City of New Rochelle
Department of Development
Historical Landmark Review Board Agenda

PUBLIC MEETING/HEARING
Wednesday, September 9, 2026
6:00 PM, Council Chambers
515 North Avenue
Public Comment Allowed

Call to Order

Approval of Minutes

Public Hearing

1. Application HLRB 4-2026 by Mario Canteros for a certificate of appropriateness to legalize existing improvements, including a porch enclosure, pool, gazebo, outdoor kitchen, detached open porch, fire pit, pizza oven, generator, HVAC unit, 4-foot IPE driveway gates, and a 4-foot cable rail fence along the side yard, as well as to construct a new garage, install pavers, and add new front steps and a walkway at 9 The Court (Block 828, Lot 14) in an R1-HIST zoned district. **ADJOURNED TO THE OCTOBER MEETING**

2. Application HLRB 5-2026 by Nischal Arjune for a certificate of appropriateness to construct a raised patio and detached garage in the front yard for an existing one-family dwelling at 14 The Boulevard (Block 827, Lot 42) in an R1-HIST zoned district. **ADJOURNED UNTIL FURTHER NOTICE**

3. Application HLRB 7-2026 by Jodi A. Lucena-Pichardo for a certificate of appropriateness to legalize a wooden enclosed fence at the side and rear yard at 40 Earle Place (Block 879, Lot 35) in an R1-HIST zoned district. **RETURNING FROM THE JUNE MEETING**

4. Application HLRB 11-2026 by Kent Wilson for a certificate of appropriateness to paint the dwelling and garage at 250 Boulevard East (Block 878, Lot 45) in an R1-HIST zoned district.

5. Application HLRB 12-2026 by John Arthur for certificate of appropriateness to remove and replace existing grey siding with blue vinyl siding and white trim, corners, gutters, and leaders at 32 Rockland Place (Block 867, Lot 17) in an R1 HIST zoned district.

City Council Referrals/ Old & New Business/Discussion Items (Not for Public Comment)

Adjournment

James Fleming, AIA
Board Chair

Benito Ceja
Senior Project Manager/ Board Clerk

Generated: August 27, 2026

City of New Rochelle

Planning

Meeting Date: Wednesday, September 9, 2026

Item Category: Public Hearing

Item: Application HLRB 4-2026 by Mario Canteros for a certificate of appropriateness to legalize existing improvements, including a porch enclosure, pool, gazebo, outdoor kitchen, detached open porch, fire pit, pizza oven, generator, HVAC unit, 4-foot IPE driveway gates, and a 4-foot cable rail fence along the side yard, as well as to construct a new garage, install pavers, and add new front steps and a walkway at 9 The Court (Block 828, Lot 14) in an R1-HIST zoned district. **ADJOURNED TO THE OCTOBER MEETING**

Attachments:
None

Item # 2.

City of New Rochelle

Planning

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Item Category: Public Hearing

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Attachments:
None

Item # 3.

City of New Rochelle

Planning

Meeting Date: Wednesday, September 9, 2026

Item Category: Public Hearing

Item: Application HLRB 7-2026 by Jodi A. Lucena-Pichardo for a certificate of appropriateness to legalize a wooden enclosed fence at the side and rear yard at 40 Earle Place (Block 879, Lot 35) in an R1-HIST zoned district. **RETURNING FROM THE JUNE MEETING**

Attachments:

1. 40 Earle Place - HLRB 7-2026_R

City of New Rochelle

515 North Avenue, New Rochelle, NY
10801

FOR OFFICE USE ONLY
Fee paid: _____
Receipt #: _____
Date Received: _____

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
HISTORICAL AND LANDMARKS REVIEW BOARD
Application Fee: $110.00
(Checks payable to the City of New Rochelle)

LOCATION OF PROJECT

APPLICANT NAME: Jodi a. Lucena-Pichardo

APPLICANT ADDRESS: 40 Earle Place New Rochelle, NY 10801

PHONE NUMBER: [redacted] **EMAIL ADDRESS:** [redacted]

OWNER NAME: (If different than above): _____

PROJECT ADDRESS: (If different from above)

PROJECT TAX BLOCK: 876 **LOT(S)** 35

HISTORIC DESIGNATION: ☑ ROCHELLE HEIGHTS ☐ ROCHELLE PARK ☐ LOCAL LANDMARK

BUILDING CONTRACTOR: NA Owner

ARCHITECT: NA

ENGINEER: NA

LANDSCAPE ARCHITECT: NA

TYPE OF IMPROVEMENT

- ☐ Addition
- ☐ Alteration
- ☐ Demolition
- ☐ Relocation
- ☐ New Construction
- ☐ Repair
- ☐ Sign
- ☑ Other

If Other, please specify
Fence

USE OF BUILDING

- ☑ Single-Family Residence
- ☐ Multi-Family Residence
- ☐ Retail Commercial
- ☐ Office
- ☐ Restaurant
- ☐ Hotel/Motel
- ☐ Industrial
- ☐ Mixed Use
- ☐ Institutional

If Institutional, please specify
_____

City of New Rochelle

515 North Avenue, New Rochelle, NY
10801

FOR OFFICE USE ONLY
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DESCRIPTION OF PROPOSED WORK

Legalize existing wood fence, enclosing rear yard.
Cedar fence w/ Benjamin Moore leather saddle stain.
Recently approved by Zoning Board - resolution attached

SUBMITTAL REQUIREMENTS
Check all documents submitted

Required for ALL applications

- ☑ Samples and colors of materials to be used. If new material is to match old, also submit samples of existing materials. Manufacturer specification sheet acceptable. Examples encouraged for public hearing.
- ☑ Photographs of existing building(s) including all facades of structure(s), and neighboring properties. This provides context for the work. It is important that details relating to the work are photographed clearly so the board can make an informed ruling.

Additional items to be provided as requested by the Building and/or the Planning Department(s)

- ☑ A survey giving dimensions and location of the property, location of building(s) showing distances from property line, names of adjacent streets, and north/south orientation.
- ☐ A landscape plan showing existing trees, proposed tree removal and replacements including diameter at breast height (dbh), distance between trees, other site improvements such as walls, walks, terraces, plantings, accessory buildings, signs, lights and other elements.
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  A complete set of reproducible plans (site plan and building elevations) and specifications for the project.

NOTE: Presentation materials for public hearing should be of a size that can be seen by public and clearly recorded by the TV cameras.

NOTIFICATION REQUIREMENTS

Applicants MUST notify ALL property owners within 150 feet by certified mail, return receipt requested, no less than the (10) days before the date of the hearing. The Assessor's Office at the City of New Rochelle can provide a list of homeowners. Please request this list a few days in advance of the minimum notice period to allow the office to process the request. Return receipts must be submitted at the HLRB hearing.

Department of Buildings
515 North Avenue
New Rochelle, NY 10801
Phone: (914) 654 - 2035
Fax: (914) 654 - 2031

Paul Vacca, CEO
Commissioner of Buildings

NewRochelleNY.com/Buildings

City of New Rochelle
New York

HISTORICAL AND LANDMARK REVIEW BOARD REFERRAL

To: Jodi Lucena-Pichardo
40 Earle Pl
New Rochelle, NY 10801

Application No.	**1392-2026**
Review Date	**05/11/2026**
Zoning	**R1 - HIST**
Job Location	**40 Earle Pl**
Parcel No.	**3-876-0035**
Reviewed By	**Soraya Ben-Habib**

LOCATION: 40 Earle Pl

DESCRIPTION OF WORK: *Legalization of a wood fence enclosing street side and rear yard, the fence height varies from more than 5ft to more than 6ft to follow the the ground elevation.*

You are hereby notified that your application for Building Permit or Amendment to Building Permit has been reviewed for compliance with the requirements of Chapters 170 and 331 of the Municipal Code of the City of New Rochelle.

Ordinance Code	Approval Type	Description
331-16 I	Certificate of Appropriateness	The proposed fence height was approved by the Board of Appeals on Zoning where it exceeds the permitted height of 4ft within the street facing yard.

You may file an application with the **Historical and Landmark Review Board** pursuant to Chapter170 of the Municipal Code. The last day to submit an application to the Board for the **06/10/2026** meeting is **05/05/2026** by 12 NOON.

All applications will be taken on a first come first serve basis. Your application for a building permit will be voided unless it is amended or an application to the Board is received within 60 days from the date of this notice.

Area of Notification: 150'

Instructions for filling an application: HLRB Filing Process

Soraya Ben-Habib

Soraya Ben-Habib

#1 Home Improvement Retailer

Stamford 10PM 06902 What can ... Stamford 10PM 06902 Shop All Services DIY Log In

... / Lumber & Composites / Fencing & Gates / Wood Fencing / Wood Fence Panels

Internet # 300437797 Model # 6X8LTP Store SKU # 1002158773

Customers Also Viewed

ProWood 3-1/2 ft. x 8 ft. Western Red Cedar Privacy Flat Top Fence Panel Kit

(285)

$103.34 /package

Enclo Privacy Screens Concord 5 ft. H x 3.2 ft. W Cedar Wood Slatted Panel Flat Top...

(143)

$95.00

6 ft. ...
Dog-

$79

Feedback

6 ft. x 8 ft. Premium Cedar Lattice Top Fence Panel with Stained (SPF) Frame (Actual Size: 68-3/8 in. H x 96 in. W)

(126) Questions & Answers (31)

- Natural, high-quality cedar construction offers classic beauty
- Resists damage from moisture, insects and decay
- Pre-assembled panel for easy installation
- View More Details

Out of Stock

This item is currently unavailable.

You've Still Got Options! You can request in-home installation services for a similar product. This item is currently out of stock.

Get Expert In-Home Installation

A local pro will take care of the job for you

☐ Request installation service

What to Expect

Feedback

Shopping for a new fence?

Use our project calculator to help purchase everything you will need.

Build Your Fence

Frequently Bought Together

CURRENT ITEM

Select

6 ft. x 8 ft. Premium Cedar Lattice Top...

★★★★ (125)

+

Select

DECKMATE #9 x 3 in. Tan Star Flat-Head...

★★★★½ (4628)

$29.97 /package

+

Select

SAKRETE 80 lb. Gray Concrete Mix

★★★★½ (5851)

$6.47

+

Select

Grip-Rite #9 x 3 in. #2 Phillips Bugle Head...

★★★★½ (7914)

$9.87

Subtotal: $46.31

Add 4 Items to Cart

Ask about this product

Get an answer now with AI

Type a question

Get an Answer

AI-generated from the text of manufacturer documentation. To verify or get additional information, please contact The Home Depot customer service.

