

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 1/24/2024

LAND USE BOARD APPLICATION

Please check all that apply:	
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Commercial
<input type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Residential
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Historical Board
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Consultation
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Pre-Preliminary/Sketch
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Variance	<input type="checkbox"/> Final
<input type="checkbox"/> Performance Standards Review	<input type="checkbox"/> Interpretation
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: BLDC-4571-24
ASSIGNED
INSPECTOR: Ken L
Referred from Planning Board: YES / NO
If yes provide date of Planning Board meeting: _____

Project Name: NC 77 MAIN ST RESTORATION

Street Address: 77 Main Street, Tappan, NY 10983

Tax Map Designation:

Section: 77.15 Block: 1 Lot(s): 3
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the East side of Main Street, Tappan NY, approximately
150 feet of the intersection of Oak Tree Road, in the
Town of Orangetown in the hamlet/village of Tappan.

Acreage of Parcel <u>0.18</u>	Zoning District <u>CS</u>
School District <u>South Orangetown CSD</u>	Postal District <u>10983</u>
Ambulance District <u>South Orangetown Ambulance</u>	Fire District <u>Tappan</u>
Water District _____	Sewer District <u>Orangetown</u>

Project Description: *(If additional space required, please attach a narrative summary.)*

This first phase of the rehablition work is limited to shoring up and stabilizing the foundation of the historic
building incuding the removal of a small portion of the rear of the building.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 1/23/24 Applicant's Signature: _____

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If **subdivision**: N/A

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If **site plan**: N/A

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

If **special permit**, list special permit use and what the property will be used for. N/A

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area No

Are there **streams** on the site? If yes, please provide the names. No

Are there **wetlands** on the site? If yes, please provide the names and type:
No

Project History:

Has this project ever been reviewed before? No

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

None

Historical Areas Board of Review(HABR)

Town of Orangetown Building Department
20 Greenbush Road, Orangeburg, New York 10962

PROPERTY ADDRESS: 77 Main Street, Tappan, NY 10983 Section/Block/Lot: 77.15 - 1 - 3

1. Provide a narrative summary explaining the project and including any facts pertaining to this project which applicant feels would be of interest to the Board;
2. Architectural Plans;
3. It is preferable to the HABR if the Architect would appear at the meeting with the Applicant.
4. Please bring SAMPLES of building materials to the meeting.
5. Materials checklist: (please provide the brand name, type, style, model and color numbers):

	COLOR	MATERIAL	MANUFACTURER
Roof:			
Siding:			
Decorative Siding:			
Soffits & Fascia:			
Gutters & Leaders:			
Windows:			
Trim:			
Shutters:			
Front Door:			
Back Door:			
Garage Door(s):			
Other Door(s):			
Lighting:			
Lighting:			
Stone or Rock being used on Structure:			
Stone or Rock being used on walkway(s):			
Other:			

Clerk of Boards Review:

Date: _____ Initials: _____

Building Dept. (Accepted By):

Date: _____ Initials: _____

ENTITY DISCLOSURE FORM

TOWN OF ORANGETOWN
Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE)
20 Greenbush Road
Orangeburg, New York 10962
Tel: (845) 359-8410
Website: www.orangetown.com

THIS FORM MUST ACCOMPANY ALL LAND USE APPLICATIONS SUBMITTED BY AN ENTITY AS DEFINED IN CHAPTER 43, ARTICLE 16 OF THE TOWN CODE OF THE TOWN OF ORANGETOWN.

PROJECT NAME: NC 77 MAIN ST. RESTORATION

PROPERTY ADDRESS: 77 Main Street, Tappan, NY 10983

TAX LOT ID: 3

NAME OF APPLICANT: NC 77 MAIN OWNER LLC

OWNER OF PROPERTY: NC 77 MAIN OWNER LLC

Land Use Application/Brief Description of Project: Shoring up and stabilizing the foundation of the historic building
including the removal of a small portion of the rear of the building

PART ONE:

1. Pursuant to Section Chapter 43, Article 16 of the Town Code, the disclosure of the names and address of all persons or entities owning any interest or controlling position of any limited liability company, limited liability partnership, general or limited partnership, professional corporation, joint venture, doing business as name or venture, association, business trust, or non-publically traded corporation, (hereinafter referred to as the "Entity") is required when filing a land-use application.
2. Set forth the names of all members, officers, shareholders, directors, partners or other authorized persons of the Entity for the past year from the date of filing of any land-use board application.
3. Attach a copy of all Entity documents filed with the NYS Secretary of State, or in any other State of formation, including:
 - a. All records regarding membership interests in the Entity;
 - b. Records regarding the transfer of membership interests since the date of formation.
4. If a member of the Entity is not a natural person, please provide the name(s) and address(es) for the of the non-natural person member of that Entity, and provide the formation filing documents for such Entity.
5. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

PART THREE:

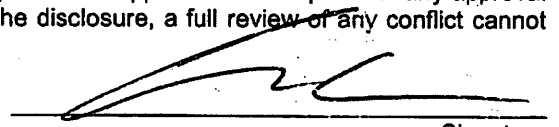
10. Is any person identified in Part TWO currently employed by or hold a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES NO
11. Is any person identified in PART TWO the spouse, sibling, parent, child, or grandchild of any individual who is employed by or holds a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES NO
12. Does any person identified in PART TWO perform services for or have a contract, or employed by an entity that has a contract to perform services for the Town of Orangetown? Please circle: YES NO
13. If the answer is "YES" to any of the above, please provide a supplement sheet and list every Board, Department, Office, agency or other position with the Town of Orangetown in which the party has a position, paid or unpaid, or provides services for, and identify the agency, title and date of hire.

PART FOUR:

14. The information contained herein shall be updated with the Clerk of the Boards no later than THIRTY (30) DAYS after any change in information.
15. **NOTE:** Any person who (a) provides false or fraudulent beneficial ownership information; (b) willfully fails to provide complete or updated information; or (c) during the application process, fails to obtain or maintain credible, legible and updated beneficial ownership information shall be subject to suspension of any pending application by the applicant entity, or a "stop work" order on any work relating to the application, or both, in addition to any other applicable penalties under the Town Code, or State and Federal Statute, or both.

STATE OF NEW YORK)
) ss.:
COUNTY OF ROCKLAND)

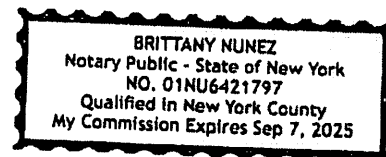
I, ANDREW ROSENBERG, being duly sworn, deposes and says that I am (Title)
a Manager, an active or qualified member of the NC 77 MASH OWNER LLC,
a business duly authorized by law to do business in the State of New York, and that the statements made in the foregoing Affidavit are true, accurate and complete. I further understand that Land Use Applications may have a significant impact upon the health, safety and general welfare of the Town of Orangetown and its inhabitants and visitors; and that the Town Board is required to be certain that anyone with an interest or controlling position of an Entity, who applies for any land use approval or permission must have no conflict of interest as that term is described in NYS Town Law, as well as NYS General Municipal Law, and that the disclosure of any officers, directors, members, shareholders, managers, authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a membership or voting interest in the entity is required to be made in any land use application or request for any approval from the Town, to be certain no conflict of interest exists and without the disclosure, a full review of any conflict cannot take place.


Signature

Sworn to and subscribed in my presence

This _____ day of JANUARY, 2024

Brittany Nunez
NOTARY PUBLIC



489	77.10-3-26	Daniel P Mc Guire	26 Brandt Ave,Tappan, NY 10983
489	77.10-3-27	Zdzislaw Gremski	32 Brandt Ave,Tappan, NY 10983
489	77.10-3-28	Ralph Giron	60 Main St,Tappan, NY 10983
489	77.10-3-29	James Phelan	81 Charles St,Tappan, NY 10983
489	77.10-3-30	Abelino Acosta	73 Charles St,Tappan, NY 10983
489	77.10-3-31	Stanislaw Morsztyn	67 Charles St,Tappan, NY 10983
489	77.10-3-32	Kaitlin Ginley	61 Charles St,Tappan, NY 10983
489	77.11-3-64	New World Investments LI	407 N Highland Ave Ste 1,Nyack, NY 10960
489	77.11-3-65	Tappan Library	93 Main St,Tappan, NY 10983
489	77.11-3-67	Historic Realty Corp	110 Main St,Tappan, NY 10983
489	77.11-3-68	88 Main Realty LLC	89 Hickory Hill Rd,Tappan, NY 10983
489	77.11-3-69	Donald A Stoneham	P.O. Box 72,Tappan, NY 10983
489	77.11-3-70	Thomas A Migge Jr	98 Main St,Tappan, NY 10983
489	77.11-3-71	Joseph Gambardella	102 Main St,Tappan, NY 10983
489	77.11-3-72	Andrea Nahass	19 Brandt Ave,Tappan, NY 10983
489	77.14-1-4	Paula Oland	61 Main St,Tappan, NY 10983
489	77.15-1-1	William R Beckmann	67 Main St,Tappan, NY 10983
489	77.15-1-2	Thomas A Lavalle	73 Main St,Tappan, NY 10983
489	77.15-1-3	NC 77 Main Owner LLC	463 Livingston Ave Ste 102-166,Livingston, NJ 07648
489	77.15-1-4	Heather Jean Connelly	81 Main St,Tappan, NY 10983
489	77.15-1-5	Michael J Dinger	83 Main St,Tappan, NY 10983
489	77.15-1-6	DJK Propeties Inc	P.O. Box 97,Tappan, NY 10983-0097
489	77.15-1-7	Michael J Lucchetti	2 Van Wardt Pl,Tappan, NY 10983
489	77.15-1-8	George P Schuhknecht	3 Van Wardt Pl,Tappan, NY 10983
489	77.15-1-9	Cesar Baeza	27 Oak Tree Rd,Tappan, NY 10983
489	77.15-1-69	Michael J Hall	17 Van Wardt Pl,Tappan, NY 10983
489	77.15-1-70	Carol Dolan	5 Van Wardt Pl,Tappan, NY 10983
489	77.15-1-73	David E Booth	22 Van Wardt Pl,Tappan, NY 10983
489	77.15-1-74	John N Aleles	12 Van Wardt Pl,Tappan, NY 10983
489	77.14-1-5.1	Kevin Heaton	45 Main St,Tappan, NY 10983
489	77.14-1-5.2	Grace Chan	59 Main St,Tappan, NY 10983
489	77.14-1-5.3	Kevin Tichy	51 Main St,Tappan, NY 10983



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

20 Greenbush Road
Orangeburg, N.Y. 10962

Jane Slavin, R.A.
Director

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE HISTORICAL AREAS BOARD OF REVIEW

Date: Feb 5, 2024 Section: 77.15 Block: 1 Lot: 3

Applicant: Joe Panzella

Address: 77 Main St. Tappan, NY

RE: Application Made at: same

Referred For: **Chapter 12, Section 12-4(E) Requires HABR approval**

Comments:

Demolish and rebuild rear, first floor portion of existing structure

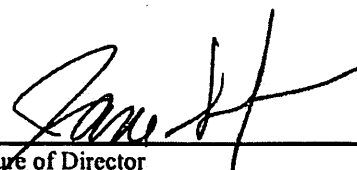
Dear Joe Panzella:

Please be advised that the Building Permit Application # p23-4120, which you submitted on Jan 17, 2024, has been referred to the Historical Areas Board of Review. The Clerk to the Historical Areas Board of Review, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4331 or darbolino@orangetown.com

Sincerely,

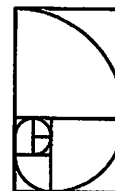

Richard Oliver
Deputy Building Inspector

2/5/24


Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
1-30-2023 JSA

2/9/24
Date
Liz DeCort
Debbie Arbolino

**KEVIN BRODIE
ARCHITECT
218 SPRING STREET
MONROE, NY 10950
TEL: (845) 928-2504
FAX: (845) 827-6123
EMAIL: KBROD7@OPTONLINE.NET**



January 12, 2024

Building Inspector
Town of Orangetown
Building Department
20 South Greenbush Road
Orangeburg, NY 10962

Re: Partial Demo and Foundation Remediation
Next Chapter Equities, LLC
77 Main Street
Tappan, NY 10983
Tax ID# 77.15-1-3

Dear Building Inspector,

After months of careful planning and consultation with a Structural Engineer and contractors we have decided to do a partial demolition and reconstruction. We met with the Historical Areas Board of Review on July 11, 2023. At this meeting we explained the poor condition of the foundation and wood frame structure. One option was to demolish the entire structure leaving only the front wall intact. The Historic Board was fine with this as long as new construction matched the materials and details of the front wall.

We have decided that this was cost prohibitive and have taken a hybrid approach. The rear one story shed roof additions will be demolished in their entirety. The Foundation Demolition Plan on drawing D1.00 enclosed shows numbers '1' through '5'. This was the order of additions with '1' being the original building. This structure was constructed as a two-story post and beam structure with a shed roof around 1830. In the 1860's a two-story addition (section '2') was added to create an L-shaped structure. The addition included a new gable roof on keewalls constructed over section '1'. Sections #3, 4, and 5 were added on in that order from 1880 to 1982. They are all one story and all in poor condition.

The attached plans show Sections #3, 4, and 5 being demolished in their entirety. A new one story structure with a full basement for Utility / Storage use will be constructed here. The exterior will have a shed roof similar to the existing. We will obtain approvals from the HABR once all drawings are complete. Since the new foundations and first floor framing will take a while to complete, we are proposing doing this work now as Phase '1'. Drawings for the remainder of work will be issued as Phase '2' in the next couple of months.

Partial Demo and Foundation Remediation

1/16/2024

Page 2

The attached drawings have no increase in height or footprint. In fact the footprint will be slightly decreased as we are pulling the left rear (southeast) side wall in 3". No work except demolition and shoring will continue above the first floor deck until Phase '2' plans are approved. The front wall, porch, and roof will remain untouched. Please call me if you have any questions.

Best Regards,

Kevin Brodie, R.A.

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:

APPLICANT
TOWN BOARD MEMBERS
HABR MEMBERS
SUPERVISOR
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR- N.A.

TOWN CLERK
HIGHWAY DEPARTMENT
TOWN HISTORIAN
DEPT. OF ENVIRONMENTAL
ENGINEERING
HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

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

2nd CONSULTATION COMMENTS

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

HABR#23-13
July 11, 2023
No permit

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#23-13: 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, July 11, 2023 at which time the Board made the following determination:

Joe Panzella, property owner and Kevin Brodie, Architect appeared.

The following documents were presented:

1. A cover letter dated June 26, 2023 from Andrew Rosenberg and Joseph Panzella, Next Chapter Equities LLC. (3 pages)
2. Computer generated color pictures (8 pages) and an additional page of explanation of the existing conditions that were exposed when interior walls were removed.
3. Architectural plans dated 7/11/2023 by Kevin Bodie, Architect not signed or sealed showing four different proposals for the rear elevation and two proposals for the left elevation.

Margaret Raso and Allen Ryff stated that they visited the site.

William Walther and Thano Schoppel, Historic Board members were not present for this consultation.

Joe Panzella stated that they started to demolish the interior of the property so that the framing and exterior walls are visible ; that this is an important step to determine the condition of the "bones" of the building; that once the framing and exterior walls were exposed , a detailed walk-through and inspection of the property with our architect and structural engineer found significant structural issues; that they are asking for one option to leave the front façade of the building and re-enforce it and demolish the rest of the building and rebuild a building in kind that would be energy efficient and match the style of the original structure that was constructed around 1820.

Kevin Brodie , Architect, stated that is one option; that it would probably make the most sense; that after removing interior walls, it is clear that the original building was built around 1820 and in the 1830's or 40's a two-story volume at the northwest corner was added and shortly after that an additional two-story section was built in the northeast section and a front porch was added in a Victorian style; that after that small additions were added with gable roofs and beams running across and not attached to structures; that the existing walls are off plumb from 4 to 6% and in order to save the structure it would entail framing a new house from the inside; that after the second major addition to the building, five additional small additions were added and nothing matches the original structure; that it really is a hodgepodge of different structures and they may want to make one change to the front façade and add a second door, if it would be permitted by zoning and have two retail spaces.

Allen Ryff stated that at one time the structure was a general store and that he agrees with Margret Raso, after visiting the building and walking through it, he would not object to keeping the front façade and rebuilding the rest of the building in kind.

Margaret Raso stated that after walking through the interior of the building, she is in agreement that it would be safer to save the existing front façade and rebuild with a proper basement, vapor barriers and floors that are not slanting.

Larry Bucciarelli stated that the most significant thing about the building is the elevation from the street; that if the chimney is useless he has no objection to it being removed; that he would want assurance that the front façade and elevation would remain the same and that adding a new foundation and building from behind, in this case would make sense; and reiterated that the street scape is very important; that he is not a fan of the rolled roof that is shown on the elevations that the applicant submitted at the hearing and would prefer to see standing seam.

Scott Wheatley stated that he agrees with Larry and that the applicant would need permission from the zoning board for expansions.

Loren Plotkin stated that he is sympathetic to the applicant; that he lives in a house that was built in the 1850's; that his house was well taken care of, unlike this structure; that his house had a major renovation in 1947; that they added 50% to the house and it turned out great.

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

TOWN CLERK'S OFFICE

2023 JUL 18 A 9:02

TOWN OF ORANGETOWN

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#23-13, 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: July 11, 2023

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY: -


Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT
TOWN BOARD MEMBERS
HABR MEMBERS
SUPERVISOR
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR-N.A.

