

THE REGULAR MEETING OF THE HISTORIC PRESERVATION AND PARKS COMMISSION OF THE VILLAGE OF MONTEBELLO WAS HELD ON JULY 17, 2024, AT VILLAGE HALL, ONE MONTEBELLO ROAD, MONTEBELLO, NEW YORK. THE MEETING WAS CALLED TO ORDER AT 7:12 P.M., AFTER THE PLEDGE OF ALLEGIANCE.

Present:	Matt Moetzing	Chairperson
	Bill Ellsworth	Member
	Rosemary Mocio	Member
	Josh Goldstein	Member
	Dorice Madronero	Member
Also Present:	Warren Berbit	Village Attorney
Absent:	Lisa Levin	Member
	Craig Long	Village Historian
Recording Secretary:	Angela Spina	Building Clerk

Minutes Approval

The minutes of the HPPC meeting of May 1, 2024, and June 5, 2024, be and are hereby approved. Member Ellsworth motioned, seconded by Member Mocio, all were in favor.

New Business

- **Continuance of Application for a Certificate of Appropriateness 37 Viola Road**

Applicant David Fried was on the agenda to present his Letter of Certification written by his Landscaper but was not in attendance. Applicant Fried had full knowledge of the meeting change and he acknowledged the change via email. He will be placed on the August 7, 2024, Agenda.

- **Opening of Public Hearing for Certificate of Appropriateness for 96 Viola Road**

Motion to open the Public Hearing was made by Member Ellsworth, seconded by Member Mocio. All were in favor.

Applicant Yosef Emuna in attendance.

Village Attorney Berbit read into the record the Public Hearing notice that was posted on June 25, 2024. He also stated for the record that Applicant Emuna has presented a plot plan, pictures of the front of the home with the proposed landscaping and pictures of the existing natural buffer.

Resolution No. 24-03
Village of Montebello Historic Preservation and Parks Commission
Certificate of Appropriateness
96 Viola Road SBL 49.05-1-15.2

WHEREAS, application was made to the Village of Montebello Building Inspector to construct a single-family home on an existing now vacant lot located at 96 Viola Road in the Village of Montebello, identified on the Town of Ramapo Tax Map as Section 49.05, Block 1, Lot 15.2 (the “Property”); and

WHEREAS, Viola Road from Sycamore Lane to Haverstraw Road is one of the oldest historic roads in the Village of Montebello, is understood to be the “Gateway” to the Village, contains historic stone walls along significant portions of its length and included scenic vistas and viewsheds, and for this and historical reasons, such as during the Revolutionary War, and, thus, is included in the Historic and Scenic Roads Overlay District (“Overlay District”); and

WHEREAS, virtually all of the proposed new construction is located within the Overlay District, which extends 250 feet from the centerline of Viola Road, but further back due to the change in the road line to accommodate a future road widening; and

WHEREAS, pursuant to Village of Montebello Code § 195-60, prior to any construction undertaken within the Overlay District, the applicant for said construction must apply to the Village of Montebello Historic Preservation and Parks Commission (“HPPC”) for a determination as to whether a Certificate of Appropriateness (“COA”) should be granted with or without conditions allowing said construction; and

WHEREAS, on or about April 20, 2024, the Property owner began the process of applying to HPPC for a COA; and

WHEREAS, on June 5, 2024, as a courtesy, as confirmed on the Record with the Applicant present, but before a formal application had been yet filed, the HPPC informally dialogued with the applicant, Yosef Emuna, to assist with timely providing more complete materials for a hearing at the July 17, 2024, meeting; and

WHEREAS, granting a COA for the construction of a single-family home is a Type II action under the State Environmental Quality Review Act pursuant to its implementing regulations 6 NYCRR 617.5(c)(11); and

WHEREAS, the HPPC, upon assurance of due legal notice by the Village Attorney, conducted a Public Hearing at the July 17, 2024, meeting, beginning at 7:30 PM and all submissions were included into the record and duly noted, and the Applicant presented thereat and dialogued with the Commission in its deciding whether a COA should be issued and, if so, pursuant to what conditions if any, imposed by the HPPC, said submissions including the following:

- Site Plan from Paul Gdnaski, P.E., PLLC, dated November 9, 2023.
- Six photo-like images of the new construction from different viewpoints
- Two photos of the current viewshed and natural buffer from two different street views
- A Natural Stone rendering from Marmiro Stones by Turan Bekisoglu. Product: Deep Blue, Type: Marble and Finish: Leather.

