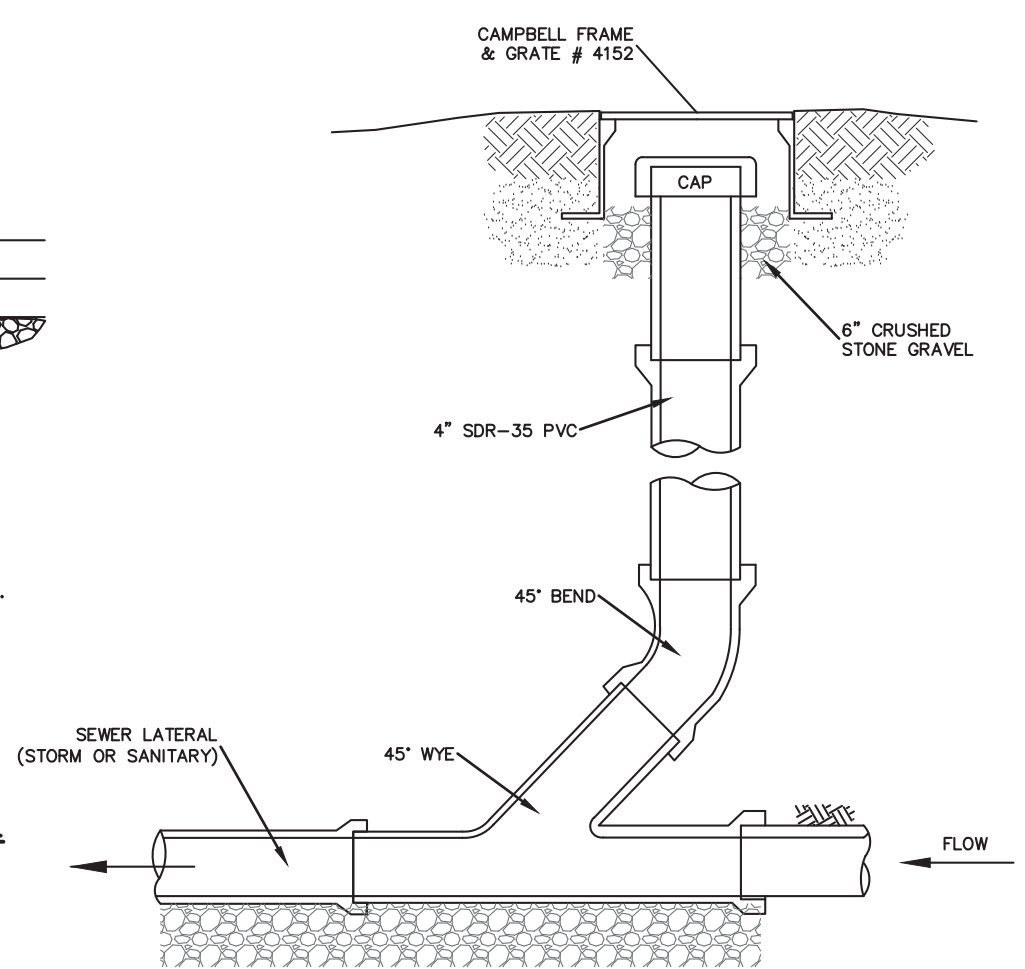
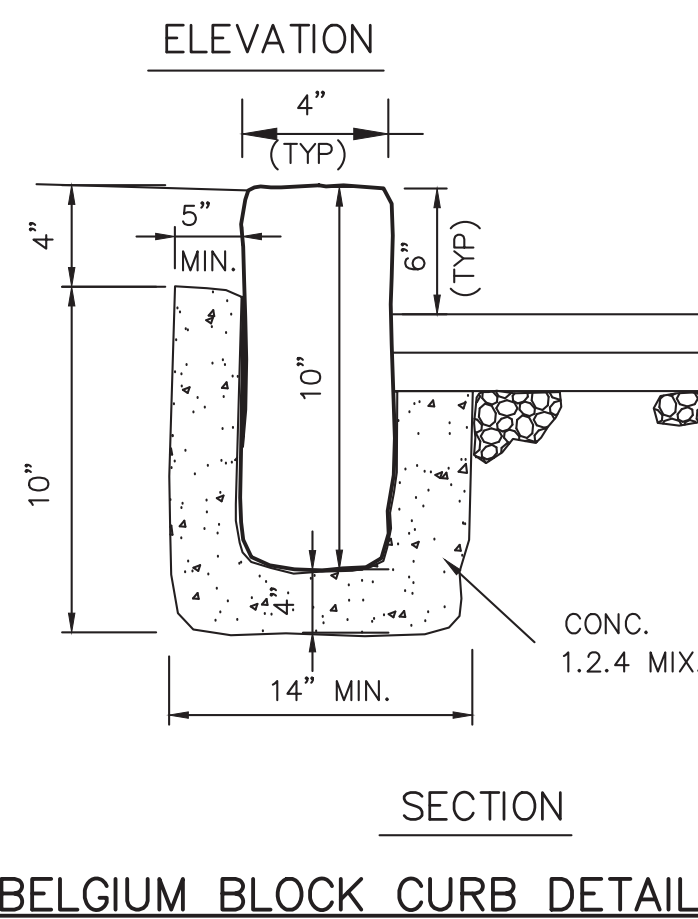
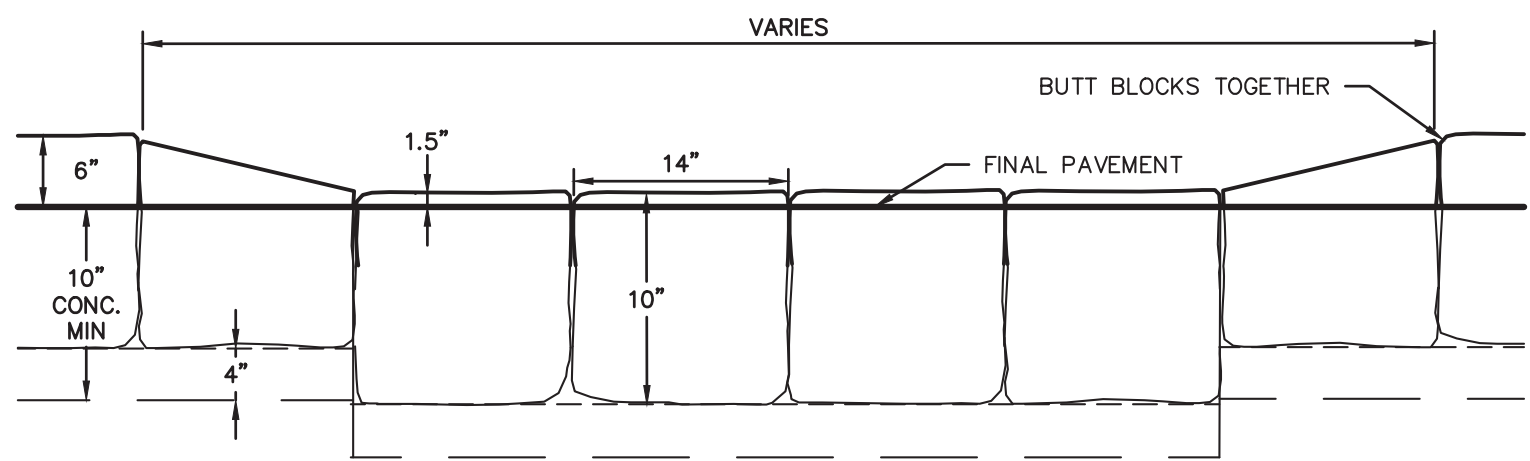
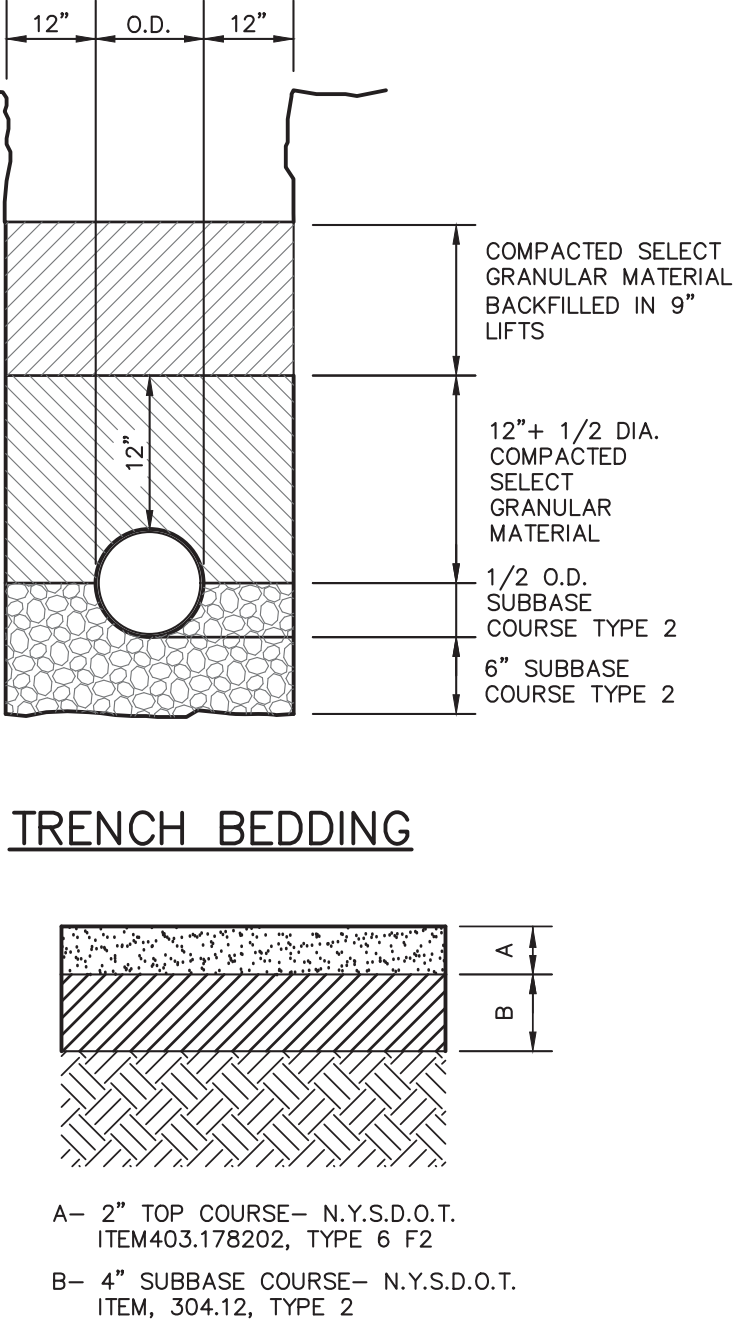
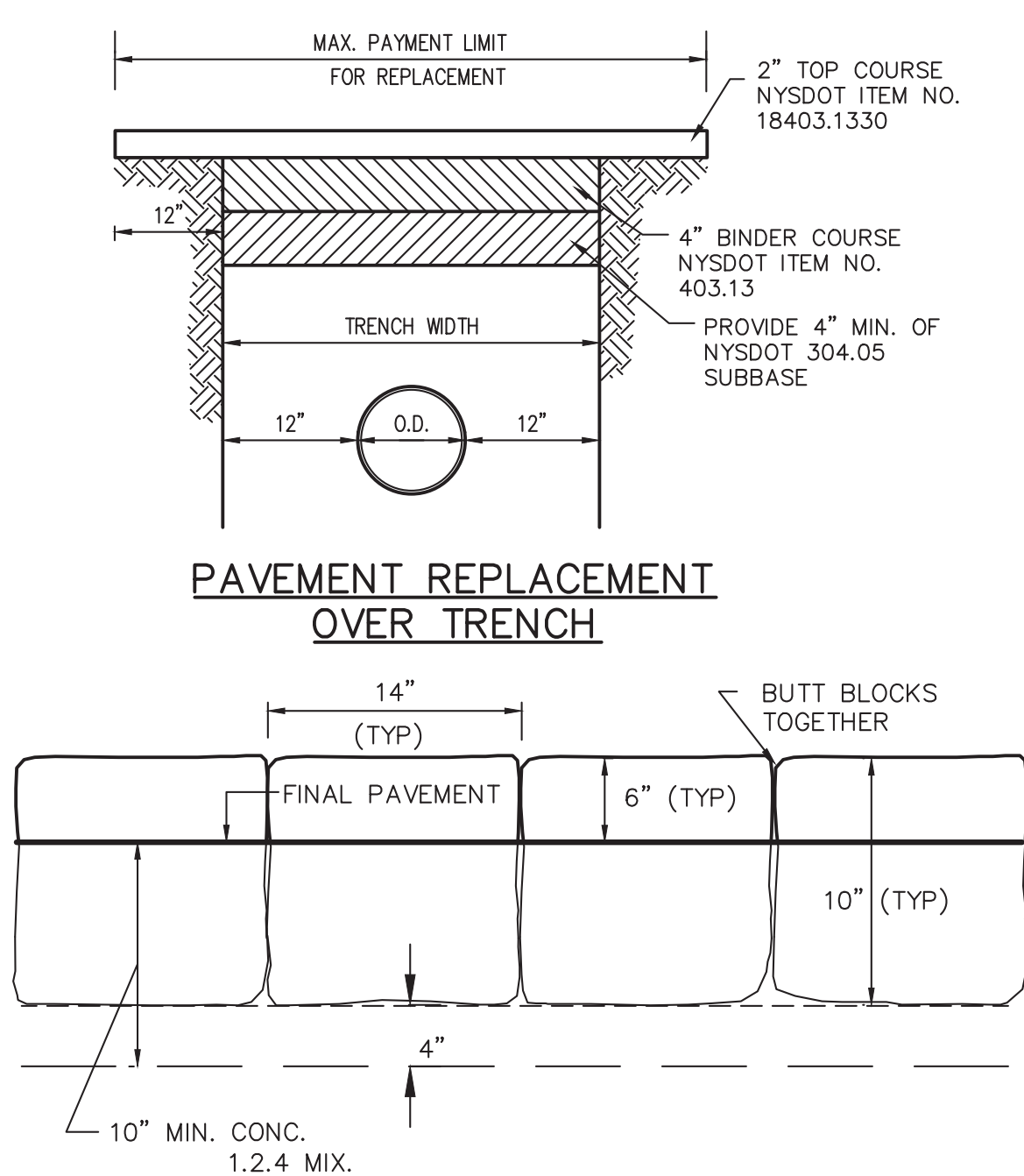
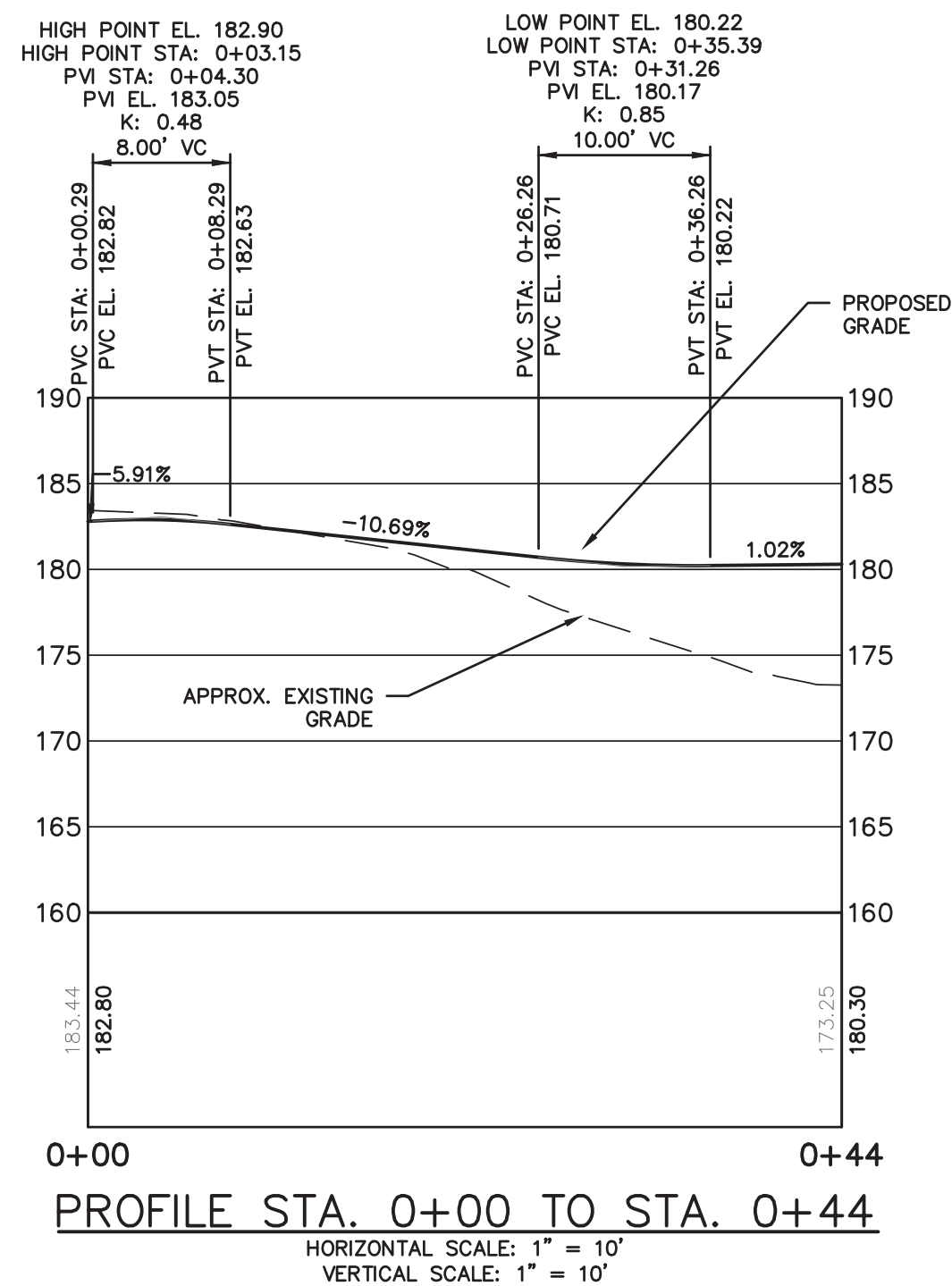
These documents replace the same that were previously submitted. Other documents were previously submitted that remain in effect, such as the applications and the View Preservation Report.