TOWN CLERK
HIGHWAY DEPARTMENT
TOWN HISTORIAN
DEPT. OF ENVIRONMENTAL
ENGINEERING
HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

TOWN CLERK'S OFFICE

2023 JUL 18 A 9:02

TOWN OF ORANGETOWN

Alteration and Reconstruction of Office Building

Next Chapter
Equities, LLC

350 Pine Lane
Haworth, NJ 07641

TAX MAP# 77.15-1-3

77 Main Street
Hamlet of Tappan
Town of Orangetown
Rockland County, NY

ARCHITECT
KEVIN BRODIE
ARCHITECT
818 SPRING STREET
ROCKLAND, NY 10980
TEL: 845-938-2804
EMAIL: KBRODIE@PTONLINE.NET

RESIDENTIAL AND COMMERCIAL DESIGN
NEW CONSTRUCTION • ADDITION • RECONSTRUCTION

Issued for
Demolition,
Foundation, and
New First Floor
Framing and Floor
Sheathing ONLY

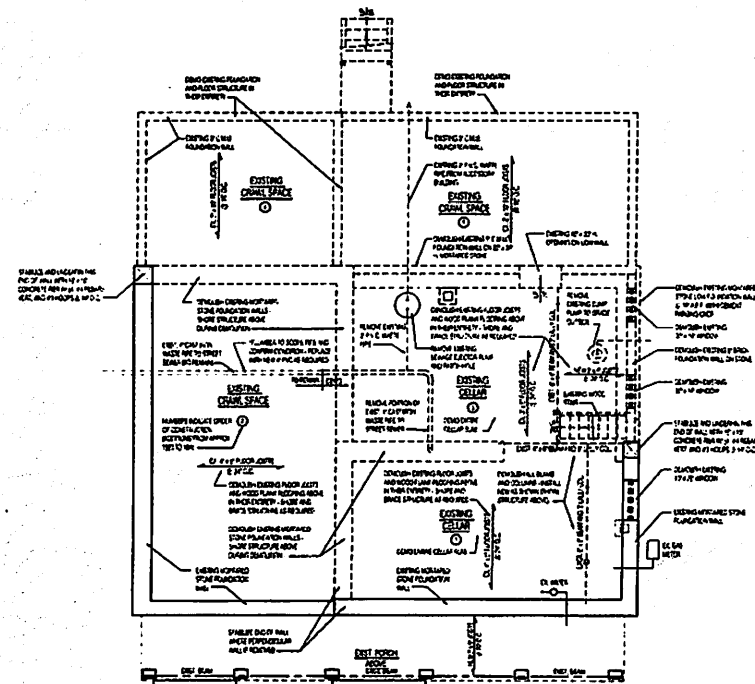
NO.	DATE	REVISIONS	BY	CHKD
1	11/05/03	ISSUED FOR PERMIT	KB	KB
2	11/05/03	ISSUED FOR PERMIT	KB	KB
3	11/05/03	ISSUED FOR PERMIT	KB	KB
4	11/05/03	ISSUED FOR PERMIT	KB	KB

Scale: 1/8" = 1'-0"

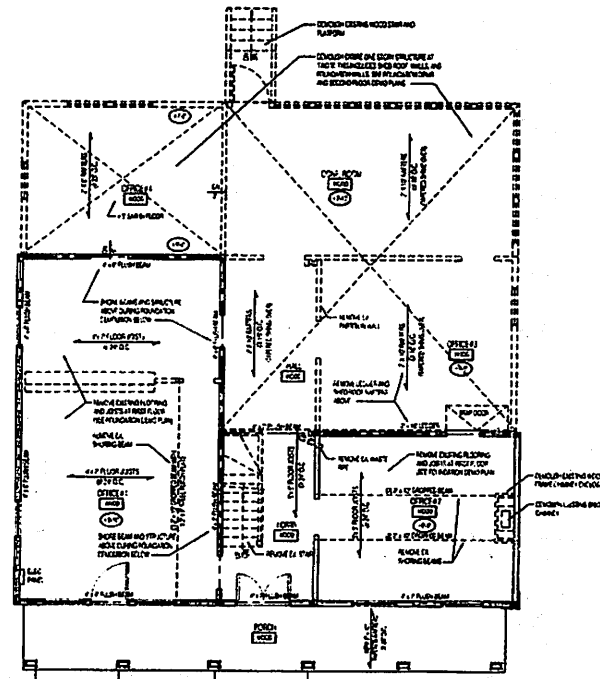


Project Name: FOUNDATION DEMOLITION AND FIRST FLOOR DEMOLITION PLAN
Sheet Number: 1 of 1
Drawing Date: 11/05/03

D1.00



1/8" = 1'-0"



1/8" = 1'-0"

1 FOUNDATION DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

2 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

Alteration and Reconstruction of Office Building

**Next Chapter
Equities, LLC**
350 Pine Lane
Haworth, NJ 07641

TAX MAP# 77.15-1-3
77 Main Street
Hamlet of Teppan
Town of Orangetown
Rockland County, NY

ARCHITECT
KEVIN BRODIE
ARCHITECT
518 SPRING STREET
ROCKLAND, NY 10950
TEL: 845-928-2804
EMAIL: KBRODIE@NYONLINE.NET
RESIDENTIAL AND COMMERCIAL DESIGN
WITH SPECIALIZATION IN: ADAPTATION - REPAIRS - RENOVATION

**Issued for
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Foundation, and
New First Floor
Framing and Floor
Sheathing ONLY**

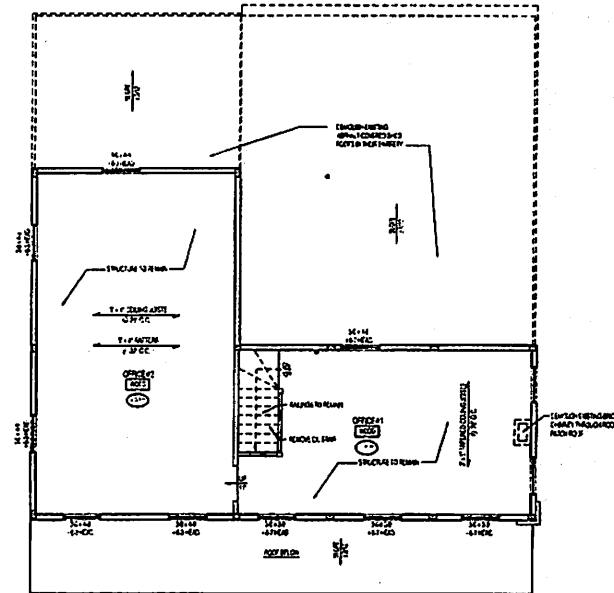
Drawn and Revised	By	Date
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2. 11/19/11	2. 11/19/11	2. 11/19/11
3. 11/19/11	3. 11/19/11	3. 11/19/11
4. 11/19/11	4. 11/19/11	4. 11/19/11

Professional Seal and Stamp
Kevin Brodie
NY License No. 42124



Project Information
Project Name: SECOND FLOOR DEMOLITION PLAN
Project Number: 111
Drawing No.: 111-01
Scale: 1/4" = 1'-0"

D2.00



1 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

Alteration and Reconstruction of Office Building

Next Chapter
Equities, LLC
350 Pine Lane
Haworth, NJ 07641

TAX MAP# 77.15-1-3
77 Main Street
Hamlet of Teppan
Town of Orangetown
Rockland County, NY

ARCHITECT
KEVIN BRODIE
218 SPRING STREET
ROCKLAND, NY 10950
TEL: 845-938-8904
EMAIL: KBRODIE@ROCKLAND.NY

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New First Floor
Framing and Floor
Sheathing ONLY

NO.	DATE	REVISION
1	10/10/18	ISSUED FOR PERMIT
2	10/10/18	REVISED FOUNDATION
3	10/10/18	REVISED FLOOR PLAN
4	10/10/18	REVISED SECTION

Scale: 1/4" = 1'-0"

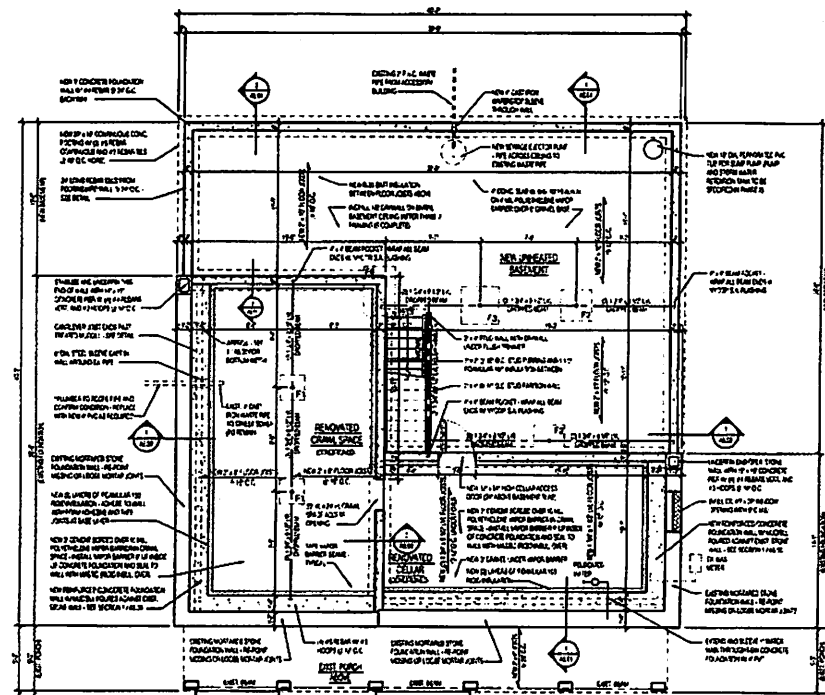


DATE: 10/10/18
DRAWN BY: KBRODIE
CHECKED BY: KBRODIE
SCALE: 1/4" = 1'-0"

A2.00

FOOTING SCHEDULE
F1 12" x 12" x 12" DEEP CONC. FOOTING W/ 4# 12" BARS @ 48" ON C.
F2 12" x 12" x 12" DEEP CONC. FOOTING W/ 4# 12" BARS @ 48" ON C.
F3 12" x 12" x 12" DEEP CONC. FOOTING W/ 4# 12" BARS @ 48" ON C.
F4 12" x 12" x 12" DEEP CONC. FOOTING W/ 4# 12" BARS @ 48" ON C.
F5 12" x 12" x 12" DEEP CONC. FOOTING W/ 4# 12" BARS @ 48" ON C.
F6 12" x 12" x 12" DEEP CONC. FOOTING W/ 4# 12" BARS @ 48" ON C.

GENERAL NOTES:
1. ALL FOOTINGS SHALL BE 12" MIN. THICKNESS UNLESS OTHERWISE NOTED.
2. ALL FOOTINGS SHALL BE 12" MIN. DEEP UNLESS OTHERWISE NOTED.
3. ALL FOOTINGS SHALL BE 12" MIN. WIDE UNLESS OTHERWISE NOTED.
4. ALL FOOTINGS SHALL BE 12" MIN. HIGH UNLESS OTHERWISE NOTED.
5. ALL FOOTINGS SHALL BE 12" MIN. LONG UNLESS OTHERWISE NOTED.
6. ALL FOOTINGS SHALL BE 12" MIN. SPACED UNLESS OTHERWISE NOTED.



FOUNDATION NOTES:
1. ALL FOOTINGS SHALL BE 12" MIN. THICKNESS UNLESS OTHERWISE NOTED.
2. ALL FOOTINGS SHALL BE 12" MIN. DEEP UNLESS OTHERWISE NOTED.
3. ALL FOOTINGS SHALL BE 12" MIN. WIDE UNLESS OTHERWISE NOTED.
4. ALL FOOTINGS SHALL BE 12" MIN. HIGH UNLESS OTHERWISE NOTED.
5. ALL FOOTINGS SHALL BE 12" MIN. LONG UNLESS OTHERWISE NOTED.
6. ALL FOOTINGS SHALL BE 12" MIN. SPACED UNLESS OTHERWISE NOTED.

1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

A5.00



Alteration and Reconstruction of Office Building

**Next Chapter
Equities, LLC**

350 Pino Lane
Haworth, NJ 07641

TAX MAP# 77.15-1-3

77 Main Street
Hamlet of Teppan
Town of Orangetown
Rockland County, NY

ARCHITECT
KEVIN BRODIE
ARCHITECT
818 SPRING STREET
HONOLULU, HI 96810
TEL: 848-988-3804
EMAIL: KBRODIE@HOTMAIL.COM
RESIDENTIAL AND COMMERCIAL DESIGN
NEW CONSTRUCTION - ADDITIONS - RENOVATIONS

**Issued for
Demolition,
Foundation, and
New First Floor
Framing and Floor
Sheathing ONLY**

Rev.	Date	Revisions	By	Check
1	01/13/13	ISSUED FOR PERMIT	KB	KB
2	01/13/13	ISSUED FOR PERMIT	KB	KB
3	01/13/13	ISSUED FOR PERMIT	KB	KB
4	01/13/13	ISSUED FOR PERMIT	KB	KB
5	01/13/13	ISSUED FOR PERMIT	KB	KB
6	01/13/13	ISSUED FOR PERMIT	KB	KB
7	01/13/13	ISSUED FOR PERMIT	KB	KB
8	01/13/13	ISSUED FOR PERMIT	KB	KB
9	01/13/13	ISSUED FOR PERMIT	KB	KB
10	01/13/13	ISSUED FOR PERMIT	KB	KB

Project Name: 77 Main Street, Teppan, NY 10914

Project No: 77 Main Street, Teppan, NY 10914

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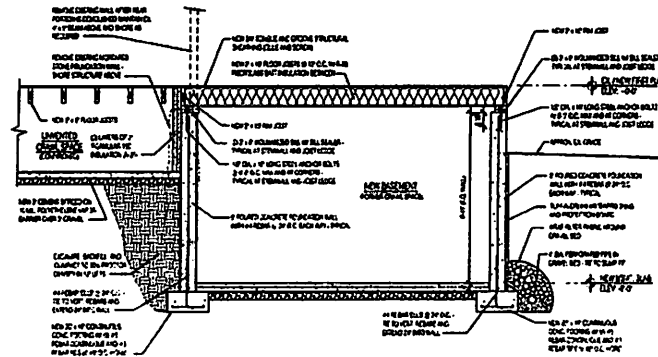
Project No: 77 Main Street, Teppan, NY 10914

Project No: 77 Main Street, Teppan, NY 10914

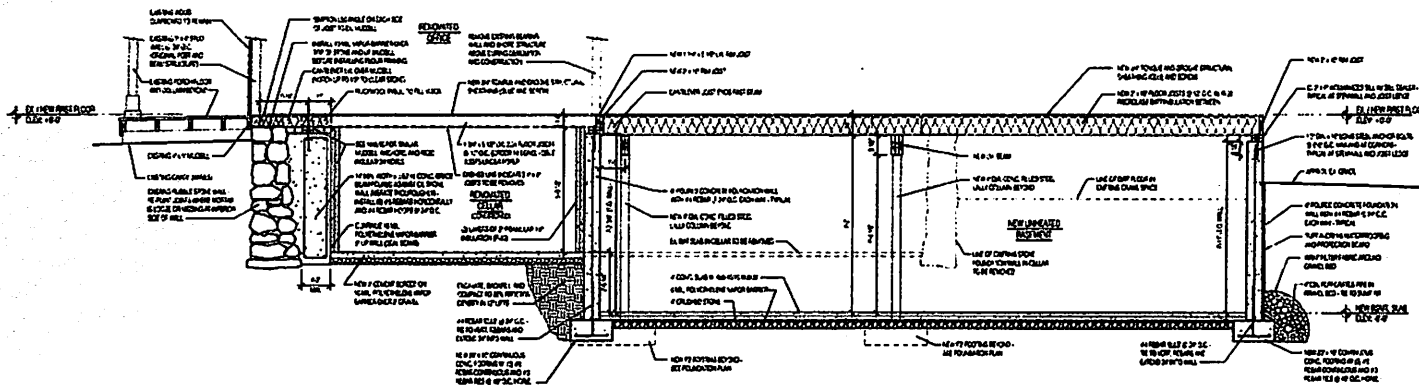
Project No: 77 Main Street, Teppan, NY 10914

Project No: 77 Main Street, Teppan, NY 10914

Project No: 77 Main Street, Teppan, NY 10914



2 DETAIL AT LEFT REAR CORNER OF BUILDING
SCALE: 1/2\"/>



1 SECTION THROUGH RIGHT SIDE OF BUILDING
SCALE: 1/2\"/>

A5.01

NEXT CHAPTER EQUITIES LLC

Andrew L. Rosenberg
Member and Manager

Joseph Panzella
Member and Manager

January 24, 2024

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 and again in July, 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. For your reference, I am attaching copies of the submissions that we made in connection with each of our prior meetings before the Board.

We were encouraged by the Board's receptiveness to our plans for the restoration of the Premises at each of the meetings we attended. We believe that the Board will be pleased to hear that we are no longer pursuing the option of taking down the entire building with the exception of the front facade and rebuilding it. Although the Board was receptive to this conceptually, all exterior walls of the building will now remain intact.

We are now appearing before the Board as a result of our filing of a permit application for certain foundation work to be performed at the Premises as well as the removal of a portion of the rear of the main building constructed on the Premises, in connection therewith. When the permit application was filed, we were advised by Ken Loudon and Jane Slavin that our application would have to go before the HABR due to the fact that the outside of the building was affected (i.e., a small portion of the rear of the structure was being removed). We will bring photographs of the interior of the building to the hearing.

Please be assured, we understand and fully intend to proceed with a further full formal appearance before the HABR (with full plans, materials information, etc.) in connection with the next phase of the project which will involve the full restoration/reconstruction of the building.

{02221496;1}

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NEXT CHAPTER EQUITIES LLC

Orangetown Historical Areas Board of Review
January 24, 2024
Page 2 of 2

We truly appreciate the opportunity to once again appear before the Board in connection with this restoration and rehabilitation.

