

## VILLAGE OF HASTINGS-ON-HUDSON

### Zoning Board of Appeals

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



1. File two (2) completed Applications for Variance, Interpretation or View Preservation Approval, each with original signatures and notarization and nine (9) copies, with the Office of the Building Inspector, no less than six (6) weeks prior to scheduled ZBA meeting.
2. Application must be complete with all plans, diagrams, surveys, photographs, etc. as necessary to fully describe requested variance/s and compelling reasons for non-conformity with the zoning regulations.
3. Pay an application fee as per following fee schedule:

• Single family residence	\$ 200.00	\$ 250.00*
• Two family residence	\$ 250.00	\$ 300.00*
• Multiple family residence	\$ 300.00	\$ 400.00*
• Commercial, apartment & office buildings	\$ 500.00	\$ 600.00*
• Industry, subdivision, land development, etc.	\$1000.00	\$1200.00*

\*For Variances/ZBA action for illegal construction
4. Upon receipt of the application and prescribed fee, Office of the Building Inspector will prepare a legal notice describing the variance and submit the notice to an official newspaper for publication.
5. Office of the Building Inspector will prepare a mailing list of all neighbors within a 300 foot radius (500 feet if deemed necessary by the Building Inspector) of the subject property and make it available to the applicant no less than 3 weeks prior to the ZBA meeting
6. The applicant must pick up copies of the legal notice and mailing list in a timely manner so as to be able to do the following:
  - Either mail copies of the legal notice to neighbors on the mailing list by certified mail/return receipt requested or any other method of delivery providing proof of delivery no later than 14 days prior to the ZBA meeting
  - Or hand deliver copies of the legal notice no later than 10 days prior to the ZBA meeting.
7. **No later than one (1) week prior to the ZBA meeting** submit the following to the Office of the Building Inspector:
  - Proof of mailing and supporting documentation or
  - The mailing list with dates and initials of recipients and a notarized affidavit stating:  
  

*I, \_\_\_\_\_ fill in your name \_\_\_\_\_, do hereby swear that all the legal notices were hand delivered to the people on this mailing list on \_\_\_\_\_ fill in the date \_\_\_\_\_ and that the signatures/initials of the recipients are authentic.*
8. The applicant or his/her authorized representative must appear before the ZBA on the scheduled meeting date to present his/her case, enter into record any additional evidence, and answer any questions.

Submit nine (9) copies of the application along with required fee, 9 copies of property survey showing the existing and proposed construction and 9 copies of all other supporting documents (plans, drawings, site maps, photographs, etc. as necessary to describe and support your application) to the Office of the Building Inspector, no less than six (6) weeks prior to the date of scheduled meeting of the Zoning Board of Appeals.

# VILLAGE OF HASTINGS-ON-HUDSON

## Zoning Board of Appeals

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



Case number:.....Date of application:.....

Property owner: Edward & Marjorie Small  
 Property address: 87 Pinecrest Pkwy, Hastings, NY, 10706  
 Name all streets on which the property is located: Pinecrest Pkwy  
 Sheet: 4.100-95-35 Block: A Lot/Parcel: 59, 60, 61, 62, 63, 64, 65 Zoning District: R-10

Applicant: Christina Griffin  
 Standing of applicant if not owner: Architect  
 Address: 10 Spring St, Hastings, NY, 10706  
 Daytime phone number: (914) 478 0799 Fax number: .....  
 E-mail address: CG @ cga studio.com

ZBA action requested for (See §295-146B & C : ☐ Use Variance/s; ☐ Area Variance/s;  
☐ Interpretation; ☒ View Preservation (See §295-82)

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

Section*	Code Provision*	Existing Condition*	Proposed Condition*
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
.....	.....	.....	.....
.....	.....	.....	.....
.....	.....	.....	.....
.....	.....	.....	.....
.....	.....	.....	.....
.....	.....	.....	.....



\*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	30ft	26.9 ft	26.9 ft
REAR	30ft	62.5 ft	50.5 ft to deck
SIDE ONE	12ft	10.78 ft	12.33 ft to deck
SIDE TWO		15.17 ft	16.66 ft to deck
TOTAL OF TWO SIDES	30ft	25.95 ft	29 ft to deck

#### YARD SETBACKS (Accessory Structure)

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

#### BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2-1/2	2	2
FEET	35 ft	26'-5"	26'-5"

#### LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000 sf	6,317 sf	6,317 sf
BLDG. COVERAGE/ % OF LOT AREA	25% (1,576 sf)	14.6% (925 sf)	18.6% (1,177 sf)
DEVELOPMENT COVERAGE / % OF LOT AREA	35% (2,206 sf)	34% (2,135 sf)	34% (2,135 sf)

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

#### OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	One-Family	One-Family	One-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: *N/A*

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

- List pending violations on this property if any: *N/A*

- 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 nine (9) copies of the application along with the required fee, 8 copies of property survey showing the existing and proposed construction and 8 copies of all other supporting documents (plans, drawings, site maps, photographs, etc. as necessary to describe and support your application) to the Office of the Building Inspector, no less than six (6) 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:

*Christian C. Jeffri*  
Applicant

Sworn to before me this *26<sup>th</sup>* day  
of *Sept.*, 20*16*

*Mary Ellen Ballantine*  
Notary Public



VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

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



STATE OF NEW YORK  
COUNTY OF WESTCHESTER  
VILLAGE OF HASTINGS ON HUDSON

Name : Marjorie Small, being duly sworn, deposes and says that  
he/she resides at 75 Cliff St 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 35 of the tax map, and that  
he/she hereby authorized Christina Griffin to make the annexed  
application in his/her behalf and that the statement of fact contained in said application are true.

Marjorie Small  
Owner

SWORN TO BEFORE ME THIS 23<sup>rd</sup> DAY  
OF SEPTEMBER 200 2016

R. Ashmeade  
Notary Public

RICHARD ASHMEADE  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01AS6282970  
Qualified in Bronx County  
Commission Expires May 28, 2017

NOTICE

This application will not be accepted for filing unless accompanied by all necessary papers, plans and data, in  
accordance with the foregoing and as required by law.

§ 295-146. Variances.

- A. The Board of Appeals, on appeal from the decision or determination of the administrative officer charged with enforcement of this chapter, shall have the power to grant use variances and area variances, as defined herein.
- B. Use variances.
  - 1) "Use variance" shall mean the authorization by the Board of Appeals for the use of land for a purpose that is otherwise not allowed or is prohibited by the applicable zoning regulations.
  - 2) No use variance shall be granted by the Board of Appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship, the applicant shall demonstrate to the Board of Appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:
    - a. The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
    - b. The alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
    - c. The requested use variance, if granted, will not alter the essential character of the neighborhood; and
    - d. The alleged hardship has not been self-created.
  - 3) The Board of Appeals, in the granting of a use variance, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proved by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
- C. Area variances.
  - 1) "Area variance" shall mean the authorization by the Board of Appeals for the use of land in a manner that is not allowed by the dimensional or physical requirements of the applicable zoning regulations.
  - 2) In determining whether to grant an area variance, the Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Board of Appeals shall also consider:
    - a. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.
    - b. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.
    - c. Whether the requested area variance is substantial.
    - d. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
    - e. Whether the alleged difficulty was self-created, which consideration shall be relevant to the Board of Appeals but shall not necessarily preclude the granting of the area variance.
  - 3) The Board of Appeals, in the granting of an area variance, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
- D. Imposition of conditions. The Board of Appeals shall, in the granting of both use variances and area variances, have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of this chapter, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

§ 295-82. View Preservation (VP) Districts

- A. Principal and accessory uses. Subject to the provisions of Subsection C below, the permitted principal and accessory uses for any lot or parcel in a VP District shall be the same as otherwise permitted in the district in which the lot or parcel is located.
- C. Approval by Planning Board and Board of Appeals.
  - (1) No building or structure shall be erected, altered, enlarged or moved in the district unless approved in accordance with the provisions of this section.
  - (2) Every application to permit the erection or exterior alteration of a building or structure in a VP District shall be referred by the Building Inspector to the Planning Board for its report and recommendations as to the best siting, dimensions and configuration of principal and accessory structures so as to cause the least possible obstruction of the view of the Hudson River and the Palisades for neighboring properties and adjacent public property and rights-of-way. The Planning Board shall issue its report and recommendations within 60 days after receipt of the application.
  - (3) After approval by the Planning Board, the plan for erection or exterior alteration of the building or structure shall be referred to the Board of Appeals, which shall conduct a public hearing on the plan. The Board of Appeals shall hold the hearing and render its decision within 60 days after the referral by the Planning Board.
  - (4) Joint notice of both the Planning Board meeting at which the application is to be considered and the Board of Appeals public hearing on the application shall be given at least 14 days before the Planning Board meeting. Notice shall be given as required in § 295-143C. In addition, notice shall be given to the Architectural Review Board and shall be published in a newspaper of general circulation in the Village not less than 10 days before both the Planning Board meeting and the Board of Appeals hearing.