Thank you for your time and consideration.

Sincerely,

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





NOTES:

- CONCRETE - 3,500 PSI MINIMUM STRENGTH @ 28 DAYS
- STEEL REINFORCEMENT - ASTM A-615, # 4 REBAR, GRADE 60
- COVER TO STEEL - 1" MINIMUM
- DESIGN LOADING - AASHTO HS20-44
- EARTH COVER - 0 TO 5 FEET
- CONSTRUCTION JOINT - LAPPED

DETAIL OF WATER SERVICE CONNECTION

Diagram showing cross-section of a detail of water service connection. Key details include:

- LENGTH VARIES
- ROAD
- POLYETHYLENE WATER SERVICE (SIZE AS REQUIRED)
- CORPORATION STOP - USE FORD #F1100 OR F1101 (SIZE AS REQUIRED)
- TAPPING SADDLE (SIZE AS REQUIRED)
- 45°
- WATER MAIN
- CURB STOP AT PROPERTY LINE
- GRADE
- FORD CURB BOX
- 4" MIN. COVER
- TO METER
- FLARE NUT FOR COPPER SERVICE PACK JOINT (COMPRESSION) FOR PLASTIC SERVICE
- CURB STOP #B44 (SIZE AS REQUIRED)

CULTEC ACCESS PORT

Diagram showing cross-section of a Cultec Access Port. Key details include:

- FINISHED GRADE
- NATURALLY COMPACTED FILL
- 6" SCH. 40 PVC OR SDR-35 PVC PIPE RISER
- 6" SDR-35/SCH.40 PVC END CAP CLEAN-OUT ADAPTER W/ SCREW-IN CAP
- REFER TO RECOMMENDED MIN. - MAX. BURIAL REQUIREMENTS
- CULTEC NO. 410 NON-WOVEN GEOTEXTILE AROUND STONE, TOP AND SIDES MANDATORY, BOTTOM PER ENGINEER'S DESIGN PREFERENCE
- 1 - 2 IN. DIA. WASHED, CRUSHED STONE SURROUNDING CHAMBER AND INSPECTION PORT ASSEMBLY FROM BOTTOM TO FINAL ELEVATION (THIS CHAMBER ONLY)
- INSPECTION PORT
- 6" INTERNAL COUPLING

CONSTRUCTION FENCE

Diagram showing cross-section of a construction fence. Key details include:

- STAKE SPACING 12' O.C.
- 48" HIGH DENSITY ORANGE POLYETHYLENE SAFETY FENCE
- 66" T-STAKES DRIVEN 18" BELOW GRADE
- WIRE OR ZIP TIES TO SECURE SAFETY FENCE TO POSTS
- FINISHED GRADE

PROJECT:

PROPOSED
SINGLE FAMILY RESIDENCE
O PINECREST PARKWAY
VILLAGE OF HASTINGS-ON-HUDSON
WESTCHESTER COUNTY - NEW YORK

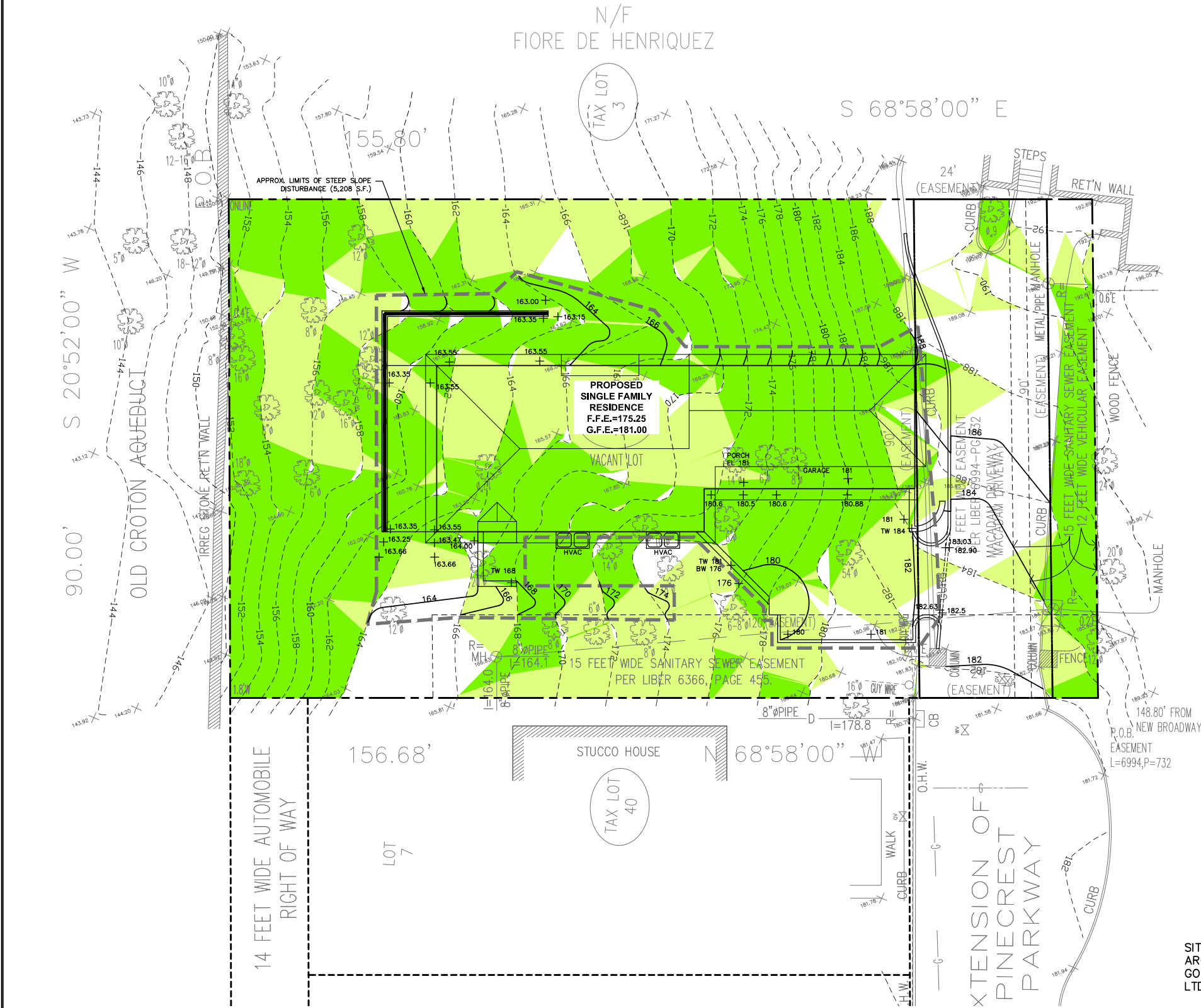
SITE DETAILS

HUDSON ENGINEERING CONSULTING, P.C.
45 Knollwood Road - Suite 201
Elmsford, New York 10523
T: 914-909-0420
F: 914-560-2086
© 2019

HEC

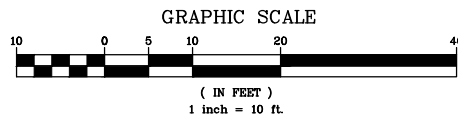
DATE: 12/20/19 **SHEET:** 2
SCALE: AS NOTED
DESIGNED BY: D.C.
CHECKED BY: M.S.
SHEET NO.: C-2

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.



SITE LAYOUT, GRADING AND ARCHITECTURAL DESIGN PROVIDED BY
GOTHAM DESIGN COMMUNITY DEVELOPMENT,
LTD, DATED DECEMBER 19, 2019

EXISTING INFORMATION SHOWN
HEREON PROVIDED BY SUMMIT LAND
SURVEYING, P.C.



SLOPE ANALYSIS (ENTIRE SITE)				
NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	15%	2801	
2	15%	25%	4131	
3	25%	Vertical	7126	

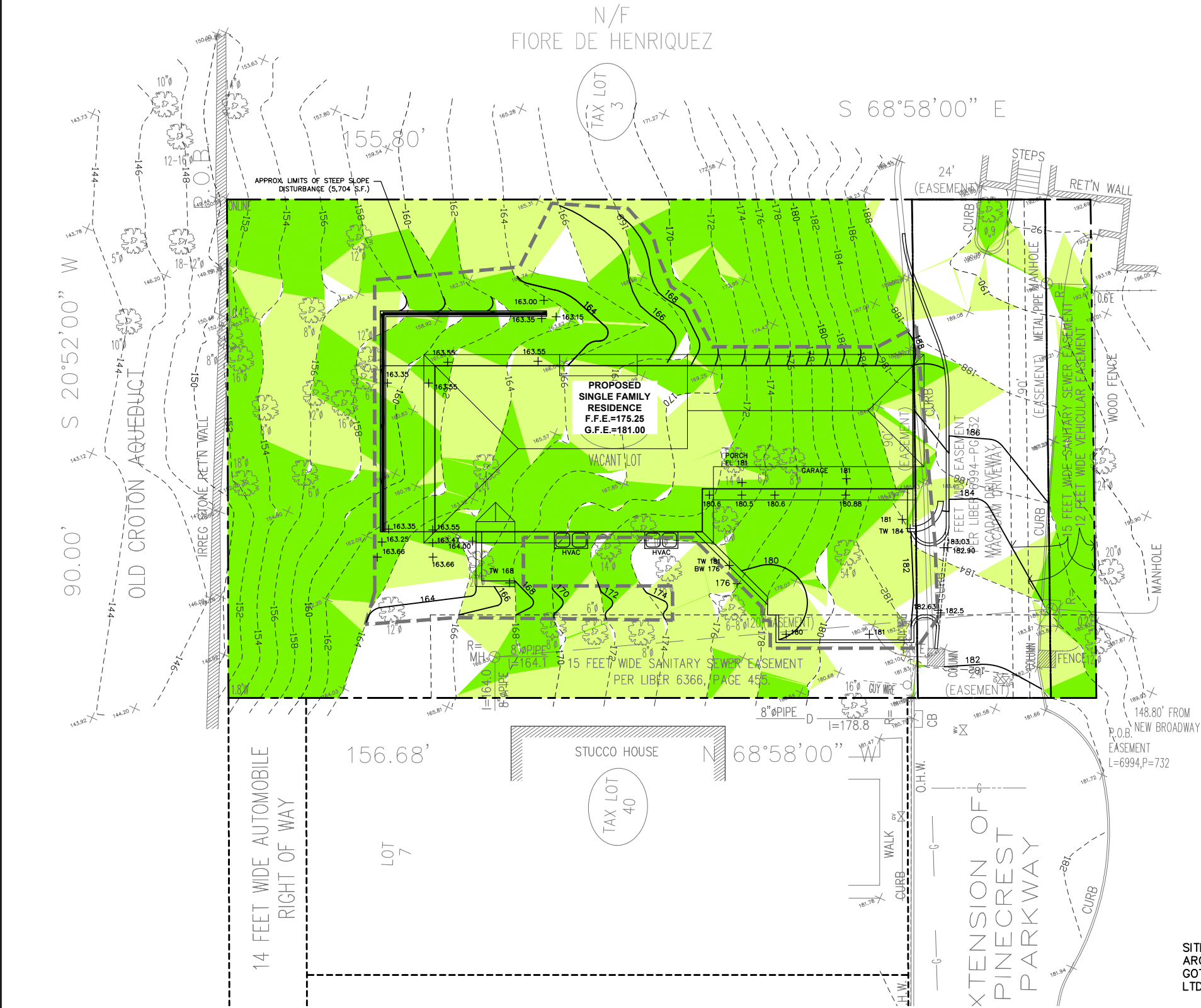
SLOPE ANALYSIS (LIMIT OF DISTURBANCE)				
NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	15%	396	
2	15%	25%	1748	
3	25%	Vertical	3064	

STEEP SLOPE DISTURBANCE							
STEEP SLOPE CATEGORY (%)	TOTAL AREA OF EXISTING STEEP SLOPES ON-SITE (S.F.)	ALLOWABLE PERCENT OF DISTURBANCE PER VILLAGE CODE (%)	ALLOWABLE AREA OF STEEP SLOPE DISTURBANCE (S.F.)	PROPOSED STEEP SLOPE DISTURBANCE		REQUIRED VARIANCE	
				S.F.	%	S.F.	%
0-15%	2,801	100%	2,801	396	14%	0	0%
15-25%	4,131	35%	1,446	1,748	42%	302	7%
>25%	7,126	25%	1,782	3,064	43%	1,283	18%

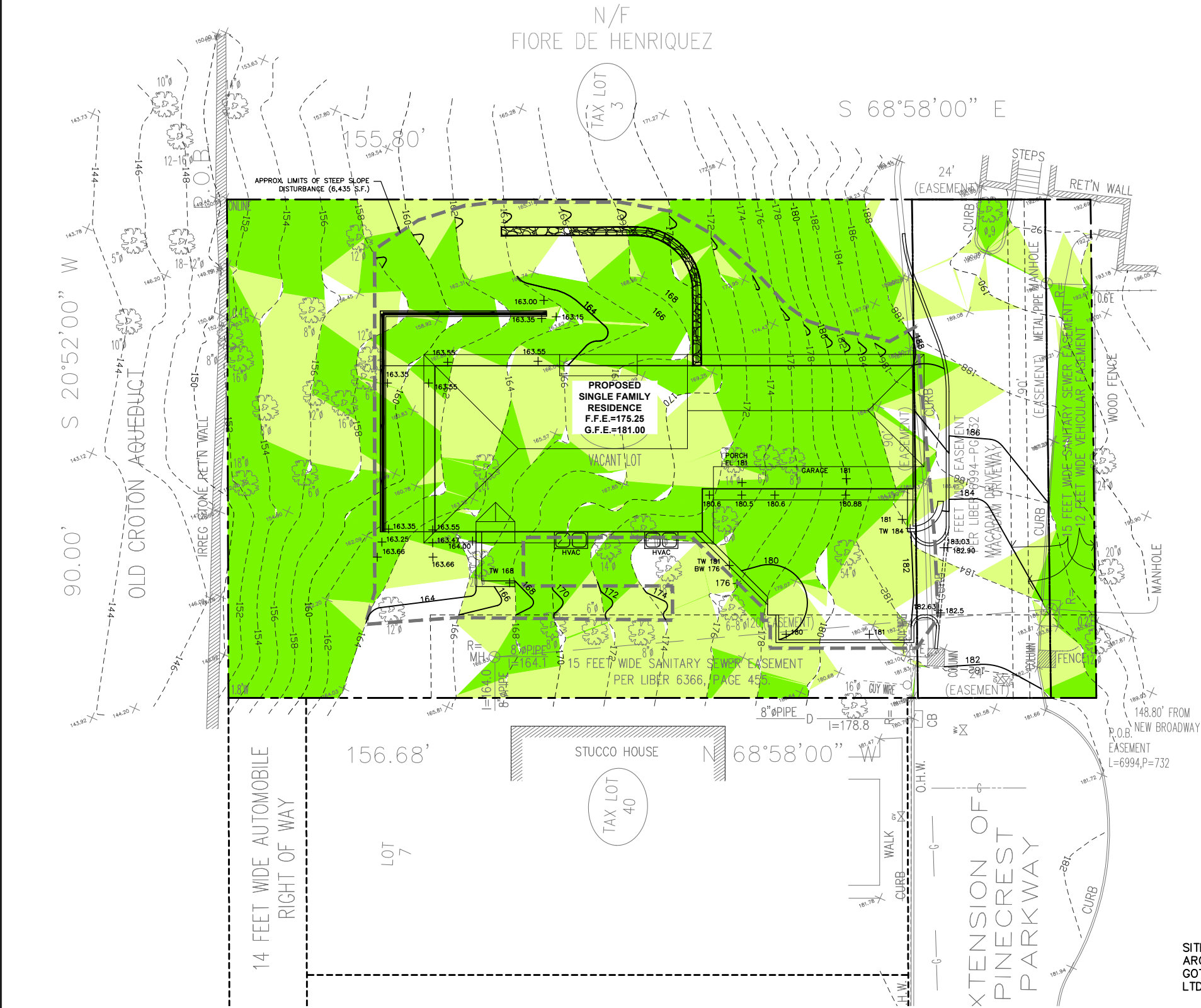


2. REVISED PER VILLAGE COMMENTS 1. REVISED PER NEW BUILDING LAYOUT	5-1-20 4-15-20	Date	PROJECT: PROPOSED SINGLE FAMILY RESIDENCE 0 PINECREST PARKWAY VILLAGE OF HASTINGS-ON-HUDSON WESTCHESTER COUNTY - NEW YORK
THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE	Revisions No.	Description	SLOPE ANALYSIS PLAN
HEC HUDSON ENGINEERING CONSULTING, P.C. 45 Knollwood Road - Suite 201 Elmsford, New York 10523 P: 914-609-0420 F: 914-560-2086 © 2019			Date: 12/20/19 Sheet: 1 Scale: 1" = 10' Designed By: D.C. Checked By: M.S. Sheet No. SA-1

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

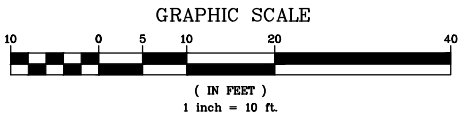


ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.



