

Project Goose  
Application to the Zoning Board of Appeals  
June 2022

---

## Contents

1. ZBA Narrative .....	3
2. ZBA Application .....	11
3. Building Permit Application .....	20
4. Existing Conditions Survey .....	28
5. Tax Map.....	29
6. Deed .....	30
7. Site .....	35
7a. Site Plan.....	36
7b. Existing Development Coverage .....	43
7c. Proposed Development Coverage.....	44
7d. Proposed Building Coverage .....	45
7e. Proposed FAR.....	47
7f. Existing Slope Map.....	51
8. Architecture Plan .....	52
9. Landscape Plan.....	62
10. Current Dwelling and Landscape Photos .....	66
10a. Rose Subdivision from the Hudson River .....	67
10b. Existing Dwelling Aesthetics .....	68
10c. Existing Unmaintained Landscape and Drainage Issues .....	72
11. Dwelling and Landscape Renderings.....	73

## 1. ZBA Narrative

34 Wayne Ave.  
Suffern, NY 10901  
(845) 357-0830  
email: greenwellpls@aol.com

**Jay A. Greenwell, PLS, LLC**  
**Land Surveying and Land Planning**

Village of Upper Nyack  
Project Goose (11 Tompkins Court) Site Plan – ZBA Narrative  
June 2022

We are pleased to submit this application to the Zoning Board of Appeals. The subject site is shown as Tax Lot 60.14-1-12.7 (“Lot 7”) on the Town of Clarkstown tax maps and consists of 36,108 square feet of dry land<sup>1</sup> in the R-30 zone (requiring 30,000 sf lots), bounded on the west side by Tompkins Court (part of an average density subdivision) and on the easterly side by the Hudson River. The property is developed with an existing two-story frame dwelling and garage facing Tompkins Court, and an elevated pool 13-15 feet above grade at the river’s edge. Entry into the house from either the front door or garage is at the upper level of the house. The house and site are served by all required utilities, including underground electric, telephone, and cable. Municipal sewage is provided with use of an ejector pump.

The westerly side (front) of the property is relatively flat with a grade of 2.9% consisting of a front yard and a driveway. Northern and southern side yards provide access from the upper level to the lower level with an average grade of approximately 23%. These side yards are relatively small at approximately 2,700 square feet. The areas from the back of the house down to the river include a pool deck, lawn areas, flagstone patios and walkways, and stairwells. Most of this area has been graded flat. Within this area, some additional steep slopes exist comprising 2,500 square feet at grades ranging from 15% to over 40%. Total steep slopes (>15% grade) on the Lot represent 14% of total dry land area. It is further observed that many of the steep slopes on the Lot were disturbed at the creation of the Lot and subdivision (i.e. the steep slopes are neither original to the landscape nor of historical significance).

The existing house is in habitable condition despite the need for meaningful site work to enhance and improve the aesthetics, safety, and environmental attributes. The applicant purchased this house fully intending to reposition the property to meet their needs and desires, within the context of the Village of Upper Nyack’s Comprehensive Plan of 2021 and in harmony with the interests of adjoining residents. The front of the property is only perceptible to its neighbors as the property is located at the bottom of Tompkins Court, a private road. The design and plans for this Project were presented to all homeowners in an HOA meeting on April 4, 2022. As recorded in the meeting minutes, no issues were raised – See Exhibit A. In discussion with the HOA, unanimous enthusiasm for the project included appreciated investment in the neighborhood, desire to meaningfully improve existing and deteriorating conditions, and enhancements to property value. In accordance with the property’s HOA Declaration of Covenants, Restrictions, Easements, Charges and Liens, Article VII on Architectural Control provides that if the Board “fails to approve or disapprove such design and location within sixty (60) days after said plans and

---

<sup>1</sup> Lot 7 area is comprised of 36,108 square feet of Dry Land and 61,522 square feet of Land Underwater. Lot 7 is a part of an average density subdivision as filed 7/9/1999 on Map 7279, Book 120 Page 11. The subdivision includes a conveyance of the lands underwater via a Letters Patent dated July 23, 1873, recorded in Book 42 of Patents at page 297 which conveyed the 6.099-acre parcel of land (as well as others) to Mr. Voorhis. The Office of General Services has affirmed that the New York State has no interest in the lands under water and that they were legally and appropriately conveyed for the purposes of commerce or the beneficial enjoyment to the landowner.

specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with - See Exhibit B. As of the date of this submission, eighty-three (83) days have lapsed without additional comment.

The rear of the property abuts the Hudson River. As such, the only character impacts would be to passing boaters and from the other side of the river, 2.5 miles away. Regardless, the objective of any plans would only be enhancing as previously mentioned.

Key elements of the repositioning include:

1. Installation of an automated gate
2. Driveway replacement with permeable pavers
3. A new roof, generally consistent with the existing roof aesthetics
4. Recladding of the front and side elevations with updated and modernized materials
5. Softening of dwelling color (currently white) to better blend into the landscape
6. Increased dwelling size but done in a manner that meaningfully mitigates increases in lot coverage
7. Use of more glass to better soften the contrast with the environment
8. Installation of an infinity pool
9. Improved landscaping
10. Site erosion remediation through use of rain gardens and retaining walls

**Zoning Summary**

As required by §10.5.17 of Local Law #5 of 2022, a comprehensive table of bulk requirements can be found on the Site Plan Section 7a. A summary of the Project’s compliance with applicable General Bulk Regulations is found below for Zone Area R-30. As referenced in the Narrative, lots in the Rose Subdivision are subject to the bulk regulations and net lot area depicted on the plat at the time the subdivision was created.

Bulk Regulation	Existing	Proposed	Comment
1. Structural setbacks	Full compliance	Full compliance	Pool deck moves inward from rear lot line
2. Building height (35 feet)	31.0 feet	33.5 feet	Maximum height increased by 2.5 feet; average height significantly less than that
3. Development Coverage (1) (25.0%)	32.4%, Impervious 32.4%, Total	24.2%, Impervious 36.2%, Total	<ul style="list-style-type: none"> <li>• Replace non-permeable driveway with a NYSDEC compliant permeable surface; ~3,000 square feet improved</li> <li>• Removal of one of the pool deck staircases</li> </ul>
4. Building Coverage (1) (12.0%)	9.1%	17.9%, 11.1% excluding below pool deck	<ul style="list-style-type: none"> <li>• 76% of Building Coverage at grade</li> <li>• 23% of Building Coverage entirely subterranean beneath the existing pool deck, i.e. no incremental visible expansion</li> </ul>
5. FAR (1) (0.20)	0.13	0.22, 0.18, at ground level	<ul style="list-style-type: none"> <li>• 18% of FAR in Basement, below existing pool infrastructure</li> </ul>

(1) Variance required.

Bulk Regulation	Existing	Proposed	Comment
6. Steep Slope Disturbance (1)	NA	Full Site Improvement Plan	<ul style="list-style-type: none"> <li>• 14% of net lot area subject to steep slopes</li> <li>• Plans to improve nearly all steep slopes</li> <li>• Dramatic improvement to ground stability and drainage</li> </ul>

(1) Variance required.

As noted, certain elements of this plan will require zoning variances:

- *Development Coverage:* The property is existing nonconforming. Total existing Development Coverage is 32.4%, all of which is Impervious Surface Coverage, vs. 25.0% allowable per zoning code. Improvements to the Lot will remove a lot of this impervious hardscape and reduce Impervious Surface Coverage to 24.2%. Most of this reduction will come from the driveway utilizing the latest permeable paver technology that would meet or exceed NYSDEC standards. Including all porous surfaces despite meeting NYSDEC standards, total proposed Development Coverage increases 3.8 points to 36.2%. We believe this variance meets the required criteria for a bulk variance.
  - Undesirable change in the character of the neighborhood or a detriment to nearby properties: *No undesirable changes.* (i) the development plan was shared with the HOA and it was unanimously supported. (ii) Any changes that would impact neighborhood or nearby properties are from the front of the property. (a) Installation of an automated gate should not adversely impact anyone and consideration has already been made to allow for continued street circulation, including expected turnarounds in-driveway; (b) Color change of house softens and blends the property into the environment relative to the existing white infrastructure; (c) Driveway is being replaced with attractive permeable pavers in place of non permeable pavers; (d) No views are adversely impacted as the shape and height of the roof is largely unchanged. The garage height is being elevated by 2.5 feet but it is currently the lowest roof point and finished elevation is well below that allowed by code.
  - Benefit sought can be achieved by some method: *No.* Changes to the design and programming proposed would likely be less advantageous to all constituents and stakeholders.
  - Substantial: *Not substantial.* (i) Impervious coverage decreases from 32.4% to 24.4%. (ii) Most of the increase from 32.4% to 36.2% is from permeable surfaces and installation of retaining walls and terraces which greatly improves existing erosion concerns and dramatically enhances property and area aesthetics. (iii) Increases in Development Coverage are imperceptible to neighbors or nearby properties.
  - Adverse effect or impact on the physical or environmental conditions in the neighborhood or district: *No adverse impact.* Quite the contrary. The improvements substantially improve the physical and environmental conditions of the property, neighborhood, and surrounding area. Key benefits include replacement of substantial impervious hardscape with permeable surfaces and pavers and creation of attractive retaining walls to address drainage and erosion concerns. Additionally, the eastern retaining wall, which currently supports the pool deck, is being shortened and brought inland by two feet.


- Self created difficulty: *Not self-created*. The property was acquired with a high degree of hardscape nonconformity and a substantial drainage and erosion problem with adverse health, safety, and environmental implications.
- **Building Coverage**: Applicant has gone to great lengths to contain expansion areas to already-improved locations. Notably, the newly improved area under the pool deck does not increase Development Coverage while increasing Building Coverage. The proposed expansion plan thoughtfully takes advantage of the existing slope to virtually hide the vast majority of incremental Building Coverage. Seventy-seven percent (77%) of the increase in Building Coverage is contained below the pool deck, most of which is entirely subterranean and without windows. As previously mentioned, the size of this existing infrastructure (pool deck) is shortened. While proposed Building Coverage increases from 13.8% to 17.9%, it is notable that 6.8 points of Building Coverage is below the pool deck, a Development Coverage that currently exists. Exclusive of the area below the pool deck, Building Coverage is only 11.1%. We believe this variance meets the required criteria for a bulk variance.
  - Undesirable change in the character of the neighborhood or a detriment to nearby properties: *No impact to the neighborhood or nearby properties*. (i) any building coverage changes are in the rear of the property and not visible to neighbors or neighboring properties. (ii) Building Coverage changes in the rear of the property are mostly beneath existing infrastructure and subterranean.
  - Benefit sought can be achieved by some method: *No*. The benefits of this design can only be achieved as proposed. While a different design could be implemented, it would require a full redesign with associated soft costs, but more importantly it would be more detrimental to the environment, less attractive, and result in meaningfully more above-ground and visible bulk.
  - Substantial: *Not substantial in that the vast majority of the proposed incremental building coverage does not create additional perceptible or practical bulk*. Most of the incremental Building Coverage is being reclaimed from areas and infrastructure under the existing pool deck. This project seeks to simply reclaim this space, which is currently encompassed by stark white walls, with a muted grey and glass façade which will blend substantially better into the existing environment. Substantial time, soft costs, and willingness to incur significant incremental development costs has been considered in adherence to the project’s development tenets: (i) substantially improve the overall design aesthetic of the dwelling, (ii) improve environmental and safety conditions of the property, (iii) beautify the landscape, and (iv) limit incremental development coverage. It is also worthy to note that the mathematical magnitude of this variance is such because of the decision to build out beneath the existing pool deck. In doing so, additional space is required to build a tunnel from the main house to this basement area and building out as a single level, as opposed to two or three stories (as is customary in this HOA), magnifies the adversity of this calculation relative to the bulk allowance.
  - Adverse effect or impact on the physical or environmental conditions in the neighborhood or district: *No adverse effect*. The increases in Building Coverage are entirely over existing Development Coverage.
  - Self created difficulty: *Yes to the extent that Applicant has chosen to embark on a property improvement program. No to the extent that the existing Building was inefficiently sized and not ideally developed relative to the lot on which it exists*. Effecting the proposed changes will help ensure that the asset remains appropriately positioned relative to its comparable group.

- *FAR*: Aesthetics and structural development under the pool require more floor area than otherwise necessary building above ground. We believe seeking a variance would be preferable to all interested parties. Proposed FAR 0.22 vs 0.20 allowable per zoning code. It is notable that 0.4 of this FAR is below the pool deck. Exclusive of the area beneath the pool deck the FAR is only 0.18. We believe this variance meets the required criteria for a bulk variance.
  - Undesirable change in the character of the neighborhood or a detriment to nearby properties: *No impact to the neighborhood or nearby properties*. Similar to the rationale for Building Coverage variance, (i) additional FAR is located in the rear of the property and not visible to neighbors or neighboring properties. (ii) most of the incremental FAR and all of the excess FAR is beneath existing infrastructure and furthermore, most of it is subterranean.
  - Benefit sought can be achieved by some method: *No*. Achieving the expansion sought above ground, even if FAR was limited to 0.20, would have a substantially greater effect on the perceived and practical bulk as some would be added to the Western elevation which is visible to the HOA.
  - Substantial: *Not substantial*. The existing house was underbuilt. As such, most of the FAR expansion is within zoning allowances.
  - Adverse effect or impact on the physical or environmental conditions in the neighborhood or district: *No adverse effect*. As stated above, all of the expansion is over or under existing infrastructure.
  - Self created difficulty: *Similar to Building Coverage, yes to the extent that Applicant has chosen to improve the property*. However, in doing so the self-created difficulty will provide a betterment to the neighborhood and community through increased tax assessments, property value association, and additional comparables for the Upper Nyack Tax Assessor all without creating additional burden on the resources currently provided to the community. *The variance required is not self-created to the extent that the property was underdeveloped and not adequately maintained prior to purchase*. The reality is that to address the existing property deficiencies a more pervasive approach is required to have the end be justified by the means. The project, and its scope, was discussed with members of the Planning Board prior to (i) acquiring the property and (ii) knowledge that the new zoning ordinance included FAR as a new element of the bulk table.
- *Steep Slope Disturbance*: We believe this variance meets the required criteria for a bulk variance.
  - Undesirable change in the character of the neighborhood or a detriment to nearby properties: *No*. In addition to the positive effects of these efforts, it is notable that the areas being disturbed (i) do not have any houses or roads in front of them, (ii) are not the cliffs typified by many other Upper Nyack lots on the Hudson River, (iii) are directly in front of the Hudson River the land and land underwater area for which is privately owned by the Applicant – See footnote 1. It should be noted that the slopes existing at the property today are not the original slopes. In connection with the creation of the subdivision, Lot and residence in 2006, the original slopes were modified / disturbed. Further modification of these slopes has no impact to any natural or historical significance of the area.
  - Benefit sought can be achieved by some method: *No*. Some of the steep slope disturbance directly addresses drainage and erosion issues that cannot be adequately achieved without a similar significant effort. Some of the disturbance pertains to construction

equipment access. Applicant intends to evaluate delivery of equipment and materials via the Hudson River but at this point feasibility and practicality has not been ascertained.

- Substantial: *Not substantial*. Steep slopes do not comprise a large area (~5,200 square feet), nor are they a significant component of net lot area (less than 15% of total). Given the steep slope area is so small and the requirement to get construction equipment to the site, we have indicated 100% disturbance but it is our hope that we will not require the entirety of the variance requested.
- Adverse effect or impact on the physical or environmental conditions in the neighborhood or district: *No*. Proposed efforts will improve the safety, aesthetics, and preservation of the environment. The Applicant intends to restore, plant and/or terrace sections of its property that are eroding or subject to significant drainage issues. Terraces, and their supporting retaining walls in compliance with code, are to be added in the rear of the property.
- Self created difficulty: *No*. Drainage and erosion have been a persistent and pervasive issue with the property since before the Applicant has owned it. Failure to rectify existing conditions will lead to further deterioration and could cause a health, safety, and environment concern. Furthermore, in connection with discussion of this plan with members of the Planning Board before the property was acquired, it was requested by those members that Applicant deliver a “comprehensive landscaping proposal” when requesting formal approval for this project.

The Applicant has invested significantly in the research, support, and creation of this Plan and has gone to extensive lengths to minimize its development impact and support local objectives. Thank you in advance for your consideration.

  
Jay A. Greenwell (Jun 27, 2022 08:34 EDT)

Jay A. Greenwell, PLS



## ZBA Narrative, Exhibit A

### HUDSON SHORES HOA MEETING MINUTES APRIL 4, 2022

Meeting was called to order at 7:38 pm.

Those present were: [Owner 1], Adam Budgor, [Owner 2], [Owner 3], [Owner 4], [Owner 5] and Donna Licata (JL Management & Realty LLC).

#### Motions:

- Motion passed to accept minutes of July 7, 2021
- Motion passed to accept proposed budget (should LS figure need to be adjusted, a revised budget will be presented).

#### Discussions:

- Pavement: Blacktop committee formed and will set up appointment with paving company to discuss repair vs. replacement. Date TBD on either Wednesday or Friday after 5 pm or weekend. Committee members are: Adam B., [Owner 1], [Owner 5], and [Owner 4]
- Mailboxes: Each homeowner will submit their mailbox selection via email to all homeowners for approval by April 21. Installation on all mailboxes target date is May 7.
- Pump Station: Adam B. stated he would like to add plantings as part of beautification around the pump.
- Landscaping: [Owner 5] will speak to Sergio and Salizar (sp?) to obtain pricing to landscape easement areas. Adam B. to cleanout brush and provide plantings around mechanicals.

- Financials were Presented.
- Adam B. spoke to homeowners regarding his proposed renovations on his home. Architectural drawings were presented. No issues were raised.

#### Elections:

- [Owner 3] nominated Adam Budgor for a position on the board. Nomination was accepted and approved by all homeowners.
- Election of officers: Adam Budgor, President (term ends 6/2025); [Owner 1], Secretary/Treasurer (term ends 6/2024) and [Owner 3], Vice President (term ends 6/2023).

Meeting was adjourned 9:17 pm.

## ZBA Narrative, Exhibit B

### ARTICLE VII. ARCHITECTURAL CONTROL

No building, fence, wall or other structure, or change or alteration to the exterior of the Homes or in the landscaping shall be commenced, erected or maintained upon The Properties, nor shall any exterior addition to, or change or alteration thereto, be made until the plans and specifications showing the nature, kind, shape, height, materials, color and locations of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an architectural committee composed of three or more representatives appointed by the Board. In the event said Board, or its designated committee fails to approve or disapprove such design and location within sixty (60) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with. The provisions of this Paragraph shall not apply to Developer. As set forth in Article VIII, Section 7(d) of the Association By-Laws, a two thirds majority of a quorum of the Board of Directors or architectural committee shall be required for approval of any addition, change or alteration. Notwithstanding the foregoing, work requiring a building permit and certificate of occupancy is subject to the approval of the Village of Upper Nyack and a Home Owner is required to secure all such necessary approvals and permits before any work commences.

## 2. ZBA Application

APPLICATION TO THE ZONING BOARD OF APPEALS

Date 04/28/22 REV. 5/12/22

Appeal No: \_\_\_\_\_

Applicant's Name Soraya Scroggins & Adam Budgor

Applicant's Phone No. 212-233-2225

Attorney's Name Donald Brenner, PE, LLB

Attorney's Address 4 Independence Ave., Tappan, NY 10983

Attorney's Phone No. 845-359-2210

Name of Property Owner Soraya Scroggins & Adam Budgor

Name of Contract Purchaser NA

To the Zoning Board of Appeals, Village Hall, Upper Nyack, NY 10960

I/We Soraya Scroggins & Adam Budgor of 11 Tomkins Court

(Name of Applicant)

(Street and Number)

Upper Nyack, NY hereby appeal to the

(Municipality)

(State)

Zoning Board of Appeals from the decision of the Building Inspector on Violation Number \_\_\_\_\_

or on application for Building Permit number \_\_\_\_\_ dated \_\_\_\_\_ whereby the

Building Inspector did deny:

- A Building Permit
- Non-Conforming use
- A Certificate for Occupancy and / or Use
- Other \_\_\_\_\_

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Location of the property 11 Tompkins Ct., Upper Nyack
(Number, Street, Municipality)
County Tax ID Number 60.14-1-12.7 Zoning District R-30
At or near the following intersections or main streets: At Terminus of Tomkins Court

2. Provision(s) of the Zoning Ordinance appealed:
Article, Section 4, Subsection/Paragraph 4.2, Row 4, Col. 11 (FAR)
Article, Section 4, Subsection/Paragraph 4.2, Row 4, Col. 10 (Building Coverage)
Article, Section 6, Subsection/Paragraph 7.1.1, 7.1.2, 7.1.3 (Slope Disturbances)
4 4.2 ROW 4, COL 9 (DEVELOPMENT COVERAGE)

3. Previous Appeal: A previous appeal ( ), has, or X has not been made with respect to this property.
Such appeal(s) was/were in the form of
NA ( ) An appeal from a Violation Notice No. dated
( ) A request for a Variance and was made in Appeal No. dated
Appeal No. dated
( ) Other

4. Appeal is made hereforth for:
( ) An Interpretation of the Zoning Ordinance or Map
( ) Appeal from Decision of Village Official or Officer (name)
( ) A Use Variance to the Zoning Ordinance
X An Area Variance to the Zoning Ordinance

Reason for Appeal. Complete all relevant information in the following section or sections pertaining to appeal checked above. Please note that at the time of the Zoning Board of Appeals hearing you will be able to supplement any of the following information by written or oral evidence. It would be advisable to be prepared at the time of the hearing to present written documentation of your application statements to substantiate all financial figures supplied and any other necessary material relevant to the request.

**APPLICATION TO THE ZONING BOARD OF APPEALS**

Complete only the applicable sections as indicated by appeal request.

**INTERPRETATION OF THE ZONING ORDINANCE OR MAP:**

---

---

---

---

---

---

---

---

---

---

NA

**APPEAL FROM DECISION OF VILLAGE OFFICIAL OR OFFICER:**

---

---

---

---

---

---

---

---

---

---

NA

APPLICATION TO THE ZONING BOARD OF APPEALS

USE VARIANCE Article V, §17:4, B.

State how strict application of the Zoning Ordinance would cause unnecessary hardship. (Note: Proof of hardship to be provided must be related to the property and not the individual owner.)

NA

1. The applicant must demonstrate a substantial lack of return by competent financial evidence:

- a. The amount paid for the entire parcel is \_\_\_\_\_
- b. The date of purchase of the property is \_\_\_\_\_
- c. The present value of the entire property is \_\_\_\_\_
- d. The value of the parcel that is the subject of this application is (also explain how value is determined) \_\_\_\_\_ NA
- e. The monthly expenses attributed to maintenance of the property are \_\_\_\_\_
- f. The amount of taxation on the property is \_\_\_\_\_
- g. The current income from the land in issue is \_\_\_\_\_
- h. The amount of mortgages and other encumbrances on the property is (date, monthly payments, balance due, interest rate, etc.) \_\_\_\_\_ NA

2. This property cannot be used by any currently permitted uses because:

NA

3. The alleged hardship relating to the property in question is unique, and does not apply to the general conditions of the neighborhood in that \_\_\_\_\_ NA

4. The requested use variance, if granted, will not alter the essential character of the neighborhood in that \_\_\_\_\_ NA

5. The alleged hardship has not been self created in that \_\_\_\_\_ NA

6. Other factors I/ we wish the Board to consider in this case are \_\_\_\_\_ NA

## APPLICATION TO THE ZONING BOARD OF APPEALS

### AREA VARIANCE Article V, §17:4, C.

State how applicable zoning regulations would cause practical difficulty. (Note: Proof of practical difficulty should be related to the property and not to the individual. For example, practical difficulty could be the inability to make reasonable use of the land due to the size, shape, grade or contour.)

NEW ZONING CODE ADOPTED IMPLEMENTS SLOPE RESTRICTIONS &  
FLOOR AREA REQUIREMENTS THAT DID NOT PREVIOUSLY EXIST,  
CREATING A PRACTICAL DIFFICULTY.

1. Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties be created by the granting of this variance? Explain. NO. THE AESTHETIC

UPGRADES TO DWELLING & GROUNDS WILL ENHANCE THE AREA.

2. Can the benefit sought by the applicant be achieved by some method, feasible by the applicant to pursue, other than an area variance? Explain. NO.

DESIRED IMPROVEMENTS CANNOT BE REALIZED WITHOUT THE  
VARIANCES.

3. Is the requested area variance substantial in relation to the zoning code? Explain. NO. ALTHOUGH  
THE PERCENTAGE OF SLOPE DISTURBANCE IS 100%, THE TOTAL AREA IS  
MINIMAL. DEVELOPMENT COVERAGE AND BUILDING COVERAGE VARIANCES  
ARE ALSO MINIMAL; OFFSET BY PREVIOUS TREATMENTS.

4. Will the proposed variance have an adverse effect on the physical or environmental conditions of the neighborhood or district? Explain. NO. THE COVERAGE AND FAR VARIANCES  
WILL HAVE NO IMPACT. THE PROPOSED GRADING WILL STABILIZE  
EXISTING SLOPE AREAS THAT ARE ERODING.

5. Is the alleged difficulty self created? Explain. NO. APPLICANT PURCHASED THE  
HOUSE IN THE FALL OF 2021 PRIOR TO NEW ZONING ADOPTION.

6. Is the requested variance the minimum variance necessary to relieve the practical difficulty? Explain. YES. THE EXPANSION/RENOVATION CANNOT BE ACHIEVED WITHOUT  
RELIEF SOUGHT.



APPLICATION TO THE ZONING BOARD OF APPEALS

AREA VARIANCE (con't)

7. Would a significant economic hardship result if this variance were not granted? Explain.

YES. APPLICANTS PURCHASED THIS WITH THE INTENTION OF EXPANSION PRIOR TO NEW ZONING REGULATIONS AND HAVE SPENT A CONSIDERABLE AMOUNT OF MONEY ON ENGINEERING, ARCHITECTURAL, AND LANDSCAPING PLANS.

8. Given that governmental facilities and services are available to this property, will the granting of this variance effect the health, safety, and welfare of the neighborhood or district? Explain.

NO. THE DWELLING EXPANSION WILL NOT IMPACT THE NEIGHBORHOOD EXCEPT IN A POSITIVE MANNER

9. If this variance is granted, will the effect of the increased population density produced on available governmental facilities, services, and schools be small or great? Explain.

NONE. THERE WILL BE NO IMPACT

10. Other factors the applicant may wish the Board to consider:

SEE ATTACHED NARRATIVE.

**APPLICATION TO THE ZONING BOARD OF APPEALS**

**ALL APPLICANTS MUST ATTEST TO THE FOLLOWING:**

Subject to the provisions of the General Municipal Law, Article 18, §809, applicant must state the name, address, nature, and extent of the interest of any State, County, or Village of Upper Nyack Officer or employee.

NONE

STATE OF NEW YORK )

) SS:

COUNTY OF ROCKLAND )

Sworn to this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

Applicant's Signature \_\_\_\_\_

\_\_\_\_\_  
(Notary Public)

**AFFIDAVIT OF OWNERSHIP**

ADAM BUDGOR being duly sworn, deposes and says that he/she resides  
at 11 TOMPKINS CT in the Village/Town of  
UPPER NYACK, the County of ROCKLAND,  
in the State of NEW YORK that he/she is the owner of all that certain lot, piece or  
parcel of land situated, lying and being in the Village of Upper Nyack aforesaid, and that he/she hereby  
authorizes on their behalf, and that the statements of fact contained in said application are true.

STATE OF NEW YORK )

New York) SS:

COUNTY OF ~~ROCKLAND~~ )

Sworn to this 12 day of May, 20 22

Owner's signature Adam Budgor

[Signature]  
(Notary Public)

RENEISHA WILLIAMS  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 01W16421579  
QUALIFIED IN KINGS COUNTY  
COMMISSION EXPIRES 09/07/2025

APPLICATION TO THE ZONING BOARD OF APPEALS

APPEAL NO. \_\_\_\_\_

Notice to Building Inspector of Appeal to Zoning Board of Appeals

In the matter of the petition of:

Name ADAM BUDGOR & SORAYA SCROGGINS

Address 11 TOMPKINS COURT  
UPPER NYACK, NY 10960

County No: 60.14 - 1 - 12.7

Building Inspector  
Village of Upper Nyack  
County of Rockland, N.Y.

Attention of Mr. Roy Wanamaker, Building Inspector.

Dear Sir: SORAYA SCROGGINS &

This is to give notice that ADAM BUDGOR has/have appealed to the Zoning Board of Appeals of the Village of Upper Nyack, County of Rockland, N.Y., from your decision order dated \_\_\_\_\_ disapproving/approving (strike one) application for alteration, construction, maintenance, or use of a AN EXPANSION/RENOVATION OF AN EXISTING DWELLING.

The grounds on which this appeal is based are as follows:  
STRICT APPLICATION OF THE ZONING CODE WOULD CREATE A HARDSHIP.

Yours truly,

Adam Budgor 

Dated 5/12/2022

Note: To be made out in duplicate, original to be served on Building Inspector, duplicate filed with appeal.

### 3. Building Permit Application

Resubmitted to Planning Board May 16, 2022

VILLAGE OF UPPER NYACK  
328 NORTH BROADWAY  
UPPER NYACK, NY 10960  
INCORPORATED 1872  
Tel. 845-358-0084 FAX. 845-358-0741  
[www.uppernyack-ny.us](http://www.uppernyack-ny.us)

BUILDING PERMIT APPLICATION FOR  
**EXTERIOR RENOVATION / NEW CONSTRUCTION**  
**SHEDS OVER 120 SF / DECKS OVER 200 SF**  
**IN GROUND POOLS**

Application is hereby made for a Building Permit in conformance with the Zoning Ordinance of the Incorporated Village of Upper Nyack.

Submit the following:

- 2 copies of this application
- 1 copy of deed
- 1 copy of survey in current homeowner's name
- 11 copies of signed and sealed site plan, and submission of plans in pdf format
- 6 copies of elevations and construction plans with details
- 1 copy of Architectural Review Board Finish Schedule
- 1 copy of REScheck Inspection Checklist and Compliance Report for NYS
- 11 copies of signed and sealed landscape plan, if applicable
- General Municipal Law Application, if applicable
- Environmental Assessment Form, if applicable

Further information may be required by the Office of the Building Inspector, as provided by the Zoning Ordinance of the Incorporated Village of Upper Nyack, if such is considered necessary for approval of this application.

