

NEXT CHAPTER EQUITIES LLC

Andrew L. Rosenberg
Member and Manager

Joseph Panzella
Member and Manager

June 26, 2023

To: Orangetown Historical Areas Board of Review
20 Greenbush Road
Orangeburg, New York



Ladies and Gentlemen:

As you may recall, we purchased the property located at 77 Main Street. (“Property”) in December, 2022 and appeared informally before the Historical Areas Board of Review (“Board”) in February, 2023 to obtain clarification as the Board’s scope of review, requirements, and procedures with respect to our proposed renovation and restoration of the Property. Since the time of our first appearance before the Board, we have retained an architect in connection with the rehabilitation of the property and done substantial due diligence on the current condition of the Property and what would be required to turn the Property into a first-class commercial property while maintaining the historic nature, look, and feel of the exterior. As we mentioned at our first appearance before the Board, the historic nature of the Property is what drew us to it in the first place.

We have demolished the interior of the Property so that the framing and exterior walls are all visible. This was an important step in being able to determine the condition of the “bones” of the building. Once the framing and exterior walls were exposed, we performed a detailed walk-through and inspection of the property with our architect and a structural engineer. Unfortunately, what we found is a building with significant structural issues, some of which will be very difficult, if not impossible, to remedy while maintaining the existing structure. Our original and current goal is to maintain the historic nature and look unchanged on the outside while providing Tappan with a structurally sound and modernized building that will be an asset to the Tappan Historic District for many years to come.

In light of the foregoing, we have requested this additional informal appearance before the Board to discuss the possibility of taking down and reconstructing the entire building **except for the front façade** which would be maintained – appropriately braced and supported while the rest of the building is undergoing reconstruction. We are not yet certain if we will decide to go this route; however, prior to investing significant further engineering and architecture dollars in this project, we wanted to obtain some clarity on the options available to us.

We have included a number of photographs with narratives prepared by our architect so that you can see the condition of various parts of the building structure. For further clarity, our architect (Kevin Brodie) will be attending the Board meeting with us. Additionally, we think that it would be extremely

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Haworth, New Jersey 07641 ● Blackacreinfo@gmail.com

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Orangetown Historical Areas Board of Review
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beneficial if one or two of the members of the Board could meet and walk through the building with us prior to our meeting to get a first-hand look and feel.

We truly appreciate the opportunity to once again appear before the Board, this time with our architect, on an informal basis to further discuss this restoration and rehabilitation. We have reattached our bios so that you have them handy.

Very truly yours,

NEXT CHAPTER EQUITIES LLC, a
New Jersey limited liability company

By: /s/ *Andrew L. Rosenberg*

Andrew L. Rosenberg
Member and Manager

By: /s/ *Joseph S. Panzella*

Joseph S. Panzella
Member and Manager
917-559-9268

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463 Livingston Avenue, Suites 102166, Norwood, New Jersey 07648 ● Blackacreinfo@gmail.com

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Orangetown Historical Areas Board of Review
June 26, 2023

NEXT CHAPTER EQUITIES LLC

Next Chapter Equities LLC is a private investment firm seeking strategic investment opportunities primarily in the real estate industry. The firm's two principals, Andrew Rosenberg and Joseph Panzella (see bios below), have a long history in the real estate business and have pooled their resources and experience to create a uniquely positioned firm.

JOSEPH PANZELLA

Joseph Panzella has owned twelve personal and investment properties dating back to 1983. His first property was a co-op apartment which he purchased at the age of 21 and managed and rented for four (4) years before selling. Mr. Panzella acquired his first commercial property in 1984 and a second a couple of years later. He managed and rented these properties until 1998 when they were sold. From 1998 through present, Mr. Panzella has purchased and renovated multiple single family residential properties, both for personal use and for investment purposes. Mr. Panzella is a resident of Haworth, New Jersey and has been a member of the Zoning Board of Adjustment since 2014.