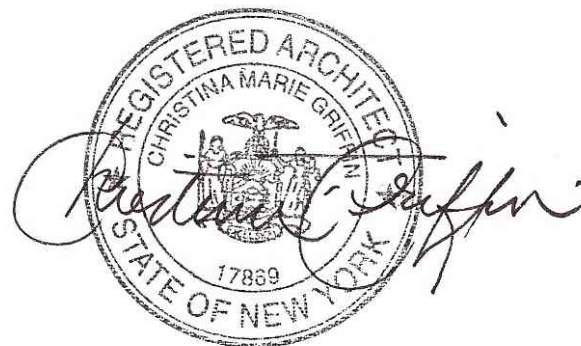
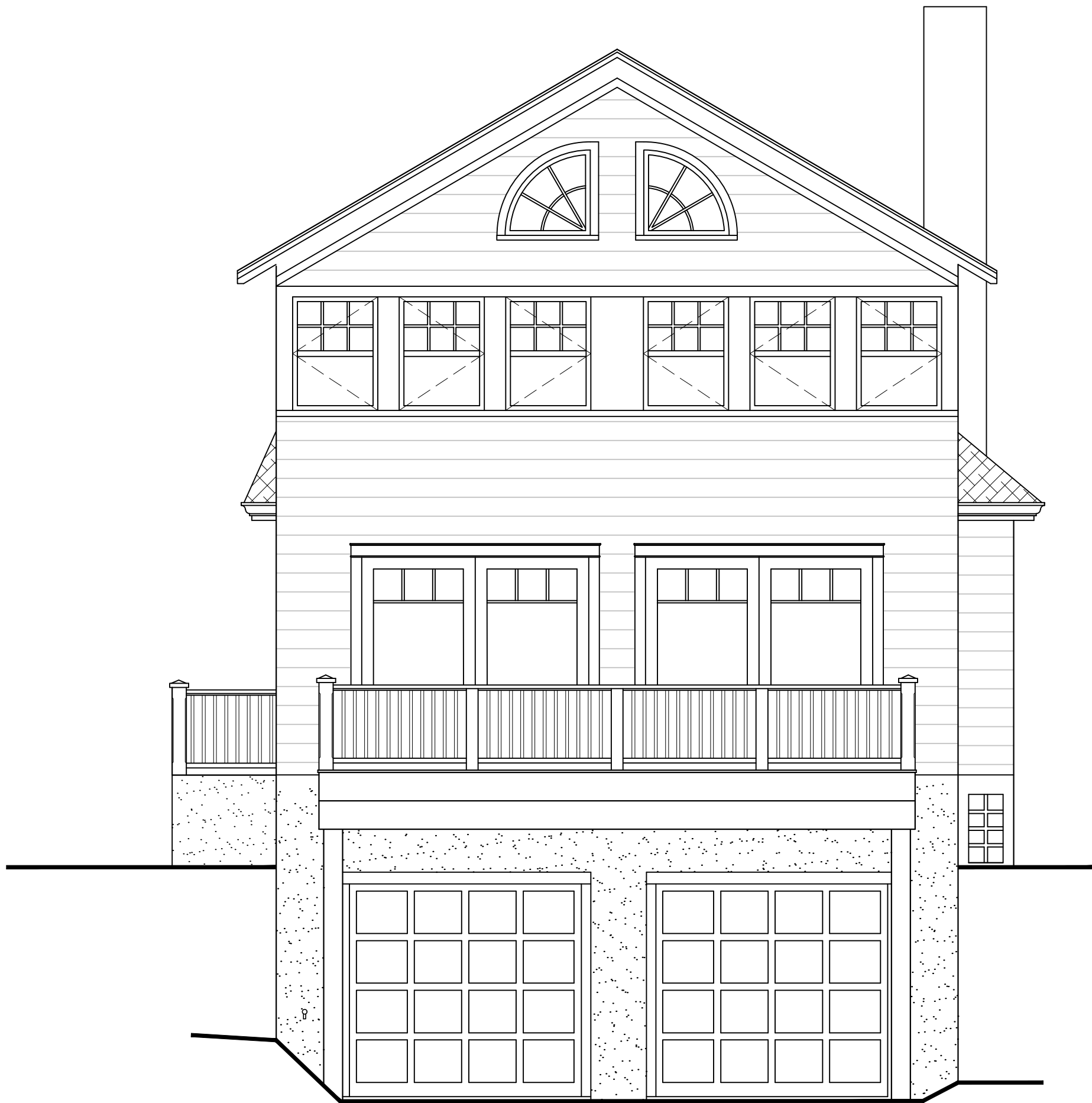