SITE LAYOUT, GRADING AND ARCHITECTURAL DESIGN PROVIDED BY GOTHAM DESIGN COMMUNITY DEVELOPMENT, LTD, DATED DECEMBER 19, 2019

EXISTING INFORMATION SHOWN HEREON PROVIDED BY SUMMIT LAND SURVEYING, P.C.



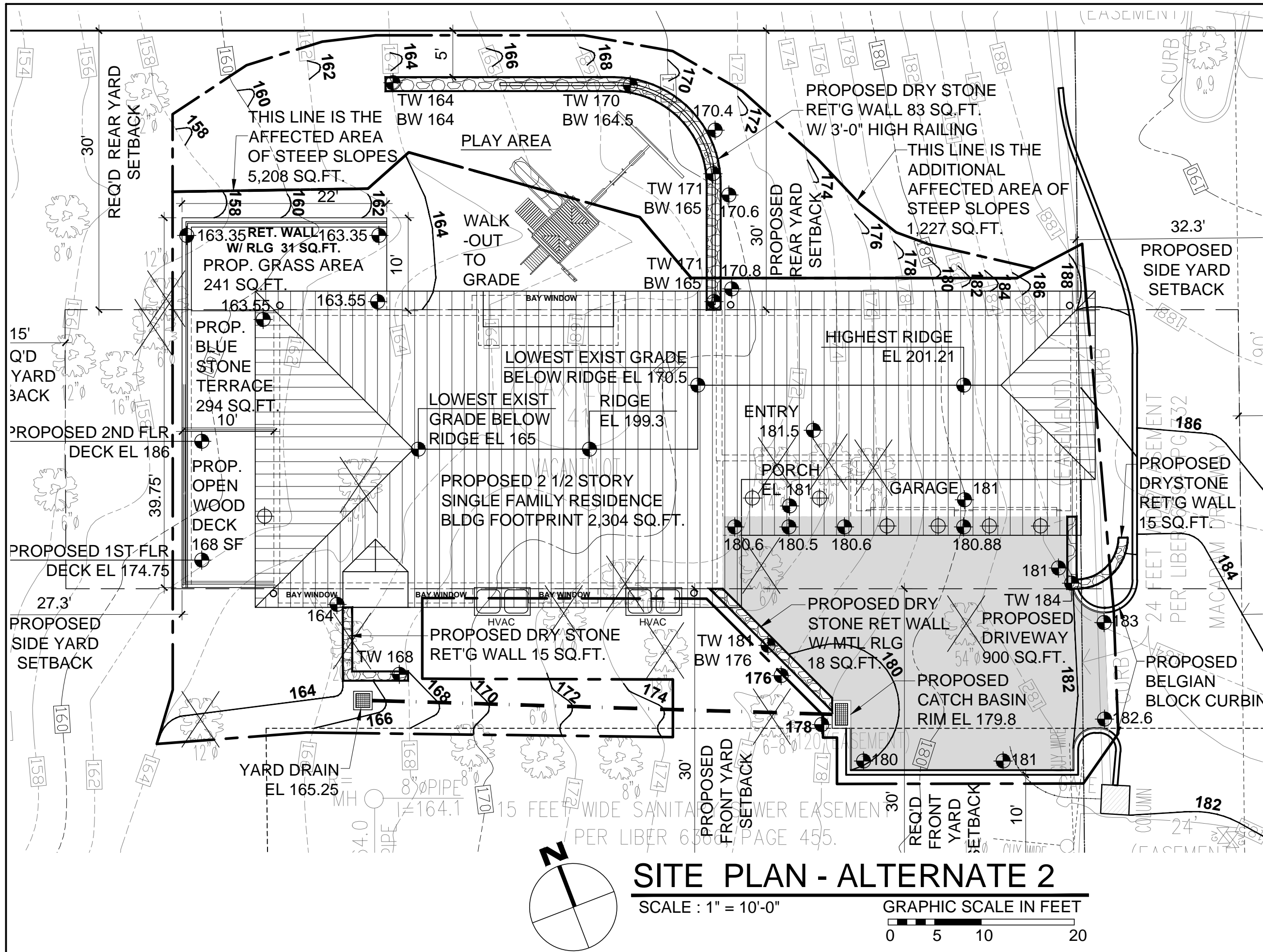
SLOPE ANALYSIS (ENTIRE SITE)				
NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	15%	2801	
2	15%	25%	4131	
3	25%	Vertical	7126	

SLOPE ANALYSIS (LIMIT OF DISTURBANCE)				
NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	15%	447	
2	15%	25%	2178	
3	25%	Vertical	3810	

STEEP SLOPE DISTURBANCE							
STEEP SLOPE CATEGORY (%)	TOTAL AREA OF EXISTING STEEP SLOPES ON-SITE (S.F.)	ALLOWABLE PERCENT OF DISTURBANCE PER VILLAGE CODE (%)	ALLOWABLE AREA OF STEEP SLOPE DISTURBANCE (S.F.)	PROPOSED STEEP SLOPE DISTURBANCE		REQUIRED VARIANCE	
				S.F.	%	S.F.	%
0-15%	2,801	100%	2,801	447	16%	0	0%
15-25%	4,131	35%	1,446	2,178	53%	732	18%
>25%	7,126	25%	1,782	3,810	53%	2,029	28%



PROJECT:		PROPOSED SINGLE FAMILY RESIDENCE 0 PINECREST PARKWAY VILLAGE OF HASTINGS-ON-HUDSON WESTCHESTER COUNTY - NEW YORK	
SLOPE ANALYSIS PLAN ALT 2		Date: 05/01/20 Sheet: 1 Scale: 1" = 10' 1 Designed By: D.C. 1 Checked By: M.S. 1 Sheet No.	
HEC		HUDSON ENGINEERING CONSULTING, P.C. 45 Knollwood Road - Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-909-2088 © 2019	
THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE		SA-alt2	



SITE PLAN - ALTERNATE 2

SCALE : 1" = 10'-0"

GRAPHIC SCALE IN FEET

0 5 10 20

PROJECT TITLE **PROPOSED RESIDENCE**

0 PINECREST PARKWAY
HASTINGS-ON-HUDSON,
NEW YORK 10706

PROJECT NO.: **2003**

GOTHAM DESIGN

AND COMMUNITY
DEVELOPMENT LTD.

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

SHEET TITLE:

**SITE PLAN
PLAY AREA
ALTERNATE 2**

DATE:

04-30-2020

DRAWN BY:

MB

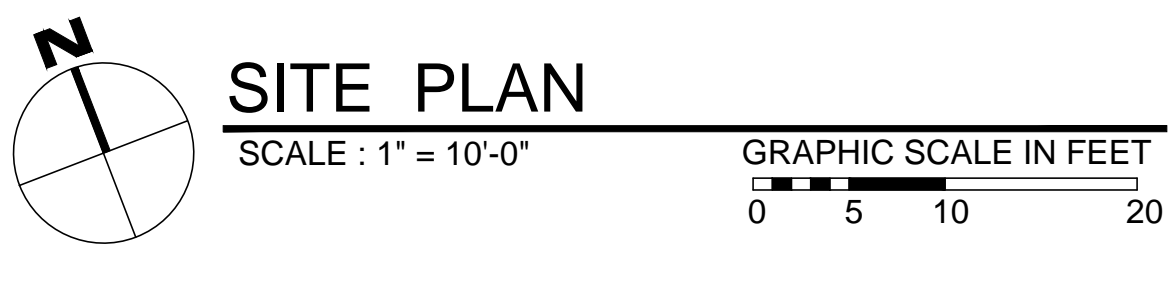
SCALE:

AS NOTED

CHECKED BY:

PRS

SP-ALT 2



PROVIDE 6" THICK LAYER OF TOPSOIL, SEED AND MULCH TO STABILIZE

3'-0" HIGH PAINTED METAL RAILING
2" x 2" POSTS 4'-0" O.C.
SET IN 8" DEEP CONCRETE SORE
1/2" x 1/2" BALLASTS SPACED NO MORE THAN 4" GRANT

12" MAX

CLEAN GRANULAR WELL GRADED MATERIAL, NO CLAY OR ORGANIC MATERIAL BEHIND WALL

6'-0" EXPOSED HEIGHT MAXIMUM

EXISTING GRADE

KEY STONES TOGETHER AS TIGHT AS PRACTICABLE

FOR DIMENSIONS OF PROPOSED STONE GRAVITY RETAINING WALL REFER TO THE SIZE PLAN DRAWING

BASE = 2/3 OF WALL HEIGHT

ROCK TO BE AS BIG AS PRACTICABLE, MINIMUM ROCK SIZE TO BE 1 CUBIC FOOT

NOTES:

CONTRACTOR TO CONSTRUCT AND STABILIZE WALL AT BASE. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXISTING CONDITION OF SOIL UNDER PROPOSED WALL (FOUNDATION CONDITION). MINIMUM CONDITION SHALL CORRESPOND TO COMPACTED SAND WITHOUT ORGANICS, CLAY OR ANY OTHER UNSUITABLE MATERIAL. IF THIS CONDITION IS NOT ACHIEVED ON SITE CONTRACTOR MUST CONTACT DESIGN ENGINEER PRIOR TO STARTING WORK.

EXISTING ON-SITE ROUGH CUT STONE MATERIAL TO BE UTILIZED FOR WALL CONSTRUCTION.

CONTRACTOR TO PLACE STONE ON EXPOSED FACE WITH CARE TO DEVELOP AN AESTHETICALLY PLEASING WALL.

MINIMUM ROCK SIZE SHALL BE 1 CUBIC FOOT, STONES TO BE PLACED AS THICK AS POSSIBLE.

WALL SHALL BEAR ON SOIL WITH 3 TON CAPACITY SOIL. MINIMUM CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING SOIL.

DRY BOULDER RETAINING WALL WITH RAILING
(TYPICAL SECTION)

N.T.S.

PROPOSED LOT ZONING TABLE				
PROPERTY LOCATION : 0 PINECREST PARKWAY HASTINGS - ON HUDSON NY 10706		TAX ID : 4,100-95-41		
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	16.42	
DEVELOPMENT COVERAGE WITHOUT PAVED EASEMENT	%	35	25.93	
DEVELOPMENT COVERAGE WITH PAVED EASEMENT	%	35	39.99	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	34.3	
OFF STREET PARKING	NUMBER	2	2	

A circular professional seal for a Registered Architect in the State of New York. The outer ring contains the text "REGISTERED ARCHITECT" at the top and "STATE OF NEW YORK" at the bottom, separated by two stars. The inner circle contains the name "LAURA RUTH WAKERLEY" and the number "027038". A handwritten signature is written across the seal.

LAURA WAKEFIELD
ARCHITECT
329 BROADWAY
DOBBS FERRY, NY 10522
TEL: 914 693 6165
N.Y.S STATE LICENSE
No. 27038

PROJECT TITLE: **PROPOSED RESIDENCE**

0 PINECREST PARKWAY
HASTINGS-ON-HUDSON, NEW YORK 10706

PROJECT NO.: **2003**

**GOTHAM
DESIGN**
AND COMMUNITY
DEVELOPMENT LTD

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ISSUED / REVISIONS	
SUBMITTED TO	03-05-2020
PLANNING BOARD AND ZONING BOARD	
REVISED	03-19-2020
ADDED RETAINING WALL AT CORNER OF GARAGE	
RELOCATED HVAC EQUIPT	
RELOCATED EXTERIOR LIGHTS	
REVISED	04-14-2020
LOCATION OF CONTOURS 184 AND 186 IN EASEMENT	
REVISED	04-22-2020
LOWERED HEIGHT OF BUILDING	
REVISED	04-30-2020
COORDINATED DRAWINGS WITH HUDSON ENGINEERING	

SHEET TITLE:

SITE PLAN

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

SP-1



LAURA WAKEFIELD
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329 BROADWAY
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PROJECT NO.: **2003**

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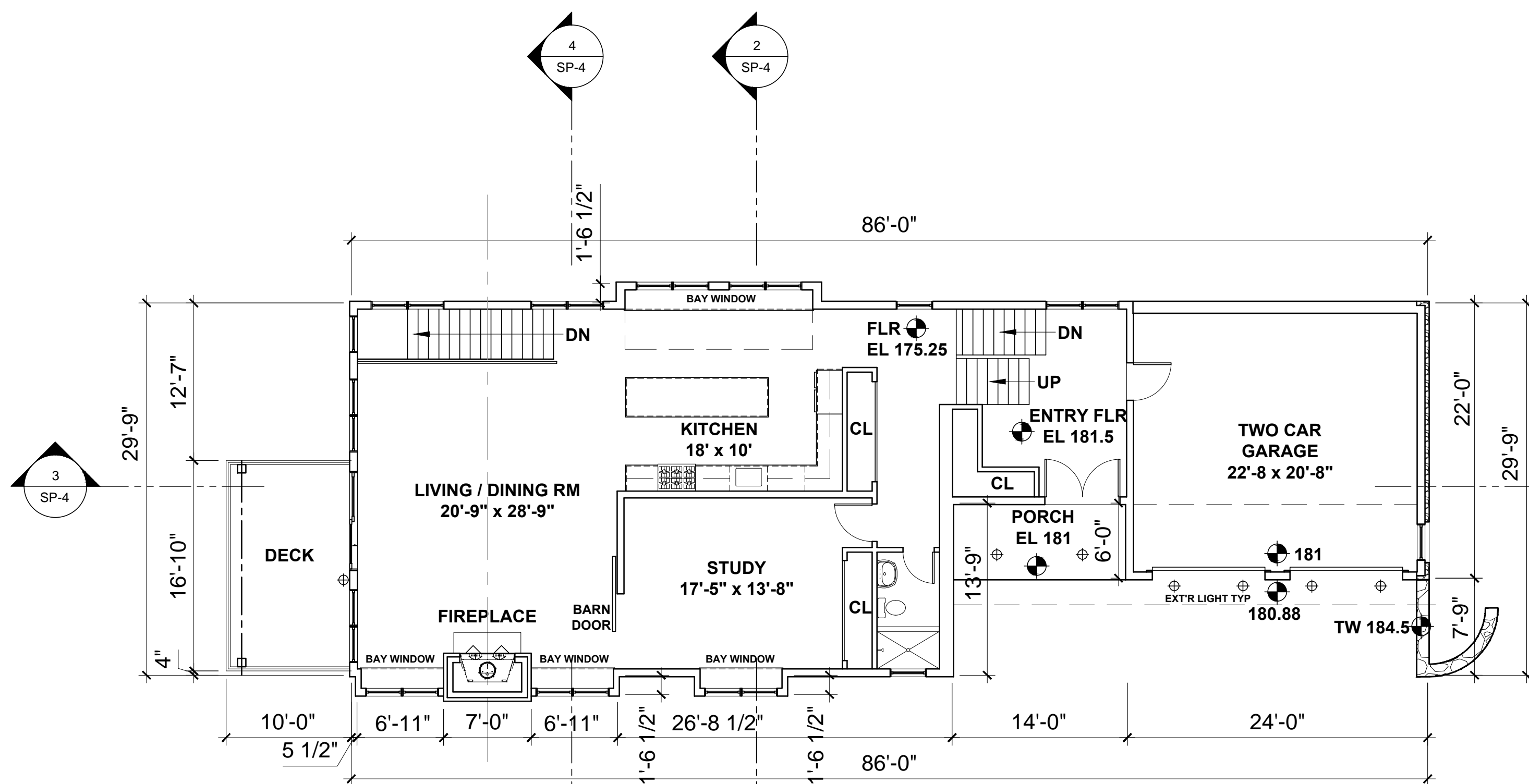
ISSUED / REVISIONS
SUBMITTED TO PLANNING BOARD AND ZONING BOARD 03-05-2020
REVISED 03-19-2020
ADDED WINDOWS
RELOCATED HVAC EQUIP.
ADDED EXTERIOR LIGHTS
ADDED STORY CALCULATIONS
REVISED 04-22-2020
LOWERED HEIGHT OF BUILDING

