

THE REGULAR MEETING OF THE HISTORIC PRESERVATION AND PARKS COMMISSION OF THE VILLAGE OF MONTEBELLO WAS HELD ON APRIL 3, 2024, AT VILLAGE HALL, ONE MONTEBELLO ROAD, MONTEBELLO, NEW YORK. THE MEETING WAS CALLED TO ORDER AT 7:42 P.M., AFTER THE PLEDGE OF ALLEGIANCE.

Present:	Matt Moetzing	Acting Chairperson
	Bill Ellsworth	Member
	Rosemary Mocio	Member
	Dorice Madronero	Member
	Robert Israel	Member
Also Present:	Warren Berbit	Village Attorney
	David Fried	Applicant
Absent:	Lisa Levin	Chairperson
	Josh Goldstein	Member
Recording Secretary:	Angela Spina	Building Clerk

Minutes Approval

The HPPC was unable to approve the February 7, 2024, and March 6, 2024, meeting minutes because the commission did not have a full quorum of those who were in attendance on those dates. The minutes will be placed on the May 1, 2024, meeting agenda.

Old Business

- **Applicant David Fried, 37 Viola Road for a COA.**

Continuance of the Public Hearing, began at the March 6, 2024, meeting, at 7:47pm, for 37 Viola Road.

Requested items from the last meeting were presented. New materials included in the record are:

- An enhanced site plan from the last one presented at the March 6th meeting, original dated November 8, 2023, from Paul Gdanski, entitled: Storm Drain Inlet Filter Detail for Curb Inlets.
- Eldorado Stone Sample Booklet for natural stone presented for exterior front of home; 2023 source book volume, 2 pg. 19, Ridgetop18 color Whisper White.
- ParexUSA Color Collection sample booklet for the stucco used throughout the exterior walls, color Oyster T010L (57).
- Email from Regina Rivera, dated April 3, 2024, stating what needs to be considered for proposed rock wall or driveway apron, “Before the village gives any permits, land disturbance or building, we require that they first get a road opening permit, in this case from the County, and a sewer connection permit from Ramapo DPW. The rock wall cannot go in the county right of way”.

Mr. Fried presented all samples and answered questions the Commission posed. He stated the colors will not change and what is presented will be used.

Attorney Berbit made sure the aforesaid email from Mrs. Rivera, the Planning and Zoning Board Clerk, was read into the record as emphasized. The Village Attorney made the point that being a County Road, the County controls access and the HPPC could not authorize work in the County Right of Way. Acting Chairperson Moetzinger read aloud what could be expected for the construction of a new home per the email.

Fried stated he is not changing the footprint of the driveway that he is keeping the original and if the rock wall needs to be set back away from the county right away then he will do so. He wants to make things easier so he can obtain his Certificate of Appropriateness.

A landscaping plan is expected at the next meeting, to fill into record, as there are mature trees, and the Applicant is proposing trees in the evergreen family and rock wall that will be used as a buffer. The question is can both be done keeping mature trees and adding evergreen trees throughout the front. The Commission would like a professional opinion on how to go about making the natural buffer more appealing and better buffering the large residence while retaining what it was originally.

In the end, the Applicant said he will have a plan to preserve the mature trees and intersperse plantings for a natural species buffer presented from a Landscape Designer and Engineer to submit a rendering to give an idea of what can be done. He was hoping to do that last meeting but will get it done so he can obtain his Certificate of Appropriateness conditioned by the buffer plantings.

The rock wall and evergreen tree plantings plan and the iron gate will be removed from the plan in keeping with the natural buffer and adding some trees to help the buffer. But the set back gate will be retained, placed on simple metal posts. The Applicant will have the option of also adding the low, dry rock wall and an evergreen buffer at his discretion at a later date.

The Commission agreed to give a Certificate of Appropriateness once the applicant provides renderings of a landscaping plan.

Formals Resolution (inserted in minutes):

**Resolution No. 24-02
Village of Montebello Historic Preservation and Parks Commission
Certificate of Appropriateness
37 Viola Road SBL 48.12-1-4**

WHEREAS, application was made to the Village of Montebello Building Inspector to construct an approximately 9,000 square-foot single-family home on an existing 2.18-acre property located at 37 Viola Road in the Village of Montebello, identified on the Town of Ramapo Tax Map as Section 48.12, Block 1, Lot 12 (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, thus, is included in the Historic and Scenic Roads Overlay District (“Overlay

District”) and the subject is presently improved by a two-story Colonial Circa 1870, which unfortunately is described poor condition for which a demolition permit has been issued; 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 than original structure; 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 allowing said construction; and

WHEREAS, on or about January 16, 2024, the Property owner began the process of applying to HPPC for a COA; and

WHEREAS, on February 7, 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, David Fried, to assist with providing more complete materials timely for a hearing at the March 6, 2024, and as continued at the April 3, 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 beginning at March 6, 2024, meeting and continued at the April 3, 2024, meeting, at 7:46 PM and all submissions were included into the record and duly noted in deciding whether a COA should be issued and, if so, pursuant to what conditions if any, imposed by the HPPC.