SMALL RESIDENCE

89 PINECREST PARKWAY, HASTINGS-ON-HUDSON, N Y 10706

CHRISTINA GRIFFIN ARCHITECT

10 Spring Street, Hastings-on-Hudson, NY 10706

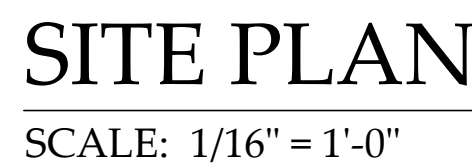


PLANNING BOARD SUBMISSION 9-22-16

FOR VIEW PRESERVATION

GENERAL NOTES										INSULATION AND FENESTRATION REQUIREMENT BY COMPONENT						DATES																																																																																																																																								
<div>1. These documents remain the exclusive property of the Architect, and may not be used for any purpose whatsoever without written consent of the Architect.</div> <div>2. All construction shall comply fully with the Residential Code of NYS, existing building code of NYS, local building code, fire department regulations, and all other agencies having jurisdiction over project.</div> <div>3. Approved stamped set of building plans must be present on site for all inspections.</div> <div>4. A current Westchester County licensed and insured contractor must be on file with current building permit until Certificate of Occupancy is issued. If contractor of record has been removed from the project, a stop work order will be issued until a new Westchester County licensed and insured contractor is retained.</div> <div>5. General Contractor shall carry property damage insurance, public liability insurance, workman's compensation, auto insurance, and general liability as required by Federal, State, and Local Codes and as Owner requires.</div> <div>6. Licensed electrician to file electrical permit.</div> <div>7. Licensed plumber to file plumbing permit.</div> <div>8. All health, safety, fire, zoning and environmental regulations shall be adhered to at all times by the Owner and/or occupant.</div> <div>9. The contractor shall become familiar with conditions of the site, and the work as shown on the construction documents, prior to submitting a bid for construction.</div> <div>10. Contractors shall coordinate all work procedures and working hours with local authorities, neighborhood associations, and any other governing authorities.</div> <div>11. The contractor shall be responsible for providing all labor and materials to complete the project, in accordance with the construction documents,</div>										<div>tested and ready for owner's use.</div> <div>12. All indicated Survey material is for general reference only. The Architect assumes no responsibility for the accuracy or the correctness of any of the indicated material.</div> <div>13. Contractors shall be responsible for protection of all existing and new conditions and materials with and adjacent to the construction area. Any damage caused by the execution of the work indicated or implied herein shall be repaired or replaced to the Owner's satisfaction.</div> <div>14. All construction sites shall conform to the 2010 New York State Property Maintenance Code. All rubbish garbage and construction debris shall be disposed of in an onsite dumpster or removed off site immediately. Materials shall be stacked in orderly fashion as to not create a blight on the community. The village right of way must be kept clear and maintained at all times.</div> <div>15. General contractor shall be responsible for the removal of construction debris, rubbish and offsite disposal in a responsible manner.</div> <div>16. The contractor shall obtain all inspections, approvals and permits, and pay all necessary permit fees required by the local building department and all other agencies having jurisdiction over the project, such as plumbing, electrical &amp; HVAC, except for the building permit, which shall be obtained by the Architect. The contractor shall obtain the certificate of occupancy for the project when construction is complete.</div> <div>17. Contractor shall keep work site free from debris and accumulated refuse, and shall have sole responsibility for protecting all dangerous areas from entry by unauthorized parties.</div> <div>18. Drawings may be rough scaled for estimating and general purposes, but are not to be scaled for construction locations, dimensions, or any other purposes. Dimensions shown shall govern over measurements scaled from plans. Wall dimensions</div>										<div>are given to finished surfaces. Contractor to consult with the Architect for questions regarding final dimensions and locations.</div> <div>19. All dimensions and conditions shown and assumed on the drawings must be verified at the site by contractor before ordering any material or doing any work.</div> <div>20. Contractor is to design and install adequate and code approved shoring and bracing where needed to safely complete structural work. Contractor to assume full and sole responsibility for structural adequacy of the shoring and for any injuries, damages, cracks, or defects caused by shoring or bracing, and shall repair all such damage at his sole expense.</div> <div>21. The Architect is not responsible for workmanship, construction methods, or any omissions or derivations from the drawings during construction.</div> <div>22. Materials and products indicated on drawings shall be installed in accordance with manufacturer's requirements.</div> <div>23. The drawings and notes are intended to be complete. Should anything be omitted from the drawings necessary to the proper construction of the work herein described, it shall be the duty of the contractor to notify the Architect. The builder shall visit the site and inform the Architect of any discrepancies of field conditions that may interfere with the total completion of all work included within the contract and verify all conditions prior to the ordering of materials and the start of construction.</div> <div>24. Minor details not usually shown or specified, but necessary for proper and acceptable construction, installation or operation of any part of the work shall be included in the work the same as specified or indicated.</div> <div>25. The contractor shall supervise and direct the work using his best skill and attention, he shall be solely responsible for all construction means, methods, sequences and procedures and for coordination of</div>										<div>all portions of the work.</div> <div>26. The use of the words "provide" or "provided" in connection with any item specified is intended to mean that such item be furnished and installed and connected where required.</div> <div>27. Contractor shall maintain a sealed enclosure between work area and other areas of the residence. In addition, the contractor shall be responsible to (a) protect all interior spaces from the area of renovation, and (b) broom sweep all areas at end of each work day.</div> <div>28. The contractor shall do all the cutting, fitting &amp; patching that may be required to make several parts of the work come together properly, and to fit his work, and/or receive, or be received by the work of others, as shown, or as reasonably implied on the drawings.</div> <div>29. New and existing work shall come together in a seamless fashion. All new or modified surfaces shall be finished including, but not limited to taping, spackling and priming.</div> <div>30. All insulation to comply with the Energy Efficiency Certificate required by 401.3 2010 Energy Conservation Construction Code of New York, prepared by the Architect.</div> <div>31. If blown or sprayed insulation used, Installer of insulation to submit insulation certification to include the installed thickness of the area covered and R-value of the installed thickness shall be listed on the certificate. The insulation installer shall sign, date and post the certificate in a conspicuous location on the job site per N1101.5 of the 2010 Residential Code of New York State and submit an original signed copy for the Building Departments records.</div> <div>32. All work shall be guaranteed for one year after final payment. The general contractor is to furnish written guarantees on his work and all subcontractors work against defects resulting</div>										<div>from the use of inferior materials, equipment, or workmanship as determined solely by the Architect. All such defects are to be replaced or repaired, complete with labor and materials, at no cost to owner.</div> <div>33. Substitutions of equipment or materials other than those shown on the drawings or in the specifications shall be made only upon approval of the Architect or owner as noted on the drawings or in these specifications. The contractor shall submit his substitution for approval before releasing any order for fabrication and/or shipments. The Architect reserves the right to disapprove such substitution, provided in his sole opinion, the item offered is not equal or detailed on the drawings, which requires any redesign of the structure, partitions, piping, redesign, and all new drawings and detailing required therefore shall, with the approval of the Architect, be prepared by the contractor at his own expense.</div> <div>34. All work shall be installed so that all parts required are readily accessible for inspection, operation, maintenance and repair. Minor deviations from the drawings may be made to accomplish this, but changes of magnitude shall not be made without prior written approval from the Architect.</div> <div>35. Upon completion of the work, the entire project is to be completely cleaned and the site restored to existing condition, including but not limited to the following</div>										<div>c) Removal of stains, and paint from glass, hardware, finished flooring, cabinets, etc.</div> <div>d) Final cleaning of all chrome and aluminum metal work.</div> <div>e) Restoration of property by returning shrubs to original locations, filling of all ruts and raked topsoil and repairs to damaged blacktop.</div> <div>36. Finish materials and paint colors shall be reviewed and approved by the homeowner.</div> <div>37. The Architect assumes no responsibility for the accuracy or correctness of any material or drawings prepared by others and provided to the Architect.