

**MINUTES
HISTORICAL AREAS BOARD OF REVIEW
February 14, 2023**

MEMBERS PRESENT: Margaret Raso, Chair
Allen Ryf
William Walther
Thano Schoppel
Scott Wheatley
Larry Bucciarelli
Loren Plotkin

ABSENT: None

ALSO PRESENT: Deborah Arbolino, Administrative Aide
Anne Marie Ambrose, Official Court Stenographer

Margaret Raso, Chair, called the meeting to order at 7:00 p.m. Hearings on this meeting's agenda, which are made a part of this meeting, were held as noted below:

<u>APPLICANTS</u>	<u>DECISION</u>	<u>HABR#</u>
<u>NEW ITEM:</u>		
NEXT CHAPTER EQUITIES LLC CONSULTATION 77 Main Street Tappan, NY 77.15 / 1 / 3; CS zoning district	CONSULTATION COMMENTS ATTACHED	HABR#23-02

THE DECISIONS RELATED TO THE ABOVE HEARINGS are inserted herein and made part of these minutes.

There being no further business to come before the Board, on motion duly made, seconded and carried, the meeting was adjourned at 8:00 P.M.

DATED: February 14, 2023

HISTORICAL AREAS BOARD OF REVIEW

BY: 

Deborah Arbolino, Administrative Aide

TOWN OF ORANGETOWN
2023 FEB 27 P 12:54
TOWN CLERK'S OFFICE

CONSULTATION COMMENTS

TO: Andrew Rosenberg (Next Chapter Equities LLC)
463 Livingston Avenue Suite 102166
Norwood, New Jersey 07648

HABR#23-02
February 14, 2023
No permit

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#23-02: Application of Next Chapter Equities LLC for a consultation for review of proposed improvements and changes to property located at 77 Main Street, Tappan, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4 (A), Historical Areas Board of Review.

Tax Map Designation: 77.15 / 1 / 3; CS zoning district.

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, February 14, 2023 at which time the Board made the following determination:

Andrew Rosenberg and Joe Panzella appeared.

The following documents were presented:

1. A cover letter dated January 12, 2023 from Andrew Rosenberg and Joseph Panzella, Next Chapter Equities LLC. (4 pages)
2. Computer generated color pictures taken December 13, 2022 (a) Main Building front façade facing south; (b) Main Building-East Façade facing north; (c) Main Building East Façade facing south; (d) Main Building Rear Façade facing north; (e) Main Building West Façade facing north; (f) Main Building West Façade facing south; (g) Main Building West Façade facing south 2; (h) Main Building Window Damage west façade; (i) Main Building Damage -west façade; (j) Main Building -Rear Rooftop facing northeast; (k) Main Building Rear Rooftop facing west; (l) Main Building-Rear Rooftop facing east; (m) Main Building Water Collection facing west; (n) Main Building Water Collection2; (o) Barn Front facing south; (p) Barn Rear Facing north/east; (q) Main Building 1st floor front room #1; (r) Main Building 1st floor front room #2; (s) Main Building 1st floor hallway; (t) Main Building 2nd floor hallway; (u) Main Building damage -Middle room; (v) Main Building Basement Structural Damage; (w) Main Building Basement #1, #2#3, #4, #5 & #6 (x) Main Building - Proposed rear façade sketch (y) Survey .

Andrew Rosenberg stated that he and Joseph Panzella have a deep respect for the value of historic structures and have both actively been involved in their home community of Haworth, New Jersey with respect to land use boards; that the historic nature of the property is what drew them to it in the first place; that the main house appears to have been constructed between 1830 and 1836 with certain expansions in the 1850's; that the barn was constructed in the 1980's; that the property has been neglected and is in major disrepair; that among other things, inspections have disclosed extensive structural issues including , but not limited to , compromised floor joists and structural support posts on which the main house sits, significant slope and sagging issues with respect to the floors inside the building and likely foundation issues; that our intention is to work with engineers and other professionals that have experience with historic structures to resolve the structural issues and fully modernize the systems in the main building and renovate the interior to create a building which fully respects the property's history while being suitable for occupancy as a modern office.