Product Details

About This Product

Experience the long-lasting beauty of Cedar fence panels. Cedar gives a feeling of warmth and complements the natural surroundings of your outdoor living space while providing security and privacy for your family. These prefabricated panels are easy to install and are made from high quality cedar boards. Cedar contains natural preservatives that resist moisture, decay and insect damage thereby increasing the life of your fence.Assembled using premium 11/16 in. thick cedar fence-boards (#2 grade and better), fence boards are then picture framed inside a uniquely notched channel 2 in. x 4 in creating a superior structure, the panel is fully framed using 2 in. x 4 in. combed and stained (cedar tone) whitewood with 4 square edges, fastened together with electro-galvanized spiral fasteners for maximum structural/durable strength

Feedback

Highlights

- Assembled using full length nailing strips and kick-board
- Natural cedar can be stained or painted
- 2 in. x 4 in. Rails of the panel are comb finished and stained (cedar tone) white wood
- Actual panel size: 68-3/8 in. high x 96 in. wide
- 68-3/8 in. Panel height allows for adequate ground clearance while maintaining a 6 ft. finished installed height
- Fence boards are thicker than most competitors (11/16 in. vs 5/8 or ½)
- Diagonal lattice screen uses 38-pieces making for more privacy
- Weighs approximately 110 lbs.
- Return Policy
- California residents see Prop 65 WARNINGS

Product Information

Internet # 300437797
Model # 6X8LTP
Store SKU # 1002158773

Additional Resources

From the Manufacturer

- Installation Guide
- Instructions / Assembly
- Return Policy

Ask Magic Apron

What are the key features? | What is the warranty on this item? | What are the key specifications? | Ask a Question

Specifications

Questions & Answers
31 Questions

SPINELLI SURVEYING Est. 1947

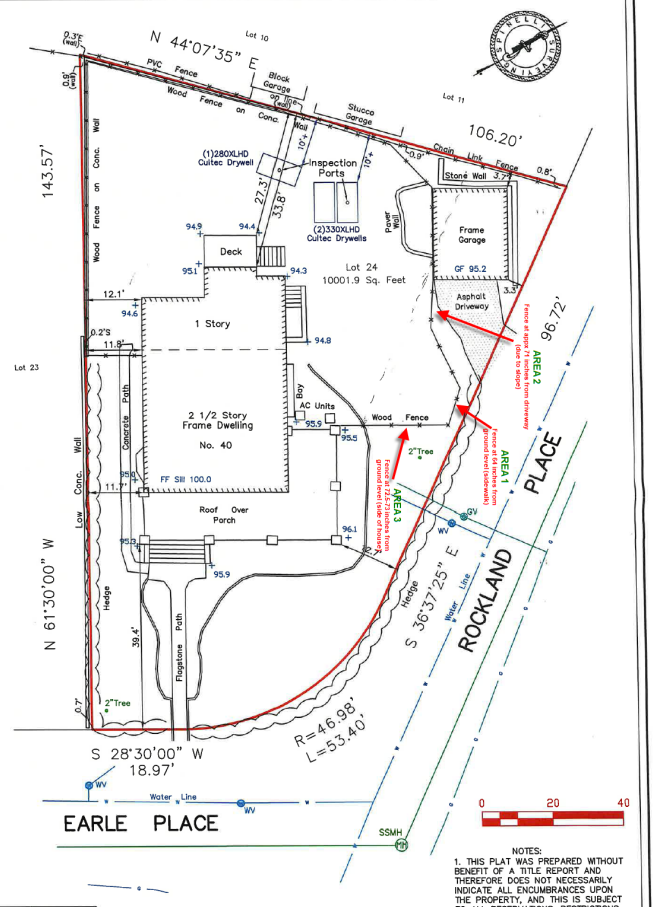
656 Halstead Avenue
Mamaroneck, NY 10543
[redacted]

SCALE 1"=20' | 'ROCHEIT'

Survey of Lot 24, Block K, as shown on 'Map of Rochelle Heights' in the City of New Rochelle, Westchester County, NY. Filed June 15, 1908 as Map no. 1814.

Surveyed 10.25.24
Map Drawn 10.30.24
As-Built 12.17.25

24-802



NOTES:
1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY, AND THIS IS SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, EASEMENTS AND AGREEMENTS OF RECORD TO THE EXTENT THAT THEY LAWFULLY APPLY TO THE PROPERTY.
2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND RESEARCH PERFORMED ON OR PRIOR TO THE DATE SHOWN ON PLAT AND IS BASED ON MONUMENTS AND EVIDENCE FOUND IN THE FIELD AND MAY NOT CONFORM TO DEEDS, DESCRIPTIONS OR PLATS OF RECORD.
3. PROPERTY CORNER MONUMENTS WERE NOT SET DURING THIS SURVEY

STATE OF NEW YORK
RICHARD J. SPINELLI
50975
LICENSED LAND SURVEYOR

Richard J. Spinelli L.S. NYS Lic. 50975

–Unauthorized additions to or alterations of this plan is a violation of Section 7209 of the N.Y.S. Education Law.

GRANITEPAINT

BENJAMIN MOORE WOODLUXE SEMI SOLID STAIN

(No reviews yet) Write a Review

$6.99 - $67.99

Size: Required

1/2 Pint Gallon

Color: Required

Choose Options

BACK TO TOP

Quantity:

1

ADD TO CART

GRANITEPAINT

DESCRIPTION

Woodluxe® Water-Based Waterproofing Exterior Stain + Sealer - Semi Solid (693 Series)

- Extend the luxurious beauty of your home's interior to the outdoors with innovative stain technology.
  - Semi-Solid opacity allows the texture and some of the grain pattern of wood to show through
  - Reduced cracking and peeling, which means less prep—and easier recoating*
  - Provides a UV-and mildew-resistant coating
  - Easy application: one-coat coverage* with minimal lap marks for a consistant finish
  - Advanced all-weather protection
  - 300-400 sq ft/gallon
  - 1 hour dry time
  - Allow to dry for 48 hours before putting furniture back on decks
  - Soap and Water cleanup

Terms & Conditions: Paint color charts on this page are only to be used as reference. Depending on display settings, monitors can distort paint colors making them appear lighter, darker or different than the actual product will be.

GRANITEPAINT

BACK TO TOP

Board of Appeals on Zoning
Department of Buildings
515 North Avenue
New Rochelle, N.Y. 10801

(914)-654-2033
Fax (914) 654-2031

Erica Aisner, Chairperson

Abel Rodriguez
Mark McLean
Robert Stanziale
Fernando Arias
Carla Klapper
Charlotte Abadir

In the matter of the Application

Of

CASE NO. 16-2026

WHEREAS, applicant, Jodi Lucena-Pichardo, owner of property located at 40 Earle Place and known on the tax assessment map of the City of New Rochelle, Block 876, Lot 35 has applied for the following area variances from the provisions of the Zoning Ordinance of the City of New Rochelle:

PERMISSION TO ALLOW: Legalization of a wood fence enclosing the rear yard
(Legalize Existing)

SECTION 331-16 – of the Zoning Code of the City of New Rochelle provides: whereas the proposed fence height, with height varying from ±5 feet to ±6 feet within the 2nd front yard exceeds the maximum permitted of 4 feet high, and

WHEREAS, prior to the hearing, members of the Board of Appeals conducted an inspection of the premises and surrounding neighborhood; and

WHEREAS, on May 5, 2026 the Board conducted a duly noticed public hearing on the application, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the applicant has submitted proof of proper notice to nearby property owners required to receive notice thereof.

NOW, THEREFORE, the Board of Appeals makes the following findings:

1. The requested activity is a Type 2 Action under the State Environmental Quality Review Act (6 NYCRR Part 617);
2. The benefit cannot be achieved by other means feasible to applicant.
3. The granting of the variance will not result in an undesirable change in the character of the neighborhood or to nearby properties;
4. The granting of this variance is not substantial;
5. The request will not have an adverse physical or environmental effect;
6. The variance should be granted in the interest of justice.

NOW, THEREFORE, BE IT RESOLVED, that the application for an area variance is hereby granted permission to legalize a wood fence enclosing the rear yard, the fence height varies from more than 5 feet to more than 6 feet to follow the ground elevation.

AREA VARIANCE VOTE:

Motion by: Abadir
Seconded by: Klapper

Member	Yeas	Nays	Abstain
Aisner	X		
Stanziale	Absent		
McLean	X		
Rodriguez	Absent		
Arias	X		
Klapper	X		
Abadir	X		

The Resolution is granted by order of the Board of Appeals on Zoning as Resolution #16-26

Dated: 5/11/26

Erica Aisner, Chairperson

THIS RESOLUTION WILL BECOME NULL AND VOID WITHIN ONE YEAR OF THE DATE OF FILING UNLESS A BUILDING PERMIT IS OBTAINED AND WORK IS COMMENCED AND DILIGENTLY PROSECUTED WITHIN ONE YEAR OF THE DATE OF THE GRANTING OF A VARIANCE OR SPECIAL PERMIT AS CITED IN CHAPTER 331, ARTICLE XI, SECTION 74 OF THE ZONING CHAPTER OF THE NEW ROCHELLE CODE.

THIS IS NOT A BUILDING PERMIT-- A Building Permit must be obtained from the Building Department before any work is started. Curb cuts must be approved by the City Engineer and a permit must be obtained from the Department of Public Works.

I HEREBY CERTIFY this to be a true copy of a resolution approved by the vote of the Board of Appeals on Zoning of the City of New Rochelle at a meeting held on May 5, 2026 at the City Hall, New Rochelle, New York.

DATED: 5/11/2026

City Clerk

ZONING NOTICE
The use of this site is proposed
to be changed as follows: CASE #

WARNING
BEWARE OF DOG
Keep Gate Closed

Rear Yard Fence: 40 Earle Place

Property overview

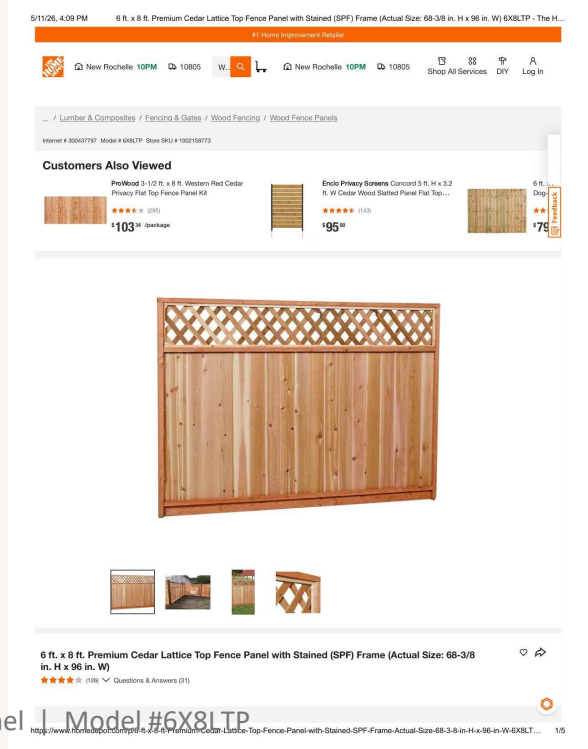
Fence Photos

Fence Photos

Fence Materials & Design: Wood/Cedar with Lattice

Before Stain

Cedar Lattice Top Fence Panel (Home Depot)



6 ft. x 8 ft. Premium Cedar Lattice Top Fence Panel | Model #6X8LTP

Fence Stain: Benjamin Moore Woodluxe — Leather Saddle Brown 2100-20

Woodluxe Exterior Semi Solid Stain
Allows the texture and grain pattern of wood to show