</div> <div>Energy Notes R-Values &amp; U-Factors</div> <div>NYS Energy Code</div> <div>Climate Zone 4A</div> <table><tr><td></td><td>Required</td><td>Proposed</td></tr><tr><td>Ceiling</td><td>R-49</td><td>R-49</td></tr><tr><td>Wall</td><td>R-20</td><td>R-21</td></tr><tr><td>Glazing</td><td>0.40</td><td>0.32</td></tr><tr><td>Floor</td><td>R-19</td><td>R-30</td></tr></table> <div>Design Criteria:</div> <div>5750 Degree Days</div> <div>15% Maximum Glazing</div> <div>Certification</div> <div>I, Christina Griffin, Architect A.I.A., hereby states that I have prepared these plans and specifications to the best of my knowledge in compliance with all the requirements of the 2010 Residential Code of New York State, and the 2010 New York State Energy Conservation Construction code.</div> <div>Christina Griffin</div>											Required	Proposed	Ceiling	R-49	R-49	Wall	R-20	R-21	Glazing	0.40	0.32	Floor	R-19	R-30	<table><tr><th>CLIMATE ZONE</th><th>FENESTRATION U-FACTOR<sup>a</sup></th><th>SKYLIGHT<sup>b</sup> U-FACTOR</th><th>GLAZED FENESTRATION SHGC<sup>c,d</sup></th><th>CEILING R-VALUE</th><th>WOOD FRAME WALL R-VALUE</th></tr><tr><td rowspan="3">4A</td><td>0.35</td><td>0.55</td><td>0.40</td><td>49</td><td>20 OR 13+5<sup>h</sup></td></tr><tr><td>MASS WALL R-VALUE<sup>i</sup></td><td>FLOOR R-VALUE</td><td>BASEMENT<sup>e</sup> WALL R-VALUE</td><td>SLAB<sup>d</sup> R-VALUE &amp; DEPTH</td><td>CRAWL SPACE<sup>e</sup> WALL R-VALUE</td></tr><tr><td>8/13</td><td>19</td><td>10/13</td><td>10, 2FT</td><td>10/13</td></tr><tr><td colspan="6">a. R-VALUE ARE MINIMUMS. U-FACTORS &amp; SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.</td></tr><tr><td colspan="6">b. THE FENESTRATION U-FACTORS COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.</td></tr><tr><td colspan="6">c. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.</td></tr><tr><td colspan="6">d. R-5 SHALL BE ADD TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. INSULATION DEPTH SHALL BE THE DEPTH OF THE FOOTING OR 2 FT, WHICHEVER IS LESS.</td></tr><tr><td colspan="6">e. THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.</td></tr><tr><td colspan="6">f. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION</td></tr><tr><td colspan="6">g. THE SECOND R-VALUES APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.</td></tr><tr><td colspan="6">h. R402.2.1 CEILINGS WITH ATTIC SPACES - INSTALLING R-38 OVER 100% OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT EAVES.</td></tr><tr><td colspan="6" rowspan="5">i. R402.2.2 CEILINGS WITHOUT ATTIC SPACES - WHERE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THE MINIMUM REQUIRED INSULATION FOR SUCH ROOF/CEILING ASSEMBLY SHALL BE R-30. THIS REDUCTION OF INSULATION FROM THE REQUIREMENT SHALL BE LIMITED TO 500 SQURE FEET OR 20% OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS.</td></tr></table>	CLIMATE ZONE	FENESTRATION U-FACTOR <sup>a</sup>	SKYLIGHT <sup>b</sup> U-FACTOR	GLAZED FENESTRATION SHGC <sup>c,d</sup>	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	4A	0.35	0.55	0.40	49	20 OR 13+5 <sup>h</sup>	MASS WALL R-VALUE <sup>i</sup>	FLOOR R-VALUE	BASEMENT <sup>e</sup> WALL R-VALUE	SLAB <sup>d</sup> R-VALUE & DEPTH	CRAWL SPACE <sup>e</sup> WALL R-VALUE	8/13	19	10/13	10, 2FT	10/13	a. R-VALUE ARE MINIMUMS. U-FACTORS & SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.						b. THE FENESTRATION U-FACTORS COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.						c. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.						d. R-5 SHALL BE ADD TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. INSULATION DEPTH SHALL BE THE DEPTH OF THE FOOTING OR 2 FT, WHICHEVER IS LESS.						e. THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.						f. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION						g. THE SECOND R-VALUES APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.						h. R402.2.1 CEILINGS WITH ATTIC SPACES - INSTALLING R-38 OVER 100% OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT EAVES.						i. R402.2.2 CEILINGS WITHOUT ATTIC SPACES - WHERE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THE MINIMUM REQUIRED INSULATION FOR SUCH ROOF/CEILING ASSEMBLY SHALL BE R-30. THIS REDUCTION OF INSULATION FROM THE REQUIREMENT SHALL BE LIMITED TO 500 SQURE FEET OR 20% OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS.						<div>PLANNING BOARD SUBMISSION</div> <div>9-22-16</div>
	Required	Proposed																																																																																																																																																						
Ceiling	R-49	R-49																																																																																																																																																						
Wall	R-20	R-21																																																																																																																																																						
Glazing	0.40	0.32																																																																																																																																																						
Floor	R-19	R-30																																																																																																																																																						
CLIMATE ZONE	FENESTRATION U-FACTOR <sup>a</sup>	SKYLIGHT <sup>b</sup> U-FACTOR	GLAZED FENESTRATION SHGC <sup>c,d</sup>	CEILING R-VALUE	WOOD FRAME WALL R-VALUE																																																																																																																																																			
4A	0.35	0.55	0.40	49	20 OR 13+5 <sup>h</sup>																																																																																																																																																			
	MASS WALL R-VALUE <sup>i</sup>	FLOOR R-VALUE	BASEMENT <sup>e</sup> WALL R-VALUE	SLAB <sup>d</sup> R-VALUE & DEPTH	CRAWL SPACE <sup>e</sup> WALL R-VALUE																																																																																																																																																			
	8/13	19	10/13	10, 2FT	10/13																																																																																																																																																			
a. R-VALUE ARE MINIMUMS. U-FACTORS & SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.																																																																																																																																																								
b. THE FENESTRATION U-FACTORS COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.																																																																																																																																																								
c. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.																																																																																																																																																								
d. R-5 SHALL BE ADD TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. INSULATION DEPTH SHALL BE THE DEPTH OF THE FOOTING OR 2 FT, WHICHEVER IS LESS.																																																																																																																																																								
e. THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.																																																																																																																																																								
f. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION																																																																																																																																																								
g. THE SECOND R-VALUES APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.																																																																																																																																																								
h. R402.2.1 CEILINGS WITH ATTIC SPACES - INSTALLING R-38 OVER 100% OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT EAVES.																																																																																																																																																								
i. R402.2.2 CEILINGS WITHOUT ATTIC SPACES - WHERE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THE MINIMUM REQUIRED INSULATION FOR SUCH ROOF/CEILING ASSEMBLY SHALL BE R-30. THIS REDUCTION OF INSULATION FROM THE REQUIREMENT SHALL BE LIMITED TO 500 SQURE FEET OR 20% OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS.																																																																																																																																																								
						<div>LIST of DRAWINGS</div>																																																																																																																																																		
<div>DESIGN REQUIREMENTS for the 2010 RESIDENTIAL CODE OF NEW YORK STATE CLIMATIC &amp; GEOGRAPHIC DESIGN CRITERIA</div>												<div>S-1</div> <div>A-1</div> <div>VP-1 - VP-4</div>	<div>GENERAL NOTES, ZONING DATA, CLIMATIC &amp; GEOGRAPHIC CRITERIA, DATES &amp; LIST OF DRAWINGS,</div> <div>SITE PLAN, ZONING COMPLIANCE, &amp; BUILDING SECTION</div> <div>BASEMENT &amp; FIRST FLOOR PLANS, NORTH, SOUTH &amp; WEST ELEVATIONS</div> <div>VIEW PRESERVATION STUDIES</div>																																																																																																																																											
						SUBJECT TO DAMAGE FROM																																																																																																																																																		
GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS																																																																																																																																																	
20 psf	100-110	C	severe	42" min	medium to heavy	YES	NO																																																																																																																																																	