Owner(s) Soraya Scroggins and Adam Budgor

Address: 11 Tompkins Court, Upper Nyack, NY 10960

Phone # 212-233-2225

Email Address: abudgor@gmail.com; sorayams@gmail.com

Property Address to which permit pertains: Same as above

PLEASE COMPLETE THE FOLLOWING

Proposed work: Residential renovation of existing dwelling  
with site landscaping and pool renovation

Total valuation of work: \$ 2,000,000

County Tax ID Number of Property: 60.14-1-12.7

Zoning District R-30

Zoning: Single Family  Two Family \_\_\_\_\_ Other (specify) \_\_\_\_\_

Sewage disposal: Public sewers  Septic system \_\_\_\_\_

Distance to nearest stream, river, or waterway Adjacent to Hudson River

Engineer: Brian Brooker Assoc. Phone # 845-357-4411

Address: 76 Lafayette Ave., Suffern, NY 10901

Architect: Barnes Coy Architects Phone # 631-537-3555

Address: PO Box 763, Bridgehampton, NY 11932

Contractor Information

General Contractor Not known at this time

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Mechanical Contractor / Plumber Not known at this time

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

HVAC Contractor Not known at this time

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Electrician Not known at this time

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

OFFICE OF THE BUILDING INSPECTOR  
INCORPORATED VILLAGE OF UPPER NYACK  
PROPERTY OWNER CERTIFICATION

Inc. Village of Upper Nyack  
County of Rockland  
State of New York

Property Owner: Adam Budgor and Soraya Scroggins

Certifies that he/she resides at 11 Tompkins Court, Upper Nyack, NY

and that he/she is the owner of all that certain lot, parcel of land and/or building located at  
11 Tompkins Court, Upper Nyack, NY

and proposed construction will be performed in accordance with the New York State Building Code;  
in conformance with the Zoning Ordinance of the Incorporated Village of Upper Nyack; and in  
accordance with plans and specifications submitted herewith.

Signature

Date

STATEMENT BELOW ONLY TO BE FILLED OUT IN THE EVENT THIS  
APPLICATION IS MADE BY PERSON OTHER THAN OWNER OF PROPERTY

Inc. Village of Upper Nyack  
County of Rockland  
State of New York

Agent Name: Reneisha Williams being duly sworn deposes and says:

That Adam Budgor is the owner of the land that is the subject of this permit.  
The deponent is duly authorized to make this application by said owner.  
That the proposed work is authorized by said owner.

Agent Signature: RW:lr

Sworn to before me this 12 day of May 20 22

(Notary Public)

RENEISHA WILLIAMS  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 01WI6421579  
QUALIFIED IN KINGS COUNTY  
COMMISSION EXPIRES 09/07/2025

# APPLICATION REVIEW FORM

## PART I

Name of Municipality VILLAGE OF UPPER NYACK Date 4/25/22

Please check all that apply:

<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Municipal Board
<input checked="" type="checkbox"/> Zoning Board of Appeals* <i>(*Fill out Parts I &amp; II of this form)</i>	<input type="checkbox"/> Historical Board
<input type="checkbox"/> Subdivision _____ # of Lots _____	<input type="checkbox"/> Architectural Board
<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Pre-preliminary/Sketch
<input type="checkbox"/> Special Permit	<input checked="" type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Final
<input type="checkbox"/> Zoning Code Amendment	
<input type="checkbox"/> Zone Change	
<input checked="" type="checkbox"/> Variance	

Project Name: SITE PLAN - PROJECT GOOSE

Tax Map Designation:

Section 60.14 Block 1 Lot(s) 12.7  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Location: On the EASTERLY side of THE  
TERMINUS feet — of TOMPKINS COURT in the  
town/village of UPPER NYACK

Street Address: 11 TOMPKINS COURT

Acreage of Parcel 97,630 SF (GROSS) Zoning District R-30

School District NYACK Postal District 10960

Fire District NYACK Ambulance District NYACK

Water District SUEZ NY Sewer District TOWN OF ORANGETOWN

Project Description: *(If additional space required, please attach a narrative summary.)*

PROPOSED RESIDENTIAL RENOVATION REQUIRING SITE  
PLAN APPROVALS; SEE ATTACHED NARRATIVE.



# APPLICATION REVIEW FORM

**If subdivision:**

- 1) Is any variance from the subdivision regulations required? NA
- 2) Is any open space being offered? NA If so, what amount? \_\_\_\_\_
- 3) Is this a standard or average density subdivision? \_\_\_\_\_

**If site plan:**

- 1) Existing square footage \_\_\_\_\_
- 2) Total square footage \_\_\_\_\_
- 3) Number of dwelling units 1

If special permit, list special permit use and what the property will be used for.

NA

**Environmental Constraints:**

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area. YES - SHOWN IN SITE PLAN

\* Are there streams on the site? If yes, please provide the names. NO

Are there wetlands on the site? If yes, please provide the names and type. NO

\* ADJACENT TO HUDSON RIVER

Project History: Has this project ever been reviewed before? NO

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

NA

(PRIOR SUBDIVISION APPROVAL)

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

NA

# APPLICATION REVIEW FORM

## Contact Information:

Applicant: ADAM BUDGOR & SORAYA SCROGGINS Phone # 212-233-2225

Address 11 TOMPKINS CT., UPPER NYNCK NY 10960  
Street Name & Number (Post Office) State Zip code

Property Owner: SAME AS ABOVE Phone # \_\_\_\_\_

Address \_\_\_\_\_  
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: BRIAN BROOKER ASSOC. Phone # 845-357-4411

Address 76 LAFAYETTE AVE., SUFFERN NY 10901  
Street Name & Number (Post Office) State Zip code

Attorney: DONALD BRENNER, PE, LLC Phone # 845-359-2210

Address 4 INDEPENDENCE AVE, TAPPAN NY 10983  
Street Name & Number (Post Office) State Zip code

Contact Person: ADAM BUDGOR Phone # ASOVE

Address ASOVE  
Street Name & Number (Post Office) State Zip code

## General Municipal Law Review:

This property is within 500 feet of:  
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- |                                                        |                                               |
|--------------------------------------------------------|-----------------------------------------------|
| <input type="checkbox"/> State or County Road          | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path                     | <input type="checkbox"/> County Stream        |
| <input checked="" type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility      |

List name(s) of facility checked above. HUDSON RIVER - TOWN OF CLARKSTOWN

Referral Agencies: (Please make sure that the appropriate agencies as needed received copies of your application and plans for their review.)

- |                                                                                |                                                                             |
|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/> RC Highway Department                                 | <input type="checkbox"/> RC Division of Environmental Resources             |
| <input type="checkbox"/> RC Drainage Agency                                    | <input checked="" type="checkbox"/> RC Dept. of Health                      |
| <input type="checkbox"/> NYS Dept. of Transportation                           | <input checked="" type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority                                 | <input type="checkbox"/> Palisades Interstate Park Comm.                    |
| <input type="checkbox"/> Adjacent Municipality                                 |                                                                             |
| <input checked="" type="checkbox"/> Other <u>NYS DIV. OF COASTAL RESOURCES</u> |                                                                             |

\*\*All applicants must send copies of their applications and plans to:  
Orange and Rockland, Regional manager, 75 West Route 59, Spring Valley, NY 10997.

# APPLICATION REVIEW FORM

## PART II

### Application before the Zoning Board of Appeals

Application, petition or request is hereby submitted for:

- Variance from the requirement of Section 6.7.1.1, 6.7.1.2, 6.7.1.3 (SLOPES)
- Special permit per the requirements of Section 4.4.2, Row 4, Col. 11 (FAR)
- Review of an administrative decision of the Building Inspector; 4.2, Row 4, Col. 9 (Development Coverage)
- An order to issue a Certificate of Occupancy;
- An order to issue a Building Permit;
- An interpretation of the Zoning Ordinance or Map;
- Certification of an existing non-conforming structure or use;
- Other (explain)

To permit construction, maintenance or use of

PROPOSED RENOVATION OF EXISTING DWELLING AND POOL WITH  
SITE GRADING & LANDSCAPING

If an area variance is required, please fill out below:

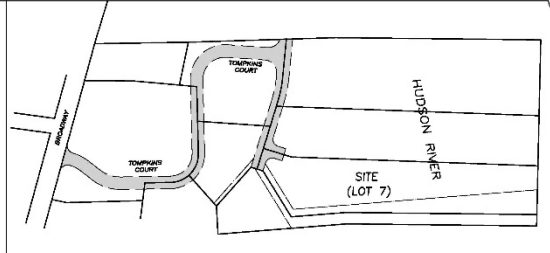
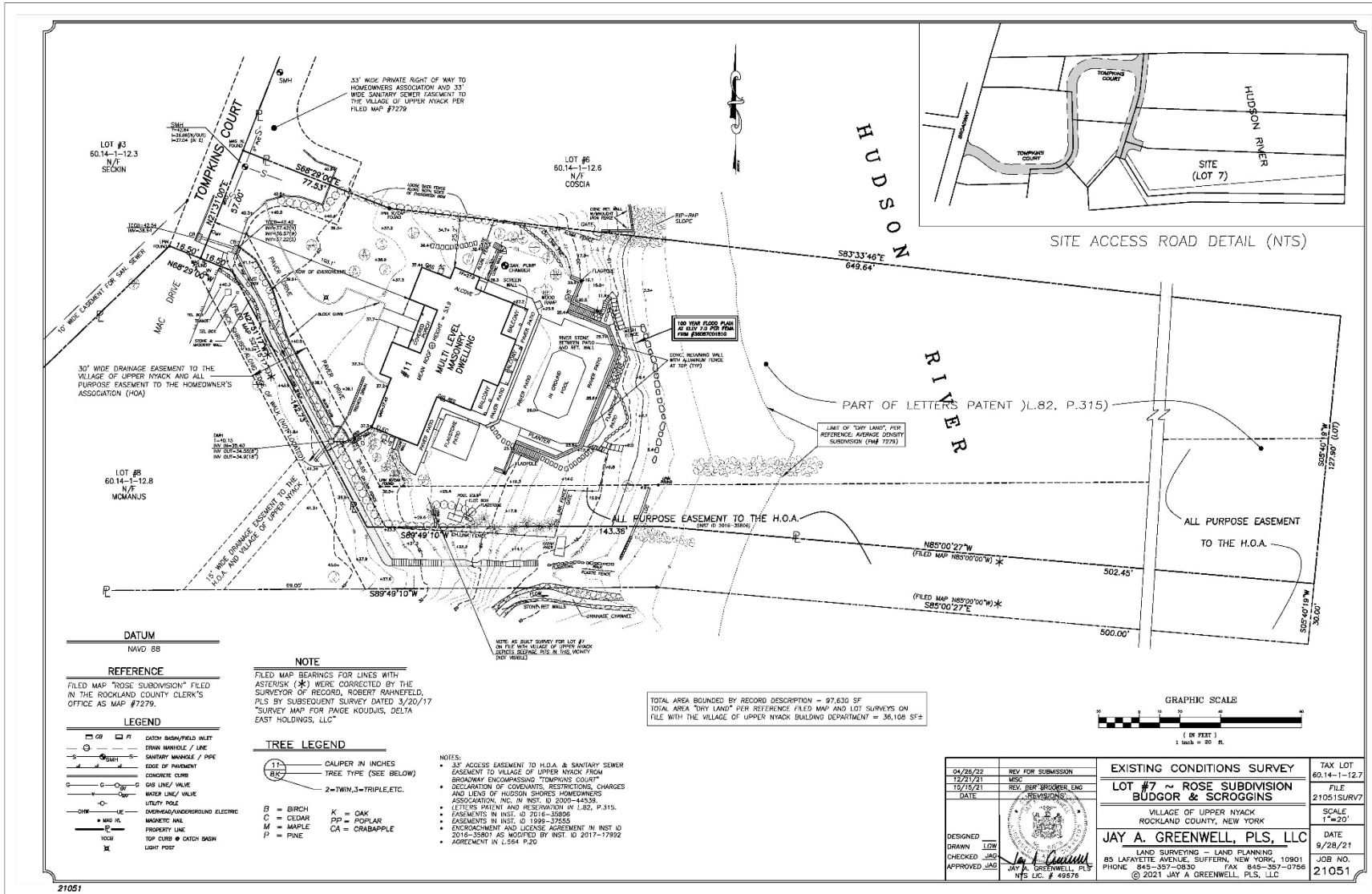
This application seeks a variance from the provisions of Article (SEE BELOW), Section(s)

-. Specifically, the applicant seeks a (SEE BELOW)  
(side yard, lot area, height, etc.) of (SEE BELOW) (feet, height, floor area ratio, etc.)

1. DISTURBANCE TO SLOPES (ALL CATEGORIES)
2. MAX. FLOOR AREA RATIO
3. MAX. BLDG. COVERAGE
4. Max. Development Coverage

# 4. Existing Conditions Survey

September 28, 2021



**DATUM**  
NAVD 88

**REFERENCE**  
FILED MAP "ROSE SUBDIVISION" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #7279.

- LEGEND**
- □ □ □ □ DATUM BENCHMARK INLET
  - ○ ○ ○ ○ DRAIN MANHOLE / LINE
  - S — S — S — S — S SANITARY MANHOLE / PIPE
  - — — — — EDGE OF PAVEMENT
  - — — — — CONCRETE CURB
  - — — — — GAS LINE / VALVE
  - — — — — WATER LINE / VALVE
  - — — — — UTILITY POLE
  - — — — — OVERHEAD/UNDERGROUND ELECTRIC
  - — — — — MAGNETIC NAIL
  - — — — — PROPERTY LINE
  - — — — — TIECH
  - — — — — TOP CURB # CATCH BASIN
  - — — — — LIGHT POST

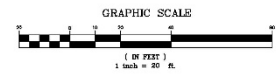
**NOTE**  
FILED MAP BEARINGS FOR LINES WITH ASTERISK (\*) WERE CORRECTED BY THE SURVEYOR OF RECORD, ROBERT RAHNFEELD, PLS BY SUBSEQUENT SURVEY DATED 3/20/17 \*SURVEY MAP FOR TANGE KOUDJIS, DELTA EAST HOLDINGS, LLC\*

- TREE LEGEND**
- 1" ——— DIAPHR IN INCHES
  - 1/2" ——— TREE TYPE (SEE BELOW)
  - 2" ——— TWIN, 3" ——— TRIPLE, ETC.
- B = BIRCH      K = OAK  
 C = CEDAR    PP = POPLAR  
 M = MAPLE    CA = CRABAPPLE  
 P = PINE

**NOTES:**

- 33' ACCESS EASEMENT TO H.O.A. & SANITARY SEWER EASEMENT TO VILLAGE OF UPPER NYACK FROM BROADWAY ENCOMPASSING "TOMPKINS COURT"
- DECLARATION OF COVENANTS, RESTRICTIONS, CHARGES AND LIENS OF HUDSON SHORES HOMESOWNERS ASSOCIATION, INC. IN INST. ID 2005-44339.
- LETTERS PATENT AND RESERVATION IN L.82, P.315.
- EASEMENTS IN INST. ID 2014-35896
- EASEMENTS IN INST. ID 1999-37555
- EASEMENTS IN INST. ID 2016-3580 AS MODIFIED BY INST. ID 2017-17992
- ENCROACHMENT AND LICENSE AGREEMENT IN INST. ID 2016-3580 AS MODIFIED BY INST. ID 2017-17992
- AGREEMENT IN L.564 P.20

TOTAL AREA BOUNDED BY RECORD DESCRIPTION = 97,630 SF  
TOTAL AREA TINY LAND PER REFERENCE FILED MAP AND LOT SURVEYS ON FILE WITH THE VILLAGE OF UPPER NYACK BUILDING DEPARTMENT = 36,100 SF\*



04/26/22	REV FOR SUBMISSION	<b>EXISTING CONDITIONS SURVEY</b>	TAX LOT
12/21/21	MSD	<b>LOT #7 ~ ROSE SUBDIVISION</b>	60.14-1-12.7
12/15/21	REV PER BROOKER LMS	<b>BUDGOR &amp; SCROGGINS</b>	FILE
	DATE	VILLAGE OF UPPER NYACK	21051SURV7
		ROCKLAND COUNTY, NEW YORK	SCALE
		<b>JAY A. GREENWELL, PLS, LLC</b>	1"=20'
		LAND SURVEYING - LAND PLANNING	DATE
		85 LAFAYETTE AVENUE, SUFFERN, NEW YORK, 10901	9/28/21
		PHONE 845-357-0930 FAX 845-357-0766	JOB NO.
		© 2021 JAY A. GREENWELL, PLS, LLC	21051



## 6. Deed

Bargain and Sale Deed, dated November 3, 2021

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS  
(INDIVIDUAL OR CORPORATION)**

FORM 8002 (short version), FORM 8007 (long version)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

*THIS INDENTURE*, made the 3<sup>rd</sup> day of November, 2021

**BETWEEN**

**DELTA EAST HOLDINGS, LLC,**

with an address of 11 Tompkins Court, Upper Nyack, New York 10960,  
party of the first part, and

**SORAYA SCROGGINS and ADAM BUDGOR, wife & husband**

residing at 30 West Street, Apt. 26E, New York, New York 10004,  
party of the second part;

**WITNESSETH**, that the party of the first part, in consideration of One Dollar and No Cents (\$1.00), lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever;

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the, Village of Upper Nyack, Town of Clarkstown, County of Rockland and State of New York, and more particularly described as follows:

**SEE ATTACHED SCHEDULE "A"**

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

**BEING and intended** to be the same premises conveyed to Delta East Holdings, LLC, by Deed from Susan Frazier, on April 21, 2017, and recorded in the Office of the Rockland County Clerk on May 3, 2017 under Instrument No. 2017-00014530.

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**AND** the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

**MEISTER ABSTRACT CORP**  
as Agent for  
**Stewart Title Insurance Company**

**OWNER'S POLICY**

**SCHEDULE A DESCRIPTION**

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Village of Upper Nyack, Town of Clarkstown, County of Rockland and State of New York and being shown and designated as Lot 7 on a certain map entitled, "Rose Subdivision, Village of Upper Nyack, Rockland County, New York" and filed in the Rockland County Clerk's Office on July 9, 1999 in Book 120 of Maps at Page 11 as Map No. 7279.

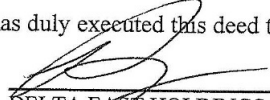
**FOR INFORMATION ONLY:**

Premises known as and by 11 Tompkins Court, Nyack, New York;  
Being Section: 60.14, Block: 1, Lot: 12.7; Tax Map of the Village of Upper Nyack, County of Rockland, State of New York.

Bargain and Sale Deed dated November 3, 2021

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

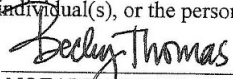
*IN WITNESS WHEREOF*, the party of the first part has duly executed this deed the day and year first above written.

  
DELTA EAST HOLDINGS, LLC  
BY Paige Koudijs

*IN PRESENCE OF:*

STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF ROCKLAND )

On the 1<sup>st</sup> day of November, 2021, before me, the undersigned, personally appeared PAIGE KOUDIJS personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
NOTARY PUBLIC

BECKY THOMAS  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01TH6059725  
Qualified in Rockland County  
My Commission Expires June 04, 2023

**BARGAIN AND SALE DEED WITH  
COVENANT AGAINST GRANTOR'S ACTS  
Title No. MAC9868**

**DELTA EAST HOLDINGS, LLC  
TO  
SCROGGINS and BUDGOR**

Section 60.14  
Block 1  
Lot 12.7  
County of Rockland, Town of Clarkstown, Village of  
Upper Nyack

Street Address : 11 Tompkins Court  
Nyack, New York 10960

Return By Mail To:

Peter Klose, Esq.  
99 Main Street, Suite 206  
Nyack, New York 10960



Bargain and Sale Deed dated November 3, 2021

INSTRUCTIONS(RP-5217-PDF-INS) www.orps.state.ny.us

FOR COUNTY USE ONLY

C1. SWIS Code 392001

C2. Date Deed Recorded 11/10/2021  
Month Day Year

C3. Book 2021 C4. Page 47319

New York State Department of Taxation and Finance  
 Office of Real Property Tax Services  
**RP- 5217-PDF**  
 Real Property Transfer Report (8/10)

**PROPERTY INFORMATION**

1. Property Location 11 TOMPKINS COURT  
\* STREET NUMBER \* STREET NAME

CLARKSTOWN UPPER NYACK 10960  
\* CITY OR TOWN VILLAGE \* ZIP CODE

2. Buyer Name SCROGGINS SORAYA  
\* LAST NAME/COMPANY FIRST NAME

BUDGOR ADAM  
\* LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address  
 Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR  Part of a Parcel (Only if Part of a Parcel) Check as they apply:  
 4A. Planning Board with Subdivision Authority Exists   
 5. Deed Property Size X \* FRONT FEET OR 0.83 \* DEPTH \* ACRES 4B. Subdivision Approval was Required for Transfer   
 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name DELTA EAST HOLDINGS, LLC  
\* LAST NAME/COMPANY FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:  
 A. One Family Residential  Check the boxes below as they apply:  
 8. Ownership Type is Condominium   
 9. New Construction on a Vacant Land   
 10A. Property Located within an Agricultural District   
 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

**SALE INFORMATION**

11. Sale Contract Date 08/18/2021

\*12. Date of Sale/Transfer 11/03/2021

\*13. Full Sale Price 3,150,000.00  
( Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale .00

15. Check one or more of these conditions as applicable to transfer:  
 A. Sale Between Relatives or Former Relatives  
 B. Sale between Related Companies or Partners in Business.  
 C. One of the Buyers is also a Seller  
 D. Buyer or Seller is Government Agency or Lending Institution  
 E. Deed Type not Warranty or Bargain and Sale (Specify Below)  
 F. Sale of Fractional or Less than Fee Interest (Specify Below)  
 G. Significant Change in Property Between Taxable Status and Sale Dates  
 H. Sale of Business is Included in Sale Price  
 I. Other Unusual Factors Affecting Sale Price (Specify Below)  
 J. None  
 Comment(s) on Condition:

**ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill**


16. Year of Assessment Roll from which information taken(Y) 21 \*17. Total Assessed Value 1,999,999


\*18. Property Class 210 \*19. School District Name NYACK UNION FREE CSD

\*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))  
60.14-1-12.7

**CERTIFICATION**

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

**SELLER SIGNATURE**  
 DATE 11/1/2021

**BUYER SIGNATURE**  
 DATE 11/3/2021  
*Buyer: Soraya Budgor*

**BUYER CONTACT INFORMATION**  
(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

SCROGGINS, SORAYA BUDGOR, ADAM  
\* LAST NAME FIRST NAME

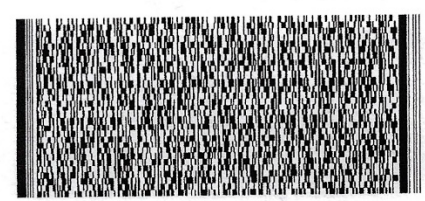
845 727-7727  
\* AREA CODE \* TELEPHONE NUMBER (E.g. 9999993)

11 TOMPKINS COURT  
\* STREET NUMBER \* STREET NAME

UPPER NYACK NY 10960  
\* CITY OR TOWN \* STATE \* ZIP CODE

**BUYER'S ATTORNEY**  
KLOSE PETER  
\* LAST NAME FIRST NAME

(845) 727-7727  
\* AREA CODE \* TELEPHONE NUMBER (E.g. 9999999)



The People of the State of New York, by the Grace of God Free and Independent: To all to whom these Presents shall come GREETING: KNOW YE, That pursuant to a resolution of the Commissioners of our Land Office, for the purpose of promoting the Commerce of our said State, or for the beneficial enjoyment by the adjacent owner, and for no other object or purpose whatsoever, and with this reservation and upon the conditions hereinafter mentioned, WE have given and granted, and by these Presents do give and grant unto Wm. Wood pursuant to a Resolution of the Commissioners of the Land Office adopted on the twentieth day of July 1873 his heirs and assigns, the land under water, and between high and low water mark, described as follows, to wit:

All those three certain pieces or parcels of land under the water of the Hudson River in part of our aforesaid State, the uplands belonging to said State, situate in the town of Clarkstown, County of Westchester, which are to make and divide as follows, to wit:

The first Beginning at original high water mark on the West side of the Hudson River at the point where said uplands of State join the land of William Woods, and running thence South eighty-five degrees East five hundred and forty feet, thence South six degrees thirty minutes West five hundred and eight feet, thence North eighty-five degrees West five hundred feet to original high water mark, at a point where said uplands of State join the land of Hugh Thayer, thence along said high water mark northwardly about five hundred and twenty feet, more or less, to the place of beginning, containing about six hundred and ninety acres, more or less, of land, be the same more or less.

The second Beginning at original high water mark on the West side of the Hudson River, at the point where said uplands of State join the land of Elizabeth and Ellen Hart, and running thence South eighty-five degrees East five hundred and thirty feet, thence South six degrees and thirty minutes West five hundred and forty feet, thence North eighty-five degrees West five hundred feet to original high water mark, at a point where said uplands of State join the land of James Crumb, thence along said high water mark northwardly about five hundred and forty feet, more or less, to the place of beginning, containing about six hundred and thirty three acres, more or less, of land, be the same more or less.

The third Beginning at original high water mark on the West side of the Hudson River at the point where said uplands of State join the land of Thomas Butler, and running thence South eighty-five degrees East five hundred and eighty feet, thence South six degrees thirty minutes West five hundred and thirty feet, thence North eighty-five degrees West five hundred and fifty feet, to original high water mark, at a point where said uplands of State join the land of Sarah Snider, thence along said high water mark northwardly about four hundred and eighty feet, more or less, to the place of beginning, containing about six hundred and thirty three acres, more or less, of land, be the same more or less.

West Shore and Chicago Railroad Company.

Excepting and Reserving to all and every the said People, the full and free right, liberty and privilege of entering upon and using all and every part of the above described premises, in as ample a manner as they might have done had this power and authority not been given, until the same shall have been actually appropriated and applied to the purposes of Commerce, by erecting a dock or docks thereon, or for the beneficial enjoyment of the same by the adjacent owner. IN TESTIMONY WHEREOF, We have caused these our Letters to be made Patent, and the Great Seal

of our said State to be hereunto affixed: WITNESS, John A. Dix Governor of our said State, at our City of Albany, the Twenty third day of July in the year of our Lord one thousand eight hundred and Seventy three.

Passed the Secretary's Office, the 23<sup>rd</sup> day of July, 1873.  
Amos B. Wood  
 Sec. Secretary of State.  
 Examined and compared with the original.  
Amos B. Wood  
 Sec. Secretary of State.

## 7. Site

## 7a. Site Plan

# DRAWINGS PREPARED FOR

# PROJECT GOOSE SITE PLAN

## VILLAGE OF UPPER NYACK

## ROCKLAND COUNTY, NEW YORK

**OWNER:**

ADAM BUDGOR & SORAYA SCROGGINS  
 11 TOMPKINS COURT  
 UPPER NYACK NY 10960

**APPLICANT:**

ADAM BUDGOR & SORAYA SCROGGINS  
 11 TOMPKINS COURT  
 UPPER NYACK NY 10960

**SITE ENGINEER:**

BROOKER ENGINEERING P.L.L.C.  
 74 LAFAYETTE AVENUE, SUITE 501  
 SUFFERN, NEW YORK 10901  
 (845) 357-4411

**LAND SURVEYOR:**

JAY A. GREENWELL, PLS, LLC  
 34 WAYNE AVE, 2ND. FLOOR  
 SUFFERN, NY 10901  
 (845) 357-08301

**ARCHITECT:**

BARNES COY ARCHITECTS  
 1936 MONTAUK HIGHWAY  
 PO BOX 763  
 BRIDGEHAMPTON, NY 11932  
 (631) 537-3555

**ATTORNEY:**

DONALD BRENNER, P.E., LL.B.  
 4 INDEPENDENCE AVENUE  
 TAPPAN, NY 10983  
 PHONE: (845) 359-2210

**LANDSCAPE ARCHITECT:**

LAGUARDIA DESIGN LANDSCAPE ARCHITECT  
 38 SCUTTLE HOLE ROAD  
 WATER MILL, NY 11976  
 (631)-726-1478



**LOCATION MAP**

SCALE 1" = 1000'

**NOTES:**

1. THIS IS A SITE PLAN OF LOT 12.7, BLOCK 1, SECTION 60.14 OF THE TOWN OF UPPER NYACK TAX MAPS.
2. PROPERTY ADDRESS: 11 TOMPKINS COURT UPPER NYACK NY 10960
3. AREA OF TRACT: 97,630 SF
4. ZONE: R-30
5. RECORD OWNER: ADAM BUDGOR & SORAYA SCROGGINS
6. APPLICANT: ADAM BUDGOR & SORAYA SCROGGINS
7. FIRE DISTRICT: VAL COTTAGE FD012
8. SCHOOL DISTRICT: NYACK UFCSO 392404
9. WATER DISTRICT: CONSOL. WDO11
10. WATER SUPPLY: VEOLIA WATER COMPANY
11. SEWER DISTRICT: VILLAGE OF UPPER NYACK MUNICIPAL SYSTEM
12. DATUM: NAVD 88
13. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ELECTRIC SERVICE CONNECTIONS TO BUILDING SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCHES DIAMETER.
14. MINIMUM SIGHT DISTANCE FROM NEW DRIVEWAY 200'+ TO THE NORTH MEETS AASHTO STANDARDS.