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

{02221496;1}

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

NEXT CHAPTER EQUITIES LLC

Andrew L. Rosenberg
Member and Manager

Joseph Panzella
Member and Manager

January 12, 2023

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

Ladies and Gentlemen:

We are the new owners of the property located at 77 Main Street. ("Property") and have asked for this informal appearance before the Historical Areas Board of Review ("Board") to obtain clarification as the Board's scope of review, requirements, and procedures with respect to our proposed renovation and restoration of the Property.

Although more complete bios of our company and each of us are included at the end of this letter, it bears noting at the outset that we are both actively involved in our home community of Haworth, New Jersey (specifically with respect to the land use boards) and have a deep sense of respect for the value of historical structures such as those erected on the Property. In fact, the historic nature of the Property is what drew our intention to it in the first place. Our intention is to use and occupy the Property as our main office and to lease any excess space for "clean" office use.

There are two structures erected on the Property. The "main house" appears from our research to have been constructed between 1830 and 1836 with certain expansions in the 1850s. The "barn" located at the rear of the Property, south of the main house, was constructed in the 1980s. We have included various photographs of the Property, as well as a copy of a current survey of the Property, in our package for your convenience and reference.

The Property has been neglected and is in major disrepair. Among other things, our inspections of the main building, both before and after our acquisition of the Property has disclosed extensive structural issues including, but not limited to, (i) compromised floor joists and structural support posts on which the main house sits, (ii) significant slope and sagging issues with respect to the floors inside the building, and (iii) likely foundation issues although we have not yet had the opportunity to fully investigate these.

Our intention is to work with engineers and other professionals that have experience with historic structures to resolve the structural issues, fully modernize the systems in the main building and renovate the interior, and otherwise create a building which fully respects the Property's history while being suitable for occupancy as a modern office. Some specific examples of the work that we intend to undertake is:

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NEXT CHAPTER EQUITIES LLC

Orangetown Historical Areas Board of Review
January 12, 2023

- upgrade/replace all plumbing and electrical piping, wiring and systems
- install central air-conditioning
- remove plaster from the interior of all exterior walls in order to install installation and a vapor barrier to increase the energy efficiency of the main building
- upgrade/replace all windows and exterior doors to the main building to reclaim the ability to open and close all windows and further increase the energy efficiency of the main building
- replace all damaged and rotted wood located throughout the interior and exterior of the building

In addition to discussing the Board's requirements in connection with the work note above, we would also like to discuss the following with the Board:

1. **Options and requirements in the event that further engineering evaluation leads to the conclusion that it would not be practical to make the main building safe and suitable for occupancy.** We, of course, understand that the look and feel of any replacement or partial replacement of the main building would need to respect the historic look and feel of the area. We stress that this is not our intention unless necessary.
2. **The potential to (i) install driveway pavers at the Premises and (ii) create a parking area in the rear of the Property.** The driveway at the Property is only large enough for two cars. Given our intended use of the buildings on the Property for offices, it would be extremely helpful to have the ability to park vehicles in the rear of the Property. Additionally, this would alleviate the necessity to utilize street parking on Main Street which, given the proximity of the Property to the curve in Main Street where it intersects with Oak Tree Road, we believe would be a safety enhancement. We note that 67 Main Street and 89 Main Street have substantial parking areas in the rear of those properties.
3. **The ability to add additional space (i.e., a second floor) above the one-story section in the rear of the main building.** We understand that any addition would need to blend with and respect the look of the main building.
4. **Our ability to affix signage to the main building.** We would be looking to understand the requirements for signage both identifying Next Chapter Equities as the owner and for any of our tenants at the Property.
5. **Contractor/engineer recommendations.** We would be very receptive and interested to get the names of any contractors and/or engineers that have worked in the Tappan Historic District and whose work was satisfactory to the Board.

{02165949;1}

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NEXT CHAPTER EQUITIES LLC

Orangetown Historical Areas Board of Review
January 12, 2023

6. **Grants/Tax Abatements and Programs.** We would appreciate guidance as to any grants, tax abatements, etc. which may be available as a result of the significant investment that we will be making to preserve and restore the historic main building.
7. **What is the scope and extent of the Board's involvement with renovations to the barn?** It is our understanding that the Board's scope of involvement with respect to renovations to the barn structure (built in the 1980s) is significantly less than with respect to the main house. We would like to more clearly understand the scope of that involvement and any restrictions regarding renovations to the barn.

We truly appreciate the opportunity to come before the Board on an informal basis and look forward to restoring this historic Property and being members of the community for many years to come. Short bios of each of us and our company are attached.

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

{02165949;1}

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NEXT CHAPTER EQUITIES LLC

Orangetown Historical Areas Board of Review
January 12, 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

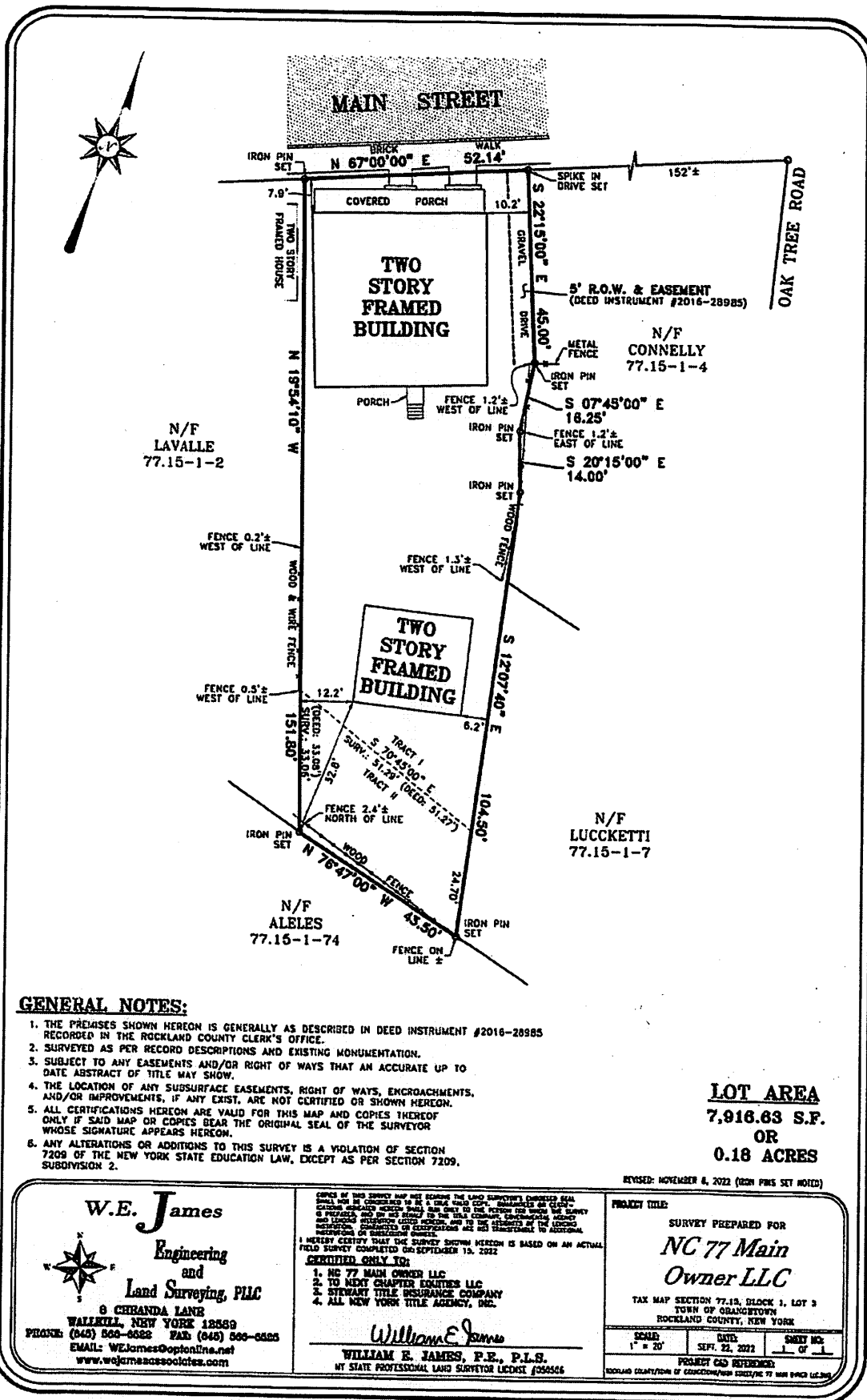
Joseph Panzella has owned twelve personal and investment properties dating back to 1983. His first property was a co-op apartment which he purchased at the age of 21 and managed and rented for four (4) years before selling. Mr. Panzella acquired his first commercial property in 1984 and a second a couple 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.

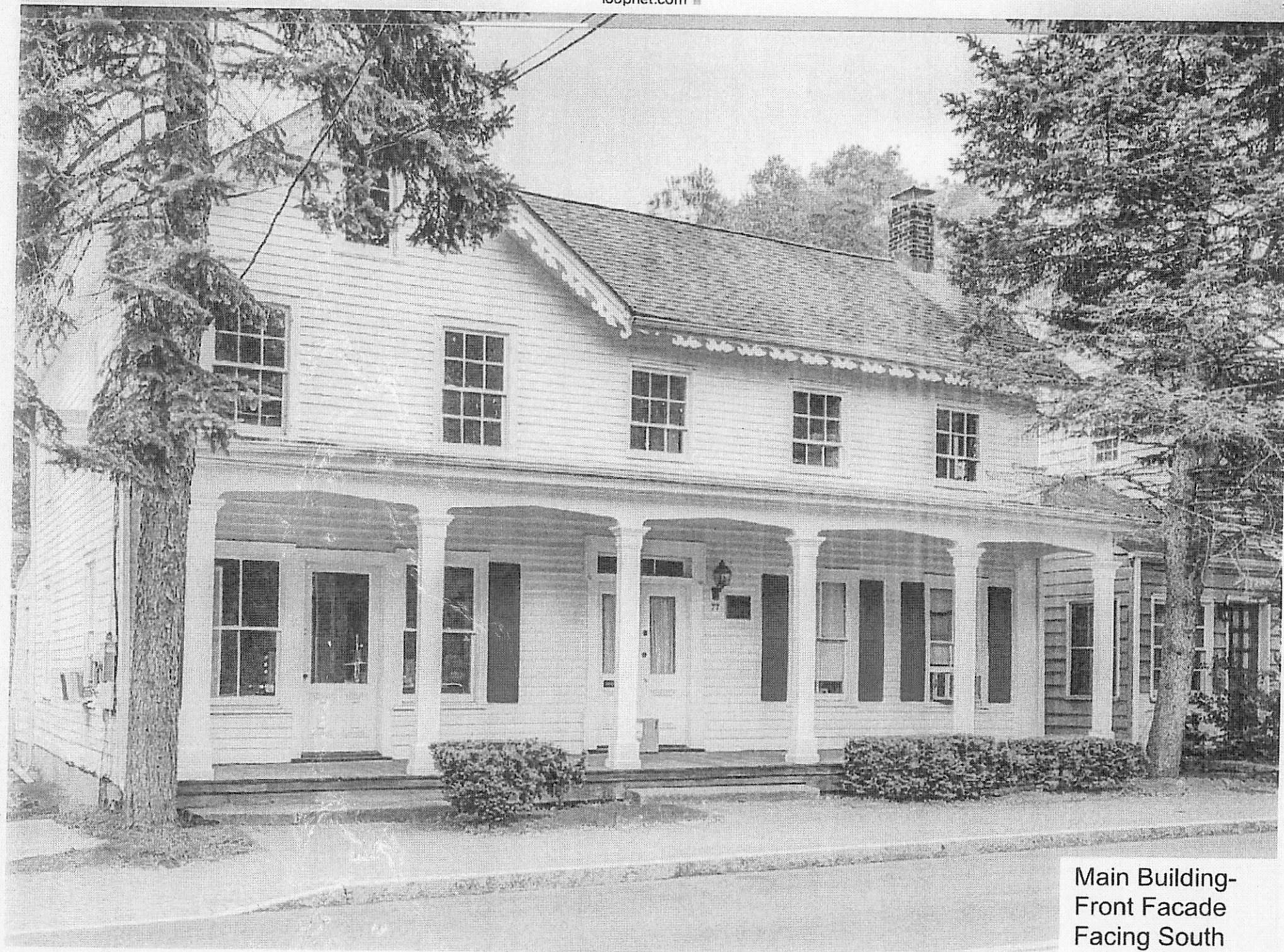
ANDREW ROSENBERG

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.

{02165949;1}

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Main Building-
Front Facade
Facing South



