

Architectural & Community Appearance Board of Review

Date: 01/15/2024 Section: 65.19 Block: 1 Lot: 36.2

Project Name: 854 Bradley Parkway. ACABOR decision #22-29

Project Address 854 Bradley Parkway, Blauvelt, New York 10913

Questions to be answered and returned to ACABOR with your completed application. Please state the Brand Name, Type, Style, Model and color numbers, etc. Actual material samples will need to be produced at the hearing.

1. Roof Shingles: Owens Corning Asphalt Roofing Shingles in Gray

2. Siding Type: James Hardie Plank Boards in Ocean Blue

3. Windows/Trim/Rail/etc: MI Windows, Pure White Trims

4. Any stone or rock being used on the structure and/or walkway(s):
Yes. Pavers on the front walkways and stone veneer on the right side and around garage doors.

5. Facade color schemes: Ocean Blue, Pure white

6. Any other specific materials being used in the construction and/or renovation:
NA

7. Do you have a landscape drawing attached? If not, please explain. (An explanation could be that the applicant is not changing the existing landscape.)
Not changing the existing landscape

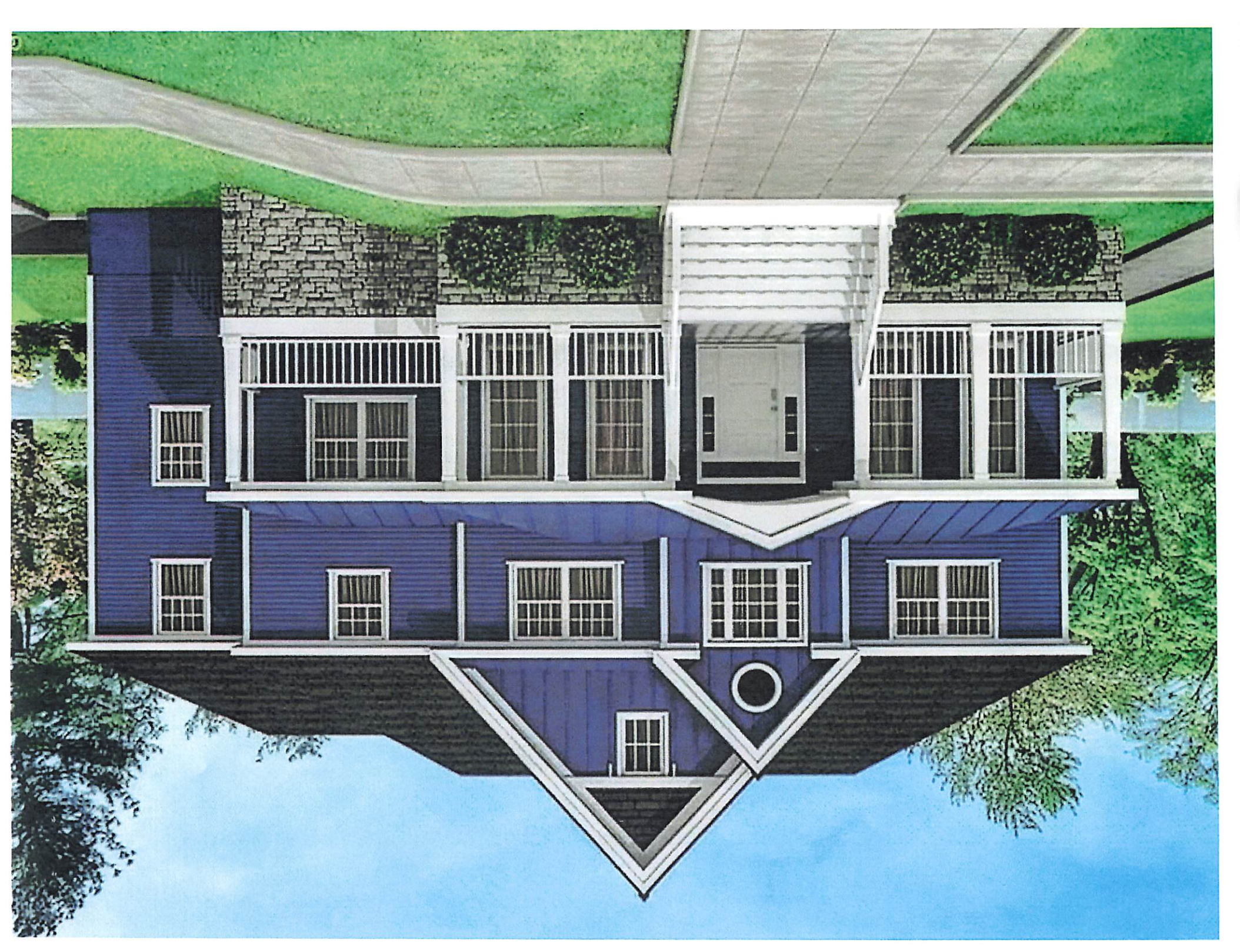
8. Where will any exterior air conditioning units be placed?
Left side of house. Not visible from the front/street.