**DRAWING LIST:**

SITE PLAN DRAWINGS (BROOKER ENGINEERING, PLLC)

	ORIGINAL DATE	LAST REVISED DATE
SI-1 TITLE SHEET	05/03/2022	06/24/2022
SI-2 SITE PLAN	05/03/2022	06/24/2022
SI-3 EXISTING CONDITIONS AND DEMOLITION PLAN	05/03/2022	06/24/2022
SI-4 GRADING AND UTILITY PLAN	05/03/2022	06/24/2022
SI-5 SOIL EROSION & SEDIMENT CONTROL PLAN	05/03/2022	06/24/2022
SI-6 CONSTRUCTION DETAILS	05/03/2022	06/24/2022

SURVEY DRAWINGS (JAY A. GREENWELL, PLS, LLC)

	ORIGINAL DATE	LAST REVISED DATE
EXISTING CONDITIONS SURVEY	09/28/2021	05/10/2022
SLOPE CATEGORY MAP	04/18/2021	05/10/2022

LANDSCAPE DRAWINGS (LAGUARDIA DESIGN LANDSCAPE ARCHITECT)

	ORIGINAL DATE	LAST REVISED DATE
L2.1 TREE REMOVALS PLAN	04/29/2022	05/10/2022
L5.1 PLANTING PLAN	04/29/2022	05/10/2022
L6.1 ELECTRICAL PLAN	04/29/2022	05/10/2022

REV	DESCRIPTION	BY	DATE
2	PER 06/23/22 PB COMMENTS	AP	06/24/22
1	AS PER VILLAGE COMMENTS	JO	05/10/2022

DISCLAIMER:  
 UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

**BROOKER ENGINEERING, PLLC**  
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
 LAND DEVELOPMENT MUNICIPAL STRUCTURAL HYDROLOGICAL SURVEYING  
 www.BrookerEngineering.com  
 74 Lafayette Avenue, Suite 501 Suffern, NY 10901 (845) 357-4411  
 22 Paris Avenue, Suite 105 Rockleigh, NJ 07647 (201) 684-1221

PROJECT: **PROJECT GOOSE SITE PLAN**  
 VILLAGE OF UPPER NYACK  
 ROCKLAND COUNTY, NEW YORK

TITLE: **TITLE SHEET**

APPROVED FOR FILING

OWNER/APPLICANT ADAM BUDGOR & SORAYA SCROGGINS DATE \_\_\_\_\_

APPROVED BY RESOLUTION OF THE VILLAGE OF UPPER NYACK PLANNING BOARD ON \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT NO: 21240 DRAWN: JO CHECKED: KD  
 SCALE: 1"=20'  
 GRAPHIC SCALE: 20' 40'  
 DATE: 05/03/2022 DRAWING NO: SI-1

KENNETH H. DEGENNARO  
 PROFESSIONAL ENGINEER  
 N.Y.S. Lic. No. 076214

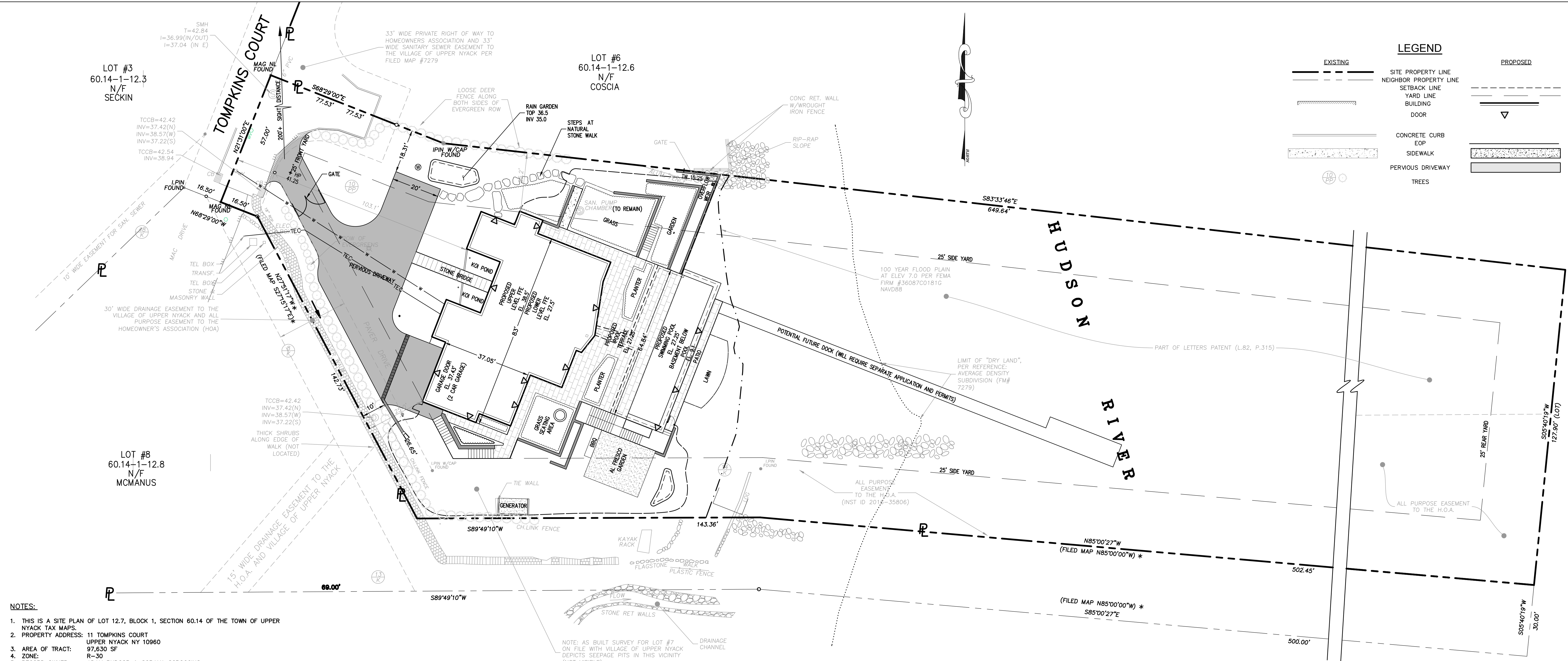
LOT #3  
60.14-1-12.3  
N/F  
COSCIA

LOT #6  
60.14-1-12.6  
N/F  
COSCIA

LOT #8  
60.14-1-12.8  
N/F  
MCMANUS

**LEGEND**

EXISTING	PROPOSED

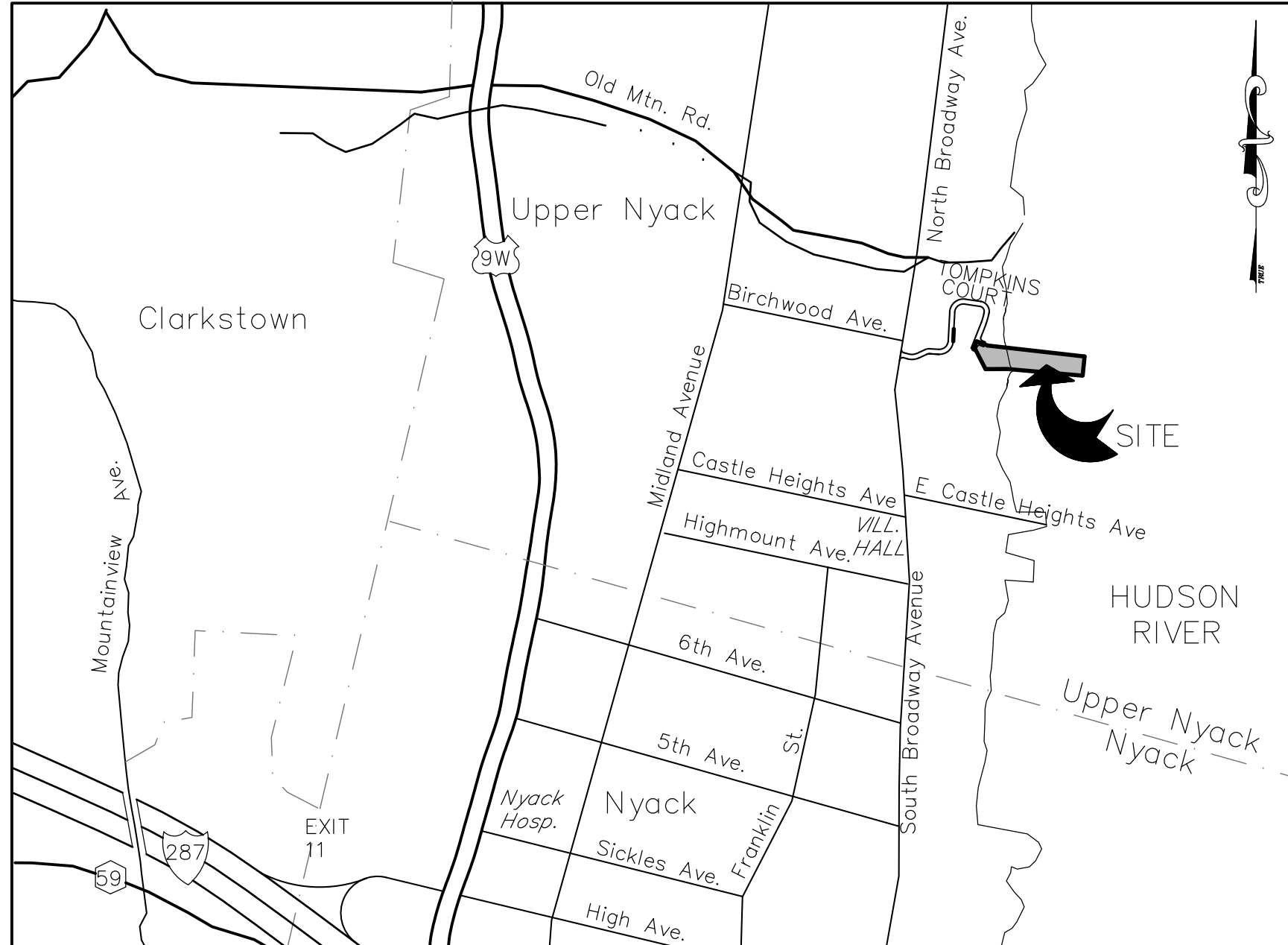


- NOTES:**
- THIS IS A SITE PLAN OF LOT 12.7, BLOCK 1, SECTION 60.14 OF THE TOWN OF UPPER NYACK TAX MAPS.
  - PROPERTY ADDRESS: 11 TOMPKINS COURT  
UPPER NYACK NY 10960
  - AREA OF TRACT: 97,630 SF
  - ZONE: R-30
  - RECORD OWNER: ADAM BUDGOR & SORAYA SCROGGINS
  - APPLICANT: ADAM BUDGOR & SORAYA SCROGGINS
  - FIRE DISTRICT: VAL COTTAGE FD012
  - SCHOOL DISTRICT: NYACK UFCS 392404
  - WATER DISTRICT: CONSOL. WD011
  - WATER SUPPLY: VEOLIA WATER COMPANY
  - SEWER DISTRICT: VILLAGE OF UPPER NYACK MUNICIPAL SYSTEM
  - DATUM: NAVD 88
  - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ELECTRIC SERVICE CONNECTIONS TO BUILDING SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCHES DIAMETER.
  - MINIMUM SIGHT DISTANCE FROM NEW DRIVEWAY 200'+ TO THE NORTH MEETS AASHTO STANDARDS.

**BULK TABLE ZONE R-30**

	GROSS LOT AREA	MIN NET LOT AREA	MIN LOT WIDTH	MINIMUM FRONTAGE	MIN FRONT YARD	MIN SIDE YARD	MIN TOTAL SIDE YARDS	MIN REAR YARD	MAX BLDG HEIGHT	DEVELOPMENT COVERAGE (TOTAL)	BUILDING COVERAGE (PRIMARY BLDG)	F.A.R. (MAX.)	MIN DISTANCE BETWEEN BLDGS ON SAME LOT	MIN SETBACK FOR PARKING AREAS & ACCESS DRIVEWAYS FROM ANY LOT LINE	PROPOSED AREA OF DISTURBANCE
REQUIRED	N/A	25,000 SF PER MAP 7279	100 FT	0 FT PER MAP 7279	25 FT PER MAP 7279	25 FT PER MAP 7279	50 FT PER MAP 7279	25 FT PER MAP 7279	35 FT PER MAP 7279	25% PER MAP 7279	12% PER MAP 7279	0.20	10 FT	5 FT	SLOPE 40% OR GREATER (NO DISTURBANCE ALLOWED) SLOPE 25-30% (NO MORE THAN 20% ALLOWED) SLOPE 15-24% (NO MORE THAN 35% ALLOWED)
EXISTING	N/A	36,108 SF <sup>1</sup>	140 FT	57 FT ± <sup>2</sup>	103.1 FT	25.0 FT	50.2 FT	500 FT+	31.5 FT	25%	9.1%	0.13	N/A	8.58 FT	N/A
PROPOSED	N/A	36,108 SF <sup>1</sup>	140 FT	57' FT ± <sup>2</sup>	103.1 FT	25.0 FT	50.2 FT	500 FT+	33.5 FT	36.2% <sup>3</sup>	17.9% <sup>4</sup>	0.22 <sup>5</sup>	N/A	10.0 FT	SLOPE 40% OR GREATER = 2,125 SF (100% PROPOSED DISTURBANCE) <sup>6</sup> SLOPE 25-30% = 1,847 SF (100% PROPOSED DISTURBANCE) <sup>6</sup> SLOPE 15-24% = 1,238 SF (100% PROPOSED DISTURBANCE) <sup>6</sup>

- TOTAL AREA BOUNDED BY RECORD DESCRIPTION = 97,630 SF  
TOTAL AREA "DRY LAND" PER REFERENCE FILED MAP AND LOT SURVEYS ON FILE WITH THE VILLAGE OF UPPER NYACK BUILDING DEPARTMENT = 36,108 SF ±
- FRONTAGE ON A PRIVATE ROAD
- DEVELOPMENT COVERAGE: 13,089 SF / 36,108 SF = 36.2%, INCLUDING 4,361 SF OF POROUS PAVEMENTS AND FEATURES. EXCLUDING POROUS COVERAGE, IMPERVIOUS SURFACE COVERAGE 8,728 SF / 36,108 SF = 24.2%.
- BUILDING COVERAGE: 6,454 SF / 36,108 SF = 17.9%, INCLUDING 2,438 SF (BASEMENT BENEATH THE POOL DECK) + 4,016 S.F. (MAIN HOUSE FOOTPRINT). SEE BUILDING COVERAGE DRAWING BY BARNES COY ARCHITECTS DATED 06/23/22 EXCLUDING BASEMENT BENEATH THE POOL DECK, BUILDING COVERAGE 4,016 SF / 36,108 SF = 11.1%.
- FAR: 8,108 SF / 36,108 SF = 0.22 = UPPER LEVEL: 3,099 SF, LOWER LEVEL: 3,527 SF, BASEMENT BENEATH THE POOL DECK: 1,482 S.F. (SEE FAR DRAWINGS BY BARNES COY ARCHITECTS DATED 06/23/2022) EXCLUDING BASEMENT WITH HEADROOM OF 7'-0" OR LESS. EXCLUDING BASEMENT BENEATH THE POOL DECK, FAR 6,626 / 36,108 SF = 0.18.
- VARIANCER REQUIRED



**LOCATION MAP**  
SCALE 1" = 1000'

**DRAWING LIST:**

	ORIGINAL DATE	LAST REVISED DATE
SI-1 TITLE SHEET	05/03/2022	06/24/2022
SI-2 SITE PLAN	05/03/2022	06/24/2022
SI-3 EXISTING CONDITIONS AND DEMOLITION PLAN	05/03/2022	06/24/2022
SI-4 GRADING AND UTILITY PLAN	05/03/2022	06/24/2022
SI-5 SOIL EROSION & SEDIMENT CONTROL PLAN	05/03/2022	06/24/2022
SI-6 CONSTRUCTION DETAILS	05/03/2022	06/24/2022

APPROVED FOR FILING

OWNER/APPLICANT ADAM BUDGOR & SORAYA SCROGGINS DATE \_\_\_\_\_

APPROVED BY RESOLUTION OF THE VILLAGE OF UPPER NYACK PLANNING BOARD ON \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

REV	DESCRIPTION	BY	DATE
2	PER 06/23/22 PB COMMENTS	AP	06/24/22
1	AS PER VILLAGE COMMENTS	JO	05/10/2022

**BROOKER ENGINEERING, PLLC**  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
LAND DEVELOPMENT MUNICIPAL STRUCTURAL HYDROLOGICAL SURVEYING  
www.BrookerEngineering.com

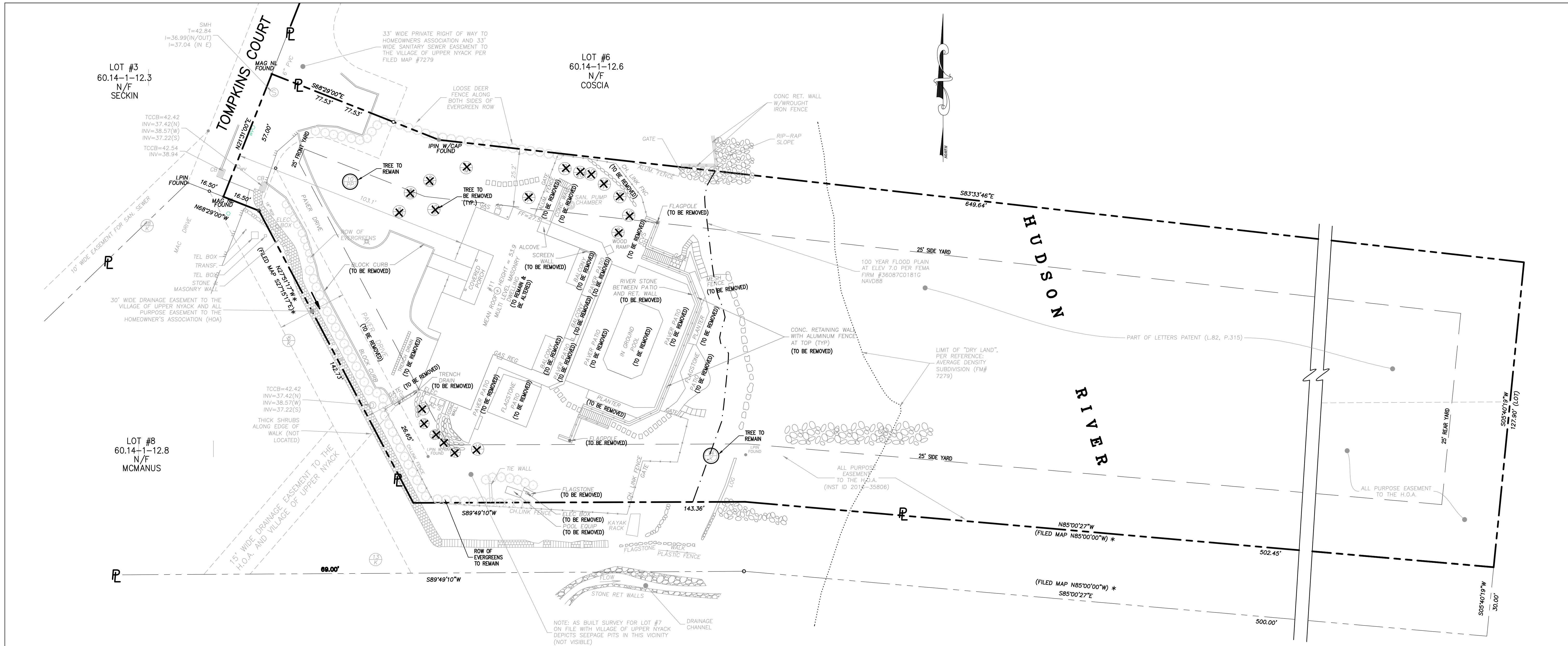
74 Lafayette Avenue Suite 501 Suffern, NY 10901 (845) 357-4411  
22 Paris Avenue Suite 105 Rockleigh, NJ 07647 (201) 684-1221



PROJECT: **PROJECT GOOSE SITE PLAN**  
VILLAGE OF UPPER NYACK  
ROCKLAND COUNTY, NEW YORK

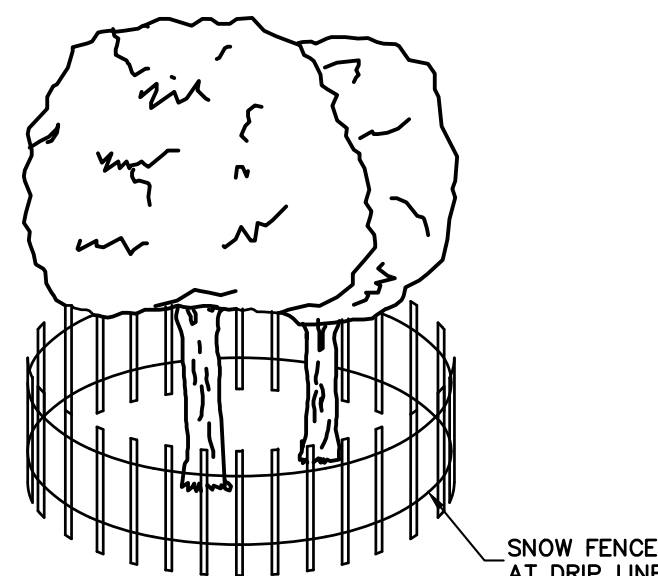
TITLE: **SITE PLAN**

PROJECT NO: 21240 DRAWN: JO CHECKED: KD  
SCALE: 1" = 20'  
GRAPHIC SCALE: 20' 40'  
DATE: 05/03/2022 DRAWING NO: **SI-2**

KENNETH H. DEGENNARO  
PROFESSIONAL ENGINEER  
N.Y.S. Lic. No. 076214



-  TREE TO BE REMOVED
-  TREE TO BE PROTECTED DURING CONSTRUCTION



**NOTE:**  
 PROVIDE PROTECTION FOR TREES TO REMAIN WITHIN THE LIMIT OF DISTURBANCE  
**TREE PROTECTION DETAIL**  
 N.T.S.


REV	DESCRIPTION	BY	DATE
2	PER 06/23/22 PB COMMENTS	AP	06/24/22
1	AS PER VILLAGE COMMENTS	JO	05/10/2022

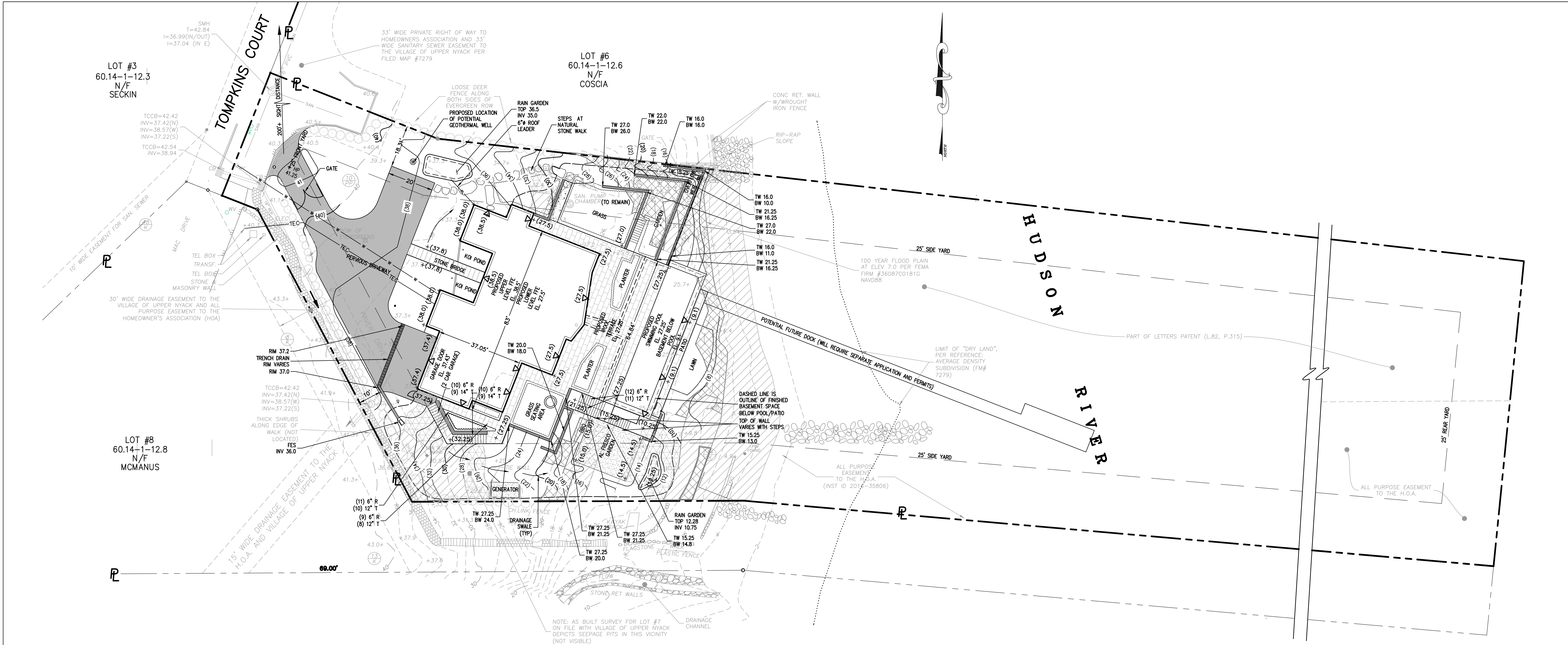
**DISCLAIMER:**  
 UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

**BROOKER ENGINEERING, PLLC**  
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
 LAND DEVELOPMENT MUNICIPAL STRUCTURAL HYDROLOGICAL SURVEYING  
 www.BrookerEngineering.com  
 74 Lafayette Avenue, Suite 501 | 22 Paris Avenue, Suite 105  
 Suffern, NY 10901 | Rockledge, NJ 07647  
 (845) 357-4411 | (201) 684-1221

**PROJECT:**  
**PROJECT GOOSE**  
**SITE PLAN**  
 VILLAGE OF UPPER NYACK  
 ROCKLAND COUNTY, NEW YORK

**TITLE:**  
**EXISTING CONDITIONS**  
**AND DEMOLITION PLAN**

 KENNETH H. DEGENNARO PROFESSIONAL ENGINEER N.Y.S. Lic. No. 076214	PROJECT NO: 21240	DRAWN: JO	CHECKED: KD
	SCALE: 1"=20'	GRAPHIC SCALE: 20' 40'	
DATE: 05/03/2022	DRAWING NO: <b>Si-3</b>		



SLOPE CATEGORIES	TOTAL AREA	SLOPE DEDUCTION	LIMITATION OF DISTURBANCE PER SECT. 6.7.1	AMOUNT OF DISTURBANCE PROPOSED
	2125 SF	N/A *	(NO DISTURBANCE PERMITTED WITHOUT VARIANCE)	100%
	1847 SF	N/A *	NO MORE THAN 20% OF THIS AREA MAY BE DISTURBED WITHOUT VARIANCE)	100%
	1238 SF	N/A *	NO MORE THAN 35% OF THIS AREA MAY BE DISTURBED WITHOUT VARIANCE)	100%

\* NET LOT AREA DETERMINED BY AVERAGE DENSITY SUBDIVISION (FILED MAP #7279)

EXISTING	PROPOSED

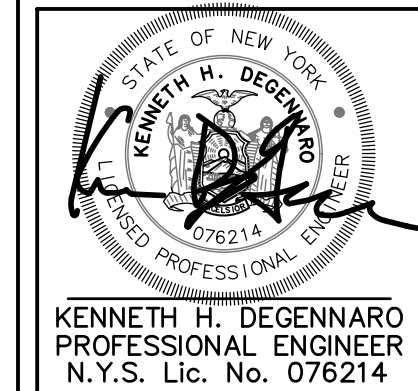
REV	DESCRIPTION	BY	DATE
2	PER 06/23/22 PB COMMENTS	AP	06/24/22
1	AS PER VILLAGE COMMENTS	JO	05/10/2022

DISCLAIMER:  
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

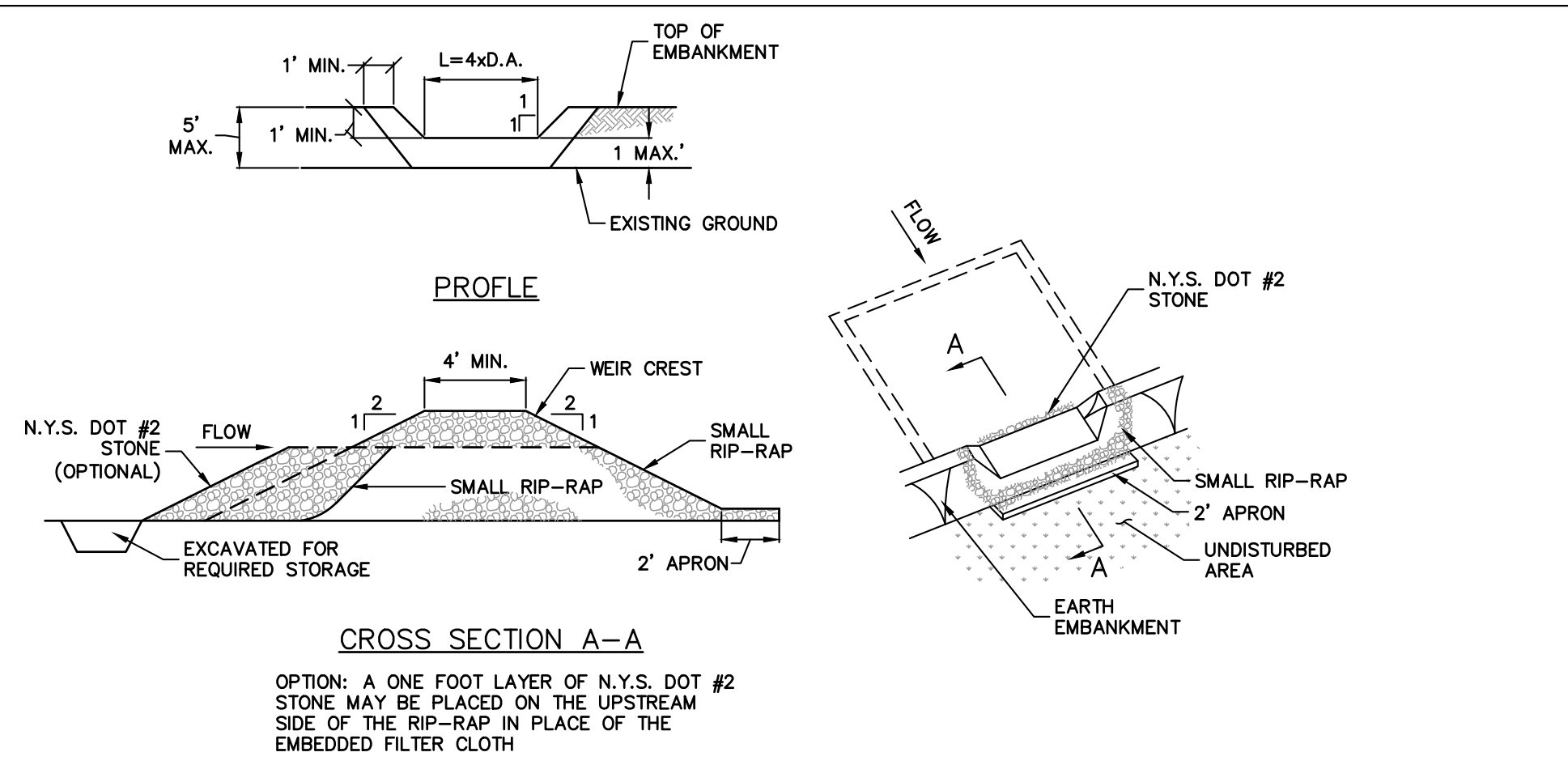
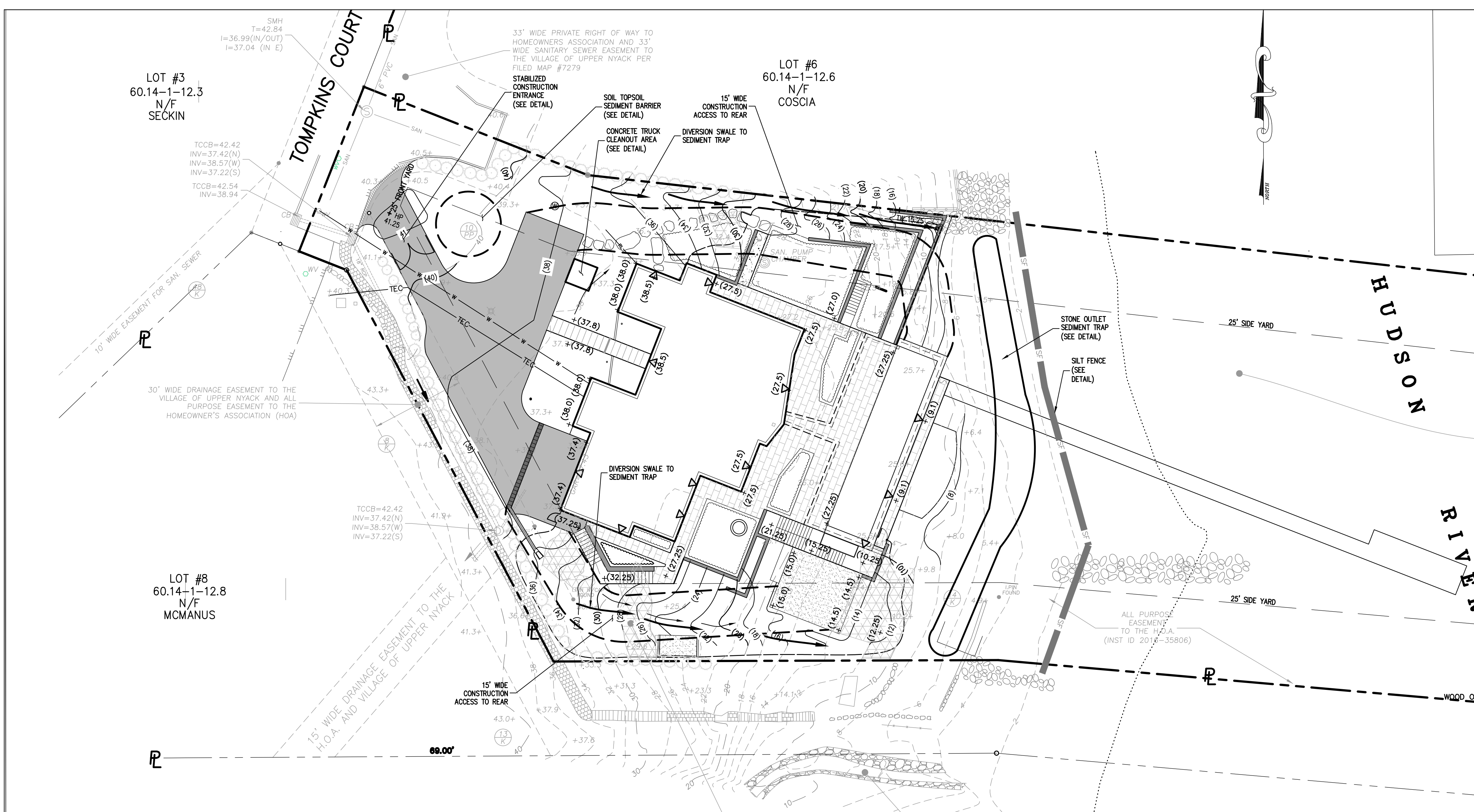
**BROOKER ENGINEERING, PLLC**  
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
 LAND DEVELOPMENT MUNICIPAL STRUCTURAL HYDROLOGICAL SURVEYING  
 www.BrookerEngineering.com  
 74 Lafayette Avenue, Suite 501 Suffern, NY 10901 (845) 357-4411  
 22 Paris Avenue, Suite 105 Rockleigh, NJ 07647 (201) 684-1221