SHEET TITLE:
FLOOR PLANS

DATE:
03-05-2020
SCALE:
AS NOTED

DRAWN BY:
MB
CHECKED BY:
PRS

SP-2

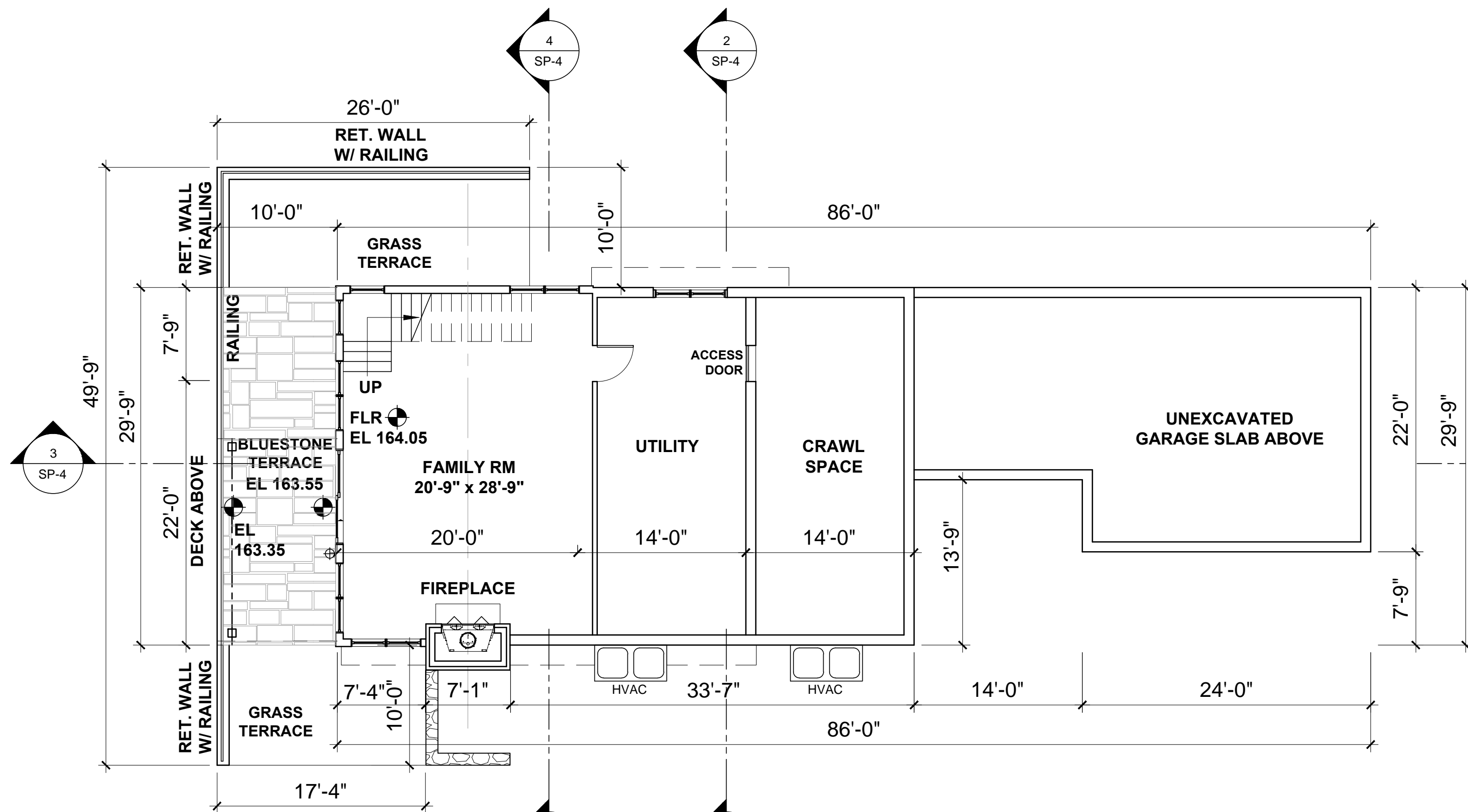


FIRST FLOOR PLAN

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

GRAPHIC SCALE IN FEET

0 12 4 8 16

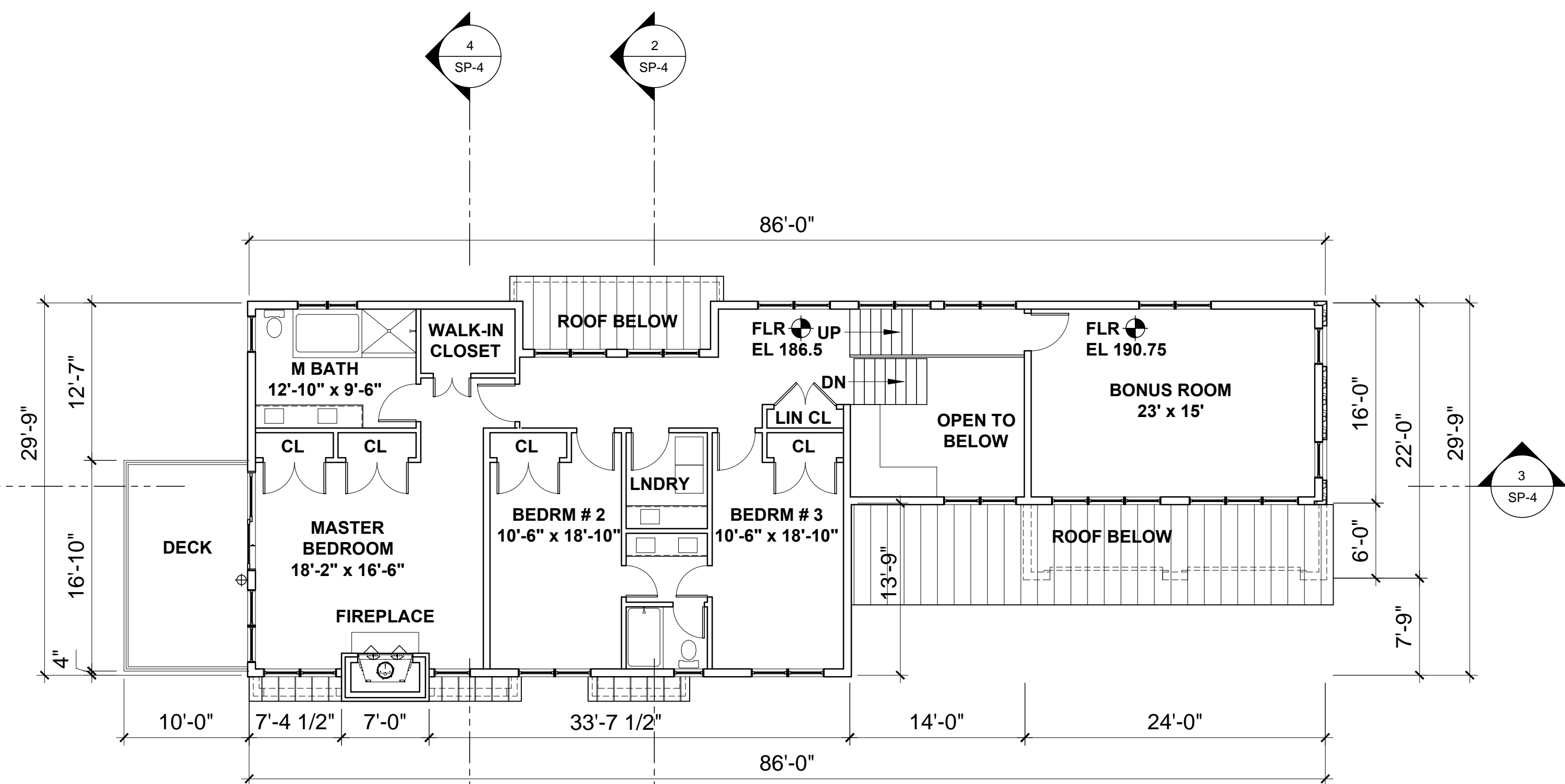


BASEMENT FLOOR PLAN

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

GRAPHIC SCALE IN FEET

0 12 4 8 16

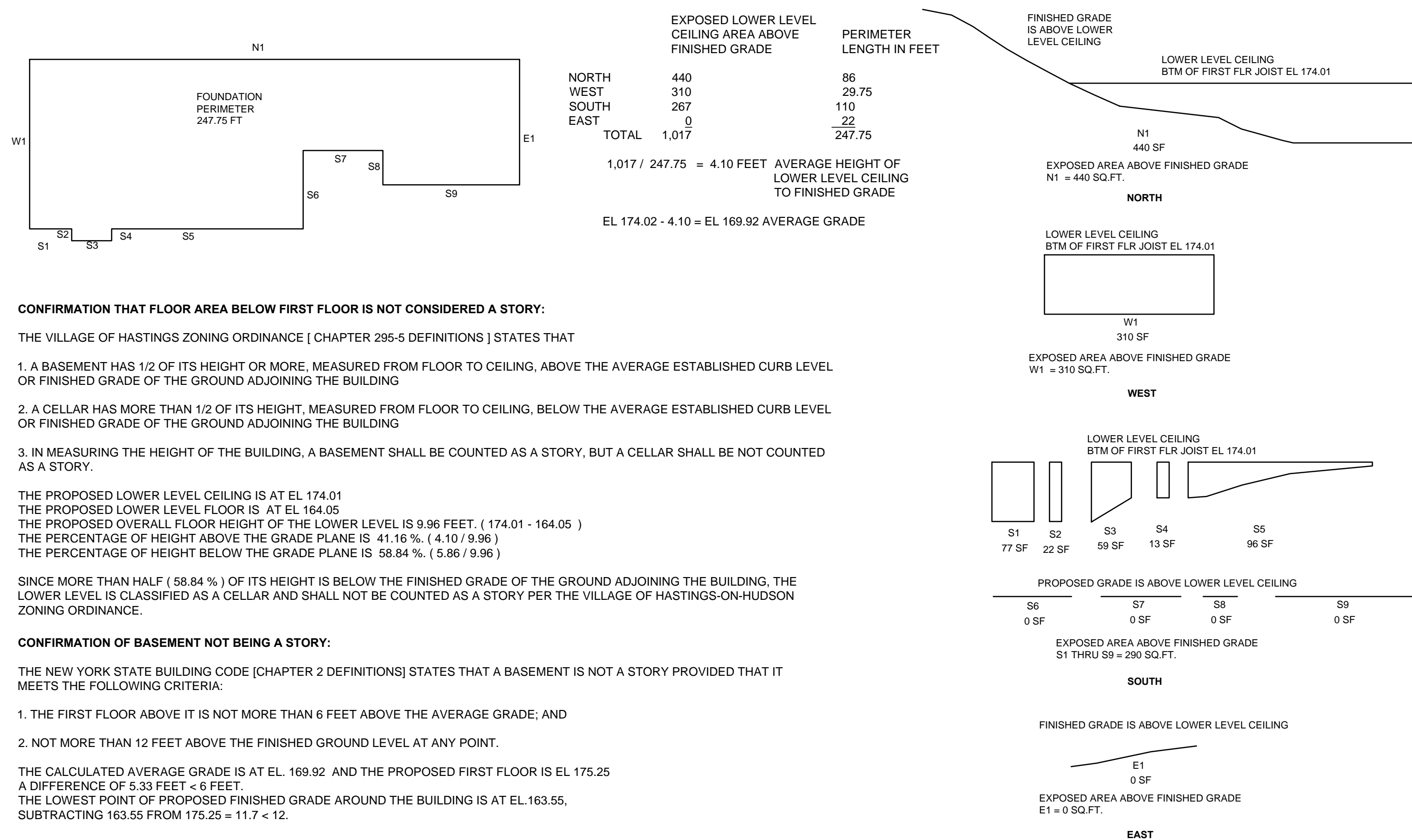


SECOND FLOOR PLAN

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

GRAPHIC SCALE IN FEET

0 12 4 8 16



CONFIRMATION THAT FLOOR AREA BELOW FIRST FLOOR IS NOT CONSIDERED A STORY:

THE VILLAGE OF HASTINGS ZONING ORDINANCE [CHAPTER 295-5 DEFINITIONS] STATES THAT

1. A BASEMENT HAS 1/2 OF ITS HEIGHT OR MORE, MEASURED FROM FLOOR TO CEILING, ABOVE THE AVERAGE ESTABLISHED CURB LEVEL OR FINISHED GRADE OF THE GROUND ADJOINING THE BUILDING
2. A CELLAR HAS MORE THAN 1/2 OF ITS HEIGHT, MEASURED FROM FLOOR TO CEILING, BELOW THE AVERAGE ESTABLISHED CURB LEVEL OR FINISHED GRADE OF THE GROUND ADJOINING THE BUILDING
3. IN MEASURING THE HEIGHT OF THE BUILDING, A BASEMENT SHALL BE COUNTED AS A STORY, BUT A CELLAR SHALL BE NOT COUNTED AS A STORY.

THE PROPOSED LOWER LEVEL CEILING IS AT EL 174.01
THE PROPOSED LOWER LEVEL FLOOR IS AT EL 164.05
THE PROPOSED OVERALL FLOOR HEIGHT OF THE LOWER LEVEL IS 9.96 FEET, (174.01 - 164.05)
THE PERCENTAGE OF HEIGHT ABOVE THE GRADE PLANE IS 41.16 % (4.10 / 9.96)
THE PERCENTAGE OF HEIGHT BELOW THE GRADE PLANE IS 58.84 % (5.86 / 9.96)

SINCE MORE THAN HALF (58.84 %) OF ITS HEIGHT IS BELOW THE FINISHED GRADE OF THE GROUND ADJOINING THE BUILDING, THE LOWER LEVEL IS CLASSIFIED AS A CELLAR AND SHALL NOT BE COUNTED AS A STORY PER THE VILLAGE OF HASTINGS-ON-HUDSON ZONING ORDINANCE.

CONFIRMATION OF BASEMENT NOT BEING A STORY:

THE NEW YORK STATE BUILDING CODE [CHAPTER 2 DEFINITIONS] STATES THAT A BASEMENT IS NOT A STORY PROVIDED THAT IT MEETS THE FOLLOWING CRITERIA:

1. THE FIRST FLOOR ABOVE IT IS NOT MORE THAN 6 FEET ABOVE THE AVERAGE GRADE; AND
2. NOT MORE THAN 12 FEET ABOVE THE FINISHED GROUND LEVEL AT ANY POINT.

THE CALCULATED AVERAGE GRADE IS AT EL. 169.92 AND THE PROPOSED FIRST FLOOR IS EL 175.25
A DIFFERENCE OF 5.33 FEET < 6 FEET.
THE LOWEST POINT OF PROPOSED FINISHED GRADE AROUND THE BUILDING IS AT EL 163.55,
SUBTRACTING 163.55 FROM 175.25 = 11.7 < 12.