Woodluxe® Water-Based Waterproofing Exterior Stain + Sealer - Semi Solid (693 Series)

- Extend the luxurious beauty of your home's interior to the outdoors with innovative stain technology.
  - Semi-Solid opacity allows the texture and some of the grain pattern of wood to show through
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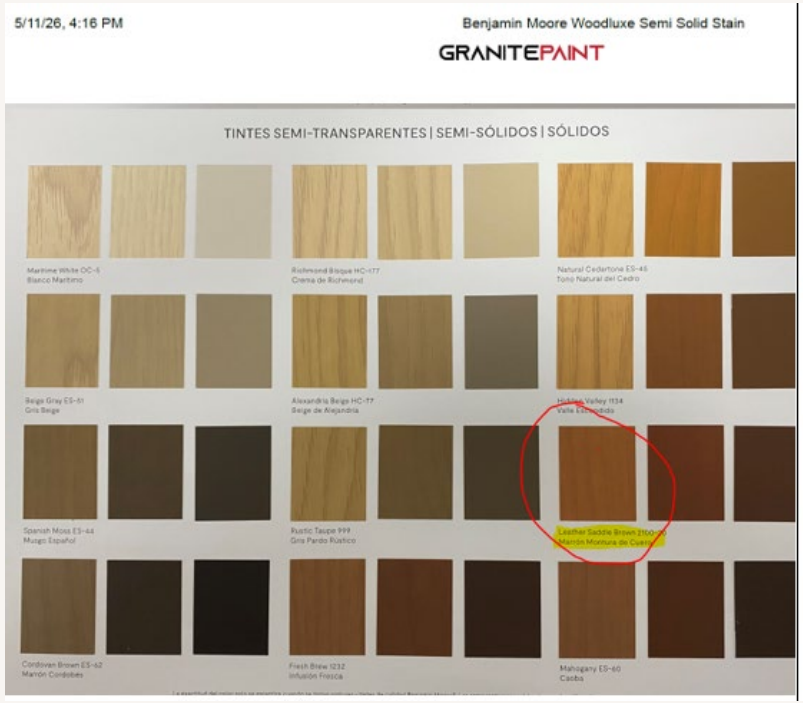
  - 300-400 sq ft/gallon
  - 1 hour dry time
  - Allow to dry for 48 hours before putting furniture back on decks
  - Soap and Water cleanup

Up Close Stain Color
Leather Saddle Brown



Benjamin Moore Woodluxe® Water-Based Waterproofing Exterior Stain + Sealer | Semi-Solid, 693 Series

Zoning Board Resolution: Fence Height Variance Approved

Board of Appeals on Zoning
Department of Buildings
515 North Avenue
New Rochelle, N.Y. 10801

(914)-654-2033
Fax (914) 654-2031

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Seconded by: Klapper

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Stanziale	Absent		
McLean	X		
Rodriguez	Absent		
Arias	X		
Klapper	X		
Abadir	X		

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Item # 4.

City of New Rochelle

Planning

Meeting Date: Wednesday, September 9, 2026

Item Category: Public Hearing

Item: Application HLRB 11-2026 by Kent Wilson for a certificate of appropriateness to paint the dwelling and garage at 250 Boulevard East (Block 878, Lot 45) in an R1-HIST zoned district.

Attachments:

1. 250 Boulevard East - HLRB 11-2026_R

City of New Rochelle

515 North Avenue, New Rochelle, NY
10801

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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
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Application Fee: $110.00
(Checks payable to the City of New Rochelle)

RECEIVED
DEPT OF DEVELOPMENT
AUG 03 2026
CITY OF NEW ROCHELLE
NY

LOCATION OF PROJECT

APPLICANT NAME: Sabina Mascarenhas

APPLICANT ADDRESS:
250 Boulevard East, New Rochelle, NY 10801

PHONE NUMBER: [redacted] **EMAIL ADDRESS:** [redacted]

OWNER NAME: (If different than above): _____

PROJECT ADDRESS: (If different from above)

PROJECT TAX BLOCK: 3-878-0045 **LOT(S)** _____

HISTORIC DESIGNATION: ☑ ROCHELLE HEIGHTS ☐ ROCHELLE PARK ☐ LOCAL LANDMARK

BUILDING CONTRACTOR: _____

ARCHITECT: _____

ENGINEER: _____

LANDSCAPE ARCHITECT: _____

TYPE OF IMPROVEMENT
- ☐ Addition
- ☐ Alteration
- ☐ Demolition
- ☐ Relocation
- ☐ New Construction
- ☐ Repair
- ☐ Sign
- ☑ Other

If Other, please specify
Painting exterior of house and garage

USE OF BUILDING
- ☑ Single-Family Residence
- ☐ Multi-Family Residence
- ☐ Retail Commercial
- ☐ Office
- ☐ Restaurant
- ☐ Hotel/Motel
- ☐ Industrial
- ☐ Mixed Use
- ☐ Institutional

If Institutional, please specify
_____

City of New Rochelle

515 North Avenue, New Rochelle, NY
10801

FOR OFFICE USE ONLY
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DESCRIPTION OF PROPOSED WORK

Painting on exterior of house and garage.

We are using Benjamin Moore Historical color Ashley Gray (HC-87) for the body color, Lancaster Whitewash (HC-174) for the trim color and Black (HC-190) for the shutters.

We are trying to match the body color and trim paint of the neighboring home located at 125 Hamilton Ave. This house is also located in Rochelle Heights and they had paint colors approved by the HLRB a handful of years ago.

SUBMITTAL REQUIREMENTS
Check all documents submitted

Required for ALL applications

- ☒ Samples and colors of materials to be used. If new material is to match old, also submit samples of existing materials. Manufacturer specification sheet acceptable. Examples encouraged for public hearing.
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Body Color

Benjamin Moore Historical Color

Ashley Gray HC-87

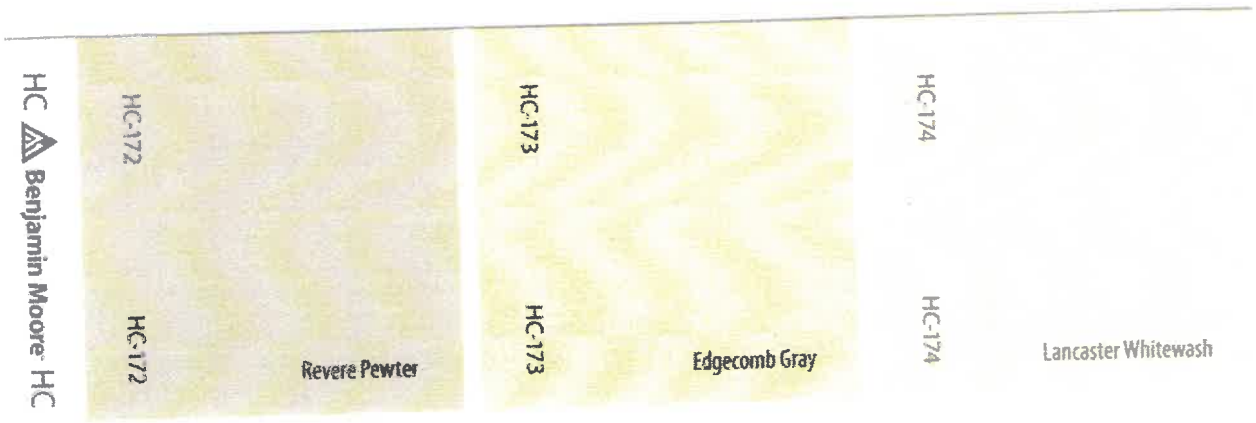
Trim Color

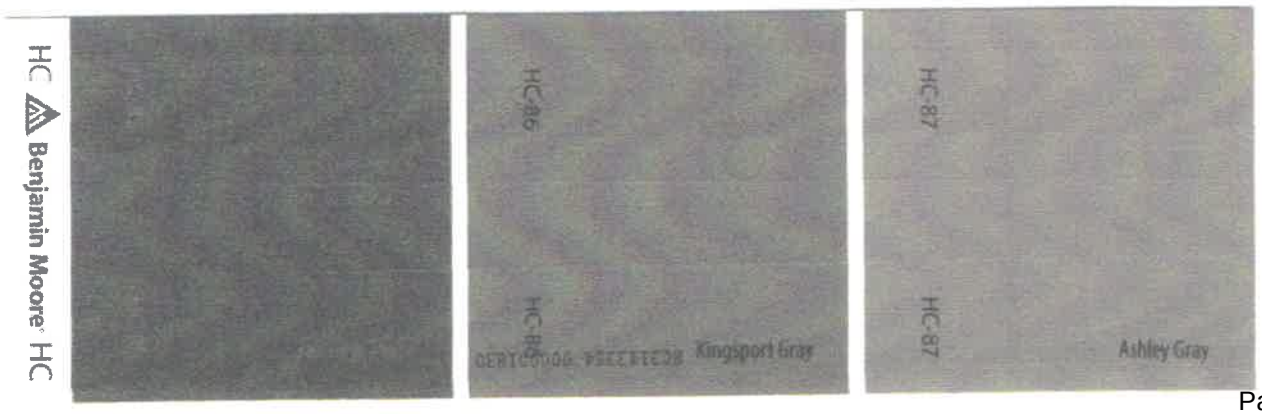
Benjamin Moore Historical Color

Lancaster Whitewash HC-174

Shutters Color

Black HC-190





Ashley Gray

HC-87 HC-87

Kingsport Gray

HC-86 HC-86

Fairview Taupe

HC-85 HC-85

HC Benjamin Moore HC

Lancaster Whitewash

HC-174 HC-174

Edgecomb Gray

HC-173 HC-173

Revere Pewter

HC-172 HC-172

HC Benjamin Moore HC

Hamilton Blue

HC-191

Black

HC-190

HC Benjamin Moore HC

Department of Buildings
515 North Avenue
New Rochelle, NY 10801
Phone: (914) 654 - 2035
Fax: (914) 654 - 2031

Paul Vacca, CEO
Commissioner of Buildings

NewRochelleNY.com/Buildings

City of New Rochelle
New York

HISTORICAL AND LANDMARK REVIEW BOARD REFERRAL

To: Sabina Mascaenhas
250 Boulevard E
New Rochelle, NY 10801

Application No.	**2085-2026**
Review Date	**07/08/2026**
Zoning	**R1 - HIST**
Job Location	**250 Boulevard E.**
Parcel No.	**3-878-0045**
Reviewed By	**Soraya Ben-Habib**

LOCATION: 250 Boulevard E.

DESCRIPTION OF WORK:
Painting of exterior of house and garage. Main color of the house will be Benjamin Moore Historic Collection - Bennington Gray (HC-82). The trim color will be Monterey White (HC-27) and the Shutters will be Black (HC-190)

You are hereby notified that your application for Building Permit or Amendment to Building Permit has been reviewed for compliance with the requirements of Chapters 170 and 331 of the Municipal Code of the City of New Rochelle.