ANDREW ROSENBERG

Andrew Rosenberg has been involved in the commercial real estate business for 30 years. In his profession as a commercial real estate attorney representing owners, operators, and developers, he has structured over a hundred commercial real estate investments in various asset classes across the country and has served as a *de facto* general counsel to many clients in the commercial real estate industry. Additionally, Mr. Rosenberg has made numerous investments in commercial properties throughout the United States with positions in both the GP and LP sides of the capital stack. His investments span multiple asset classes. Mr. Rosenberg has been a member of the Borough Council and the Planning Board in Haworth, New Jersey, and has served as the Council Liaison to the Haworth Zoning Board of Adjustment, since 2011.

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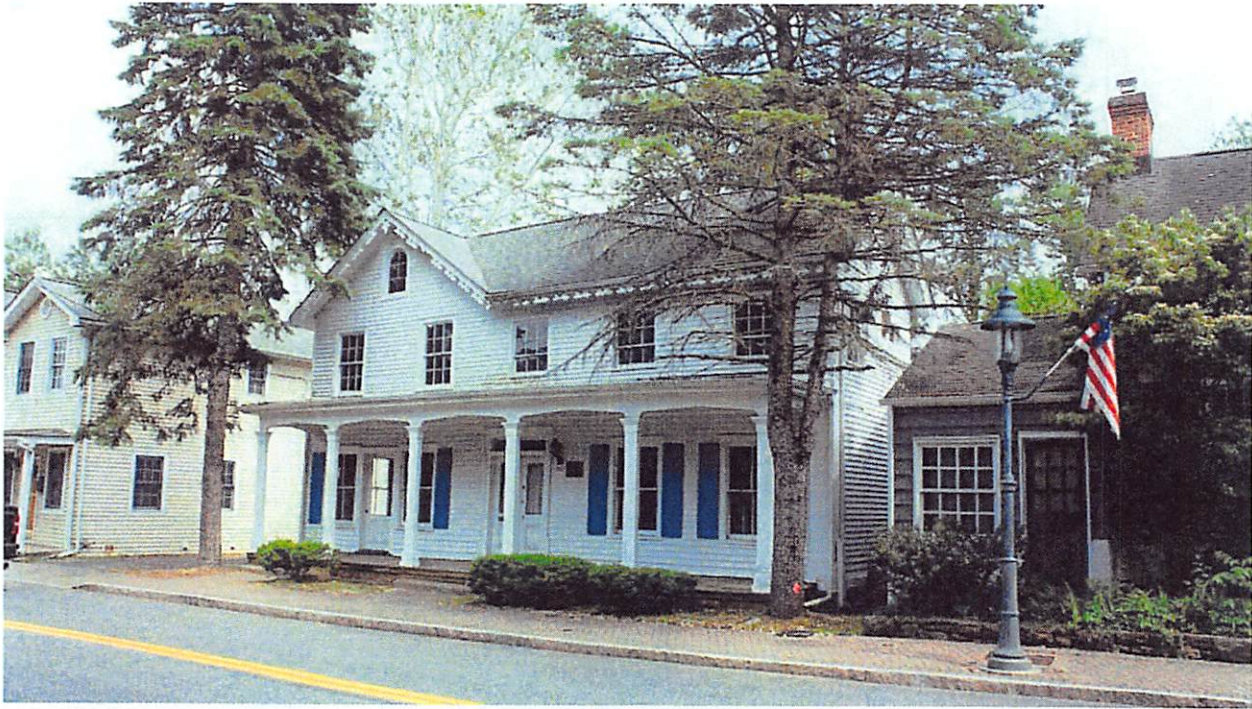


Cement Parging over bulging stone foundation at left (east) wall. Note inconsistent clapboard width from original front wall. We propose to rebuild this wall with concrete and use salvaged stone to build a new stone veneer wall to mimic what was originally there. We also propose to rebuild the wall and use 4" clapboard to match the front elevation.



Will copy windows here with new simulated divided light windows. Note the inconsistent grill patterns of 2/2 (Victorian) and 6/6 (Colonial). We will present three options, one as is, one with 2/2 at first floor and 6/6 at second (like front has), and one with all 6/6 lites.

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The front elevation and porch will remain as-is except for paint and new windows. We would like to add a door between the windows at the right side for symmetry and retail access from the porch.