PROJECT: **PROJECT GOOSE**  
**SITE PLAN**  
 VILLAGE OF UPPER NYACK  
 ROCKLAND COUNTY, NEW YORK  
 TITLE: **GRADING AND DRAINAGE PLAN**

PROJECT NO: 21240 DRAWN: JO CHECKED: KD  
 SCALE: 1"=20'  
 GRAPHIC SCALE: 20' 40'  
 DATE: 05/03/2022 DRAWING NO: **Si-4**

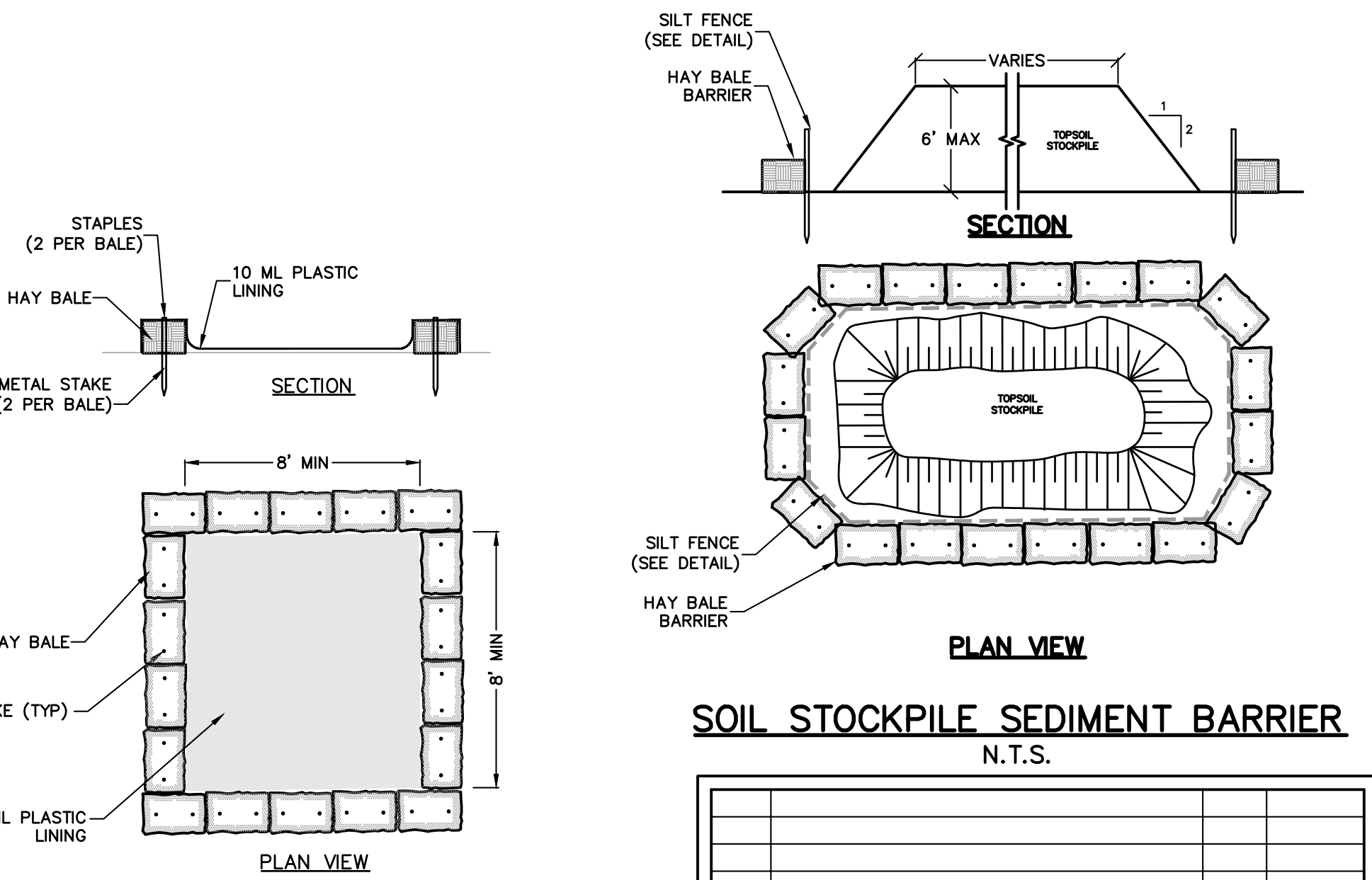




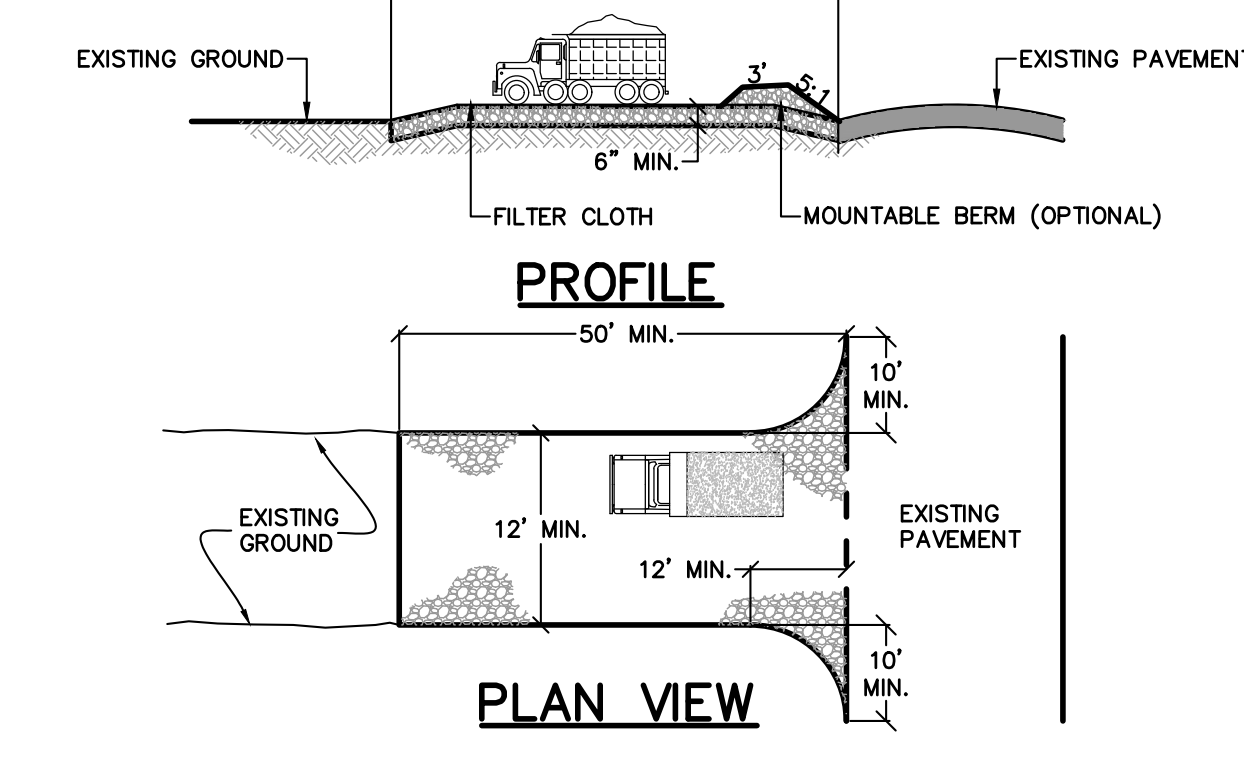
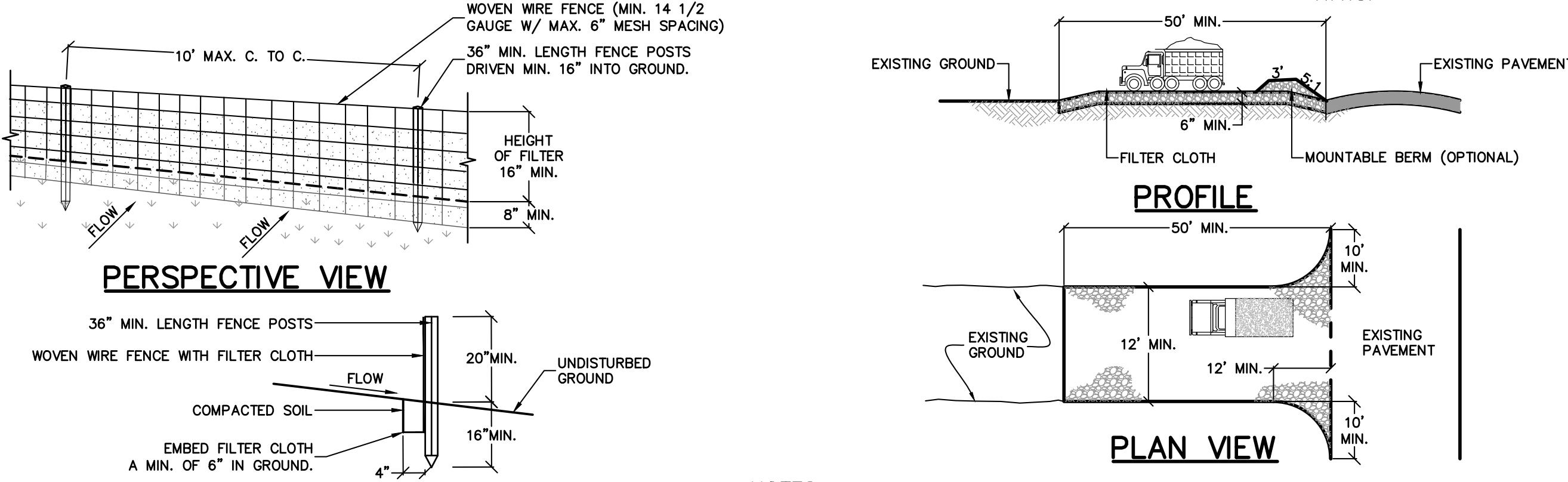


- CONSTRUCTION SPECIFICATIONS:**
1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MATERIAL. THE POOL AREA SHALL BE CLEARED.
  2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OF OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
  3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
  4. THE STONE USED IN THE OUTLET SHALL BE SMALL RIP-RAP 4"-8" ALONG WITH A 1" THICKNESS OF 2" AGGREGATE PLACED ON THE UP-GRADE SIDE ON THE SMALL RIP-RAP OR EMBEDDED FILTER CLOTH IN THE RIP-RAP.
  5. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN OF THE TRAP, IT SHALL BE PLACED ON SITE AND STABILIZED.
  6. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
  7. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
  8. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

**STONE OUTLET SEDIMENT TRAP ST-II**  
 N.T.S.



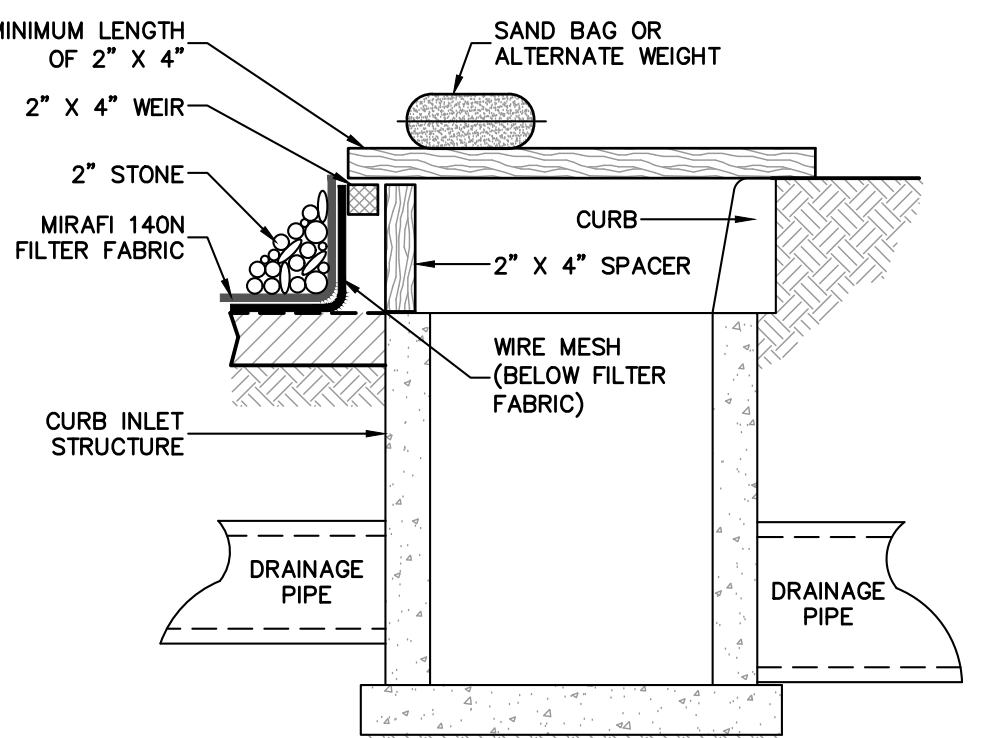
**CONCRETE TRUCK CLEANOUT AREA**  
 N.T.S.



- NOTES:**
1. STONE SIZE - USE 1 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  2. LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
  3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
  4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE SITE.
  5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
  6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
  7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
  8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**STANDARD EROSION CONTROL NOTES:**

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AND SHALL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
2. THE SITE AT ALL TIMES SHALL BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND INSPECTING ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
4. STOCKPILES ARE NOT TO BE LOCATED WITHIN A FLOODPLAIN, BUFFER, ON A SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAY BALE SEDIMENT BARRIER OR SILT FENCE.
5. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET SHALL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
6. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE WORK AREA OR ONTO PUBLIC RIGHT-OF-WAY, SHALL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
7. DUST SHALL BE CONTROLLED AT ALL TIMES IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
8. TREES TO REMAIN AFTER CONSTRUCTION WITHIN THE WORK AREA SHALL BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
9. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS. RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT 2' MINIMUM LENGTH OF 2" X 4" WEIR.
10. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN OPEN OR UNFINISHED FOR MORE THAN 10 DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE. A TEMPORARY SEEDING AND/ OR MULCHING SHOULD BE APPLIED TO DISTURBED AREAS THAT ARE LEFT FOR 15 DAYS UNLESS CONSTRUCTION WILL BEGIN WITHIN 30 DAYS.
11. SILT THAT LEAVES THE SITE SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
12. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS RE-GRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED PLANS.
13. ALL AREAS DISTURBED BY ON-SITE GRADING, THAT WILL NOT BE CONSTRUCTED UPON, SHALL BE STABILIZED WITH PERMANENT VEGETATIVE COVER, USING THE FOLLOWING SEEDING SCHEDULE, OR EQUIVALENT:  
 1 LB. PER ACRE 1 LB. PER 1,000 SF  
 KENTUCKY BLUE GRASS - 5 0.45  
 CREEPING RED FESCUE - 20 0.45  
 PERENNIAL RYE GRASS - 5 0.10  
 14. ALL SEEDING AREAS TO HAVE AN APPLICATION OF THE FOLLOWING:  
 LIME - AMOUNT NEEDED TO OBTAIN A PH OF 5.5  
 FERTILIZER - 15 LBS. PER 1,000 SF OF 10-20-10 FERTILIZER OR APPROVED EQUAL.  
 IF NOT LANDSCAPED OTHERWISE, ALL NEW CONSTRUCTED STEEP PERMANENT SLOPES LESS THEN 1:1 (VERTICAL) : 2.5 (HORIZONTAL) TO BE SEED WITH THE FOLLOWING:  
 1 LB. PER ACRE 1 LB. PER 1,000 SF  
 CREEPING RED FESCUE - 10 0.45  
 GROWN VETCH - 15 0.35  
 BIRDFOOT TREFOIL - 8 0.20  
 TALL FESCUE OR SMOOTH BROMEGRASS - 15 0.35  
 W/PERENNIAL RYE GRASS - 5 0.10  
 15. ALL SLOPES 1 (VERTICAL) : 2.5 (HORIZONTAL) TO BE MULCHED AND STABILIZED WITH CLOTH FABRIC AND PINNED TO THE GROUND.  
 16. SOD CAN BE USED INSTEAD OF SEED.  
 CONSTRUCTION SEQUENCE:  
 a. CONSTRUCT STABILIZING CONSTRUCTION ENTRANCE.  
 b. INSTALL SEDIMENT BARRIERS AS PER NOTE 1 ABOVE.  
 c. CONSTRUCT DIVERSION SWALES AND DRAINAGE SYSTEMS WITH MINIMUM NECESSARY CLEARING.  
 d. CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED.  
 e. PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE. INSTALL STORM DRAINAGE SYSTEM.  
 f. INSTALL SEDIMENT CONTROL BARRIERS AROUND ALL STORM DRAIN INLETS.  
 g. SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OR 30 DAYS AS PER NOTE 2 ABOVE.  
 h. AFTER COMPLETION OF THE SITE CONSTRUCTION FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED AS PER NOTES 5 AND 6 ABOVE.  
 i. REMOVE SEDIMENT BARRIERS AS PER NOTE 4 ABOVE.  
 j. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VABLE STABILIZED VEGETATIVE SPECS.  
 17. ALL CONSTRUCTION TO MEET CURRENT MUNICIPALITY SPECS.  
 18. 4" OF TOP SOIL TO BE SPREAD PRIOR TO SEEDING IN ALL DISTURBED AREAS.



- NOTES:**
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
  2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
  3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" X 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.
  4. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" X 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SAND BAGS OR ALTERNATE WEIGHTS.

- NOTES:**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
  2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
  3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILUNKA T140N, OR APPROVED EQUIVALENT.
  4. PREFABRICATED UNITS SHALL BE GEOTEX, ENVIROFENCE, OR APPROVED EQUIVALENT.
  5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

**SILT FENCE**  
 N.T.S.

**SOIL STOCKPILE SEDIMENT BARRIER**  
 N.T.S.

REV	DESCRIPTION	BY	DATE
2	PER 06/23/22 PB COMMETS	AP	06/24/22
1	AS PER VILLAGE COMMENTS	JO	05/10/2022

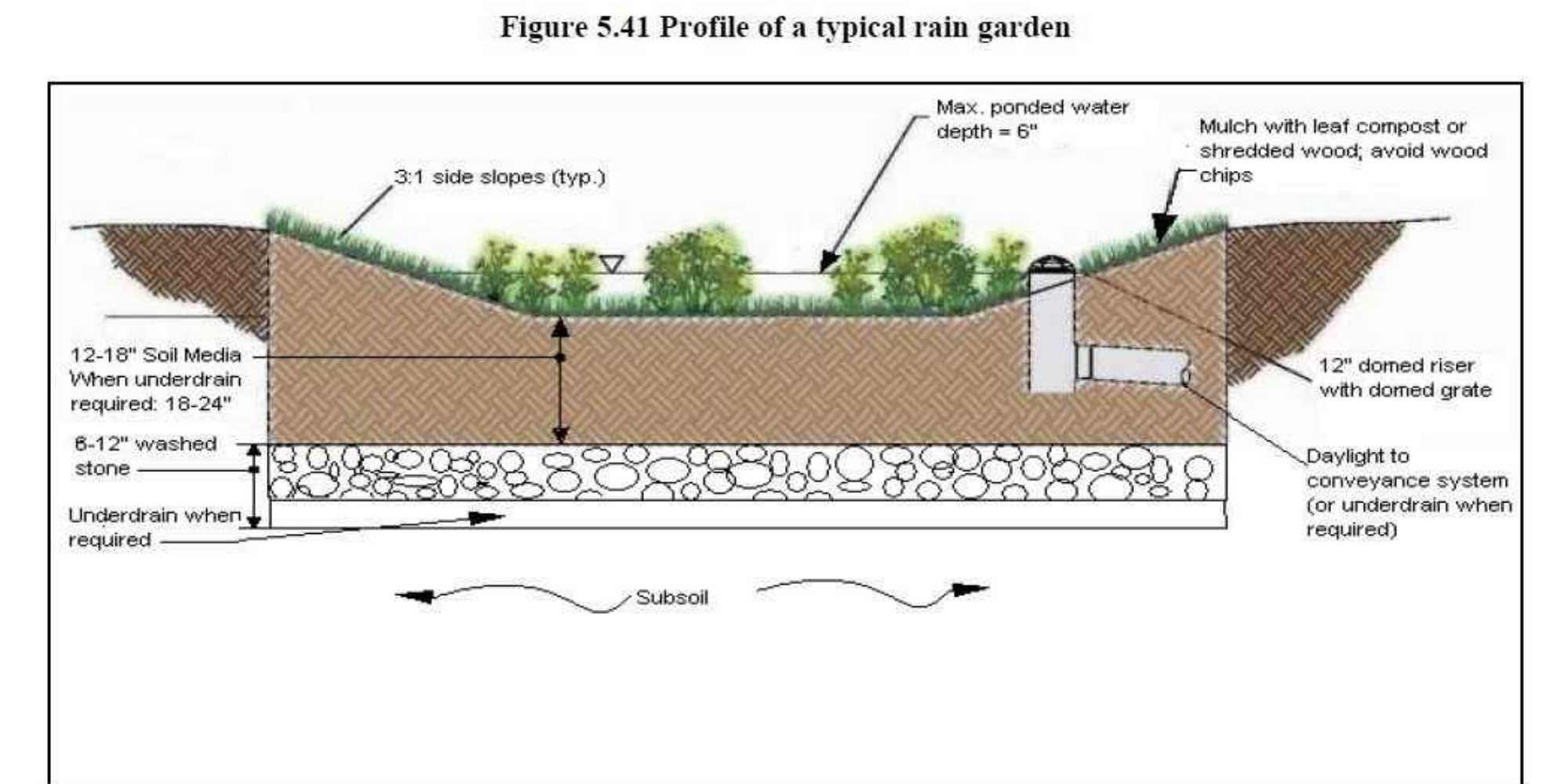
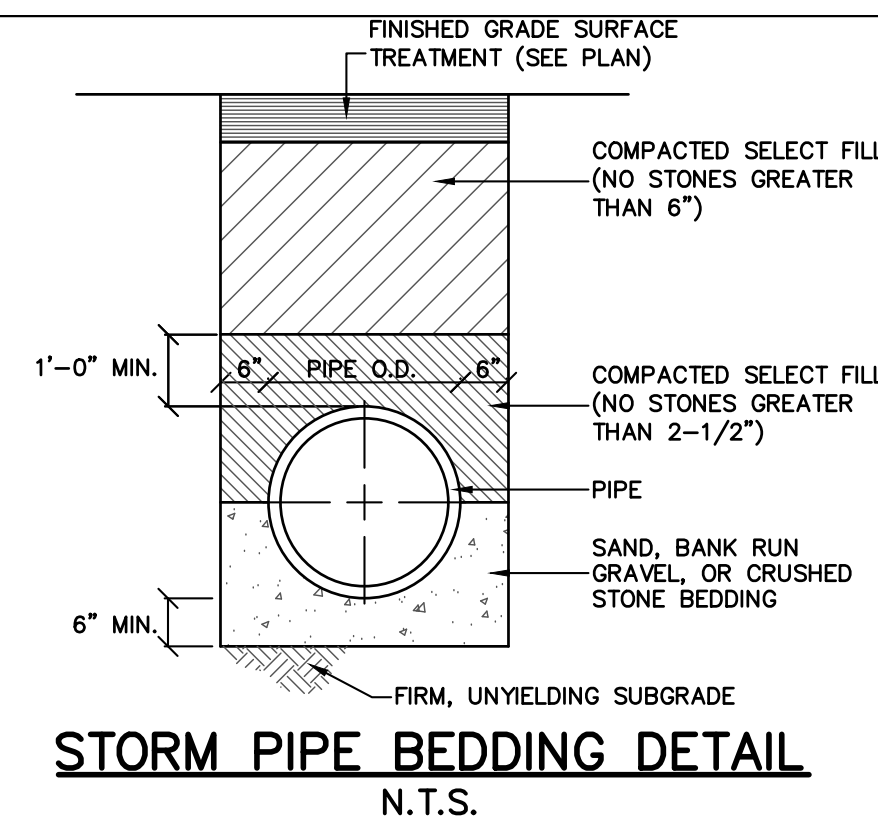
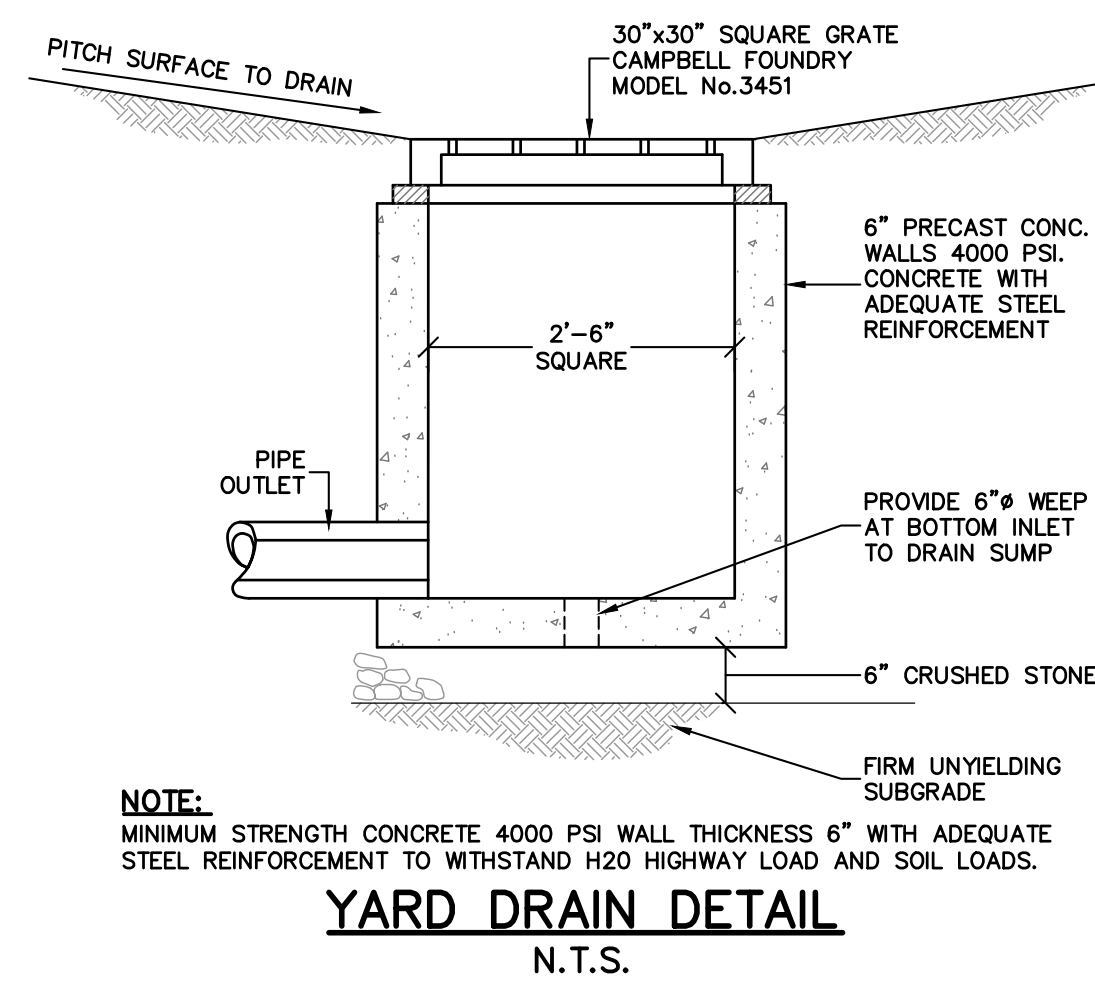
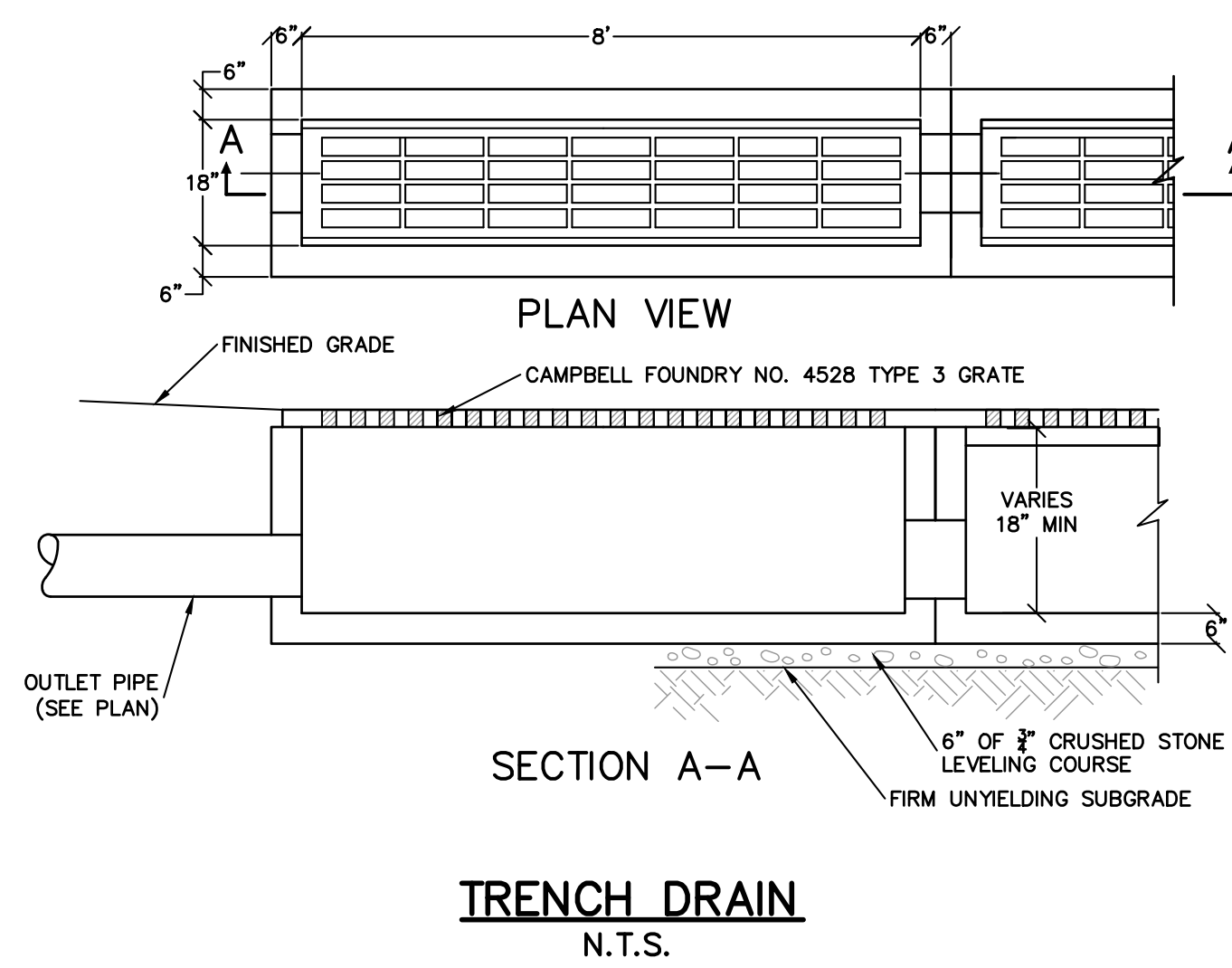
DISCLAIMER:  
 UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

