

VILLAGE OF HASTINGS-ON-HUDSON
 Application for the Planning Board Review/Action
 for Site Plan, Subdivision
Steep Slopes, View Preservation, Special Use Permit Advisory



Case number: Date of application: 1/22/2016

Planning Board action requested for: Site Plan (\$295-104) Subdivision (Article XIII)
 (Check all that apply) Special Use Permit (Article X) Steep Slopes (\$295-147) View Preservation (\$295-82)

Property owner: JESSICA SILVESTER AND DANIEL MCNADARA
 Property address: 17 PINECREST DRIVE
 Name all streets on which the property is located:
 Sheet: Block: F Lot/Parcel: 6/7/8/9 Zoning District: R-10

Applicant: ALEX STOJANOVIC
 Standing of applicant if not owner: DESIGN ARCHITECT, REPRESENTATIVE
 Address: 61 PINECREST DRIVE, HASTINGS-ON-HUDSON, NY 10706
 Daytime phone number: 917-747-2241 Fax number: —
 E-mail address: AS@STACO.COM

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

Please provide brief description of proposed work:

PROJECT INTENDS TO REDO ROOFING TO CORRECT SOME LEAKAGE
PROBLEMS AT EXIST. ADDITION AND TO RAISE EXISTING HOUSE
ROOF TO CREATE BETTER FLOW IN MASTER BEDROOM

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



STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

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

Sworn to before me this 22nd day
of January 2016

Signature of the Applicant



Mary Ellen Ballantini
Notary Public

STATE OF NEW YORK
COUNTY OF WESTCHESTER

Name : _____, being duly sworn, deposes and says that he/she resides at _____ 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 _____ Block _____ and Lot _____ of the tax map, and that he/she hereby authorized _____ to make the annexed application in his/her behalf and that the statement of fact contained in said application are true.

Sworn to before me this _____ day
of _____, 201

Signature of the Owner

Notary Public

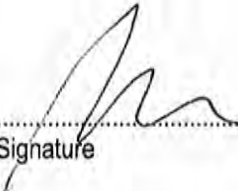
Submit eleven (13) sets of this application with all necessary documents, plans, surveys, photographs, applicable checklists and any other data that you deem critical to make your case before the Planning Board.

VILLAGE OF HASTINGS-ON-HUDSON
View Preservation Approval Application Requirements Checklist

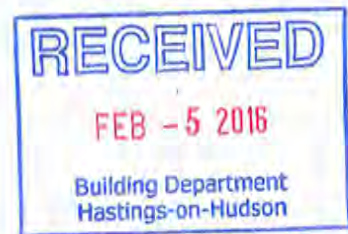


Items	Item Specifics	Indicate how the checklist items are addressed*
Application	Complete application with supporting documents✓.....
Application Fee	Prescribed fee for the requested review/action✓.....
Plans	Plans, Site Plans, Elevations Sections and details as necessary to describe the full scope of proposed work✓.....
	A plan showing the location from where the photos were taken and general direction of the field of vision✓.....
Photographs	Photographs from various vantage points showing the current views of the Palisades and Hudson river, without the proposed development/work✓.....
	Photographs from various vantage points showing the current views of the Palisades and Hudson river, with the proposed development/work simulated in the photographs (photoshopped)✓.....
Additional Requirements	Board/s may require a Mock-up at the proposed site simulating the height bulk or outline of the proposed construction/development to help them with their deliberations and decisionsTo be provided as and if needed...

*Indicate by notes such as, "see Note/Detail on Dwg #___", "attached herewith", or "NA", etc. where "NA" stands for "Not applicable".


2/5/2016
ALEX STOJANOVIC

Signature _____ Date _____ Name _____ Title _____





VILLAGE OF HASTINGS-ON-HUDSON

Municipal Building
7 Maple Avenue
Hastings-on-Hudson, New York 10706
(914) 478-3400
Fax: (914) 478-4624
hastings@hastingsgov.org <http://hastingsgov.org>

LEGAL NOTICE

THE PLANNING BOARD

Pursuant to the provisions of Section 295-143B of the Village of Hastings-on-Hudson Code, Notice is hereby given that:

A Public Hearing will be held on **Thursday, March 17, 2016 at 8:15 PM**, in the Meeting Room, Municipal Building, 7 Maple Avenue, Hastings-on-Hudson, New York.

The Hearing will be held on the application of Jessica Silvester & Daniel McNamara for the View Preservation advisory as per sections 295-82 of the Village Code, for the re-design and re-construction of the existing roof on their single-family dwelling at 17 Pinecrest Drive. Said property is located in the R-10 Zoning District and is known as SBL: 4.100-96-14&15 on the Village Tax Maps.

The Planning Board will at this time and place hear all persons in support of such matter and any objections thereto.

THE ZONING BOARD OF APPEALS

Pursuant to the provisions of Section 295-143B of the Village of Hastings-on-Hudson Code, Notice is hereby given that:

A Public Hearing will be held by the Zoning Board of Appeals on **Thursday, March 24, 2016 at 8:00 PM** in the Meeting Room, Municipal Building, 7 Maple Avenue, Hastings-on-Hudson, New York.

The Hearing will be held on the application of Jessica Silvester & Daniel McNamara for View Preservation approval as required under section 295-82 and a variance for relief from the strict application of code sections 295-55.A, & 295-68.F.(1)(a) of the Village Code, for the re-design and re-construction of the existing roof within an existing non-conforming front yard setback, on their single-family dwelling at 17 Pinecrest Drive. Said property is located in the R-10 Zoning District and is known as SBL: 4.100-96-14&15 on the Village Tax Maps.

Variance is sought for the extension of an Existing Non-conformity:

Front Yard: Existing – approx. 16.16 ft.; Proposed– approx. 23.42 ft.; Required min. - 30 ft. {295-55.A. and 295-68.F.(1)(a)}

The Zoning Board of Appeals will at this time and place hear all persons in support of such matter and any objections thereto.

Plans will be available for review at the office of the Building Department or on the Village web site Hastingsgov.org

Matthew Collins, Chair, ZBA

Jamie Cameron, Chair, PB

CASE NO.: 04-16
PUBLISH: THE RIVERTOWNS ENTERPRISE
March 4, 2016

2 March 2016

To the Planing Board

Re: 17 Pinecrest Drive, Hastings-on-Hudson

Dear Sirs and Madams,

Following is a brief explanation on our proposed design for the property at hand.

The property has an addition from about 1960th. The original house built in the early part of the 20th Century has a very traditional architectural language with balanced arts and crafts elements opening it towards the river and the view through a large porch which facing west. The addition on the other hand shows a very experimental roof line that seem to be the complete opposite and is quite eccentric visually.

Our proposal is trying to create a more balanced and harmonious volume. With a much simpler roof line structure but also tying visually with the old house. We believe our effort will unify the addition with the house by consolidating the volume with a clearer form. We would like to have an addition that has a smoother interaction with the house, respecting a certain harmony with the overall formality of the old house. We are also trying to improve the interior connection between the two volumes which at present works very badly, since the extremely eccentric lines lend for a rather forces spatial experience. There is a serious height problem when trying to reach the addition through the only opening from the main volume. This is the main reason our proposal is suggesting a slight change in the roof lines which will cut very little of the view over the roof line of the river beyond. The change in view is minimal but help create a much needed flow inside and give the house a functional connection to the addition which it now lacks.

We kindly ask you to consider our proposal, since not being able to do this changes would keep a rather awkward volume that has never really made sense as addition to the house and disturbed the visual harmony from several view points – coming up Pinecrest Drive from Warburton or walking along the Aqueduct. Not being able to pursue this proposal would be living with a situation that is sub-standard and of poor design.

We respectfully request your help in improving a situation that would bring live to a more balanced new understanding of the two volumes.

Many thanks for your effort in advance

Sincerely,

Alex Stojanovic

ZONING COMPUTATIONS

GENERAL INFORMATION:

ADDRESS: 17 PINECREST DRIVE HASTINGS ON THE HUDSON, NY 10706
 ZONING: R-10
 BLOCK: F
 LOTS: 5, 6, 7, 8, 9
 LOT AREA: 17,080

YARD REQUIRMENTS:

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
FRONT YARD	16.2'	30'	23.5'	295-68	NO
SIDE YARD 1	59.23'	18'	59.23'	295-68	NO
SIDE YARD 2	13.4'	12'	13.4'	295-68	NO
REAR YARD	62.32'	30'	62.32'	295-68	NO

LOT COVERAGE:

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
% STRUCTURE	12.3%	25%	11.7%	295-68	NO
AREA STRUCTURE	2,100	4,270	2,000	295-68	NO
% DEVELOPMENT	34.9%	35%	34.9%	295-68	NO
AREA DEVELOPMENT	5,955	5,978	5,955	295-68	NO

IMPERVIOUS SURFACE

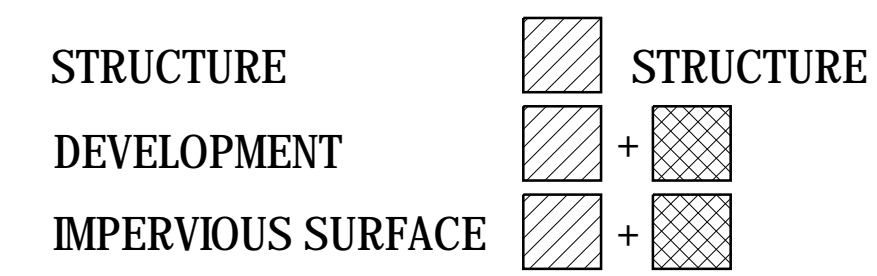
ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
%	34.9%	35%	13.4'	295-68	NO
AREA	5,955	5,978	62.32'	295-68	NO

HEIGHT REGULATIONS

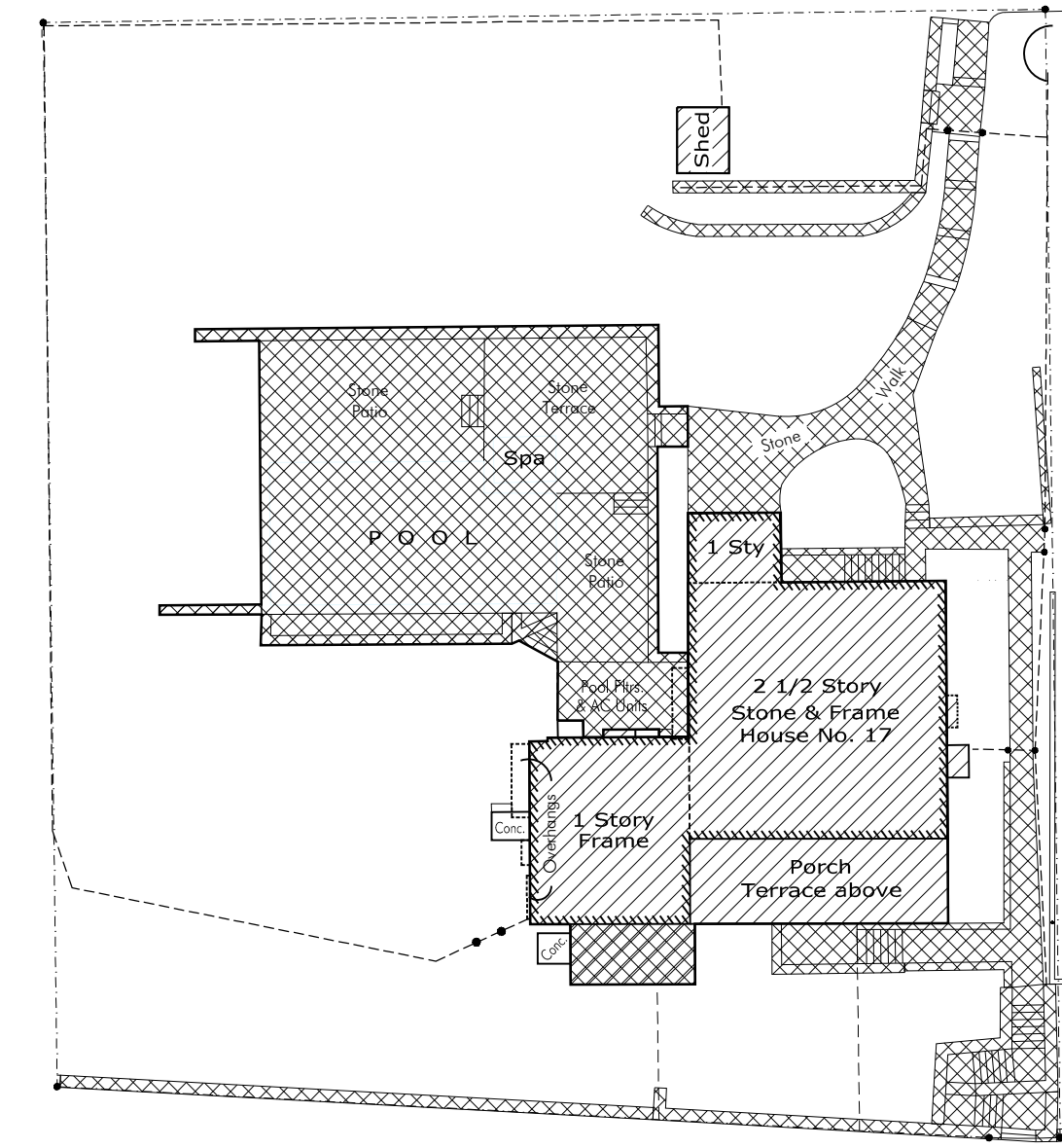
ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
HEIGHT (FT)	31'-5 7/8"	35'	33'-11 1/16"	295-68	NO
STORIES	2 1/2	2 1/2	2 1/2	295-68	NO

FLOOR AREA

ITEM	EXISTING	PROPOSED	AMOUNT ADDED	REFERENCE	VARIANCE REQ.
CELLAR	1,862	1,862	0	N/A	NO
GROUND FLOOR	1,154	1,735	831	N/A	NO
SECOND FLOOR	1,076	1,076	0	N/A	NO
1/2 STORY	120	506	506 (-1/2 (1.076))	295-68	NO

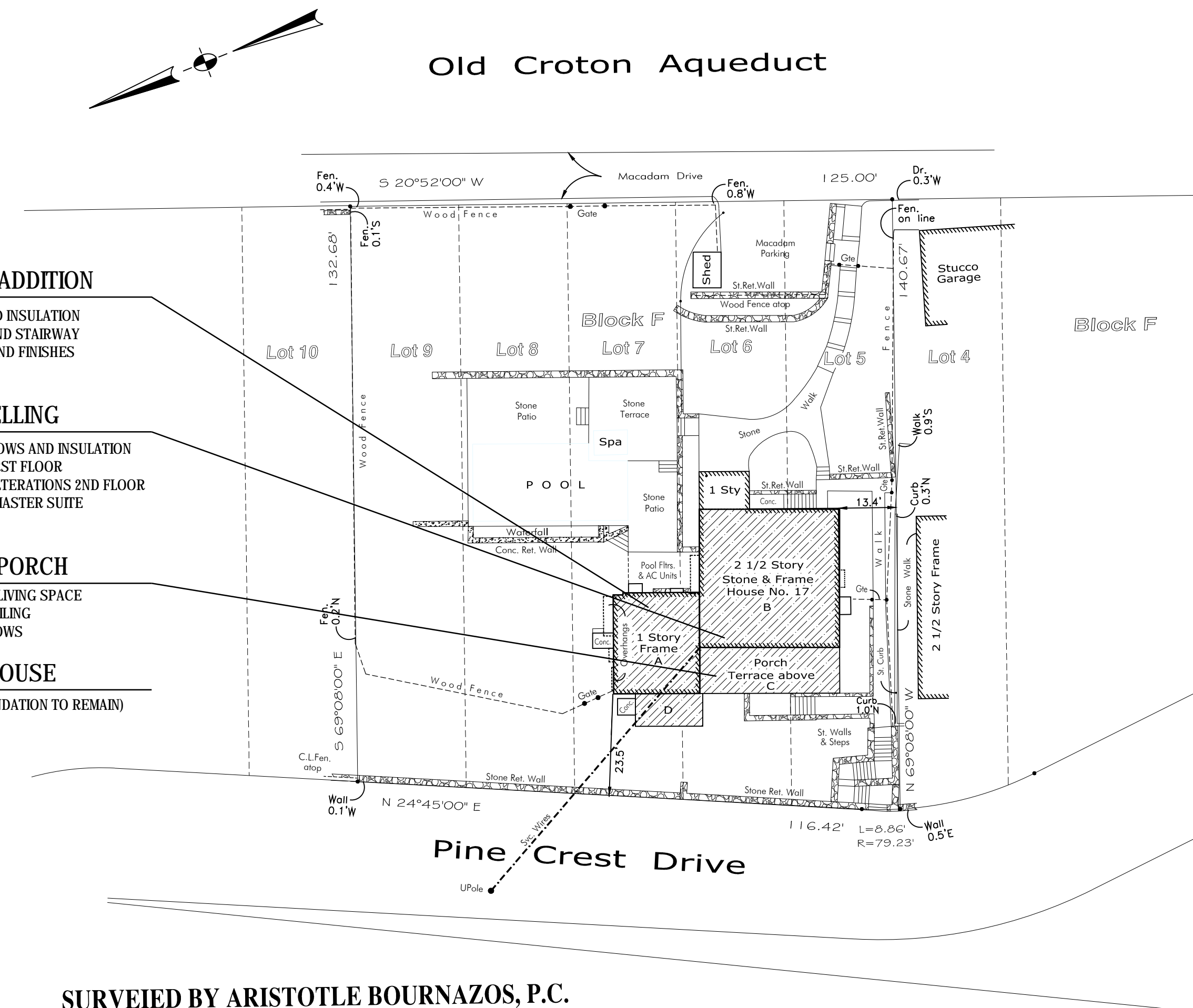


Old Croton Aqueduct



Pine Crest Drive

Old Croton Aqueduct



A. EXISTING ADDITION

- NEW WINDOWS AND INSULATION
- NEW MEZZANINE AND STAIRWAY
- NEW INSULATION AND FINISHES
- NEW ROOFING

B. MAIN DWELLING

- NEW SELECT WINDOWS AND INSULATION
- OPEN CONCEPT FIRST FLOOR
- MINOR INTERIOR ALTERATIONS 2ND FLOOR
- NEW HALF STORY MASTER SUITE
- NEW HIGHER ROOF

C. EXISTING PORCH

- CONVERSION INTO LIVING SPACE
- NEW INSULATED CEILING
- NEW SELECT WINDOWS

D. GREEN HOUSE

- DEMOLISHED (FOUNDATION TO REMAIN)

SURVEIED BY ARISTOTLE BOURNAZOS, P.C.