Ordinance Code	Approval Type	Description
170-5 A	Certificate of Appropriateness	The proposed work requires approval from the Historical and Landmark Review Board

You may file an application with the **Historical and Landmark Review Board** pursuant to Chapter170 of the Municipal Code. The last day to submit an application to the Board for the **09/09/2026** meeting is **08/04/2026** by 12 NOON.

All applications will be taken on a first come first serve basis. Your application for a building permit will be voided unless it is amended or an application to the Board is received within 60 days from the date of this notice.

Area of Notification: 150'

Instructions for filling an application: HLRB Filing Process

Soraya Ben-Habib

250 Boulevard East, New Rochelle

244, 250 & 254 Boulevard East

244 Boulevard East

254 Boulevard East

125 Hamilton Avenue

This is the color scheme we are looking to match
This house paint colors were approved by the HLRB

Item # 5.

City of New Rochelle

Planning

Meeting Date: Wednesday, September 9, 2026

Item Category: Public Hearing

Item: Application HLRB 12-2026 by John Arthur for certificate of appropriateness to remove and replace existing grey siding with blue vinyl siding and white trim, corners, gutters, and leaders at 32 Rockland Place (Block 867, Lot 17) in an R1 HIST zoned district.

Attachments:

1. 32 Rockland Place - HLRB 12-2026_R

City of New Rochelle

515 North Avenue, New Rochelle, NY
10801

FOR OFFICE USE ONLY
Fee paid: _____
Receipt #: _____
Date Received: _____

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
HISTORICAL AND LANDMARKS REVIEW BOARD
Application Fee: $110.00
(Checks payable to the City of New Rochelle)

LOCATION OF PROJECT

APPLICANT NAME: John McArthur

APPLICANT ADDRESS:
32 Rockland Place New Rochelle, NY, 10801

PHONE NUMBER: [redacted] **EMAIL ADDRESS:** [redacted]

OWNER NAME: (If different than above): McArthur, John

PROJECT ADDRESS: (If different from above)

PROJECT TAX BLOCK: 3-867- **LOT(S)** 0017

HISTORIC DESIGNATION: ☑ **ROCHELLE HEIGHTS** ☐ **ROCHELLE PARK** ☐ **LOCAL LANDMARK**

BUILDING CONTRACTOR: Power Home Remodeling Group

ARCHITECT: _____

ENGINEER: _____

LANDSCAPE ARCHITECT: _____

TYPE OF IMPROVEMENT

- ☐ **Addition**
- ☑ **Alteration**
- ☐ **Demolition**
- ☐ **Relocation**
- ☐ **New Construction**
- ☐ **Repair**
- ☐ **Sign**
- **Other**

If Other, please specify
_____

USE OF BUILDING

- ☑ **Single-Family Residence**
- ☐ **Multi-Family Residence**
- ☐ **Retail Commercial**
- ☐ **Office**
- ☐ **Restaurant**
- ☐ **Hotel/Motel**
- ☐ **Industrial**
- ☐ **Mixed Use**
- **Institutional**

If Institutional, please specify
_____

City of New Rochelle

515 North Avenue, New Rochelle, NY
10801

FOR OFFICE USE ONLY
Fee paid: _____
Receipt #: _____
Date Received: _____

DESCRIPTION OF PROPOSED WORK

Replace grey siding with blue vinyl siding (previously on record as shingles)

Replace Soffit and fascia with vinyl and aluminum replacements in white

SUBMITTAL REQUIREMENTS
Check all documents submitted

Required for ALL applications

- ☑ Samples and colors of materials to be used. If new material is to match old, also submit samples of existing materials. Manufacturer specification sheet acceptable. Examples encouraged for public hearing.
- ☑ Photographs of existing building(s) including all facades of structure(s), and neighboring properties. This provides context for the work. It is important that details relating to the work are photographed clearly so the board can make an informed ruling.

Additional items to be provided as requested by the Building and/or the Planning Department(s)

- ☐ A survey giving dimensions and location of the property, location of building(s) showing distances from property line, names of adjacent streets, and north/south orientation.
- ☐ A landscape plan showing existing trees, proposed tree removal and replacements including diameter at breast height (dbh), distance between trees, other site improvements such as walls, walks, terraces, plantings, accessory buildings, signs, lights and other elements.
- ☐ In the case of demolition, provide the future use of the site with basic renderings.
  A complete set of reproducible plans (site plan and building elevations) and specifications for the project.

NOTE: Presentation materials for public hearing should be of a size that can be seen by public and clearly recorded by the TV cameras.

NOTIFICATION REQUIREMENTS

Applicants MUST notify ALL property owners within 150 feet by certified mail, return receipt requested, no less than the (10) days before the date of the hearing. The Assessor's Office at the City of New Rochelle can provide a list of homeowners. Please request this list a few days in advance of the minimum notice period to allow the office to process the request. Return receipts must be submitted at the HLRB hearing.

Board of Appeals on HLRB Fee Calculation Sheet (Municipal Code Chapter 133: Fees)				
Type of Fee		**Amount**	**Enter 1 (or other relevant number) to calculate fee**	**Assessed Fees**
Application Fee				
	HLRB Application	$ 25.00	1	$ 25.00
Notice List				
	Radius List & Labels	$ 85.00	1	$ 85.00
TOTAL FEES TO BE PAID AT TIME OF APPLICATION				**$ 110.00**

Department of Buildings
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Paul Vacca, CEO
Commissioner of Buildings

NewRochelleNY.com/Buildings

City of New Rochelle
New York

HISTORICAL AND LANDMARK REVIEW BOARD REFERRAL

To: John & Eurice McArthur
32 Rockland Pl
New Rochelle, NY 10801

Application No.	**2400-2026**
Review Date	**08/10/2026**
Zoning	**R1 - HIST**
Job Location	**32 Rockland Pl**
Parcel No.	**3-867-0017**
Reviewed By	**Soraya Ben-Habib**

LOCATION: 32 Rockland Pl

DESCRIPTION OF WORK:
Remove and replace existing grey siding with new blue vinyl siding and white trims, corners, gutters and leaders.

You are hereby notified that your application for Building Permit or Amendment to Building Permit has been reviewed for compliance with the requirements of Chapters 170 and 331 of the Municipal Code of the City of New Rochelle.

Ordinance Code	Approval Type	Description
170-5 A	Certificate of Appropriateness	The proposed work requires approval from the Historical and Landmark Review Board: • Replace grey siding with blue vinyl siding (previously record as shingles) • Replace white trims, fascia, etc… with white vinyl trims, etc.

You may file an application with the **Historical and Landmark Review Board** pursuant to Chapter170 of the Municipal Code. The last day to submit an application to the Board for the **09/09/2026** meeting is **08/04/2026** by 12 NOON.

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Area of Notification: 150'

Instructions for filling an application: HLRB Filing Process

Soraya Ben-Habib

Soraya Ben-Habib

National Headquarters
2501 Seaport Drive, Chester, PA 19013
888-736-6335 toll-free
WWW.POWERHRG.COM

PRODUCT SPECIFICATIONS

Buyer(s)' Information and Description of the Property:	Project Number: 39-69534	May 04, 2026
John McArthur **Eurnice McArthur** 32 Rockland Place New Rochelle, NY, 10801 **County:** Westchester **Township:**	[redacted]	*Date of Agreement* [redacted] *E-Mail Address 1* [redacted] *E-Mail Address 2*

Buyer(s) listed above hereby jointly and severally agrees to purchase the goods and/or services listed on the accompanying specification sheets, in accordance with the prices and terms described in the Custom Remodeling and Improvement and the Product Specifications (collectively, this "Agreement").

Pre Installation Inspection Date: Your pre installation inspection is tentatively scheduled for Thu 5/7 between 8:30a and 9:30a.

Siding/Trim - Cedar Tech Wall System Inclusions: Includes Woven Building Wrap, PowerWall form-fit adhered insulation, all J-channel, starter strip, inside and outside corner posts where applicable, installation, clean up and haul away of all job related debris.

During the siding inspection, it is oftentimes not possible to detect rotted or defective wood that may exist underneath the existing siding material and underlayments. If during the removal process rotted or defective wood is detected, it will be the responsibility of the homeowner to pay for the wood replacement at a cost of $4.35 per square foot. For example: If we find there is a need to replace 96 square feet of wood, this would be done at $4.35 per square foot, which in this example would cost $417.60.

It is agreed and understood by and between the parties that the Product Specifications, along with the Custom Remodeling and Improvement Agreement, constitutes the entire understanding between the parties, and replace any and all prior negotiations, representations, or agreements, either written or oral. The Product Specifications may not be changed, modified, or varied in any way unless such changes are in writing and signed by both Buyer(s) and Contractor. Buyer(s) hereby acknowledge that Buyer(s) has read the Product Specifications.

I have read and received each page of this 4 page agreement.

Power Home Remodeling Group	Buyer(s)	Buyer(s)
Adam Mirkin /05/04/26	John McArthur /05/04/26	Eurice McArthur /05/04/26
Signature of Remodeling Consultant	Signature	Signature
	Signed 05/04/26 at 22:02:52 EDT via 70.23.114.220	Signed 05/04/26 at 22:03:37 EDT via 70.23.114.220
Adam Mirkin	**John McArthur**	**Eurnice McArthur**

YOU, THE BUYER(S), MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

National Headquarters
2501 Seaport Drive, Chester, PA 19013
888-736-6335 toll-free
WWW.POWERHRG.COM

Project Specifications

Gutters:	House gutters	1	125.0'x1.0'

GUTTERS: *Model* Gutters *Style* Gutters *Type* 6K Seamless *Config* None *Options* *Color* White / *Installation Details* None

Gutters:	House downspouts	1	150.0'x1.0'

GUTTERS: *Model* Gutters *Style* Gutters *Type* 3x4 Downspouts *Config* None
OPTIONS: *Color* White / *Installation Details* None

National Headquarters
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888-736-6335 toll-free
WWW.POWERHRG.COM

Project Specifications

Siding/Trim:	NAM Siding (main)	1	2250.0'x1.0'

SIDING/TRIM: *Model* Cedar Tech Wall System *Style* Straight *Type* Triple 6" *Config* None
OPTIONS: *Siding Color* Regatta Blue / *Corner Post Color* Aspen White / *Removal* None - Overlay Existing / *Installation Details* Special Options (ie. Firring Strips, Dormers, Twin Houses, etc) *Dormers* Yes *:* 1 Dormer / *Twin House* No / *Three-Story House* No / *Close-in Exposed Rafters* No / *Close-in Open Porch* No / *Move Louver from Peak to Gable* No / *Additional Removal* No

Siding/Trim:	NAM Section	1	350.0'x1.0'

SIDING/TRIM: *Model* Cedar Tech Wall System *Style* Straight *Type* Triple 6" *Config* None
OPTIONS: *Siding Color* Regatta Blue / *Corner Post Color* Aspen White / *Removal* None - Overlay Existing / *Installation Details* Special Options (ie. Firring Strips, Dormers, Twin Houses, etc) *Dormers* No / *Twin House* No / *Three-Story House* No / *Close-in Exposed Rafters* No / *Close-in Open Porch* No / *Move Louver from Peak to Gable* No / *Additional Removal* Yes *:* 1 Layer (2 Total) *:* Aluminum

