

1. Narrative

Overview

We are pleased to present Project Goose (the “Project”), a meaningful repositioning of 11 Tompkins Court in Upper Nyack that dramatically enhances the property’s aesthetics, environment, and safety. The Project team appreciates the feedback it has received since October 2021 and has incorporated those comments in the following pages. It is noteworthy that the Applicants previewed this Project with its Homeowners Association on April 4, 2022 and in doing so received no comments (Section 8b). 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.

Background

11 Tompkins Court, Tax Lot 60.14-1-12.7 (“Lot 7”) on the Town of Clarkstown tax maps, sits proximate to the Hudson River having a net lot area of 36,108 square feet¹ in the R-30 zoning district. Lot 7 is located in the Rose Subdivision, an average density subdivision that established unique bulk requirements for these lots in 1999 (Sections 9a and 5a). The existing dwelling is a traditional, white, two-story single-family house covering 3,293 square feet (9.1%) of Lot 7. Additional structural improvements include a driveway, pool, multiple patios, and walkways with Development Coverage of 11,684 square feet (32.4%), all of which is Impervious Surface Coverage. See Existing Coverage Map, Section 3a.

Repositioning Tenets

We believe our four Project tenets are consistent with The Village of Upper Nyack’s Comprehensive Plan of 2021.

1. Substantially improve the overall design aesthetic of the dwelling
2. Improve environmental and safety conditions of the property
3. Beautify the landscape
4. Limit incremental development coverage

Key Project Elements

Barnes Coy and Laguardia Design Group have partnered to deliver a modern, artistic approach to the natural beauty typified by Upper Nyack.

Starting with the premise that architecture begins with the site, the theme of the project at 11 Tompkins Court in Upper Nyack is to transform the ordinary existing structure into an architecturally distinguished house, worthy of this extraordinary site.

The principal characteristic of the design envisions a complete replacement of the East facade (facing the river), with a glass curtainwall articulated to take advantage of views of the riverscape to the north, east, and south.

The other major design intervention is to replace the swimming pool with a longer, slimmer pool which will define the entire width of the terrace from north to south. The pool will feature a zero edge on the river side, creating a visual illusion of the pool water flowing into the river. The pool terrace design also foresees a 2-0” retreat from the river of the terrace and pool retaining wall, as well as replacing the blank white wall below the pool with a glass wall. – Barnes Coy Architects

¹ 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 ([Section 9a](#)). 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 ([Section 9a](#)). 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.

The landscape design for 11 Tompkins Court is aesthetically pleasing, while also ecologically appropriate. The proposed design reestablishes a connection between the property and its greater environmental context.

The clean lines of the architecture are echoed in the layout of the key landscape spaces.

The edges of the proposed home are softened by lush plantings, blurring the edges between site and structure.

Native plantings will be used throughout the site to provide habitat for local wildlife.

Biofiltration rain gardens will capture and filter site runoff as it recharges into the surrounding watershed.

The result of this holistic landscape design is a project that enhances both the aesthetics and ecological qualities of the site and surrounding area. – Laguardia Design Group

Driveway

- Install an automated gate at entrance of driveway
- Replace the existing non-permeable driveway with a NYSDEC compliant permeable surface²

Front Yard

- Meaningfully increase tree and shrub plantings in the front yard to provide a buffer between the house and the driveway
- New koi pond with floating pavers leading to the front door
- Area to support geothermal wells

Roof

- Replace existing composite roof with a black standing seam zinc roof

Western (Front) Elevation

- Enhancements to front elevation are sophisticated yet understated without meaningful height changes so as not to disrupt neighborly views
- Refresh façade with dark, sustainably sourced, shou-sugi-ban cladding and larger windows facing the driveway
- Enhance presence of entryway with a glass and steel butterfly-shaped canopy
- Increase garage capacity from two cars to four cars utilizing a mechanical car lift. Maximum height of dwelling in this area increases two and a half feet.