**BROOKER ENGINEERING, PLLC**  
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
 LAND DEVELOPMENT MUNICIPAL STRUCTURAL HYDROLOGICAL SURVEYING  
 www.BrookerEngineering.com  
 74 Lafayette Avenue, Suite 501 SUFFERN, NY 10901 (845) 357-4411  
 22 Paris Avenue, Suite 105 ROCKLEDGE, NJ 07647 (201) 684-1221

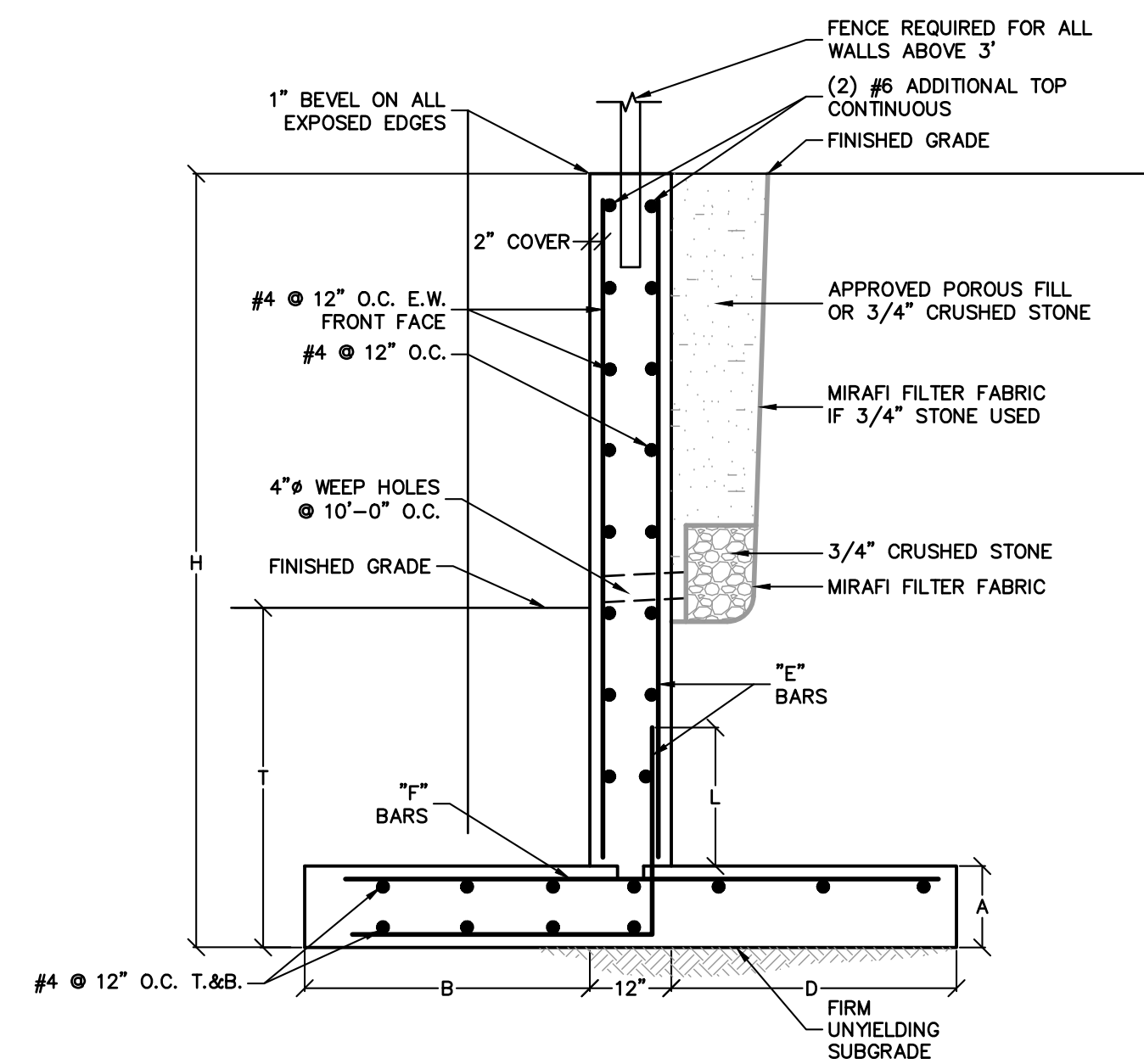
**PROJECT GOOSE SITE PLAN**  
 VILLAGE OF UPPER NYACK  
 ROCKLAND COUNTY, NEW YORK

**EROSION AND SEDIMENT CONTROL PLAN**

PROJECT NO: 21240 DRAWN: JO CHECKED: KD  
 SCALE: 1"=20'  
 GRAPHIC SCALE: 20' 40'  
 DATE: 05/03/2022 DRAWING NO: SI-5  
 KENNETH H. DEGENNARO  
 PROFESSIONAL ENGINEER  
 N.Y.S. Lic. No. 076214

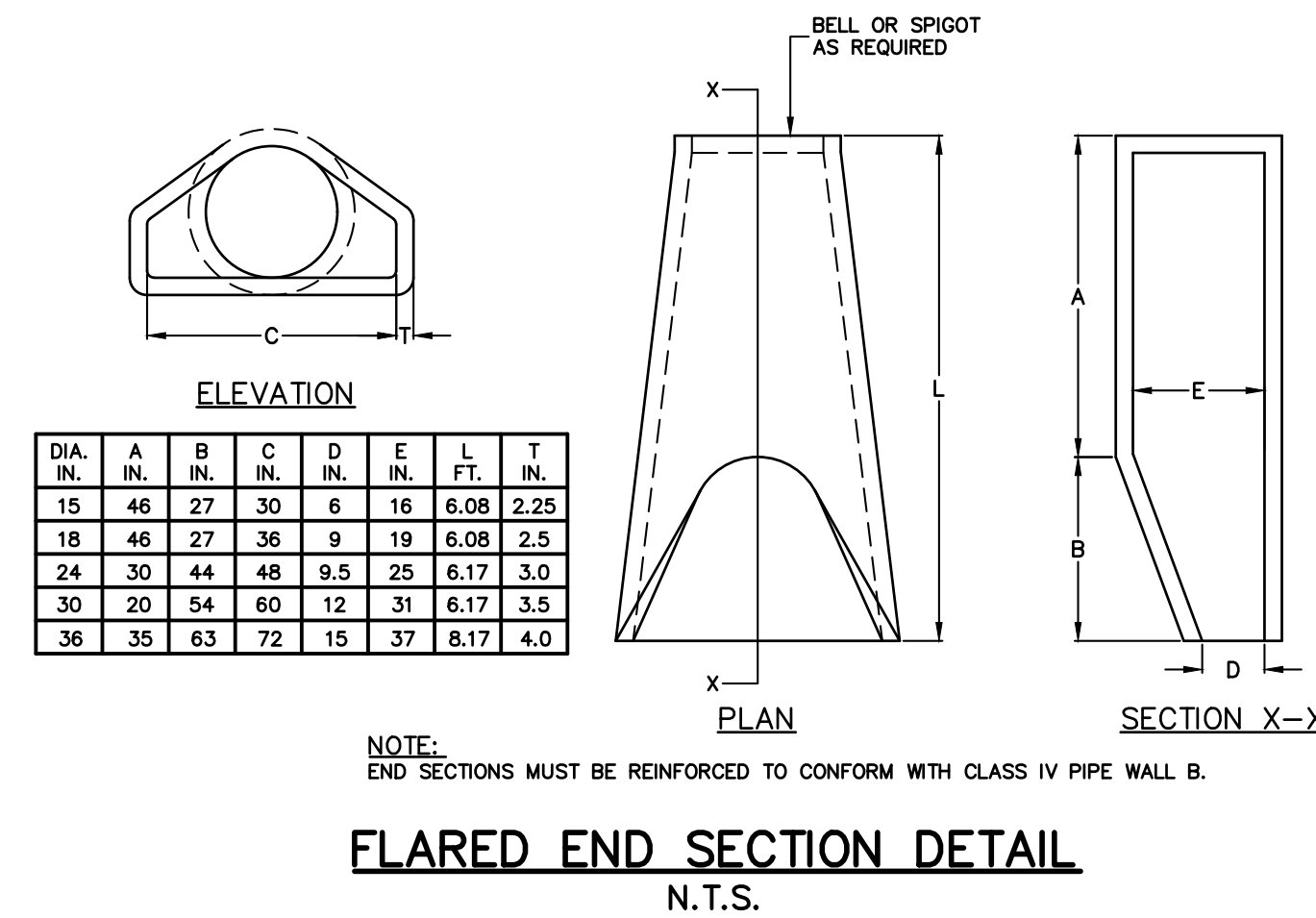


**RAIN GARDEN DETAIL**  
N.T.S.



T	H	B	D	'E'-BARS	'F'-BARS	A	L
3'-6"	5'-0"	3'-9"	-	#4 @ 12" O.C.	#4 @ 12" O.C.	1'-0"	1'-6"
3'-6"	6'-0"	4'-9"	-	#4 @ 10" O.C.	#4 @ 12" O.C.	1'-0"	1'-6"
3'-6"	7'-0"	5'-6"	-	#5 @ 12" O.C.	#4 @ 12" O.C.	1'-0"	2'-0"
3'-6"	8'-0"	6'-6"	-	#5 @ 10" O.C.	#4 @ 12" O.C.	1'-0"	2'-0"
3'-6"	9'-0"	6'-6"	1'-0"	#6 @ 12" O.C.	#4 @ 12" O.C.	1'-0"	2'-6"
3'-9"	10'-0"	6'-6"	1'-0"	#6 @ 10" O.C.	#5 @ 12" O.C.	1'-0"	2'-6"
4'-3"	11'-0"	7'-6"	1'-0"	#8 @ 12" O.C.	#5 @ 12" O.C.	1'-0"	2'-6"
4'-6"	12'-0"	9'-3"	1'-0"	#8 @ 8" O.C.	#5 @ 10" O.C.	1'-0"	3'-0"

- NOTES:**
- FINAL DESIGN IS SUBJECT TO REVISION OR AMENDMENT BY A PROFESSIONAL ENGINEER BASED ON FIELD CONDITIONS AND INTEGRITY OF EXISTING ROCK AND SOIL PROFILE.
  - WALL CONSTRUCTION METHODOLOGY AND MATERIAL MAY BE SUBSTITUTED FOR THE CONCRETE WALL DESIGN SHOWN, SUBJECT TO DESIGN AND CERTIFICATION BY A NYS LICENSED PROFESSIONAL ENGINEER.
  - WALLS IN PARKING AREAS SHALL BE INSTALLED WITH A GUIDERAIL AND CONCRETE PARKING BLOCK. IN ADDITION, THE TOP OF WALL ELEVATION SHALL BE RAISED BY ONE FOOT ABOVE FINISHED GRADE.
  - SOIL ENGINEER SHALL PERFORM SUBGRADE INSPECTION AS PER NYS CODE CHAPTER 17 TO VERIFY THE FOLLOWING DESIGN CRITERIA:  
 $\gamma = 110 \text{ PCF}$ ,  $\phi = 28^\circ$ ,  $\mu = 0.50$ ,  $q = 3000 \text{ PSF}$



REV	DESCRIPTION	BY	DATE
2	PER 06/23/22 PB COMMENTS	AP	06/24/22
1	AS PER VILLAGE COMMENTS	JO	05/10/2022

DISCLAIMER:  
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

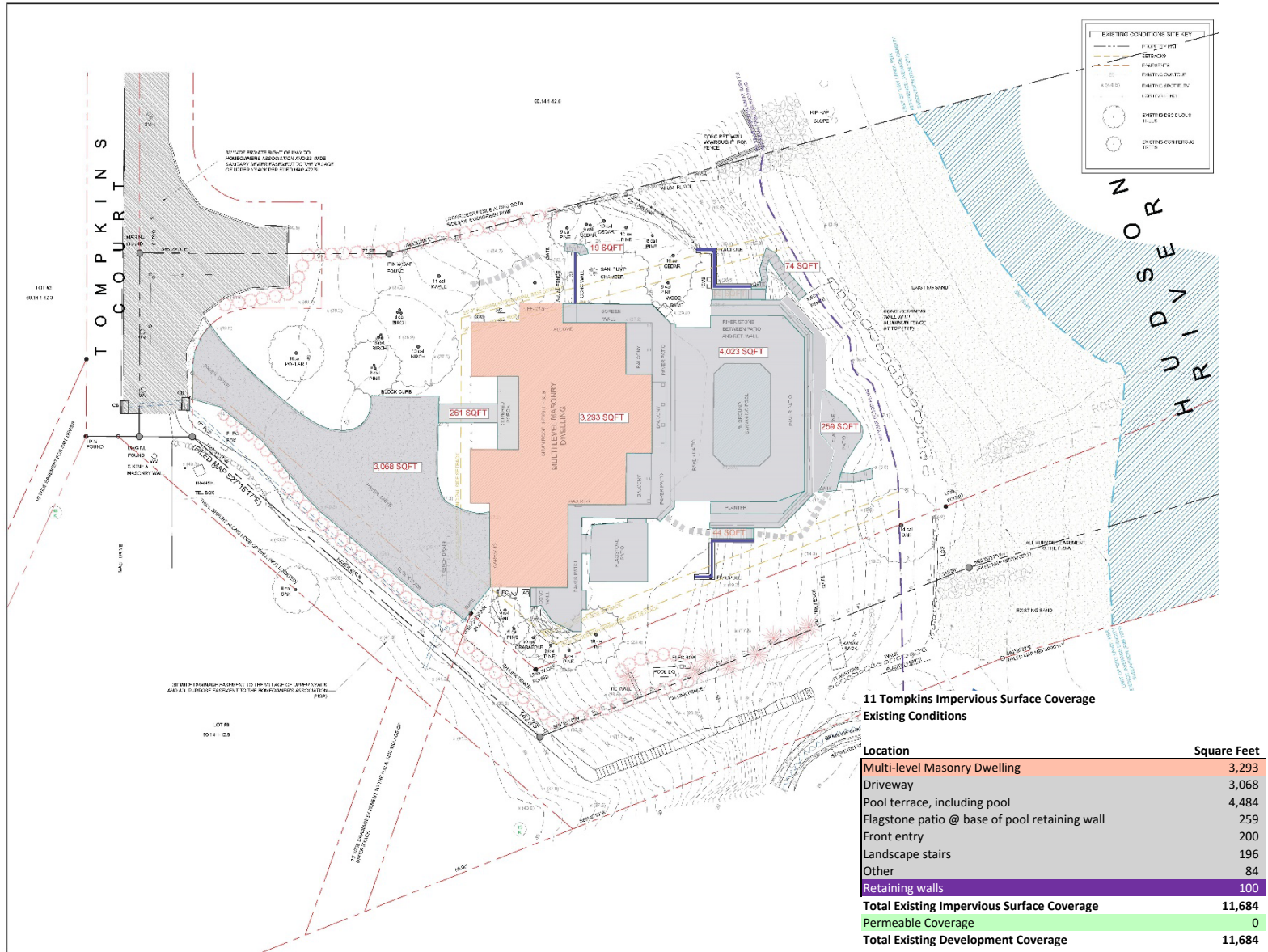
**BROOKER ENGINEERING, PLLC**  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
LAND DEVELOPMENT MUNICIPAL STRUCTURAL HYDROLOGICAL SURVEYING  
www.BrookerEngineering.com  
74 Lafayette Avenue, Suite 501 SUFFERN, NY 10901 (845) 357-4411  
22 Paris Avenue, Suite 105 ROCKLEIGH, NJ 07647 (201) 684-1221

PROJECT: **PROJECT GOOSE SITE PLAN**  
VILLAGE OF UPPER NYACK  
ROCKLAND COUNTY, NEW YORK  
TITLE: **CONSTRUCTION DETAILS**

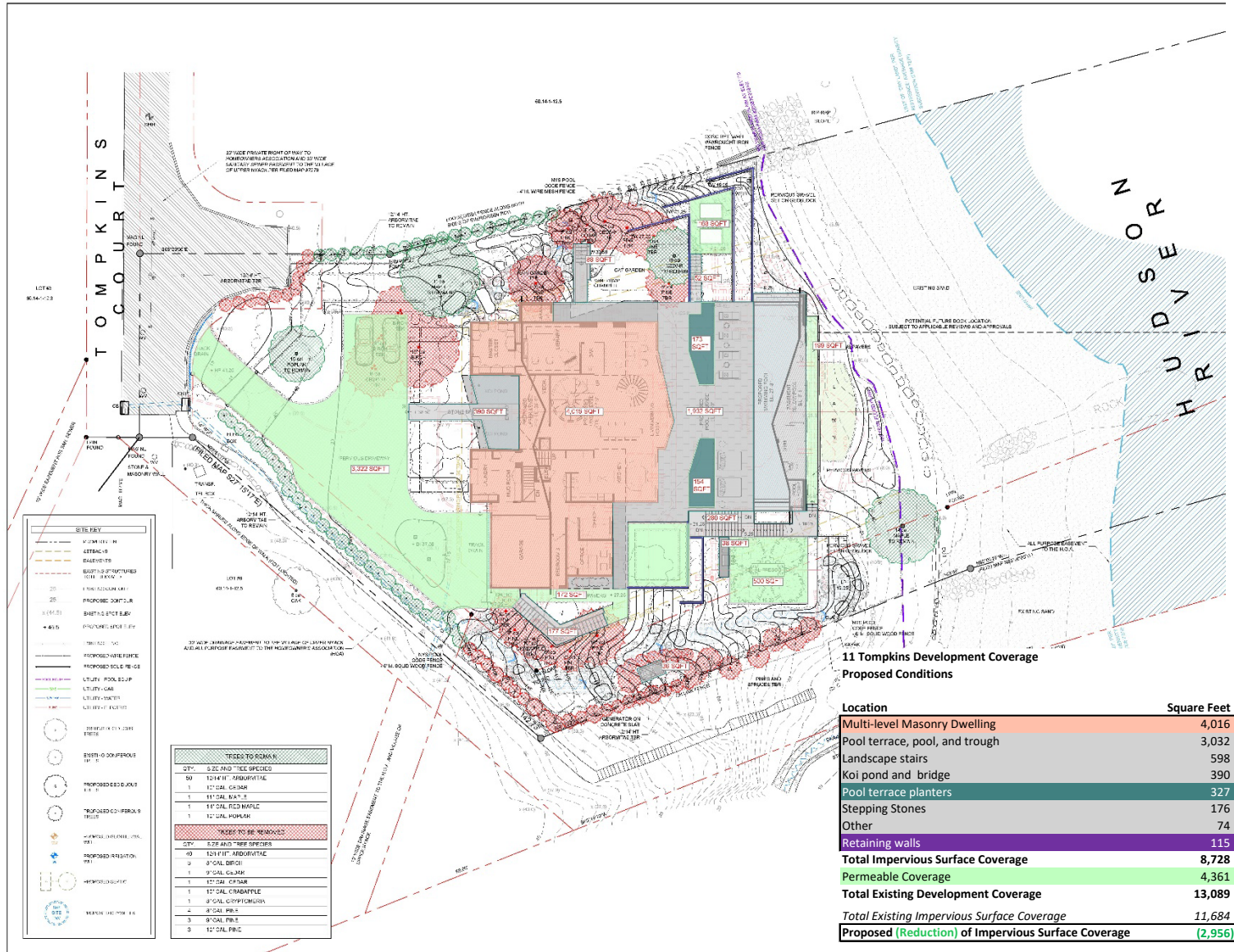
PROJECT NO: 21240 DRAWN: JO CHECKED: KD  
SCALE: N.T.S.  
GRAPHIC SCALE:  
DATE: 05/03/2022 DRAWING NO: **SI-6**