Main Building-
East Facade
Facing North



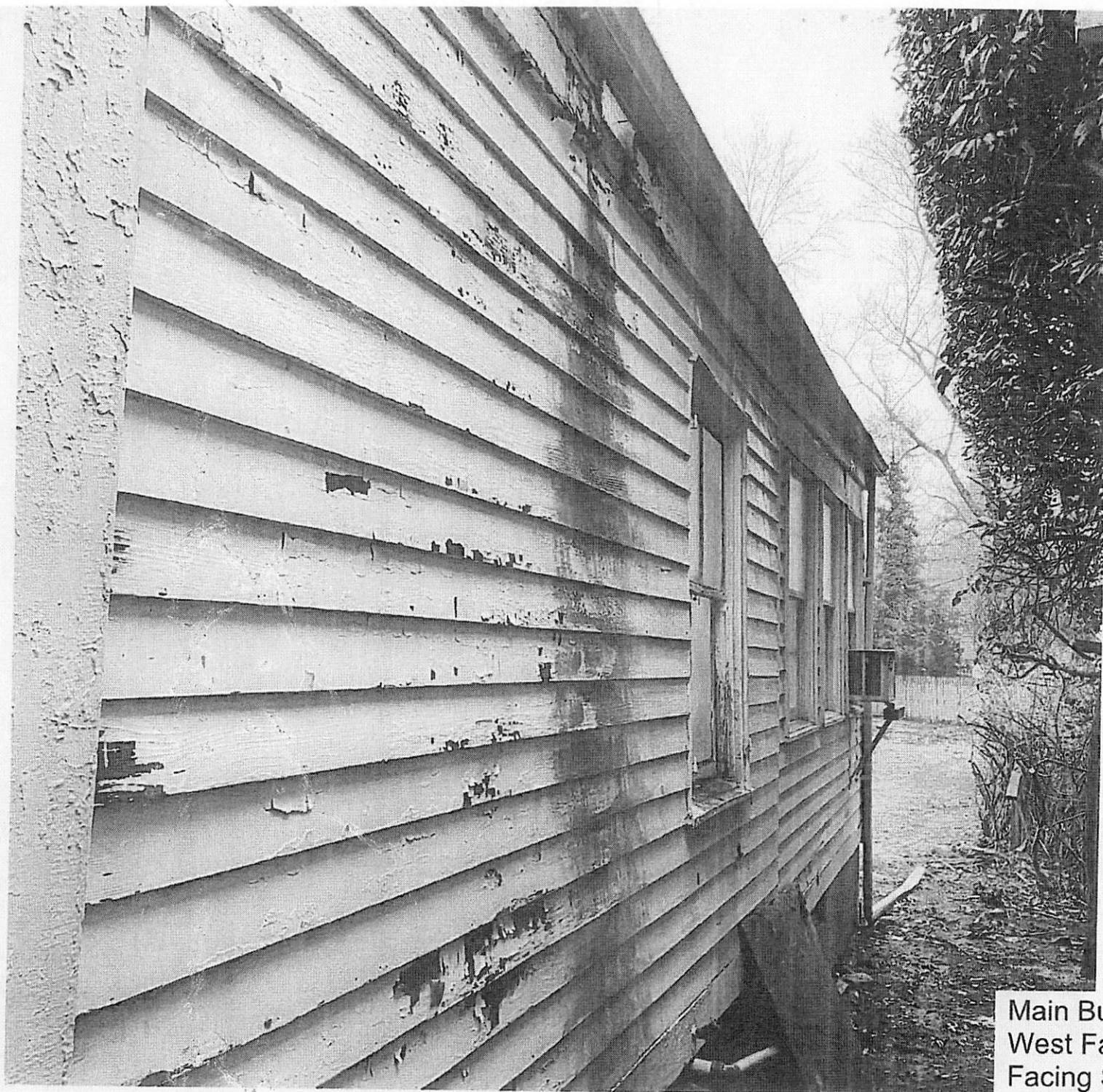
Main Building-
East Facade
Facing South



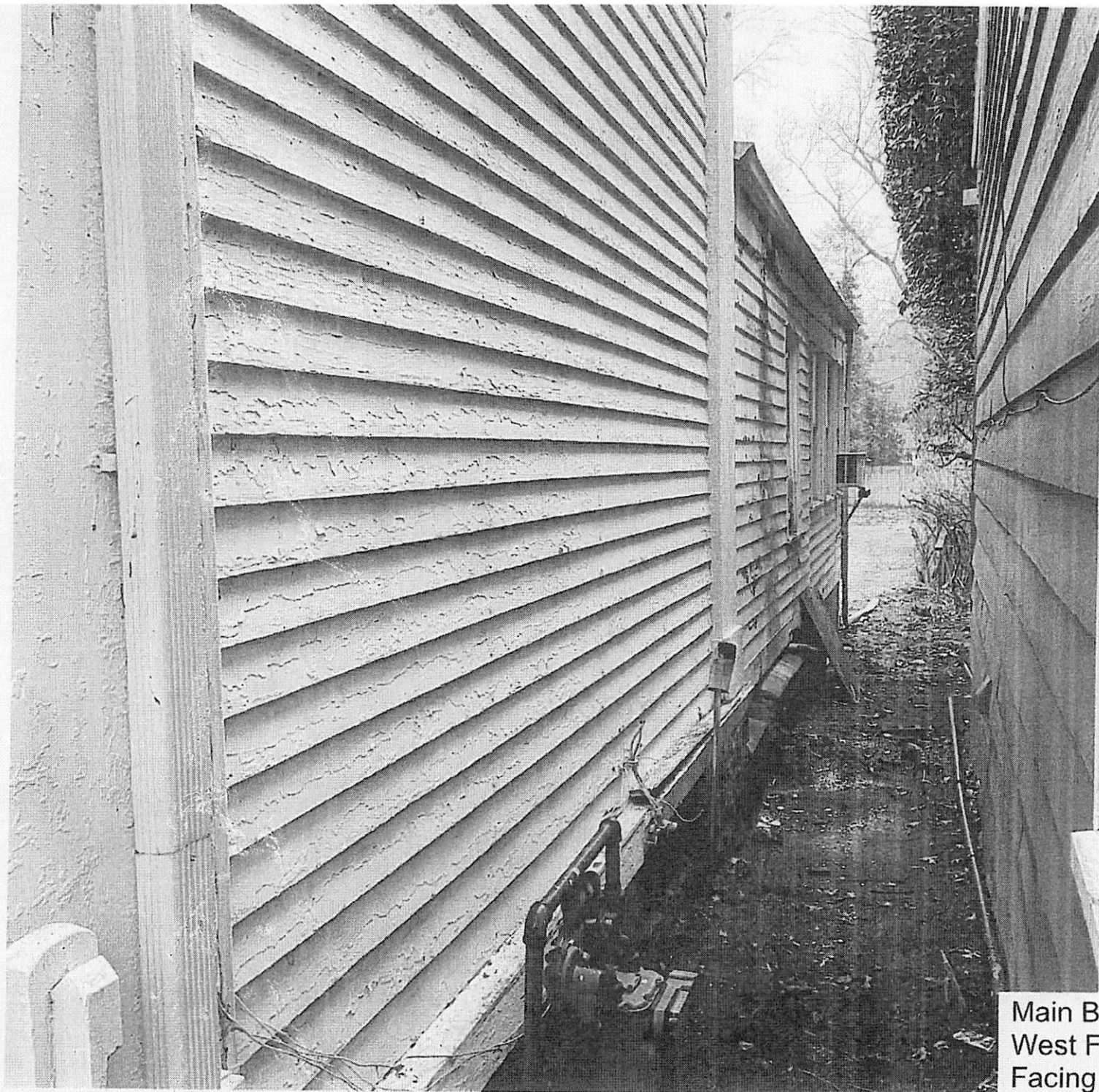
Main Building-
Rear Facade
Facing North



Main Building -
West Facade
Facing North



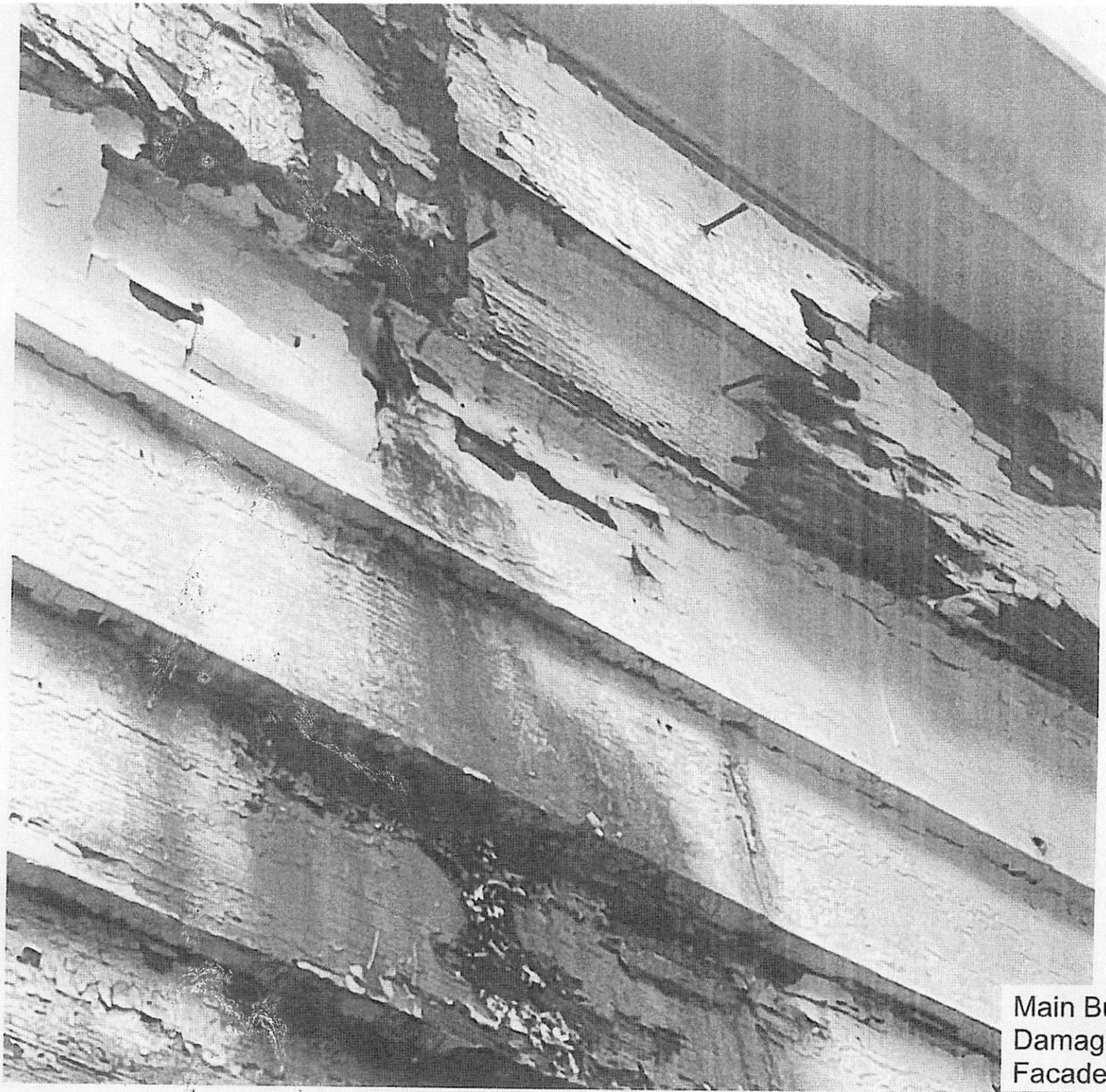
Main Building -
West Facade
Facing South



Main Building -
West Facade
Facing South 2



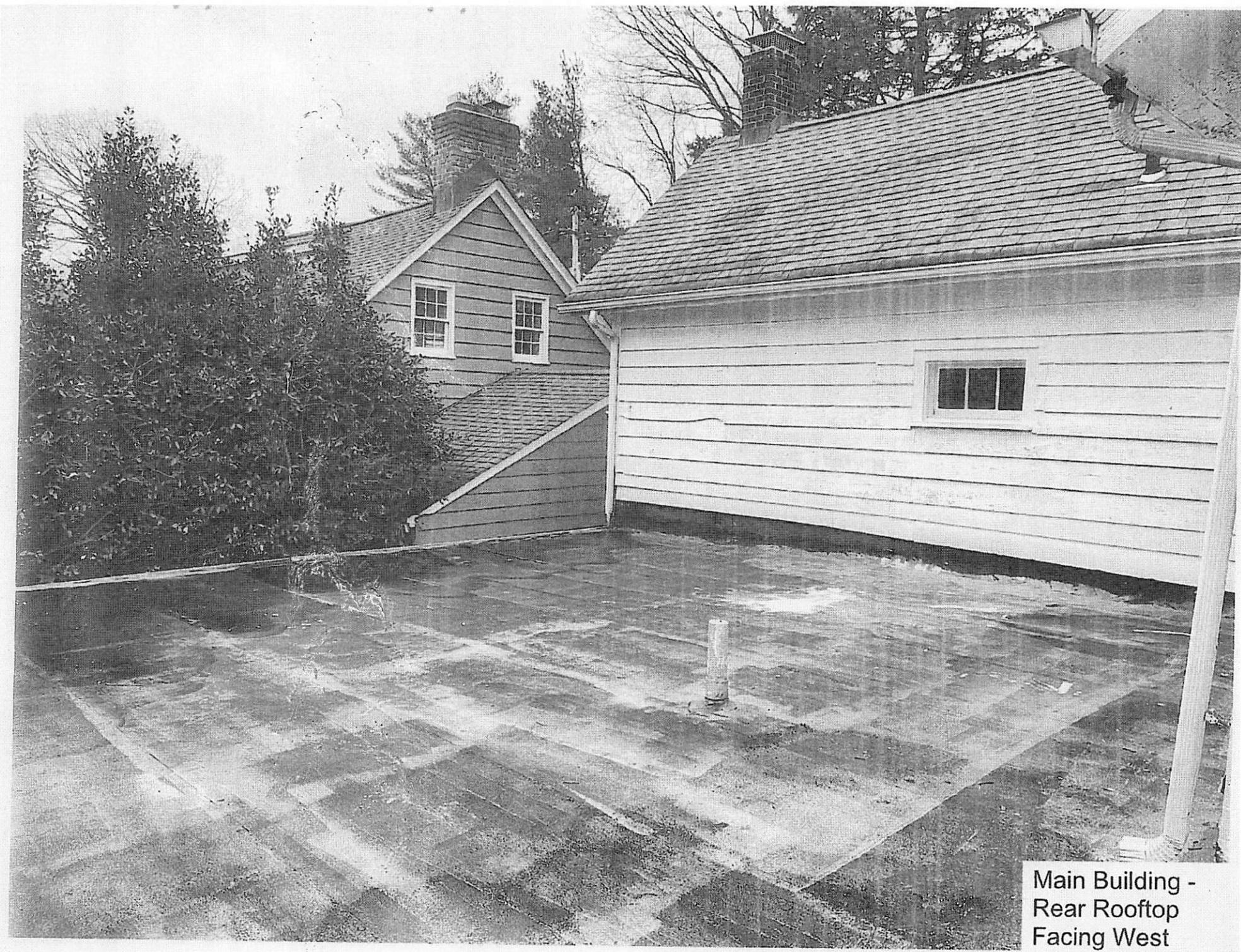
Main Building -
Window Damage -
West Facade



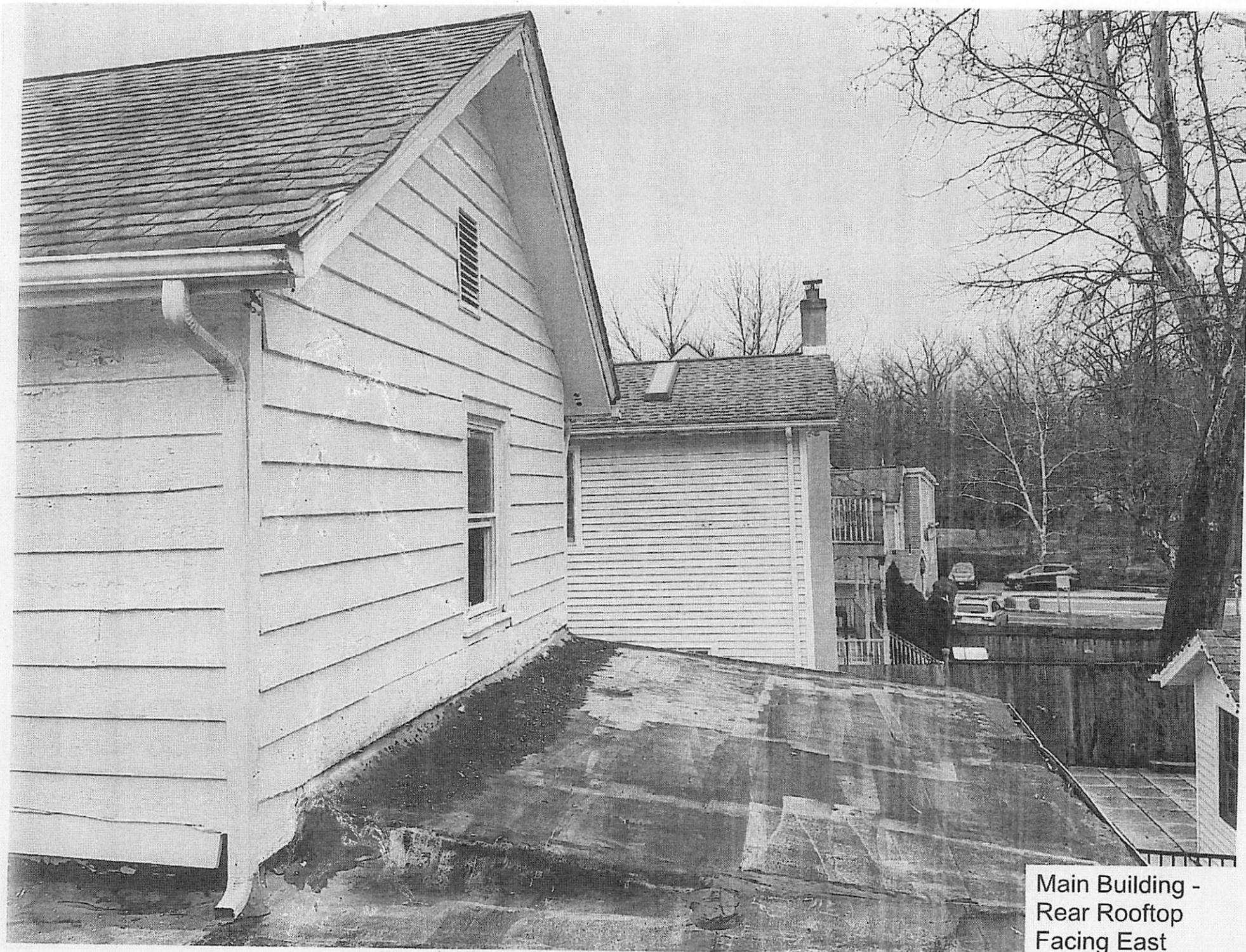
Main Building -
Damage - West
Facade



Main Building -
Rear Rooftop
Facing Northeast



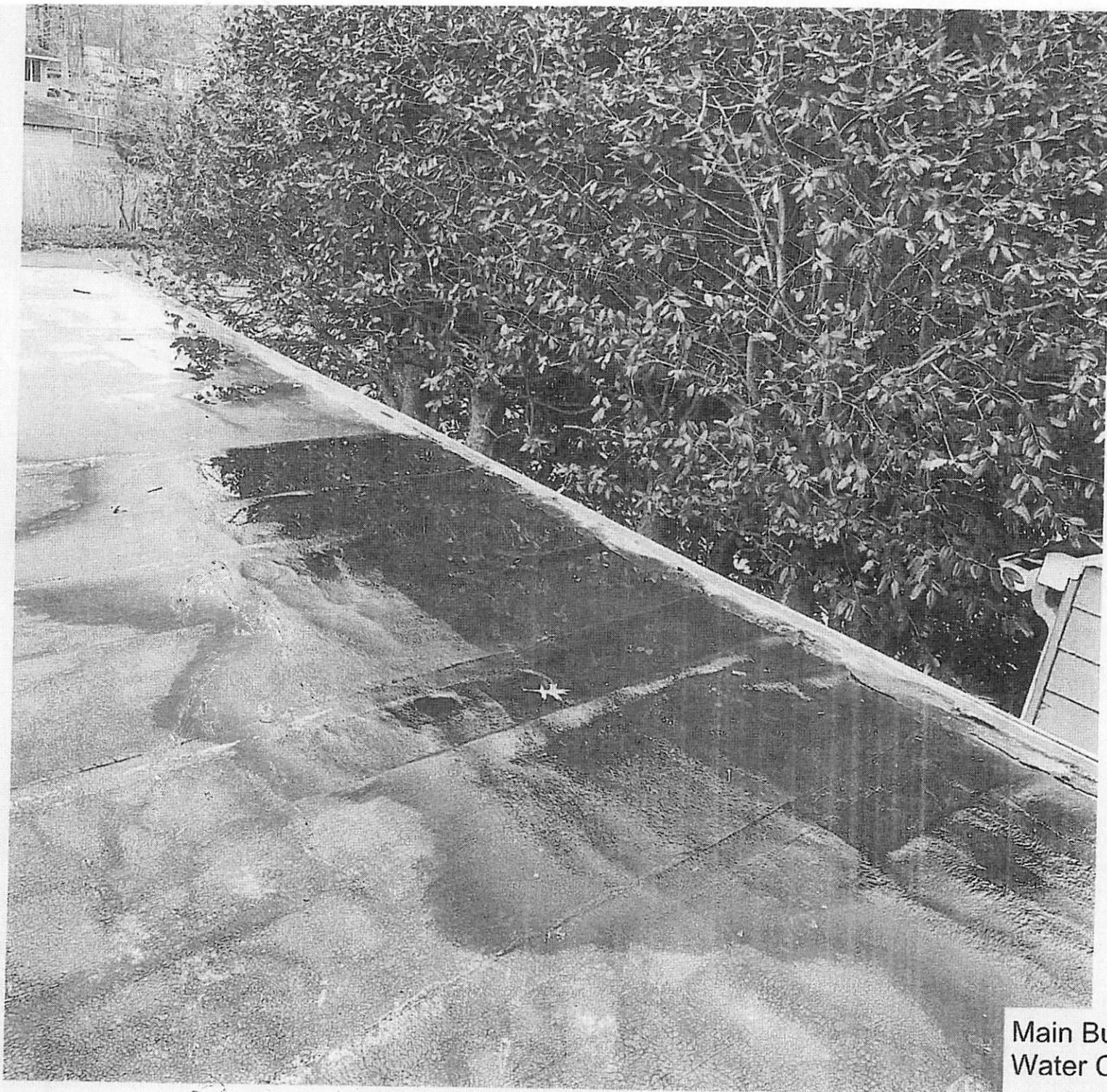
Main Building -
Rear Rooftop
Facing West