Pinecrest Group, Alex Stojanovic Design Architect
 315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
 8 Haymaker Lane, Levittown, NY 11756

REV: DATE: ISSUE:



BLOCK No.: F
 LOT No.: 5, 6, 7, 8, 9
 MAP No.:
 ZONING DISTRICT: R-10

PROJECT: MCNAMARA/SILVESTER
 17 PINECREST DRIVE
 HASTINGS-ON-HUDSON, NY 10706

OWNER: DANIEL MCNAMARA AND JESSICA SILVESTER

ZONING COMPUTATIONS

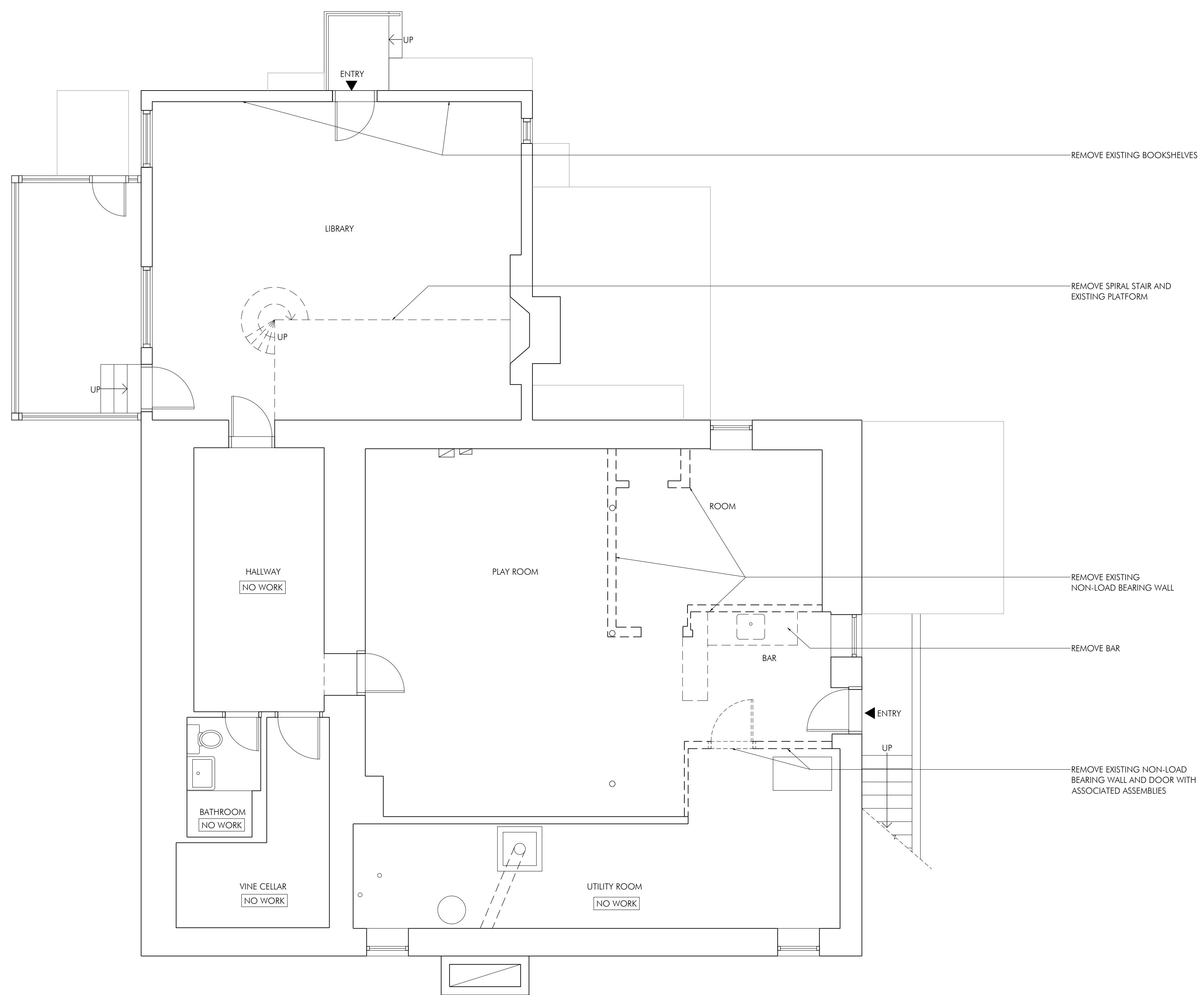
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NYC DOB Number:

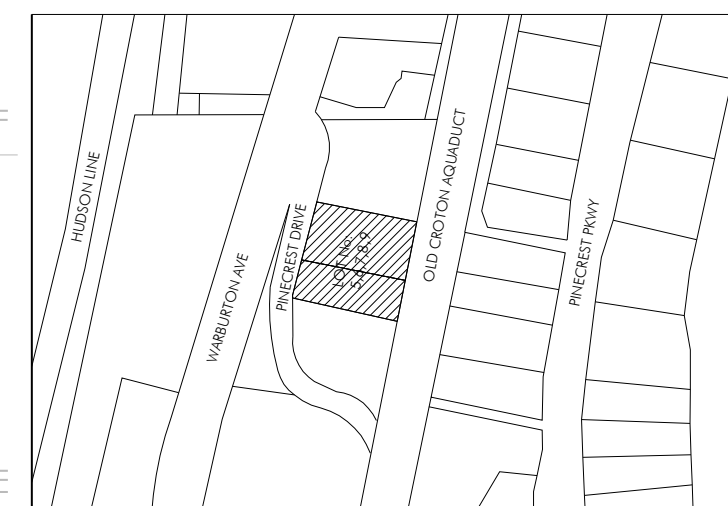
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SYMBOL	LEGEND
	COMBINED SMOKE/CARBON MONOXIDE DETECTOR
	EXISTING WALL
	TO BE REMOVED



BASEMENT
SCALE: 1/4" = 1'-0"

REV:	DATE:	ISSUE:
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BLOCK No.: F
LOT No.: 5, 6, 7, 8, 9
MAP No.:
ZONING DISTRICT: R-10

PROJECT
MCNAMARA/SILVESTER
17 PINCREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

OWNER
DANIEL MCNAMARA AND JESSICA SILVESTER

DEMOLITION PLAN
BASEMENT

D100.00

SCALE: 1/4" = 1'-0"	PROJ. No.: 1511
DATE: 01.15.2016	DRAWN BY: SK
	CHECKED BY: AS

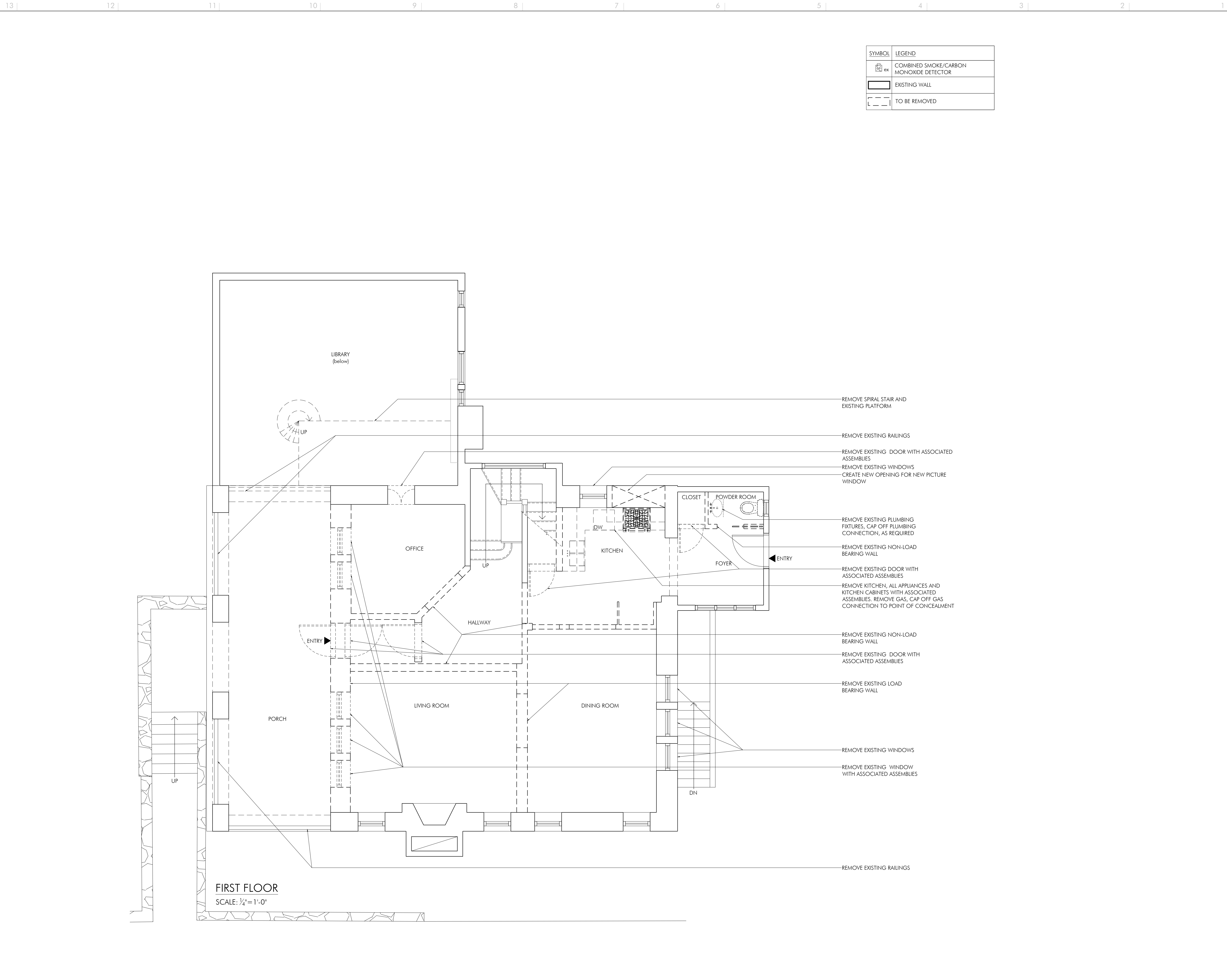
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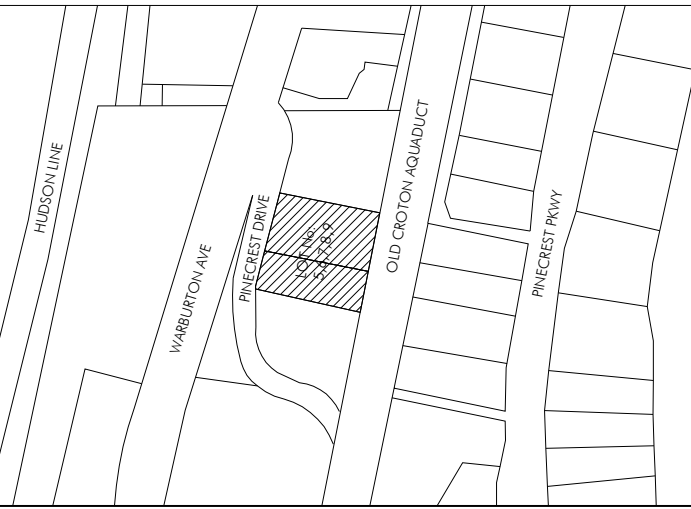
SYMBOL	LEGEND
	COMBINED SMOKE/CARBON MONOXIDE DETECTOR
	EXISTING WALL
	TO BE REMOVED

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

Pincrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756

REV:	DATE:	ISSUE:
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BLOCK No.: F
LOT No.: 5, 6, 7, 8, 9
MAP No.:
ZONING DISTRICT: R-10

PROJECT
MCNAMARA/SILVESTER
17 PINECREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

OWNER
DANIEL MCNAMARA AND JESSICA SILVESTER

**DEMOLITION PLAN
FIRST FLOOR**

D101.00

SCALE: 1/4"=1'-0"	PROJ. No.: 1511
DATE: 01.15.2016.	DRAWN BY: SK
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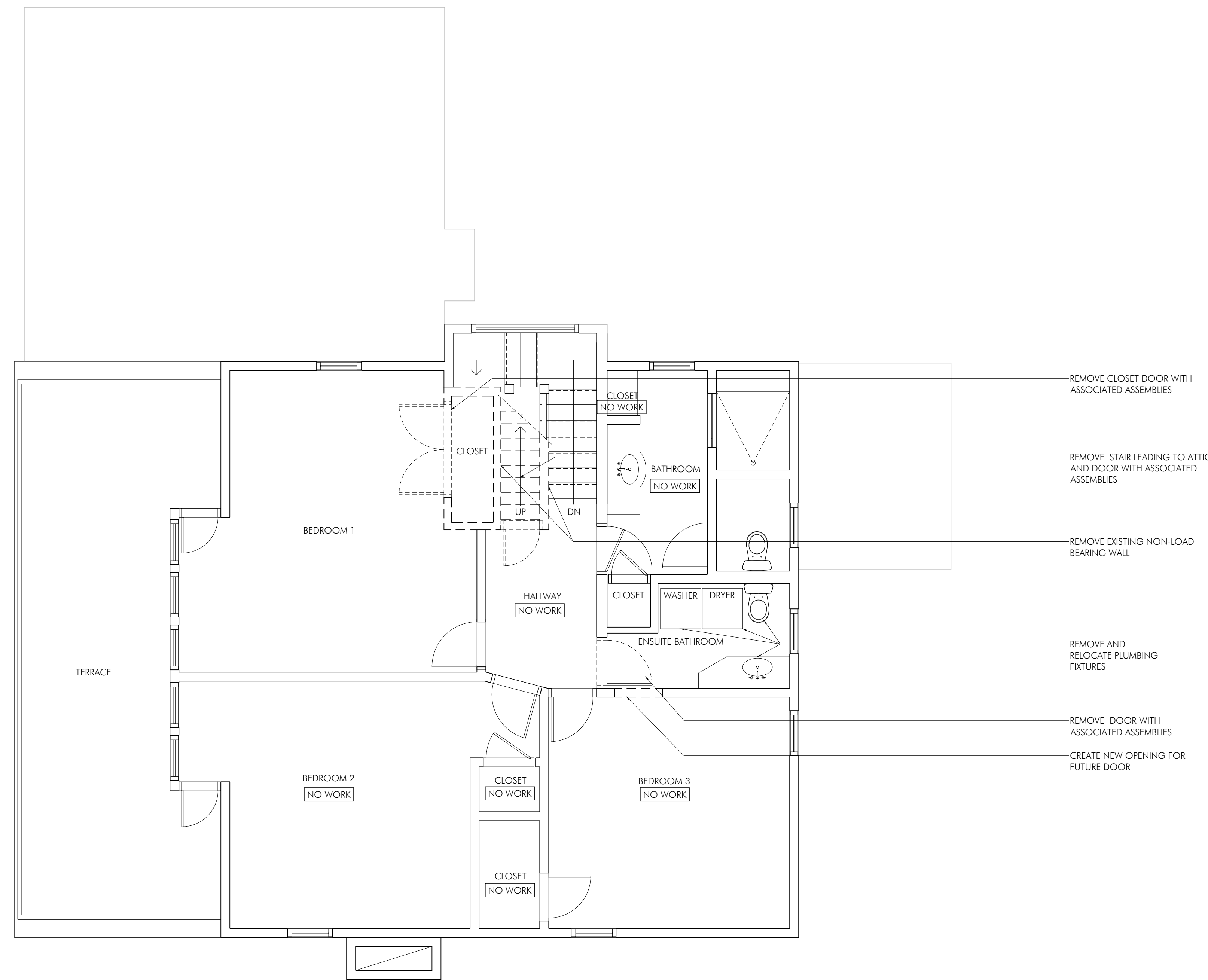
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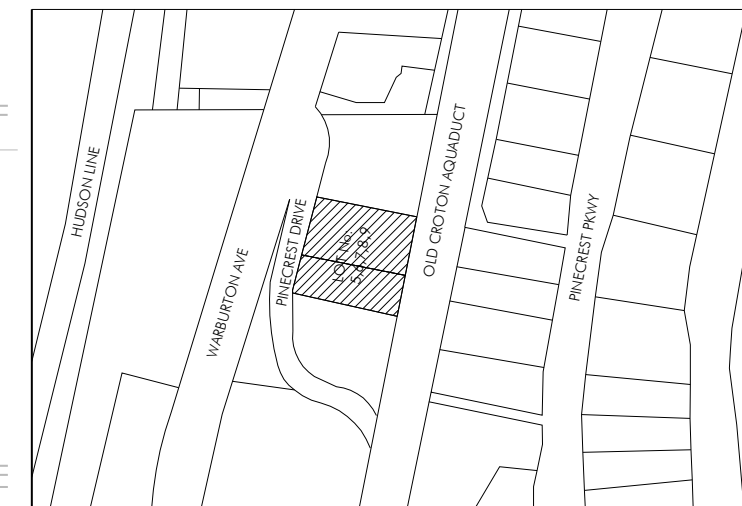
Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756

SYMBOL	LEGEND
	COMBINED SMOKE/CARBON MONOXIDE DETECTOR
	EXISTING WALL
	TO BE REMOVED



SECOND FLOOR
SCALE: 1/4"=1'-0"

REV:	DATE:	ISSUE:
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BLOCK No.: F
LOT No.: 5, 6, 7, 8, 9
MAP No.:
ZONING DISTRICT: R-10

MCNAMARA/SILVESTER
17 PINECREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