Northern (Side) Elevation

- Predominately cosmetic changes increasing quantum of windows

Eastern (Rear) Lower Level Elevation

- Northern two-thirds of floor plan extended East by an average of 8 feet and walls and windows replaced with a glass curtain wall
- Southern third of floor plan extended East by 14 feet on the lower level over existing patio and 18 feet on the upper level and includes mostly floor to ceiling windows
- DRPILLA has been retained to calculate and verify the structural adequacy of the (i) glass curtainwall and (ii) glass roof against snow, ice, wind, water, and tectonics

² NYDEC website (https://www.dec.ny.gov/docs/water_pdf/swdm2015chptr05.pdf).

Eastern (Rear) Basement Elevation

- Maximizes dwelling improvements while minimizing incremental development coverage through creative buildout under existing pool deck coverage
- Pool deck moved inland a few feet
- Existing southern stairwell replaced and refreshed with a modernized stairwell
- A finished concrete palate used to soften existing white pool wall color and provide a more natural aesthetic
- DRPILLA has been retained to calculate and verify the structural adequacy of the window framing against wind, water, and tectonics

Southern (Side) Elevation

- Additional windows and recladding

Pool Deck Area

- Replacement of in-ground pool with infinity-edge pool
- Inclusion of planters behind deck chairs
- New York State compliant safety fences will be installed around the property

Southern Garden Outside Offices

- Bird and sculpture garden
- Area enclosed by boxwoods
- Specimen tree underneath which bird feeds and a bird bath
- Area remains flat and supported by a retaining wall that improves upon the existing retaining wall's coloration

Northern Yard

- Natural pathway with steppingstones
- Replanting most of area
- Bioswale created to address 800 square feet of existing drainage issues (Section 2c)
- Creation of a Cat Garden to facilitate outdoor interaction of the Applicant's indoor housecats

Northeastern Erosion Area

- Steep slope stabilization and erosion mitigation through vegetative plantings and terraces (Section 2c)
- Nearly 1,300 square feet remediated
- Retaining walls will be no more than six feet and are intended to be complimentary with surroundings
- Existing slopes, as mentioned in the Zoning Summary, are not original to the landscape

Southern Yard

- Bioswale created to address existing drainage issue (Section 2c) - approximately 1,100 square feet of steep slopes improved
- Terraced al fresco dining area next to pool steps improves drainage and site stability - nearly 900 square feet of steep slopes remediated
- Rock retaining wall and patio replaced with stairs from driveway
- Installation of backup generator where existing pool equipment is located resulting in a smaller footprint in this area

Upper Level Floorplan

- Guest bathroom added
- Laundry and mud room expanded
- Bedrooms slightly enlarged

- Installation of an elevator
- Replace straight staircase with a spiral staircase

Lower Level Floorplan

- Open kitchen, living room, dining room floor plan
- Smaller spiral staircase installed to provide access to basement
- Fireplace moved to center of smaller spiral staircase
- Adds two offices
- Kitchen expands
- Existing areas replaced by a library
- Powder room moved
- Existing room replaced with cabana bathroom
- Mechanicals moved

Basement Floorplan

- Entire area built out under existing pool infrastructure, no new development coverage
- New recreation floor to include entertainment area, gym, sauna, bathroom, and massage room
 - Most of this area remains mostly subterranean
- Additional areas built out to include storage rooms and contain pool equipment
 - All of these ceiling heights to be not more than seven feet
- DRPILLA has been retained to calculate and verify the structural adequacy against weight, wind, water, and tectonics
- The Basement elevation targeted at a minimum elevation greater than 9.1 feet (100-year flood plain plus 2.1 feet)

Tree Removal and Replanting Plan

- LaGuardia Design Group has created a comprehensive tree removal and replanting plan in connection with this Project
- Generally, tree removal of any significance is expected to be limited to site improvement or to facilitate construction activities. Indication of tree retention and removal is contained in Section 7.
- Site replanting and restoral activities will be extensive and more abundant than existing conditions. An indicative list and quantum of trees, shrubs, grasses, and vines is contained in Section 7.

Lighting Plan

- Site lighting predominately limited to path lighting and stairwell lighting. See Section 7.
- The proposed electrical plan is developed in compliance with general lighting standards and “dark sky” criteria as described in Section 6.6.1 of the zoning code.

Thank you in advance for your time and consideration. We look forward to the comments of this Board and those of the public.