

GOTHAM

Padriac Steinschneider
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Dobbs Ferry, New York 10522
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April 16, 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 February 20 Planning Board meeting.

The Owner of the property has asked us to eliminate as many variances and concerns as practical in the redesign of the house. We have identified specific conditions that we are trying 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. We were previously requesting variances for the front yard and rear yard setbacks which will no longer be necessary.
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. While the attorney for the owner has confirmed that the Easement does not preclude regrading of the existing driveway, the owner of 179 Broadway has indicated a preference to not have the grading of this driveway changed in any way that would affect his property. 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 be designed so as 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. We were previously requesting variances for the height of the house which will no longer be necessary.
4. The garage in the 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, this was not a desirable condition and could have been intrusive to 179 and 177 Broadway. The house will be designed with a courtyard to handle cars entering the garage.

5. The house will be redesigned to minimize the regrading of the existing lot to reduce the percentage of the steep sloped areas that will be affected on the site.

These objectives result in a much more modern looking home, which is consistent with the most recent homes being 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 west property line 37 feet. The house now complies with all of the required setbacks. It should be noted that the terrace proposed at the basement level will be planted with grass and only the area that is within the required setbacks paved with blue stone pavers set in stone dust.
- B. Any regrading in the easement area has been reduced to only that area 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, which has been eliminated.
- 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. The entire house now complies with the maximum permitted height of 35 feet.
- D. By running the widest dimension of the the house east/west, instead of the previous 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.
- F. 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 27.3 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 and the setback to the actual house is now 37.3 feet.

Letter to Building Inspector Charles Minozzi
Re: 0 Pinecrest Parkway
April 16, 2020
Page 3 of 3.

- G. 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 of 450 square feet from the previous 3,300 square feet.
- H. The previous design was affecting 3,018 square feet or 73% of the steep sloped areas on the site between a 15% and 25% slope. The new design reduces this to 1,710 square feet or 41.39%, where 35% is permitted.
- I. The previous design was affecting 4,993 square feet or 70% of the steep sloped areas on the site exceeding 25% slope. The new design reduces this to 2,647 square feet or 37.15% where 25% is permitted.

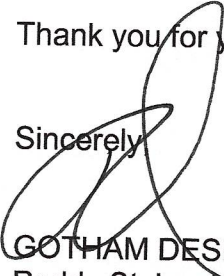
Since we are still exceeding the permitted disturbance to sloped area on site, we will still need a Special Hardship Exception, but we have succeeded in significantly reducing the scope of these impacts. We have also prepared a full Narrative that identifies and confirms the specific mitigating measures that will be implemented to protect the steep slopes from erosion and sedimentation, instability, and any loss of positive character.

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 42.90%, 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 28.85%, which is within the permitted limit. Even if a portion of the driveway were allocated to the proposed house, it would still be less than the 35% site coverage permitted. The zoning permits the house itself to occupy 25% of the site and the house proposed has a building coverage of 16.42%.

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

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: 1.100 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 Sq. Ft. Max)	42.77% (6,012 Sq. Ft.)
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	12 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% (2,304 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.)

PROPOSED
TOTAL

*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.

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.)

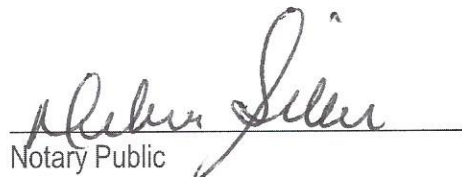
Submit a flash drive and a total of three (3) copies (residential) or eight (8) copies (commercial), of the application along with the property survey showing the existing and proposed construction and all other supporting documents (plans, drawings, site maps, photographs, etc. as necessary to describe 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.

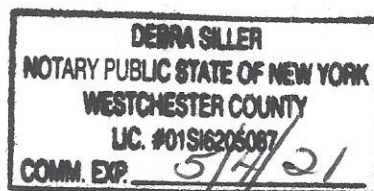
STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

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:

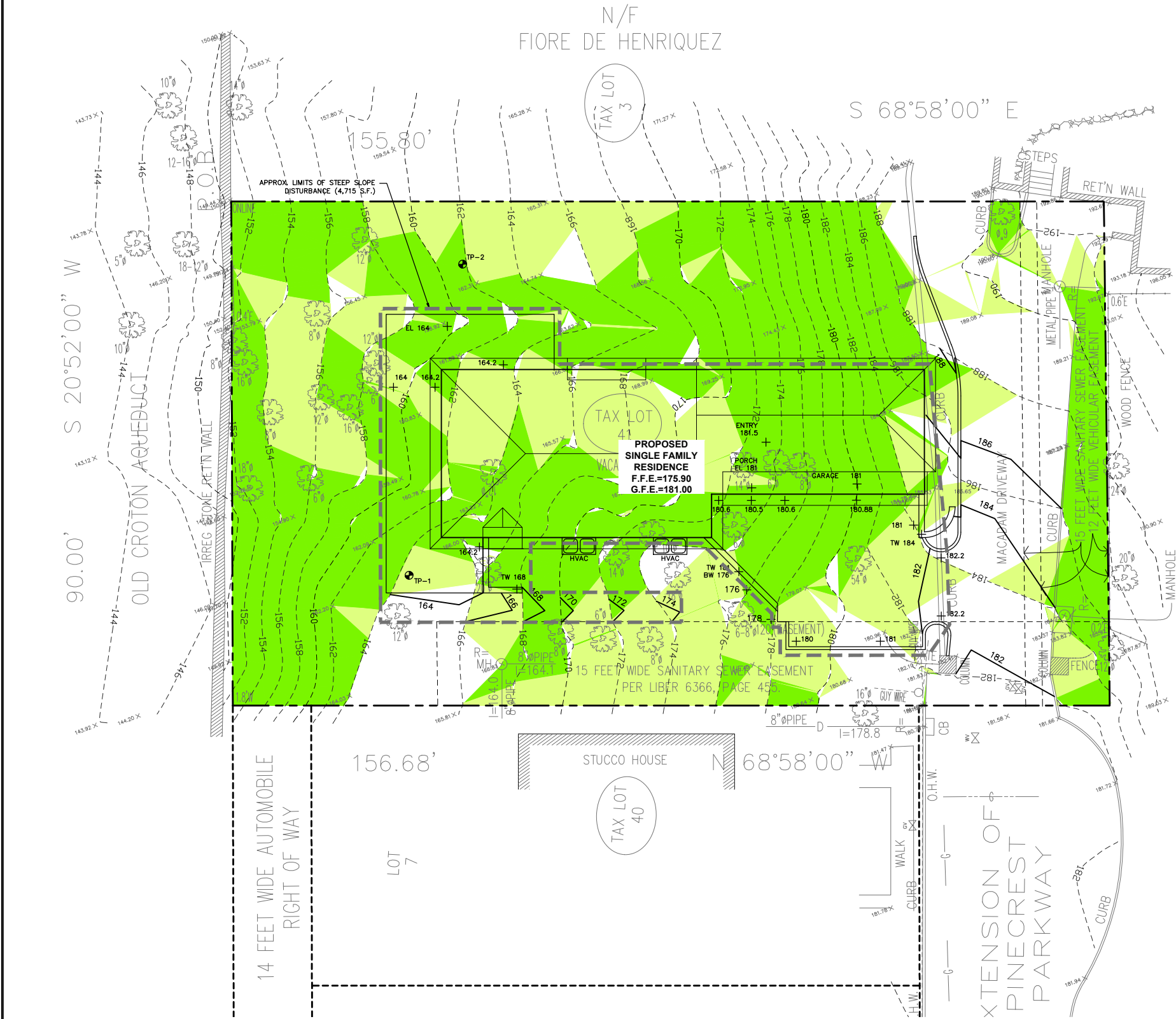
Applicant 

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


Notary Public

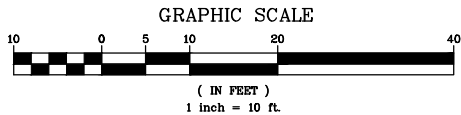


ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.



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%	359	
2	15%	25%	1710	
3	25%	Vertical	2647	

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	1,268	45%	0	0%
15-25%	4,131	35%	1,446	3,018	73%	1,572	38%
>25%	7,126	25%	1,782	4,993	70%	3,212	45%



PROJECT:		PROPOSED SINGLE FAMILY RESIDENCE 0 PINECREST PARKWAY VILLAGE OF HASTINGS-ON-HUDSON WESTCHESTER COUNTY - NEW YORK	
SLOPE ANALYSIS PLAN		Date: 12/20/19 Sheet: 1 Scale: 1" = 10' Designed By: D.C. Checked By: M.S.	
HEC		HUDSON ENGINEERING CONSULTING, P.C. 45 Knollwood Road - Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2088 © 2019	
THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE		SA-1	

The map shows the site location in the City of San Diego. The site is a yellow-outlined rectangle located between Pinecrest Way and Old Bolinas. Surrounding areas are labeled with zoning codes: R-75, PR, E, R-10, and R-20. The map also shows a baseball field and a road labeled SOUTH SIDE AVE.



No	SHEET TITLE
CS	COVER SHEET ,LOCATION MAPS, DESIGN CRITERIA TABLE
SP-1.1	SITE PLAN
SP-1.2	FLOOR PLANS 1/8" = 1'-0" SCALE
SP-1.3	ELEVATIONS 1/8" = 1'-0" SCALE
SP-1.4	BUILDING SECTIONS, SITE SECTION 1/8" = 1'-0" SCALE

[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 1609 of the IBC and Figure R301.2(4) of the IRC are likely to occur and should be considered in the design.

INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT										
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASONRY WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
TABLE R402.1.2 INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT										
4A	0.35	0.55	0.4	48	20 or 13 1/2	R13	19	10/13	10, 2 FT	10/13
TABLE R402.1.4 EQUIVALENT U-FACTORS										
4A	0.33	0.55		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**

29 Broadway
 Hobbs 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	
CONING BOARD	
REVISED	03-19-2020
SHEETS SP-1 THRU SP-4	
REVISED	04-14-2020
SHEET SP-1	
SUBMITTED TO	04-16-2020
CONING BOARD	

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

CS



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

1-0" HIGH PAINTED METAL RAILING
2" x 2" POSTS 4'-0" O.C.
SET IN 4" DEEP CONCRETE CORE
1/2 x 1/2 WALSTERS SPACED NO MORE THAN 4" APART
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 SITE PLAN DRAWING

BASE = 3/4 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 TIGHT 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	28.85	
DEVELOPMENT COVERAGE WITH PAVED EASEMENT	%	35	42.90	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	