FOUNDATION WALL ELEVATION DIAGRAMS

SCALE : 1/16" = 1'-0"

GRAPHIC SCALE IN FEET

0 24 8 16 32



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PROJECT TITLE:
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0 PINECREST PARKWAY
HASTINGS-ON-HUDSON, NEW YORK 10706

PROJECT NO.: **2003**

**GOTHAM
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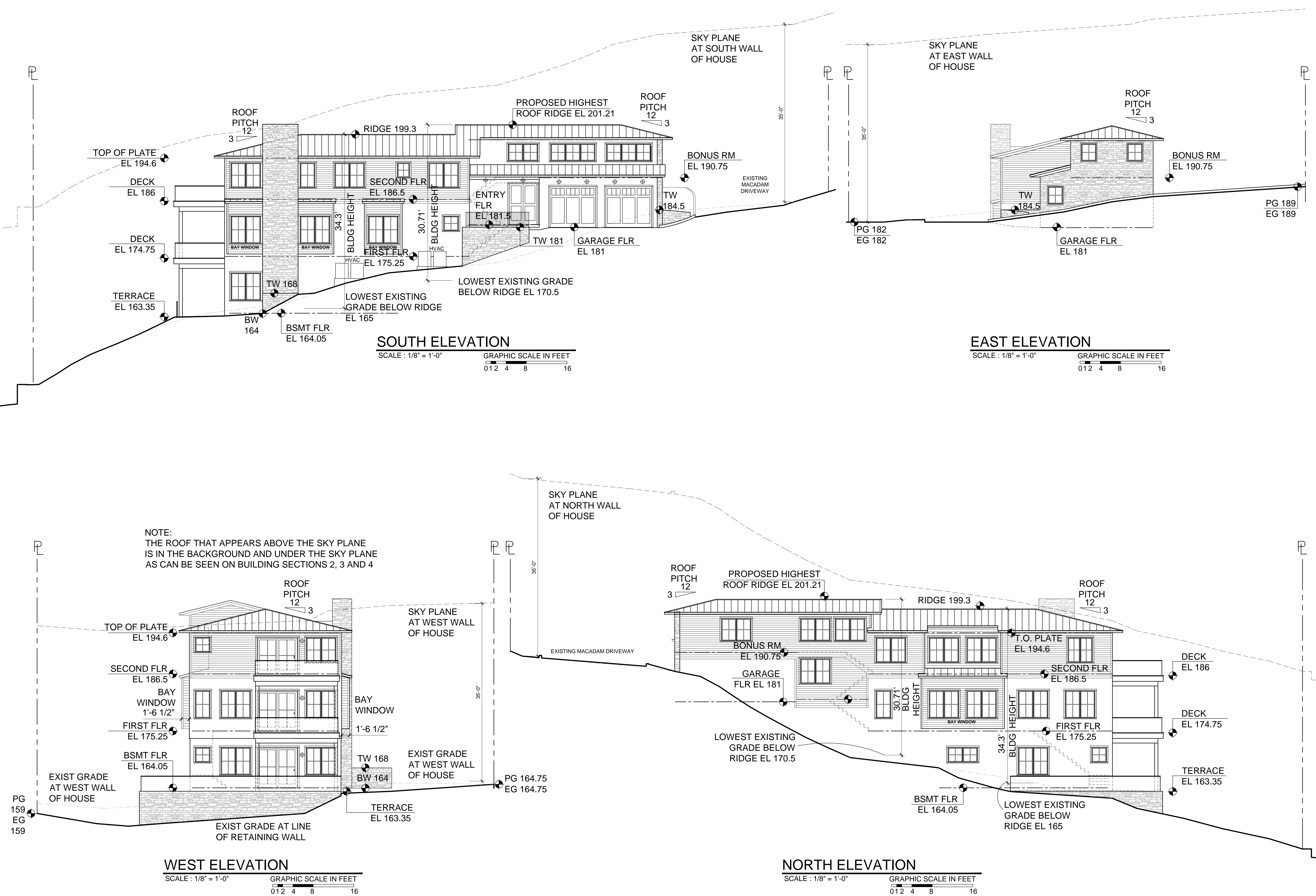
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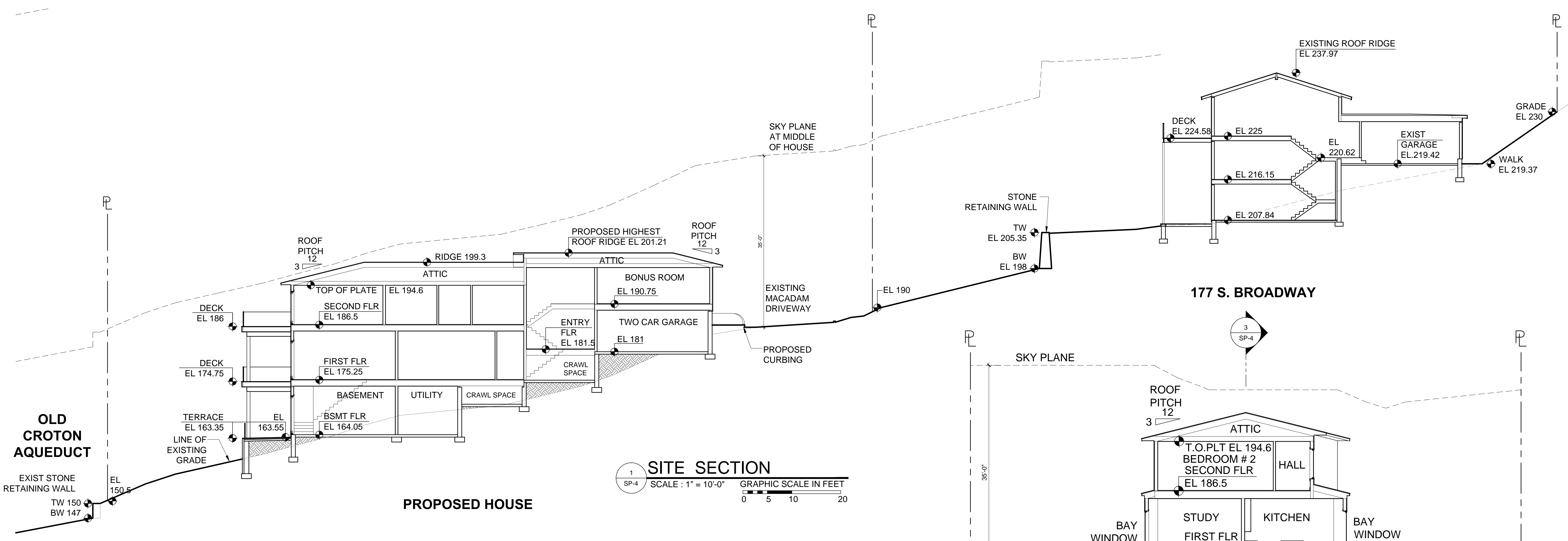
ISSUED / REVISIONS	
SUBMITTED TO PLANNING BOARD AND ZONING BOARD	03-05-2020
REVISED	03-19-2020
ADDED SIDING	
ADDED INFORMATION	
ADDED RETG WALL AT GARAGE ON SOUTH & EAST ELEVATIONS	
ADDED EXTERIOR LIGHTS	
ADDED HVAC EQUIP	
REVISED	04-22-2020
LOWERED HEIGHT OF BUILDING	
ADDED SIDING	
REVISED	04-30-2020
COORDINATED DRAWINGS WITH HUDSON ENGINEERING	

SHEET TITLE:
ELEVATIONS

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

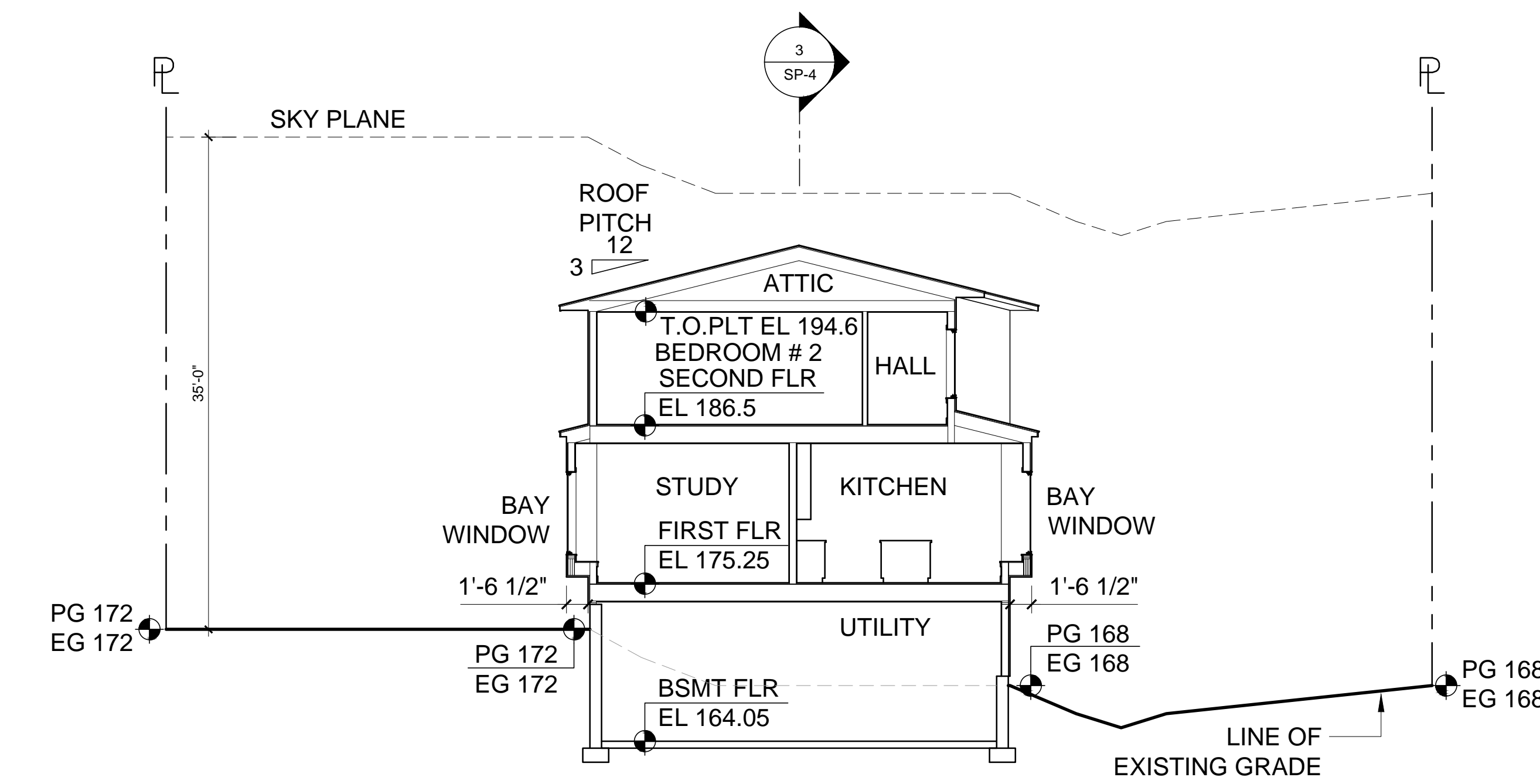
SP-3



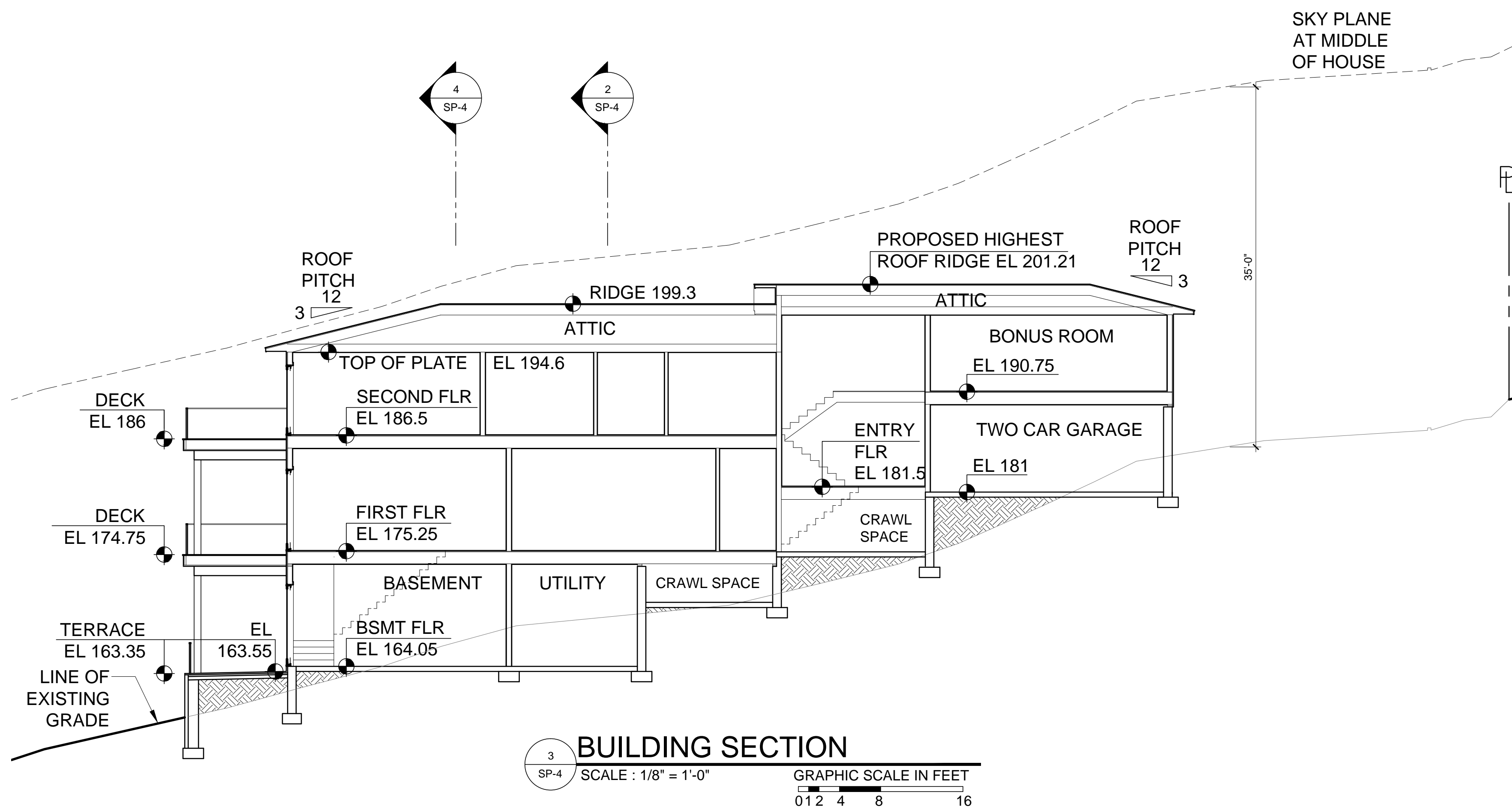


PROPOSED HOUSE

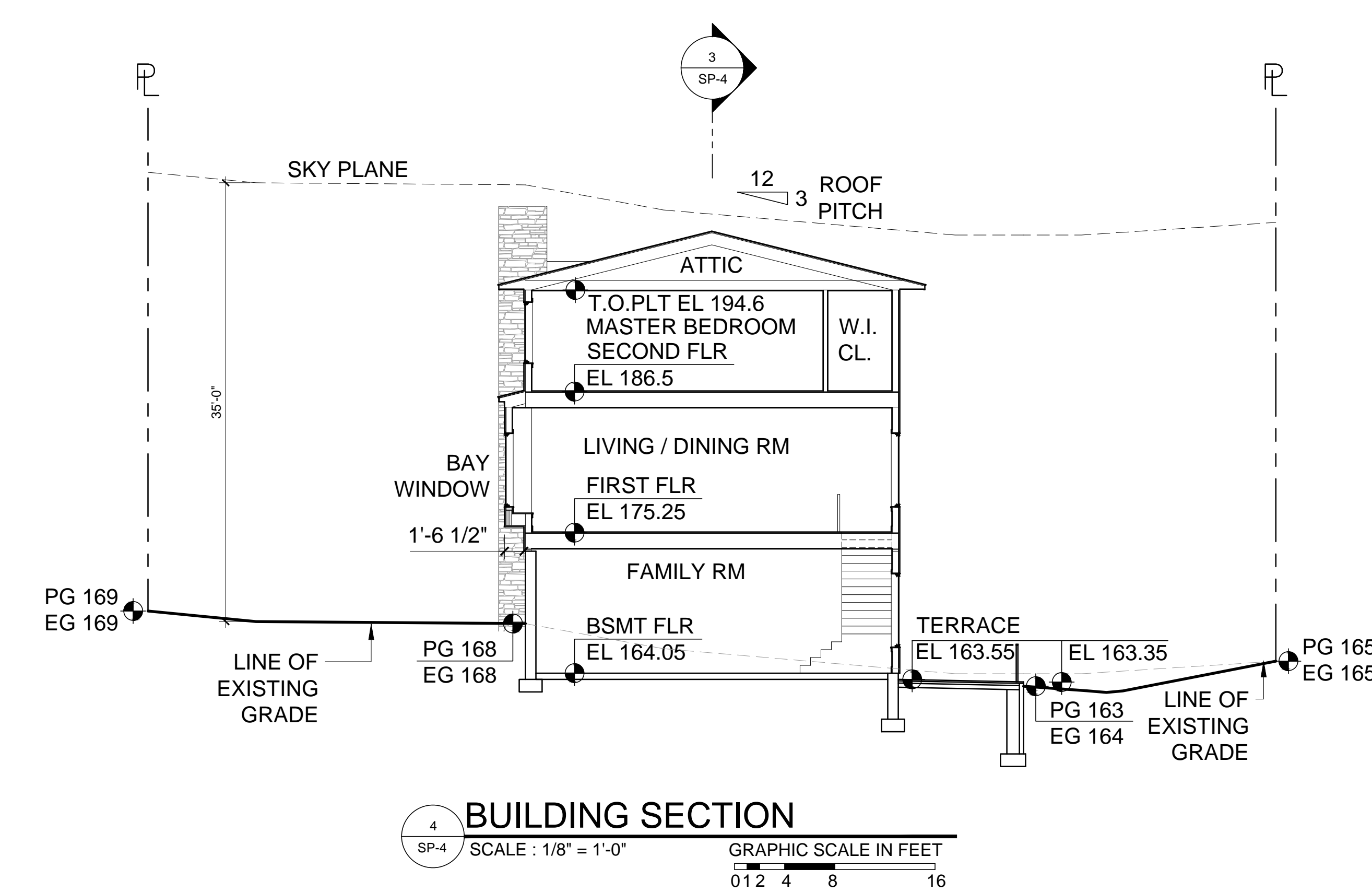
1 SITE SECTION
SCALE : 1" = 10'-0"
GRAPHIC SCALE IN FEET



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



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



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

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HASTINGS-ON-HUDSON, NEW YORK 10706
PROJECT NO.: **2003**

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ISSUED / REVISIONS
SUBMITTED TO PLANNING BOARD AND ZONING BOARD 03-05-2020
REVISED 03-19-2020
ADDED SECTION 4
ADDED WINDOWS
ADDED INFORMATION
REVISED 04-22-2020
LOWERED HEIGHT OF BUILDING