NOW THEREFORE, BE IT RESOLVED, that the HPPC, all persons having been heard closed, the Hearing at 7:52 PM and hereby granted a Certificate of Appropriateness to the property located at 96 Viola Road in the Village of Montebello, identified on the Town of Ramapo Tax

Map as Section 49.05, Block 1, Lot 15.2, there after deliberating on the Record and subject to three conditions as follows:

1. maintain all mature existing plantings, except as marked as needing to be removed (those “X”ed) but with the approval of the Village Engineer; and
2. interspaced, across the front in the natural buffer, planting no less than 30 giant arborvitaes deer resistance trees, suitable for shade, that are at least 4’ to 5’ feet or larger in height; and
3. adding into said buffer other types of natural plantings at Applicant’s chose, worked into the existing natural buffer, approximately no less than six (6) in number. All new plants to include nursery certificates as to the appropriateness and two-year warranty; and

BE IT FURTHER RESOLVED, the HPPC grants this Certificate of Appropriateness subject to and in reliance upon the following understandings:

1. Full compliance with the materials submitted to the HPPC, including the plot plan, natural stone, and exterior paint colors. The Building Inspector shall confirm compliance with the bulk requirements, including FAR.
2. Full compliance with the buffer requirements as set forth above in Sec. 195-60 D.(10)(e)[2]¹, including the native species to a minimum depth of 50 feet, accounting for the road widening strip, as set forth in detail above.

This Certificate of Appropriateness is predicated on the representations of the owner and/or authorized representative and the materials submitted thereto and incorporated by reference herein as are the conditions here. Any deviation shall invalidate this Approval.

On a Motion to grant a Certificate of Appropriateness by Member Mocio, seconded by Member Madronero, Chairperson Moetzing declared the Certificate of Appropriateness issued on the following affirmative vote:

MEMBERS PRESENT:

Matt Moetzing, Chairperson
Dorice Madronero, Member
Rosemary Mocio, Member
Bill Ellsworth, Member
Josh Goldstein, Member
Lisa Levin, Member

YEA or NAY

YEA
YEA
YEA
YEA
YEA
YEA
ABSENT

On a Motion to grant a Certificate of Appropriateness by Member Mocio, seconded by Member Madronero, Chairperson Moetzing declared the Certificate of Appropriateness issued on the following affirmative vote:

¹ “On lots with front yard areas within the Historic and Scenic Road Overlay District, a buffer strip with all native and natural vegetation shall be maintained between any newly constructed or modified building and the road right-of-way line. The minimum width of the naturalized vegetative buffer shall be equal to at least 10% of the depth of the parcel and shall be maintained form the property line adjacent to the regulated road towards the building or structure.”

MEMBERS PRESENT:

Matt Moetzing, Chairperson
Dorice Madronero, Member
Rosemary Mocio, Member
Bill Ellsworth, Member
Josh Goldstein, Member
Lisa Levin, Member

YEA or NAY

YEA
YEA
YEA
YEA
YEA
ABSENT

At 7:52 PM a motion was made by Member Goldstein to close the public hearing for 96 Viola Road. Seconded by Member Madronero. All were in favor.

Old Business

- **Jazz Festival Updates**

Chairperson Moetzing discussed the updates on the Jazz Festival.

- Food Trucks
 - Maine Lobster Truck booked
 - Alternate Food Trucks is in the works
 - Possibility of an ice truck/cart
- Port-a-potties - booked.
- Talent - booked
- Volunteers - from the HPPC and others will be determined
- Security- booked
- Advertising - additional advertising to be determined

- **Kathy Gorman Ponds Park**

Member Goldstein will be visiting the park soon to start planting the flowers and cleaning the beds around the gazebo. As well as fixing the benches if he can.

Member Madronero briefly stated and circulated pictures via email of her observations during her walk-through of the KGP Park on July 9, 2024. Member Madronero asked if an update will be given by Village Hall to the HPPC stating what progress has been made on fixing the concerns from last meeting

Motion to Adjournment

At 8:45 PM, Member Madronero made a motion to close the meeting, seconded by Member Ellsworth. Upon voting, all were in favor.