OWNER
DANIEL MCNAMARA AND JESSICA SILVESTER

DEMOLITION PLAN SECOND FLOOR

D102.00

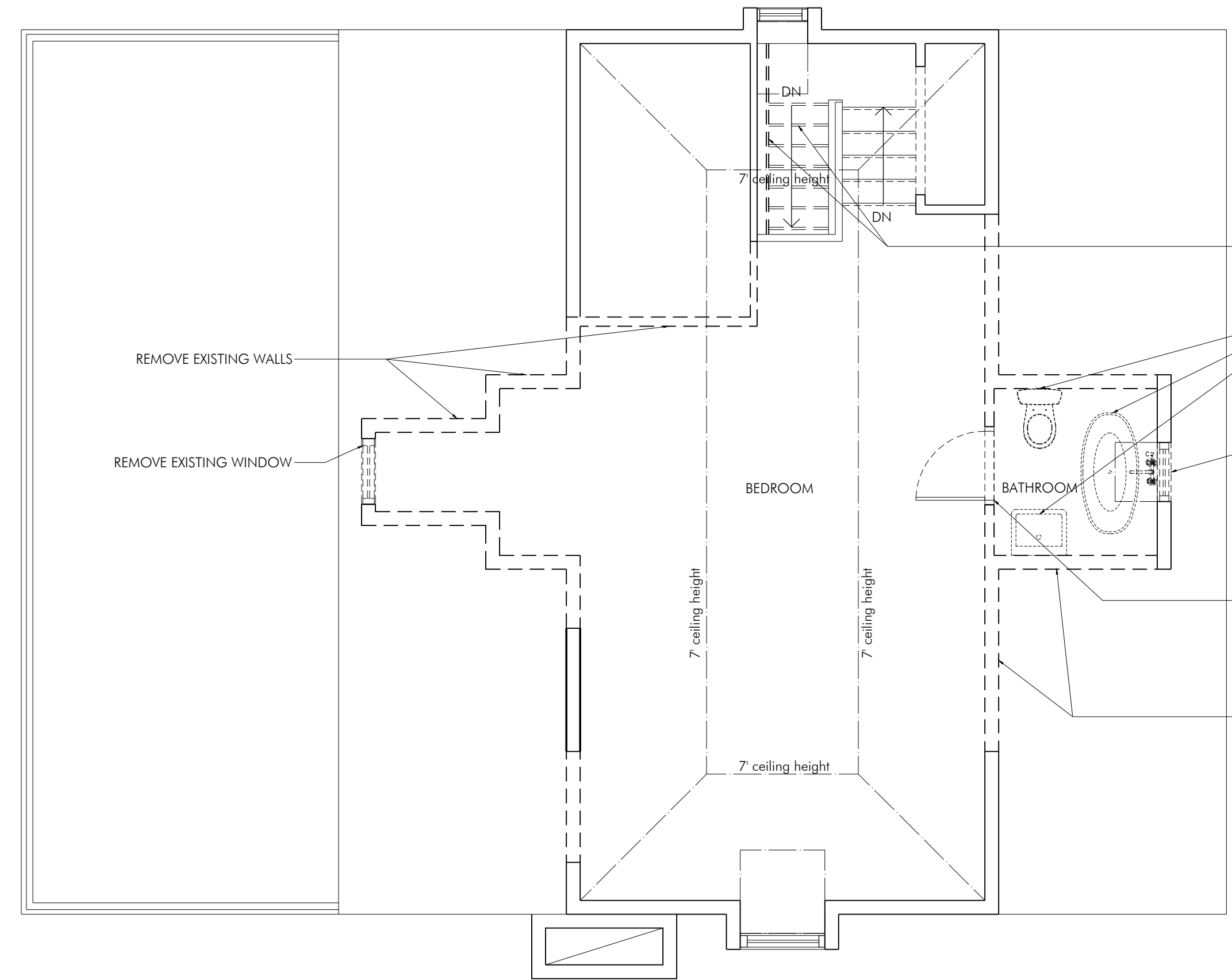
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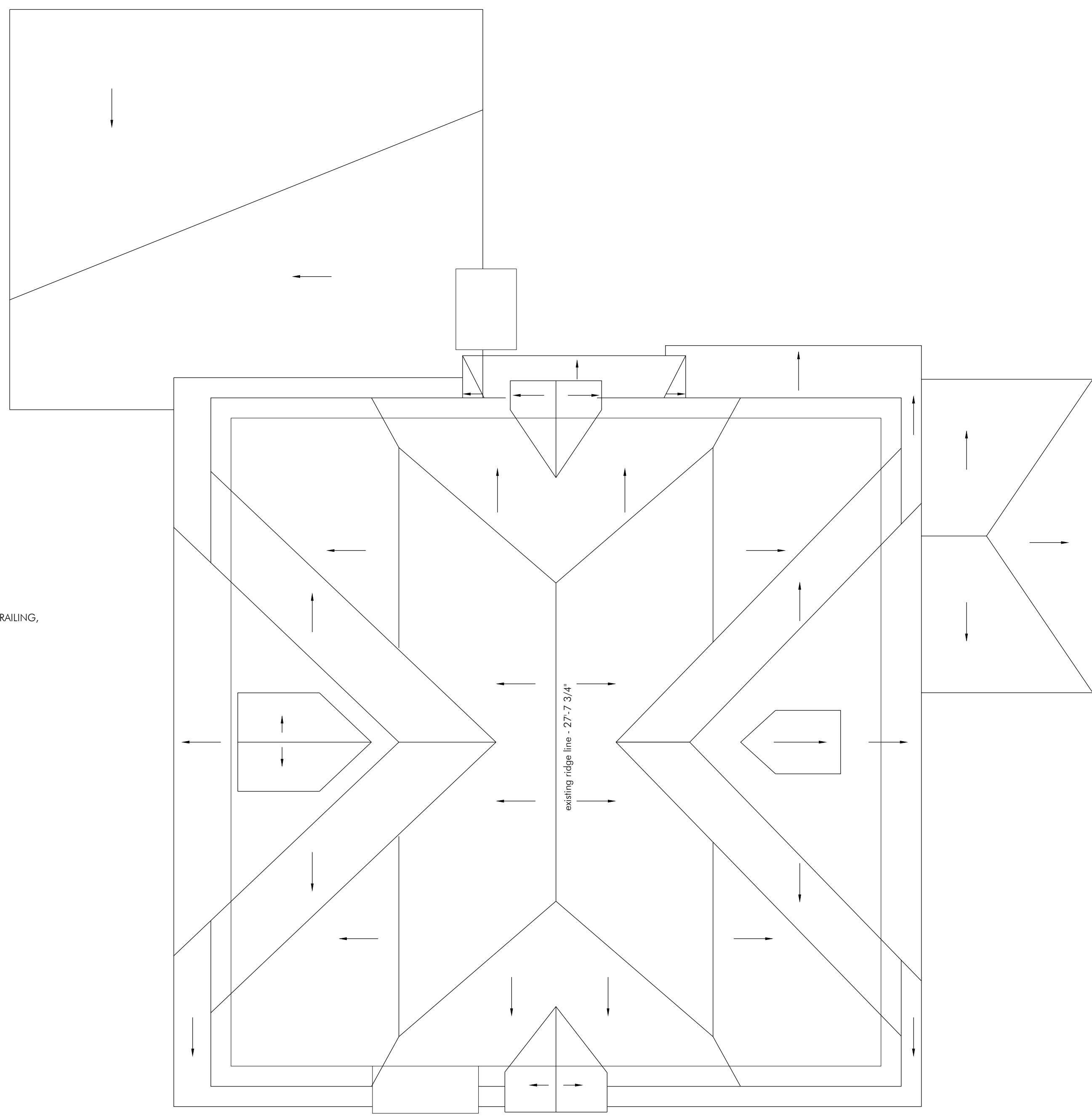
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8 Haymaker Lane, Levittown, NY 11756

SYMBOL	LEGEND
	COMBINED SMOKE/CARBON MONOXIDE DETECTOR
	EXISTING WALL
	TO BE REMOVED

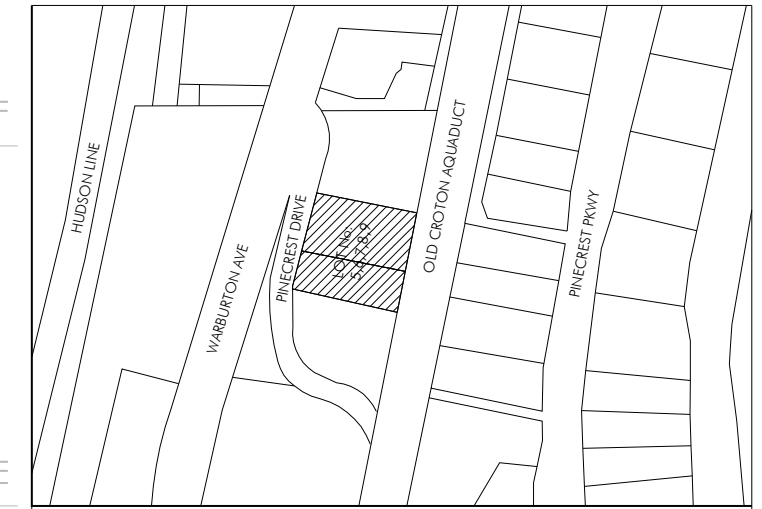


1 - ATTIC
SCALE: 1/4" = 1'-0"



2 - ROOF PLAN
SCALE: 1/4" = 1'-0"

REV:	DATE:	ISSUE:
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BLOCK No.: F
 LOT No.: 5, 6, 7, 8, 9
 MAP No.:
 ZONING DISTRICT: R-10

PROJECT
MCNAMARA/SILVESTER
 17 PINECREST DRIVE
 HASTINGS-ON-HUDSON, NY 10706

OWNER
 DANIEL MCNAMARA AND JESSICA SILVESTER

DEMOLITION PLAN
ATTIC AND ROOF PLAN

D103.00

SCALE: 1/4" = 1'-0"	PROJ. No.: 1511
DATE: 01.15.2016.	DRAWN BY: SK
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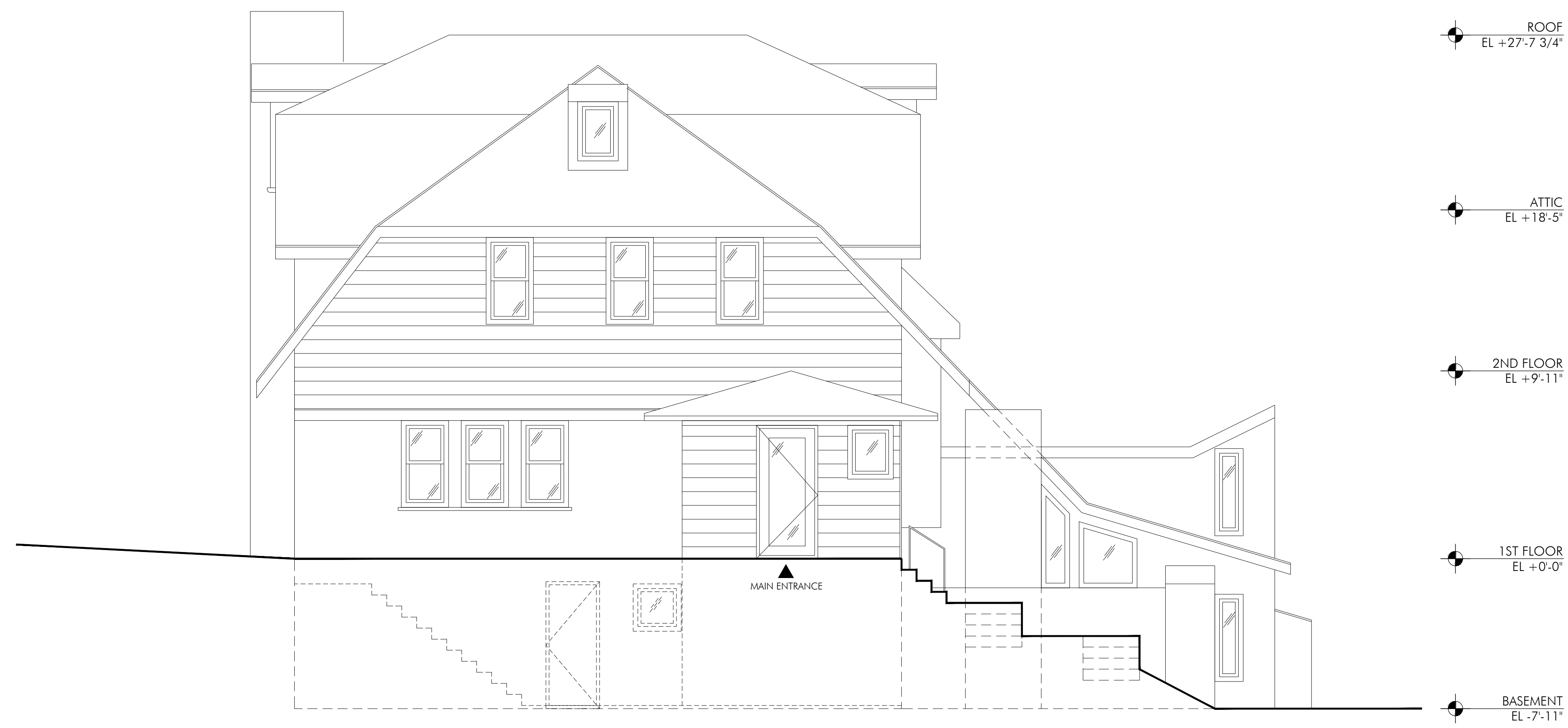
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EAST ELEVATION
SCALE: 1/4"=1'-0"

BLOCK No.: F
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PROJECT
MCNAMARA/SILVESTER
17 PINECREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

OWNER
DANIEL MCNAMARA AND JESSICA SILVESTER

EAST ELEVATION
-EXISTING

D200.00

SCALE: 1/4"=1'-0"	PROJ. No.: 1511
DATE: 01.15.2016.	DRAWN BY: SK
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NYC DOB Number: .

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ROOF
EL +27'-7 3/4"

ATTIC
EL +18'-5"

2ND FLOOR
EL +9'-11"

1ST FLOOR
EL +0'-0"

BASEMENT
EL -7'-11"

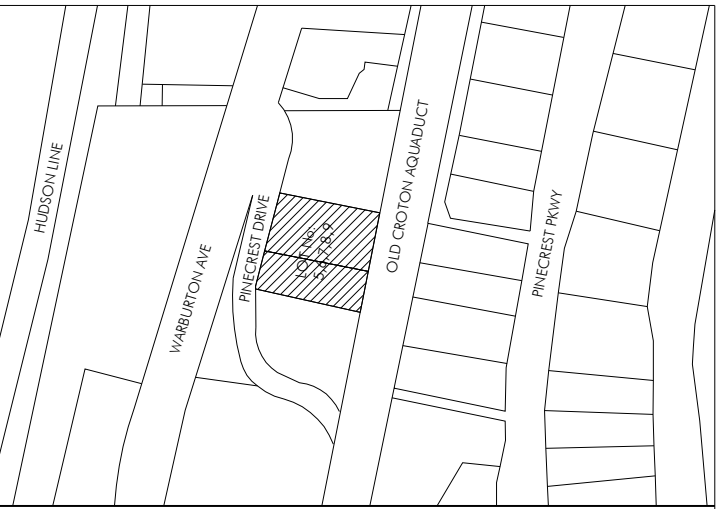
RETAINING WALL

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

Pinecrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756

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MCNAMARA/SILVESTER
17 PINECREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

OWNER
DANIEL MCNAMARA AND JESSICA SILVESTER

**WEST ELEVATION
-EXISTING**

A201.00

SCALE: 1/4"=1'-0"	PROJ. No.: 1511
DATE: 01.15.2016.	DRAWN BY: SK
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NYC DOB Number: .

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

ROOF
EL +27'-7 3/4"

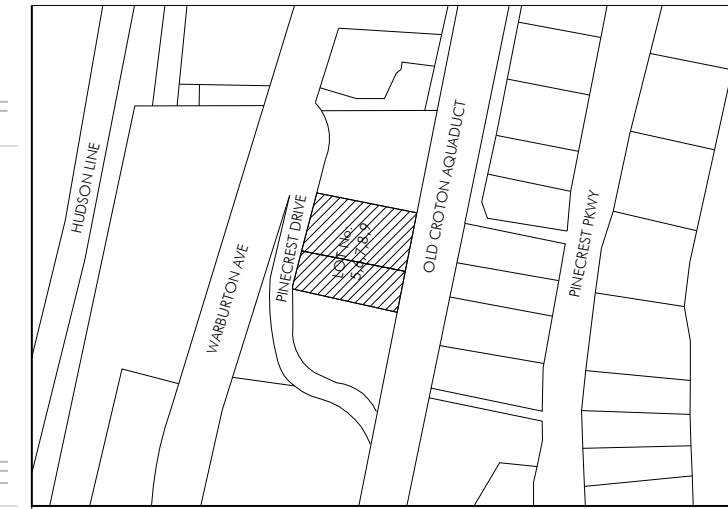
ATTIC
EL +18'-5"

2ND FLOOR
EL +9'-11"

1ST FLOOR
EL +0'-0"

BASEMENT
EL -7'-11"

REV: DATE: ISSUE:



BLOCK No.: F
LOT No.: 5, 6, 7, 8, 9
MAP No.:
ZONING DISTRICT: R-10

PROJECT
MCNAMARA/SILVESTER
17 PINECREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

OWNER
DANIEL MCNAMARA AND JESSICA SILVESTER

NORTH ELEVATION
-EXISTING

D202.00

SCALE: 1/4" = 1'-0" PROJ. No.: 1511
DATE: 01.15.2016. DRAWN BY: SK
CHECKED BY: AS

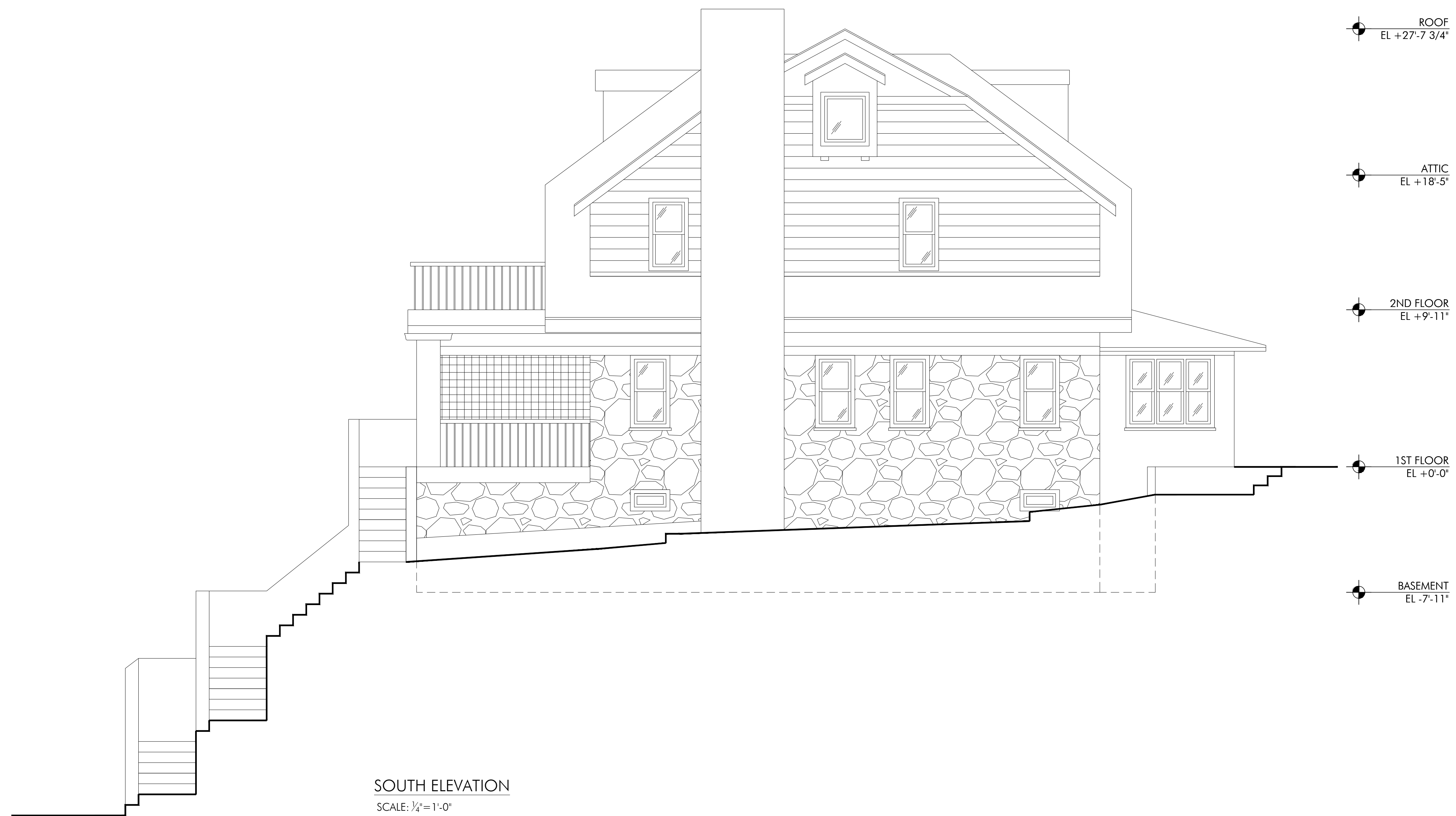
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PROJECT
MCMNAMARA/SILVESTER
17 PINECREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

OWNER
DANIEL MCMNAMARA AND JESSICA SILVESTER

SOUTH ELEVATION
-EXISTING

D203.00

SCALE: 1/4"=1' 0"	PROJ. No.: 1511
DATE: 01.15.2016.	DRAWN BY: SK
	CHECKED BY: AS

NYC DOB Number: .