SHEET TITLE:
BUILDING SECTIONS

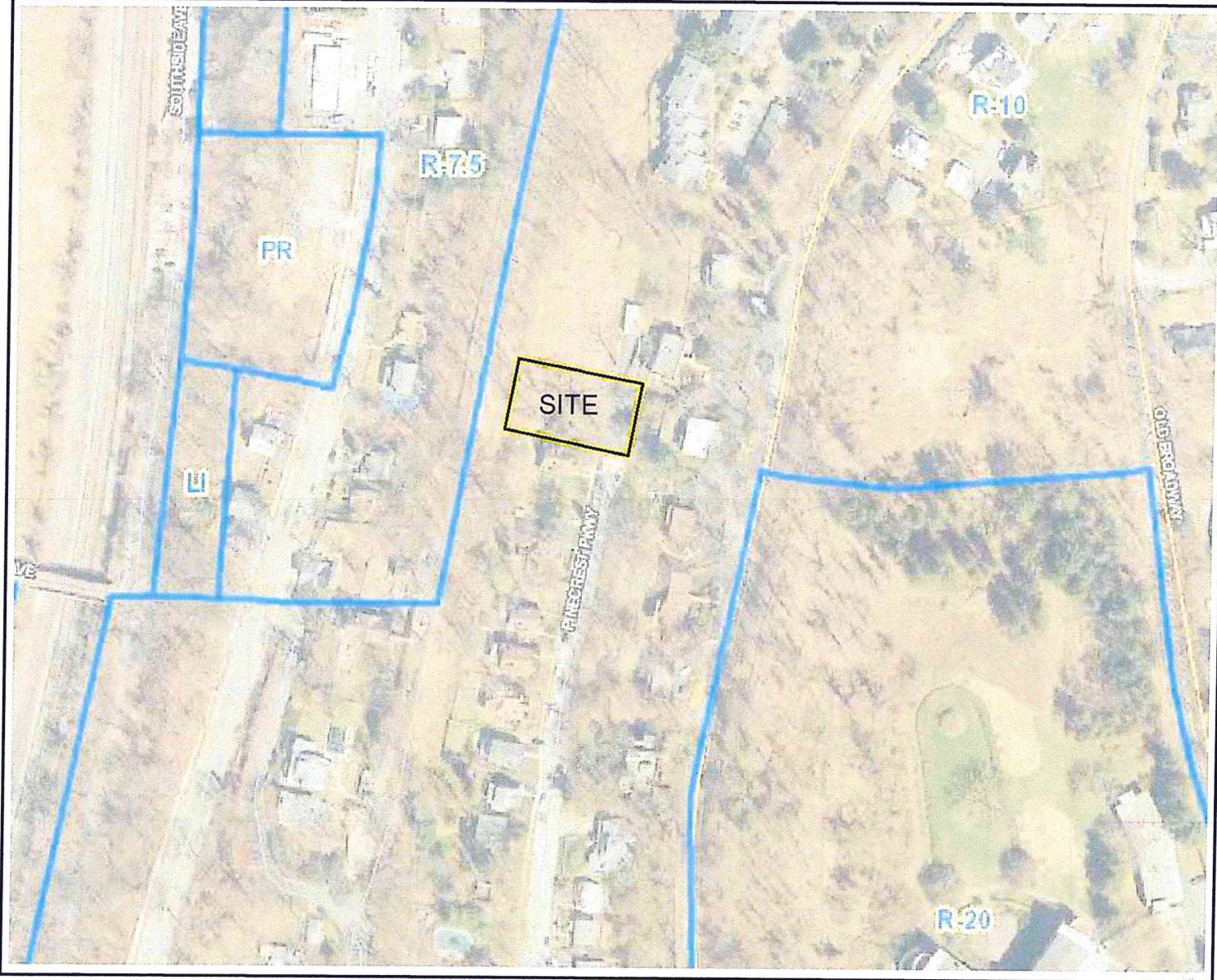
DATE: 03-05-2020	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

SP-4

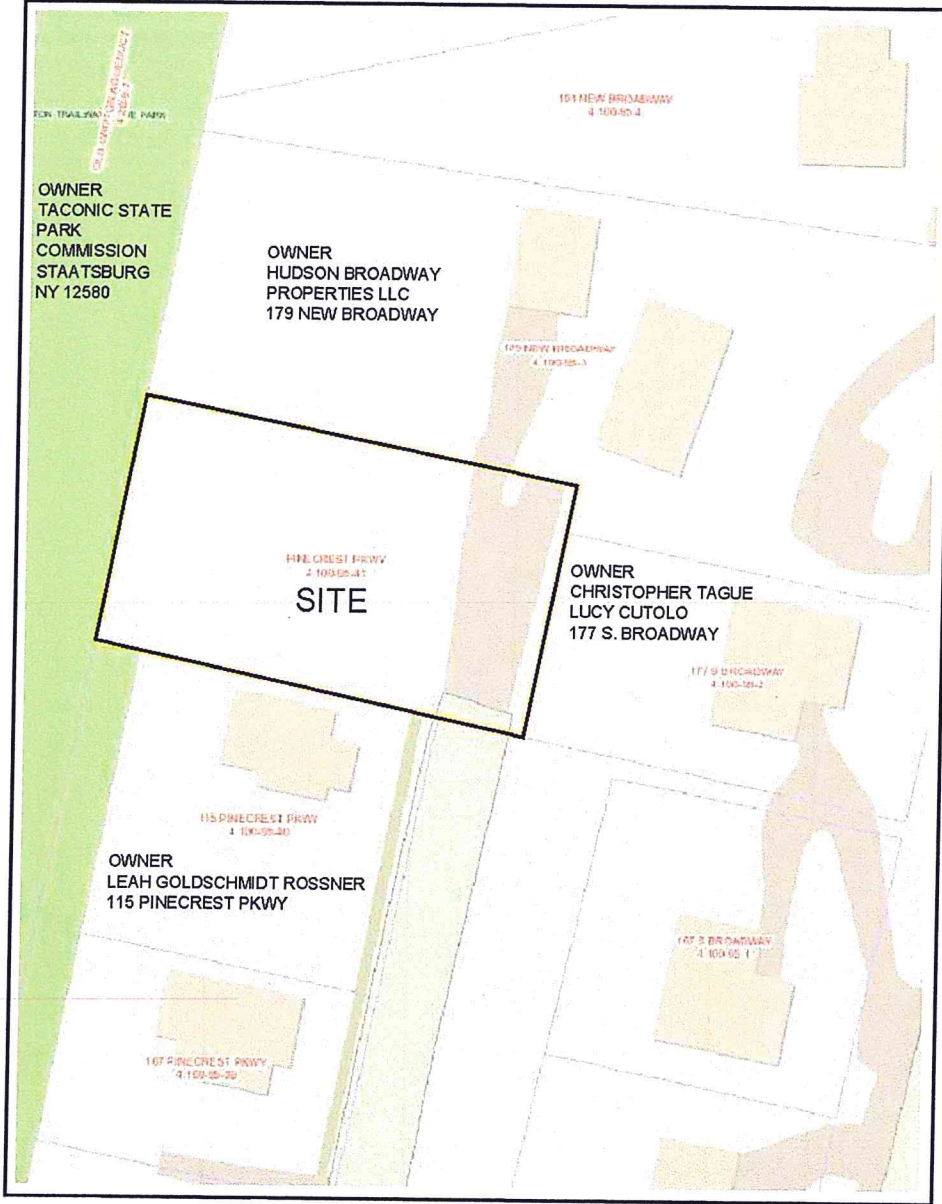
KIMBER RESIDENCE

PINECREST PARKWAY

HASTINGS - ON - HUDSON, N. Y. 10706



AERIAL LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

PROJECT TITLE:

KIMBER RESIDENCE
PINECREST PARKWAY
HASTINGS-ON-HUDSON,
NEW YORK 10706

PROJECT NO.: 1906

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SHEET TITLE:
**VIEW PRESERVATION
STUDY**

DATE: 12-19-2019 SCALE: AS NOTED

COVER SHEET



Photo 1 – Ariel View of Site from North



Photo 2 – Ariel View of Site from West

PROJECT TITLE:
KIMBER RESIDENCE
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SHEET TITLE:
**VIEW PRESERVATION
 STUDY**

DATE: 12-19-2019 SCALE:
 AS NOTED

VP - 2

Photo 3 – Context Panoramic from South



Photo 4 – Context Panoramic from West



Photo 5 – Context Panoramic from North



Photo 6 – Context Panoramic from East

PROJECT TITLE:	KIMBER RESIDENCE	
	PINECREST PARKWAY HASTINGS-ON-HUDSON, NEW YORK 10706	
		PROJECT NO.: 1906
GOTHAM DESIGN		
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ISSUED / REVISIONS SUBMITTED TO 12-19-2019 PLANNING BOARD AND ZONING BOARD		
SHEET TITLE: VIEW PRESERVATION STUDY		
DATE: 12-19-2019	SCALE: AS NOTED	
VP - 3		



Photo 7
View from Pinecrest
Before

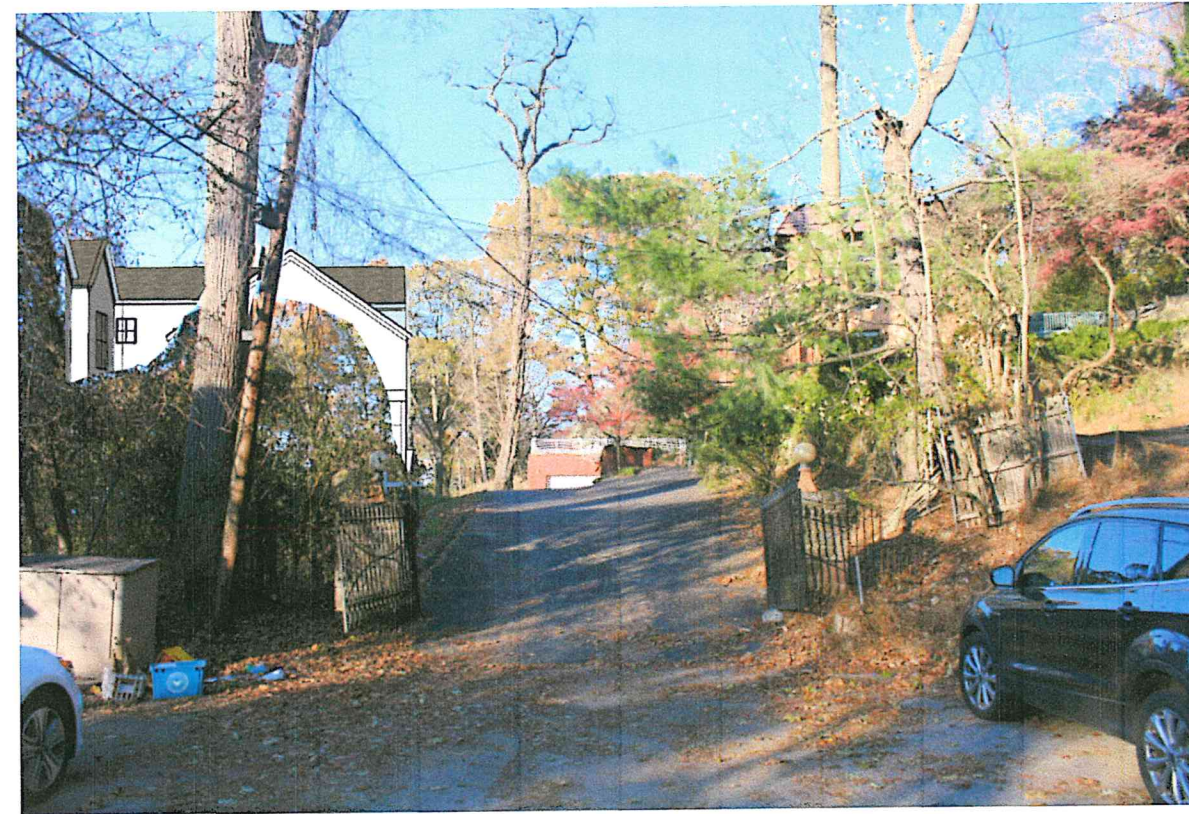
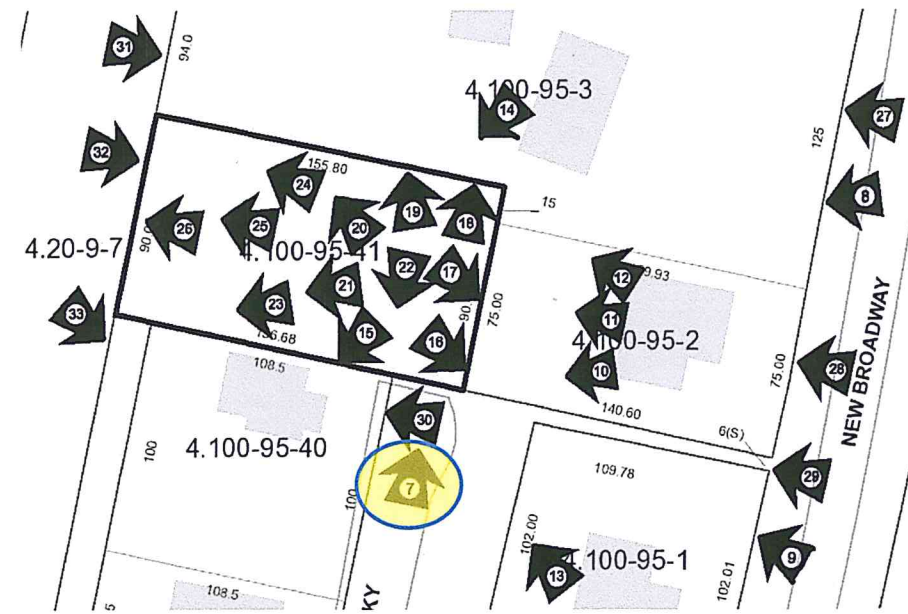


Photo 7
View from Pinecrest
After



The driveway to 179 Broadway in the easement that traverses the subject property dominates the view of the site from Pinecrest Parkway. The proposed house has been positioned so that the primary volume aligns with the other houses along the west side of the Parkway respecting the context of the street. Trees are proposed to be planted to the east of the proposed house to screen the house from the street. The proposed house becomes part of the view from the Parkway, but it does not adversely affect public views to the River.

PROJECT TITLE:
KIMBER RESIDENCE
PINECREST PARKWAY
HASTINGS-ON-HUDSON,
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PROJECT NO.: **1906**

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SHEET TITLE:
VIEW PRESERVATION
STUDY

DATE: 12-19-2019 SCALE: AS NOTED

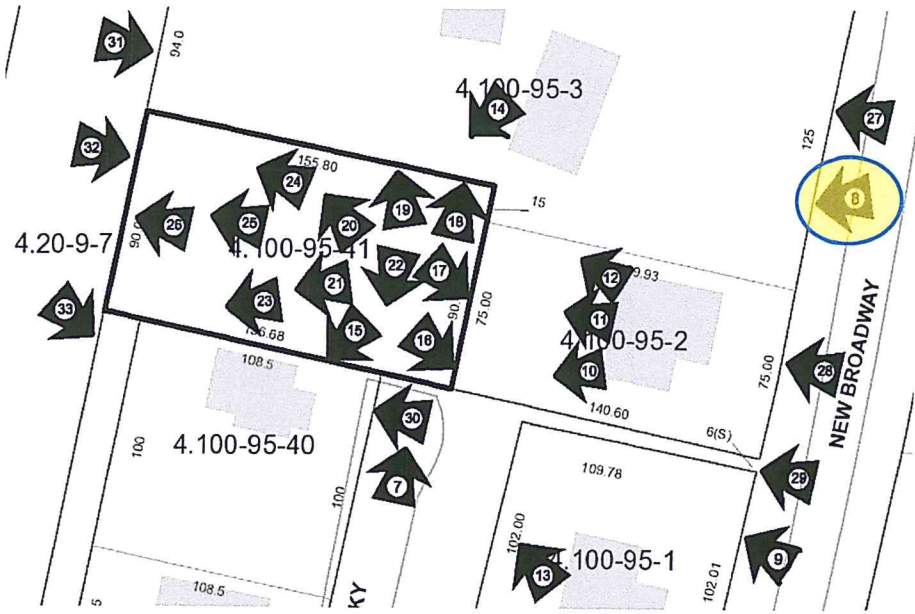
VP - 4



Photo 8
View from Broadway
Before



Photo 8
View from Broadway
After



The view of the site between these two houses on Broadway is limited and substantially screened by existing plantings. These plantings will be augmented by plantings proposed on the subject property. The height of the house is such that it is below the eye level view to the River and does not adversely affect that view. affect public views to the River.