Main Building -
Rear Rooftop
Facing East



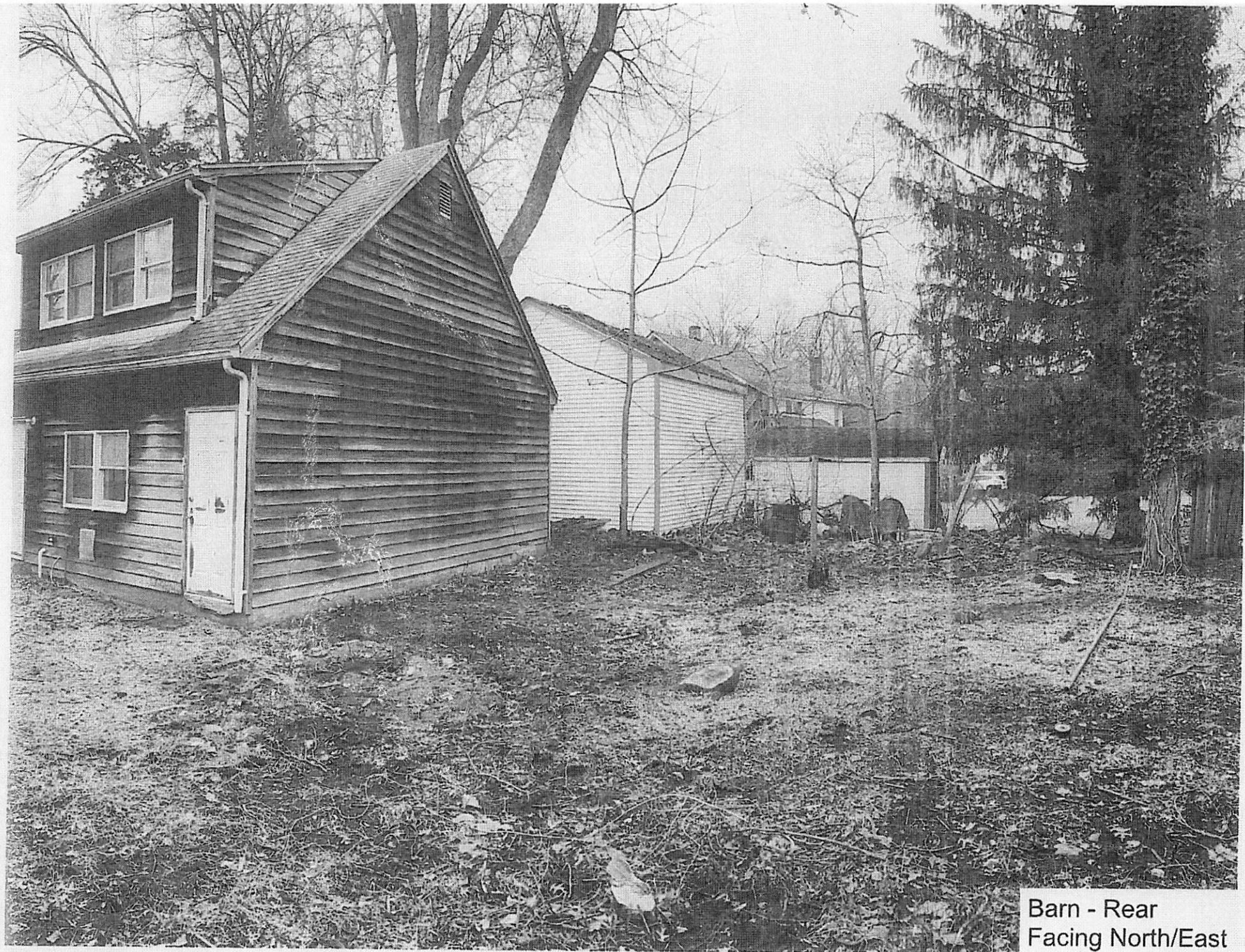
Main Building -
Water Collection
Facing West