Joe Panzella stated that the specific work would include upgrading and replacing all plumbing and electrical piping, wiring and systems; installing central air-conditioning; removing plaster from the interior walls in order to install a vapor barrier to increase the energy efficiency of the main building; that they plan to upgrade and replace all windows and exterior doors to the main building; that they would replace the windows with in-kind but would like to install energy efficient simulated divided lite windows; that they also plan to replace all damaged and rotted

wood located throughout the interior and exterior of the building; and that they would like to discuss options and requirements in the event the further engineering evaluation leads to the conclusion that it would not be practical to make the main building safe and suitable for occupancy, would replacement of any or partial replacement of the building be acceptable; that they would like to add additional space above the one-story section of the rear of the main building and understand that any addition would need to blend with and respect the look of the building; that they would also like to remove a portion of the rear of the building to widen the driveway; that they would remove the exiting door, shore up the foundation and raise the back roof; that they would like to keep the building woods siding but have the same siding on the entire building; that they would like to keep the exiting white color and blue shutters; that they would add white aluminum gutters and leaders; and architectural shingles for the roof; that they foundation was compromised by a tree and they would like to remove the front porch and replace the foundation with a new basement, getting rid of the crawl space, and creating a basement for the utilities and replace the front porch in kind; that they will work with an architect to figure out the best way to increase the roof height in the rear of the building without interfering with the existing roof structure in the front of the building; and asked for recommendations for contractor, engineers that have worked in the Tappan Historic District and whose was satisfactory to the Board.

The Board cannot recommend Architects, Engineers or contractors. The applicants were advised to foil properties in the historic district that they think are attractive to get that information.

William Walther stated that the drawing that was submitted does not show the rear elevation changes and a more informative drawing should be submitted; that the drawing does not show where the extended roof line goes to; that he has no objection to changes in the rear of the house, that a bonified sketch should be submitted with more detail.

Margaret Raso asked about outdoor lighting and stated that she would be happy with the siding all being consistent and the colors being white and blue shutters.

Larry Bucciarelli stated that he agrees with Bill Walthers that the roof in the rear needs to developed further; that he likes the doors being redone and the new windows can be vinyl exterior and wood interior with simulated divided lites and he would prefer to see half rounds for the aluminum gutters.

Thano Schoppel agreed with the other members and stated that any outdoor lighting should be period appropriate and they would like to see samples.

Loren Plotkin stated that he lives in a house that was built in the 1800's and has additions that do not exactly line up and that he is happy that the building is being preserved.

Scott Wheatly agreed that it is great to see someone take on the building and want to preserve its history.

PUBLIC COMMENT:

No public comment.

THIS APPROVAL/DECISION, INCLUDING THE BOARD'S REQUIRED MODIFICATIONS TO THE APPLICANT'S DRAWINGS AND /OR PLANS, OR CONDITIONS SET FORTH HEREIN, IF ANY, IS GRANTED BY THE HISTORICAL AREAS BOARD OF REVIEW SUBJECT TO ANY SUCH CONDITIONS AND/OR MODIFICATIONS, AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED HEREIN.

**** PRE-1918 CONSTRUCTION: PLEASE BE ADVISED: IN THE HISTORIC AREA, ALL CONSTRUCTION REQUIRING A BUILDING PERMIT OR ANY EXTERIOR CHANGES**

(INCLUDING PAINT COLOR) TO BUILDINGS CONSTRUCTED PRIOR TO 1918, REQUIRES APPROVAL FROM THE HISTORICAL AREAS BOARD OF REVIEW. PRIOR APPROVAL OF THE HISTORICAL AREA BOARD OF REVIEW IS REQUIRED PRIOR TO ANY CHANGE OR MODIFICATION OF THE REQUIREMENTS AND/OR CONDITIONS SET FORTH IN THIS DECISION, INCLUDING, BUT NOT LIMITED TO:

- ROOFING SHINGLES (IF CHANGING COLOR)
- SIDING
- DECORATIVE SIDING
- SOFFITS & FASCIA
- GUTTERS AND LEADERS
- WINDOWS
- TRIM
- SHUTTERS
- DOORS
- LIGHTING
- LOCATION OF AIR CONDITIONING UNITS
- WALKWAYS, PATIOS
- POOLS, SPAS AND FENCES
- SIGNS
- ANY CHANGE IN THE ABOVE LIST INCLUDING COLOR, MATERIAL AND/OR MANUFACTURER

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK TO THE HISTORICAL AREAS BOARD OF REVIEW AT (845) 359-8410.

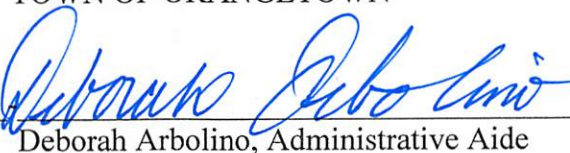
The foregoing comments on HABR#23-02, are offered as a consultation only; the Board shall render a decision when an official submission is presented.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

Dated: February 14, 2023

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: _____


Deborah Arbolino, Administrative Aide

DISTRIBUTION:

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TOWN BOARD MEMBERS
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SUPERVISOR
TOWN ATTORNEY
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OBZPAE
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TOWN OF ORANGETOWN
2023 FEB 27 P 12:55
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