VARIANCE REQUIRED: SIDES TOTAL

**CHRISTINA GRIFFIN ARCHITECT PC**  
10 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799 tel 914.478.0806 fax  
[www.christinagriffinarchitect.com](http://www.christinagriffinarchitect.com)

[illegible]

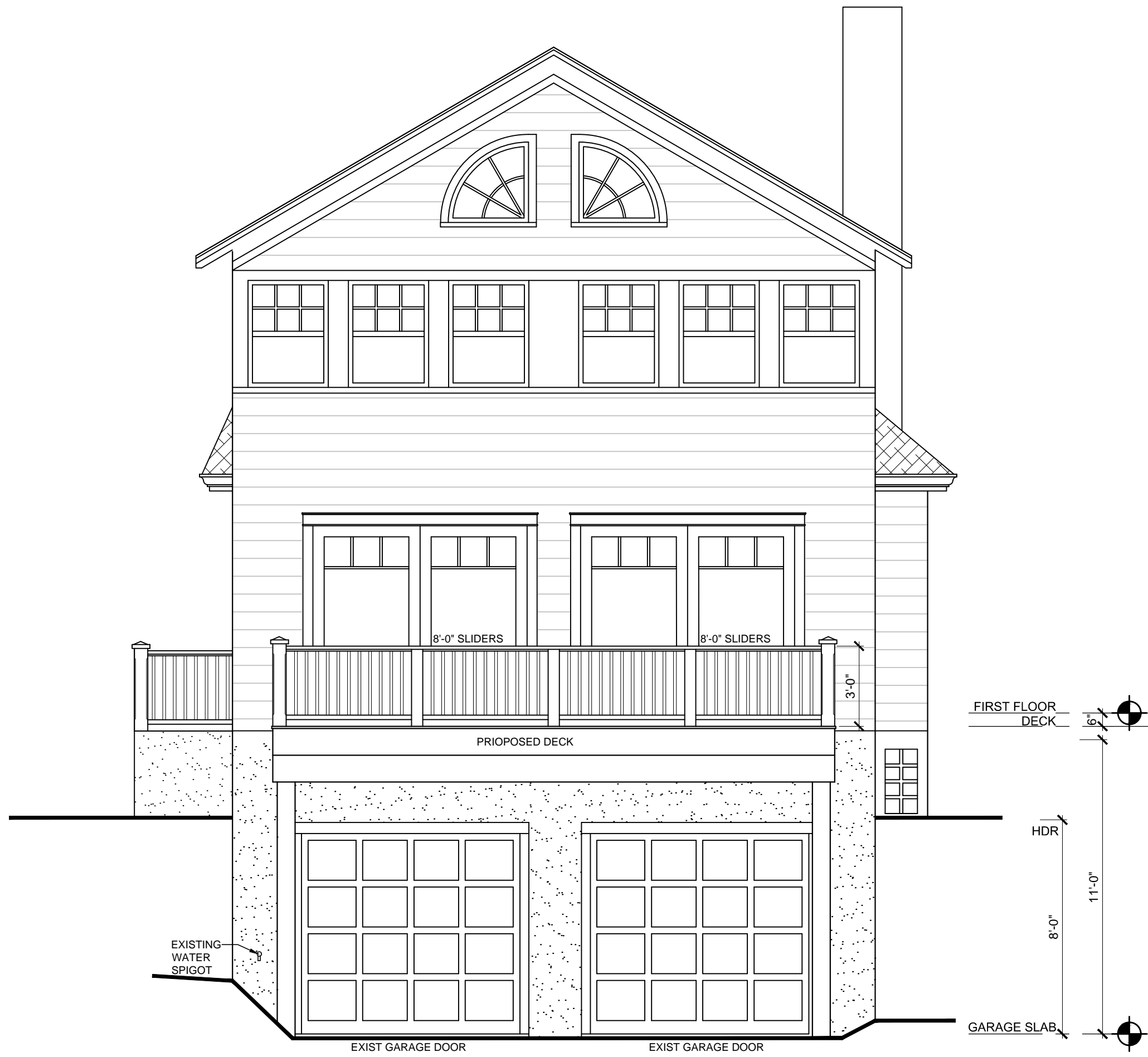
Scale:  
AS SHOWN

S-1

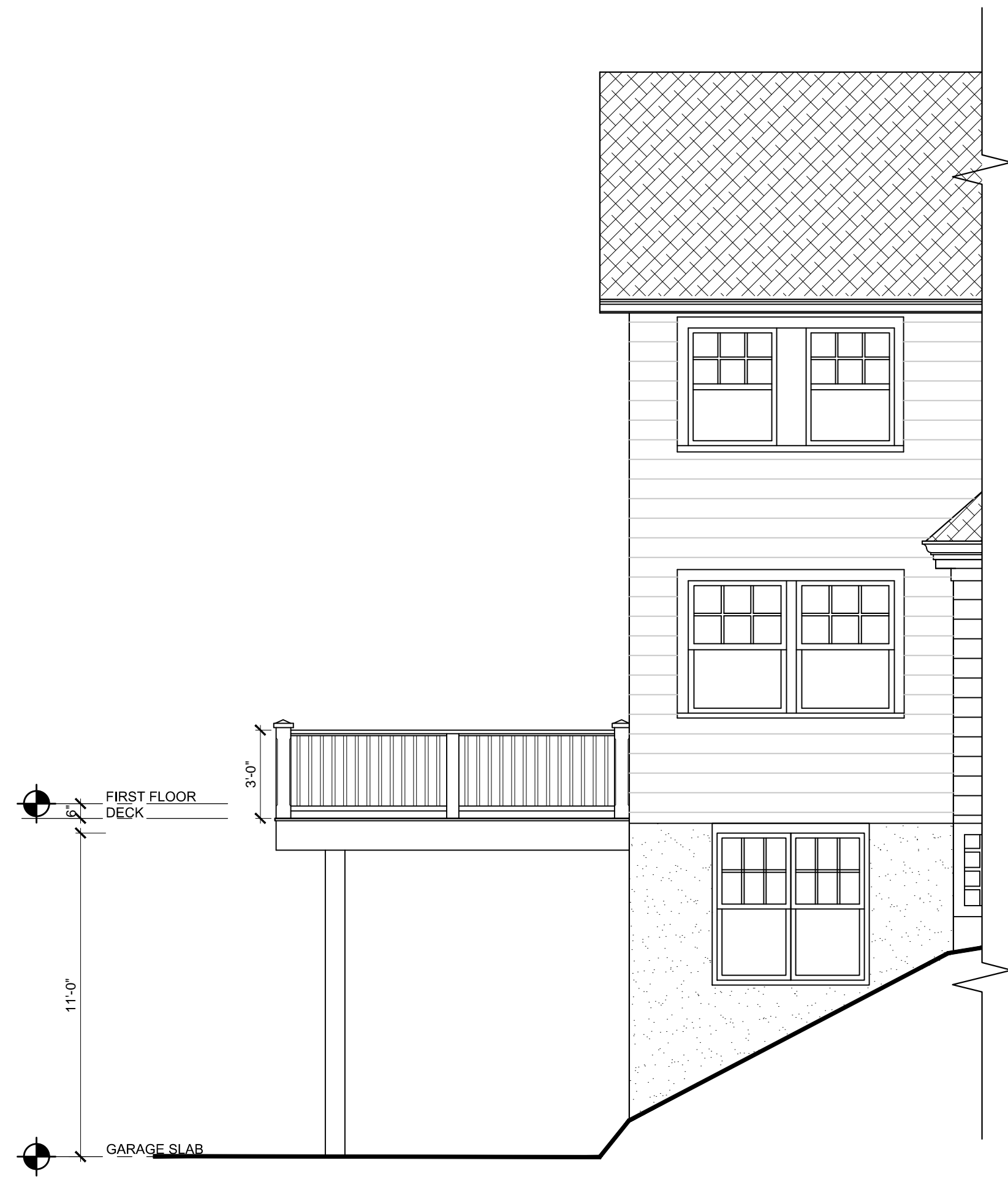




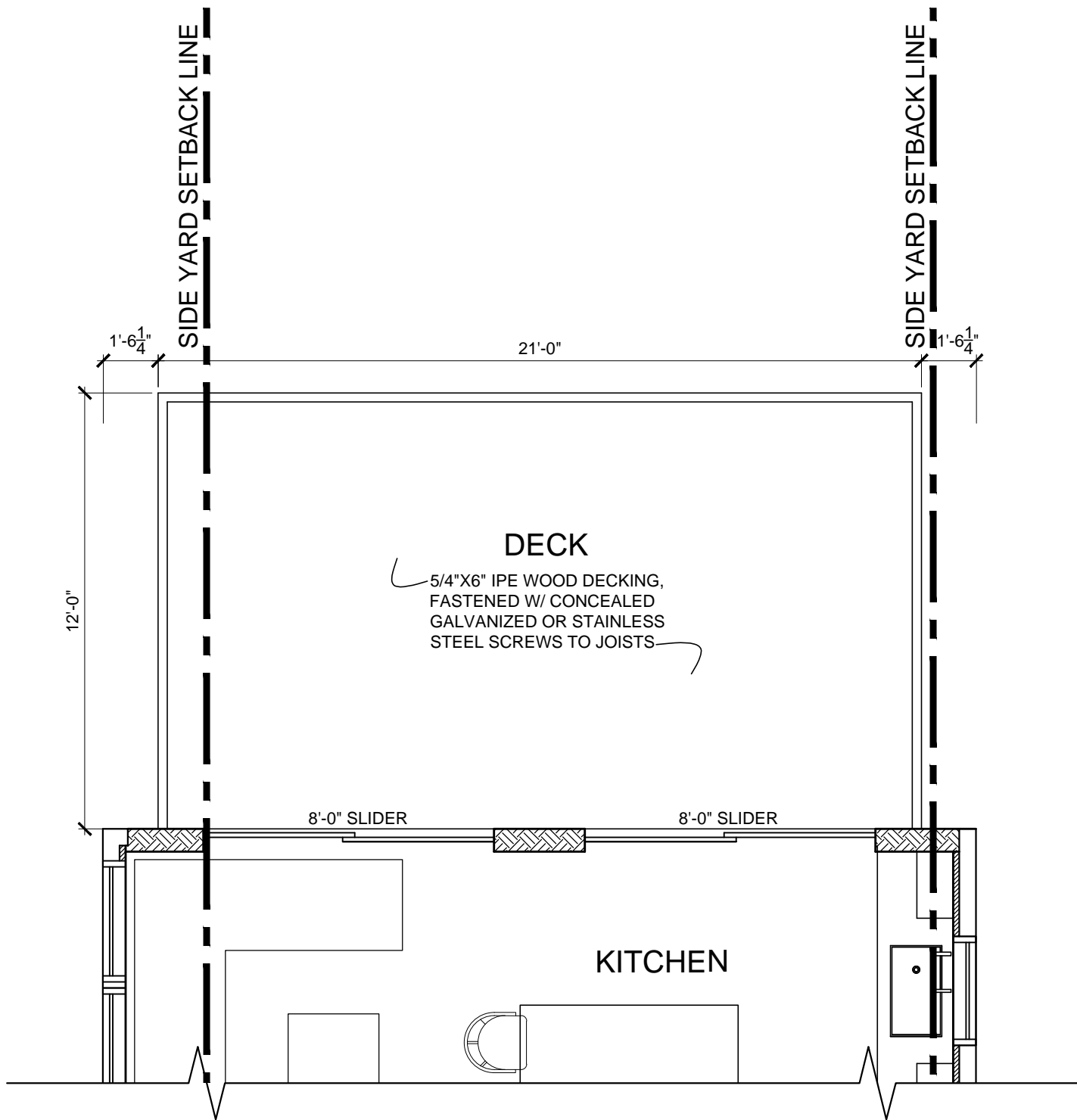
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