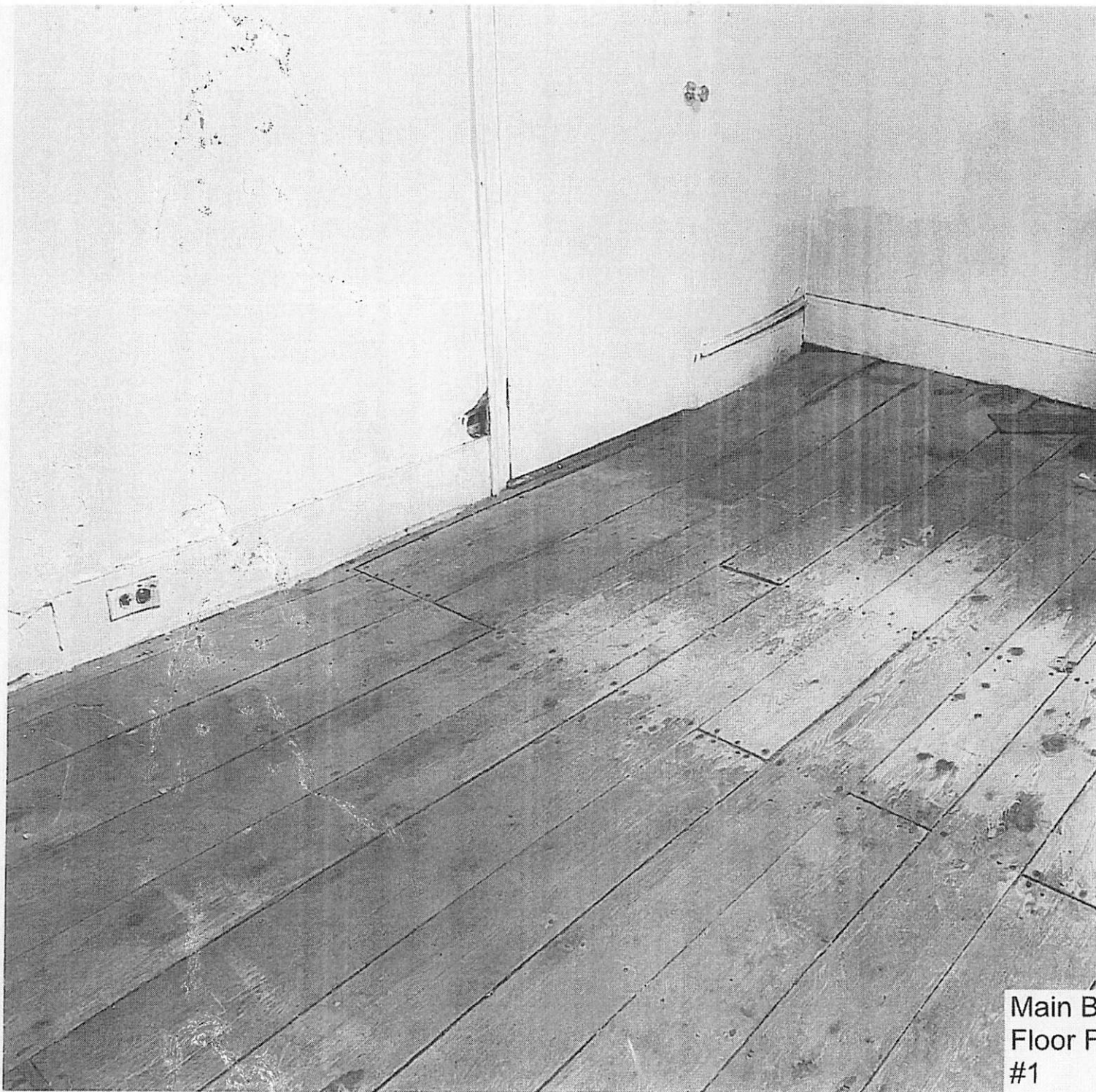
Main Building -
Water Collection 2



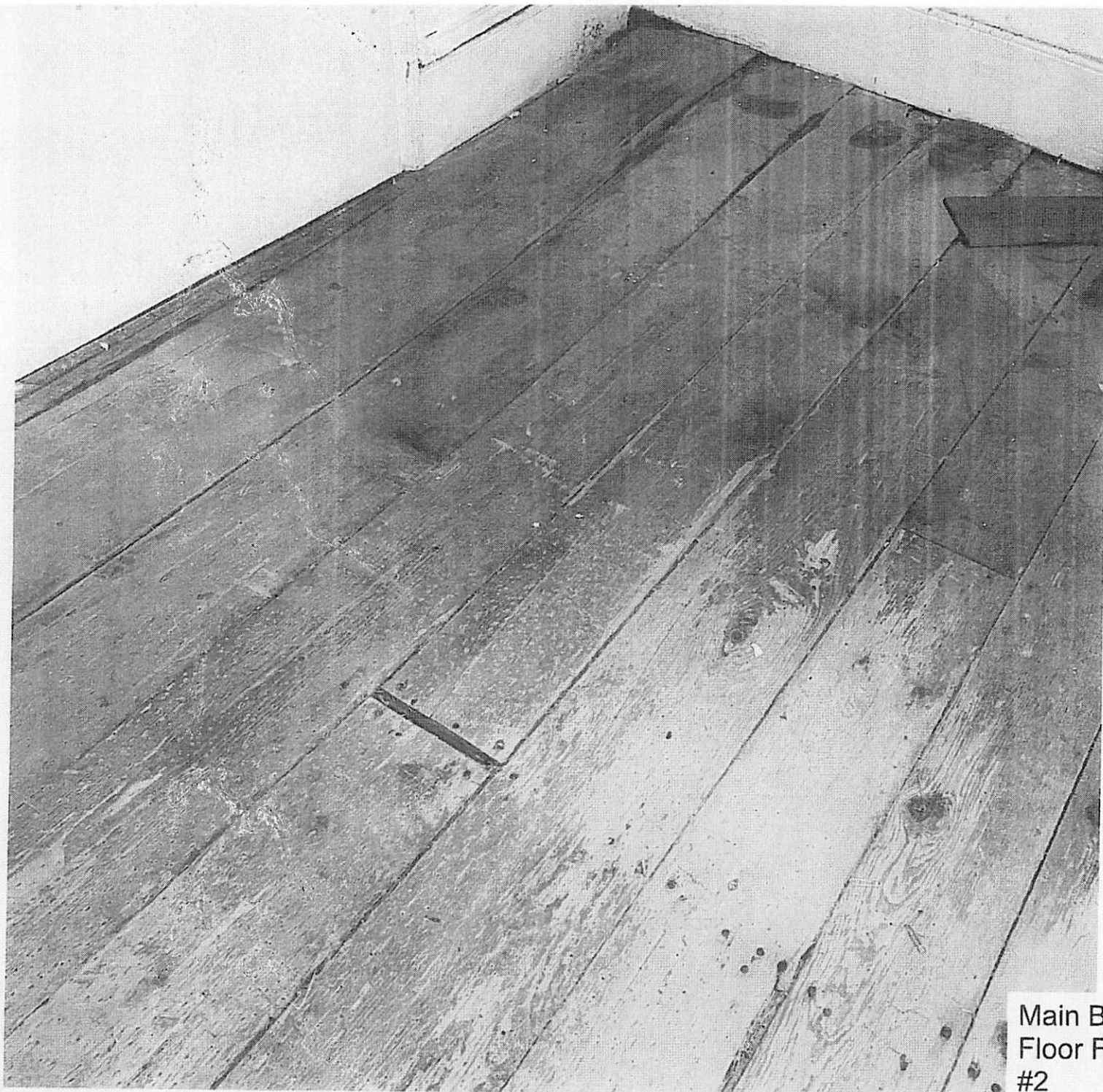
Barn - Front
Facing South



Barn - Rear
Facing North/East



Main Building - 1st
Floor Front Room
#1



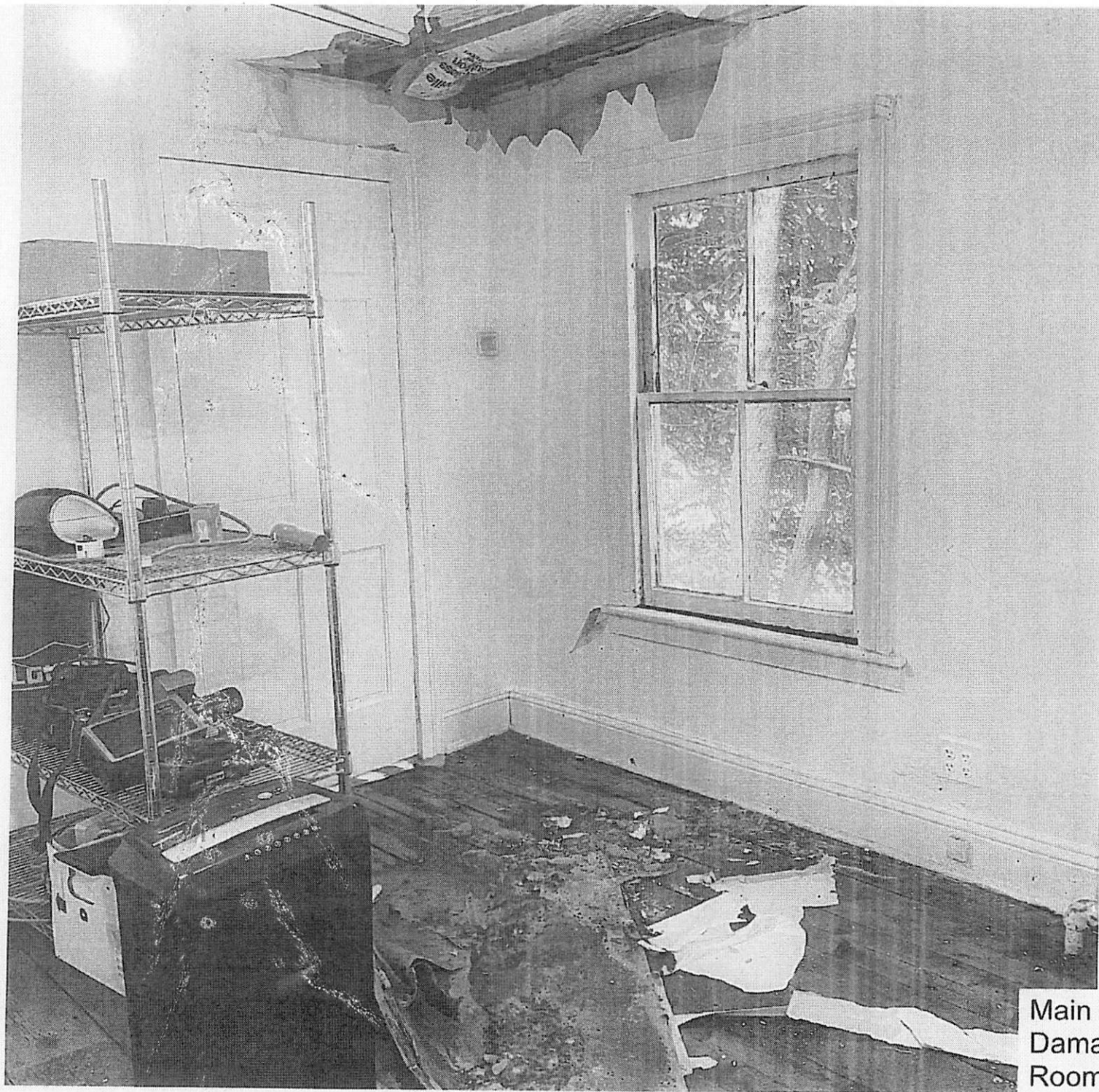
Main Building - 1st
Floor Front Room
#2



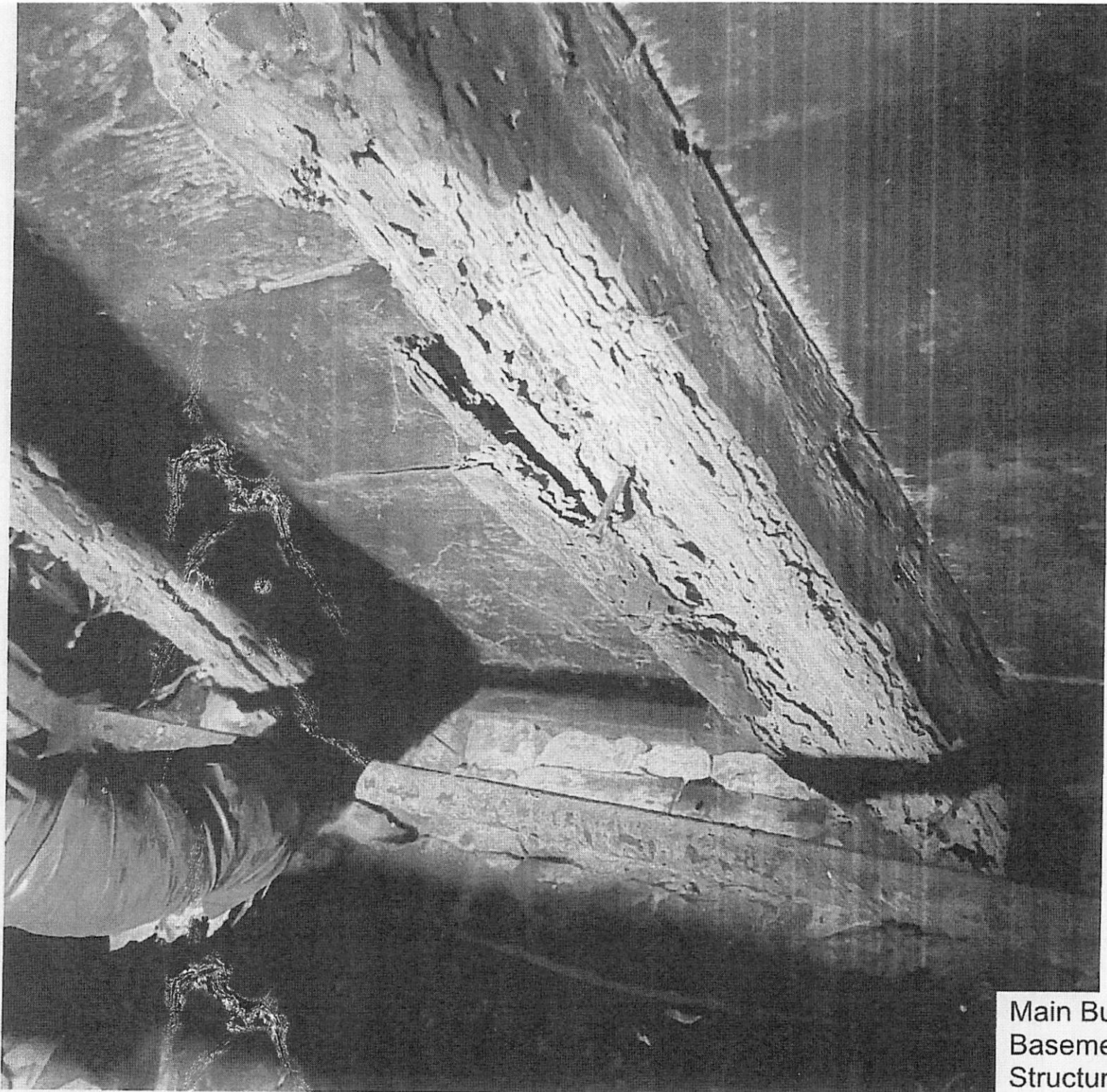
Main Building - 1st
Floor Hallway



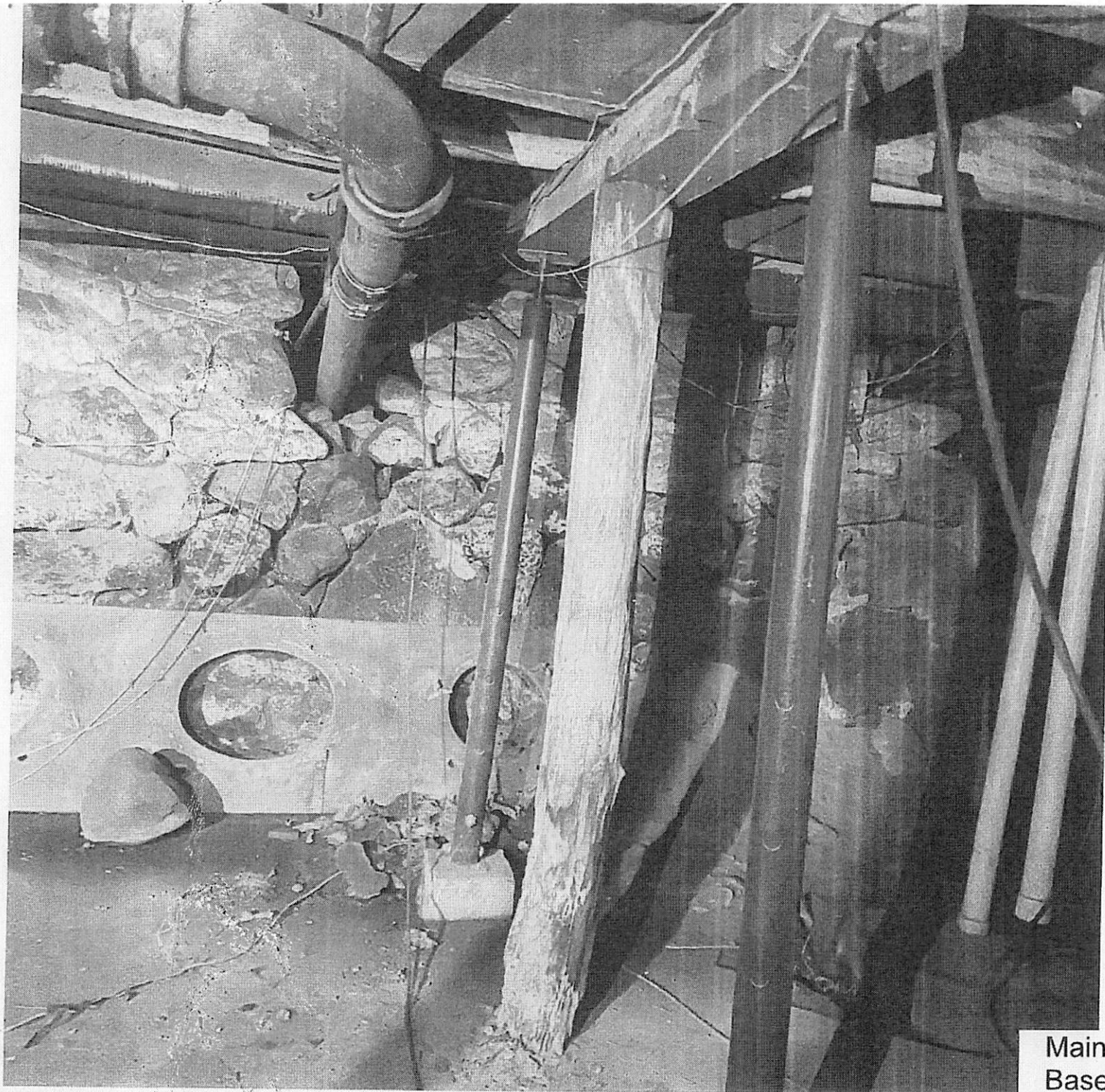
Main Building -
2nd Floor Hallway



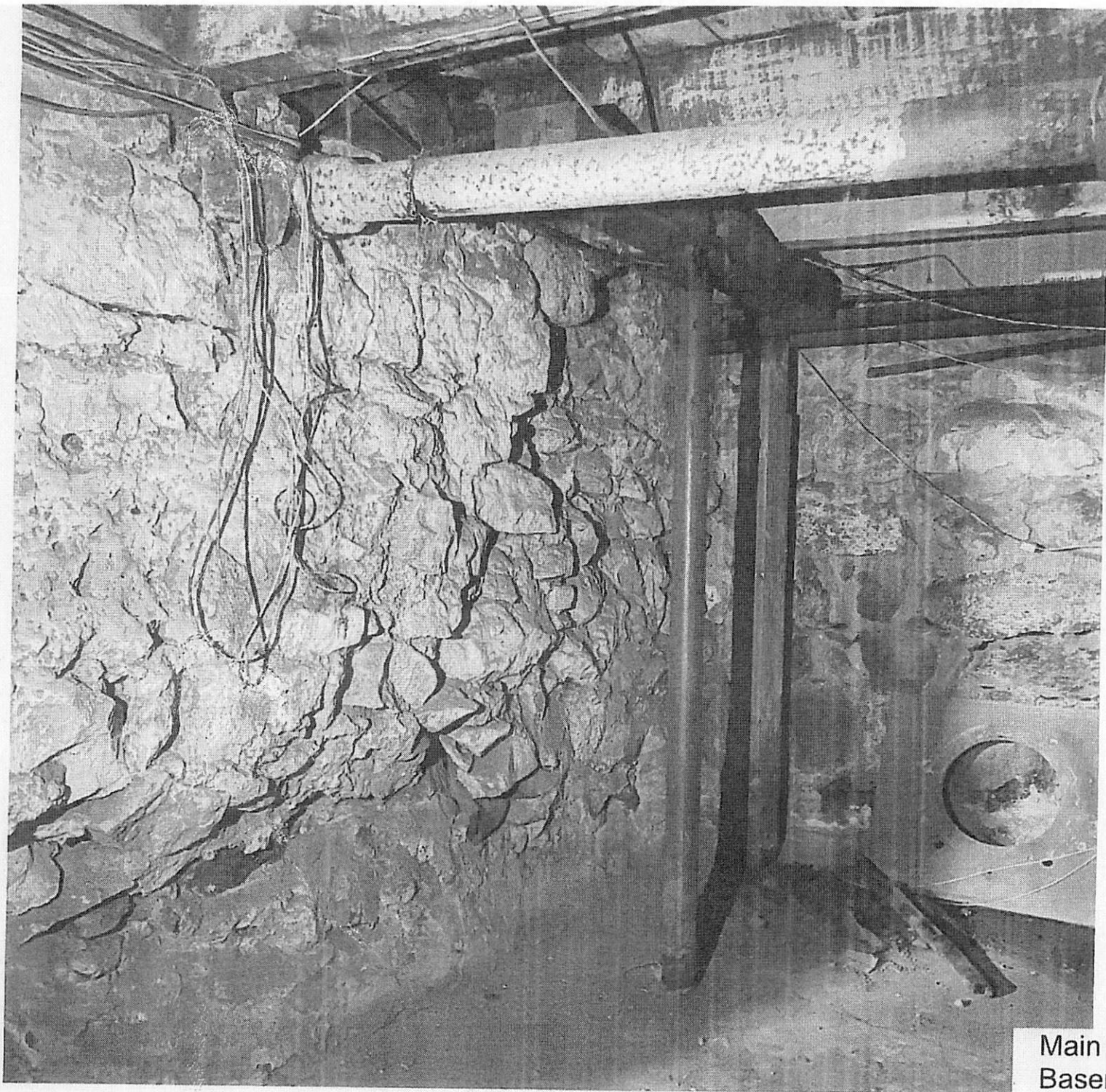
Main Building -
Damage - Middle
Room



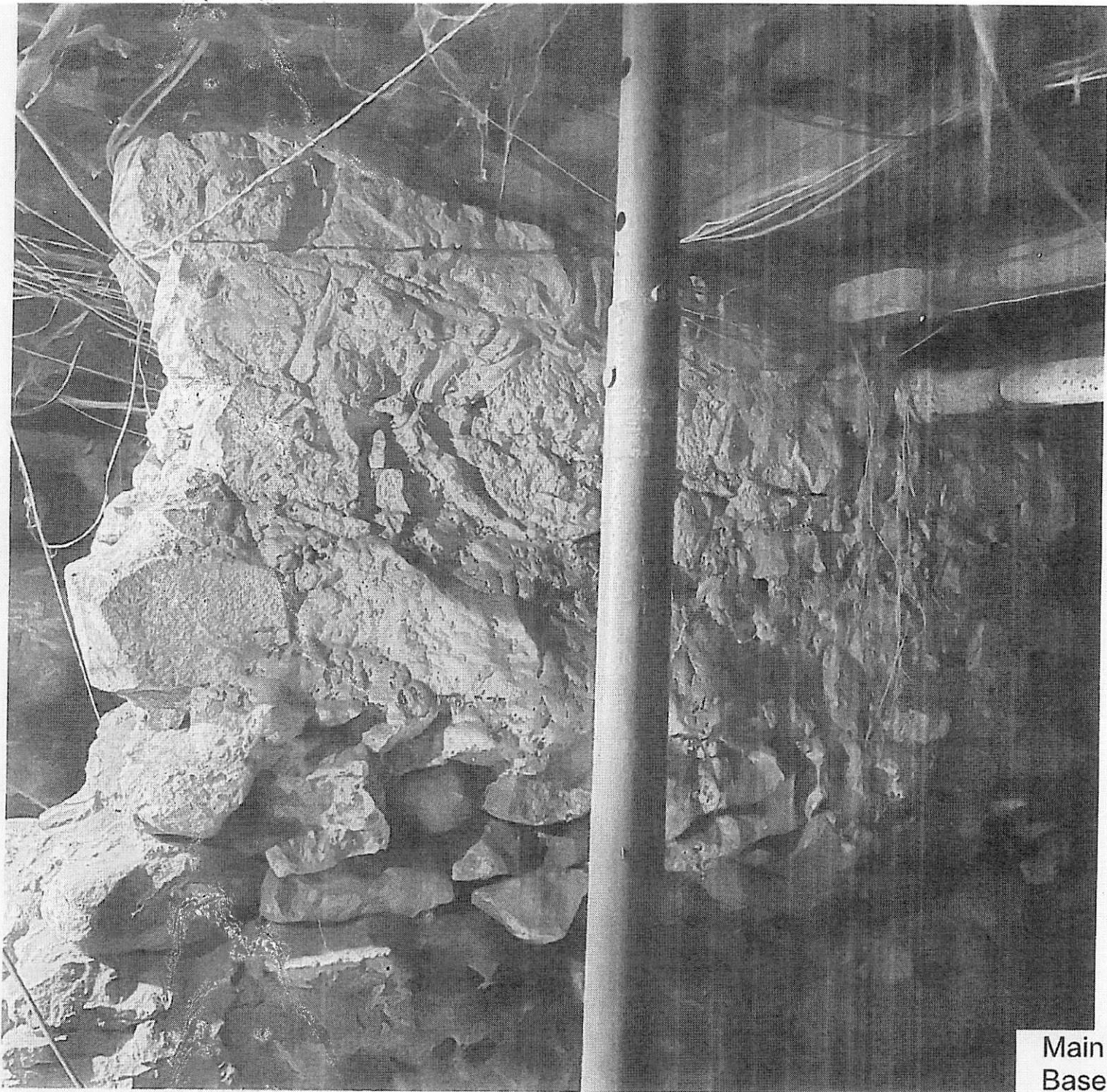
Main Building -
Basement
Structural Damage