Siding/Trim:	House fascia	1	255.0'x1.0'

SIDING/TRIM: *Model* Trim & Accessories *Style* Fascia / Eaves / Rakes *Type* Standard *Config* None
OPTIONS: *Color* Aspen White / *Remove/Reinstall Power Home Remodeling Gutters* No / *Install Drip Edge* No / *Installation Details* None

Siding/Trim:	House soffit	1	230.0'x1.0'

SIDING/TRIM: *Model* Trim & Accessories *Style* Soffit *Type* Standard *Config* None
OPTIONS: *Color* Aspen White / *Close-In Rafter Tails with Trimboard* No / *Installation Details* None

Siding/Trim:	House doors	3	0.0'x0.0'

SIDING/TRIM: *Model* Trim & Accessories *Style* Capping *Type* Doors *Config* Entry Doors
OPTIONS: *Color* White / *Installation Details* None

Siding/Trim:	House windows	21	0.0'x0.0'

SIDING/TRIM: *Model* Trim & Accessories *Style* Capping *Type* Windows *Config* Standard
OPTIONS: *Color* White / *Installation Details* None

National Headquarters
2501 Seaport Drive, Chester, PA 19013
888-736-6335 toll-free
WWW.POWERHRG.COM

John and Eurnice McArthur
39-69534
May 04, 2026

1440776-DCA
WC-25267-H12

Project Specifications

Siding/Trim:	Where needed	1	40.0'x1.0'

SIDING/TRIM: *Model* Replace Wood *Style* Trim board *Type* None *Config* None *Options* None / *Installation Details* None

Siding/Trim:	Storm doors	2	0.0'x0.0'

SIDING/TRIM: *Model* Trim & Accessories *Style* Remove and Reinstall *Type* Storm Doors *Config* None *Options* None / *Installation Details* None

32 Rockland place

Rochelle Park–Rochelle Heights Historic District

Power Home Remodeling Group 8/21/2026

Department of Buildings
515 North Avenue
New Rochelle, NY 10801
Phone: (914) 654 - 2035
Fax. (914) 654 - 2031

Paul Vacca, CEO
Commissioner of Buildings

NewRochelleNY.com/Buildings

City of New Rochelle
New York

HISTORICAL AND LANDMARK REVIEW BOARD REFERRAL

To: John & Eurice McArthur
32 Rockland Pl
New Rochelle, NY 10801

Application No.	**2400-2026**
Review Date	**08/10/2026**
Zoning	**R1 - HIST**
Job Location	**32 Rockland Pl**
Parcel No.	**3-867-0017**
Reviewed By	**Soraya Ben-Habib**

LOCATION: 32 Rockland Pl

DESCRIPTION OF WORK:
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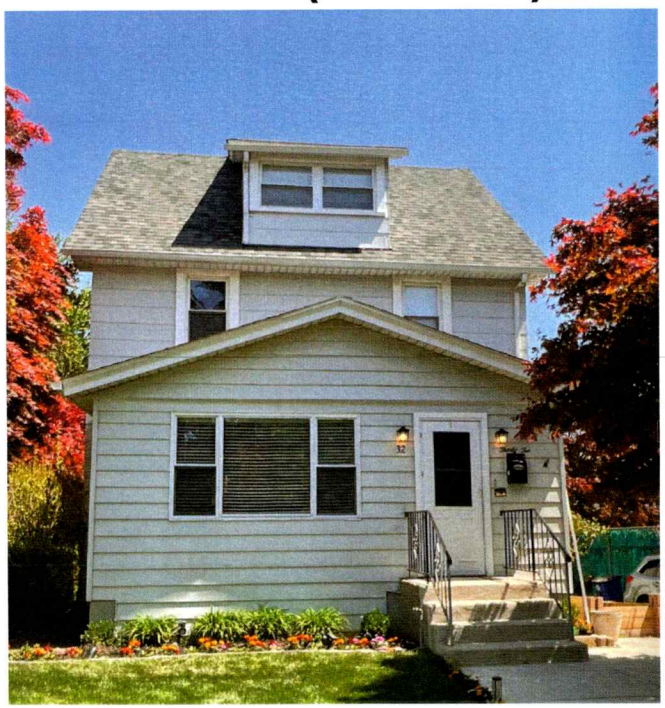
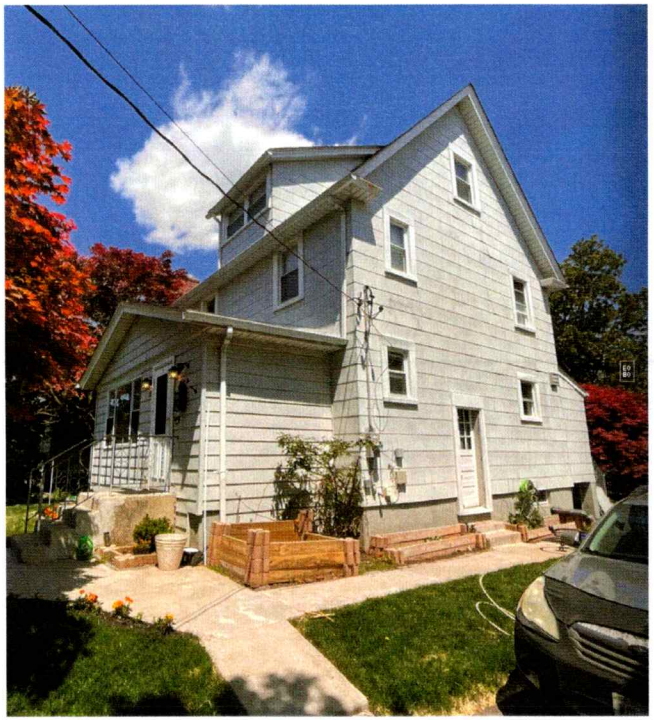
Area of Notification: 150'

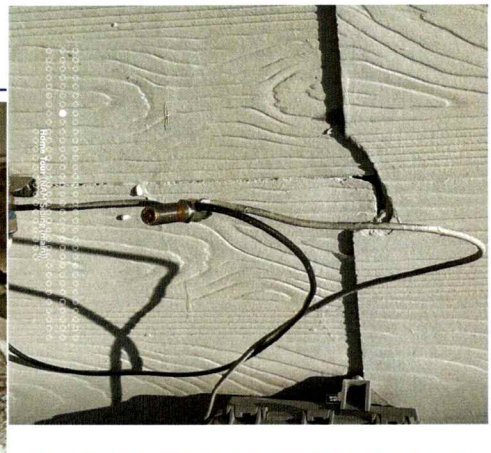
Instructions for filling an application: HLRB Filing Process

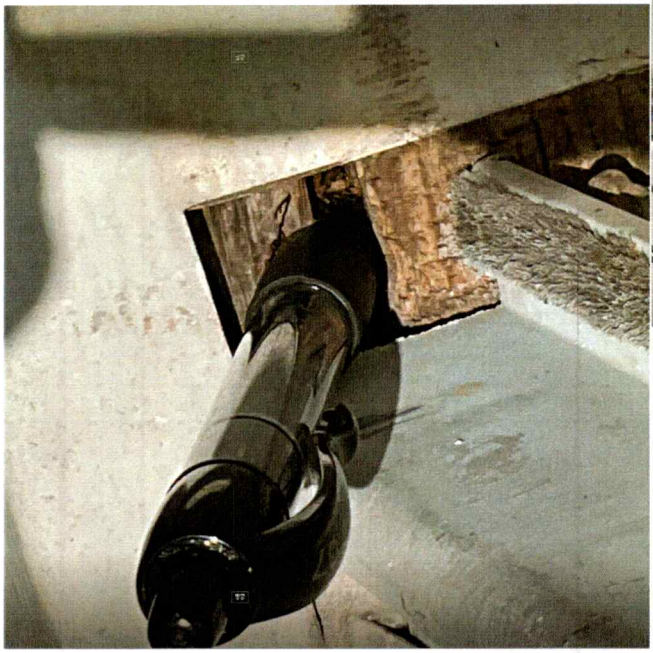
Soraya Ben-Habib

Current Condition
Cement (Asbestos) Tile / Aluminum

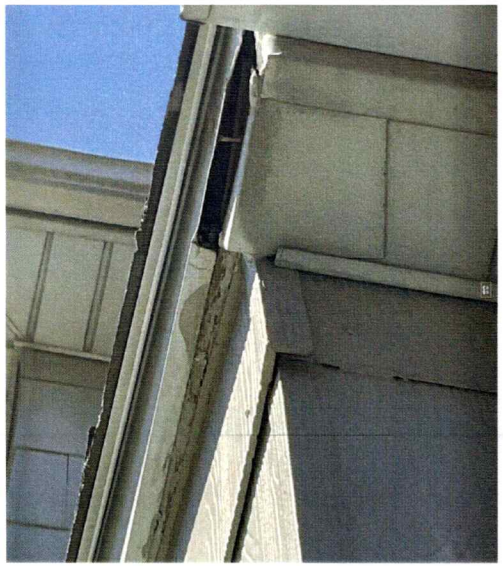


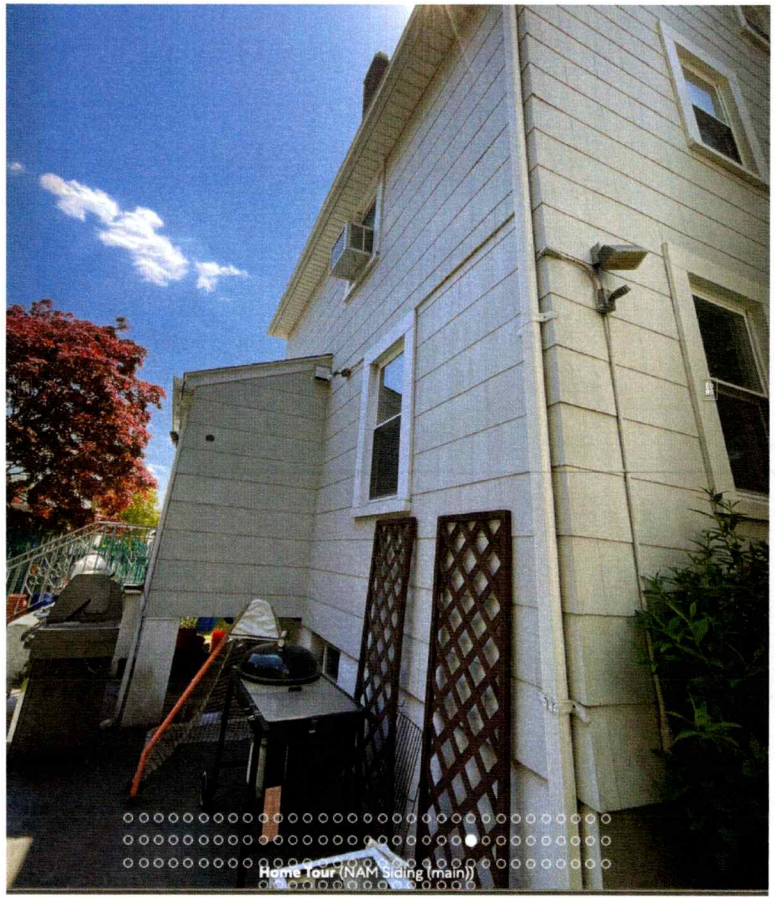






Home Tour (NAM Siding (main))