KENNETH H. DEGENNARO  
PROFESSIONAL ENGINEER  
N.Y.S. Lic. No. 076214

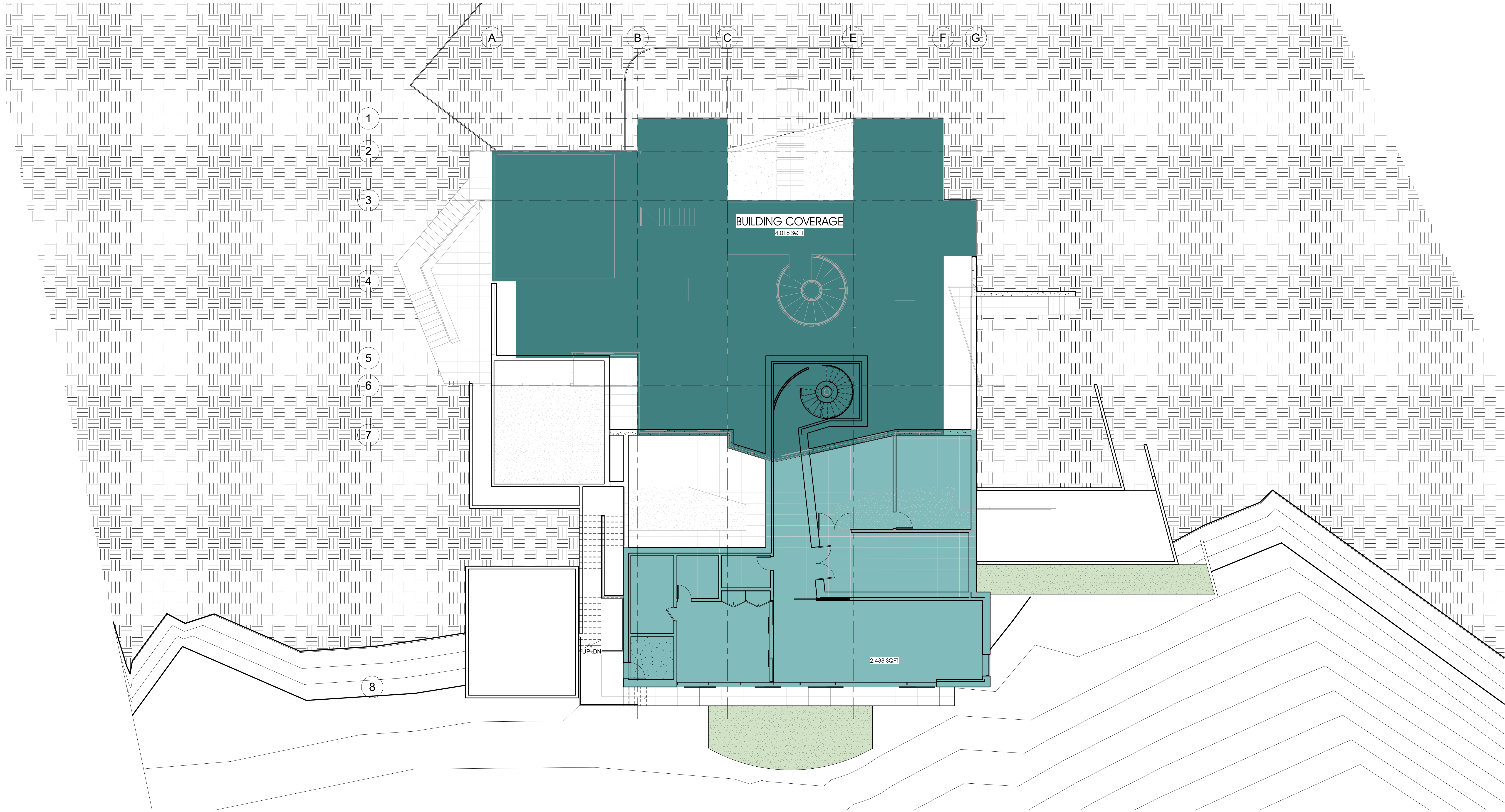
# 7b. Existing Development Coverage



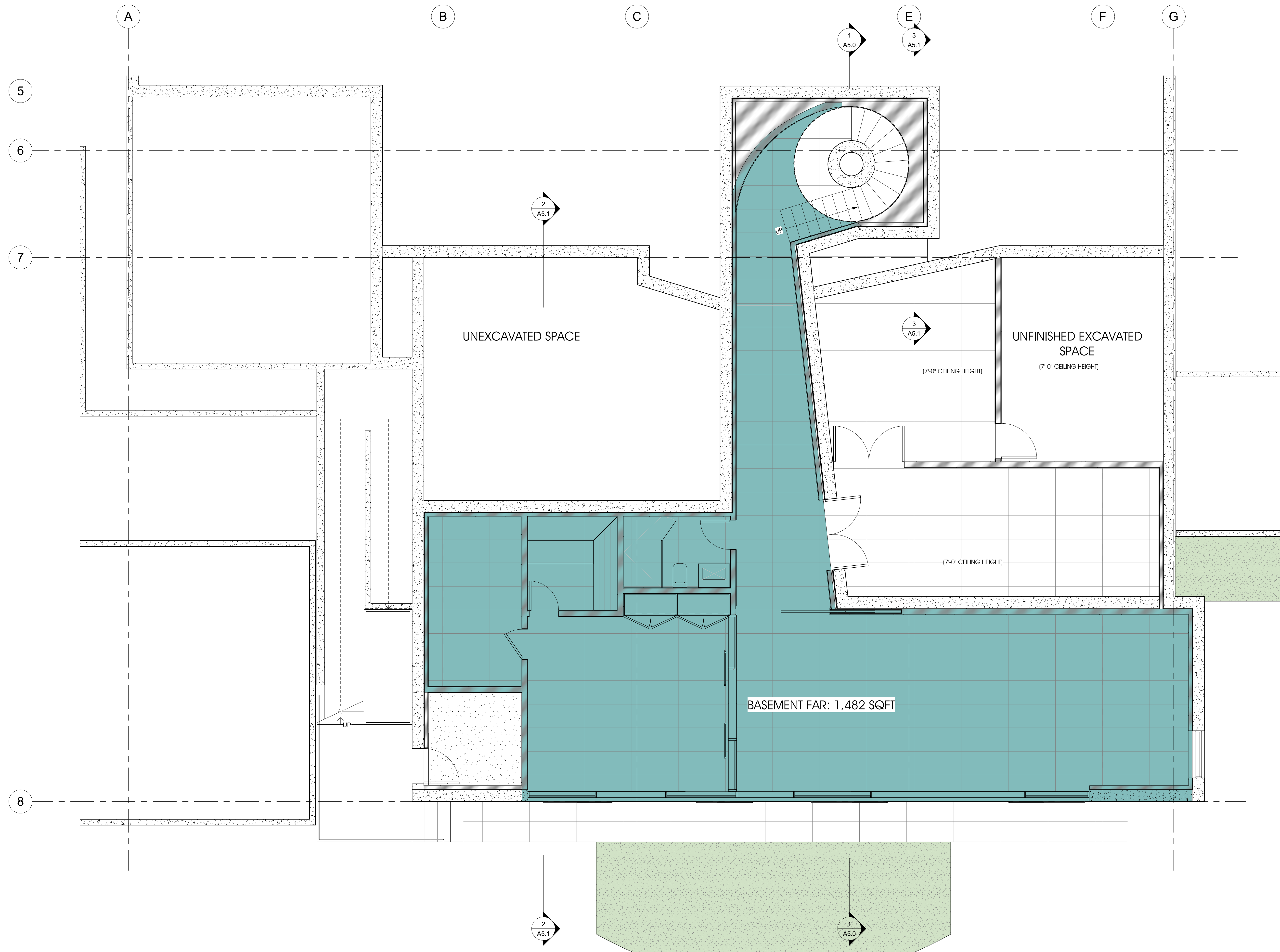
# 7c. Proposed Development Coverage



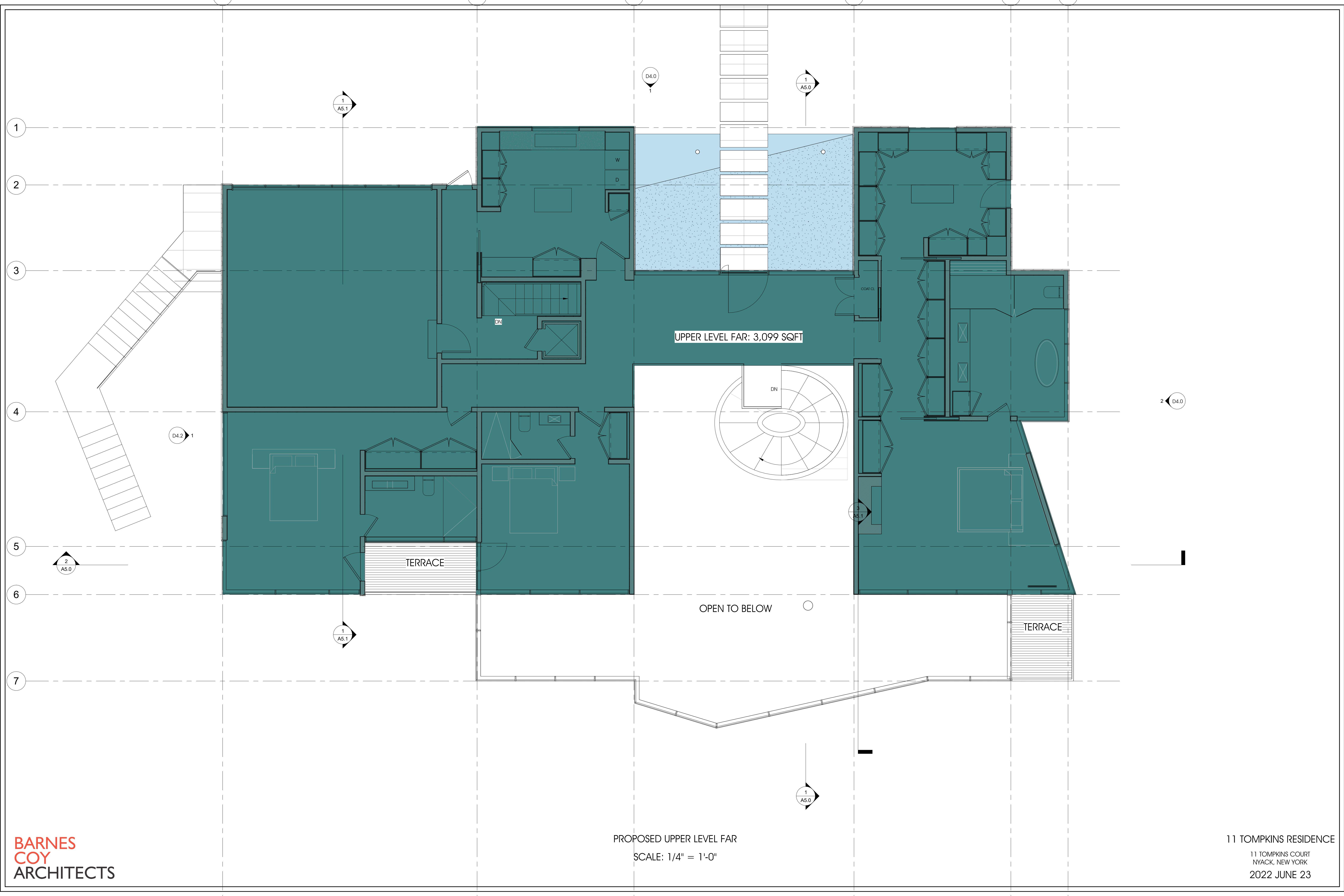
## 7d. Proposed Building Coverage



## 7e. Proposed FAR





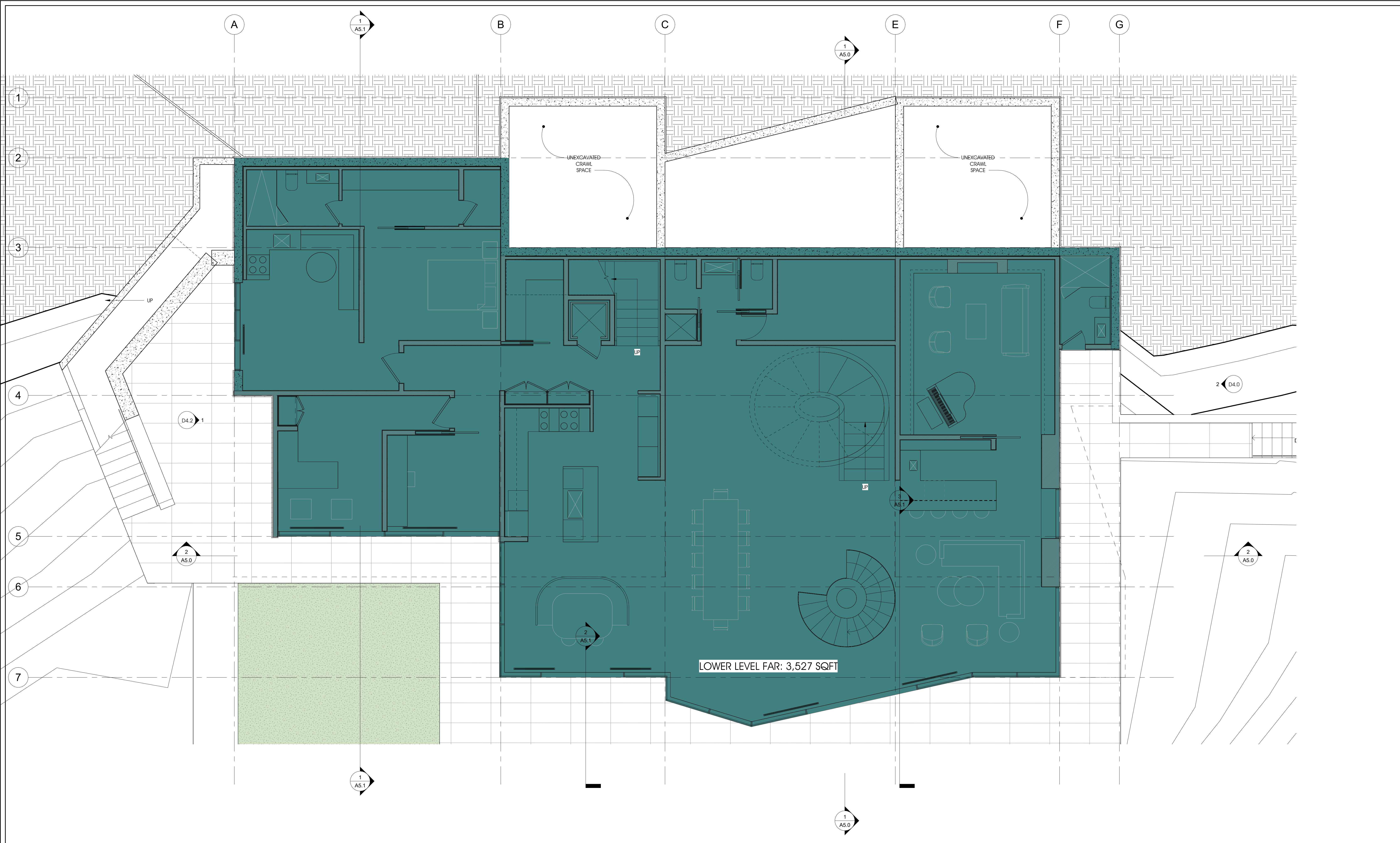


UPPER LEVEL FAR: 3,099 SQFT

OPEN TO BELOW

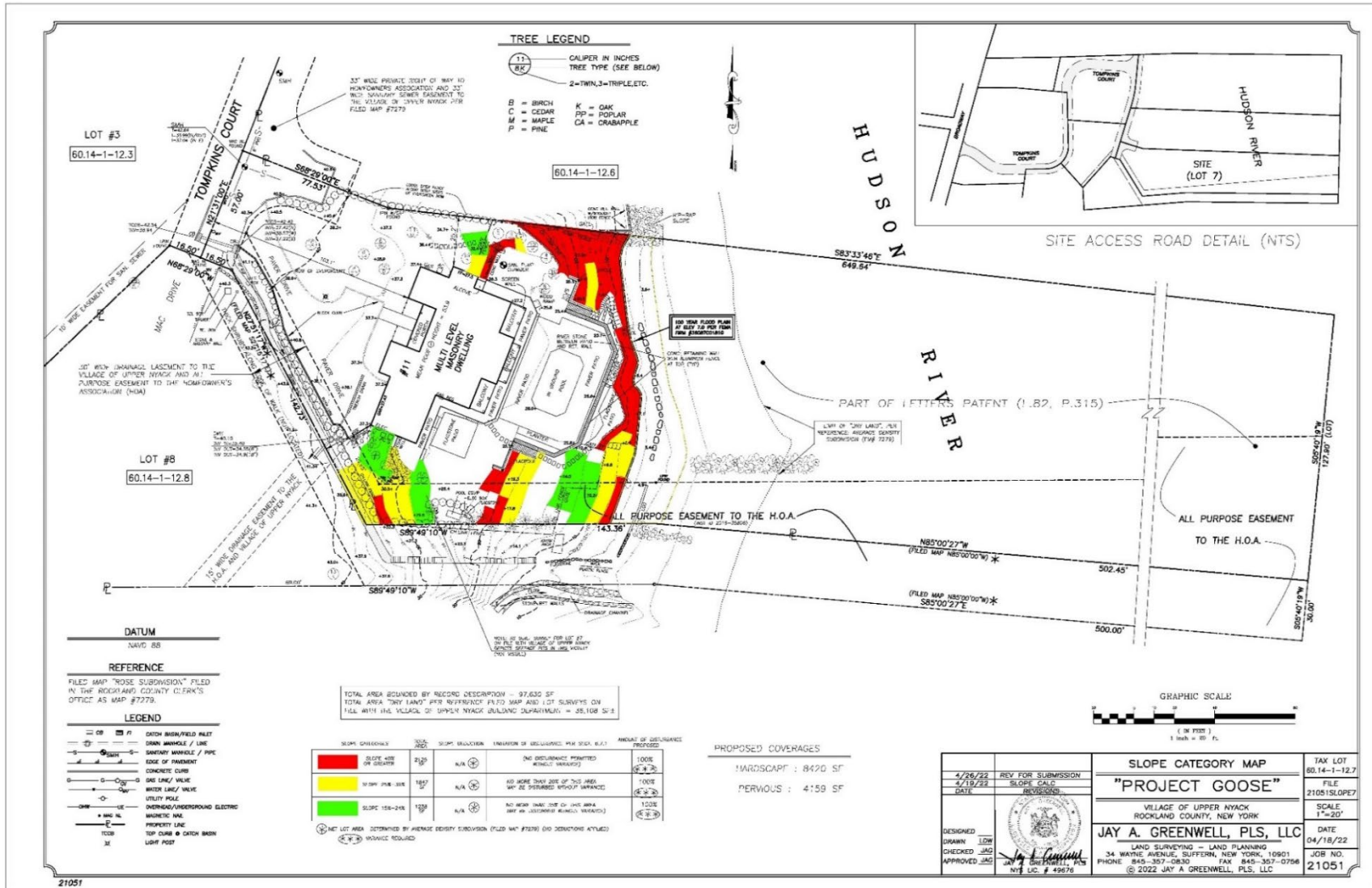
TERRACE

TERRACE



LOWER LEVEL FAR: 3,527 SQFT

7f. Existing Slope Map  
Dated April 18, 2022



## 8. Architecture Plan

© COPYRIGHT NOTICE:  
 THE FOLLOWING DRAWINGS ARE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THE CONCEPTS AND DESIGN CONTAINED HEREIN ARE INTENDED FOR THE SPECIFIED LOCATION AND CLIENT. UNDER NO CIRCUMSTANCES SHOULD THEY BE USED BY ANOTHER PARTY OR IN ANY OTHER LOCATION.  
 ANY CHANGES MADE TO THE PLANS NOT BY BARNES COY ARCHITECTS, P.C. OR WITHOUT THE WRITTEN CONSENT OF BARNES COY ARCHITECTS, P.C. IS IN VIOLATION OF LAW AND STRICTLY PROHIBITED.



ISSUED:  
 PLANNING BOARD: 2022.05.12  
 PERMIT SET:  
 CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:  
 1936 MONTAUK HIGHWAY  
 PO BOX 763  
 BRIDGEHAMPTON, NY  
 PHONE: 631.537.3555  
 FAX: 631.537.0558

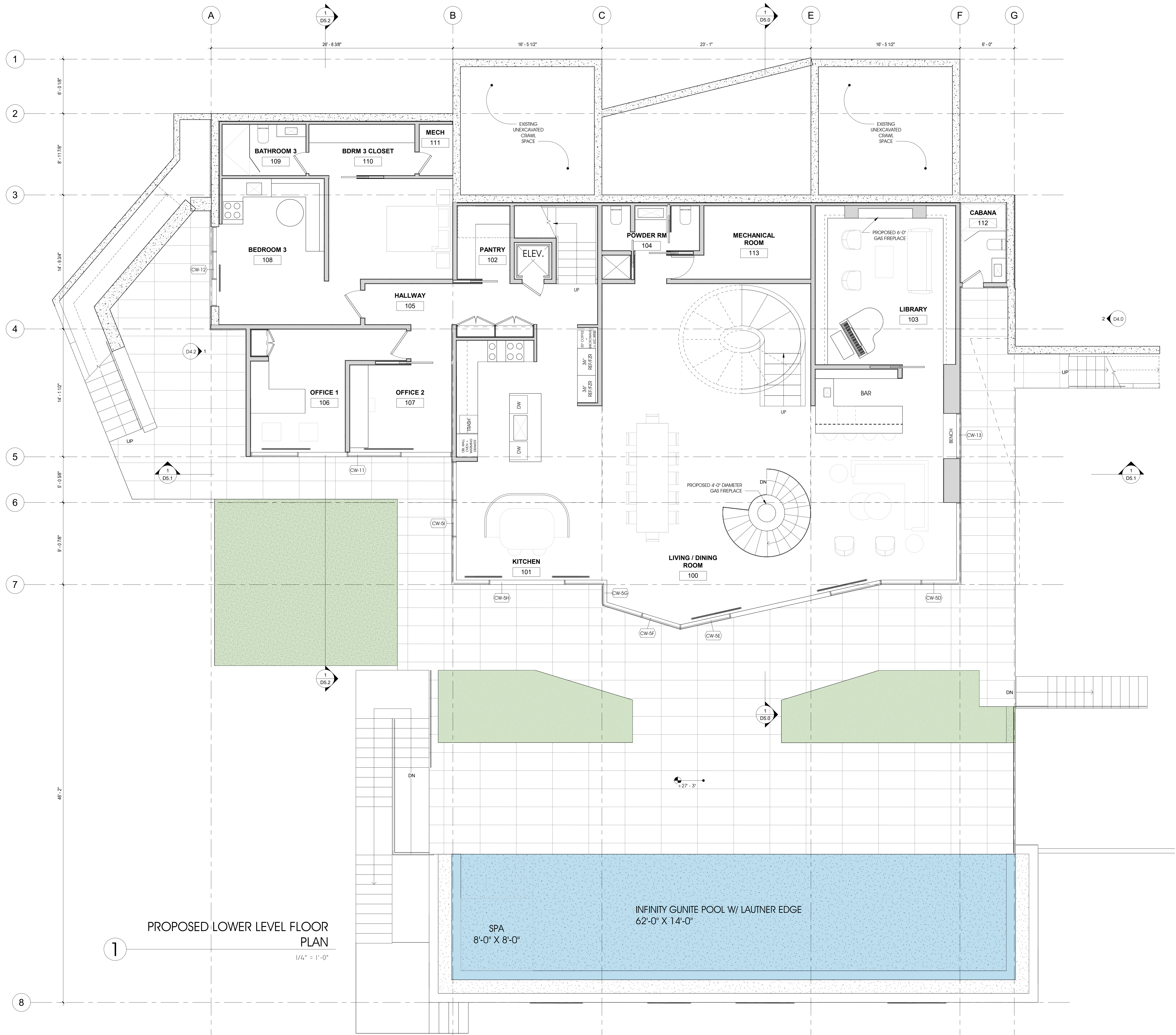
**BARNES  
 COY  
 ARCHITECTS**

11 TOMPKINS COURT  
 RESIDENCE  
 NYACK, NEW YORK

PROPOSED LOWER LEVEL FLOOR PLAN

**A3.1**

2022 MAY 12



PROPOSED LOWER LEVEL FLOOR PLAN  
 1/4" = 1'-0"

© COPYRIGHT NOTICE:  
 THE FOLLOWING DRAWINGS ARE AN INSTRUMENT  
 OF SERVICE AND SHALL REMAIN THE PROPERTY OF  
 THE ARCHITECT. THE CONCEPTS AND DESIGN  
 CONTAINED HEREIN ARE INTENDED FOR THE  
 SPECIFIED LOCATION AND CLIENT. UNDER NO  
 CIRCUMSTANCES SHOULD THEY BE USED BY  
 ANOTHER PARTY OR IN ANY OTHER LOCATION.  
 ANY CHANGES MADE TO THE PLANS NOT BY  
 BARNES COY ARCHITECTS, P.C. OR WITHOUT  
 WRITTEN CONSENT OF BARNES COY ARCHITECTS,  
 P.C. IS IN VIOLATION OF LAW AND STRICTLY  
 PROHIBITED.



ISSUED:  
 PLANNING BOARD: 2022.05.12  
 PERMIT SET:  
 CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:  
 1936 MONTAUK HIGHWAY  
 PO BOX 763  
 BRIDGEHAMPTON, NY  
 PHONE: 631.537.3555  
 FAX: 631.537.0558

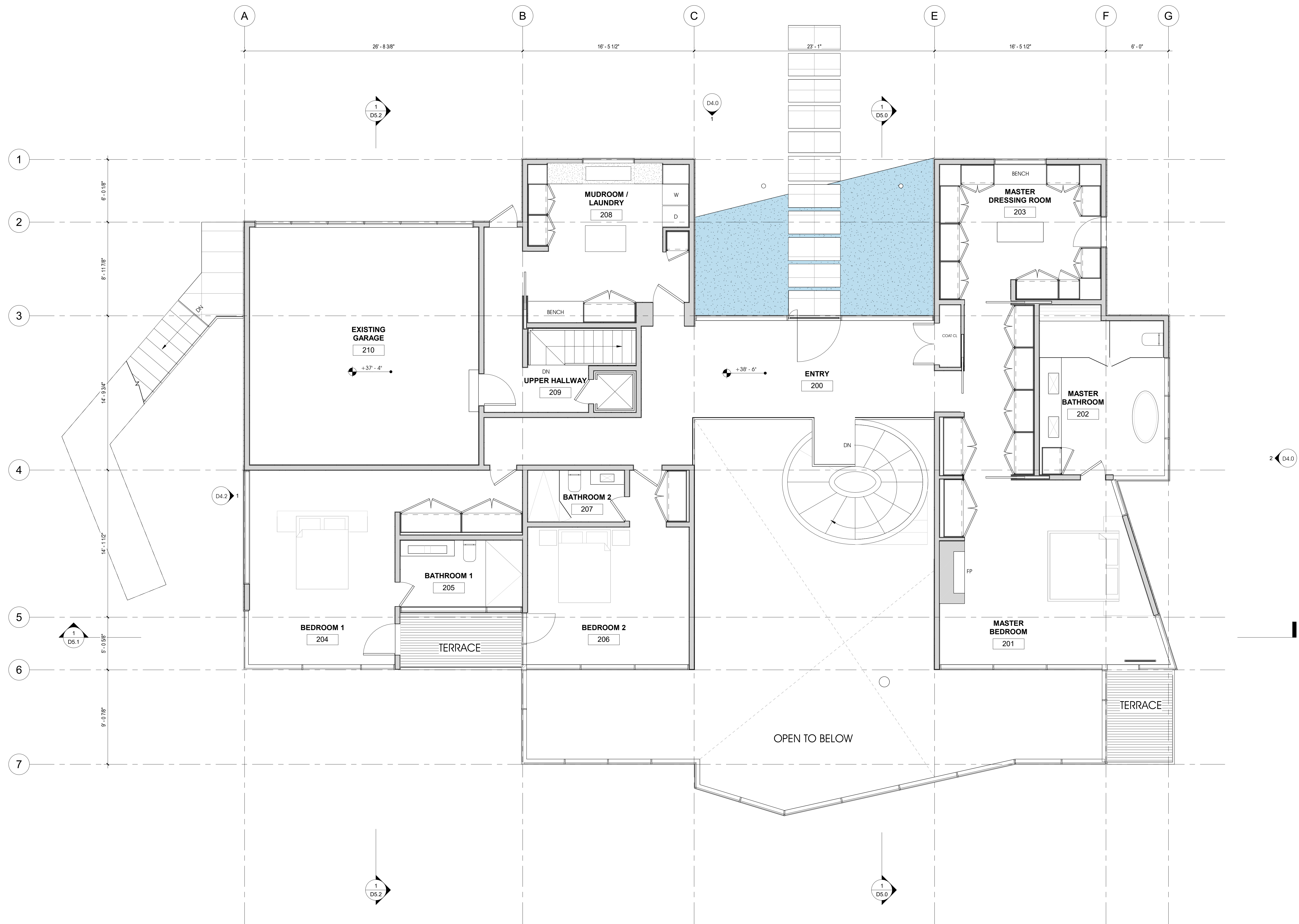
**BARNES  
 COY  
 ARCHITECTS**

11 TOMPKINS COURT  
 RESIDENCE  
 NYACK, NEW YORK

PROPOSED UPPER  
 LEVEL FLOOR PLAN

**A3.2**

2022 MAY 12



PROPOSED UPPER LEVEL FLOOR  
 PLAN

1

1/4" = 1'-0"

© COPYRIGHT NOTICE:  
 THE FOLLOWING DRAWINGS ARE AN INSTRUMENT  
 OF SERVICE AND SHALL REMAIN THE PROPERTY OF  
 THE ARCHITECT. THE CONCEPTS AND DESIGN  
 CONTAINED HEREIN ARE INTENDED FOR THE  
 SPECIFIED LOCATION AND CLIENT. UNDER NO  
 CIRCUMSTANCES SHOULD THEY BE USED BY  
 ANOTHER PARTY OR IN ANY OTHER LOCATION.  
 ANY CHANGES MADE TO THE PLANS NOT BY  
 BARNES COY ARCHITECTS, P.C. OR WITHOUT  
 WRITTEN CONSENT OF BARNES COY ARCHITECTS,  
 P.C. IS IN VIOLATION OF LAW AND STRICTLY  
 PROHIBITED.



ISSUED:  
 PLANNING BOARD: 2022.05.12  
 PERMIT SET:  
 CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:  
 1936 MONTAUK HIGHWAY  
 PO BOX 763  
 BRIDGEHAMPTON, NY  
 PHONE: 631.537.3555  
 FAX: 631.537.0558

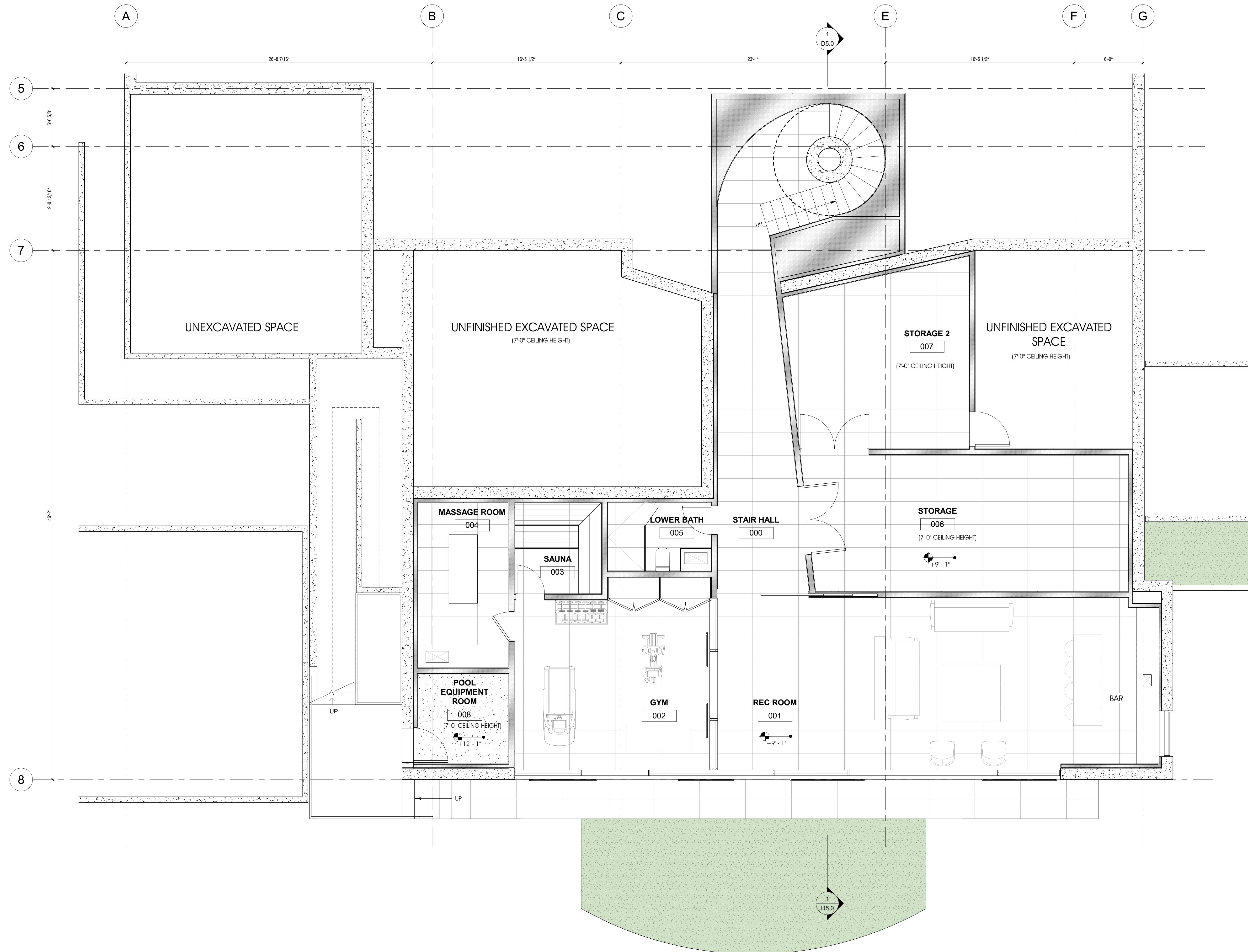
**BARNES  
 COY  
 ARCHITECTS**

11 TOMPKINS COURT  
 RESIDENCE  
 NYACK, NEW YORK

PROPOSED BASEMENT  
 FLOOR PLAN

**A3.0**

2022 MAY 12



**1** PROPOSED BASEMENT FLOOR PLAN  
 1/4" = 1'-0"

© COPYRIGHT NOTICE:  
 THE FOLLOWING DRAWINGS ARE AN INSTRUMENT  
 OF SERVICE AND SHALL REMAIN THE PROPERTY OF  
 THE ARCHITECT. THE CONCEPTS AND DESIGN  
 CONTAINED HEREIN ARE INTENDED FOR THE  
 SPECIFIED LOCATION AND CLIENT. UNDER NO  
 CIRCUMSTANCES SHOULD THEY BE USED BY  
 ANOTHER PARTY OR IN ANY OTHER LOCATION.  
 ANY CHANGES MADE TO THE PLANS NOT BY  
 BARNES COY ARCHITECTS, P.C. OR WITHOUT  
 WRITTEN CONSENT OF BARNES COY ARCHITECTS,  
 P.C. IS IN VIOLATION OF LAW AND STRICTLY  
 PROHIBITED.



ISSUED:  
 PLANNING BOARD: 2022.05.12  
 PERMIT SET:  
 CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:  
 1936 MONTAUK HIGHWAY  
 PO BOX 763  
 BRIDGEHAMPTON, NY  
 PHONE: 631.537.3555  
 FAX: 631.537.0558

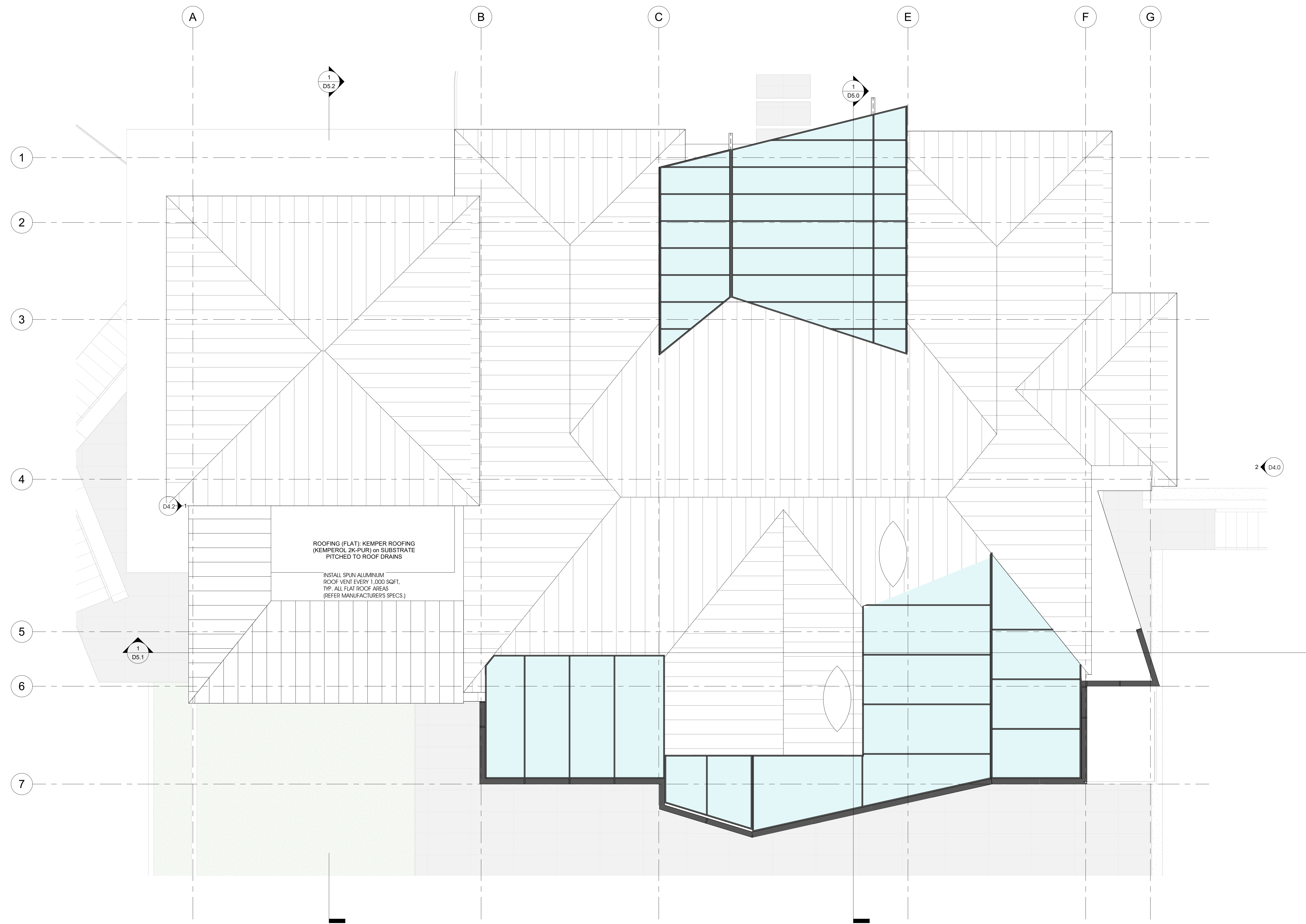
**BARNES  
 COY  
 ARCHITECTS**

11 TOMPKINS COURT  
 RESIDENCE  
 NYACK, NEW YORK

PROPOSED ROOF  
 PLAN

**A3.3**

2022 MAY 12



1 PROPOSED ROOF PLAN  
 1/4" = 1'-0"



© COPYRIGHT NOTICE:  
 THE FOLLOWING DRAWINGS ARE AN INSTRUMENT  
 OF SERVICE AND SHALL REMAIN THE PROPERTY OF  
 THE ARCHITECT. THE CONCEPTS AND DESIGN  
 CONTAINED HEREIN ARE INTENDED FOR THE  
 SPECIFIED LOCATION AND CLIENT. UNDER NO  
 CIRCUMSTANCES SHOULD THEY BE USED BY  
 ANOTHER PARTY OR IN ANY OTHER LOCATION.  
 ANY CHANGES MADE TO THE PLANS NOT BY  
 BARNES COY ARCHITECTS, P.C. OR WITHOUT  
 WRITTEN CONSENT OF BARNES COY ARCHITECTS,  
 P.C. IS IN VIOLATION OF LAW AND STRICTLY  
 PROHIBITED.