PROJECT TITLE:

KIMBER RESIDENCE

PINECREST PARKWAY

HASTINGS-ON-HUDSON,

NEW YORK 10706

PROJECT NO.: 1906

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SHEET TITLE:

VIEW PRESERVATION

STUDY

DATE: 12-19-2019

SCALE: AS NOTED

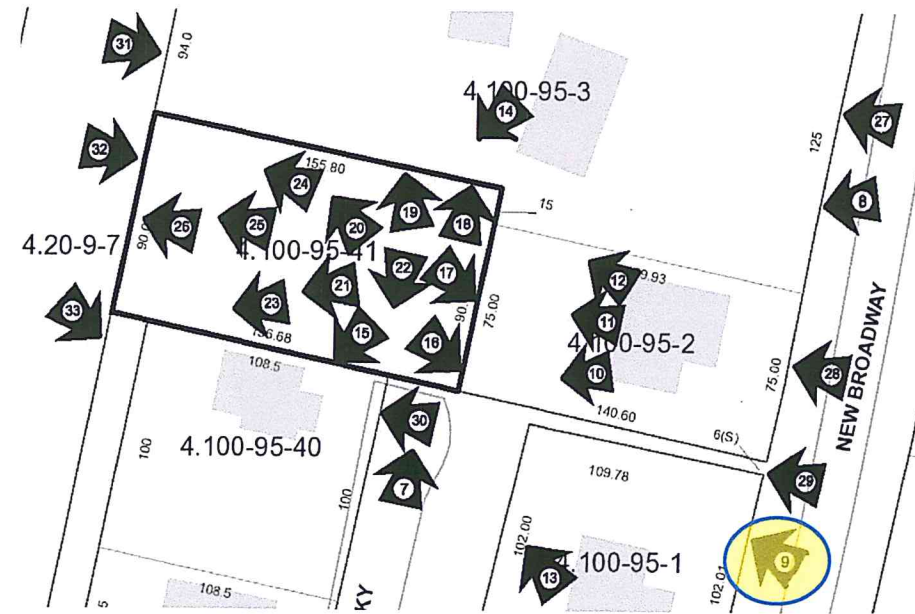
VP - 5



Photo 9
View from Pinecrest
Before



Photo 9
View from Pinecrest
After



Similar to View 8, the view of the site between these two houses on Broadway is also limited and substantially screened by existing plantings. These plantings will be augmented by plantings proposed on the subject property. The height of the house positions the ridge below the tree line along the Aqueduct to the west of the site. The ridge of the proposed house is at elevation 209.29, whereas the basement elevation of 177 Broadway is 207.84. While the proposed house will be visible from 177 Broadway, it will block views of the trees on the subject property and not of the River.

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KIMBER RESIDENCE
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SHEET TITLE:
VIEW PRESERVATION
STUDY
DATE: 12-19-2019 SCALE: AS NOTED

VP - 6



Photo 10
 View from 177
 Looking Southwest
 Before

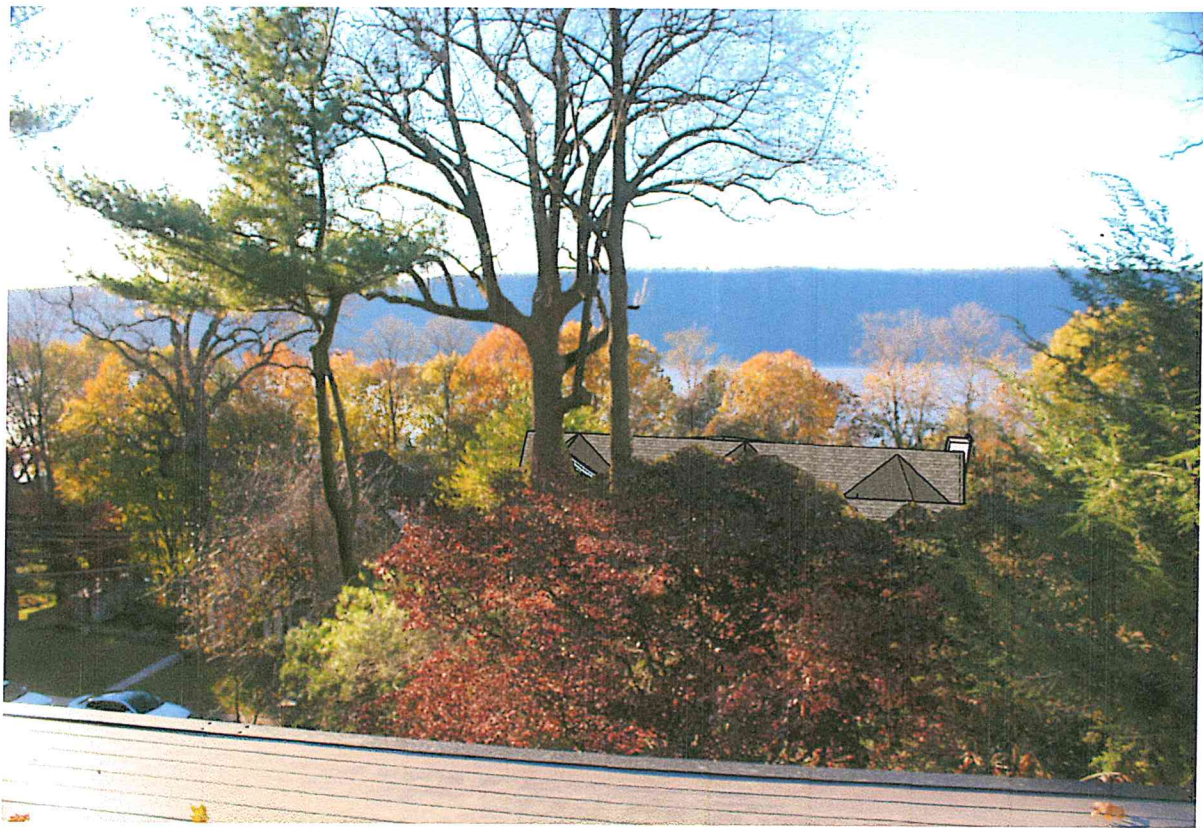
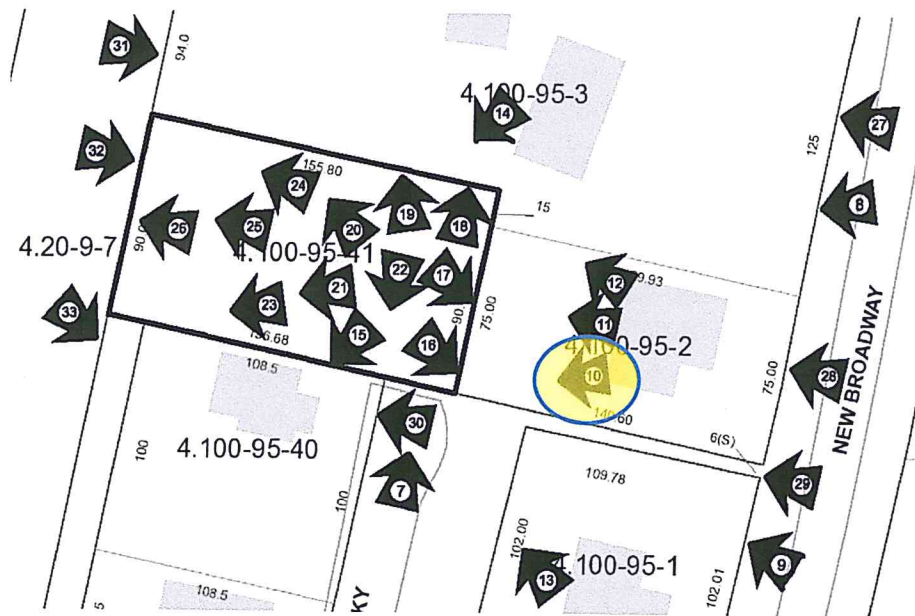


Photo 10
 View from 177
 Looking Southwest
 After



The house located at 177 Broadway is on the steep
 That starts at Broadway and continues down to the
 Aqueduct. The proposed house will be built on-line
 between 177 and the view to the River. The steep
 slope factors into preventing the view being blocked.
 The first floor of the proposed house is at elevation
 182.4, whereas the first floor of 177 Broadway is at
 elevation 216.15, a difference of 33.75 feet. Perhaps
 more indicative of the significance is that the ridge
 of the proposed house is less than 2 feet higher than
 the elevations of the 177 basement floor. The proposed
 house will not block any views of the Hudson River for
 the residents at 177.

PROJECT TITLE:

KIMBER RESIDENCE
 PINECREST PARKWAY
 HASTINGS-ON-HUDSON,
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PROJECT NO.: 1906

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SHEET TITLE:
**VIEW PRESERVATION
STUDY**

DATE:
12-19-2019

SCALE:
AS NOTED

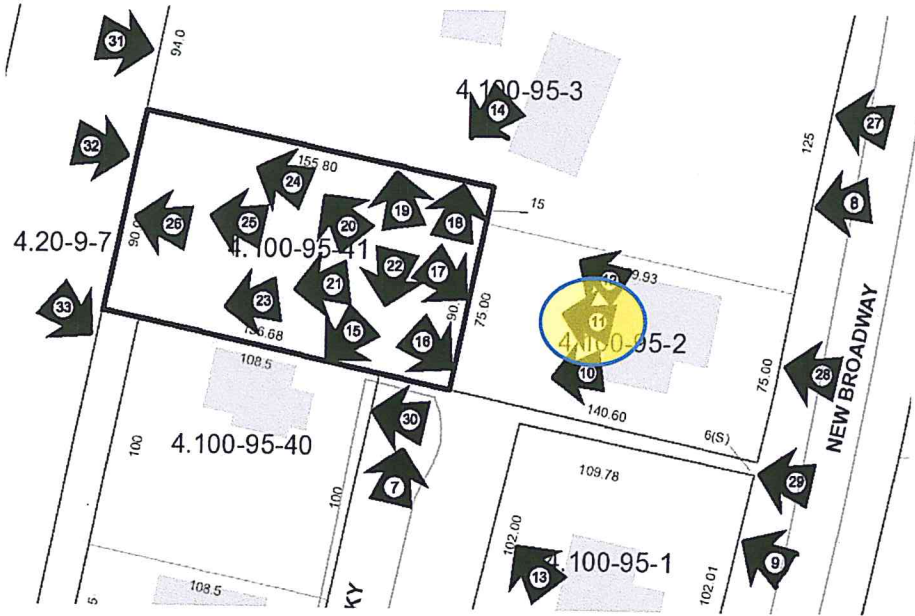
VP - 7



Photo 11
 View from 177
 Looking West
 Before



Photo 11
 View from 177
 Looking West
 After



This photo shows the view towards the subject parcel at the 177 basement level. In addition to the significant difference in elevation height between the two homes, it should also be noted that the existing planting also screens the view towards the river. The construction of the proposed house will require several existing trees on the subject property to be removed. This will open up views for the existing houses to the east of the proposed. New trees are proposed, but they have specifically been selected to be the type that will top out at around 35 feet, obviating blocking views to the River.

PROJECT TITLE:
KIMBER RESIDENCE
 PINECREST PARKWAY
 HASTINGS-ON-HUDSON,
 NEW YORK 10706
 PROJECT NO.: **1906**

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SHEET TITLE:
**VIEW PRESERVATION
STUDY**
 DATE: 12-19-2019 SCALE: AS NOTED
VP - 8



Photo 12
View from 177
Looking Northwest
Before

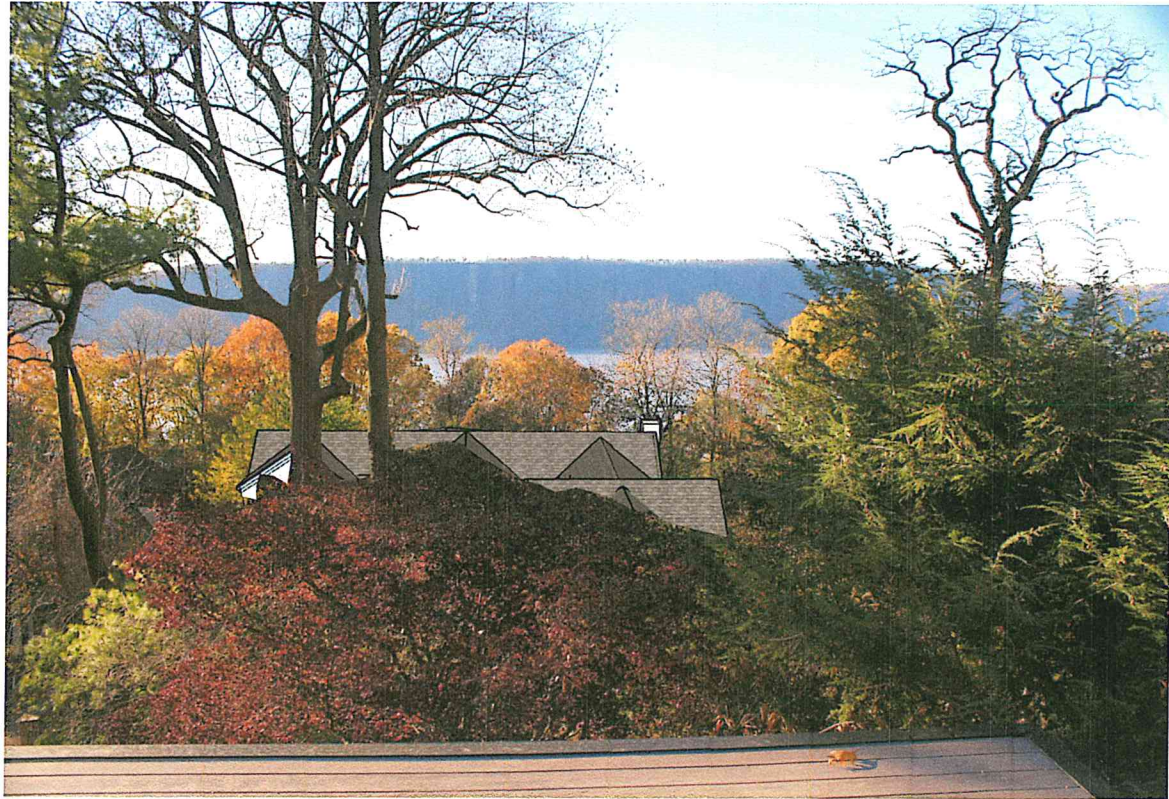
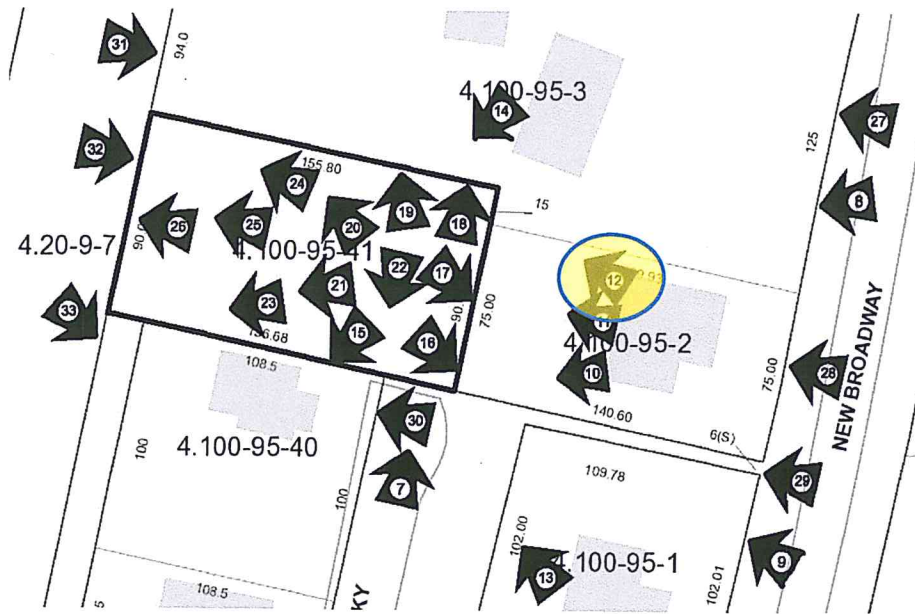


Photo 12
View from 177
Looking Northwest
After



This is the view from the upper deck at 177 Broadway facing west towards the River. The elevation of this deck is at 225 feet, which is almost 16 feet above the ridge of the proposed house. Note that the successive rows of trees between this house and the River creates extensive screening to the view of the River. The row of trees along the Aqueduct forms a backdrop to the proposed house with the canopy of the trees above the height of the house.