9. What type of lighting will be used in this project? And where will the lighting be placed on the property? Please provide a description.
Motion detection Ring System Camera flood lights around the perimeter of the house.

10. Other Important Site and/or Architectural Features:
See attached.

Variance to decision #22-29

1. Changed the lower front porch deck from Stone veneer to TREX lattice to match the TREX deck in chocolate brown and added juniper gold trees to landscape to blend in with the existing landscape. This change better aligned with the modern farmhouse aesthetics of the property while also keeping the stone veneer feature on the foundation and on the sides. Budget was also a consideration.
2. Changed siding from Vinyl to James Hardie Plank. Removed vinyl shake siding decorative feature. No change in color scheme.
3. Painted front door black (previously white). White trim remains







**ACABOR #22-29
Castro Plans
Approved as Presented**

Permit #51688

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TO: Donald Brenner, 4 Independence Ave., Tappan, New York
FROM: Architecture and Community Appearance Board of Review

RE: Castro Plans: The application of Junior Castro, owner, for Review of a Site/ Structure/ Landscape Plans at a site to be known as “**Castro Plans**”, in accordance with Article 16 of the Town Law of the State of New York and Chapter 2 of the Code of the Town of Orangetown. The site is located at 854 Bradley Parkway, Blauvelt, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 65.19, Block 1, Lot 36.2 in the R-40 zoning district.

Heard by the Architecture and Community Appearance Board of Review of the Town of Orangetown at a meeting held **Thursday, May 19, 2022**, at which time the Board made the following determinations:

Donald Brenner and Junior Castro appeared and testified. The Board received the following items:

- A. Civil Site Plan prepared by Paul Gdanski, PE, May 24, 2021.**
- B. Architectural Plans prepared by Barry Terach, R.A., last revision dated November 12, 2021.**
- C Material Specification sheet.**
- D. Building Permit Referral from Rick Oliver, Building Inspector, dated July 1, 2021.**

FINDINGS OF FACT:

- 1. The Board found that the proposed dwelling would have off white Stucco and Ceppo di Gre stone on the façade. The roof would be Sika Sarnafil in reflective grey, with stainless steel standing seam metal roof. Decorative stonework would be placed as noted on the submitted plans. Ceppo di gre at the pool house addition and pergola piers and Madras gray pavers and coping. Glen-gery glass bricks would be used at the pool house addition with a Stucco at the retaining walls.**

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2. The Board found that an exterior air conditioning unit would be placed behind a shrub hedge next to the house near the driveway.
3. The Board reviewed and found the lighting package acceptable.
4. The Board found the landscape plan to be acceptable.
5. The Board found that trees to be saved shall be protected with snow fencing to the drip line during construction.
6. The Board found that no grading is to take place within five feet of any property line, except as specified on the approved site plan.

The hearing was then opened to the Public.

There being no one to be heard from the public, the Public Hearing portion of the meeting was closed.

DECISION: In view of the foregoing and the testimony before the Board, the application was **Approved as Presented**.

The foregoing resolution was presented and moved by Shirley Goebel Christie and second by Deborah Stulweissenburg and carried as follows; Christopher Dunnigan, Chairman, aye; Shirley Goebel Christie, aye; Deborah Stuhlweissenburg, aye; Brian Aitcheson, aye; Kenyatta Jones Arietta, absent; Sharon Burke, aye and Joseph Milillo, aye.

The Clerk to the Board is hereby authorized, directed and empowered to sign this **Decision** and file a certified copy in the Office of the Town Clerk and the Office of the Architecture and Community Appearance Board of Review.

**Dated: May 19, 2022
Cheryl Coopersmith**