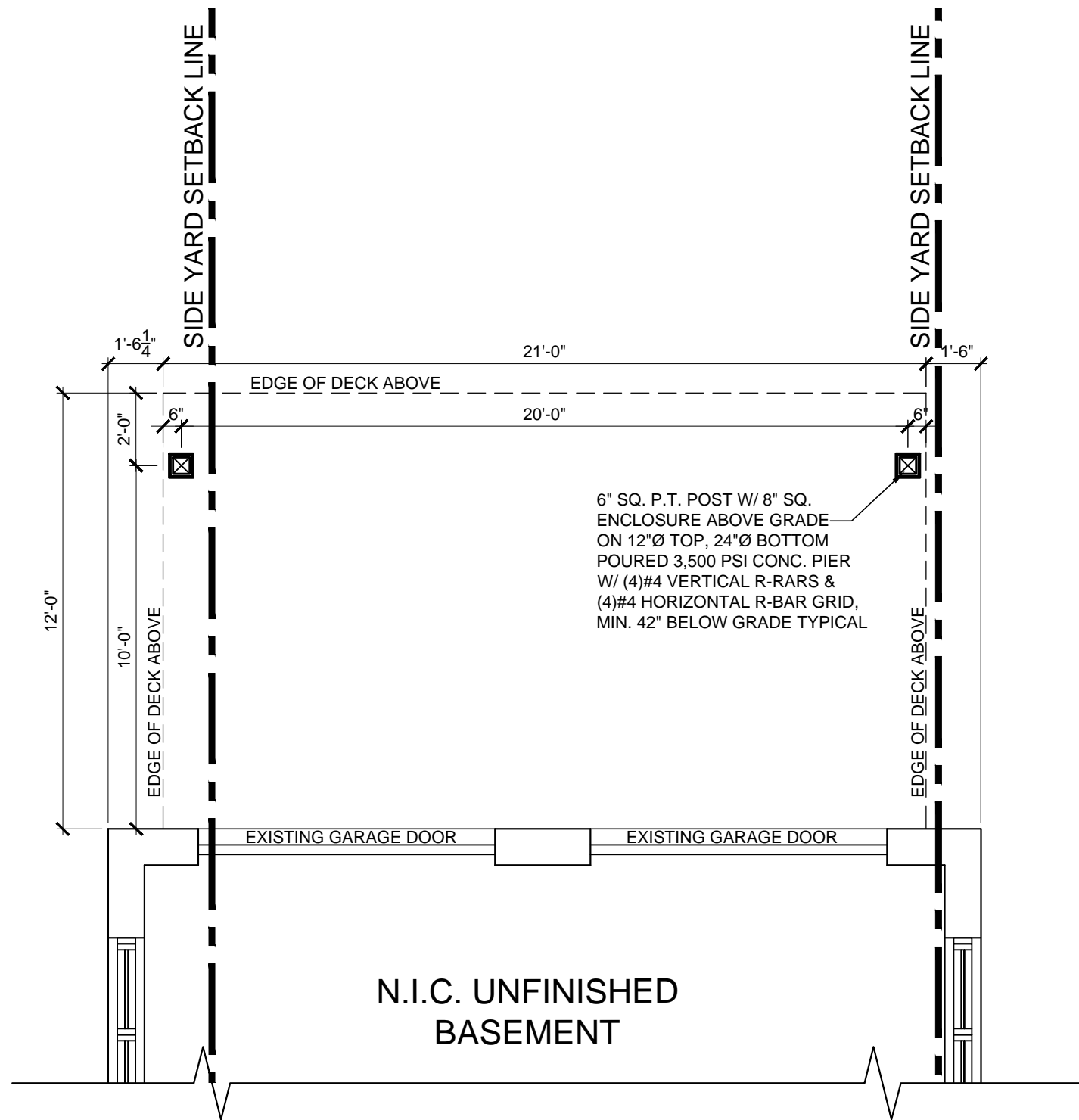
**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



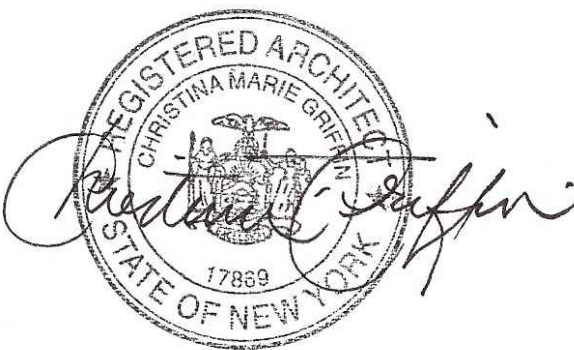
**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



PROPOSED DECK FOR THE  
**SMALL RESIDENCE**  
87 PINECREST PKWY, HASTINGS-ON-HUDSON, NY 10706

Christina Griffin Architect PC  
10 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799 tel 914.478.0806 fax  
www.christinagriffinarchitect.com