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KIMBER RESIDENCE
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SHEET TITLE:
VIEW PRESERVATION
STUDY
 DATE: 12-19-2019 SCALE: AS NOTED

VP - 9

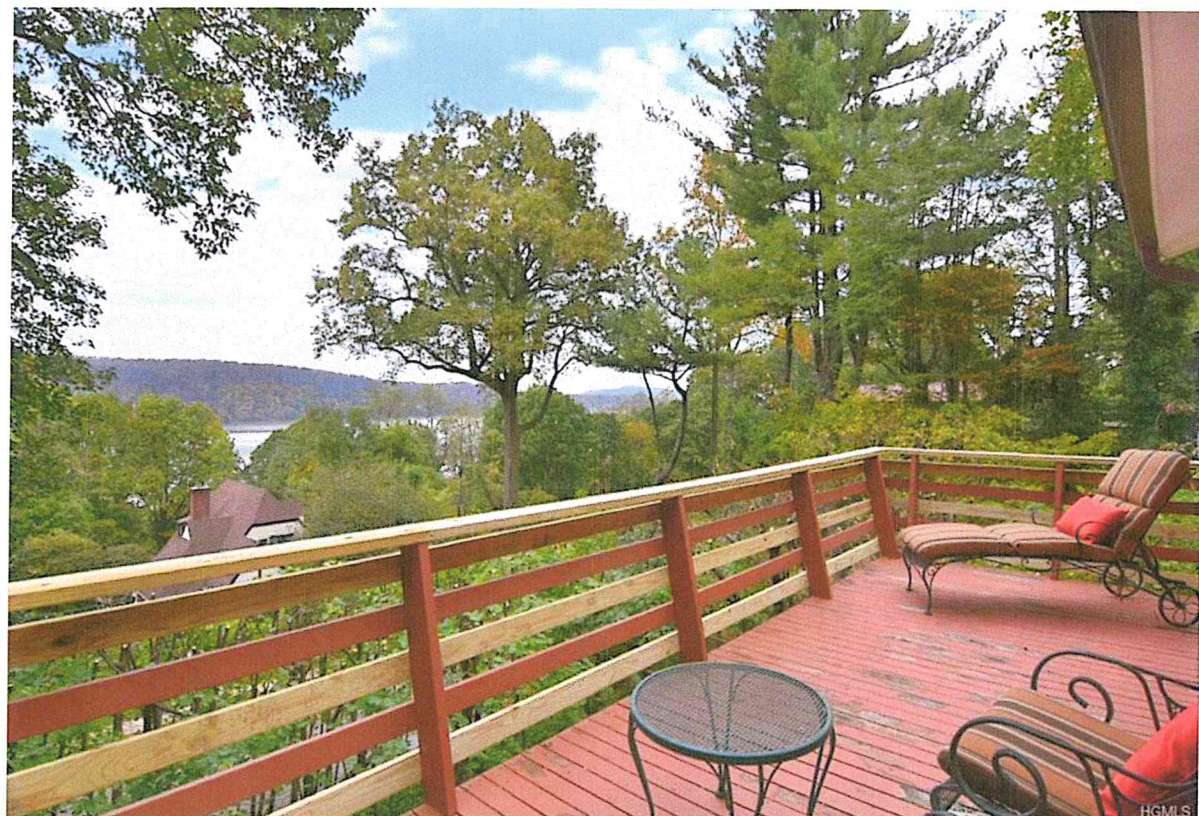


Photo 13
View from 167 Deck
Looking Northwest
Before

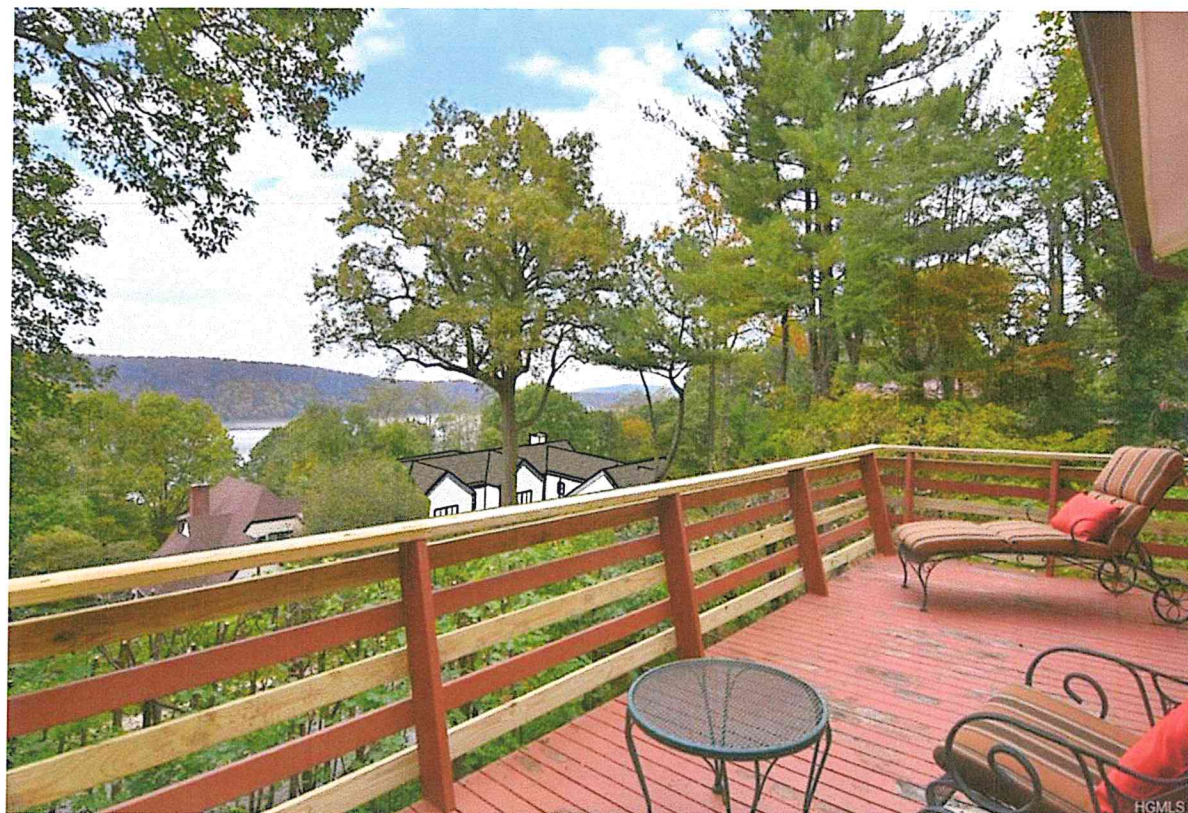
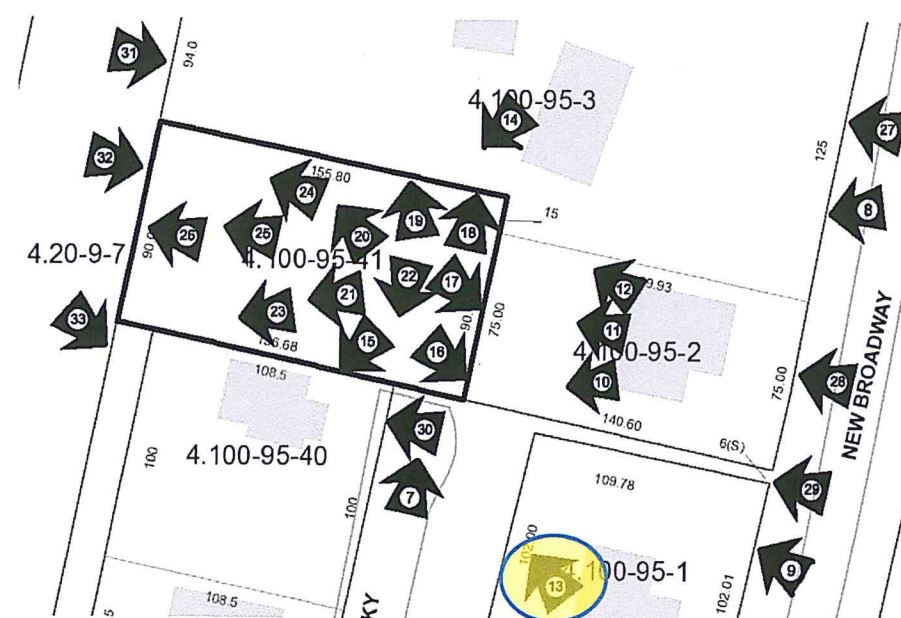


Photo 13
View from 167 Deck
Looking Northwest
After



This is the view from the deck at 167 Broadway looking across the site to the Northwest towards the River. 179 has a fabulous direct view to the River looking West between the houses on Pinecrest Parkway. Note the existing house at 115 Pinecrest. The proposed House effectively aligns with 115 and the ridge elevation of the proposed house is approximately 6 feet higher than the ridge elevation of 115. 167 is built on the slope up to Broadway, placing it significantly higher than the proposed house.

PROJECT TITLE:
KIMBER RESIDENCE
PINECREST PARKWAY
HASTINGS-ON-HUDSON,
NEW YORK 10706
 PROJECT NO.: **1906**

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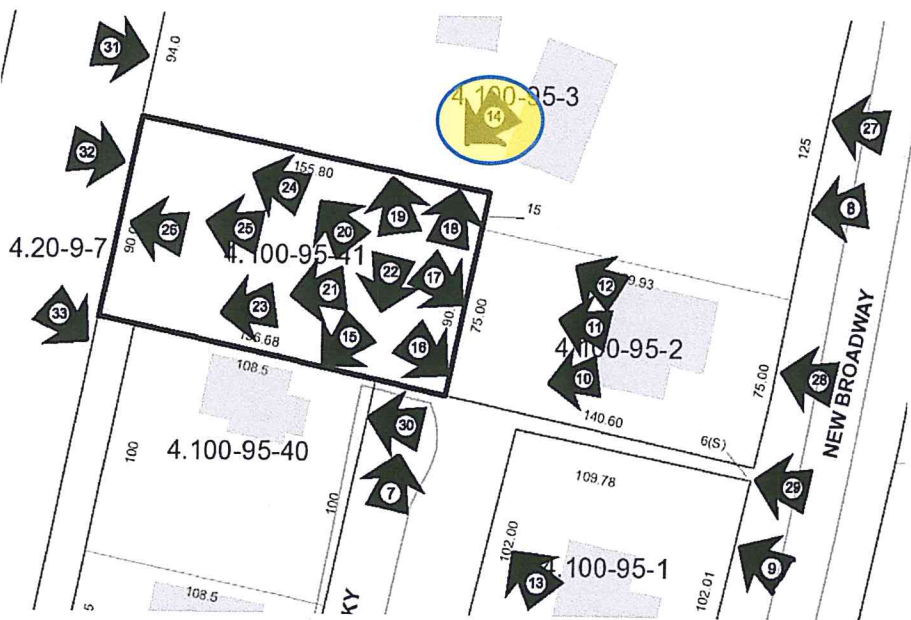
VP - 10



Photo 14
 View from 167 Deck
 Looking Northwest
 Before



Photo 14
 View from 167 Deck
 Looking Northwest
 After



This is the view from the deck at 179 Broadway looking
 Across the site to the Southwest towards the River.
 179 has a fabulous direct view to the River looking
 West.

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VP - 11

Photo 15 – View from Site to 115 Pinecrest Parkway



Photo 16 – View from Site to 167 Pinecrest Parkway



Photo 17 – View from Site to 177 Broadway

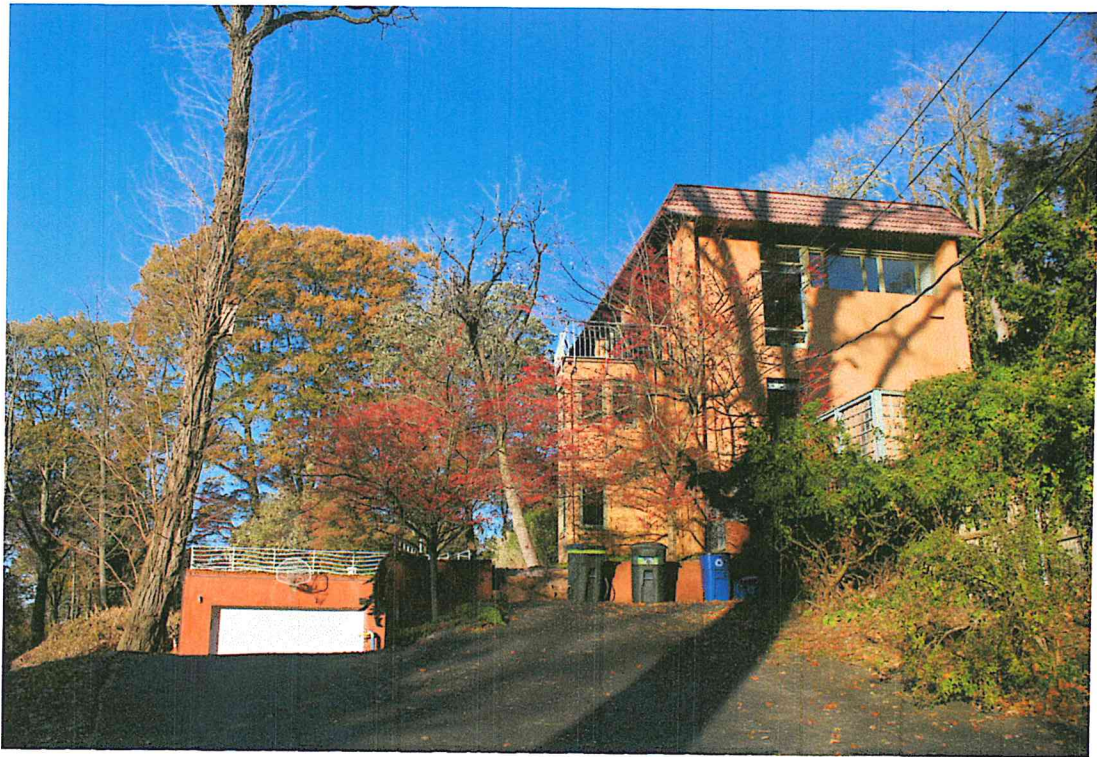


Photo 18 – View from Site to 179 Broadway

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Photo 19 – View from Site to the North



Photo 20 – View from Site to Northwest



Photo 21 – View from Site to Southwest



Photo 22 – View from Site to South

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Photo 23 – View from Site to the Southwest



Photo 24 – View from Site to Northwest



Photo 25 – View from Site to West



Photo 26 – View from Site to Aqueduct

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Photo 27 – View from Broadway to 179



Photo 28 – View from Broadway to 177



Photo 29 – View from Broadway to 167



Photo 30 – View from Pinecrest Parkway to 115

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Photo 31 – View of 179 from Aqueduct



Photo 32 – View of Site from Aqueduct



Photo 33 – View to 167 from Aqueduct



Photo 34 – View of Aqueduct Below Site

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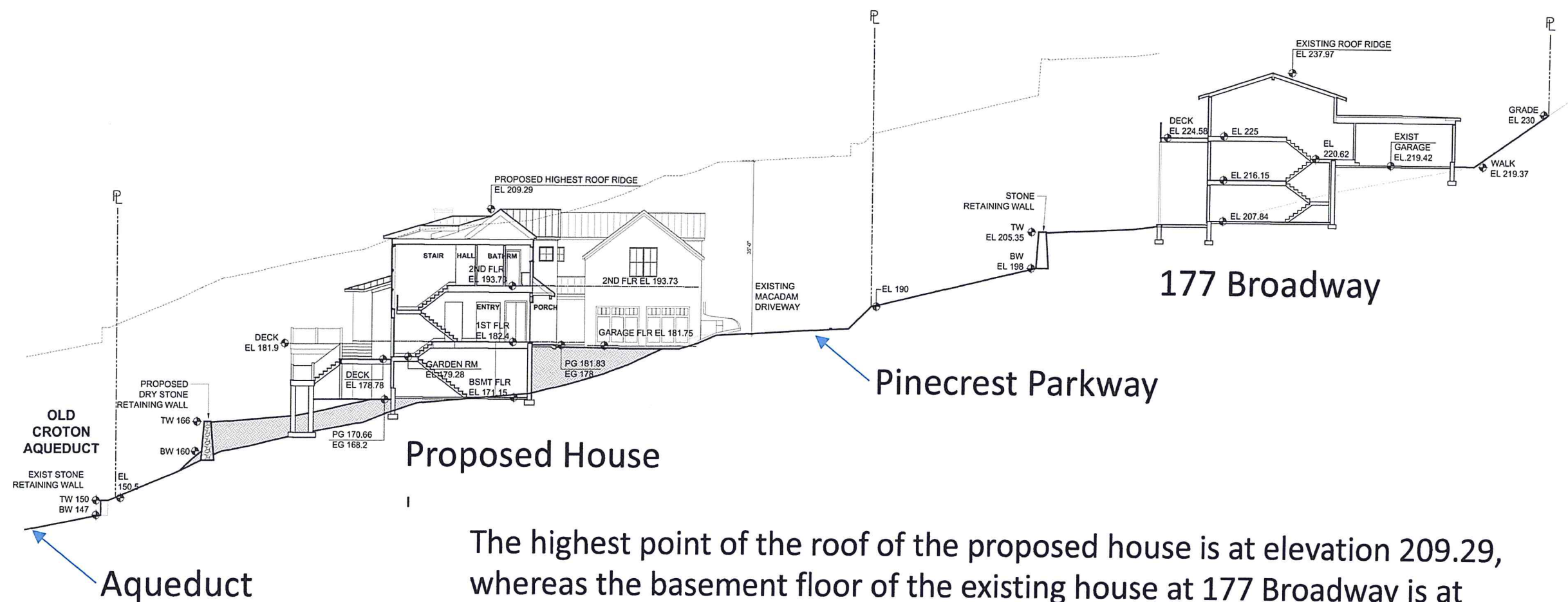
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← Hudson River



Proposed House

The highest point of the roof of the proposed house is at elevation 209.29, whereas the basement floor of the existing house at 177 Broadway is at elevation 207.84. The first floor of the proposed house has been set at the lowest level practical to be on the same floor level as the garage. Dropping the floor of the proposed house further would increase the slope of the driveway to an unacceptably steep pitch. While effort has been made to keep the proposed house low in the topography, key to the selection of this building lot was the opportunity to enjoy river views. The effort has been to fairly balance the interests of the neighbors and the applicant.

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VP - 17