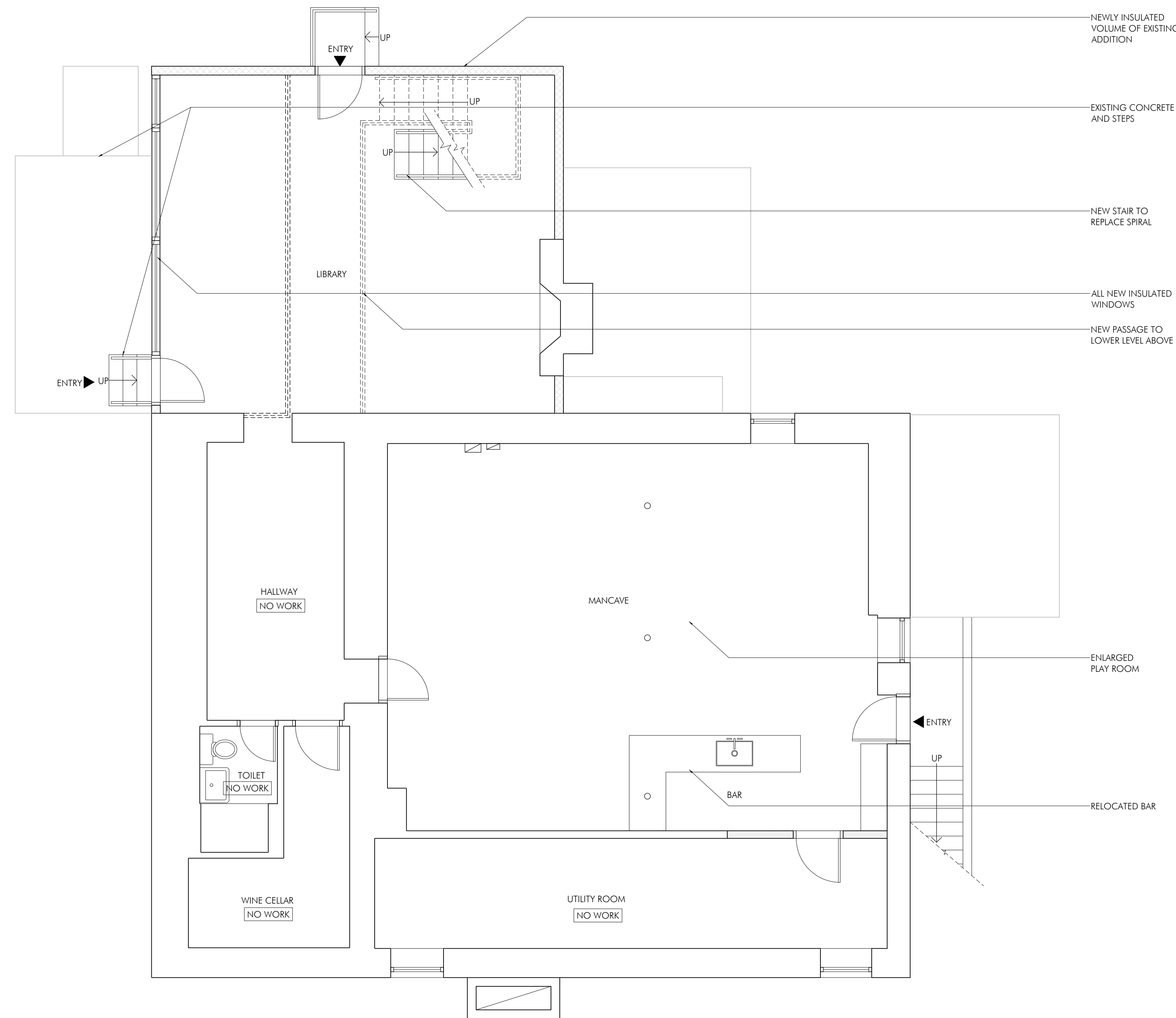
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315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756

SYMBOL	LEGEND
	EXISTING WALL
	NEW WALL
	NEWLY INSULATED WALL



BASEMENT
SCALE: 1/4"=1'-0"

REV:	DATE:	ISSUE:
------	-------	--------



BLOCK No.: F
LOT No.: 5, 6, 7, 8, 9
MAP No.:
ZONING DISTRICT: R-10

PROJECT
MCNAMARA/SILVESTER
17 PINECREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

OWNER
DANIEL MCNAMARA AND JESSICA SILVESTER

FLOOR PLAN
BASEMENT

A100.00

SCALE: 1/4"=1'-0"	PROJ. No.: 1511
DATE: 01.15.2016	DRAWN BY: SK
	CHECKED BY: AS

NYC DOB Number: .

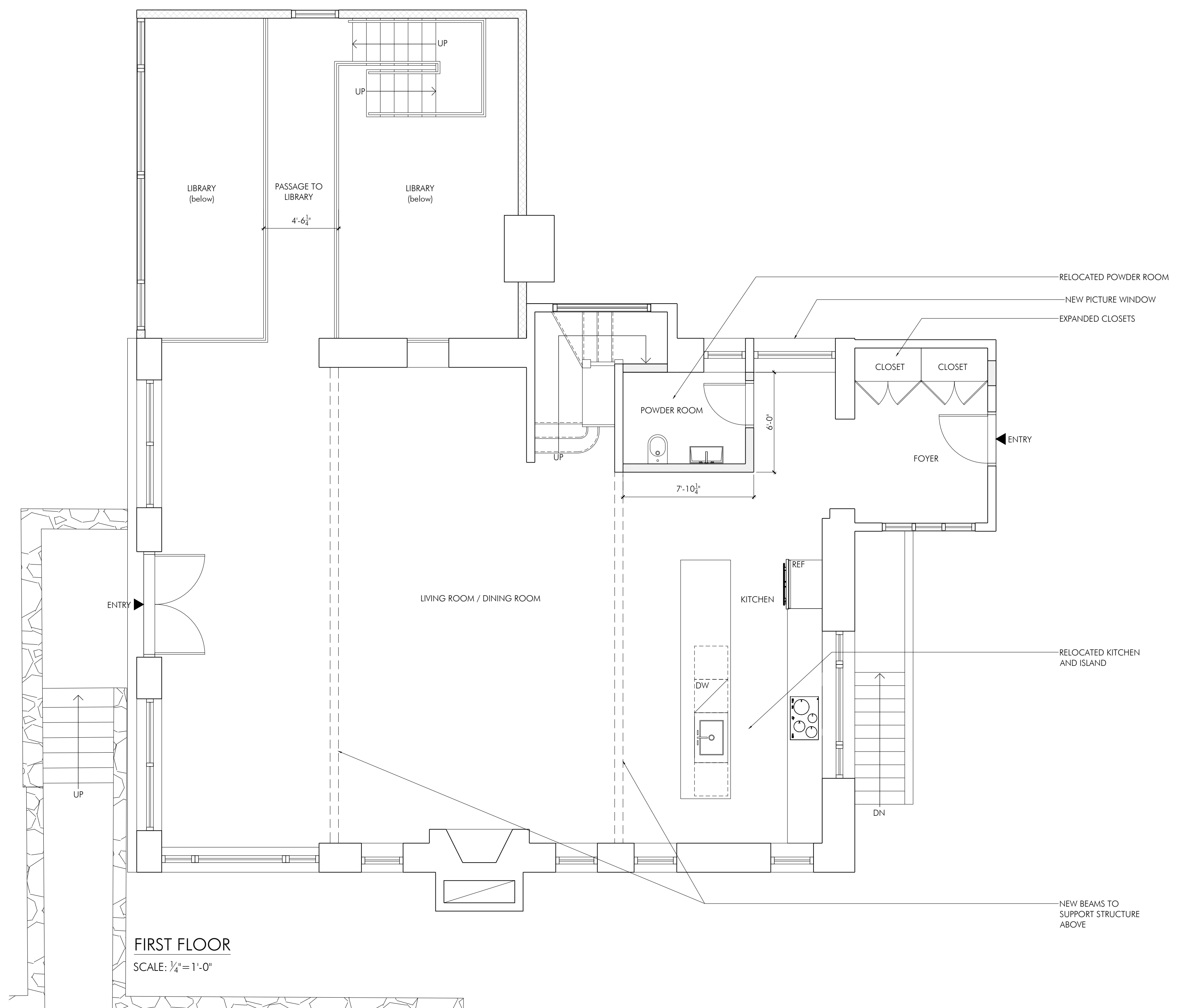
U:\Projects\050 ALEX\001 PROJECTS\06_17 Pinecrest Drive\20 DRAWINGS\21 BASE\17 Pinecrest Drive_A100.dwg
 copyright Pinecrest Group 2015

13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

M
L
K
J
H
G
F
E
D
C
B
A

SYMBOL	LEGEND
	EXISTING WALL
	NEW WALL
	NEWLY INSULATED WALL

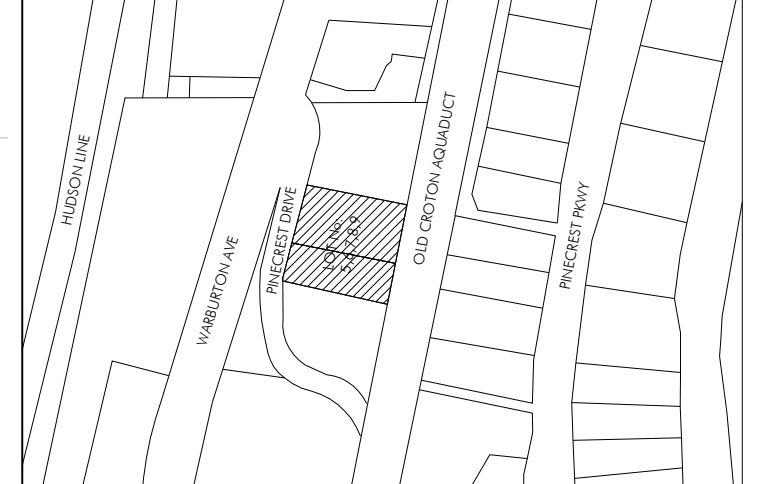


FIRST FLOOR
 SCALE: 1/4" = 1'-0"

Pinecrest Group, Alex Stojanovic Design Architect
 315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
 8 Haymaker Lane, Levittown, NY 11756

REV:	DATE:	ISSUE:



BLOCK No.: F
 LOT No.: 5, 6, 7, 8, 9
 MAP No.:
 ZONING DISTRICT: R-10

PROJECT
MCNAMARA/SILVESTER
 17 PINECREST DRIVE
 HASTINGS-ON-HUDSON, NY 10706

OWNER
 DANIEL MCNAMARA AND JESSICA SILVESTER

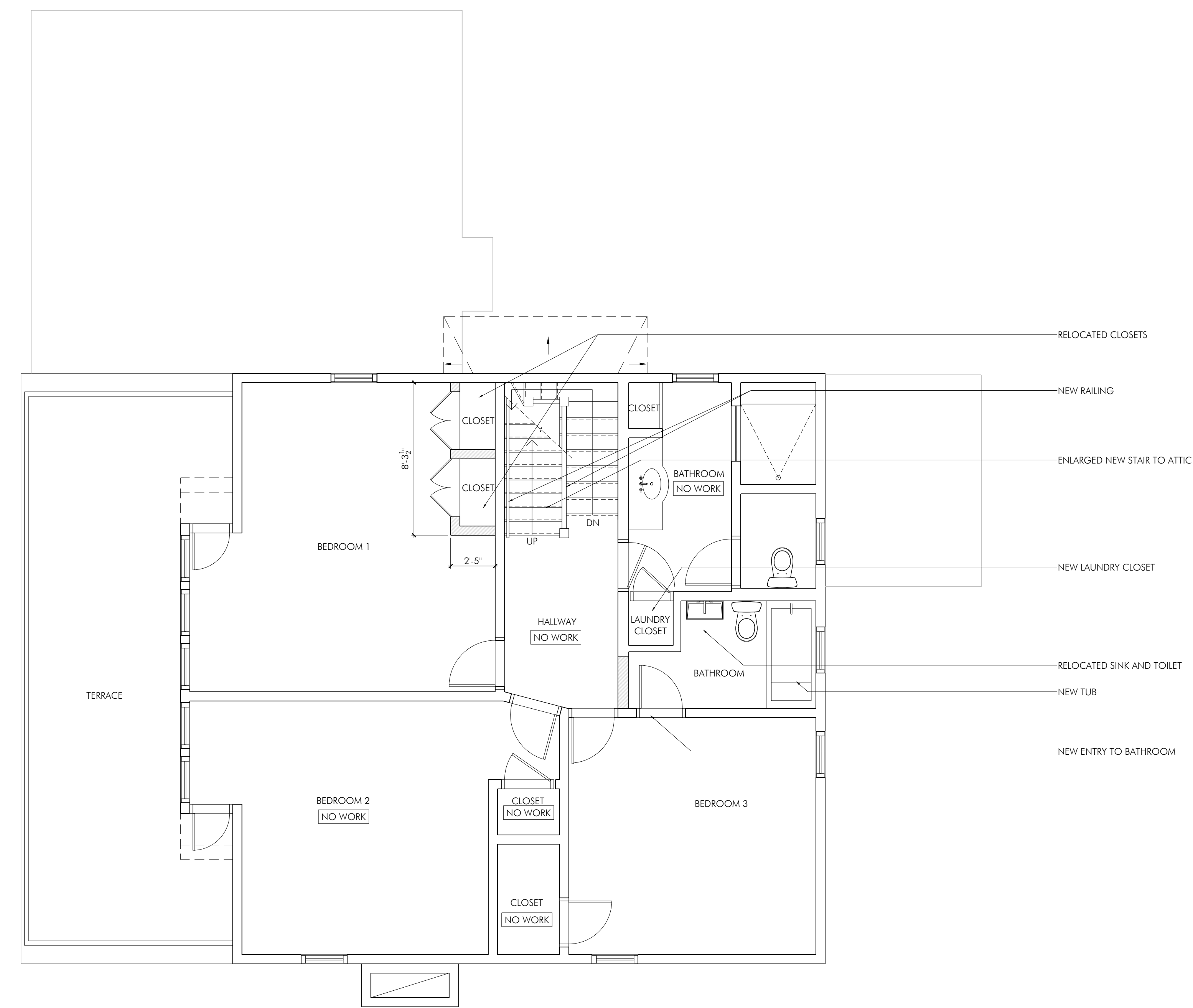
FLOOR PLAN
FIRST FLOOR

A101.00

SCALE: 1/4" = 1'-0"	PROJ. No.: 1511
DATE: 01.15.2016	DRAWN BY: SK
	CHECKED BY: AS

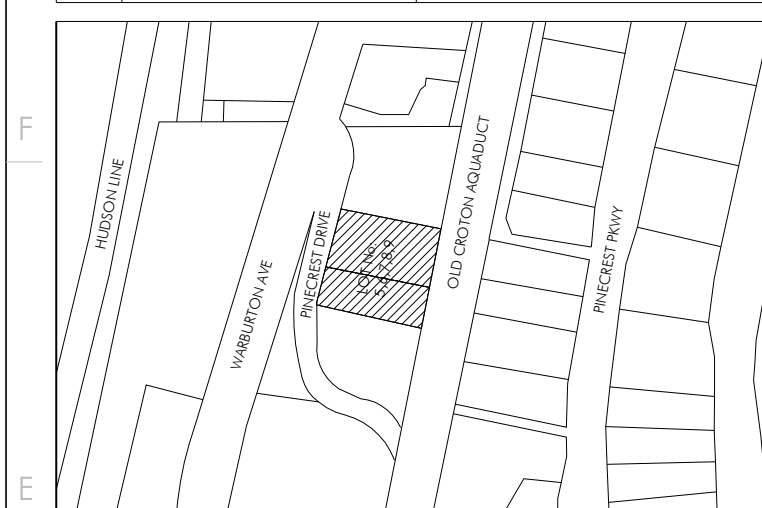
NYC DOB Number: .