Home Tour (NAM Siding (main))

ADJACENT PROPERTIES

26
ROCKLAND

22 ROCKLAND

ADJACENT PROPERTIES

36 ROCKLAND

40 ROCKLAND

WHY VINYL SIDING AND NOT WOOD

ENCAPSULATION OF ASBESTOS

Description

The proposed work requires approval from the Historical and Landmark Review Board

- Replace grey siding with blue vinyl siding (previously record as shingles)
- Replace white trims, fascia, etc... with white vinyl trims, etc

THIS PROPERTY IS ON RECORD AS WOOD SHINGLES. THERE ARE A FEW DRAWBACKS TO INSTALLING WOOD OR WOOD-LIKE MATERIALS OVER ASBESTOS

Cons of Wood Siding for Asbestos Encapsulation

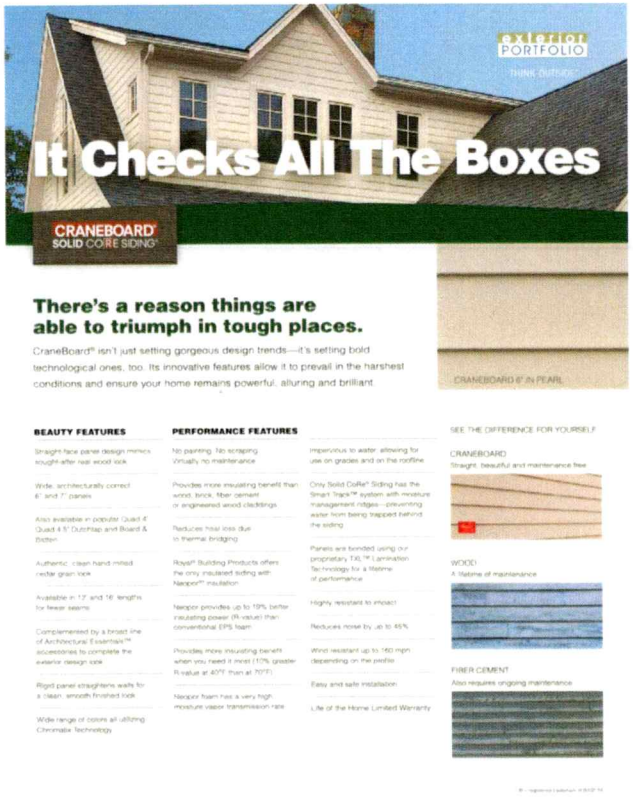
- **Severe Structural Weight:** Adds 3 to 4 pounds per square foot to the walls. Creates thousands of pounds of extra stress on the existing frame.
- **Complex Double-Framing Required:** Cannot be nailed directly into asbestos. Requires a complex grid of vertical furring strips topped with solid plywood sheathing.
- **Tile Crush & Hazard Risk:** Heavy weight can shatter brittle asbestos tiles hidden underneath over time, creating a severe, hidden airborne fiber hazard.**High Asbestos Disturbance Risk:** Requires pre-drilling hundreds of pilot holes through brittle tiles. Increases the risk of cracking tiles and releasing airborne fibers.
- **High Risk of Trapped Moisture:** Wood absorbs moisture and must breathe. Trapping it against impermeable asbestos tiles creates a high risk of rot and mold.
- **Wall Thickness Expansion:** Extends the exterior wall depth by 1.5 to 2 inches. Forces the installer to extend all window and door casings.
- **Intense Long-Term Maintenance:** Demands scraping, priming, and painting or staining every 3 to 7 years to prevent wood decay.
- **Maximum Project Cost:** Combines high premium material costs with intense labor expenses for the multi-layered installation.

Cons of HardieBoard Siding for Asbestos Encapsulation

- **Extreme Weight Strain:** Fiber cement is exceptionally heavy. It adds massive structural weight that can overload the existing framing and crush underlying asbestos tiles.
- **Dual Respiratory Hazards:** Cutting HardieBoard releases dangerous crystalline silica dust. This creates a secondary OSHA health hazard on a job site already dealing with asbestos.
- **High Risk of Fracturing Tiles:** Requires heavy-duty pneumatic nailing or structural screws driven deep into studs. The intense vibration and force can easily shatter brittle asbestos shingles.
- **Specialized Installation Tools:** Demands diamond-tipped saw blades, specialized shears, and heavy-duty fasteners. This significantly increases labor difficulty and equipment costs.
- **Wall Thickness Expansion:** Heavy panels require thick furring strips for support. This extends the exterior wall depth and forces costly extensions on all window and door trim.
- **Moisture Retention Risk:** If moisture gets trapped behind the dense fiber cement panels and the impermeable asbestos, it can cause hidden framing rot.
- **High Material & Labor Costs:** It is one of the most expensive siding options to purchase and install, especially when factoring in the required asbestos safety protocols.

Proposed Vinyl Siding

CRANEBOARD SOLID CORE SIDING



exterior PORTFOLIO

THINK OUTSIDE

It Checks All The Boxes

CRANEBOARD SOLID CORE SIDING

CRANEBOARD 6" IN PEARL

There's a reason things are able to triumph in tough places.

CraneBoard® isn't just setting gorgeous design trends—it's setting bold technological ones, too. Its innovative features allow it to prevail in the harshest conditions and ensure your home remains powerful, alluring and brilliant.

BEAUTY FEATURES

Straight-face panel design mimics sought-after real wood look

Wide, architecturally correct 6" and 7" panels

Also available in popular Quad 4" Quad 4.5" Dutchlap and Board & Batten

Authentic, clean hand-milled cedar grain look

Available in 12' and 16' lengths for fewer seams

Complemented by a broad line of Architectural Essentials™ accessories to complete the exterior design look

Rigid panel straightens walls for a clean, smooth finished look

Wide range of colors all utilizing Chromatix Technology

PERFORMANCE FEATURES

No painting. No scraping. Virtually no maintenance

Provides more insulating benefit than wood, brick, fiber cement or engineered wood claddings

Reduces heat loss due in thermal bridging

Royal® Building Products offers the only insulated siding with Neopor™ insulation

Neopor provides up to 19% better insulating power (R-value) than conventional EPS foam

Provides more insulating benefit when you need it most (17% greater R-value at 40°F than at 70°F)

Neopor foam has a very high moisture vapor transmission rate

Impervious to water, allowing for use on grades and on the roofline

Only Solid CoRe® Siding has the Smart Track™ system with moisture management ridges—preventing water from being trapped behind the siding

Panels are bonded using our proprietary TAL™ Lamination Technology for a lifetime of performance

Highly resistant to impact

Reduces noise by up to 45%

Wind resistant up to 160 mph depending on the profile

Easy and safe installation

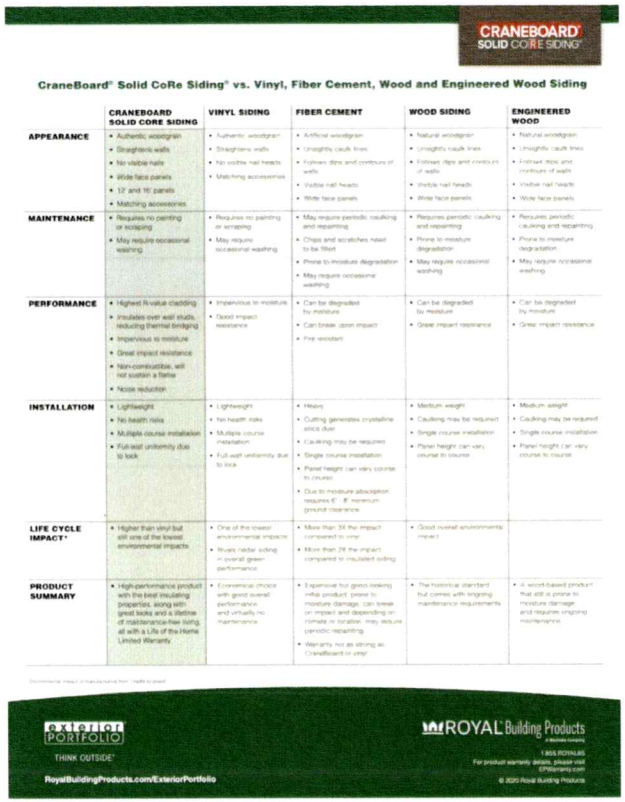
Life of the Home Limited Warranty

SEE THE DIFFERENCE FOR YOURSELF

CRANEBOARD
Straight, beautiful and maintenance free

WOOD
A lifetime of maintenance

FIBER CEMENT
Also requires ongoing maintenance



CRANEBOARD SOLID CORE SIDING

CraneBoard® Solid CoRe Siding® vs. Vinyl, Fiber Cement, Wood and Engineered Wood Siding

	CRANEBOARD SOLID CORE SIDING	VINYL SIDING	FIBER CEMENT	WOOD SIDING	ENGINEERED WOOD
APPEARANCE	• Authentic woodgrain • Straightens walls • No visible nails • Wide face panels • 12' and 16' panels • Matching accessories	• Authentic woodgrain • Straightens walls • No visible nail heads • Matching accessories	• Artificial woodgrain • Unsightly caulk lines • Follows dips and contours of walls • Visible nail heads • Wide face panels	• Natural woodgrain • Unsightly caulk lines • Follows dips and contours of walls • Visible nail heads • Wide face panels	• Natural woodgrain • Unsightly caulk lines • Follows dips and contours of walls • Visible nail heads • Wide face panels
MAINTENANCE	• Requires no painting or scraping • May require occasional washing	• Requires no painting or scraping • May require occasional washing	• May require periodic caulking and repainting • Chips and scratches need to be filled • Prone to moisture degradation • May require occasional washing	• Requires periodic caulking and repainting • Prone to moisture degradation • May require occasional washing	• Requires periodic caulking and repainting • Prone to moisture degradation • May require occasional washing
PERFORMANCE	• Highest R-value cladding • Insulates over wall studs, reducing thermal bridging • Impervious to moisture • Great impact resistance • Non-combustible, will not sustain a flame • Noise reduction	• Impervious to moisture • Good impact resistance	• Can be degraded by moisture • Can break upon impact • Fire resistant	• Can be degraded by moisture • Great impact resistance	• Can be degraded by moisture • Great impact resistance
INSTALLATION	• Lightweight • No health risks • Multiple course installation • Full-wall uniformity due to lack	• Lightweight • No health risks • Multiple course installation • Full-wall uniformity due to lack	• Heavy • Cutting generates crystalline silica dust • Caulking may be required • Single course installation • Panel height can vary course to course • Due to moisture absorption requires 6" - 8" minimum ground clearance	• Medium weight • Caulking may be required • Single course installation • Panel height can vary course to course	• Medium weight • Caulking may be required • Single course installation • Panel height can vary course to course
LIFE CYCLE IMPACT*	• Higher than vinyl but still one of the lowest environmental impacts	• One of the lowest environmental impacts • Rivals cedar siding in overall green performance	• More than 3X the impact compared to vinyl • More than 2X the impact compared to insulated siding	• Good overall environmental impact	
PRODUCT SUMMARY	• High-performance product with the best insulating properties, along with great looks and a lifetime of maintenance-free siding, all with a Life of the Home Limited Warranty	• Economical choice with good overall performance and virtually no maintenance	• Expensive but good-looking siding product, prone to moisture damage, can break on impact and depending on climate is durable, may require periodic repainting • Warranty not as strong as CraneBoard or vinyl	• The historical standard but comes with ongoing maintenance requirements	• A wood-based product that still is prone to moisture damage and requires ongoing maintenance