This photo shows the decaying sill plate which is causing the west wall to sink and become more unstable in the future. I propose reconstructing this wall with corner pilasters and 4" clapboard to match the front elevation. 2/3 of this wall will be demolished anyway since they were additions.



Here is the rear portion of the west wall to be demolished. One thing to note is that the west wall is located 4 feet away from the neighboring house and very little of it is visible from the street.



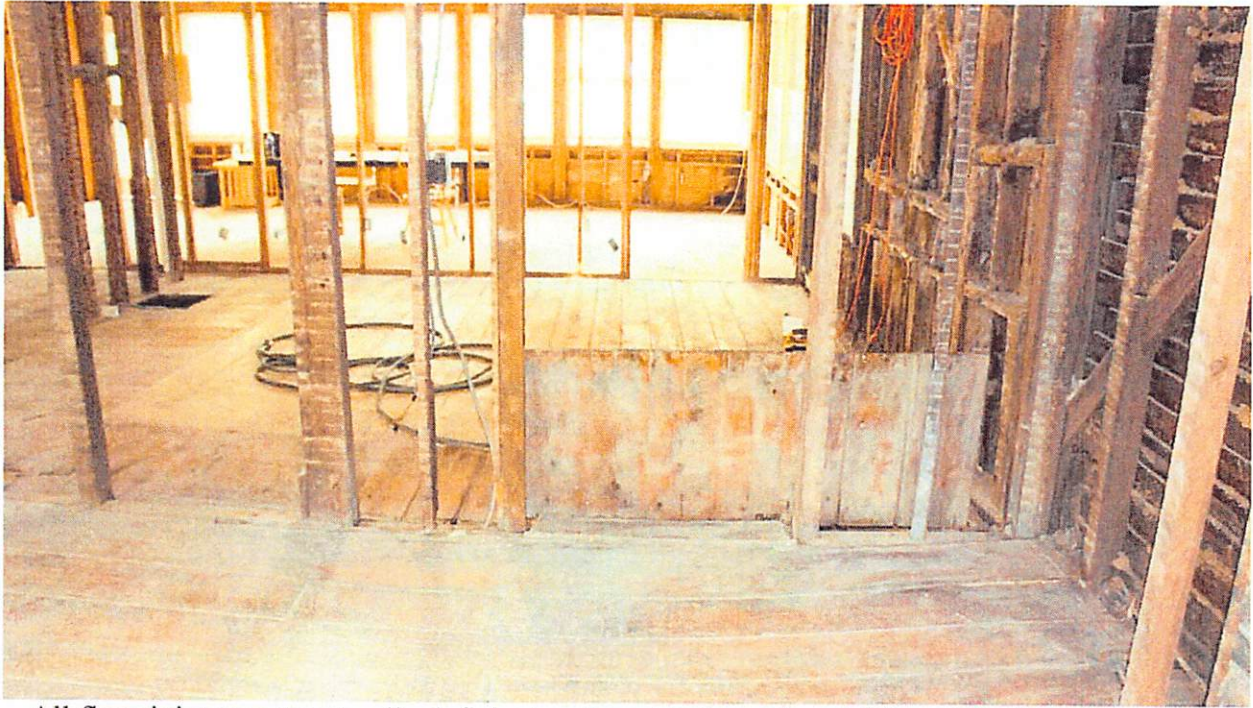
This photo shows the interior of the west wall. There are 2" x 4" wall studs at 36" o.c. spacing. The clapboard is nailed directly to them. This wall is structurally deficient, the mudsill is rotting and sinking, and there is no vapor barrier under the siding. We would like to demolish and reconstruct this wall with 4" clapboard on the exterior to match the front wall.



Here is a closer look at the west wall construction from inside. Note the daylight coming from under the north wall. Although not visible here due to old cellulose insulation blocking it, there is daylight coming in between the exterior clapboards as well in many locations.



This is an abandoned brick chimney that is structurally unstable and does not have proper support in the basement. We propose removing this. It is not a significant architectural element from the street and is barely visible mainly due to the large pine tree in front.