Main Building -
Basement #1



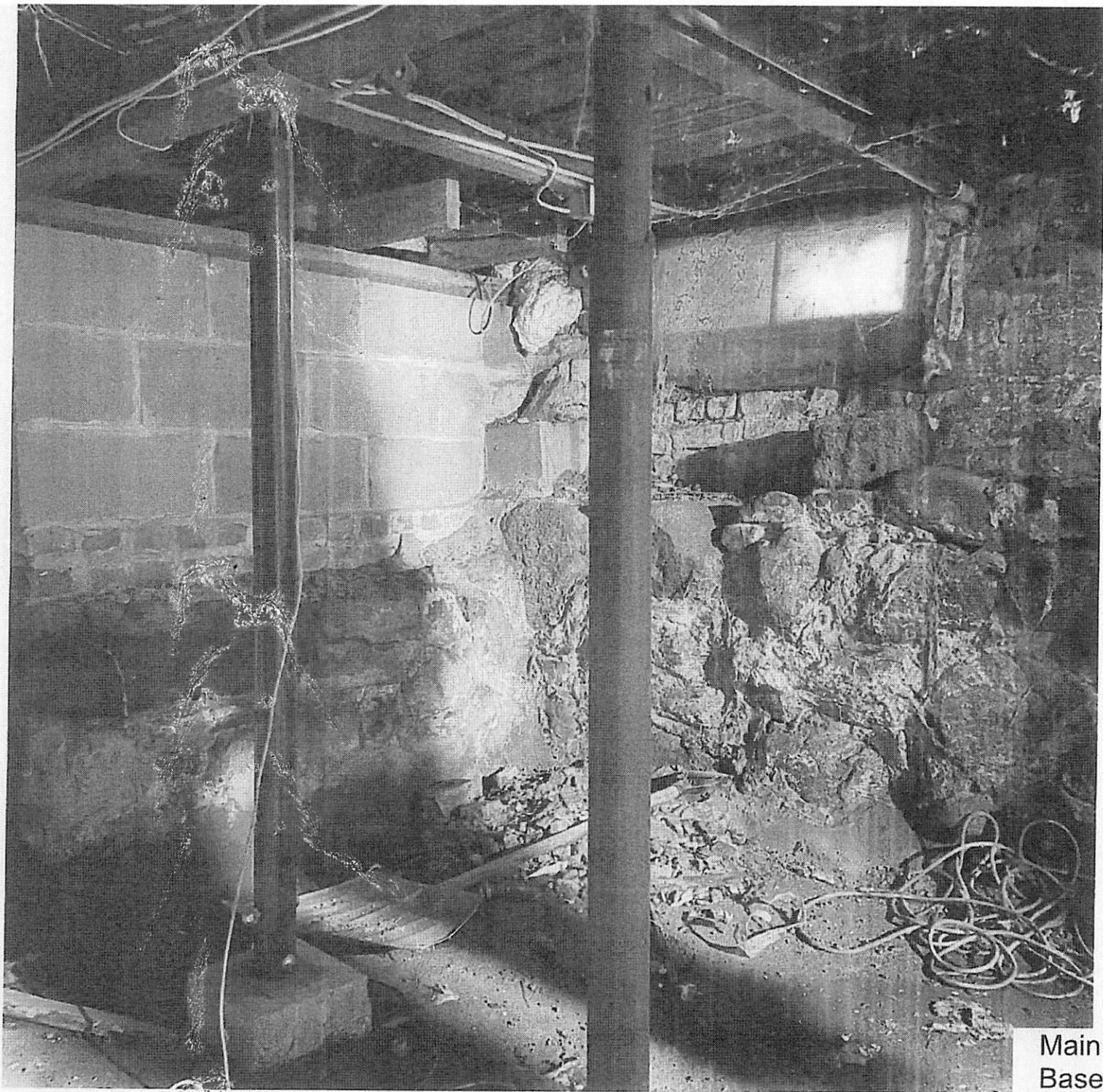
Main Building -
Basement #2



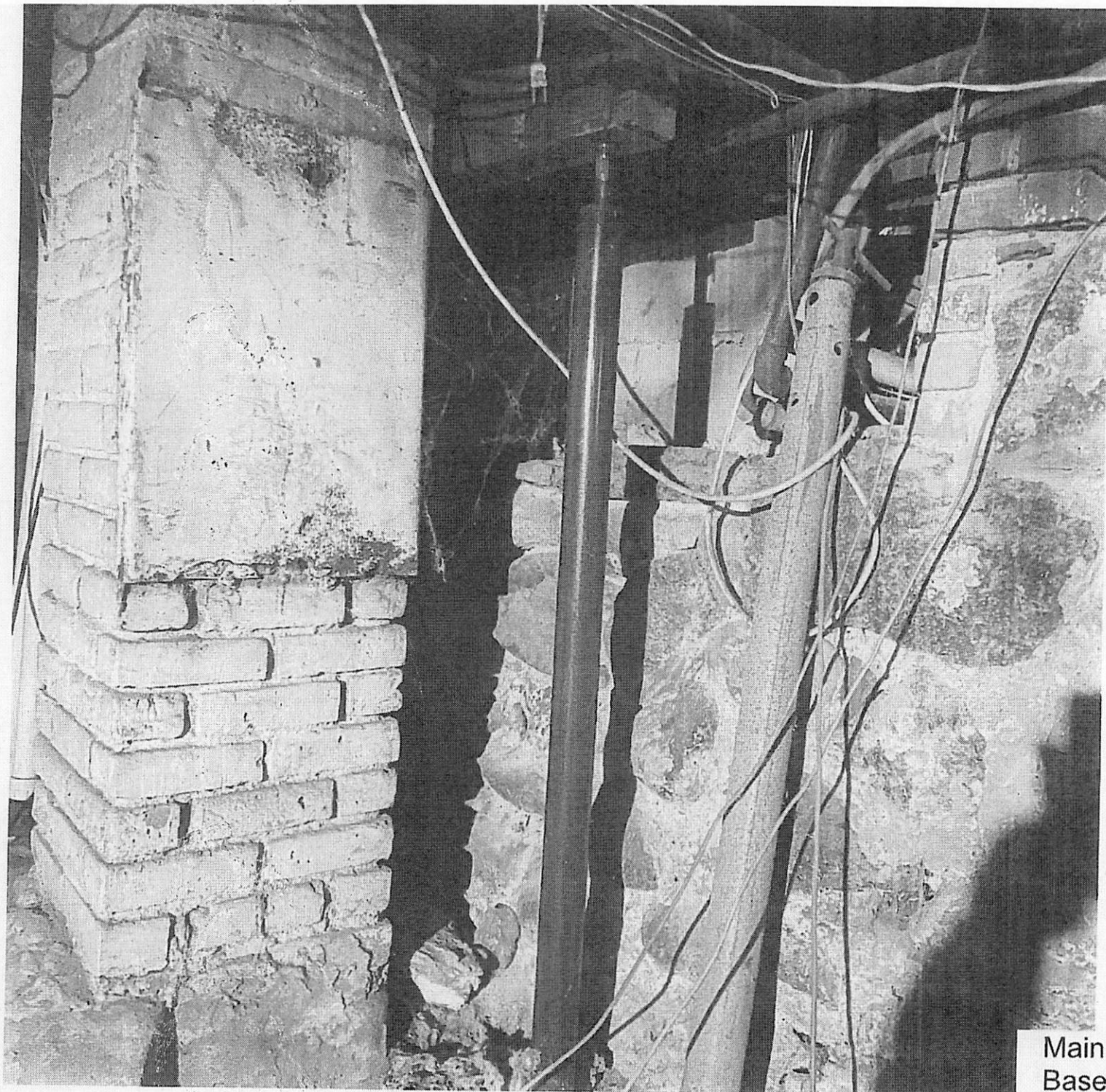
Main Building -
Basement #3



Main Building -
Basement #4



Main Building -
Basement #5



Main Building -
Basement #6



MAIN BUILDING - PROPOSED REAR FACADE



MAIN BUILDING - PROPOSED REAR FACADE

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

NEXT CHAPTER EQUITIES LLC

Orangetown Historical Areas Board of Review
June 26, 2023

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

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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

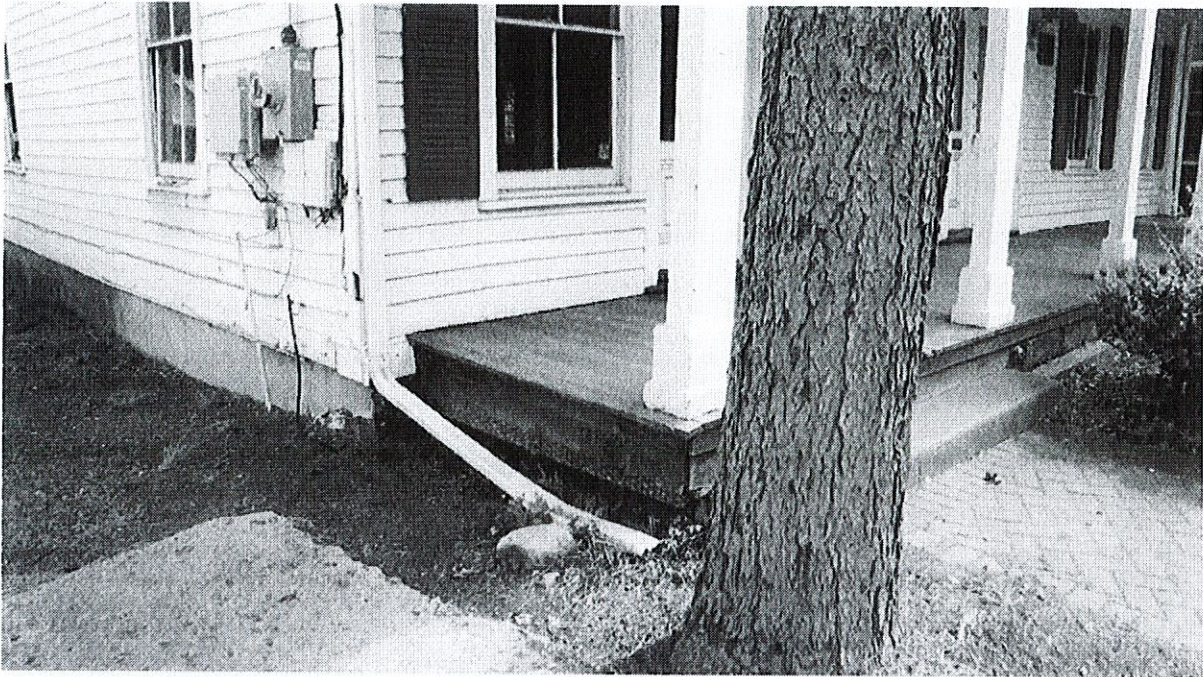
Joseph Panzella has owned twelve personal and investment properties dating back to 1983. His first property was a co-op apartment which he purchased at the age of 21 and managed and rented for four (4) years before selling. Mr. Panzella acquired his first commercial property in 1984 and a second a couple 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

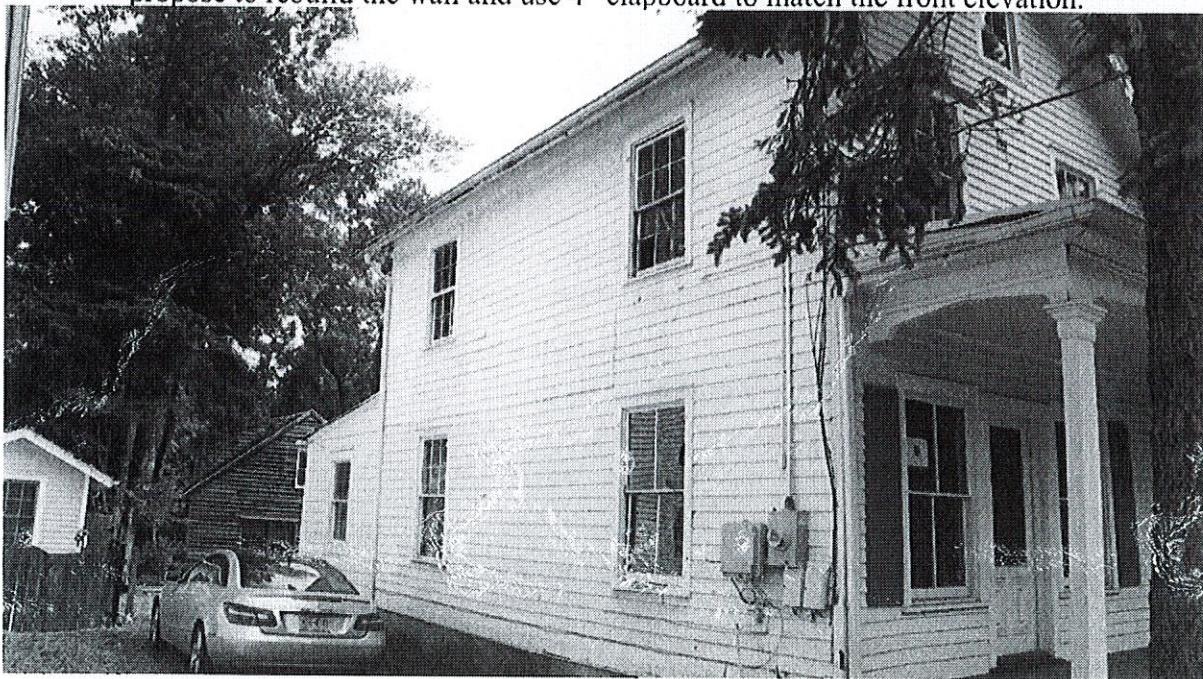
Andrew Rosenberg has been involved in the commercial real estate business for 30 years. In his profession as a commercial real estate attorney representing owners, operators, and developers, he has structured over a hundred commercial real estate investments in various asset classes across the country 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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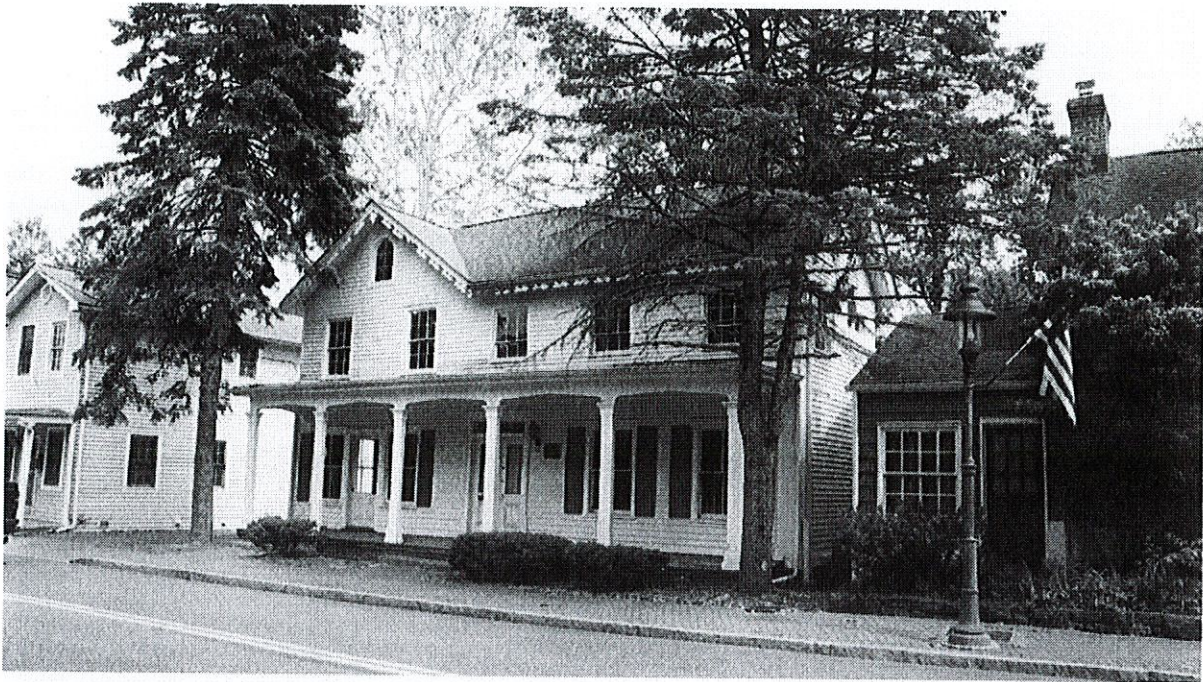
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Cement Parging over bulging stone foundation at left (east) wall. Note inconsistent clapboard width from original front wall. We propose to rebuild this wall with concrete and use salvaged stone to build a new stone veneer wall to mimic what was originally 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.



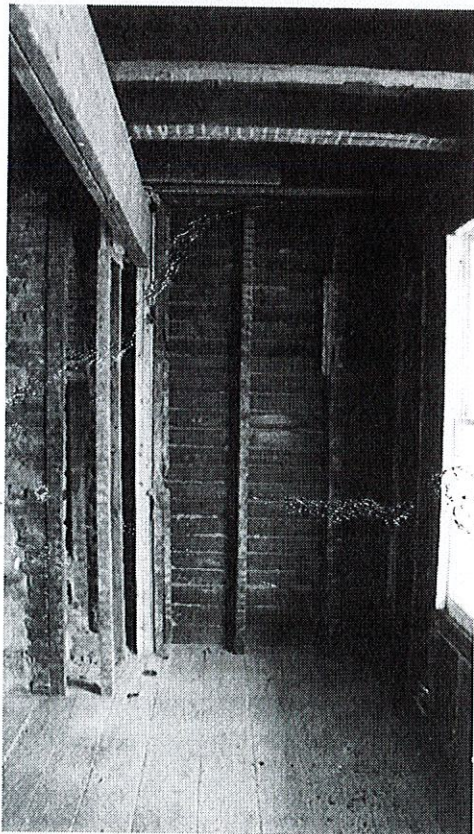
The front elevation and porch will remain as-is except for paint and new windows. We would like to add a door between the windows at the right side for symmetry and retail access from the porch.



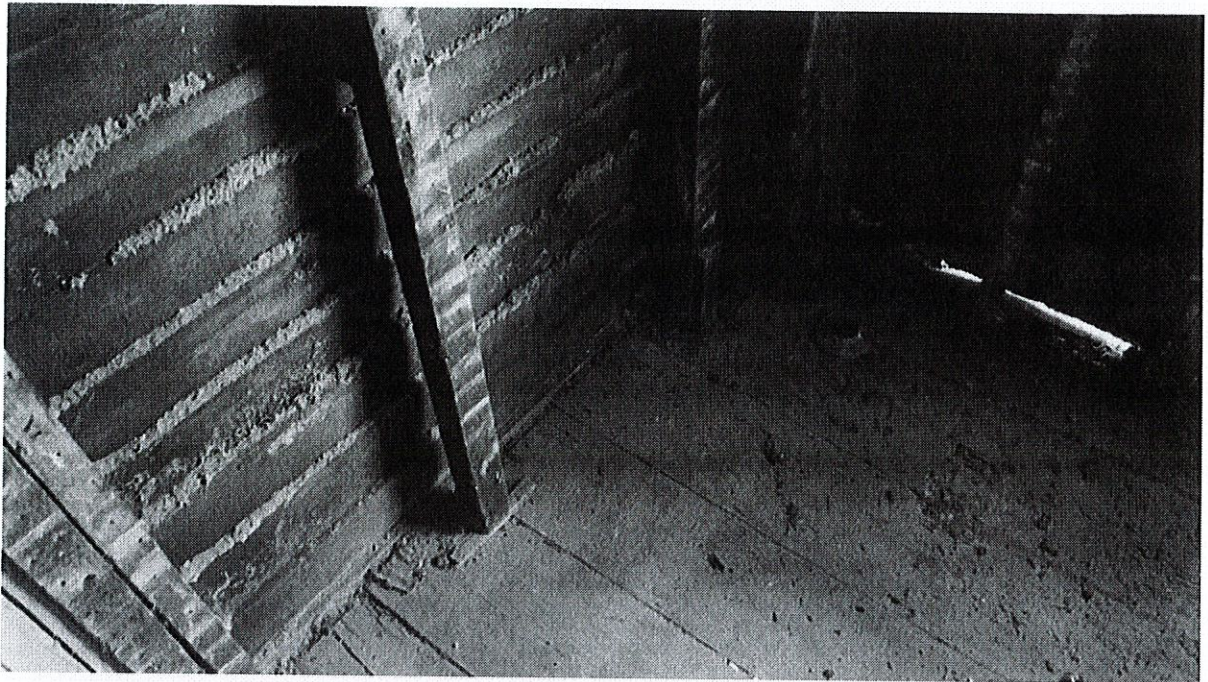
This photo shows the decaying sill plate which is causing the west wall to sink and become more unstable in the future. I propose reconstructing this wall with corner pilasters and 4" clapboard to match the front elevation. 2/3 of this wall will be demolished anyway since they were additions.



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.