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

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**GOTHAM
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AND COMMUNITY
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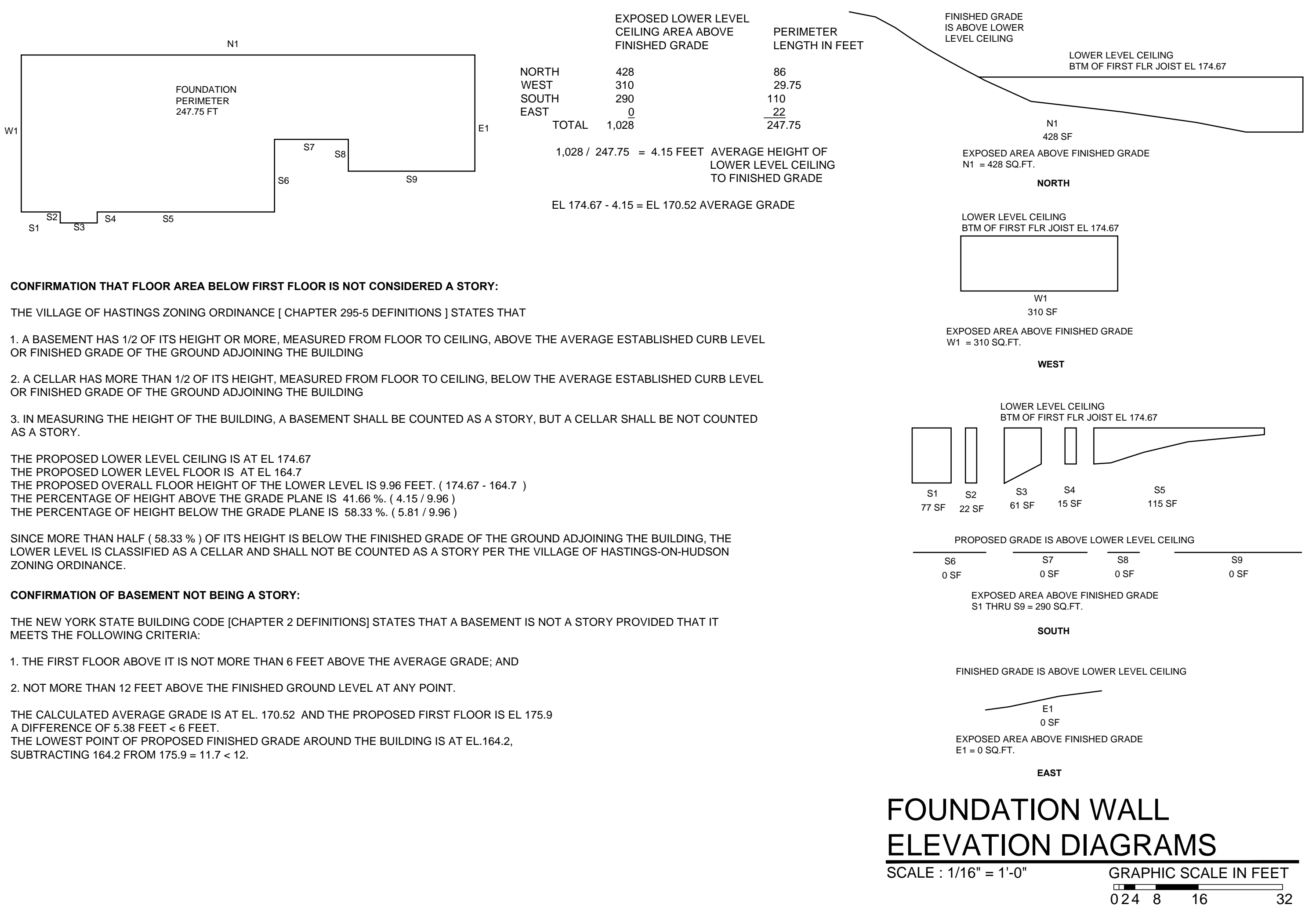
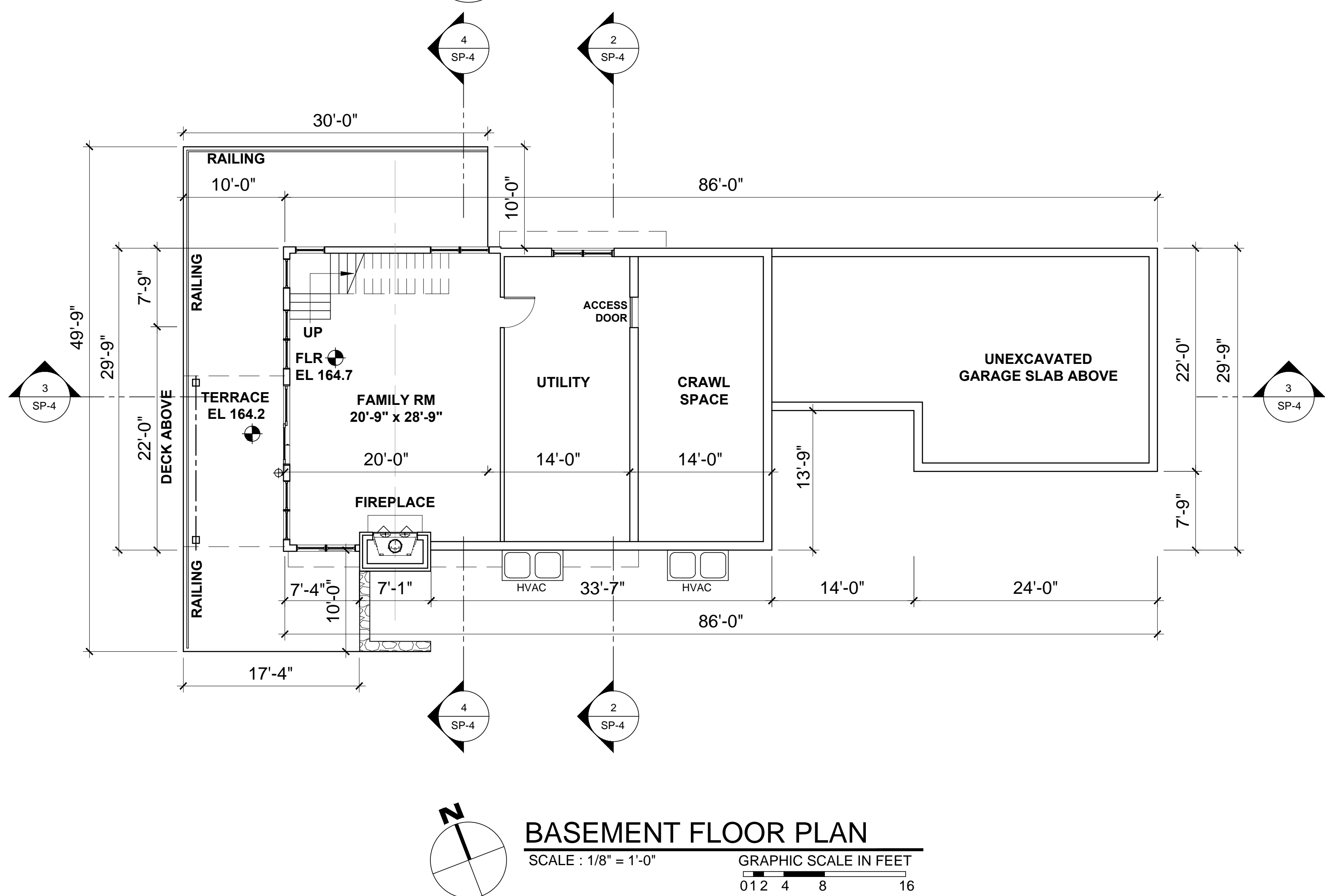
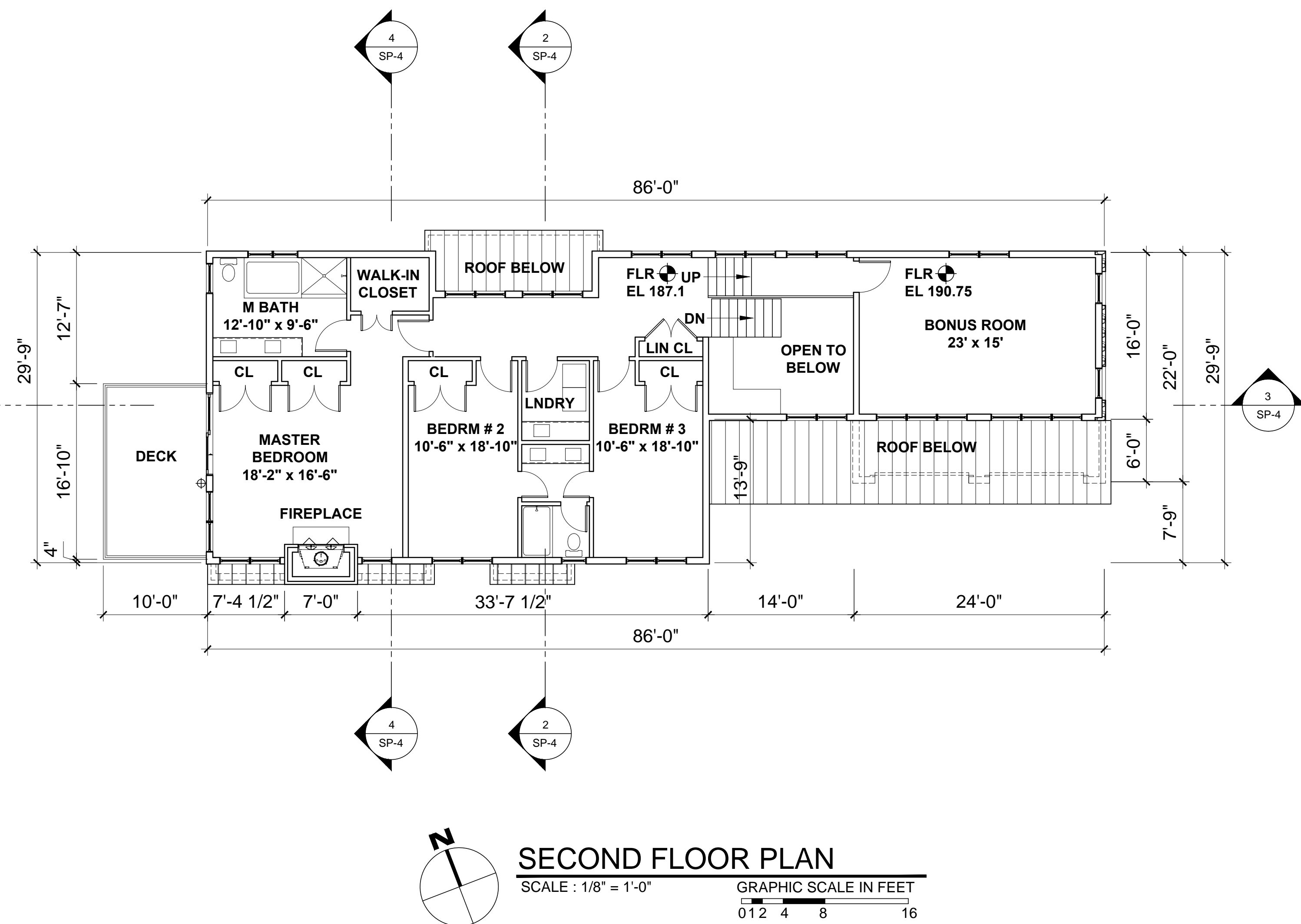
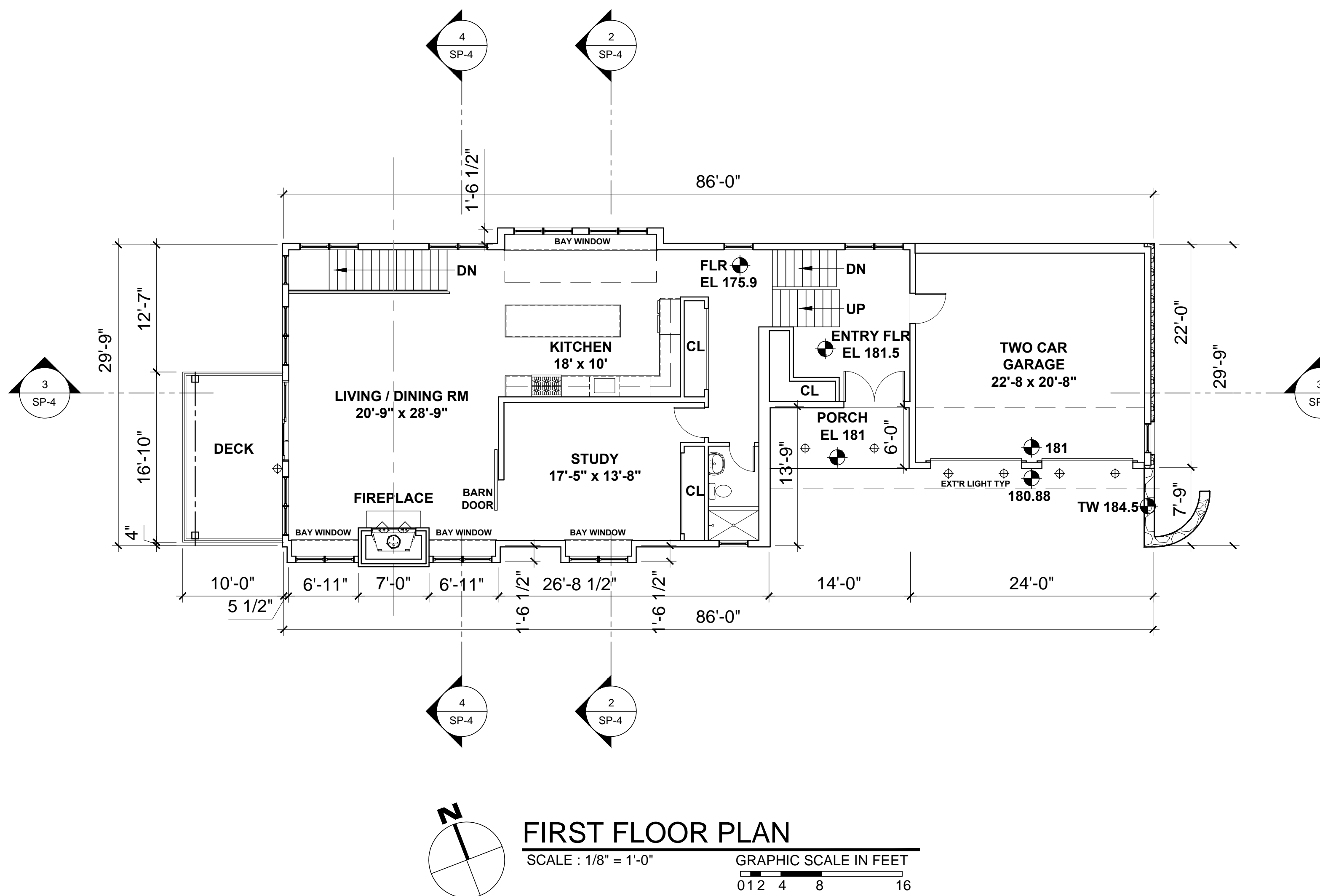
ISSUED / REVISIONS	
SUBMITTED TO	03-05-2020
PLANNING BOARD AND ZONING BOARD	
REVISED	03-19-2020
ADDED RETAINING WALL AT CORNER OF GARAGE	
RELOCATED HVAC EQUIPT	
RELOCATED EXTERIOR LIGHTS	
REVISED	04-14-2020
LOCATION OF CONTOURS 184 AND 186 IN EASEMENT	