All floor joists are structurally deficient and need to be replaced. The original portion of the house shown above has a sagging and wavy floor system. Most rooms have at least 2" of deflection at the center of the floor. In order to save the floors, each room would have to have the exterior walls individually braced while the floor joists are removed and replaced.



All joist ends bear on the stone foundation walls directly. Because of this, many are rotting. The only way to replace these is to install new joists on beams with footings with lally columns. In addition there is no good way to tie the new floor structure into the damp and rotted wall framing and joist ends on the foundation. Demolishing the exterior walls and constructing a new foundation will be better for longevity and structural soundness.



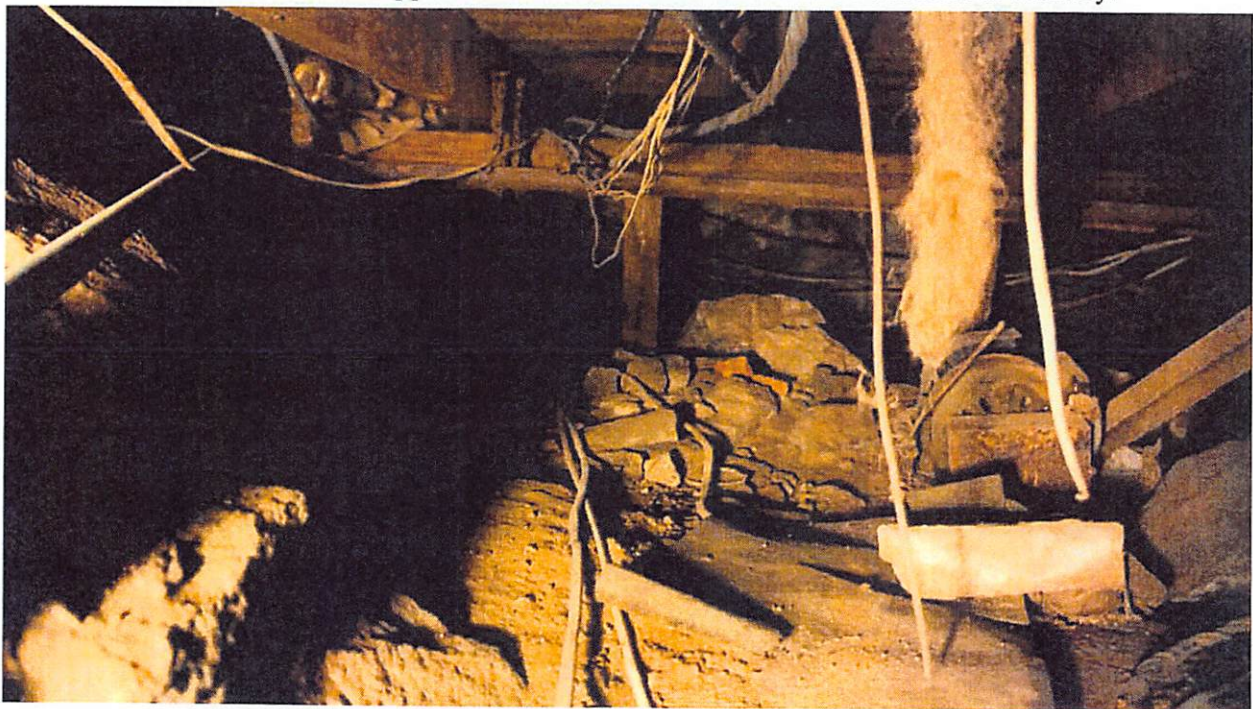
The east foundation wall (under right side wall in photo) has settled approximately 2" which creates a slope in the floor in addition to the sagging. The joists at this floor are 3" x 7" at 24" on center spanning 16 feet. They, and all joists, are seriously deficient. A beam was previously added to prevent collapse but this has not addressed any of the floor issues.