PLANNING BOARD SUBMISSION 9-22-16

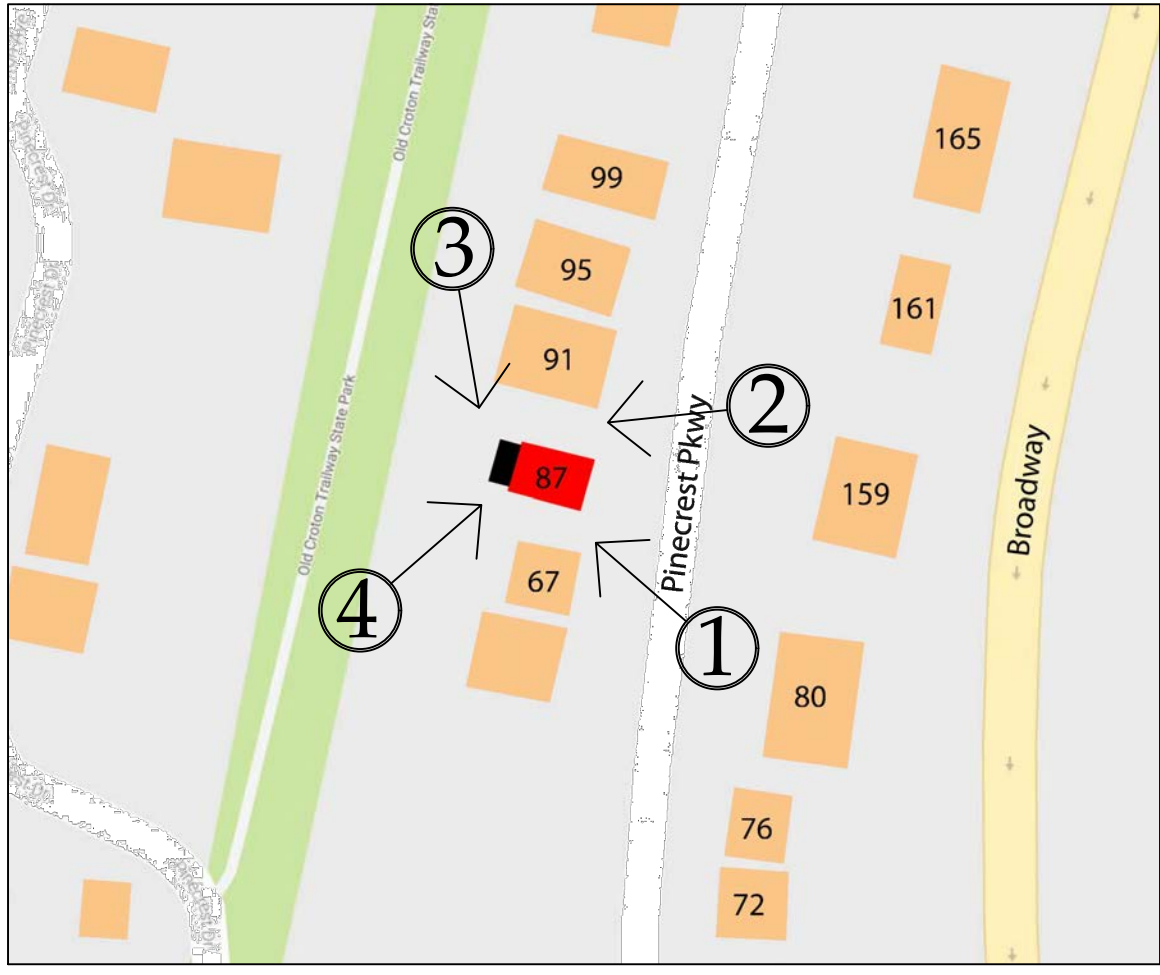
BASEMENT PLAN  
FIRST FLOOR PLAN  
SECOND FLOOR PLAN  
ELECTRICAL PLANS

Scale: AS SHOWN

**A-1**



LOCATION PLAN



BEFORE ①  
VIEW from  
PINECREST PKWY



AFTER ①  
VIEW from  
PINECREST PKWY

PROPOSED DECK FOR THE  
SMALL RESIDENCE  
87 PINECREST PKWY, HASTINGS-ON-HUDSON, NY 10706

Christina Griffin Architect PC  
10 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799 tel 914.478.0806 fax  
www.christinagriffinarchitect.com

PLANNING BOARD SUBMISSION 9-22-16

VIEW PRESERVATION  
VIEW FROM  
PINECREST PKWY

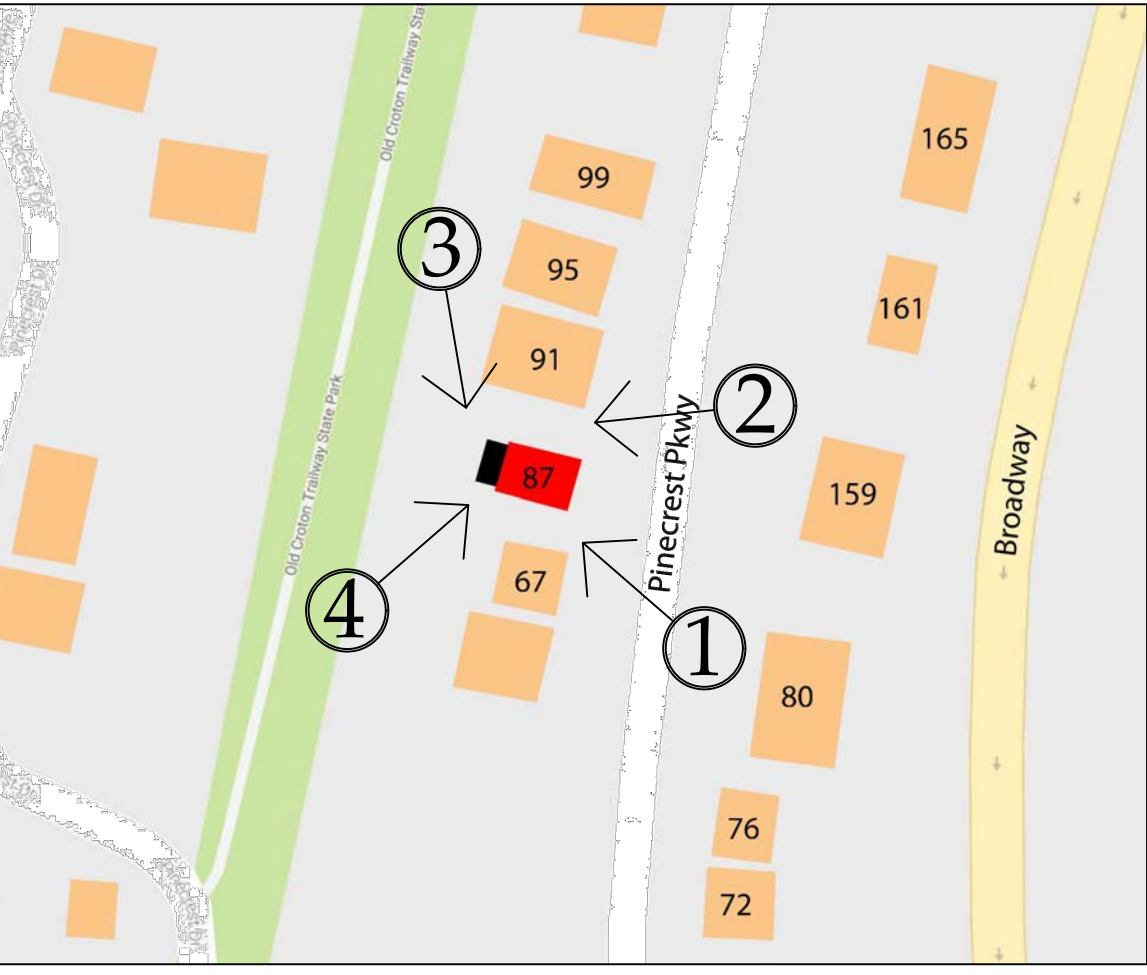
AS SHOWN



VP-1



LOCATION PLAN



BEFORE ②  
VIEW from  
PINECREST PKWY



AFTER ②  
VIEW from  
PINECREST PKWY



PROPOSED DECK FOR THE  
SMALL RESIDENCE  
87 PINECREST PKWY, HASTINGS-ON-HUDSON, NY 10706

Christina Griffin Architect PC  
10 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799 tel 914.478.0806 fax  
www.christinagriffinarchitect.com

