

Westchester Magazine's

# American DreamHome 2012



## From The Ground Up

We're making progress! After months of extensive planning, "The Carriage Houses" are out of the ground and in the initial stages of the building process.

"The architectural inspiration for Phase Three of Hudson Harbor's waterfront project was the many gatehouses and carriage houses dotting Hudson River Valley estates, such as Sunnyside, Lyndhurst, and Kykuit," said Joseph Cotter, founder and president of National Resources, the Greenwich-based developer that transforms former industrial sites to vibrant use, and employs green practices that respect both the environment and the character of the Hudson River communities.

The late Charles Lockwood, renowned New York City townhouse architectural historian and

author of *Bricks and Brownstones*, headed the design team. After researching materials and functions of the various accessory structures of the estates, including Sleepy Hollow Country Club, the team concluded that the authentic features of this architecture called for the use of real stone, real timber, real bricks, and slate. Thus, it became important to locate artisan stonemasons and craftsmen to execute these traditional designs.

It was important to maximize natural light, which was also a feature of these buildings in their original design prior to the invention of electricity. The design team collaborated with Marvin Windows to develop a custom window package that combined traditional architecture with the latest energy-efficient window system.



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## The Master Plan

Six distinct neighborhoods now comprise Hudson Harbor, each with a character all its own. For “The Carriage Houses,” the developers resolved to produce the finest quality townhomes in styles that would be a departure from traditional housing units. The blueprint specifies a total of 27 townhomes of varying rooflines and facades that will be made from authentic materials, share a center courtyard, and enjoy landscaped parklands and stunning River views.

Our American DreamHome 2012 is right on trend, infusing new life into Tarrytown’s beautiful waterfront area, combining the best of suburban and urban living. As the months



Hudson Harbor Developer Team: (left to right) Dan Burton, Director of Construction; Steve Antonucci, Project Manager; Alicia Goldman, Sales Director; and Paul Janos, Marketing Director.



The Tudor-style Lodge at Hudson Park, a 14,000-square-foot clubhouse on two floors, was constructed with reclaimed lumber, stucco, brick, and fieldstone, and accommodates 250 guests for private parties. The outside terrace, with in-ground swimming pool, measures 3,00 square feet.

leading up to our October 2012 Open House Tours ensue, “The Carriage Houses” hold the promise of creating a new generation of home designs that resonate with homebuyers.

Paul Janos, Hudson Harbor’s Marketing Director, describes “The Carriage Houses” as an exclusive, cutting edge green community of LEED-registered, ENERGY STAR-efficient homes. “The floor plan was designed in response to the demand for ground floor living and less stairs, allowing residents to live entirely ground level if they choose.

Hudson Harbor’s maintenance-free community offers resort style amenities just steps away from the Tarrytown train station, where 25 daily express trains arrive at Grand Central Station in 36 minutes. The \$10 million mile-long Riverwalk and waterfront park are on site, offering an eco-friendly way to enjoy this shoreline neighborhood.

# On The Waterfront with Hudson Harbor

American DreamHome 2012, set on the banks of the Hudson River in Tarrytown, combines sustainable practices and beautiful design with top quality materials and attention to detail.

In early fall 2012, we will have a picture-perfect model to show off to visitors, who will also be encouraged to explore Hudson Harbor's "walkable" waterfront community. It's much like a little city, with delightful



shops, health centers like Riverstone Yoga, the Riverwalk, and the spectacular Marina. Recently, the owners of Crabtree's Kittle House in Chappaqua, New York, John Crabtree and Glenn Vogt, announced that they will be opening a full-service gourmet restaurant, fresh market, and wine and spirits store at Hudson Harbor that will feature local products from the Hudson Valley.

"We are very excited to be working with National Resources and to be a part of the beautiful new Hudson Harbor community", says Vogt, who will be the managing partner of the new operation. "The Tarrytown location, just north of the Tappan Zee Bridge, is the gateway to the Hudson Valley. We want to be the showcase for local producers of food and beverage products, and for the many farmers located throughout the Hudson Valley who are growing and raising produce and livestock naturally, organically and sustainably."