*Commercial impact of manufacturing from "cradle to grave"

exterior PORTFOLIO

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ROYAL Building Products

1.855.ROYALBS

For product warranty details, please visit EPWarranty.com

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WWW.POWERHRG.COM

John and Eurnice McArthur
39-69534
May 04, 2026

1446776 CCA
WC 25267-H-3

PRODUCT SPECIFICATIONS

Buyer(s)' Information and Description of the Property:	Project Number: 39-69534	May 04, 2026 Date of Agreement
John McArthur **Eurnice McArthur** 32 Rockland Place New Rochelle, NY 10801 **County:** Westchester **Township:**	[redacted]	[redacted]

Buyer(s) listed above hereby jointly and severally agrees to purchase the goods and/or services listed on the accompanying specification sheets, in accordance with the prices and terms described in the Custom Remodeling and Improvement and the Product Specifications (collectively, this "Agreement")

Pre Installation Inspection Date: Your pre installation inspection is tentatively scheduled for Thu 5/7 between 8:30a and 9:30a.

Siding/Trim - Cedar Tech Wall System Inclusions: Includes Woven Building Wrap, PowerWall form-fit adhered insulator, all J channel, starter strip, inside and outside corner posts where applicable, installation, clean up and haul away of all job related debris

During the siding inspection, it is oftentimes not possible to detect rotted or defective wood that may exist underneath the existing siding material and underlayments. If during the removal process rotted or defective wood is detected, it will be the responsibility of the homeowner to pay for the wood replacement at a cost of $4.35 per square foot. For example: If we find there is a need to replace 96 square feet of wood this would be done at $4.35 per square foot, which in this example would cost $417.60.

It is agreed and understood by and between the parties that the Product Specifications, along with the Custom Remodeling and Improvement Agreement, constitutes the entire understanding between the parties, and replaces any and all prior negotiations, representations, or agreements, either written or oral. The Product Specifications may not be changed, modified, or varied in any way unless such changes are in writing and signed by both Buyer(s) and Contractor. Buyer(s) hereby acknowledge that Buyer(s) has read the Product Specifications.

I have read and received each page of this 4 page agreement

Power Home Remodeling Group	Buyer(s)	Buyer(s)
Adam Mirkin /05/04/26	*John McArthur* /05/04/26	*Eurice McArthur* /05/04/26
Signature of Remodeling Consultant	Signature	Signature
Adam Mirkin	**John McArthur**	**Eurnice McArthur**

YOU, THE BUYER(S), MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

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Project Specifications

Gutters	House gutters	1	125.0 x 1.0
GUTTERS: *Model:* Gutters *Style:* Gutters *Type:* 6K Seamless *Config:* None *Options:* *Color:* White / *Installation Details:* None			
Gutters	House downspouts	1	150.0 x 1.0
GUTTERS: *Model:* Gutters *Style:* Gutters *Type:* 3x4 Downspouts *Config:* None OPTIONS: *Color:* White / *Installation Details:* None			

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John and Eurnice McArthur
39 69534
May 04, 2026

1440776.0CA
WC 2026.1.1.0.2

Project Specifications

Siding/Trim	NAM Siding (main)	1	2250.0 x 1.0
SIDING/TRIM: Model Cedar Tech Wall System Style Straight Type Triple 6" Config None OPTIONS: Siding Color Regatta Blue / Corner Post Color Aspen White / Removal None Overlay Existing / Installation Details Special Options (ie. Furring Strips, Dormers, Twin Houses, etc) Dormers Yes / 1 Dormer / Twin House No / Three-Story House No / Close-in Exposed Rafters No / Close-in Open Porch No / Move Louver from Peak to Gable No / Additional Removal No			

Siding/Trim	NAM Sector	1	350.0 x 1.0
SIDING/TRIM: Model Cedar Tech Wall System Style Straight Type Triple 6" Config None OPTIONS: Siding Color Regatta Blue / Corner Post Color Aspen White / Removal None Overlay Existing / Installation Details Special Options (ie. Furring Strips, Dormers, Twin Houses, etc) Dormers No / Twin House No / Three-Story House No / Close-in Exposed Rafters No / Close-in Open Porch No / Move Louver from Peak to Gable No / Additional Removal Yes - 1 Layer (2 Total) Aluminum			

Siding/Trim	House fascia	1	255.0 x 1.0
SIDING/TRIM: Model Trim & Accessories Style Fascia / Eaves / Rakes Type Standard Config None OPTIONS: Color Aspen White / Remove-Reinstall Power Home Remodeling Gutters No / Install Drip Edge No / Installation Details None			

Siding/Trim	House soffit	1	230.0 x 1.0
SIDING/TRIM: Model Trim & Accessories Style Soffit Type Standard Config None OPTIONS: Color Aspen White / Close-In Rafter Tails with Trimboard No / Installation Details None			

Siding/Trim	House doors	3	0.0 x 0.0
SIDING/TRIM: Model Trim & Accessories Style Capping Type Doors Config Entry Doors OPTIONS: Color White / Installation Details None			

Siding/Trim	House windows	21	0.0 x 0.0
SIDING/TRIM: Model Trim & Accessories Style Capping Type Windows Config Standard OPTIONS: Color White / Installation Details None			

May 04, 2026 21:45

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WC 2026.1.1.0.2

Project Specifications

Siding/Trim	Where needed	1	40.0 x 1.0
SIDING/TRIM: Model Replace Wood Style Trim board Type None Config None Options None / Installation Details None			

Siding/Trim	Storm doors	2	0.0 x 0.0
SIDING/TRIM: Model Trim & Accessories Style Remove and Reinstall Type Storm Doors Config None Options None / Installation Details None			

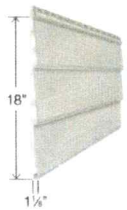
May 04, 2026 21:45

CRANEBOARD® SOLID CORE SIDING®

DESCRIPTION

CraneBoard 6"

Product Code: **TMT6IP**



Features Smart Track™ system

Not available in Carbon, Indigo and Peppercorn

SPECIFICATIONS

Finish	True-milled
Panel Projection	3/4"
Panel Length	12' 1"
Thickness	1-1/8"
Sqs/Ctn	2
Pcs/Ctn	11
Lbs/Ctn	111
Ctns/Skid	6
R-Value	2.2

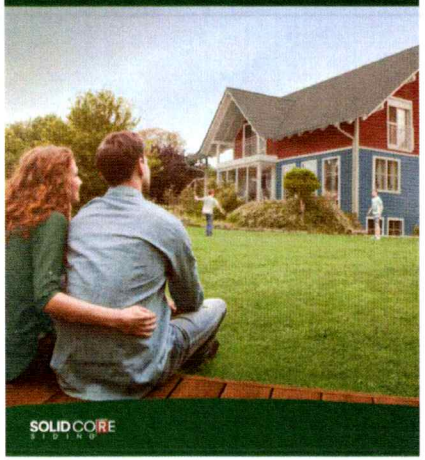
COLORS

Smart Styles® Expressions

- 29 - Espresso
- 46 - Regatta
- 45 - Lighthouse Red
- 22 - Graphite
- 48 - Spruce
- 23 - Slate
- 34 - Carbon

Limited Life of the Home Warranty

Limited and Transferable



Thank you for your purchase of product(s) manufactured by Westlake Royal Building Products. We are committed to meeting homeowner demands for high quality, low maintenance building materials. For more information about our complete line, please visit www.WestlakeRoyalBuildingProducts.com

Terms:
Subject to the terms and conditions of this Warranty, Westlake Royal Building Products (herein Westlake Royal) warrants to the Homeowner that its Exterior Portfolio SolidCore Siding® soffits, and accessories ("Product(s)") are free from manufacturing defects in material and workmanship if installed according to our installation instructions, and will not rot, peel, flake, corrode, blister, split, chip, fade excessively or fade unevenly when exposed evenly. This Warranty will remain in effect for the lifetime of the home - the period of time when the structural integrity remains intact. It may be transferred to subsequent Homeowner(s) as set forth below. Westlake Royal reserves the right to discontinue, modify, or otherwise alter any of its Products, including color, without prior notice.

This Warranty is made exclusively and specifically to the person(s) who both owns and continuously resides in the home on which the Products are installed (herein "Homeowner"), if that person is the original purchaser of Westlake Royal's Product(s) covered under this warranty. This warranty is also made to a Homeowner who purchases a newly constructed residence on which the Product is installed directly from the builder.

Where Westlake Royal's Product(s) are installed on a structure (i) not occupied exclusively by the Homeowner (including his or her immediate family), (ii) used for income producing purposes, or (iii) used in a public or semi-public application such as (but not limited to) a condominium, apartment building, house of worship, school, medical facility, senior living facility, government building, hotel, etc., then the warranty is made solely to the original owner of the structure ("Commercial Owner") and is not transferable. The term of the Commercial Owner's warranty is 60 years.

If Westlake Royal determines at its sole discretion, that its Product(s) have a manufacturing defect covered under the Terms of this Warranty, Westlake Royal will at its option, either (1) refund the purchase price of the material and the cost of original labor paid to install Product(s), (2) pay to repair, replace, refinish or coat any Product it determines has a manufacturing defect including the cost of labor not in excess of the original cost of installation. In the event of repair, replacement, refinishing or coating, the warranty applicable to the original Product(s) shall apply to the repaired, replaced, refinished, or coated Product and will extend for the balance of the original term of the warranty period. These remedies are the sole remedies for any defect to the Product.

Warranty Registration:
We recommend you to register your product, by visiting: **www.RBPWarranty.com**

The registration process is fast and easy. You will need to provide: name, address, date of installation, and the original proof of purchase for the product.

Transferability:
To transfer the warranty, please visit **www.RBPWarranty.com**. You may use your same username and password if you have already registered your warranty. If not, you will be required to create an account. Failure to do so may result in the termination of any obligations on the part of Westlake Royal.

