

THE REGULAR MEETING OF THE HISTORIC PRESERVATION AND PARKS COMMISSION OF THE VILLAGE OF MONTEBELLO WAS HELD ON NOVEMBER 6, 2024, AT VILLAGE HALL, ONE MONTEBELLO ROAD, MONTEBELLO, NEW YORK. THE MEETING WAS CALLED TO ORDER AT 7:05 P.M., AFTER THE PLEDGE OF ALLEGIANCE.

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

Minutes Approval

The minutes of the HPPC meeting of October 15, 2024, be and are hereby approved. Member Ellsworth motioned, seconded by Member Madronero. Upon voting, all were in favor.

Applicant David Fried of 63 Viola Road could not attend the meeting. His public hearing was adjourned to the December 4, 2024, meeting at 7:00pm. Motion to adjourn was made by Member Levin, seconded by Member Mocio. Upon voting, all were in favor.

New Business

Opening of Public Hearing for a Certificate of Appropriateness for 62 Montebello Road

Motion to open Public Hearing at 7:10pm was made by Member Mocio, seconded by Member Ellsworth. All were in favor.

Applicant Nachmen Rottenberg and Representative Kalman Herskovits in attendance.

Chairperson Moetzinger read into the record the Public Hearing notice that was posted on October 22, 2024. He also stated for the record, Applicant Rottenberg renderings.

Submittals:

- HPPC Application
- Plot Plan dated by
- Five photos of the existing structure
- Computer Images of the proposed single-family dwelling from Silverlock Design Group by Rivky Neuschloss pages A1-A7, dated September 16, 2024.
- Subdivision site plan dated September 23, 2024, by CivilTech
- Stone sample for a portion of the front exterior from Coronado Stone Products, River Rock Sienna Brown

- Stucco color for the exterior to be Benjamin Moore Desert Light number 1004

Applicant Rottenberg proposed a plan to CDRC to subdivide his property. Being that the new structure will be within the Scenic and Historic Overlay District the Applicant must obtain a COA from the HPPC then continue the process with subdividing. A COA must be granted before proceeding.

The first lot once subdivided will be approximately 50,000 sq ft and will have the existing structure and all accessory structures. The second lot will be approximately 52,000 sq ft, which will be where the existing back yard/padlock is constructing a 6,300 sq ft single-family dwelling and leaving one of the existing barns.

The Village Historian questioned why the existing barn will remain if that barn is not historic. The idea of removing the barn gives the Applicant a way to push the dwelling a little further back from Montebello Road helping with the viewshed. The Village Historian will research to see if it is a possibility to remove the barn. On record the Applicant Rottenberg

The natural buffer currently has a rock wall and pine trees which will not be removed. The Members would like the wall to be untouched and to add some more plantings to add to the natural buffer.

At the next meeting on December 4, 2024, Applicant Rottenberg and Representative Herkovits are to present a landscaping plan with additional trees adding the buffer, photos of the existing yard/padlock, photos of different street view angles, and a photo of where the house will sit steaking out the ground to get a better understanding of how close to road and size.

Old Business

- Member Status Change

Chairperson Moetzingler stated that the status change of one member to Ad Hoc must be determined. At the October 15th meeting, Member Goldstein stated that he did not have an issue with changing his status. Members were asked if they agreed to the decision. All Members agreed that Member Goldstein's status will be changed to Ad Hoc.

- Time Capsule

Member Ellsworth obtained an estimate from Iron Works for a new time capsule. A 15x15x30 steel capsule is not to exceed \$750.

Public Comment – With no one from the public wishing to speak, Chairman Moetzingler closed this portion of the meeting.

Motion to Adjournment

At 8:27 PM, Member Madronero made a motion to close the meeting, seconded by Member Ellsworth. Upon voting, all were in favor.