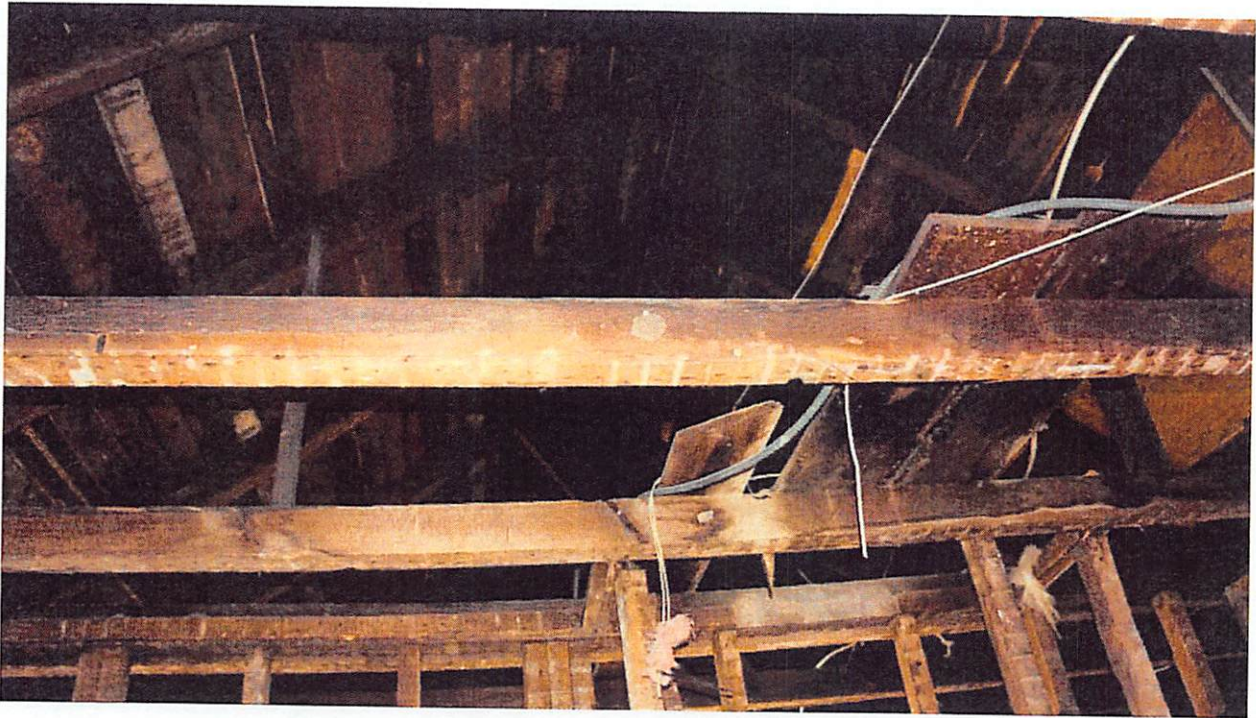
The original portion of the house (northwest quadrant) has a 20" wide stone foundation which does not have footings. There is some structural settling of about 2" present in some areas. There is 5' of headroom in the cellar here. Since the walls and floor have no waterproofing there is constant moisture and standing water in the basement even with two sump pumps existing.