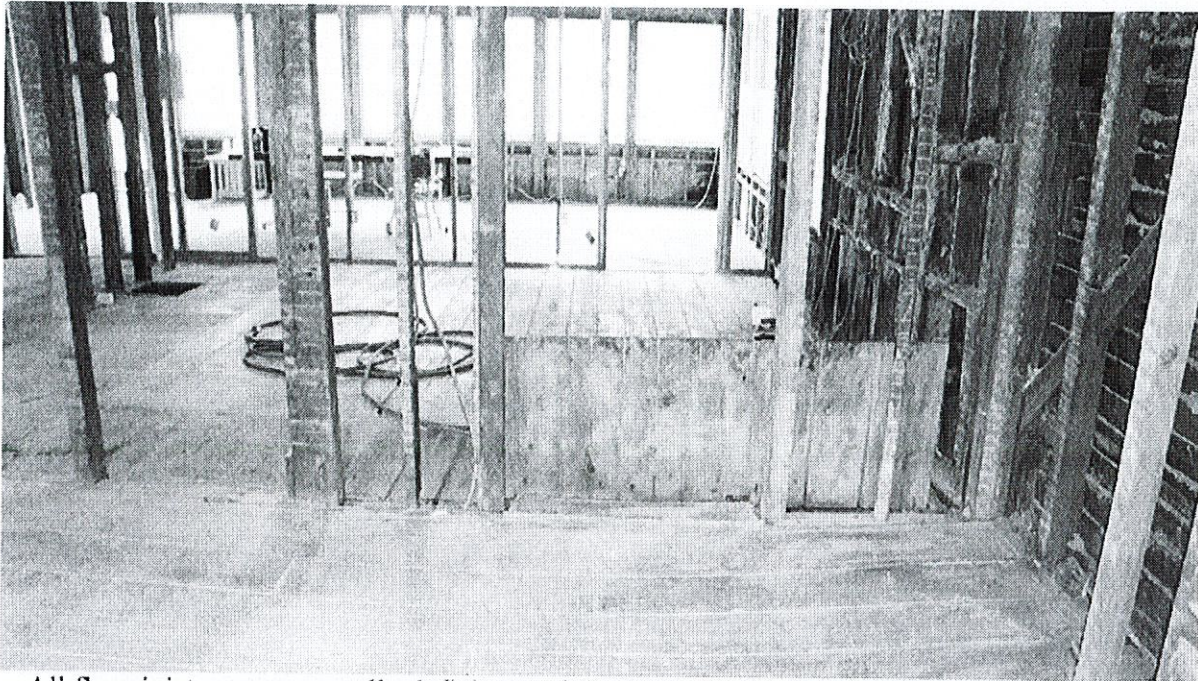
This photo shows the interior of the west wall. There are 2" x 4" wall studs at 36" o.c. spacing. The clapboard is nailed directly to them. This wall is structurally deficient, the mudsill is rotting and sinking, and there is no vapor barrier under the siding. We would like to demolish and reconstruct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



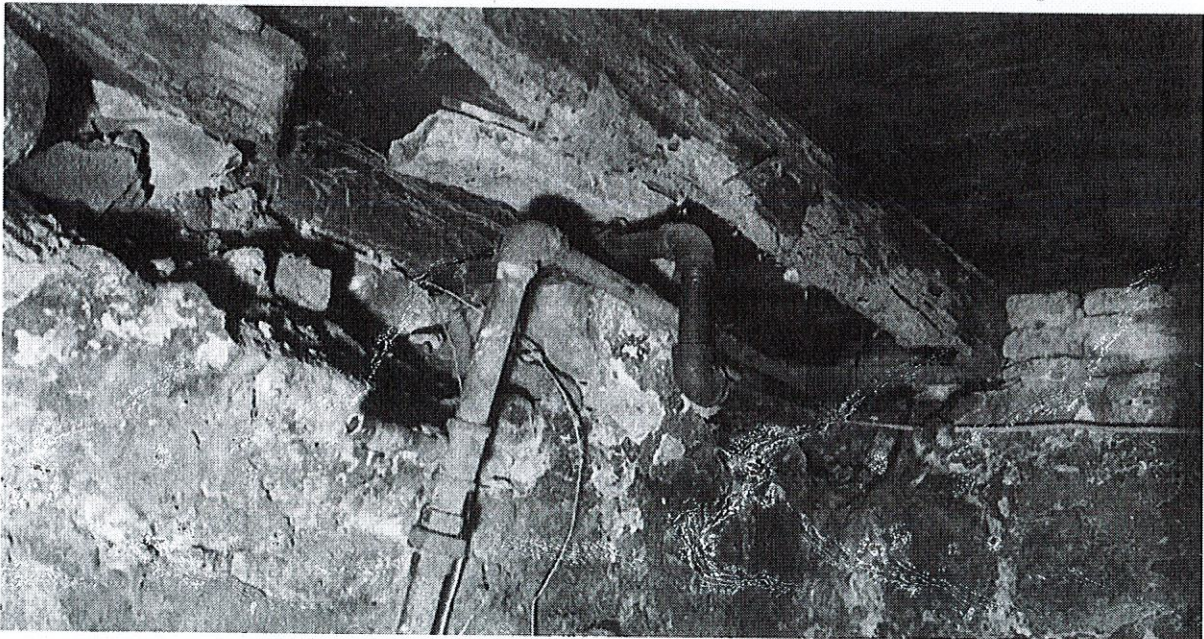
Here is a closer look at the west wall construction from inside. Note the daylight coming from under the north wall. Although not visible here due to old cellulose insulation blocking it, there is daylight coming in between the exterior clapboards as well in many locations.



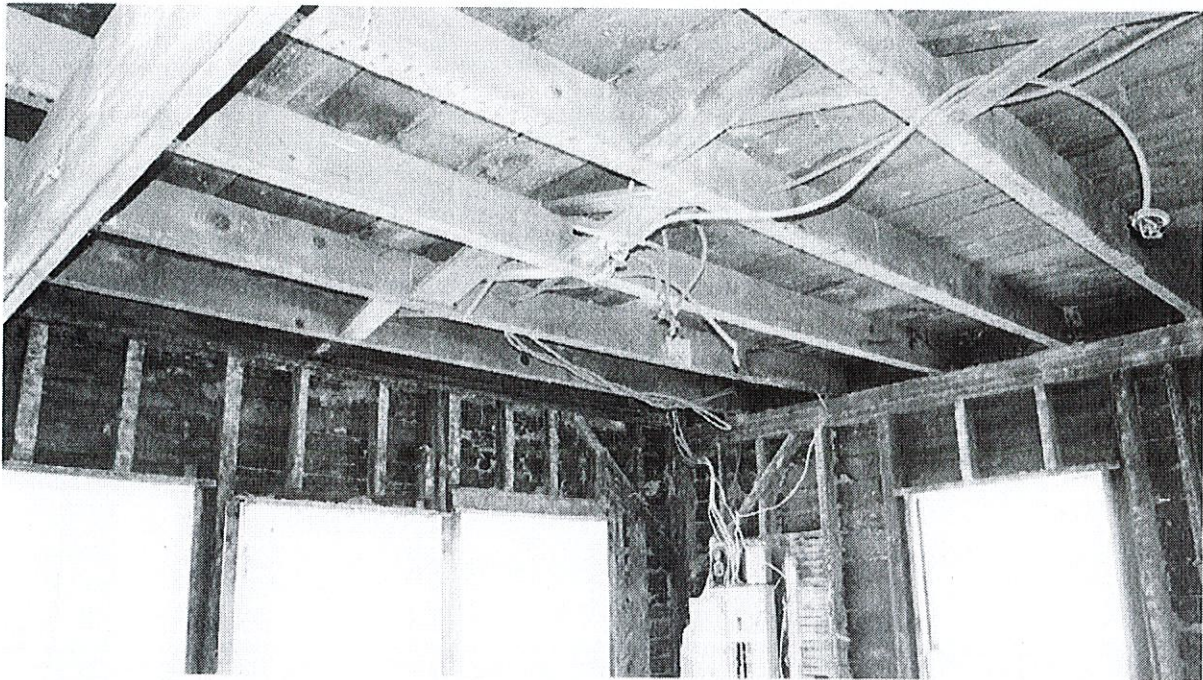
This is an abandoned brick chimney that is structurally unstable and does not have proper support in the basement. We propose removing this. It is not a significant architectural element from the street and is barely visible mainly due to the large pine tree in front.



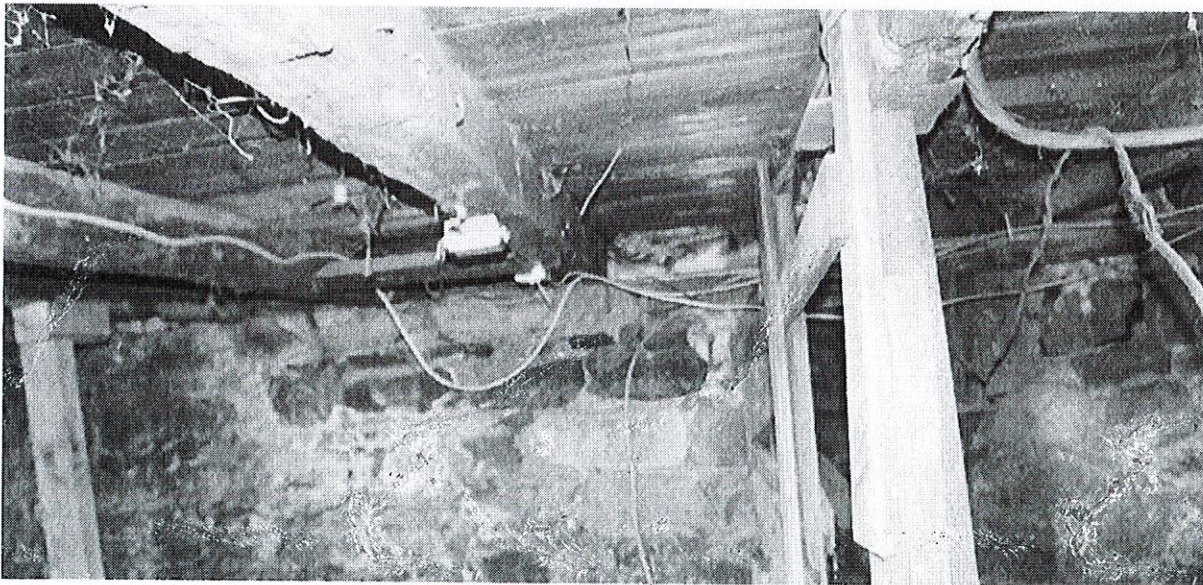
All floor joists are structurally deficient and need to be replaced. The original portion of the house shown above has a sagging and wavy floor system. Most rooms have at least 2" of deflection at the center of the floor. In order to save the floors, each room would have to have the exterior walls individually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



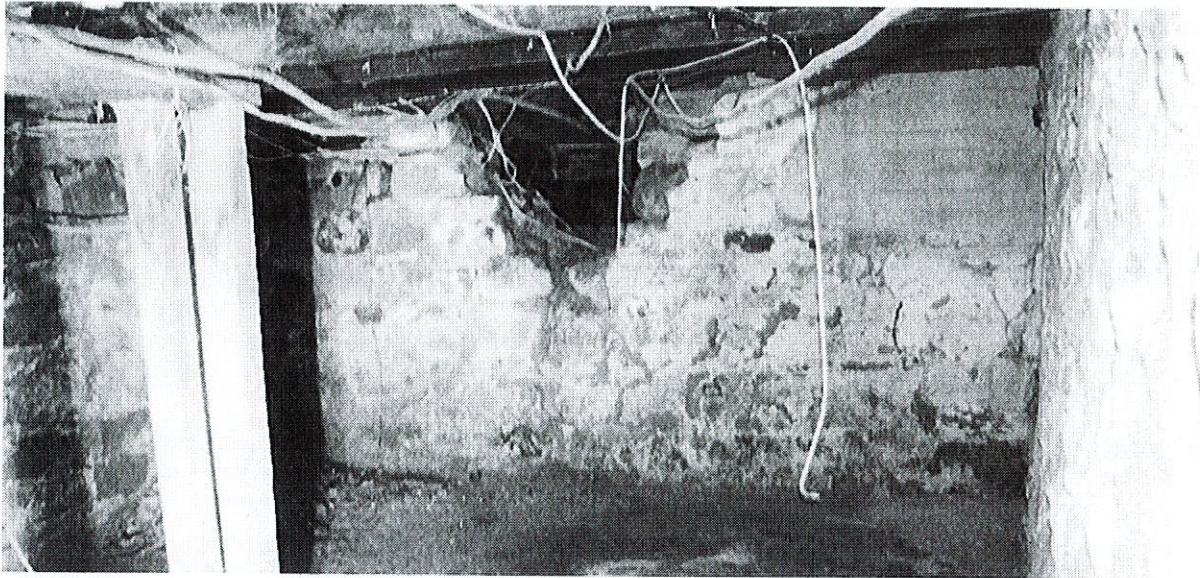
All joist ends bear on the stone foundation walls directly. Because of this, many are rotting. The only way to replace these is to install new joists on beams with footings with lally columns. In addition there is no good way to tie the new floor structure into the damp and rotted wall framing and joist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



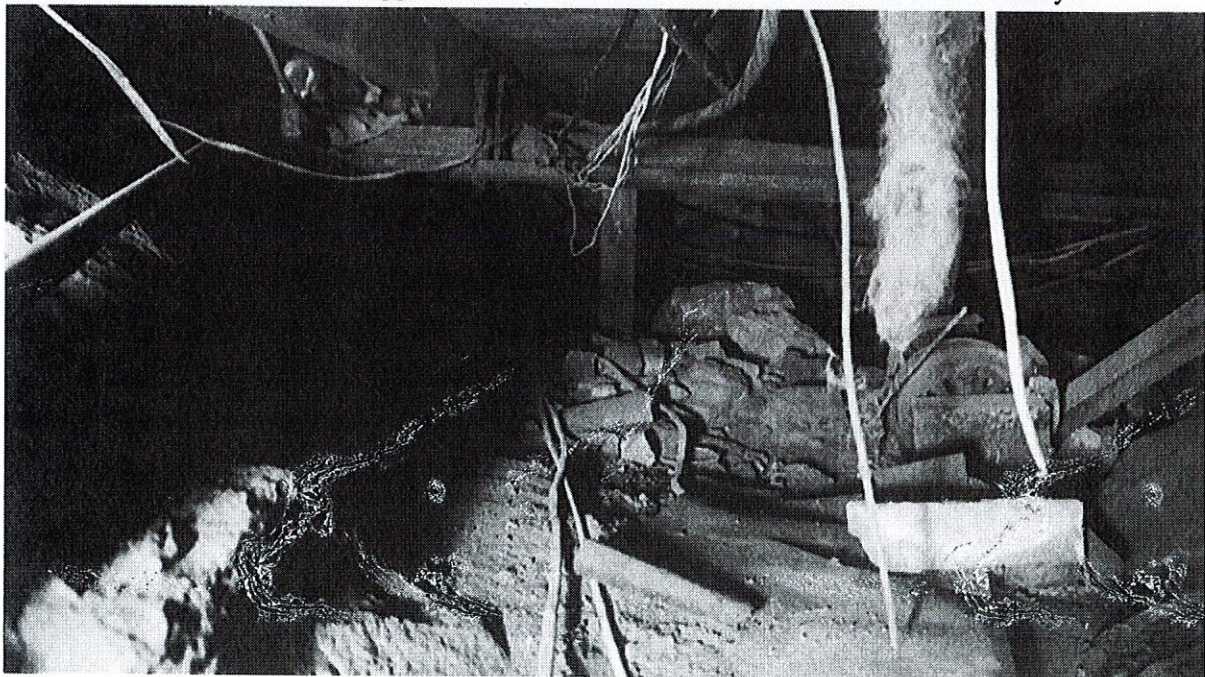
The east foundation wall (under right side wall in photo) has settled approximately 2" which creates a slope in the floor in addition to the sagging. The joists at this floor are 3" x 7" at 24" on center spanning 16 feet. They, and all joists, are seriously deficient. A beam was previously added to prevent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



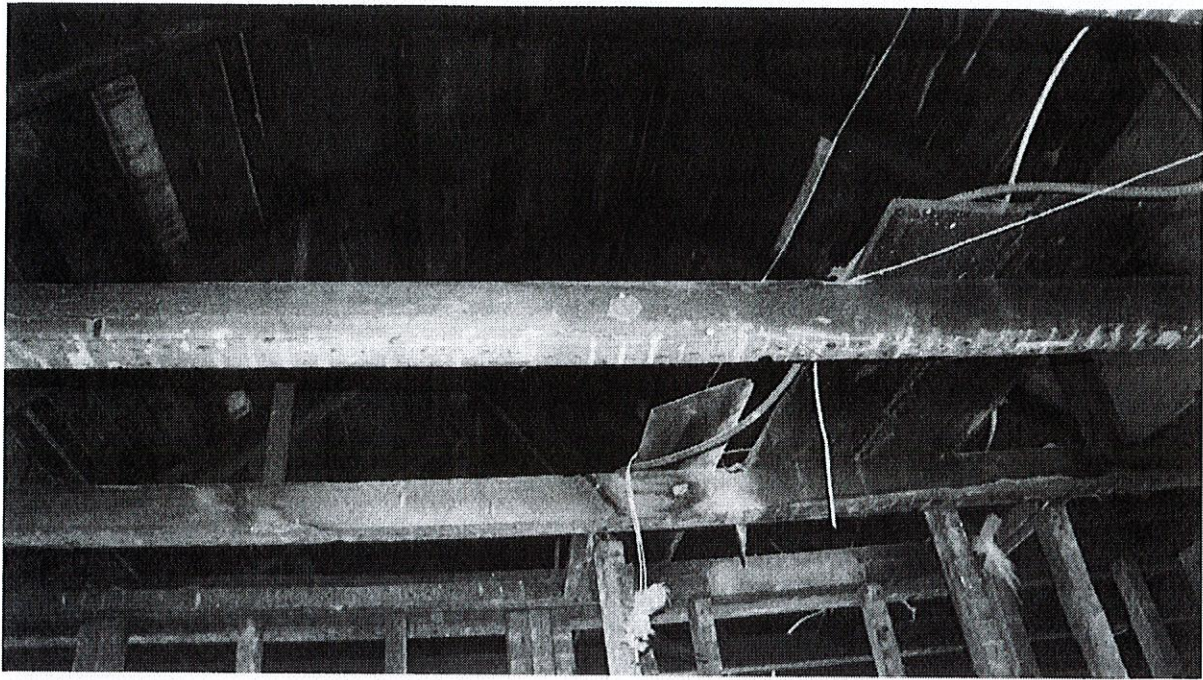
The original portion of the house (northwest quadrant) has a 20" wide stone foundation which does not have footings. There is some structural settling of about 2" present in some areas. There is 5' of headroom in the cellar here. Since the walls and floor have no waterproofing there is constant moisture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