SHEET TITLE:

SITE PLAN

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

SP-1



PROJECT TITLE:

PROPOSED RESIDENCE

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

PROJECT NO.: 2003

LAURA WAKEFIELD

ARCHITECT

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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

SHEET TITLE:
FLOOR PLANS

DATE:
03-05-2020

DRAWN BY:
MB

SCALE:
AS NOTED

CHECKED BY:
PRS

SP-2

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

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PROJECT NO.: **2003**

**GOTHAM
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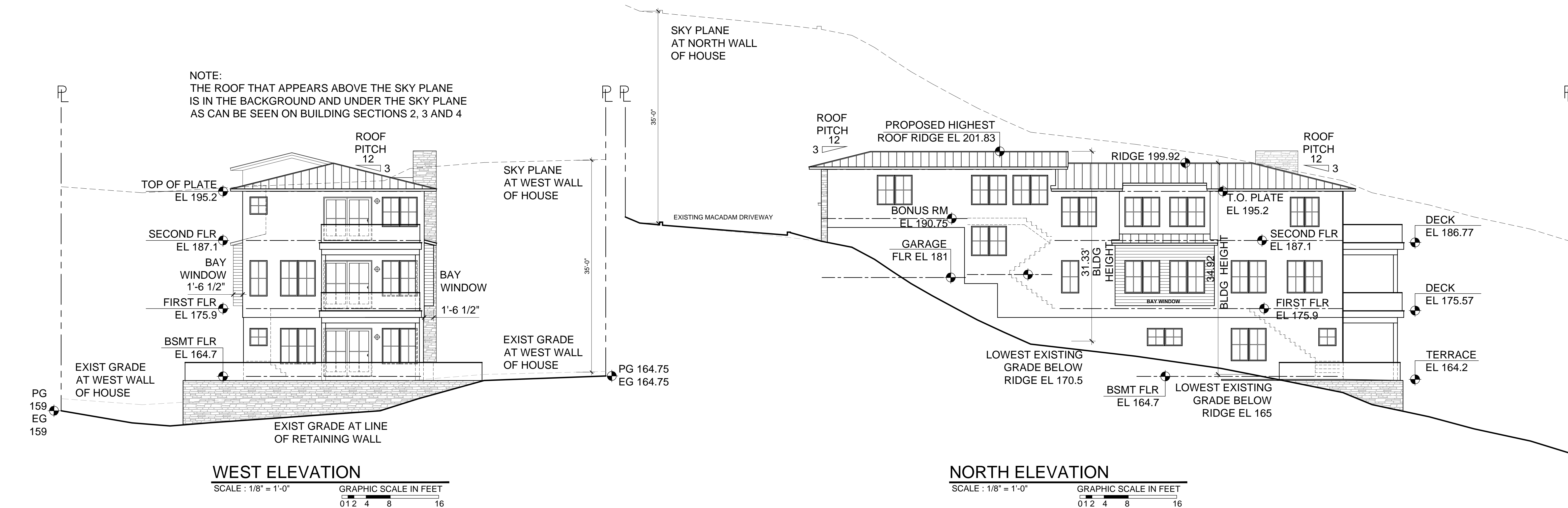
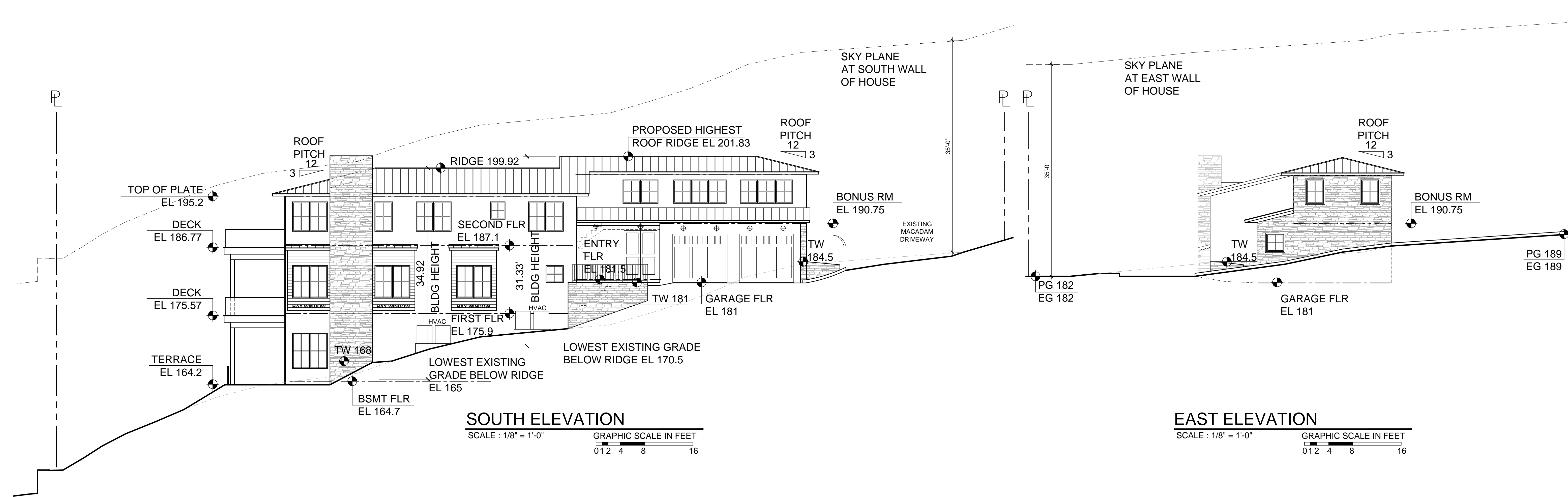
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ISSUED / REVISIONS
SUBMITTED TO
PLANNING BOARD AND
ZONING BOARD
REVISED
03-19-2020
ADDED SIDING
ADDED INFORMATION
ADDED RETG WALL AT GARAGE
ON SOUTH & EAST ELEVATIONS
ADDED EXTERIOR LIGHTS
ADDED HVAC EQUIPT