NOW THEREFORE, BE IT RESOLVED, that the HPPC, all persons having been heard closed the Hearing and hereby granted a Certificate of Appropriateness to the property located at 37 Viola Road in the Village of Montebello, identified on the Town of Ramapo Tax Map as Section 48.12, Block 1, Lot 12. In granting this COA, the HPPC relied upon and requires adherence to the following submissions made by the Applicant:

- Site Plan from Paul Gdnaski, P.E., PLLC, dated November 8, 2023.
- Eldorado Stone Sample Booklet for natural stone presented for exterior front of home; 2023 source book volume 2 pg. 19 Ridgetop18 color Whisper White.
- ParexUSA Color Collection sample booklet for the stucco used throughout the exterior walls, color Oyster T010L (57).
- Photographs of front exterior, back exterior with pool and yard, front entrance of gate and driveway, aerial view, rock wall and evergreens, and photo of the original home from roadway; and

BE IT FURTHER RESOLVED, that the HPPC grants this Certificate of Appropriateness subject to one condition: the submittal of a landscaping plan by Landscape Architect and Engineer to give their professional opinion for the natural buffer interspersed amongst the mature trees, intending that such be planted, and to be inserted in this record as a part hereof

BE IT FURTHER RESOLVED, the HPPC grants this Certificate of Appropriateness subject to the following conditions:

1. Full compliance with the materials submitted to the HPPC, including the plot plan, architectural and floor plans. The Building Inspector shall confirm compliance with the bulk requirements, including FAR.

2. Full compliance with the buffer requirements as set forth in Sec. 195-60 D.(10)(e)[2]¹, including the native species to a minimum dept of 50 feet.
3. Options to later add dry rock wall approximate height 4 feet and evergreen plants at Applicant’s decision.

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. Any deviation shall invalidate this Approval.

On a Motion by Member Ellsworth, seconded by Member Mocio, the Acting Chairperson declared the Certificate of Appropriateness issued on the following affirmative vote:

<u>MEMBERS PRESENT:</u>	<u>YEA or NAY</u>
Lisa Levin, Chairperson	<u>ABSENT</u>
Matt Moetzing, Acting Chairperson	<u>YEA</u>
Dorice Madronero, Member	<u>YEA</u>
Rosemary Mocio, Member	<u>YEA</u>
Robert Israel, Member	<u>YEA</u>
Bill Ellsworth, Member	<u>YEA</u>
Josh Goldstein, Member	<u>ABSENT</u>

- Jazz Festival Update:

After a full discussion, Member Moetzing and Member Mocio will oversee food vendors and food trucks. Member Moetzing already began reaching out to food vendors and started eliminating ones who cannot attend or who want a money guarantee.

Member Madronero and Member Goldstein will oversee marketing, advertising, and reaching out for corporate sponsorships.

Member Ellsworth will oversee security and will reach out to the proper authorities.

Member Israel and Chairperson Levin will be assigned duties during this month so they can have an update for the May 1, 2024, meeting.

There are a few questions the Commission has for Village Mayor to address that way they can fully understand what is needed example:

1. Is there a money guarantee for food truck vendors?
2. How many trucks?
3. Parking accommodation?

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.”

- **KGPP**

Member Madronero made a statement about the ponds in the KGPP and said she sent an email out to the Commission, so they view the issues. Her email stated along with pictures, "After the previous heavy rain I took a quick walk around the park. The algae are already blooming. I recall Tony used to contact the people who treated the ponds with copper sulfate. Not sure how this is being handled now. Also, solar panels were moved to roof of the gazebo, however, note the solar covered by growth that will impair efficacy. Seems that was installed without consideration for maintenance of underbrush covering panel." Info to be forwarded to Village Hall and Village Engineers.

- **CL Grant**

Member Moetzing asked if we had found out or heard anything back about a deadline for the CLG application. I responded with, "nothing yet, but I will reach back out to the program coordinator to confirm if one was set." His suggestion was instead of updating the survey for the Historic District but to use the funds for the parks, such as cleaning the ponds and maintaining the grounds.

New Business: none to be discussed

Motion to Adjournment:

At 9:21 PM, Member Ellsworth made a motion to close the meeting, seconded by Member Mocio. Upon vote, motion carried unanimously.