# Welcome, Sponsors, to our American DreamHome 2012

## Klaff's



Klaff's is proud to be a sponsor of the 2012 American Dream Home. We are excited to showcase high efficiency, low-watt lighting that is made in the USA and complements today's design trends. Recognized as the ultimate home resource, Klaff's is one of the few luxury home design stores where you can visit one showroom and get everything you need under one roof. With complete walk-through showrooms (South Norwalk, Danbury and Scarsdale, NY), each one like an art gallery, customers select from lighting, kitchens, bath, decorative hardware, and tile & stone products. The average length of time employees have been with Klaff's family business is 13 years. There's a comfort factor customers have as they work with knowledgeable sales associates. For any size home project, Klaff's has certified Kitchen and Bath designers who work in concert with talented Tile, Lighting, and Decorative Hardware experts.

## Majestic Kitchen & Bath



As the region's largest kitchen and bath retailer, Majestic Kitchens & Bath has been serving the tri-state

area and beyond for more than 50 years. Majestic's 9,000-square-foot showroom features over 100 kitchens and baths on display—in every style and price range—including high end custom cabinetry by Plain & Fancy. Not only does Majestic carry marble, granite, and quartz countertops, the company actually has its own in-house manufacturing shop to cut and fit those countertops to any specification. Majestic showcases a full line of tile, including porcelain, ceramic, glass, and natural stone. It offers clients a full range of services—from marble/granite cleaning and sealing to in-house consultation and design to manufacturing and installation. Truly a one-stop shop for your Kitchen and Bath needs, all at very competitive prices.

## California Closets



For more than three decades, California Closets has built a reputation on delivering truly custom products and unparalleled service to clients. With its custom designed and installed home storage solutions, and now sliding doors, the company has helped enhance homes. California Closets celebrates the home as a place for comfort, refuge, and connection, and, as such, promotes ways to de-clutter and relieve stress. As an industry leader, the company constantly pursues opportunities to provide clients with environmentally sustainable options that lead to a healthier home environment. California Closets has three beautiful new finishes — Bianca, Mocha, and Pietra. These are contemporary textured melamines that are

already a force in the market with our client base. We are excited to be a part of the American-made Hudson Harbor Carriage House in Tarrytown, New York, and look forward to sharing our craftsmanship with you.

## Consolidated Plumbing Supply



From the beginning, when Hudson Harbor first announced its plans to develop a unique waterfront community in Tarrytown, Consolidated Plumbing Supply stepped up and signed on, making the commitment to provide quality materials for the project, and entering a partnership that would continue through to the completion of the residences. Since 1928, Consolidated Plumbing Supply's fourth-generation family business has built a solid reputation for top products, prompt, friendly service, and knowledgeable sales professionals who assist customers with important building and decorating choices for their homes and businesses. It's all about customer service," said Manager Brian Reichenbach. "That's the reason our company has been so successful all these years, and why we are doing better than ever. We bring in products from all over the world, making sure that they are the finest, not just fads." Hudson Harbor architects, builders, and designers were always focused on building green and building smart. "The entire project is based on sustainable designs that would ensure the clean up of the land and maintain its environmental integrity," Reichenbach said. At Consolidated Plumbing Supply's 3,500 square-foot Mount Vernon

showroom, customers are able to browse through a wide variety of products from top manufacturers. The company is Westchester County's original Kohler distributor, and serves clients in New York, New Jersey, Connecticut, and on Long Island.

## Ethan Allen



Ethan Allen on Central Avenue in Hartsdale will be providing the second floor Master Bedroom Suite for *Westchester Magazine's* American DreamHome 2012. Design Center Manager Amani Thorpe-Lee promises that the Hartsdale Ethan Allen team will craft a design solution that combines its well regarded made-in-America furnishings with a livable, modern, design perspective-producing a space that will be both stimulating and comfortable. The Hartsdale Ethan Allen is home to one of America's best-known brands of furniture. The family owned-and-operated design center displays solutions fit for a townhouse, a country house, or even a loft. Ethan Allen offers free interior design service, custom craftsmanship, and free local delivery. With 30 years as Ethan Allen retailers on Central Avenue, the Landau family has established a word-of-mouth reputation throughout Westchester as a one-stop interior design resource. Furniture, accents, area rugs, window treatments – their talented team of on-staff designers will help you put it all together. Why not stop in to see what Ethan Allen can do for you in your dream home.

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**ETHAN ALLEN**

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