ISSUED:  
 PLANNING BOARD: 2022.05.12  
 PERMIT SET:  
 CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:  
 1936 MONTAUK HIGHWAY  
 PO BOX 763  
 BRIDGEHAMPTON, NY  
 PHONE: 631.537.3555  
 FAX: 631.537.0558

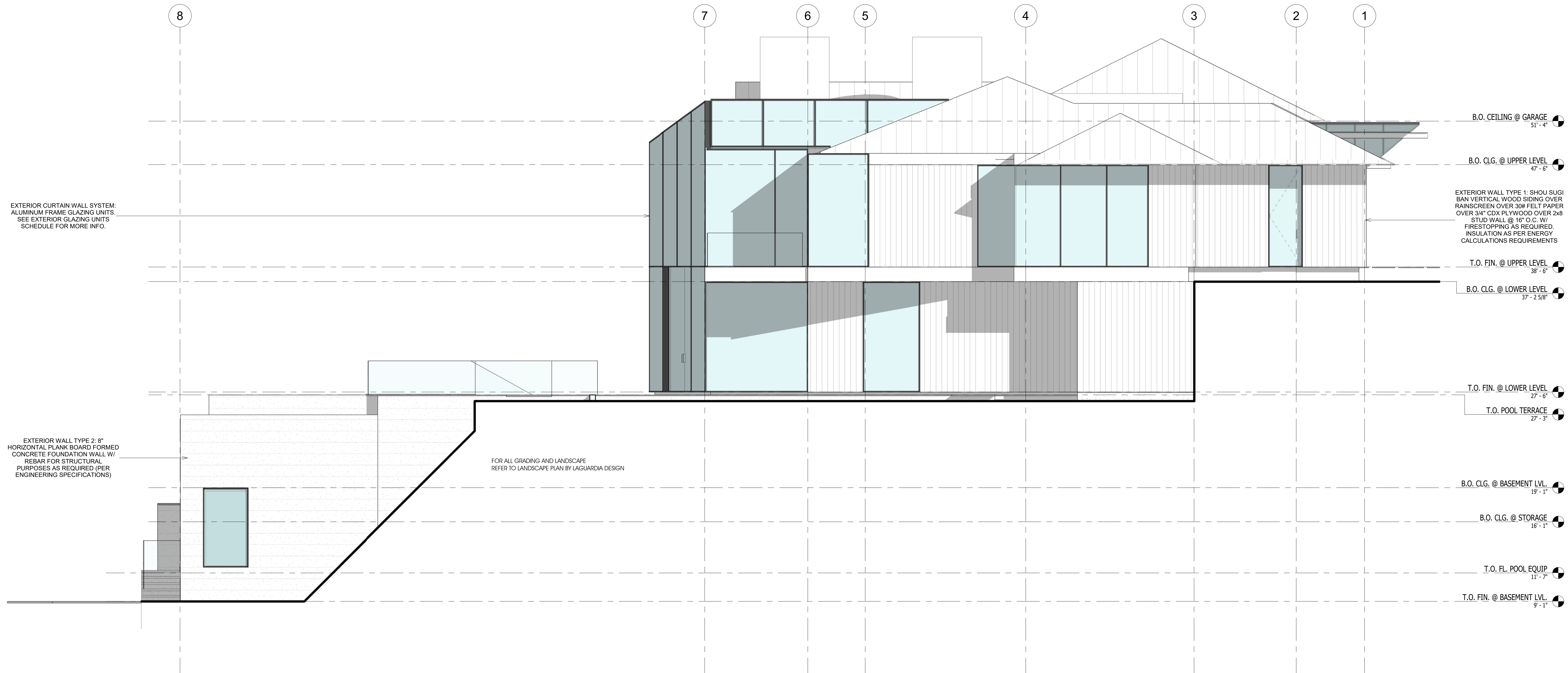
**BARNES  
 COY  
 ARCHITECTS**

11 TOMPKINS COURT  
 RESIDENCE  
 NYACK, NEW YORK

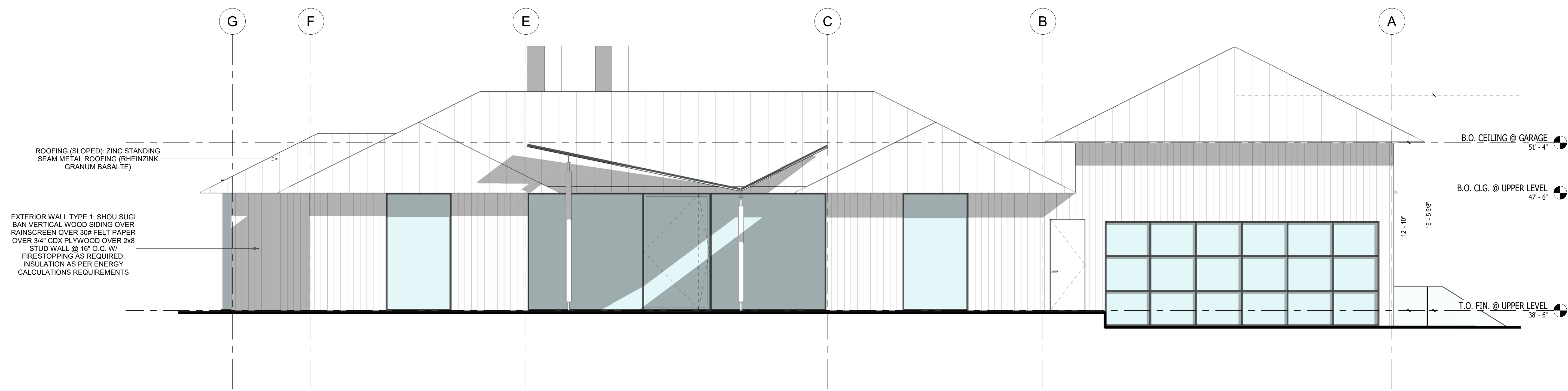
PROPOSED NORTH +  
 WEST EXTERIOR  
 ELEVATIONS

**A4.0**

2022 MAY 12



1 PROPOSED NORTH ELEVATION  
 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION  
 1/4" = 1'-0"

© COPYRIGHT NOTICE:  
 THE FOLLOWING DRAWINGS ARE AN INSTRUMENT  
 OF SERVICE AND SHALL REMAIN THE PROPERTY OF  
 THE ARCHITECT. THE CONCEPTS AND DESIGN  
 CONTAINED HEREIN ARE INTENDED FOR THE  
 SPECIFIED LOCATION AND CLIENT. UNDER NO  
 CIRCUMSTANCES SHOULD THEY BE USED BY  
 ANOTHER PARTY OR IN ANY OTHER LOCATION.  
 ANY CHANGES MADE TO THE PLANS NOT BY  
 BARNES COY ARCHITECTS, P.C. OR WITHOUT  
 WRITTEN CONSENT OF BARNES COY ARCHITECTS,  
 P.C. IS IN VIOLATION OF LAW AND STRICTLY  
 PROHIBITED.



ISSUED:  
 PLANNING BOARD: 2022.05.12  
 PERMIT SET:  
 CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:  
 1936 MONTAUK HIGHWAY  
 PO BOX 763  
 BRIDGEHAMPTON, NY  
 PHONE: 631.537.3555  
 FAX: 631.537.0558

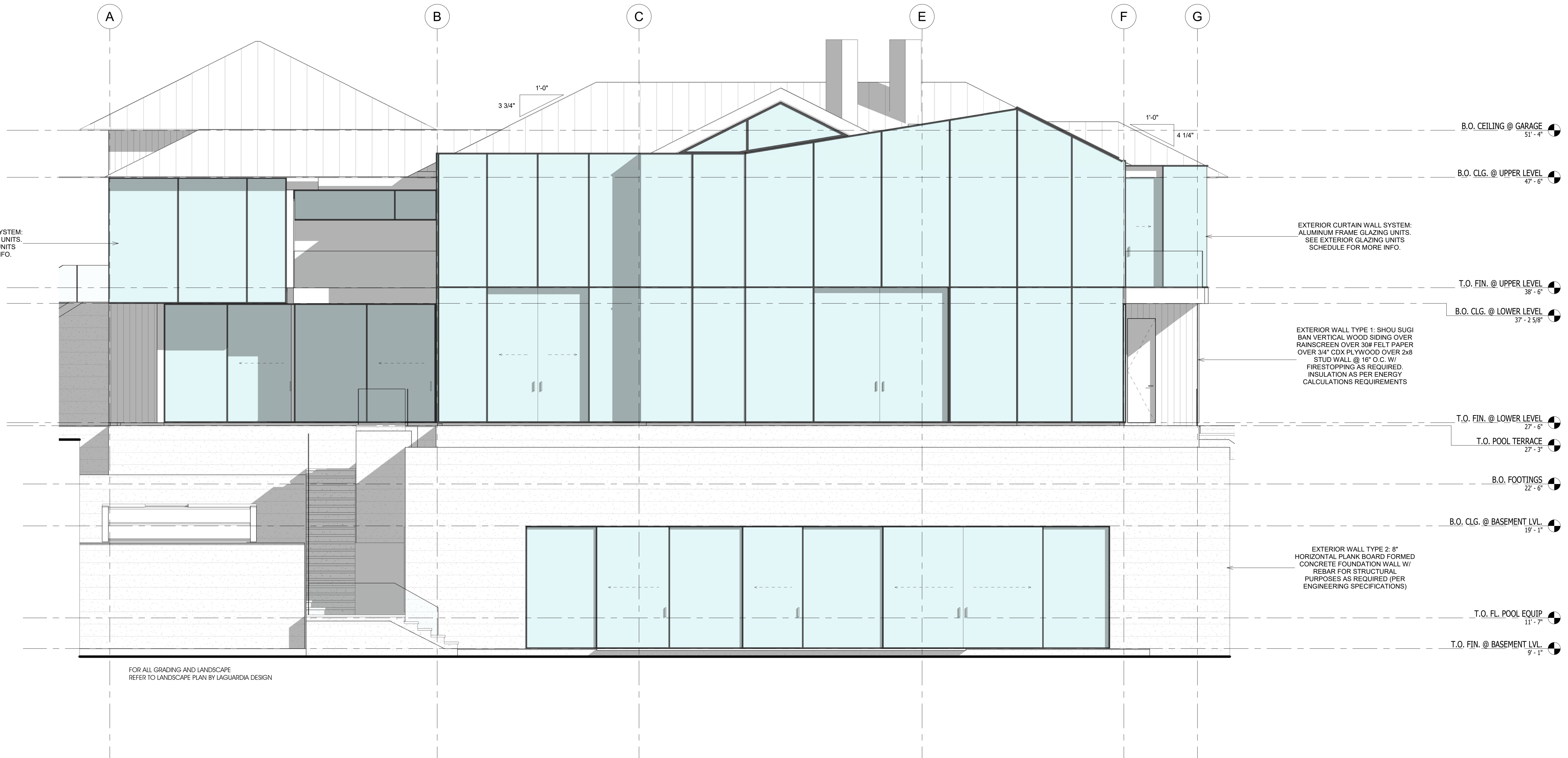
**BARNES  
 COY  
 ARCHITECTS**

11 TOMPKINS COURT  
 RESIDENCE  
 NYACK, NEW YORK

PROPOSED EAST  
 ELEVATION

**A4.1**

2022 MAY 12



1 PROPOSED EAST ELEVATION

1/4" = 1'-0"

© COPYRIGHT NOTICE:  
 THE FOLLOWING DRAWINGS ARE AN INSTRUMENT  
 OF SERVICE AND SHALL REMAIN THE PROPERTY OF  
 THE ARCHITECT. THE CONCEPTS AND DESIGN  
 CONTAINED HEREIN ARE INTENDED FOR THE  
 SPECIFIED LOCATION AND CLIENT. UNDER NO  
 CIRCUMSTANCES SHOULD THEY BE USED BY  
 ANOTHER PARTY OR IN ANY OTHER LOCATION.  
 ANY CHANGES MADE TO THE PLANS NOT BY  
 BARNES COY ARCHITECTS, P.C. OR WITHOUT  
 WRITTEN CONSENT OF BARNES COY ARCHITECTS,  
 P.C. IS IN VIOLATION OF LAW AND STRICTLY  
 PROHIBITED.



ISSUED:  
 PLANNING BOARD: 2022.05.12  
 PERMIT SET:  
 CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:  
 1936 MONTAUK HIGHWAY  
 PO BOX 763  
 BRIDGEHAMPTON, NY  
 PHONE: 631.537.3555  
 FAX: 631.537.0558

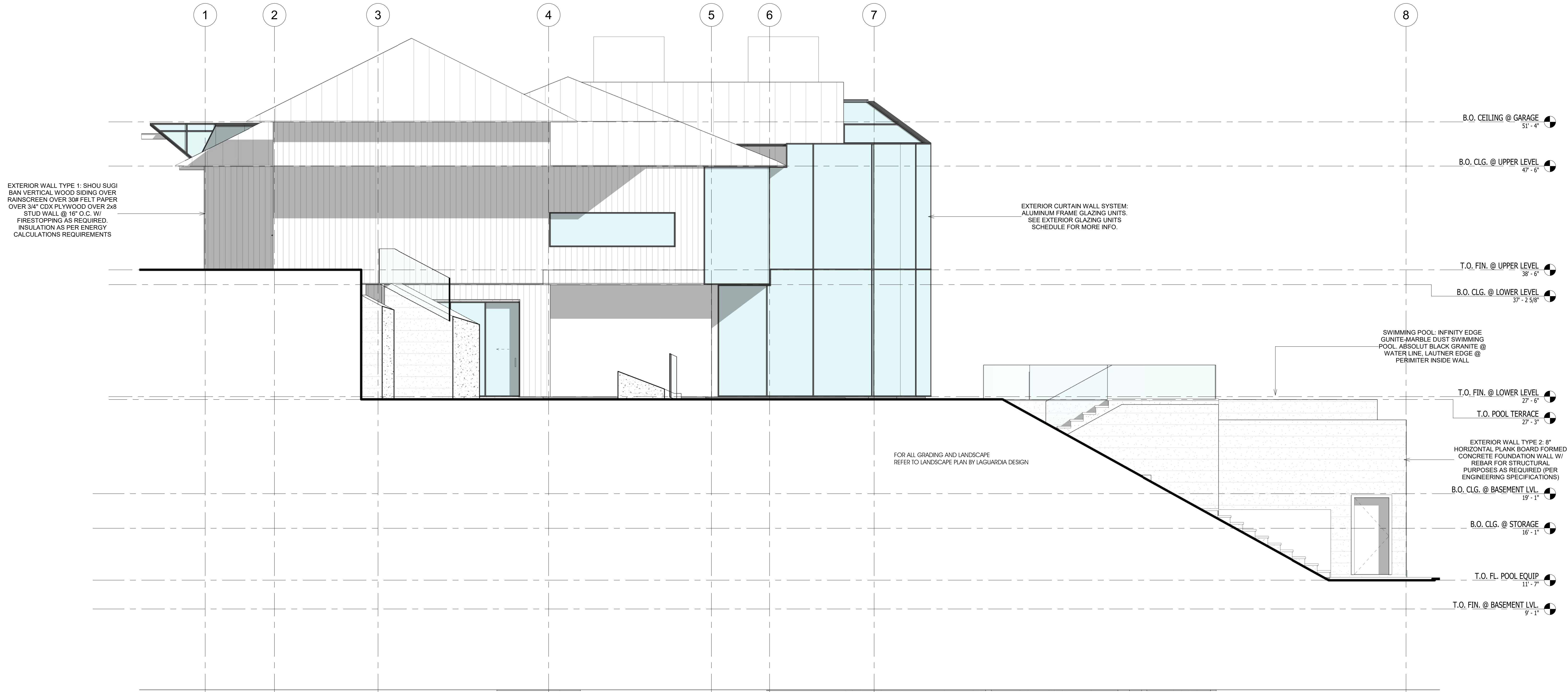
**BARNES  
 COY  
 ARCHITECTS**

11 TOMPKINS COURT  
 RESIDENCE  
 NYACK, NEW YORK

PROPOSED SOUTH  
 ELEVATION

**A4.2**

2022 MAY 12



© COPYRIGHT NOTICE:  
 THE FOLLOWING DRAWINGS ARE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THE CONCEPTS AND DESIGN CONTAINED HEREIN ARE INTENDED FOR THE SPECIFIED LOCATION AND CLIENT. UNDER NO CIRCUMSTANCES SHOULD THEY BE USED BY ANOTHER PARTY OR IN ANY OTHER LOCATION.  
 ANY CHANGES MADE TO THE PLANS NOT BY BARNES COY ARCHITECTS, P.C. OR WITHOUT WRITTEN CONSENT OF BARNES COY ARCHITECTS, P.C. IS IN VIOLATION OF LAW AND STRICTLY PROHIBITED.



ISSUED:  
 PLANNING BOARD: 2022.05.12  
 PERMIT SET:  
 CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:  
 1936 MONTAUK HIGHWAY  
 PO BOX 763  
 BRIDGEHAMPTON, NY  
 PHONE: 631.537.3555  
 FAX: 631.537.0558

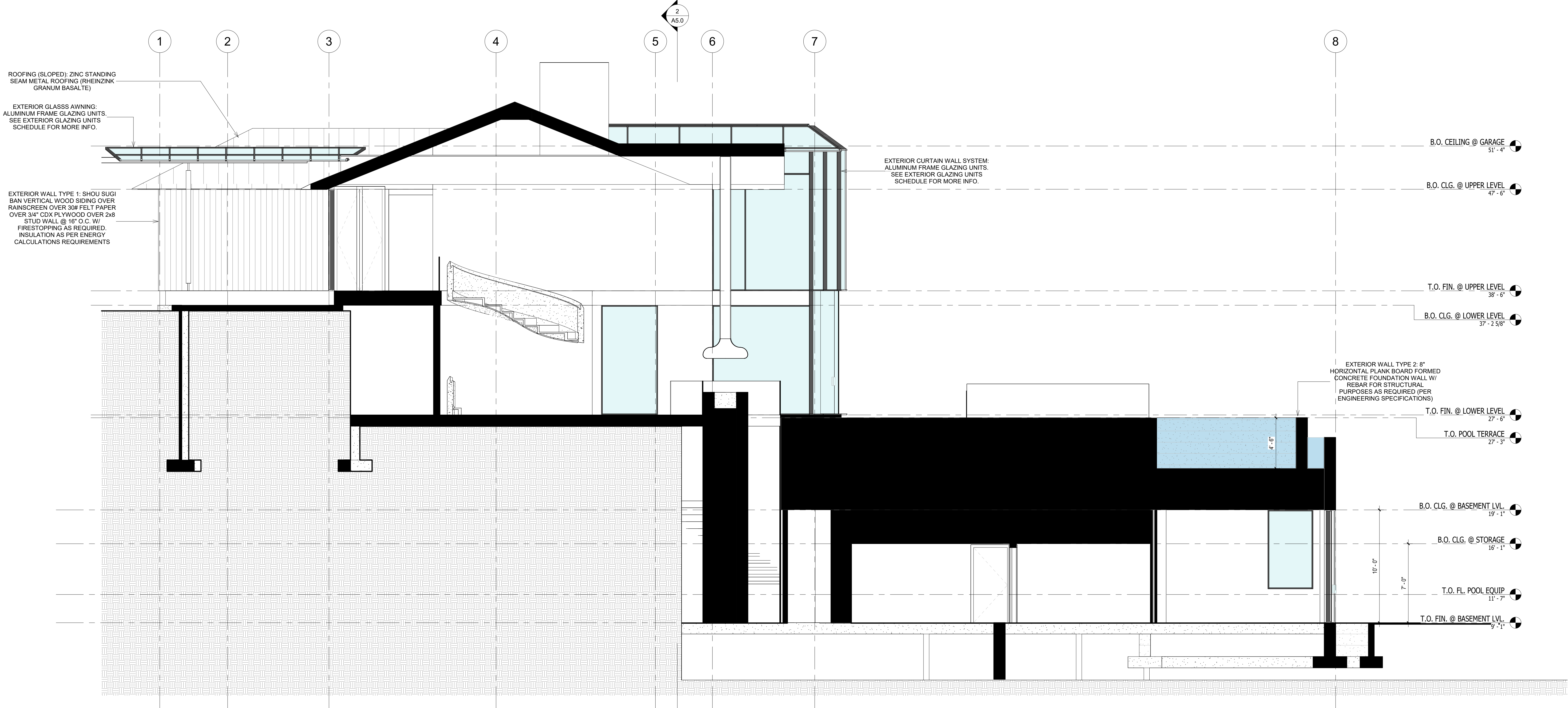
**BARNES  
 COY  
 ARCHITECTS**

11 TOMPKINS COURT  
 RESIDENCE  
 NYACK, NEW YORK

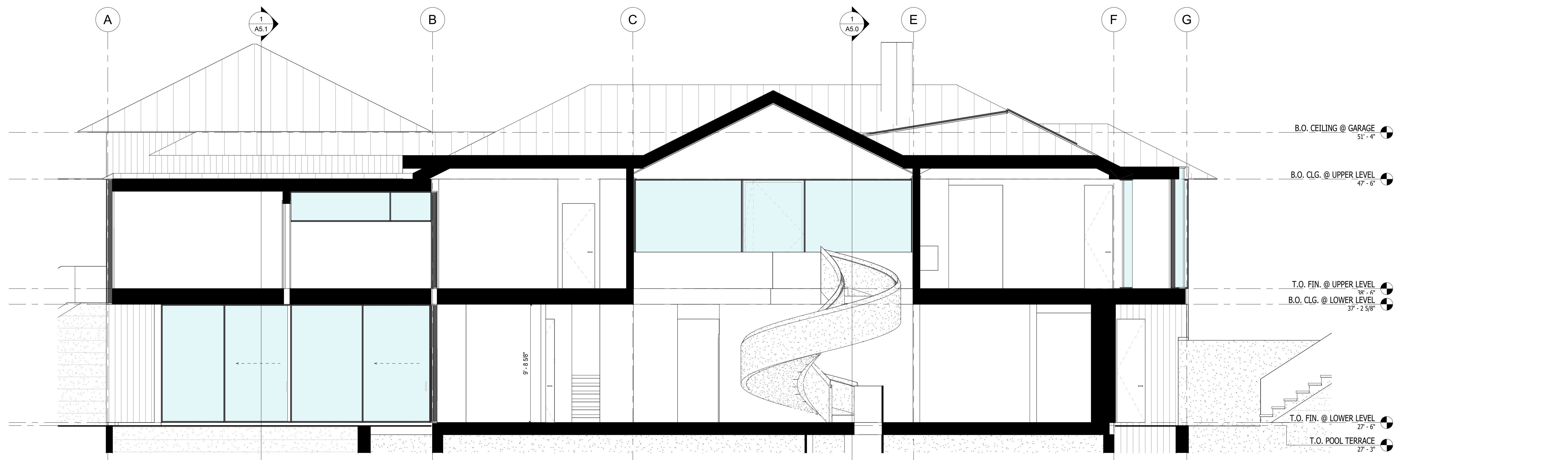
BUILDING SECTIONS

**A5.0**

2022 MAY 12



1 PROPOSED SECTION A-A  
 1/4" = 1'-0"



2 PROPOSED SECTION B-B  
 1/4" = 1'-0"

© COPYRIGHT NOTICE:  
 THE FOLLOWING DRAWINGS ARE AN INSTRUMENT  
 OF SERVICE AND SHALL REMAIN THE PROPERTY OF  
 THE ARCHITECT. THE CONCEPTS AND DESIGN  
 CONTAINED HEREIN ARE INTENDED FOR THE  
 SPECIFIED LOCATION AND CLIENT. UNDER NO  
 CIRCUMSTANCES SHOULD THEY BE USED BY  
 ANOTHER PARTY OR IN ANY OTHER LOCATION.  
 ANY CHANGES MADE TO THE PLANS NOT BY  
 BARNES COY ARCHITECTS, P.C. OR WITHOUT  
 WRITTEN CONSENT OF BARNES COY ARCHITECTS,  
 P.C. IS IN VIOLATION OF LAW AND STRICTLY  
 PROHIBITED.



ISSUED:  
 PLANNING BOARD: 2022.05.12  
 PERMIT SET:  
 CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:  
 1936 MONTAUK HIGHWAY  
 PO BOX 763  
 BRIDGEHAMPTON, NY  
 PHONE: 631.537.3555  
 FAX: 631.537.0558

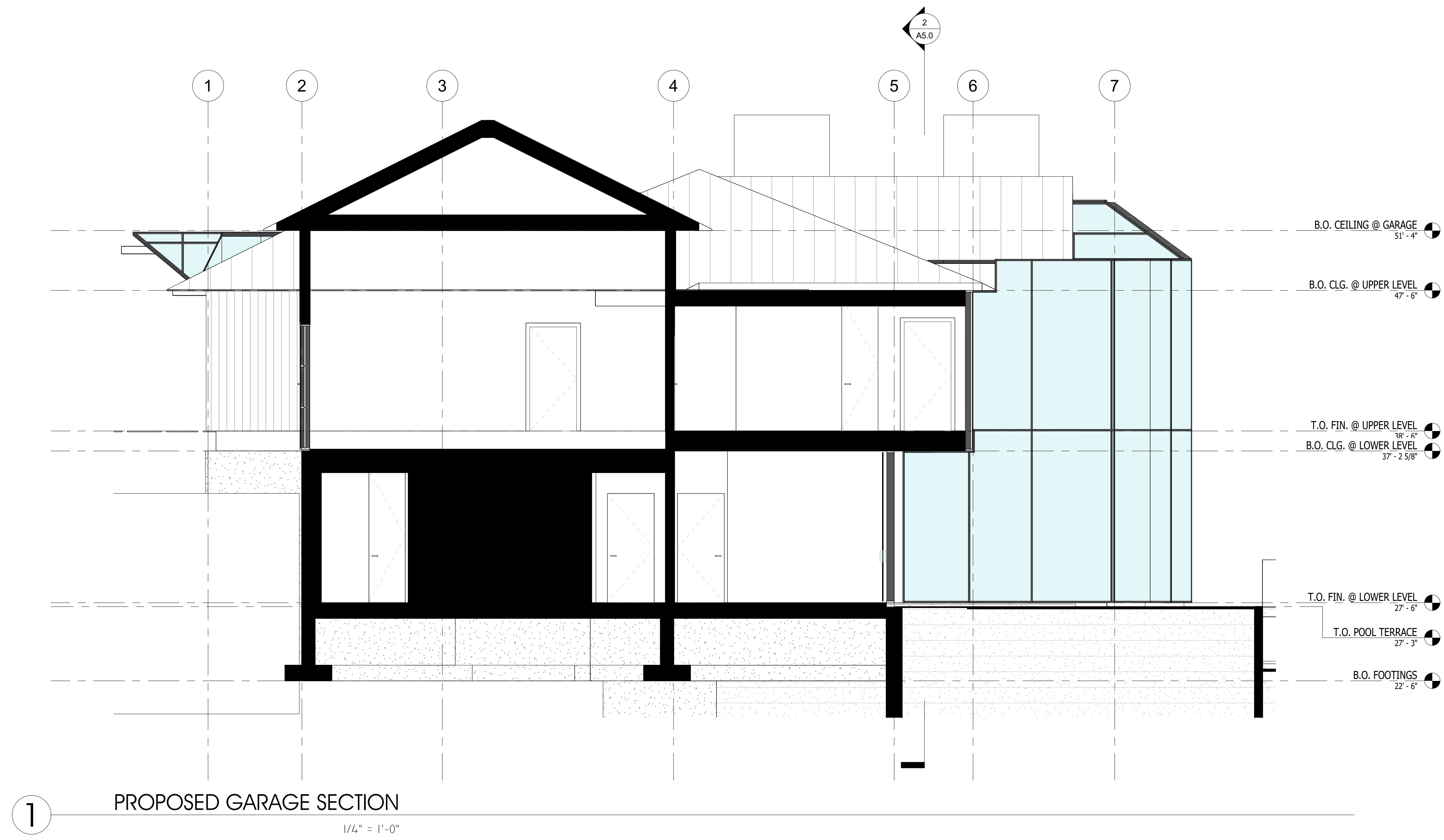
**BARNES  
 COY  
 ARCHITECTS**

11 TOMPKINS COURT  
 RESIDENCE  
 NYACK, NEW YORK

BUILDING SECTIONS

**A5.1**

2022 MAY 12



1 PROPOSED GARAGE SECTION  
 1/4" = 1'-0"

## 9. Landscape Plan

PROJECT DATA:  
 BASED ON SURVEY DATED  
 09/28/2021 BY:  
 JAY A. GREENWELL, PLS, LLC  
 85 LAFAYETTE AVE, SUFFERN NY  
 (845) 357-0830  
 SCTM#: 60.14 - 1 - 12.7  
 LOT AREA:  
 TOTAL AREA BOUND 97,630 SF  
 TOTAL "DRY LAND" 36,108 SF  
 ZONE: R30  
 COVERAGE:  
 WETLANDS:  
 EASEMENT/OTHER:

**PLEASE CONSULT WITH LOCAL AGENCIES**  
 ANY MODIFICATIONS TO WORK OUTLINED IN THE ATTACHED DRAWINGS OR THE ASSOCIATED APPROVED CONTRACT MUST BE APPROVED IN WRITING BEFORE EXECUTING THE WORK. THIS INCLUDES ADDITIONS, SUBSTITUTIONS, DELETIONS OR ADJUSTMENTS TO THE SCOPE OF APPROVED WORK. ANY INVOICES FOR ADDITIONAL WORK THAT HAS NOT BEEN APPROVED IN WRITING, SHALL BE CONSIDERED INVALID AND WILL NOT BE PAID.