SYMBOL	LEGEND
(Solid line)	EXISTING WALL
(Dashed line)	NEW WALL
(Hatched pattern)	NEWLY INSULATED WALL



SECOND FLOOR
SCALE: 1/4" = 1'-0"

REV:	DATE:	ISSUE:
------	-------	--------



BLOCK No.: F
LOT No.: 5, 6, 7, 8, 9
MAP No.:
ZONING DISTRICT: R-10

MCNAMARA/SILVESTER
17 PINECREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

DANIEL MCNAMARA AND JESSICA SILVESTER

FLOOR PLAN SECOND FLOOR

A102.00

SCALE:	1/4" = 1'-0"	PROJ. No.:	1511
DATE:	01.15.2016.	DRAWN BY:	SK
		CHECKED BY:	AS

NYC DOB Number: .

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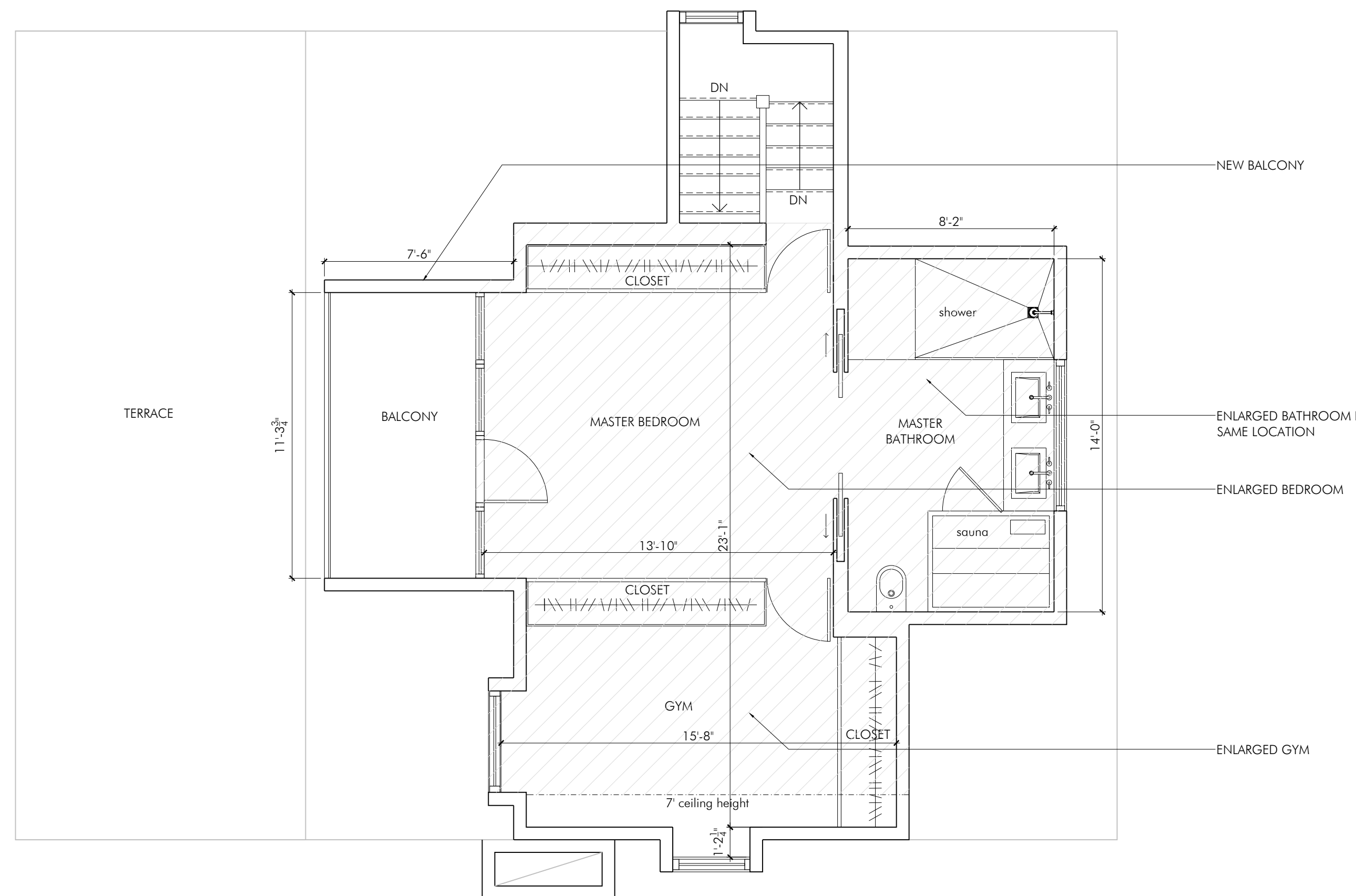
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copyright Pinecrest Group, 2015

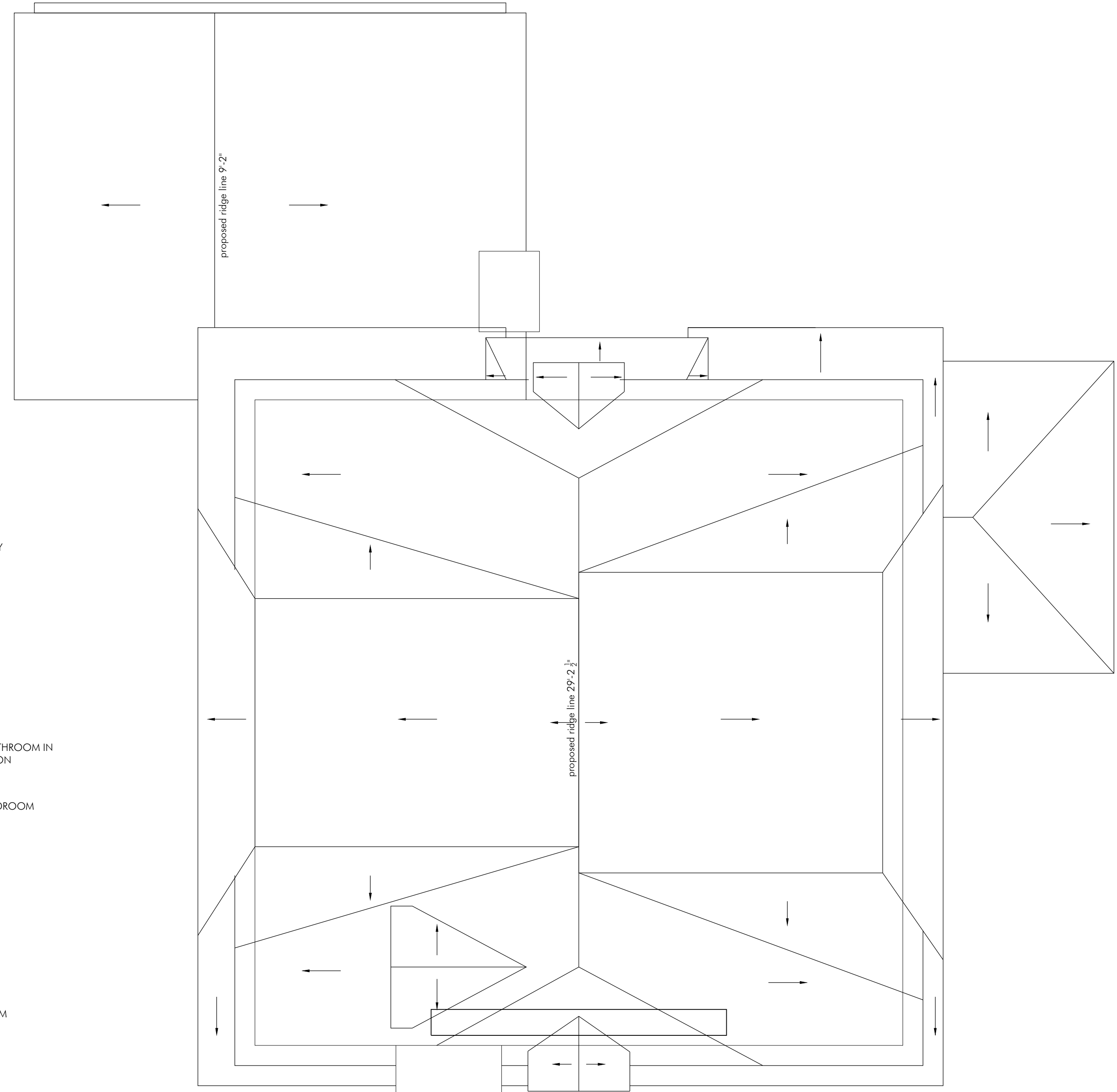
Pinecrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756

SYMBOL	LEGEND
	EXISTING WALL
	NEW WALL
	NEWLY INSULATED WALL

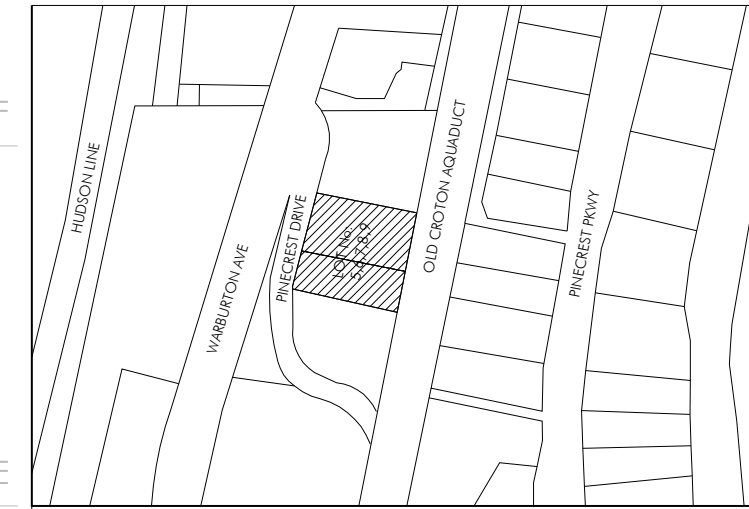


1 - ATTIC
SCALE: 1/4" = 1'-0"



2 - ROOF PLAN
SCALE: 1/4" = 1'-0"

REV:	DATE:	ISSUE:
------	-------	--------



BLOCK No.: F
LOT No.: 5, 6, 7, 8, 9
MAP No.:
ZONING DISTRICT: R-10

PROJECT
MCNAMARA/SILVESTER
17 PINECREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

OWNER
DANIEL MCNAMARA AND JESSICA SILVESTER

**FLOOR PLAN
ATTIC AND ROOF PLAN**

A103.00

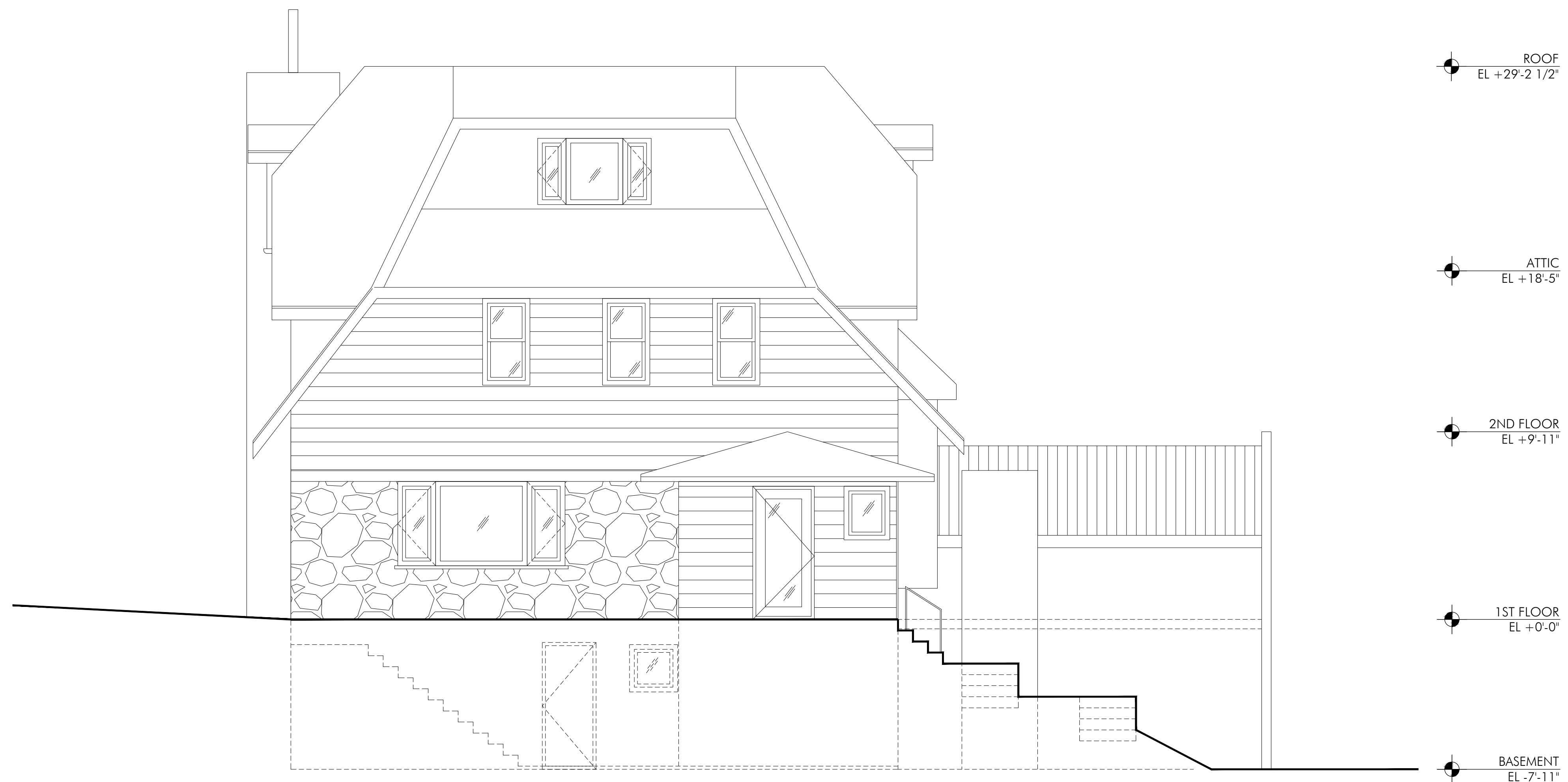
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DATE: 01.15.2016	DRAWN BY: SK
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NYC DOB Number:

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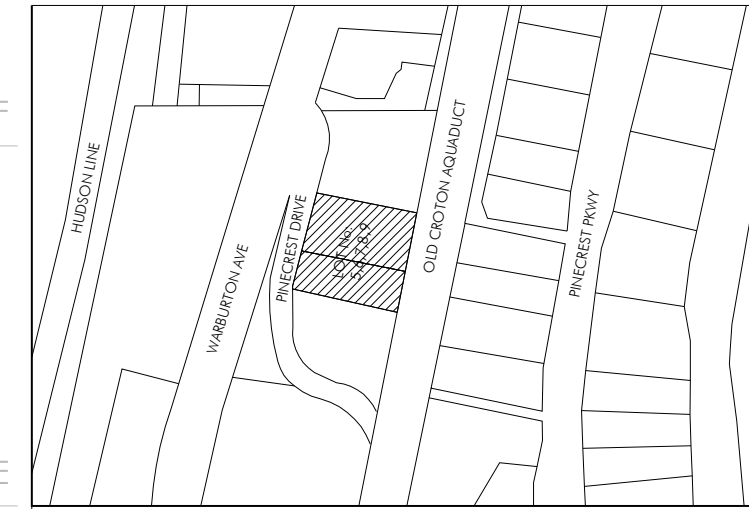
copyright Pinecrest Group, 2015

Pinecrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018
Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756



EAST ELEVATION
SCALE: 1/4" = 1'-0"

REV:	DATE:	ISSUE:



BLOCK No.: F
LOT No.: 5, 6, 7, 8, 9
MAP No.:
ZONING DISTRICT: R-10

PROJECT
MCNAMARA/SILVESTER
17 PINECREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

OWNER
DANIEL MCNAMARA AND JESSICA SILVESTER

EAST ELEVATION
-PROPOSED

A200.00

SCALE: 1/4" = 1'-0"	PROJ. No.: 1511
DATE: 01.15.2016.	DRAWN BY: SK
	CHECKED BY: AS

NYC DOB Number: .