Hail Coverage:
Hail is considered an abnormal weather condition. Any hail damage to your Westlake Royal product(s) should be claimed against any applicable homeowner's insurance. In addition to the foregoing, any costs incurred not covered by applicable homeowner's insurance can be claimed upon application for warranty coverage and the payment of $50 (Fifty US Dollars) for warranty servicing. This hail coverage shall only cover replacement material costs and never any labor to replace damaged pieces of product. Proof of insurance required.

Limitations:
Westlake Royal's warranty does not provide protection against any damage caused by events beyond normal weathering conditions (defined below), including but not limited to:

- Improper installation
- Misuse, negligence, or improper installation
- Failure to provide reasonable maintenance to prevent accumulation of dirt, mildew, staining materials, pollution, exposure to chemical products or incompatible cleaners
- Alterations like applying paints, coatings, stains, or varnishes
- Improper handling or storage
- Defects in the wall structure (materials or construction) on which Westlake Royal's products are installed which cause failure, such as movement, cracking or settling of the wall, foundation, or building
- Deformation caused by high heat sources including but not limited to grills, fire pits and reflections from foil sheathing, low-e-glass windows, and low e-glass doors
- Damage caused by animals or insects
- Impact of foreign objects, hail, lightning, fire, hurricane, tornadoes, or other Acts of God
- Vandalism, intentional damage, riot, or insurrection

Normal Weathering:
"Normal Weathering" is defined as exposure to sunlight, atmosphere, and typical variations in temperatures which will cause any colored or painted surface to fade, darken, or acquire a surface accumulation of dirt or stains. The severity of these conditions depends on air quality, the geographic location of the property, and other local conditions over which Westlake Royal has no control. Westlake Royal shall determine, at its discretion, whether the siding is suffering from abnormal weathering (which is not covered by warranty). This conclusion shall be based on whether the product(s) evidence a change in color in excess of the Hunter Units as calculated according to ASTM D2244, as outlined in the chart herein. Product(s) must have been exposed to the same weathering conditions and not partially covered by other materials such as shutters, awnings, porticos, or other materials.

Coverage Against Chalking:
SolidCore Siding® is warranted not to chalk in an offensive manner, meaning that chalking residue won't wash down the siding and cause discoloration of the trim areas.

Product Integrity:
When installed properly, SolidCore Siding® is warranted not to buckle or separate as a function of expansion and contraction.

Westlake Royal reserves the right to discontinue or change any of its Products, including color, without giving notice. Should a product covered by this warranty not be available, Westlake Royal reserves the right to substitute a product that is of equal quality or price, according to Westlake Royal's sole discretion.

Owner	Hunter Units
Homeowner	4
Commercial Owner	4

THIS WARRANTY IS GIVEN IN LIEU OF ALL OTHER WARRANTIES. LIABILITIES OR OBLIGATIONS OF WESTLAKE ROYAL, EITHER EXPRESSED OR IMPLIED, EXCEPT THAT THE DURATION OF ANY IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE LIMITED IN TIME TO THE DURATION OF THIS WARRANTY. WESTLAKE ROYAL SHALL IN NO EVENT BE LIABLE FOR CONSEQUENTIAL OR INCIDENTAL OR SPECIAL DAMAGES OF ANY KIND. YOUR EXCLUSIVE REMEDY SHALL BE ENFORCEMENT OF THIS WARRANTY UPON THE TERMS AND CONDITIONS HEREIN CONTAINED. NO REPRESENTATIVE OF WESTLAKE ROYAL OR ITS DISTRIBUTORS OR DEALERS IS AUTHORIZED TO MAKE ANY CHANGE OR MODIFICATION TO THIS WARRANTY.

Some States do not allow limitations on how long an implied warranty lasts, so the foregoing limitation may not apply to you.

Some States do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you.

Warranty Claim:
To make a warranty claim on your product, please visit: **www.RBPWarranty.com**

If you have already registered your product, please log in using your same user ID and password. If you have not registered your product, you will need to create an account to file your claim.

Within 30 days of identifying a defect, the claimant shall be required to provide a written description with pictures demonstrating the claimed manufacturing defect. In some cases, an actual sample of the defective product may need to be removed at the owner's expense for analysis. Westlake Royal will analyze the provided materials and information to determine the validity of the claim.

For inquiries regarding registration or claims, please e-mail:
RBPCustomerCare@westlake.com

This warranty gives you specific legal rights, and you may also have other rights which vary from State to State.

PORTFOLIO

THINK OUTSIDE

chromatix

Westlake Royal Building Products™

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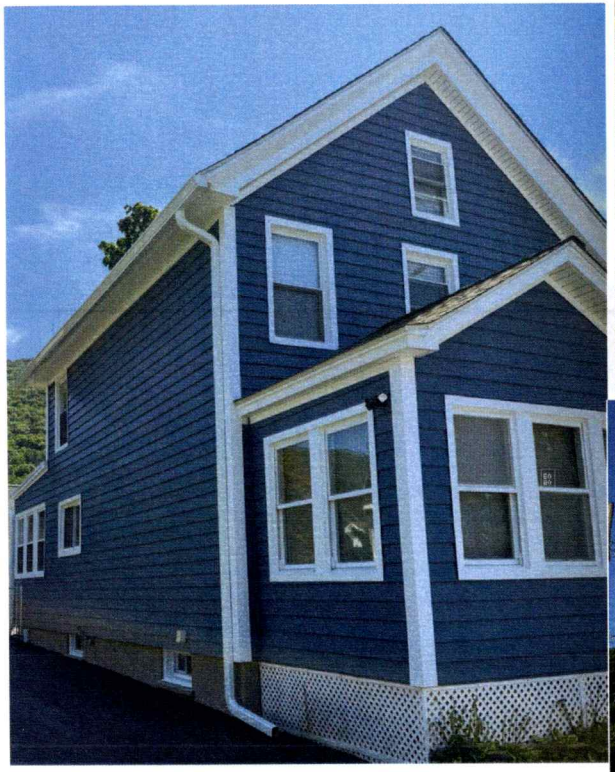
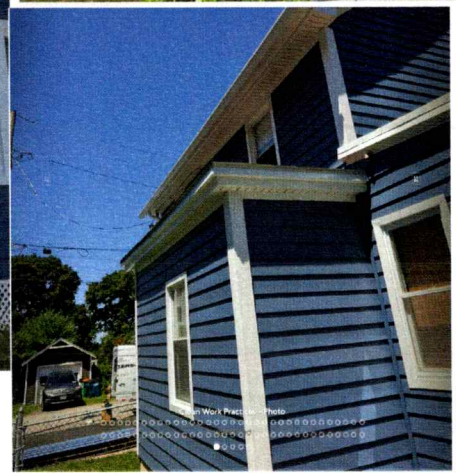
PROPOSED DESIGN

32

REGATTA BLUE

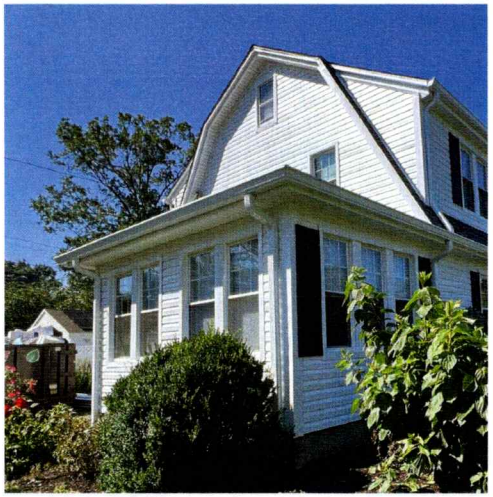


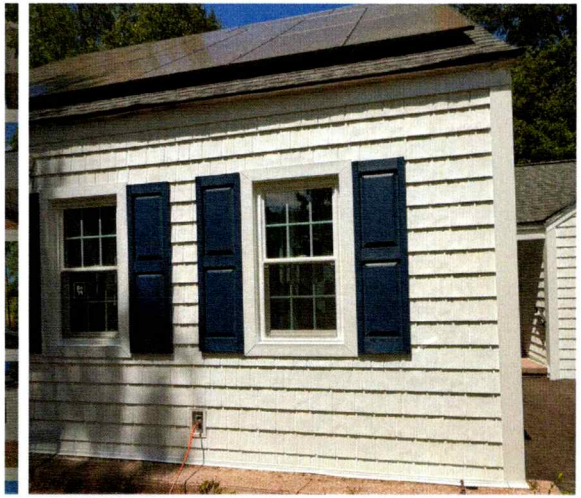


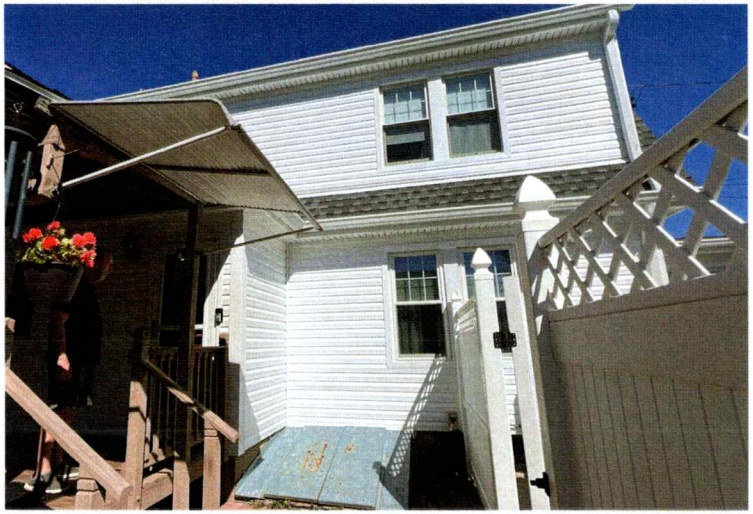
Additional color options

Greystone

White







FINAL THOUGHTS

Benefits of Solid-Core Vinyl Siding for Asbestos Encapsulation

- **Built-In Contouring Mask:** The rigid foam core creates a completely flat plane. It bridges over uneven or warped asbestos tiles without contouring to the bumps.
- **Superior Impact Protection:** Absorbs shocks from hail, rocks, or ladders. This prevents cracks that could crack the fragile asbestos tiles underneath.
- **Lightweight Efficiency:** Provides the rigidity and thickness of real wood siding without adding dangerous structural weight to the old walls.
- **Eliminates Extra Prep Steps:** The foam backing is permanently attached to the panel. This eliminates the need to install separate fanfold foam sheets.
- **Lifetime Low Maintenance:** Offers the premium look and feel of thick wood siding but never requires scraping, painting, or caulking

The Best Path Forward: Solid-core (insulated) vinyl siding is the overall winner for asbestos encapsulation due to its light weight, rigid mask, and lack of maintenance.

The High-Risk Path: Real wood, shingles, and HardieBoard add dangerous structural weight and require aggressive fastening that can shatter the hidden asbestos tiles.

Safety First: If choosing encapsulation, contractors must always pre-drill framing holes, wet the tiles to suppress dust, and wear full respiratory protection.

Financial Bottom Line: Choose encapsulation for the fastest, safest, and most budget-friendly project; choose abatement only if you plan to sell the home immediately to buyers demanding a "clean" deed.