PRELIMINARY  
 NOT FOR CONSTRUCTION  
 DATA SHOWN FOR DESIGN  
 DEVELOPMENT ONLY

LaGuardia Design Landscape Architects  
 38 Scuttle Hole Road  
 Water Mill, NY 11975  
 Phone: 631-726-1403  
 Fax: 631-726-1478

These drawings & specifications are the property of LaGuardia Design Landscape Architecture P.C. & are for use only with respect to this project. They are not to be used by the owner, contractor, subcontractors or suppliers on other projects or for conditions to this project outside the scope of the work. LaGuardia Design Landscape Architecture P.C. shall be deemed the author & retain all common law, statutory & other reserved rights in addition to the copyright. The design shown & described herein, including all technical drawings, are proprietary & cannot be copied, digitized, or commercially exploited, in whole or in part without written authorization of LaGuardia Design Landscape Architecture P.C.  
 COPYRIGHT © 2019 ALL RIGHTS RESERVED

DRAWN BY: JL  
 CHECKED BY: IH  
 PROJECT:  
 PROJECT GOOSE

LOCATION:  
 11 TOMPKINS COURT  
 UPPER NYACK, NY 10960

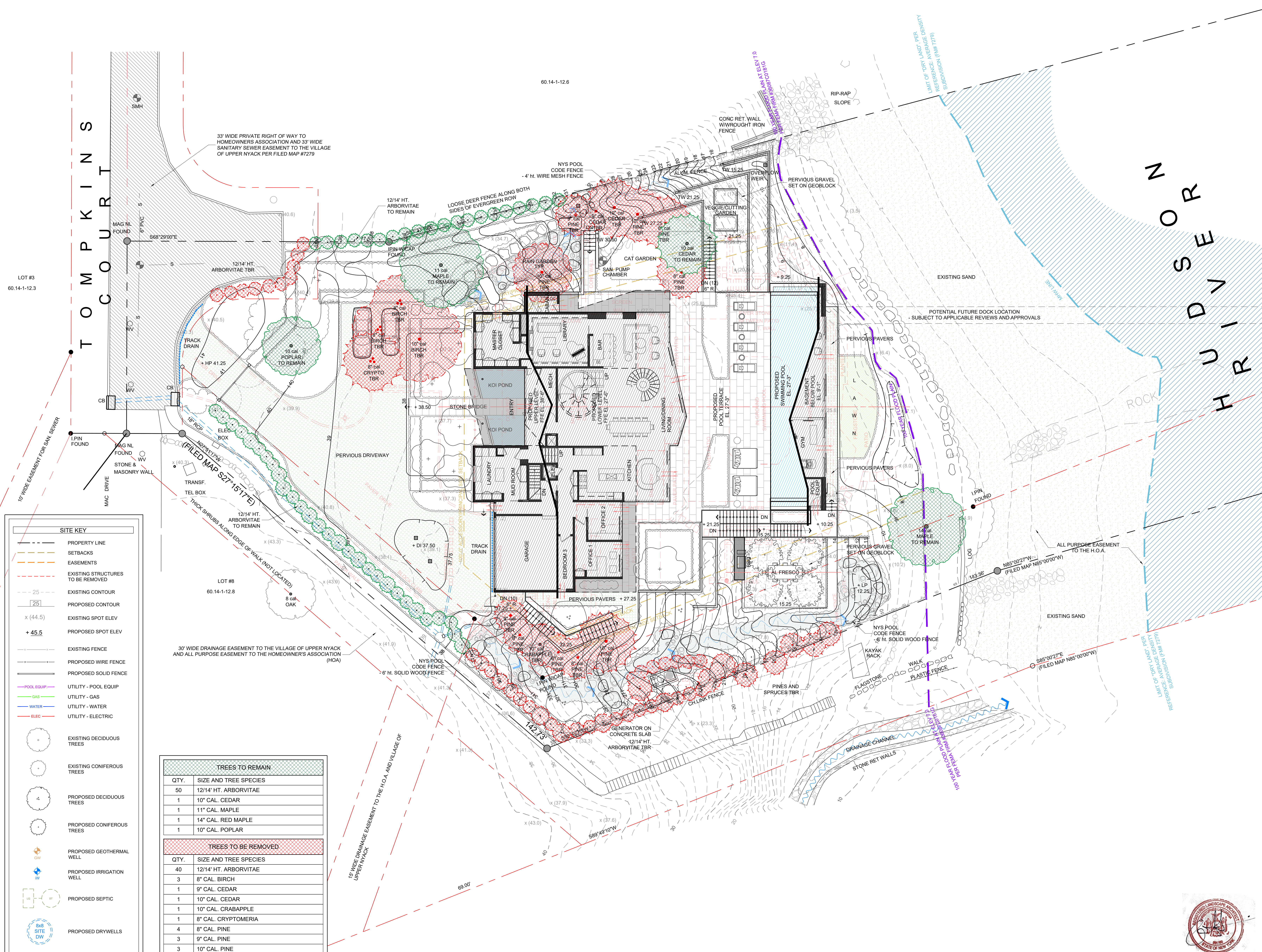
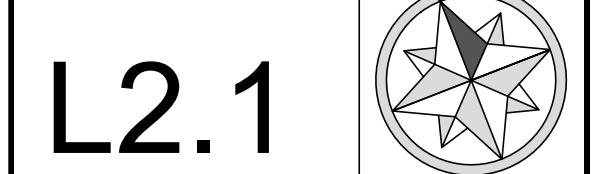
DRAWING:  
 TREE REMOVALS PLAN

SCALE: 1"=10'-0" DATE: 05-10-2022

ISSUED:  
 - 04/05/2022 | L1.1 EXIST  
 - 04/28/2022 | FOR REVIEW  
 - 05/03/2022 | FOR PERMIT  
 - 05/10/2022 | FOR PERMIT

SHEET NUMBER:

L2.1



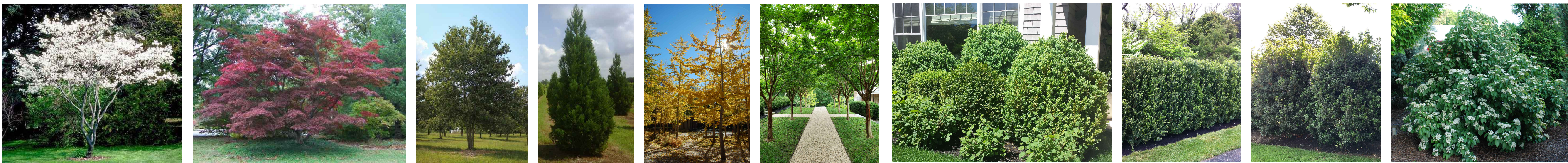
**SITE KEY**

- PROPERTY LINE
- SETBACKS
- EASEMENTS
- EXISTING STRUCTURES TO BE REMOVED
- 25 --- EXISTING CONTOUR
- 25 --- PROPOSED CONTOUR
- x (44.5) EXISTING SPOT ELEV
- + 45.5 PROPOSED SPOT ELEV
- EXISTING FENCE
- PROPOSED WIRE FENCE
- PROPOSED SOLID FENCE
- UTILITY - POOL EQUIP
- UTILITY - GAS
- UTILITY - WATER
- UTILITY - ELECTRIC
- EXISTING DECIDUOUS TREES
- EXISTING CONIFEROUS TREES
- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED GEOTHERMAL WELL
- PROPOSED IRRIGATION WELL
- PROPOSED SEPTIC
- PROPOSED DRYWELLS

TREES TO REMAIN	
QTY.	SIZE AND TREE SPECIES
50	12/14' HT. ARBORVITAE
1	10" CAL. CEDAR
1	11" CAL. MAPLE
1	14" CAL. RED MAPLE
1	10" CAL. POPLAR

TREES TO BE REMOVED	
QTY.	SIZE AND TREE SPECIES
40	12/14' HT. ARBORVITAE
3	8" CAL. BIRCH
1	9" CAL. CEDAR
1	10" CAL. CEDAR
1	10" CAL. CRABAPPLE
1	8" CAL. CRYPTOMERIA
4	8" CAL. PINE
3	9" CAL. PINE
3	10" CAL. PINE



PROJECT DATA:  
 BASED ON SURVEY DATED  
 09/28/2021 BY:  
 JAY A. GREENWELL, PLS, LLC  
 85 LAFAYETTE AVE, SUFFERN NY  
 (845) 357-0830

SCTM#: 60.14 - 1 - 12.7  
 LOT AREA:  
 TOTAL AREA BOUND 97,630 SF  
 TOTAL "DRY LAND" 36,108 SF

ZONE: R30  
 COVERAGE:  
 WETLANDS:  
 EASEMENT/OTHER:



PLEASE CONSULT THE DESIGN AGREEMENT  
 ANY MODIFICATIONS TO WORK OUTLINED IN THE  
 ATTACHED DRAWINGS, OR THE ASSOCIATED APPROVED  
 CONTRACT, MUST BE APPROVED IN WRITING BEFORE  
 EXECUTING THE WORK. THIS INCLUDES ADDITIONS,  
 DELETIONS, OMISSIONS OR ADJUSTMENTS TO THE  
 SCOPE OF APPROVED WORK. ANY INVOICES FOR  
 ADDITIONAL WORK THAT HAS NOT BEEN APPROVED IN  
 WRITING, SHALL BE CONSIDERED INVALID AND WILL NOT  
 BE PAID.

PRELIMINARY  
 NOT FOR CONSTRUCTION  
 DATA SHOWN FOR DESIGN  
 DEVELOPMENT ONLY

LaGuardia Design Landscape Architects  
 38 Scuttle Hole Road  
 Water Mill, NY 11976  
 Phone: 631-726-1403  
 Fax: 631-726-1478

These drawings and specifications are the property of LaGuardia  
 Design Landscape Architects P.C. and are for use only with  
 respect to this project. They are not to be used by the owner,  
 contractor, subcontractors or suppliers on other projects or for  
 conditions to this project outside the scope of the work.  
 LaGuardia Design Landscape Architects P.C. shall be  
 deemed the author & retain all common law, statutory & other  
 reserved rights, in addition to the copyright. The design shown &  
 described herein, including all technical drawings, are  
 proprietary & cannot be copied, duplicated, or commercially  
 exploited, in whole or in part without written authorization of  
 LaGuardia Design Landscape Architects P.C.  
 COPYRIGHT © 2019 ALL RIGHTS RESERVED

DRAWN BY: JL  
 CHECKED BY: IH  
 PROJECT:  
 PROJECT GOOSE

LOCATION:  
 11 TOMPKINS COURT  
 UPPER NYACK, NY 10960

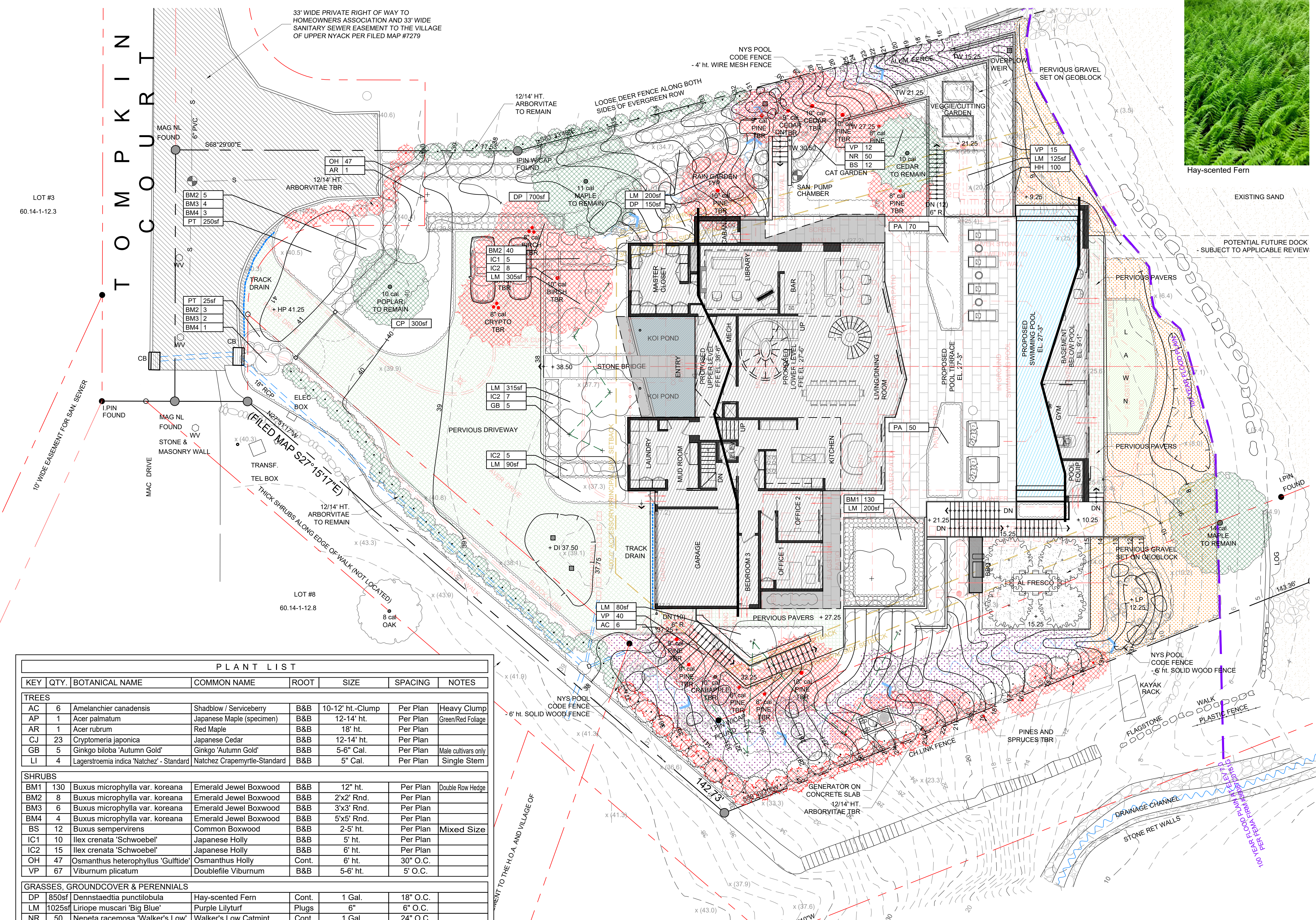
DRAWING:  
 PLANTING PLAN

SCALE: 1"=10'-0"  
 DATE: 05-10-2022

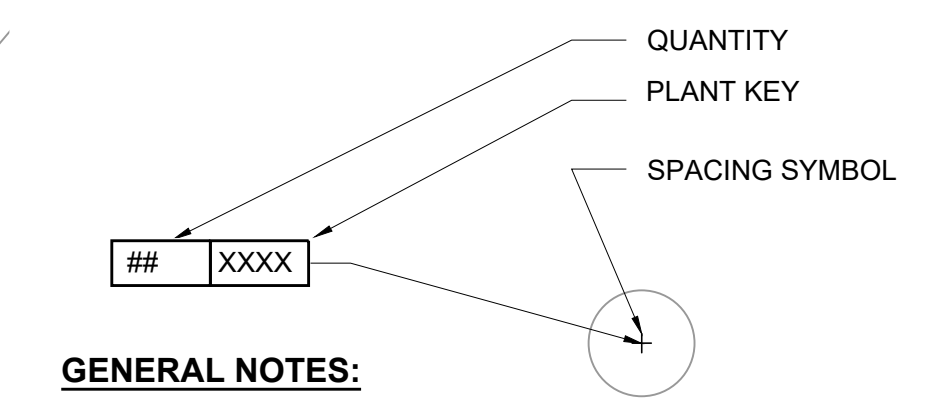
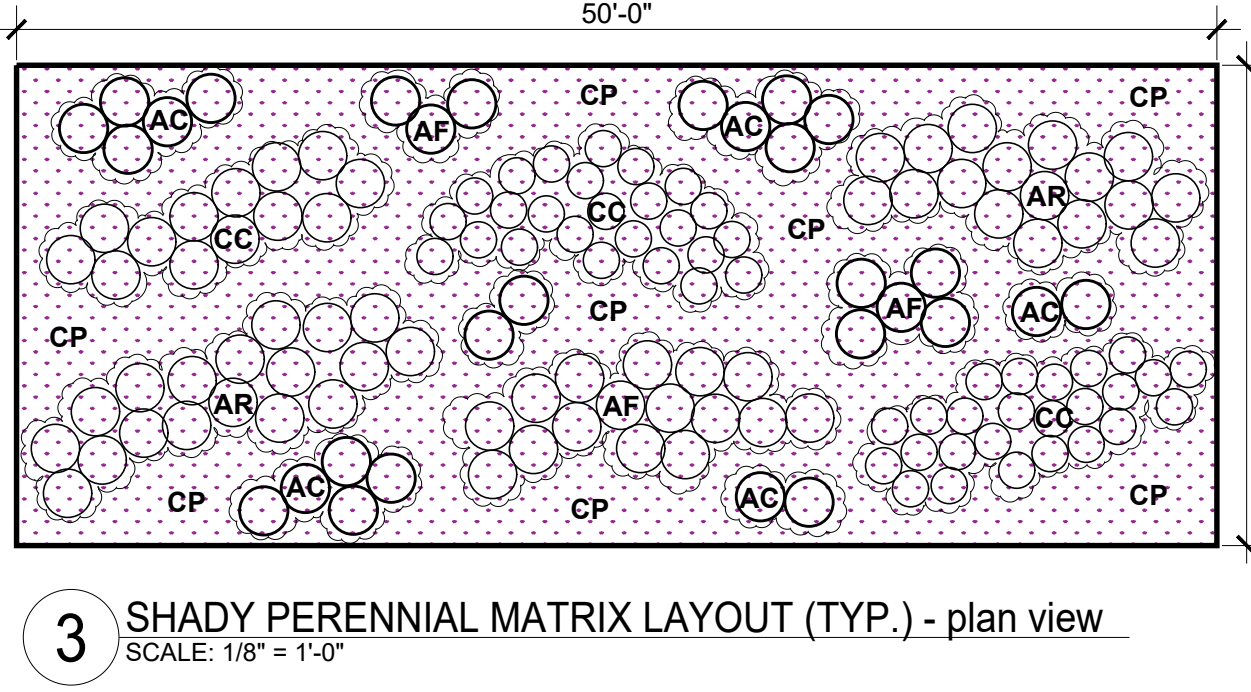
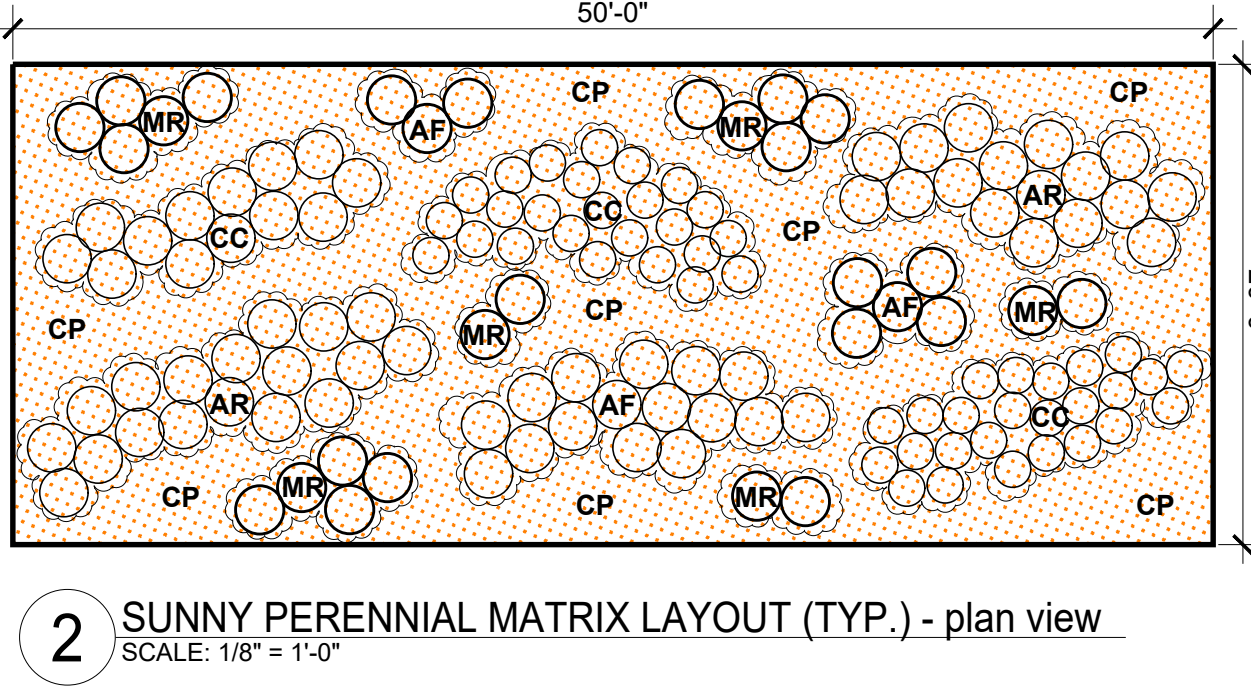
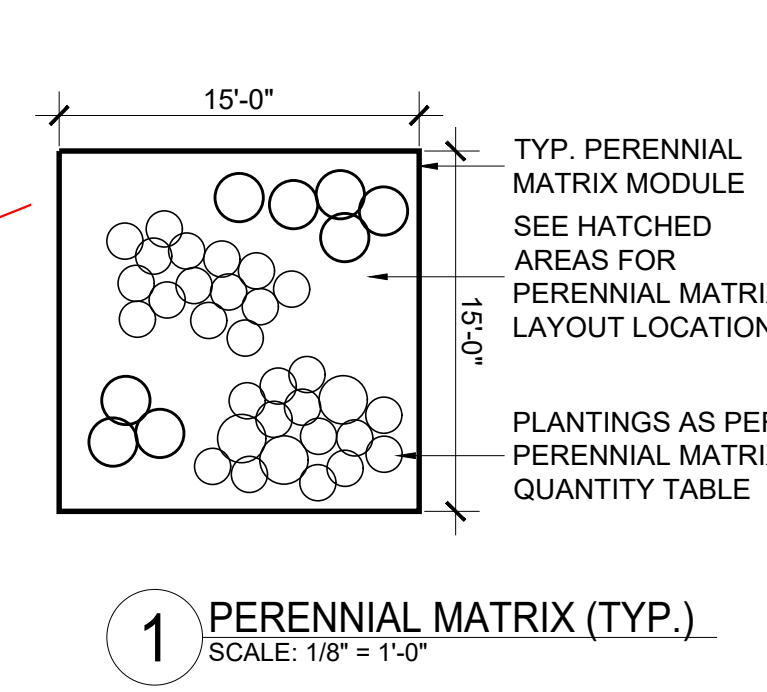
ISSUED:  
 - 04/05/2022 | L1.1 EXIST  
 - 04/28/2022 | FOR P.C./VIEW  
 - 05/03/2022 | FOR PERMIT  
 - 05/10/2022 | FOR PERMIT

THESE NATIVE FESCUE LAWN AREAS WILL  
 NOT BE FERTILIZED FOR ESTABLISHMENT  
 OR ANY OTHER REASON. A DEDICATED  
 IRRIGATION ZONE WILL BE CREATED FOR  
 ALL NATIVE FESCUE LAWN AREAS SO THAT  
 IRRIGATION CAN BE LIMITED TO  
 ESTABLISHMENT.

SHEET NUMBER:  
**L5.1**



PLANT LIST							
KEY	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	NOTES
<b>TREES</b>							
AC	6	Amelanchier canadensis	Shadblow / Serviceberry	B&B	10-12' ht.-Clump	Per Plan	Heavy Clump
AP	1	Acer palmatum	Japanese Maple (specimen)	B&B	12-14' ht.	Per Plan	Green/Red Foliage
AR	1	Acer rubrum	Red Maple	B&B	18' ht.	Per Plan	
CJ	23	Cryptomeria japonica	Japanese Cedar	B&B	12-14' ht.	Per Plan	
GB	5	Ginkgo biloba 'Autumn Gold'	Ginkgo 'Autumn Gold'	B&B	5-6' Cal.	Per Plan	Male cultivars only
LI	4	Lagerstroemia indica 'Natchez' - Standard	Natchez Crapemyrtle-Standard	B&B	5' Cal.	Per Plan	Single Stern
<b>SHRUBS</b>							
BM1	130	Buxus microphylla var. koreana	Emerald Jewel Boxwood	B&B	12" ht.	Per Plan	Double Row Hedge
BM2	8	Buxus microphylla var. koreana	Emerald Jewel Boxwood	B&B	2'x2' Rnd.	Per Plan	
BM3	6	Buxus microphylla var. koreana	Emerald Jewel Boxwood	B&B	3'x3' Rnd.	Per Plan	
BM4	4	Buxus microphylla var. koreana	Emerald Jewel Boxwood	B&B	5'x5' Rnd.	Per Plan	
BS	12	Buxus sempervirens	Common Boxwood	B&B	2-5' ht.	Per Plan	Mixed Size
IC1	10	Ilex crenata 'Schwoebel'	Japanese Holly	B&B	5' ht.	Per Plan	
IC2	15	Ilex crenata 'Schwoebel'	Japanese Holly	B&B	6' ht.	Per Plan	
OH	47	Osmanthus heterophyllus 'Gulfstide'	Osmanthus Holly	Cont.	6' ht.	30" O.C.	
VP	67	Viburnum plicatum	Doublefile Viburnum	B&B	5-6' ht.	5' O.C.	
<b>GRASSES, GROUNDCOVER &amp; PERENNIALS</b>							
DP	850sf	Dennstaedtia punctilobata	Hay-scented Fern	Cont.	1 Gal.	18" O.C.	
LM	1025sf	Liriope muscari 'Big Blue'	Purple Lilyturf	Plugs	6"	6" O.C.	
NR	50	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	Cont.	1 Gal.	24" O.C.	
PT	275sf	Pachysandra terminalis	Pachysandra	Plugs	6"	6" O.C.	
PA	120	Pennisetum alopecuroides 'Hameln'	Hameln Fountaingrass	Cont.	1 Gal.	18" O.C.	
	700 S.F.	Kentucky Bluegrass Sod	Sod	N/A	N/A	N/A	
<b>VINES</b>							
HH	100	Hedera Helix	English Ivy	Cont.	1 Gal.	12" O.C.	
<b>PERENNIAL MATRIX PLANT SCHEDULE</b>							
KEY	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	NOTES
<b>GROUNDCOVER</b>							
AC	XX	Astilbe chinensis	Chinese Astilbe	Cont.	1 Gal.	SEE DETAIL	
AF	XX	Agastache foeniculum	Anise Hyssop	Plugs	6 Quart	SEE DETAIL	
AR	XX	Actaea racemosa	Black Cohosh	Plugs	1 Gal.	SEE DETAIL	
CC	XX	Cornus canadensis	Creeping Dogwood	Plugs	1 Gal.	SEE DETAIL	
CP	XX	Carex pennsylvanica	Sedge	Plugs	2-1/2"	SEE DETAIL	
MR	XX	Monarda didyma	Monarda	Plugs	6 Quart	SEE DETAIL	



**GENERAL NOTES:**

- ALL EXISTING NATIVE AND NON-INVASIVE PLANTS WITHIN THE PROPOSED REVEGETATION AREA WILL BE INVENTORIED AND PRESERVED. ALL INVASIVE PLANT MATERIAL WITHIN THESE REVEGETATION AREAS WILL BE REMOVED BY HAND AND WILL BE REPLACED WITH NATIVE PLANT SPECIES AS INDICATED ON SHEET L4: PLANTING PLAN, DATED NOVEMBER 14, 2014.
- ALL NATIVE FESCUE LAWN AREAS WILL BE SEEDDED WITH A NATIVE FESCUE SEED MIX CONSISTING OF THE FOLLOWING:  
 - FESCUA RUBRA: CREEPING RED FESCUE  
 - FESCUA LONGIFOLIA: HARD FESCUE  
 - FESCUA OVINA: SHEEP FESCUE

THESE NATIVE FESCUE LAWN AREAS WILL NOT BE FERTILIZED FOR ESTABLISHMENT OR ANY OTHER REASON. A DEDICATED IRRIGATION ZONE WILL BE CREATED FOR ALL NATIVE FESCUE LAWN AREAS SO THAT IRRIGATION CAN BE LIMITED TO ESTABLISHMENT.





## 10. Current Dwelling and Landscape Photos

10a. Rose Subdivision from the Hudson River



10b. Existing Dwelling Aesthetics

*Western view, front*



OneKey MLS

*Southeastern view, rear*



*Northeastern view, rear*



*Eastern view, rear*



10c. Existing Unmaintained Landscape and Drainage Issues



***Erosion area on Hudson River***

***~1,300 sq. ft. – >40% slope***



***Drainage issue, southern side***

***~1,100 sq. ft. – 15 to 24% slope***



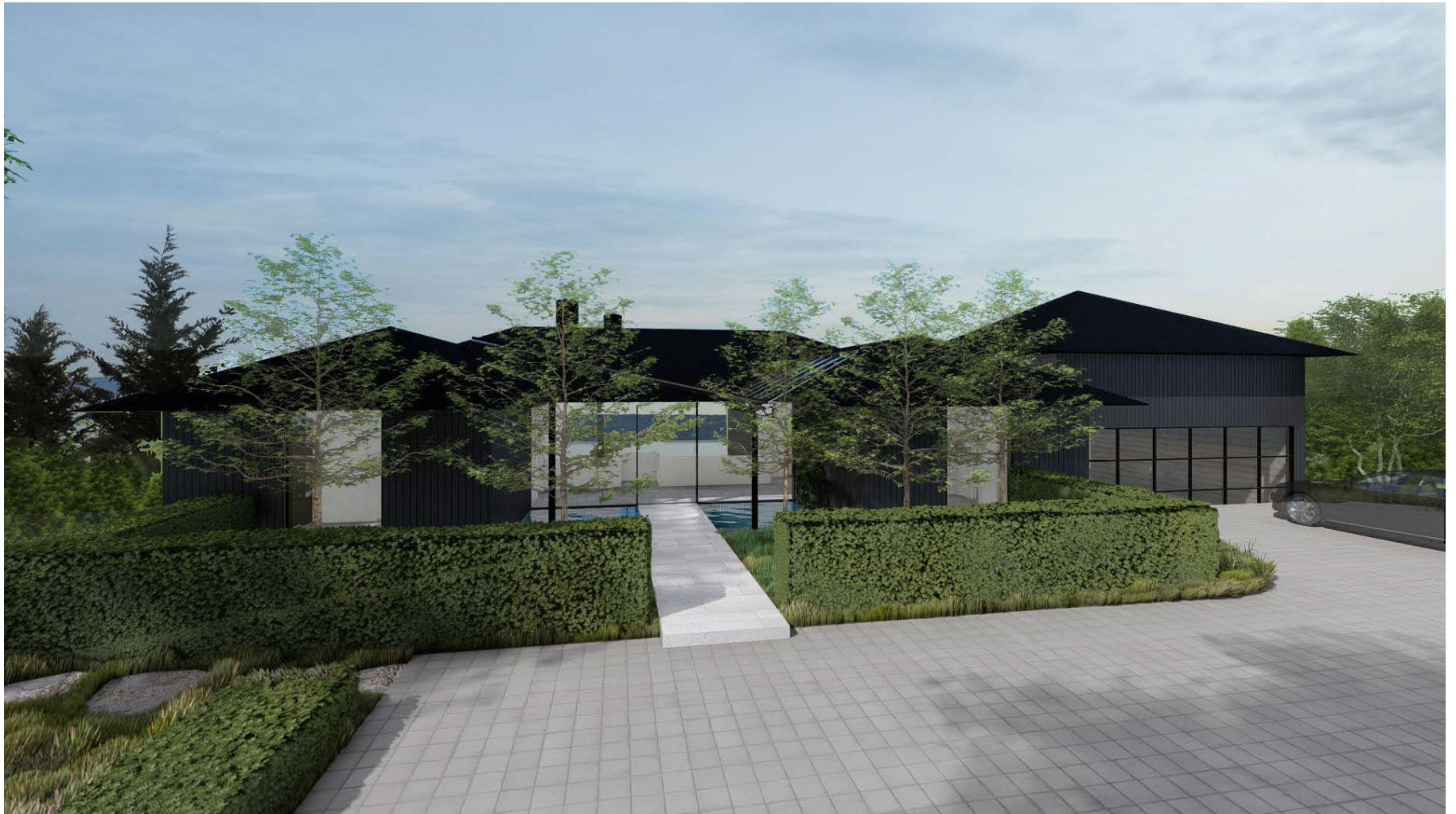
***Drainage issue, northern side***

***~800 sq. ft. – 15 to 40% slope***



## 11. Dwelling and Landscape Renderings

*Western view, front*



*Southeastern view, rear*



*Northeastern view, rear*