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copyright Pinecrest Group, 2015



ROOF
EL +29'-2 1/2"

ATTIC
EL +18'-5"

2ND FLOOR
EL +9'-11"

1ST FLOOR
EL +0'-0"

BASEMENT
EL -7'-11"

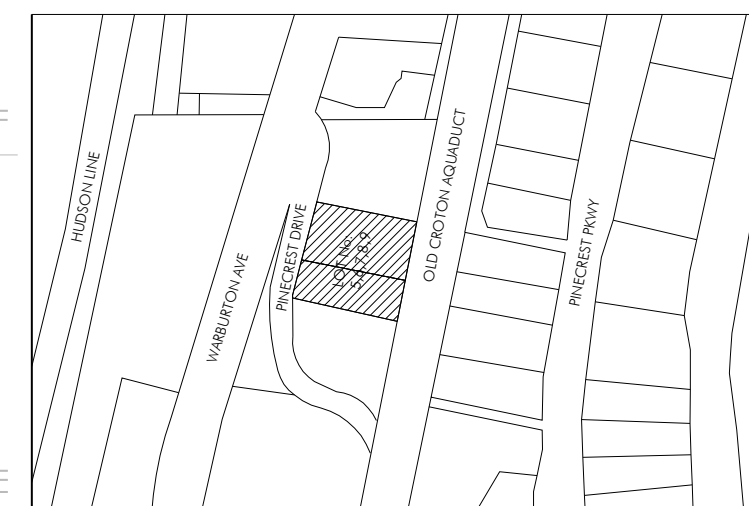
RETAINING WALL

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

Pinecrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756

REV: DATE: ISSUE:



BLOCK No.: F
LOT No.: 5, 6, 7, 8, 9
MAP No.:
ZONING DISTRICT: R-10

PROJECT
MCNAMARA/SILVESTER
17 PINECREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

OWNER
DANIEL MCNAMARA AND JESSICA SILVESTER

WEST ELEVATION
-PROPOSED

A201.00

SCALE: 1/4" = 1'-0"	PROJ. No.: 1511
DATE: 01.15.2016	DRAWN BY: SK
	CHECKED BY: AS

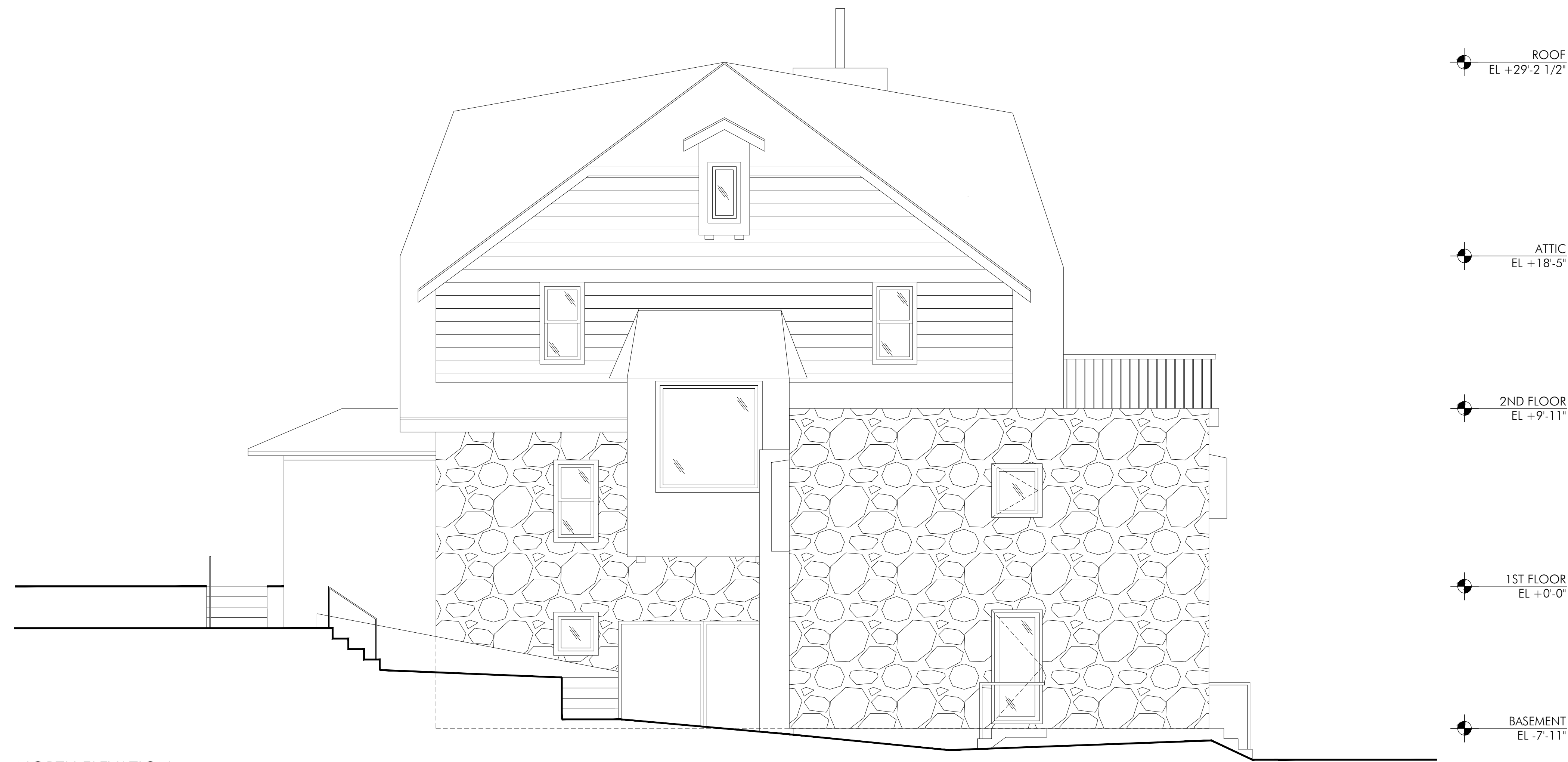
NYC DOB Number: .

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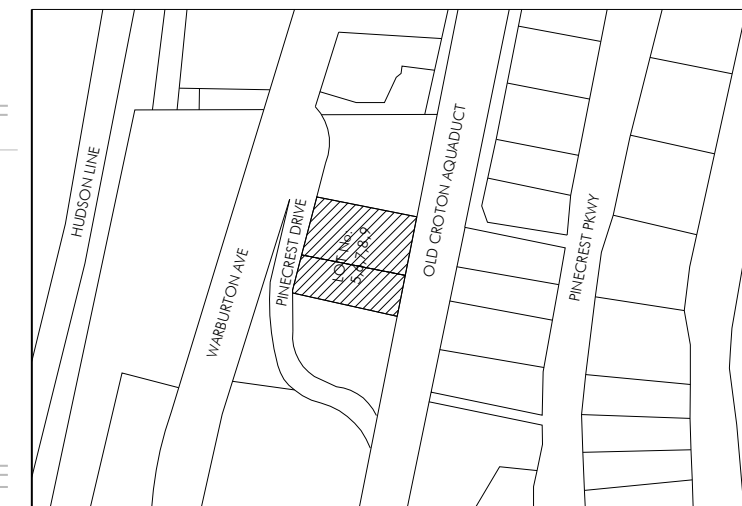
Pincrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756



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

REV: DATE: ISSUE:



BLOCK No.: F
LOT No.: 5, 6, 7, 8, 9
MAP No.:
ZONING DISTRICT: R-10

PROJECT
MCNAMARA/SILVESTER
17 PINECREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

OWNER
DANIEL MCNAMARA AND JESSICA SILVESTER

NORTH ELEVATION
-PROPOSED

A202.00

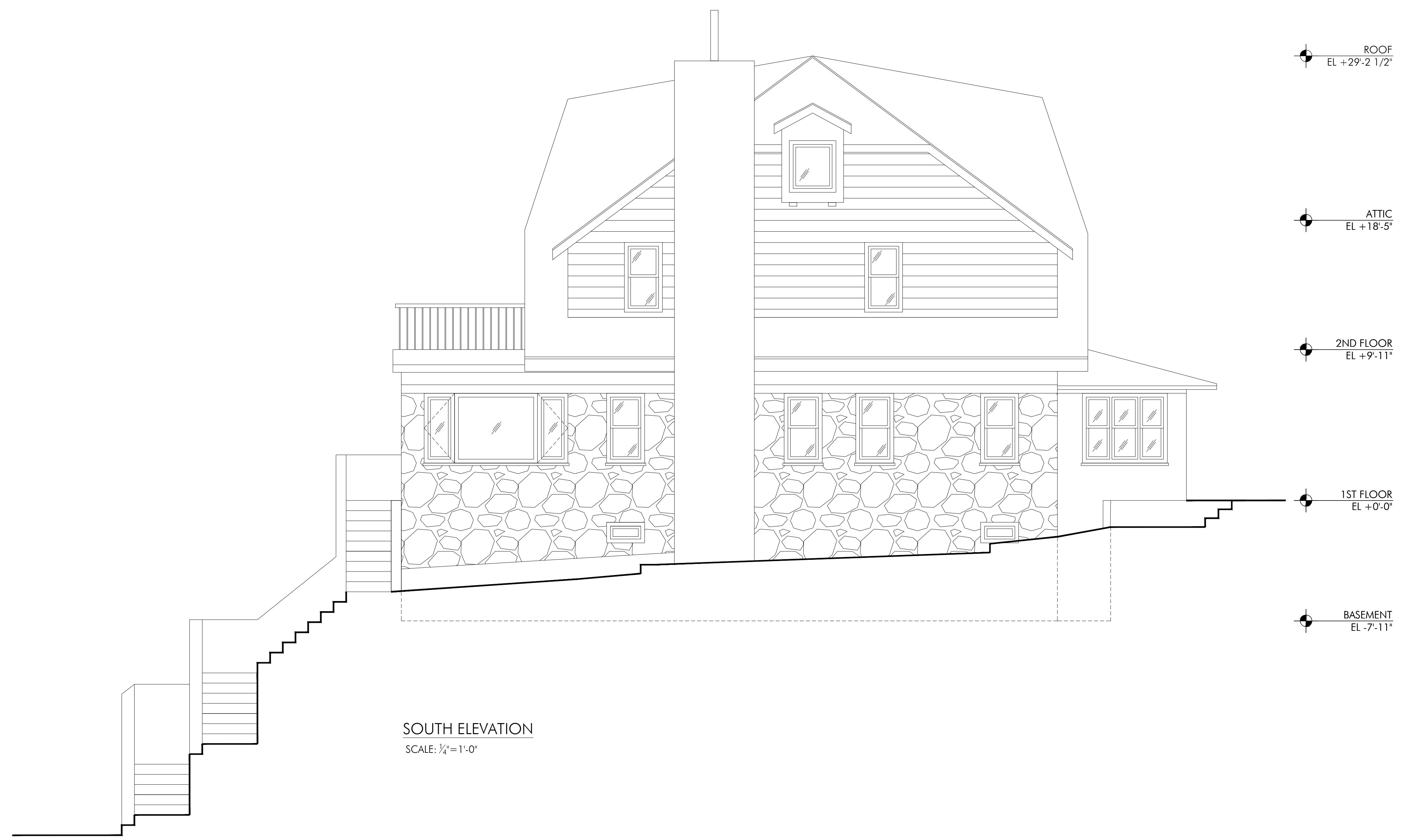
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DATE: 01.15.2016. DRAWN BY: SK
CHECKED BY: AS

NYC DOB Number: .

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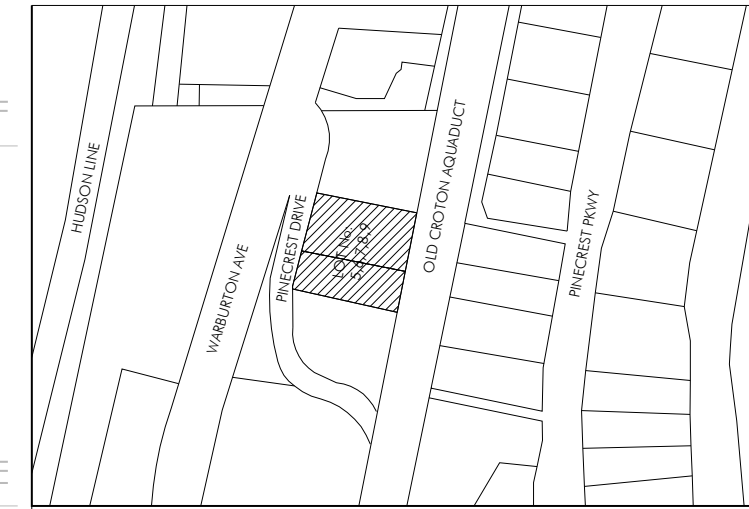
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315 West 39th Street, suite 1104, New York, NY 10018
Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756



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

REV:	DATE:	ISSUE:



BLOCK No.: F
LOT No.: 5, 6, 7, 8, 9
MAP No.:
ZONING DISTRICT: R-10

PROJECT
MCNAMARA/SILVESTER
17 PINECREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

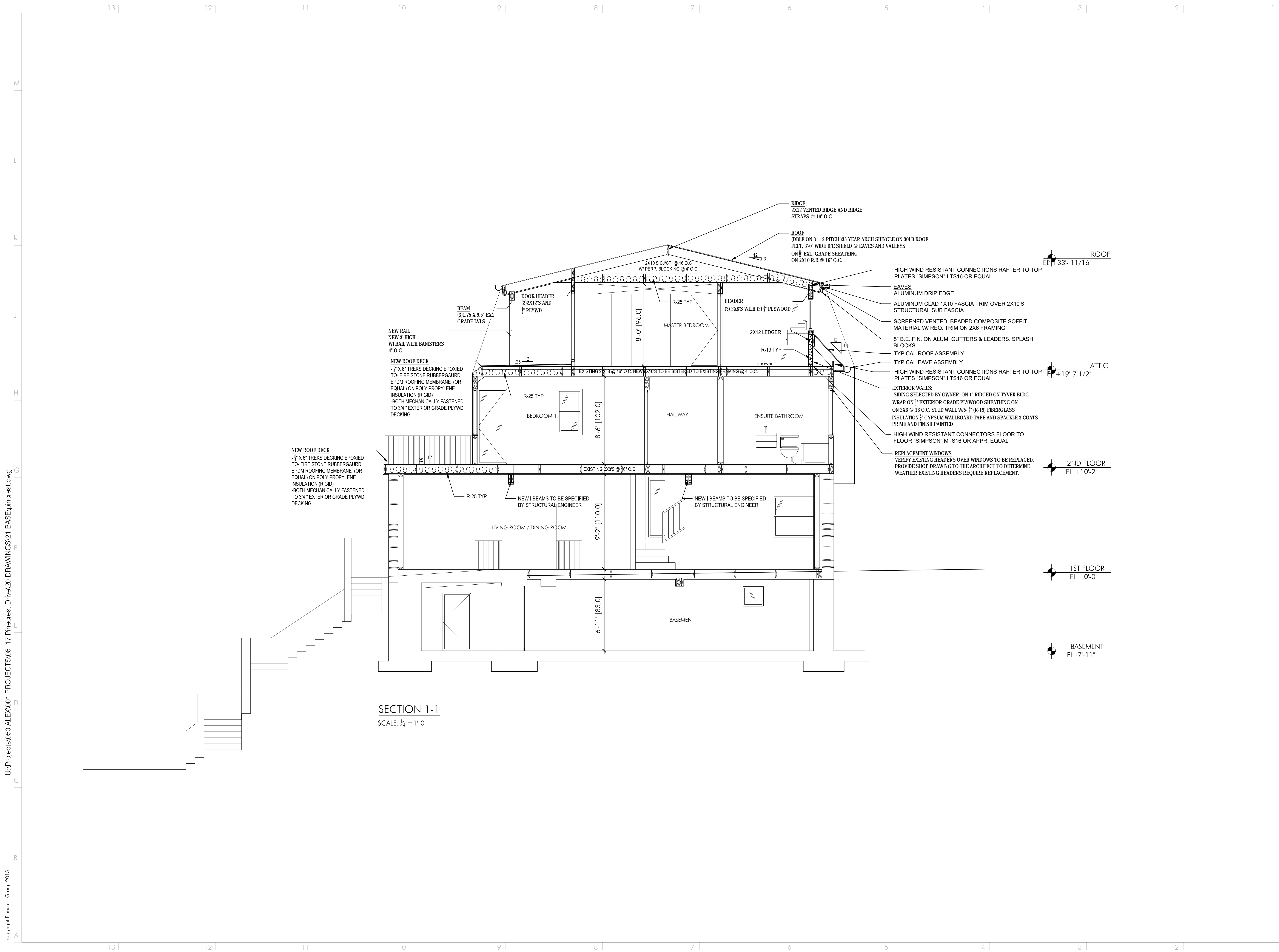
OWNER
DANIEL MCNAMARA AND JESSICA SILVESTER

**SOUTH ELEVATION
-PROPOSED**

A203.00

SCALE: 1/4" = 1'-0"	PROJ. No.: 1511
DATE: 01.15.2016.	DRAWN BY: SK
	CHECKED BY: AS

NYC DOB Number: .



SECTION 1-1
SCALE: 1/4" = 1'-0"

Pinecrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756

REV: DATE: ISSUE:



BLOCK No.: F
LOT No.: 5, 6, 7, 8, 9
MAP No.:
ZONING DISTRICT: R-10

PROJECT
MCNAMARA/SILVESTER
17 PINECREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

OWNER
DANIEL MCNAMARA AND JESSICA SILVESTER

SECTION

A204.00

SCALE: 1/4" = 1'-0" PROJ. No.: 1511
DATE: 01.15.2016. DRAWN BY: SK
CHECKED BY: AS

NYC DOB Number:

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SITE PHOTOS:



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6

ZONING COMPUTATIONS

GENERAL INFORMATION:

ADDRESS: 17 PINECREST DRIVE HASTINGS ON THE HUDSON, NY 10706
 ZONING: R-10
 BLOCK: F
 LOTS: 5, 6, 7, 8, 9
 LOT AREA: 17,080

YARD REQUIRMENTS:

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIENCE REQ.
FRONT YARD	16.2'	30'	23.5'	295-68	NO
SIDE YARD 1	59.23'	18'	59.23'	295-68	NO
SIDE YARD 2	13.4'	12'	13.4'	295-68	NO
REAR YARD	62.32'	30'	62.32'	295-68	NO

LOT COVERAGE:

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIENCE REQ.
% STRUCTURE	12.3%	25%	11.7%	295-68	NO
AREA STRUCTURE	2,100	4,270	2,000	295-68	NO
% DEVELOPMENT	34.9%	35%	34.9%	295-68	NO
AREA DEVELOPMENT	5,955	5,978	5,955	295-68	NO

IMPERVIOUS SURFACE

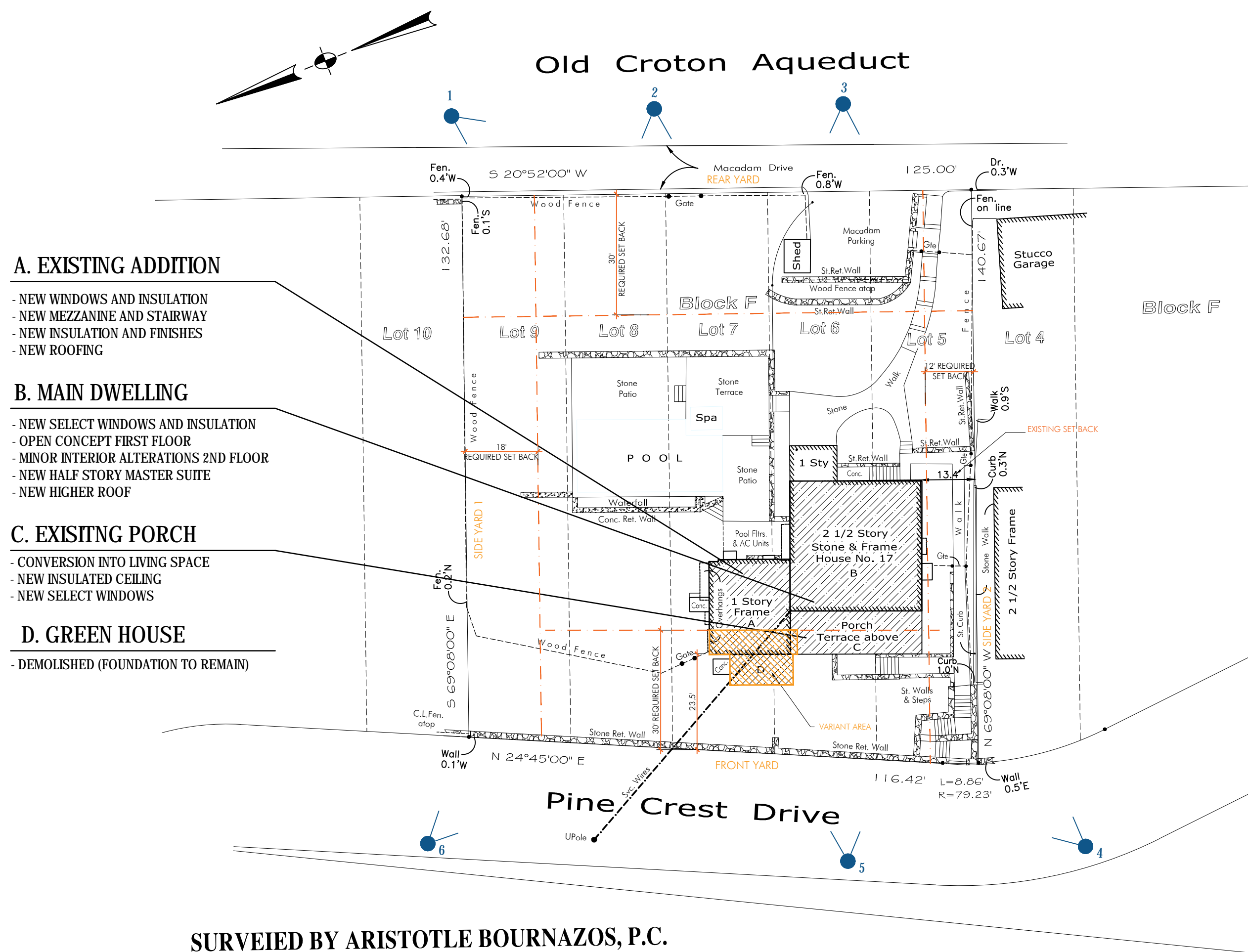
ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIENCE REQ.
%	34.9%	35%	13.4'	295-68	NO
AREA	5,955	5,978	62.32'	295-68	NO