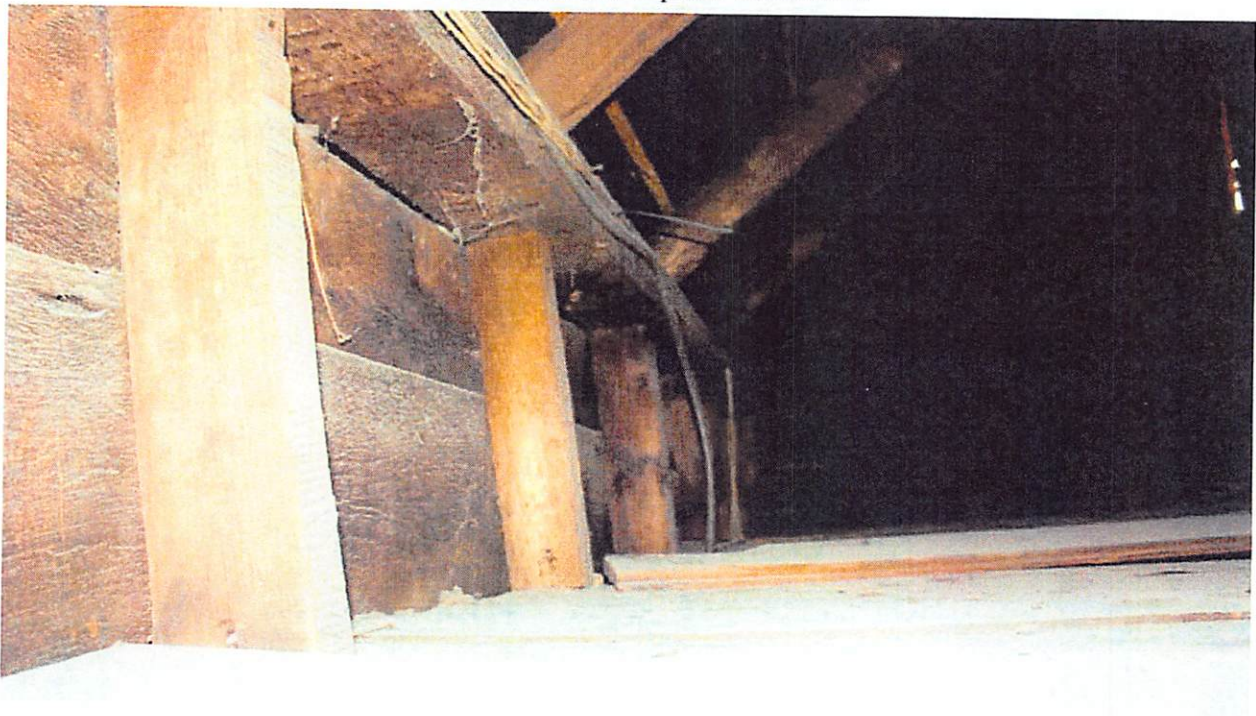
This is the wall separating the original cellar from the crawl space added added at the northeast side. The existing slab needs to be replaced in order to install french drains and a vapor barrier on gravel. As noted on page 5, a network of footings, columns, and beams needs to be added to support the new joist ends as we can't bear them on the stone. This creates an issue with lateral support at the stone wall which will be difficult to remedy.



The northeast addition was constructed on a 2 ft. high crawl space with a dirt floor. This makes access nearly impossible and the floor here needs to be replaced and leveled. The dirt floor will need a vapor barrier and the entire perimeter will need insulation which will be difficult to install.



The original northwest quadrant of the building had a flat roof with tapered rafters as shown above. When the northeast portion (left side) was added, a gable roof and the front porch were constructed to create a Victorian Gothic structure. When they did this they added 2" x 4" kneewalls above the existing walls. These walls have about 1" of outward lean since they are disconnected from the structure below and have no lateral ties (see photo below). In addition the rafters are 3" x 4" rafters @ 32" o.c. which is very inadequate. The best way to repair this is to demolish and replace the rafters.



The ceiling height in the original portion shown on page 8 is 7'-2". This does not meet building code. To raise the ceiling the joists would have to be removed which is impossible because the walls will splay outward. The amount of new wood studs, steel plates, bracing, rafters, and ties required to reinforce the existing roof and wall structure would be economically burdensome. We propose demolishing the roof and replacing it with a new roof. It will appear identical on the exterior as all rafter tails and eaves will match existing. The gingerbread trim will be removed at the front and replaced to match. Most of it can be salvaged and missing sections be replicated.

We propose maintaining the front foundation wall, front wall, and porch above and demolishing the the remaining structure. A new reinforced concrete foundation wall would be constructed in front of the stone at the north side in side the cellar. The 5 ft. cellar would be replaced with a new cellar that would step down at the rear to a new Basement. New concrete walls would be constructed on 3 sides to make a new Cellar and Basement with waterproofed walls. This would meet current building and energy codes and provide a level, stable base to construct the new building while preserving the street facade. The new structure would have 4" clapboards and trim to match the front. The present structure is a hodgepodge of 5" clapboard, 8" clapboard, and 7" Dutch lap siding. The new structure will tie into the existing facade seamlessly and bring the entire building up to present day codes which we believe is in everyone's interest.

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 the 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 be 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**

201310 5:00PM 11/01
TOWN OF ORANGETOWN

(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

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