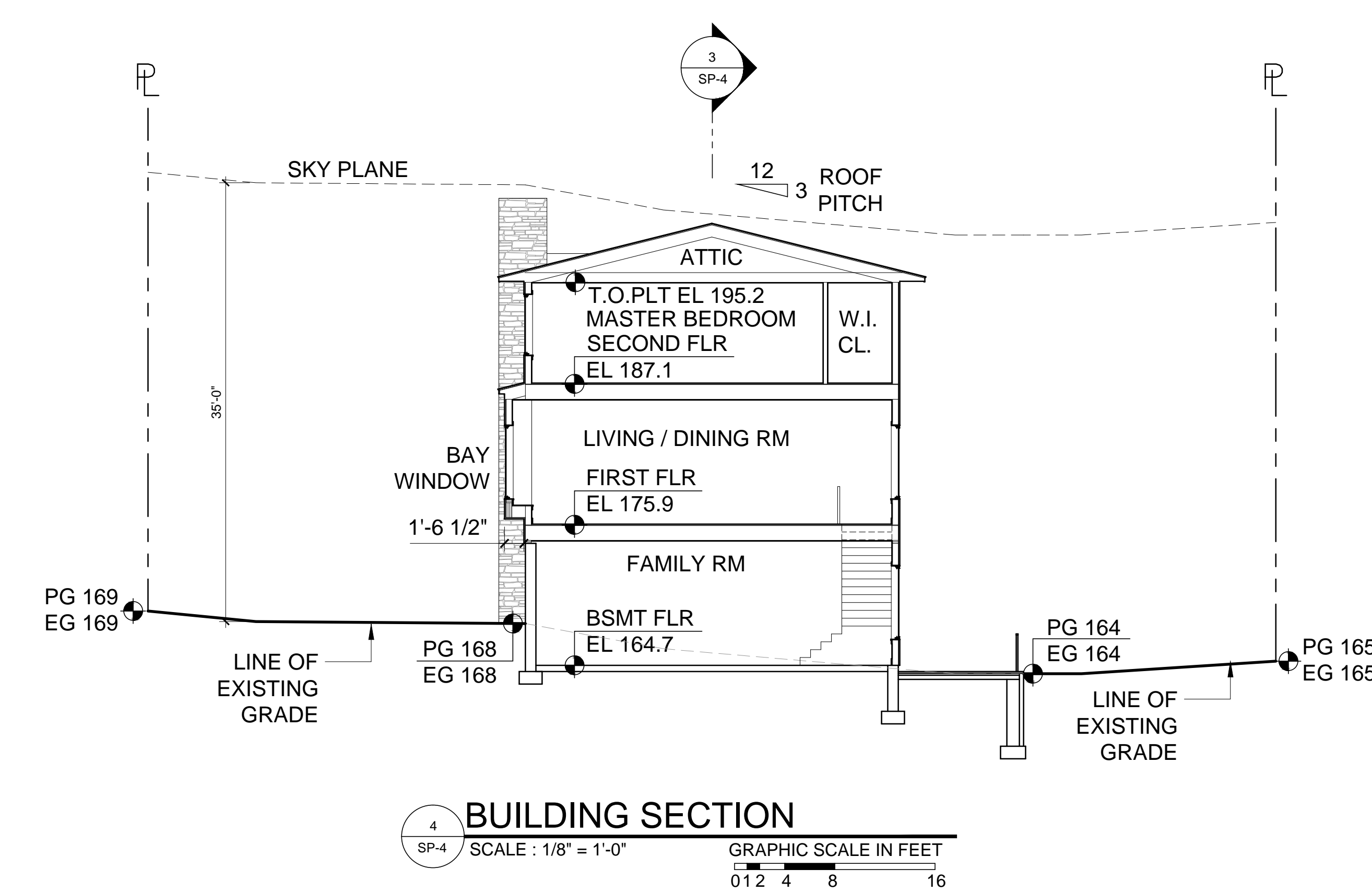
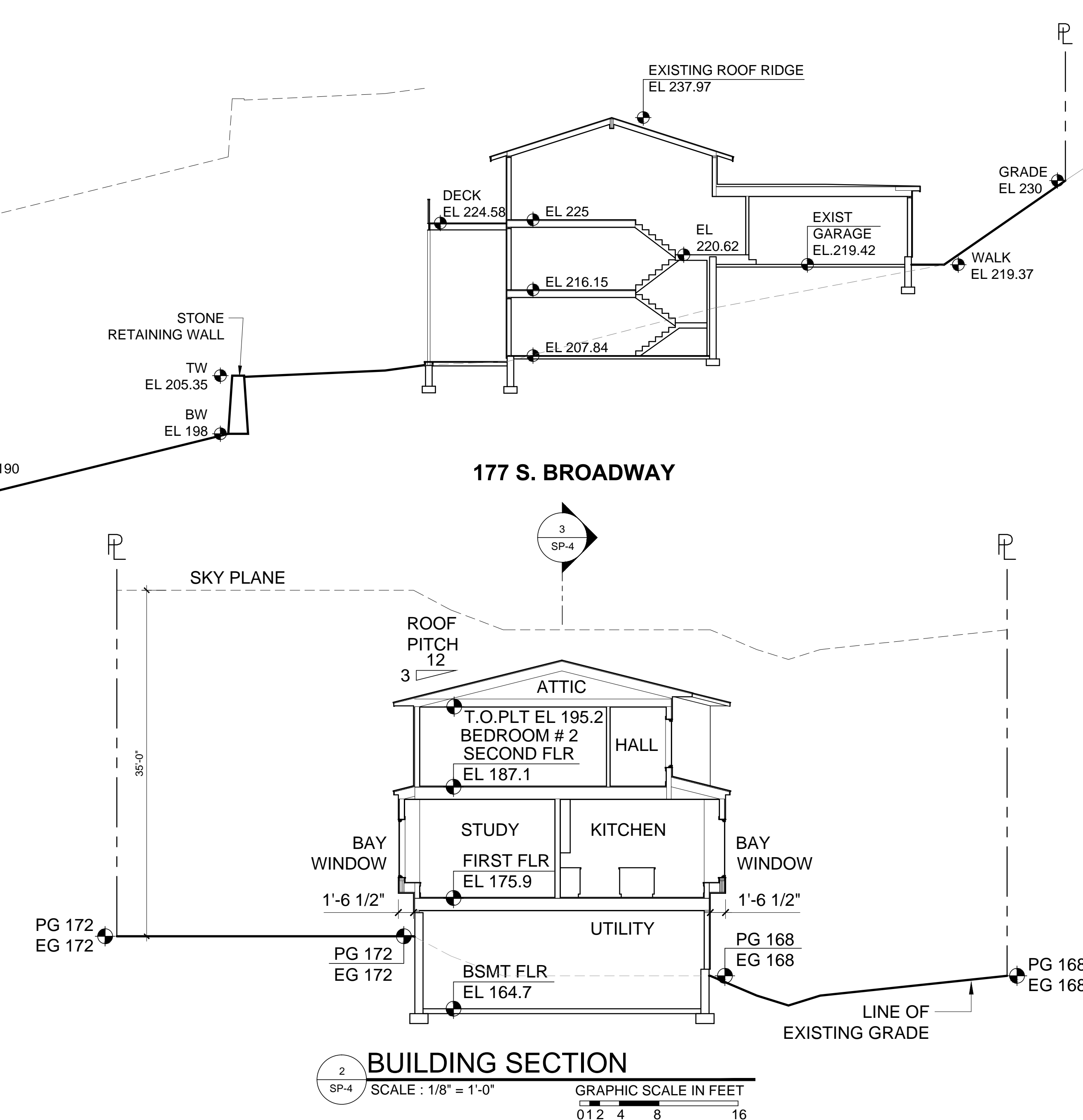
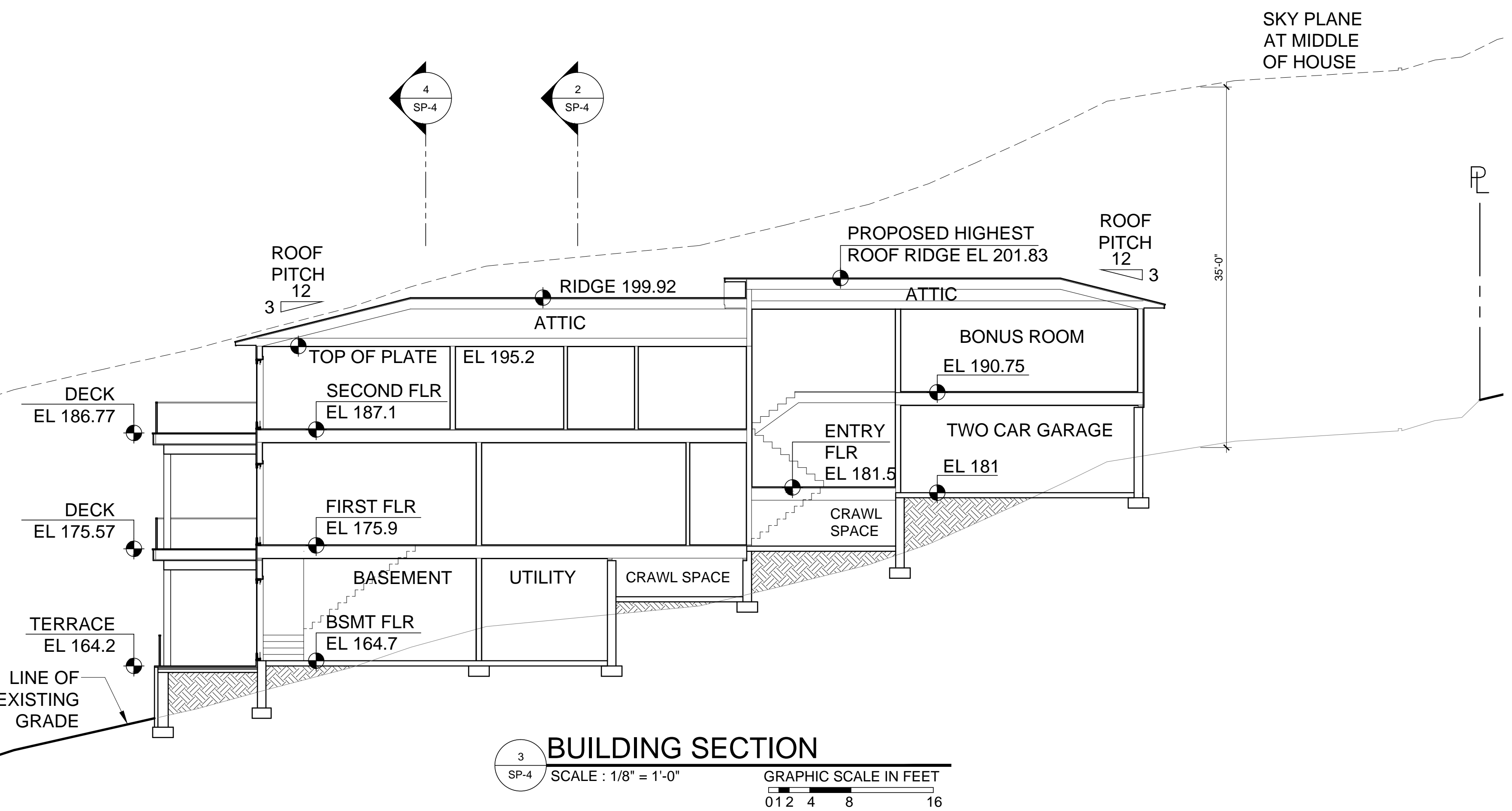
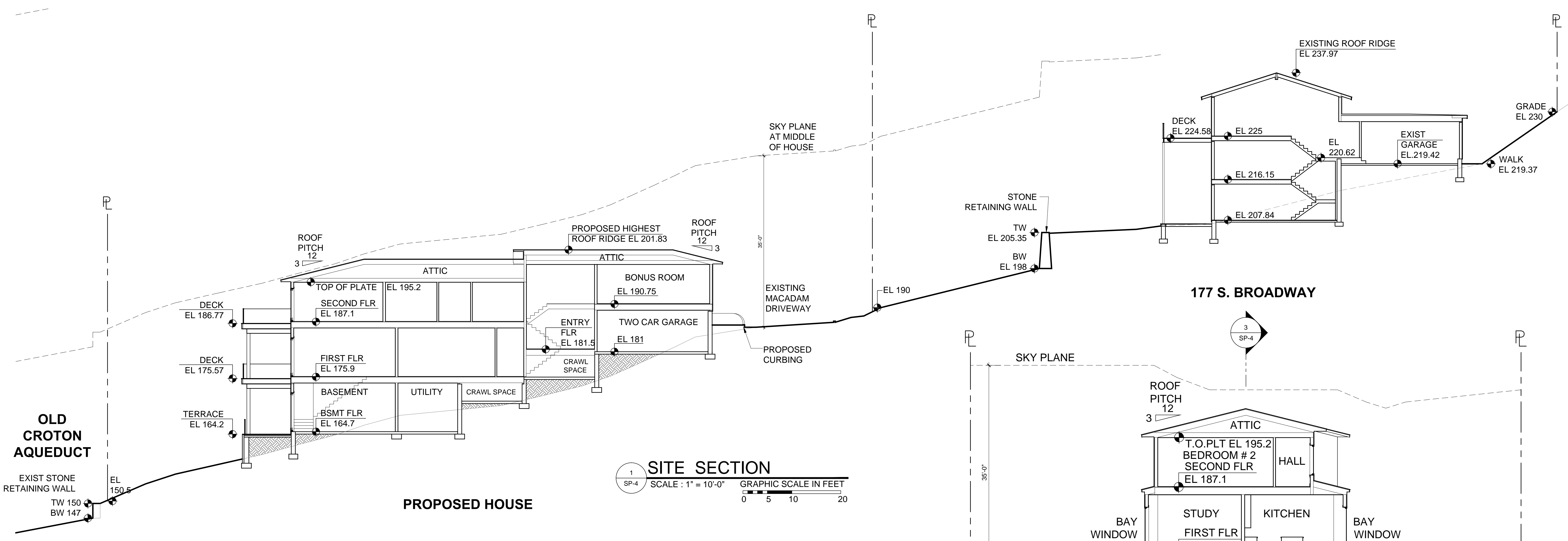
SHEET TITLE:
ELEVATIONS

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

SP-3



NOTE:
THE ROOF THAT APPEARS ABOVE THE SKY PLANE
IS IN THE BACKGROUND AND UNDER THE SKY PLANE
AS CAN BE SEEN ON BUILDING SECTIONS 2, 3 AND 4



LAURA WAKEFIELD
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ISSUED / REVISIONS

SUBMITTED TO	03-05-2020
PLANNING BOARD AND	
ZONING BOARD	
REVISED	03-19-2020
ADDED SECTION 4	
ADDED WINDOWS	
ADDED INFORMATION	

SHEET TITLE:

BUILDING SECTIONS

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

SP-4