HEIGHT REGULATIONS

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIENCE REQ.
HEIGHT (FT)	31'-5 7/8"	35'	33'-11/16"	295-68	NO
STORIES	2 1/2	2 1/2	2 1/2	295-68	NO

FLOOR AREA

ITEM	EXISTING	PROPOSED	AMOUNT ADDED	REFERENCE	VARIENCE REQ.
CELLAR	1,862	1,862	0	N/A	NO
GROUND FLOOR	1,154	1,735	831	N/A	NO
SECOND FLOOR	1,076	1,076	0	N/A	NO
1/2 STORY	120	506	506 (< 1/2 (1,076))	295-68	NO



- A. EXISTING ADDITION**
 - NEW WINDOWS AND INSULATION
 - NEW MEZZANINE AND STAIRWAY
 - NEW INSULATION AND FINISHES
 - NEW ROOFING
- B. MAIN DWELLING**
 - NEW SELECT WINDOWS AND INSULATION
 - OPEN CONCEPT FIRST FLOOR
 - MINOR INTERIOR ALTERATIONS 2ND FLOOR
 - NEW HALF STORY MASTER SUITE
 - NEW HIGHER ROOF
- C. EXISTING PORCH**
 - CONVERSION INTO LIVING SPACE
 - NEW INSULATED CEILING
 - NEW SELECT WINDOWS
- D. GREEN HOUSE**
 - DEMOLISHED (FOUNDATION TO REMAIN)

SURVEIED BY ARISTOTLE BOURNAZOS, P.C.

THE LEGEND:
 VARIANT AREA

Pinecrest Group, Alex Stojanovic Design Architect
 315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
 8 Haymaker Lane, Levittown, NY 11756

1 1/29/2016 1. DOB REVIEW
 REV: DATE: ISSUE:



BLOCK No.: F
 LOT No.: 5, 6, 7, 8, 9
 MAP No.:
 ZONING DISTRICT: R-10

PROJECT
 MCNAMARA/SILVESTER
 17 PINECREST DRIVE
 HASTINGS-ON-HUDSON, NY 10706

OWNER
 DANIEL MCNAMARA AND JESSICA SILVESTER

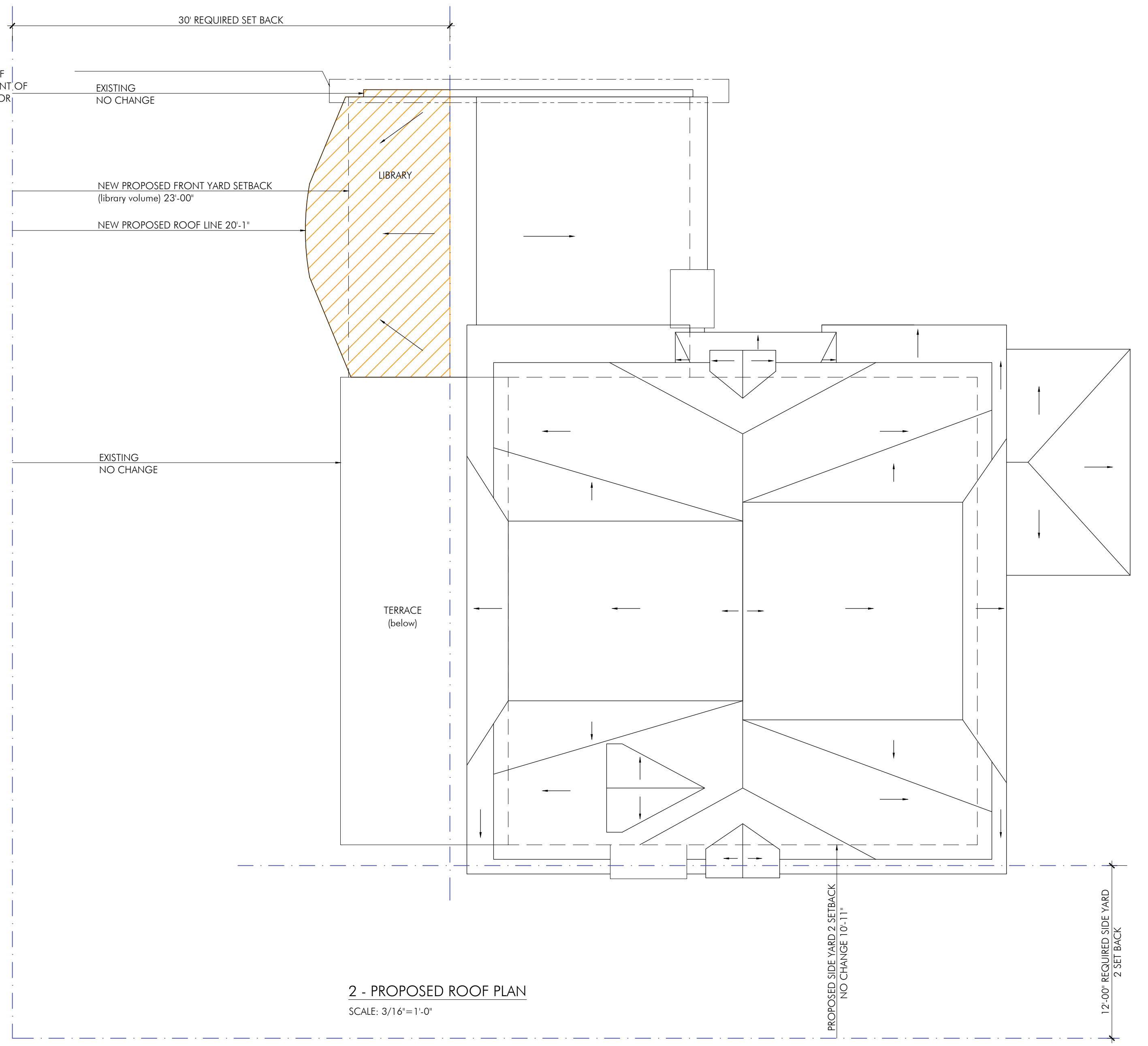
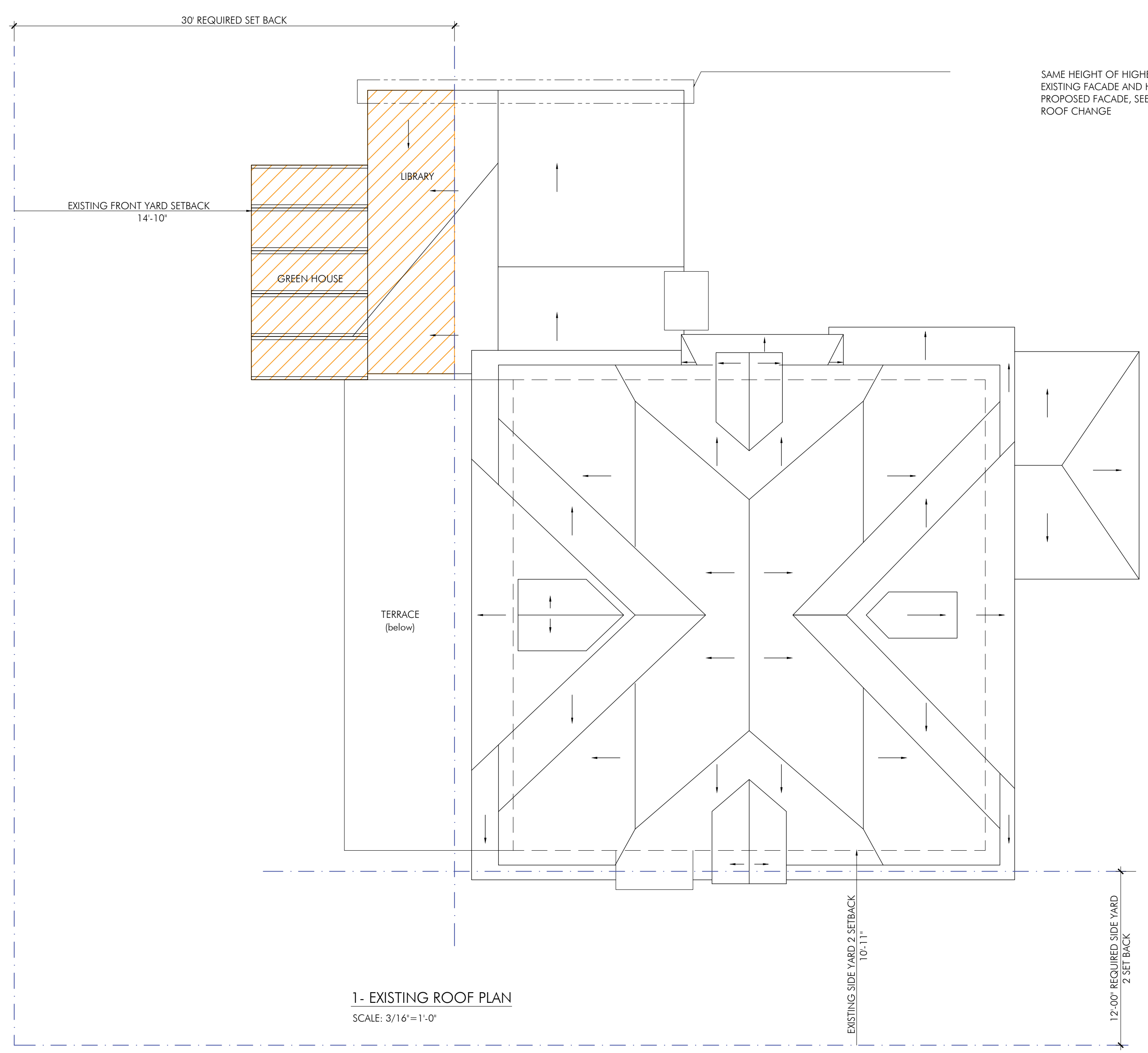
SURVEY /
 SITE PHOTOS

A002.00

SCALE: NTS PROJ. No.: 1511
 DATE: 02.02.2016 DRAWN BY: SK
 CHECKED BY: AS

NYC DOB Number:

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ZONING COMPUTATIONS

GENERAL INFORMATION:

ADDRESS: 17 PINCREST DRIVE HASTINGS ON THE HUDSON, NY 10706
 ZONING: R-10
 BLOCK: F
 LOTS: 5, 6, 7, 8, 9
 LOT AREA: 17,080

YARD REQUIREMENTS:

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
FRONT YARD	16.2'	30'	23.5'	295-68	NO
SIDE YARD 1	59.23'	18'	59.23'	295-68	NO
SIDE YARD 2	13.4'	12'	13.4'	295-68	NO
REAR YARD	62.32'	30'	62.32'	295-68	NO

LOT COVERAGE:

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
% STRUCTURE	12.3%	25%	11.7%	295-68	NO
AREA STRUCTURE	2,100	4,270	2,000	295-68	NO
% DEVELOPMENT	34.9%	35%	34.9%	295-68	NO
AREA DEVELOPMENT	5,955	5,978	5,955	295-68	NO

IMPERVIOUS SURFACE

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
%	34.9%	35%	13.4'	295-68	NO
AREA	5,955	5,978	62.32'	295-68	NO

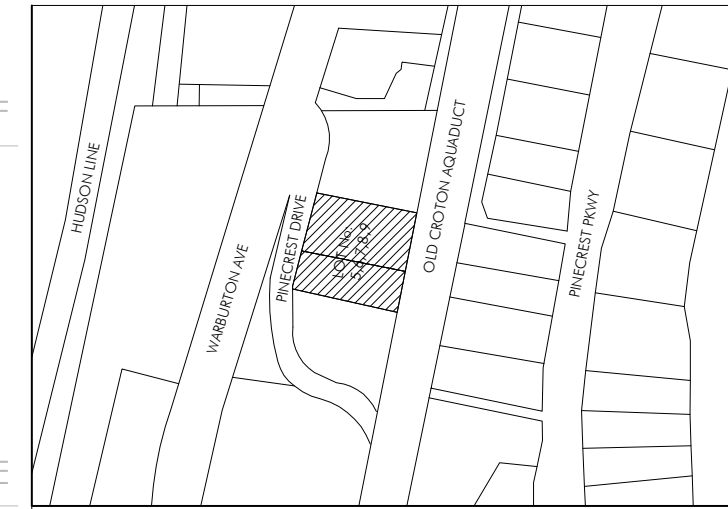
FLOOR AREA

ITEM	EXISTING	PROPOSED	AMOUNT ADDED	REFERENCE	VARIANCE REQ.
CELLAR	1,862	1,862	0	N/A	NO
GROUND FLOOR	1,154	1,735	831	N/A	NO
SECOND FLOOR	1,076	1,076	0	N/A	NO
1/2 STORY	120	506	506 (< 1/2 (1,076))	295-68	NO

HEIGHT REGULATIONS

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
HEIGHT (FT)	31'-5 7/8"	35'	33'-11/16"	295-68	NO
STORIES	2 1/2	2 1/2	2 1/2	295-68	NO

1	1/29/2016	1.	DOB REVIEW
REV:	DATE:	ISSUE:	



BLOCK No.: F
 LOT No.: 5, 6, 7, 8, 9
 MAP No.:
 ZONING DISTRICT: R-10

MCNAMARA/SILVESTER
 17 PINCREST DRIVE
 HASTINGS-ON-HUDSON, NY 10706

OWNER:
 DANIEL MCNAMARA AND JESSICA SILVESTER

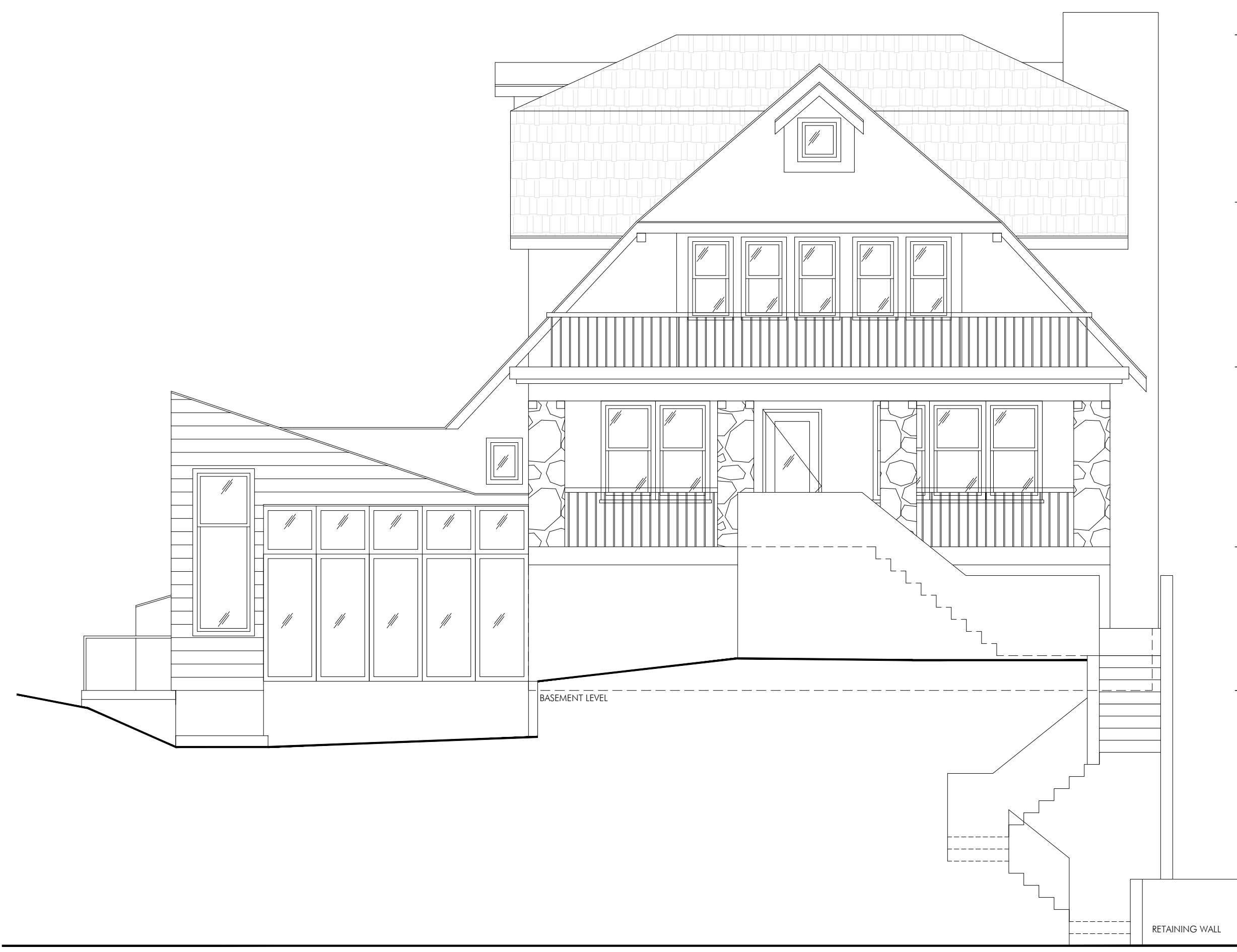
EXISTING AND PROPOSED ROOF PLANS - variant zone