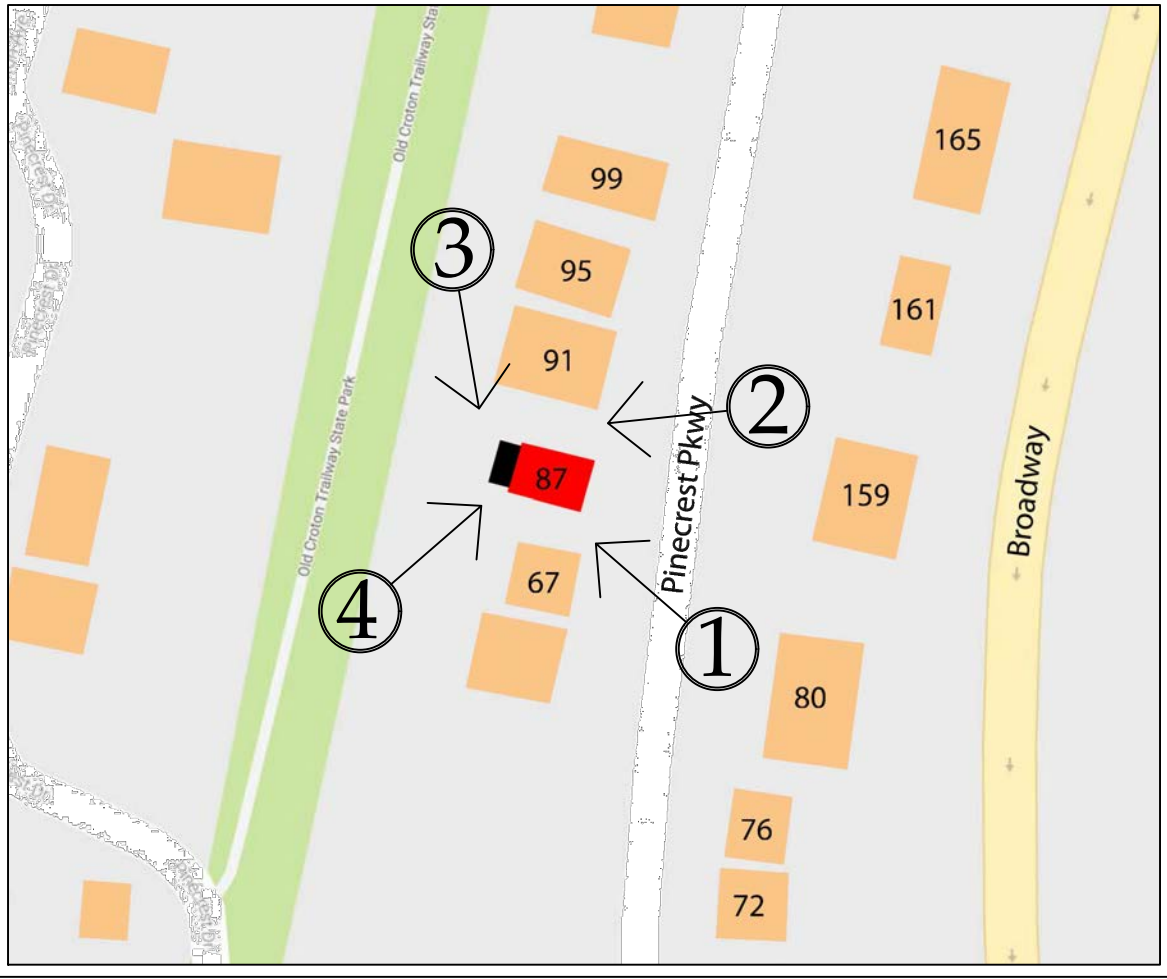
PLANNING BOARD SUBMISSION 9-22-16

VIEW PRESERVATION  
VIEW FROM  
PINECREST PKWY

Scale:  
AS SHOWN



LOCATION PLAN



BEFORE ③  
VIEW from  
67 PINECREST PKWY

AFTER ③  
VIEW from  
67 PINECREST PKWY



Drawing Title

VIEW PRESERVATION  
STUDY 1  
ON PINECREST PKWY

Date

PLANNING BOARD SUBMISSION 9-22-16

Scale

AS SHOWN

CHRISTINA GRIFFIN ARCHITECT PC

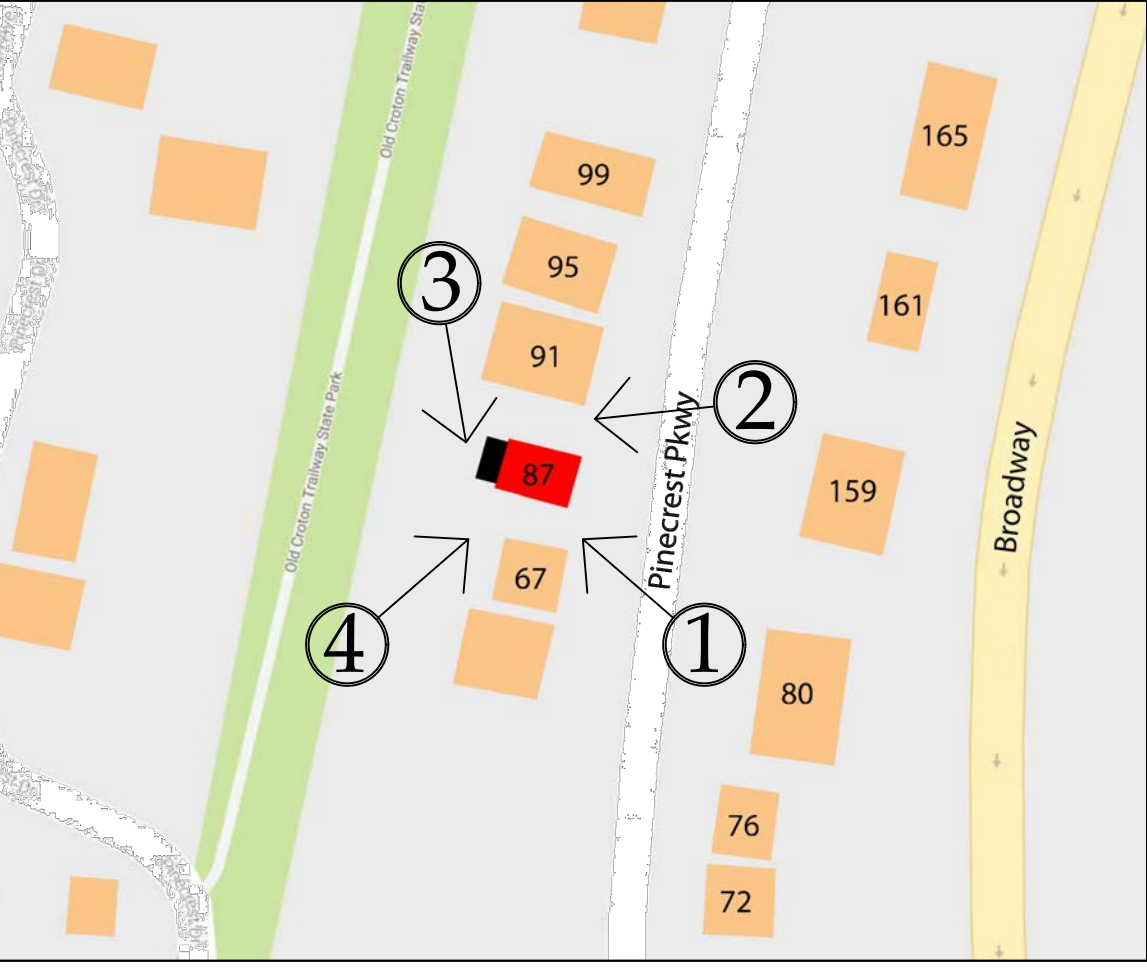
10 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799 tel 914.478.0806 fax  
www.christinagriffinarchitect.com

PROPOSED DECK FOR THE  
SMALL RESIDENCE

87 PINECREST PKWY, HASTINGS-ON-HUDSON, NY 10706



LOCATION PLAN



BEFORE 4  
VIEW from  
91 PINECREST PKWY



AFTER 4  
VIEW from  
91 PINECREST PKWY



PROPOSED DECK FOR THE  
SMALL RESIDENCE  
87 PINECREST PKWY, HASTINGS-ON-HUDSON, NY 10706

Christina Griffin Architect PC  
10 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799 tel 914.478.0806 fax  
www.christinagriffinarchitect.com

PLANNING BOARD SUBMISSION 9-22-16

VIEW PRESERVATION  
STUDY 2  
ON PINECREST PKWY

AS SHOWN

VP-4