A003.00

SCALE: 3/16"=1'-0" PROJ. No.: 1511
 DATE: 02.02.2016. DRAWN BY: SK
 CHECKED BY: AS

NYC DOB Number:

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1 - WEST ELEVATION - EXISTING

SCALE: 3/16"=1'-0"

YARD REQUIREMENTS:

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
FRONT YARD	16.2'	30'	23.5'	295-68	NO
SIDE YARD 1	59.23'	18'	59.23'	295-68	NO
SIDE YARD 2	13.4'	12'	13.4'	295-68	NO
REAR YARD	62.32'	30'	62.32'	295-68	NO

LOT COVERAGE:

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
% STRUCTURE	12.3%	25%	11.7%	295-68	NO
AREA STRUCTURE	2,100	4,270	2,000	295-68	NO
% DEVELOPMENT	34.9%	35%	34.9%	295-68	NO
AREA DEVELOPMENT	5,955	5,978	5,955	295-68	NO

IMPERVIOUS SURFACE

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
%	34.9%	35%	13.4'	295-68	NO
AREA	5,955	5,978	62.32'	295-68	NO

HEIGHT REGULATIONS

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
HEIGHT (FT)	31'-5 7/8"	35'	33'-11/16"	295-68	NO
STORIES	2 1/2	2 1/2	2 1/2	295-68	NO

FLOOR AREA

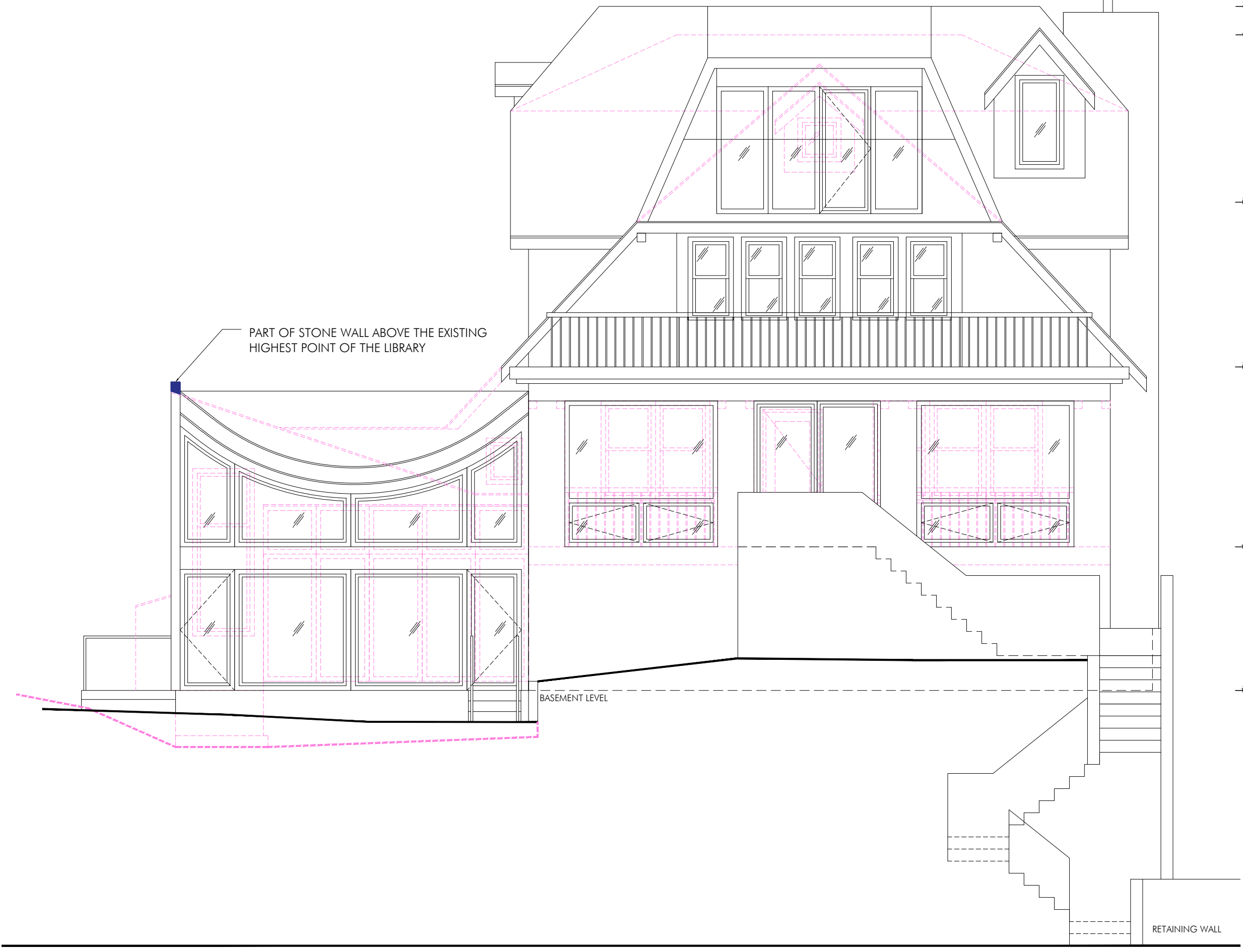
ITEM	EXISTING	PROPOSED	AMOUNT ADDED	REFERENCE	VARIANCE REQ.
CELLAR	1,862	1,862	0	N/A	NO
GROUND FLOOR	1,154	1,735	831	N/A	NO
SECOND FLOOR	1,076	1,076	0	N/A	NO
1/2 STORY	120	506	506 (-1,076)	295-68	NO

ZONING COMPUTATIONS

GENERAL INFORMATION:

ADDRESS: 17 PINECREST DRIVE HASTINGS ON HUDSON, NY 10706
 ZONING: R-10
 BLOCK: F
 LOTS: 5, 6, 7, 8, 9
 LOT AREA: 17,080

-SIDE YARD 1-
18' REQUIRED SETBACK
NO CHANGE



2 - WEST ELEVATION - EXISTING / PROPOSED

SCALE: 3/16"=1'-0"



3 - WEST ELEVATION - PROPOSED

SCALE: 3/16"=1'-0"

Pincrest Group, Alex Stojanovic Design Architect
 315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
 8 Haymaker Lane, Levittown, NY 11756

1	1/29/2016	1	DOB REVIEW
REV:	DATE:	ISSUE:	



BLOCK No.: F
 LOT No.: 5, 6, 7, 8, 9
 MAP No.:
 ZONING DISTRICT: R-10

PROJECT
 MCNAMARA/SILVESTER
 17 PINECREST DRIVE
 HASTINGS-ON-HUDSON, NY 10706

OWNER
 DANIEL MCNAMARA AND JESSICA SILVESTER

EXISTING AND PROPOSED WEST FACADE

A004.00

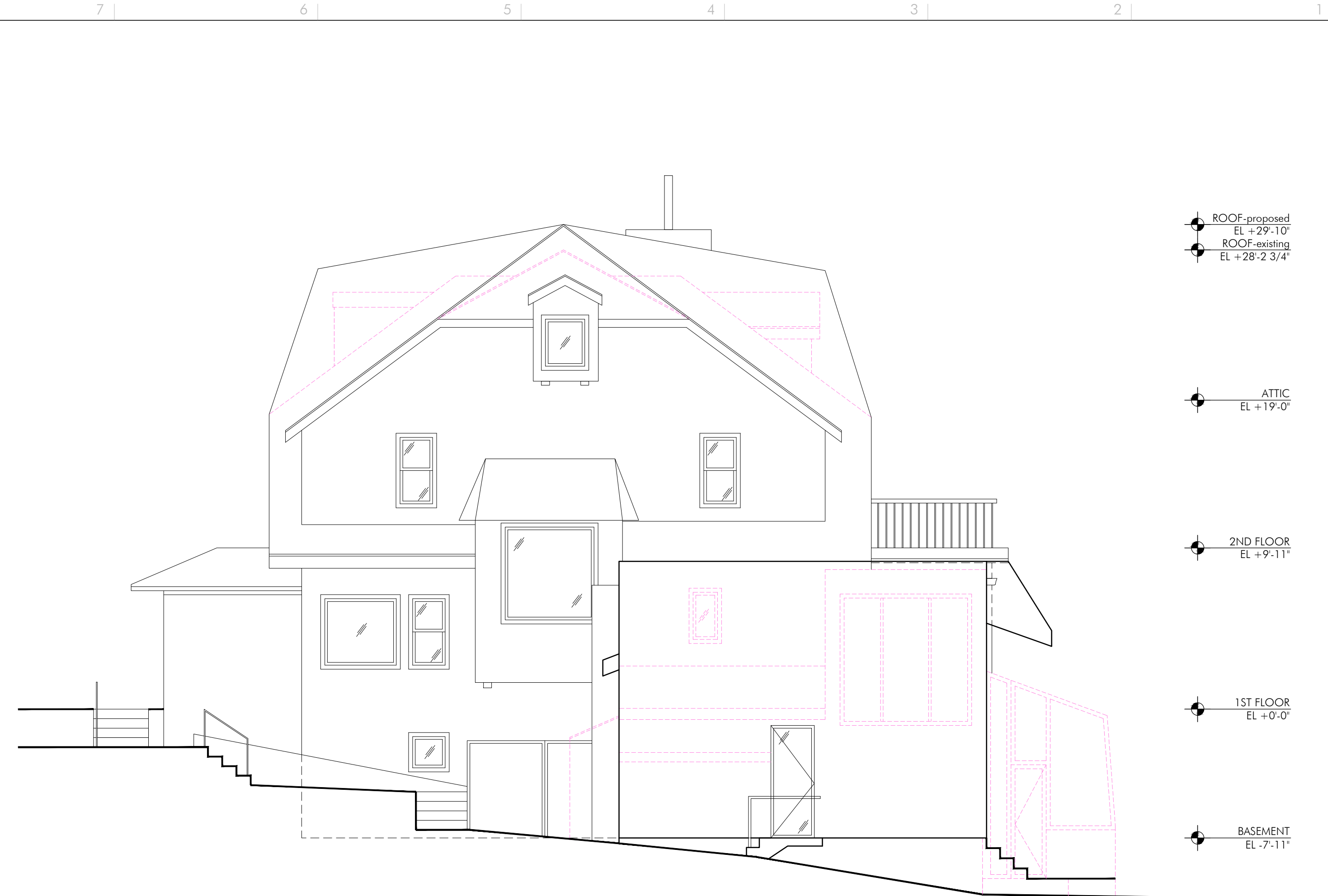
SCALE: 3/16"=1'-0"	PROJ. No.: 1511
DATE: 02.02.2016	DRAWN BY: SK
	CHECKED BY: AS

NYC DOB Number:

D:\ALEX\7_McNamara\23 SHEETS\17 Pincrest Drive_A003-A005.dwg
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1 - NORTH ELEVATION - EXISTING
SCALE: 3/16"=1'-0"



2 - NORTH ELEVATION - EXISTING / PROPOSED
SCALE: 3/16"=1'-0"

YARD REQUIREMENTS:

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
FRONT YARD	16.2'	30'	23.5'	295-68	NO
SIDE YARD 1	59.23'	18'	59.23'	295-68	NO
SIDE YARD 2	13.4'	12'	13.4'	295-68	NO
REAR YARD	62.32'	30'	62.32'	295-68	NO

LOT COVERAGE:

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
% STRUCTURE	12.3%	25%	11.7%	295-68	NO
AREA STRUCTURE	2,100	4,270	2,000	295-68	NO
% DEVELOPMENT	34.9%	35%	34.9%	295-68	NO
AREA DEVELOPMENT	5,955	5,978	5,955	295-68	NO

IMPERVIOUS SURFACE

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
%	34.9%	35%	13.4'	295-68	NO
AREA	5,955	5,978	62.32'	295-68	NO

HEIGHT REGULATIONS

ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
HEIGHT (FT)	31'-5 7/8"	35'	33'-11/16"	295-68	NO
STORIES	2 1/2	2 1/2	2 1/2	295-68	NO

FLOOR AREA

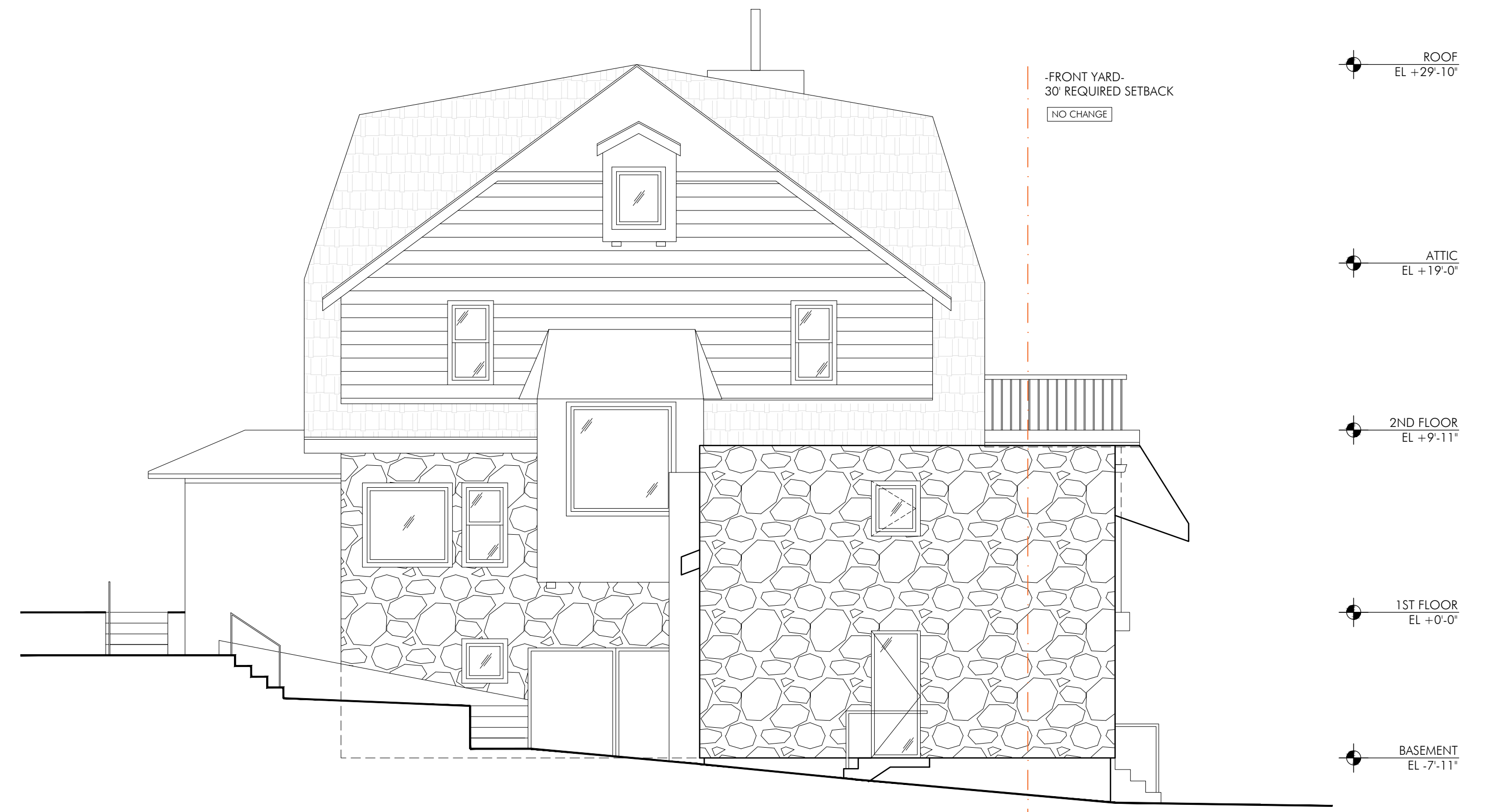
ITEM	EXISTING	PROPOSED	AMOUNT ADDED	REFERENCE	VARIANCE REQ.
CELLAR	1,862	1,862	0	N/A	NO
GROUND FLOOR	1,154	1,735	831	N/A	NO
SECOND FLOOR	1,076	1,076	0	N/A	NO
1/2 STORY	120	506	506 (-1/2 (1,076))	295-68	NO

ZONING COMPUTATIONS

GENERAL INFORMATION:
ADDRESS: 17 PINECREST DRIVE HASTINGS ON HUDSON, NY 10706
ZONING: R-10
BLOCK: F
LOTS: 5, 6, 7, 8, 9
LOT AREA: 17,080

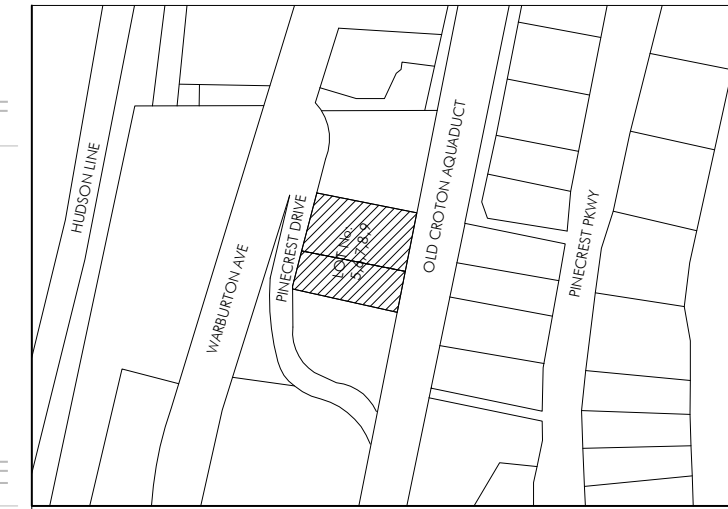
REAR YARD:
30' REQUIRED SETBACK
NO CHANGE

FRONT YARD:
30' REQUIRED SETBACK
NO CHANGE



3 - NORTH ELEVATION - PROPOSED
SCALE: 3/16"=1'-0"

1	1/29/2016	1.	DOB REVIEW
REV:	DATE:	ISSUE:	



BLOCK No.: F
LOT No.: 5, 6, 7, 8, 9
MAP No.:
ZONING DISTRICT: R-10

MCNAMARA/SILVESTER
17 PINECREST DRIVE
HASTINGS-ON-HUDSON, NY 10706

OWNER:
DANIEL MCNAMARA AND JESSICA SILVESTER

EXISTING AND PROPOSED NORTH FACADE

A005.00

SCALE: 3/16"=1'-0"	PROJ. No.: 1511
DATE: 02.02.2016.	DRAWN BY: SK
	CHECKED BY: AS

NYC DOB Number: