

THE REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION OF THE VILLAGE OF MONTEBELLO WAS HELD ON MONDAY JANUARY 23, 2019 AT THE VILLAGE HALL. THE MEETING WAS CALLED TO ORDER AT 8:05 P.M. FOLLOWED BY THE PLEDGE OF ALLEGIANCE.

Present:	Lisa Levin	Chairperson
	Bill Ellsworth	Member
	Dorice Madronero	Member
	Rosemary Mocio	Member
	Matt Moetzinger	Member
Others Present:	Warren Berbit	Village Attorney
	Craig Long	Village Historian/HPC Advisor
	Regina Rivera	Planning & Zoning Clerk

Chair Levin opened the meeting at 8:05 p.m. Member Madronero made a motion to approve the minutes from the January 7, 2019 HPC meeting, seconded by member Mocio. Upon vote, the motion carried unanimously.

Sander Gerber
556/558 Haverstraw Road
40.19-1-33 and 44

Application of Sander Gerber, 558 Haverstraw Road, Montebello, New York, 10901 for a Certificate of Appropriateness pursuant to Sections 195-60 K and 195-64.1 A-C of the Village Code. The Applicant is proposing the installation of a circular driveway that would connect both his residences at 556 and 558 Haverstraw Road, and the construction of a tennis court. The properties are located on the west side of Haverstraw Road, which lies within the Scenic and Historic Road District, approximately 0 feet north of Coe Farm Road in the Village of Montebello and designated on the Ramapo Tax Map as Section 40.19, Block 1, Lots 34/33 in the RR-50 Zone.

In attendance were the Applicant's engineer Glenn McCreedy of Civil Design Works, LLC, landscape architect David Varnell of Kelly Varnell Virginia, Inc, and Project Manager Edward Silvestri.

Village Attorney Warren Berbit, in his opening remarks, said that this is a continuation of the January 7th meeting and is the first time the HPC is reviewing a Certificate of Appropriateness application as the Historic and Scenic Road Overlay District is a new advent to village code, born from the Village of Montebello 2017 Comprehensive Plan. Since this is a new experience for the HPC members, he continued, there is necessarily some flexibility in how the issues are discussed.

Mr. Berbit gave an overview of the project, noting that no structures are being built or altered and involves simply removing one driveway, reconfiguring the other, and adjusting the lot line to accommodate a tennis court. The issue therefore boils down to proper fencing and proper vegetative screenings, he said, adding that the watchword is "viewshed" which must be protected and enhanced. The Commission should encourage the vegetative buffer while ensuring it is not so dense as to obscure the house and barn completely, he advised.

Mr. Berbit said that he has a conversation with Amy Mele, the Applicant's attorney, regarding the problematic solid fence across the front proposed at the last meeting and said that he believes they have come up with a solution that may satisfy everyone. He then established the following new documents into the record:

1. Color version of the site plan as requested at the January 7, 2019 HPC meeting, that includes dimensions with relation to the depth and width of the plantings.
2. Undated and unlabeled elevation of the barn.
3. Undated and unlabeled elevation of the front house.

The Applicant was then invited to present.

Mr. McCreedy stated that they have acquired the necessary variances from the ZBA and now any Planning Board subdivision and site plan approval is contingent on the issuance of the Certificate of Appropriateness.

Mr. Varnell then presented the full landscaping plan and showed additional color renderings of the rear house and of the vegetable garden outside the barn, concentrating primarily on the treatment of the front of the property and the new driveway. He explained that they devised a creative solution to the solid fence problem while keeping the deer out, by proposing a three-foot picket fence along the front of the property up to the tennis court, where it would connect to an eight-foot tennis fence, while the six-foot deer fence previously proposed would turn in toward the front house. There will be various types of vegetative enhancements for all the fencing, for both deer-repelling and aesthetic purposes, he said.

There will be larger trees like sugar maples on the either corner of the front lot, he explained, and lower existing plantings along the front to maintain a view of the house. He then showed and elaborated on the cross-sections of the house and barn submitted at the beginning of the meeting, and continued with a comprehensive description of components of the vegetative screening including, but not limited to:

1. Norway Spruce planted around the perimeter of the tennis court fence, which, while not indigenous, are ubiquitous to the area.
2. American Cedar, spanning the length of the fence, which is bred to repel deer.
3. Hollies and Arborvitae, to be installed inside the fence and away from the deer.
4. Various shrubs including Spirea, which is not indigenous but is naturalized, Viburnum, Skip Laurel, Juniper and Ohio Buckeye, to be planted throughout the buffer and in front of the fences.

Finally, Mr. Varnell referred to the newer renderings illustrating small parking areas outside of each structure surrounded by picket fencing thereby creating small parking courtyards.

Member Ellsworth asked if Mr. Gerber had plans to restore or renovate the front house, referred to as the guest house, which was built in the 1800s. Mr. Silvestri said that the house is in impeccable condition, that Mr. Gerber is devoted to maintaining its historic aesthetics and that, due to recent damage from a tree, the house will be repaired and repainted in areas. Mr. Varnell added that the front steps will be re-configured slightly to come down into the courtyard more gracefully, but this will not impact the architecture of the house.

Chair Levin asked if any thought had been given to making that house an historic landmark in the Village of Montebello, adding that it would make sense since Mr. Gerber is committed to maintaining the property and handing it down to future generations. Mr. Silvestri said he didn't know but agreed that Mr. Gerber is devoted to the architecture.

Member Moetzinger needed clarification of the picket and cedar fencing and after brief discussion, Member Mocio said she still wanted to see what the cedar and deer fences will look like. Mr. Varnell showed a photograph of the structural details of the cedar fence, albeit unpainted, and noted that it will be at least 115 feet away from the road.

Member Madronero asked the projected date of completion of the entire project. Mr. McCreedy said it's impossible to predict given all the moving parts. However, he continued, the project will be done in phases, with phase 1 encompassing the installation of the drainage system, and perhaps decommissioning the northerly driveway and installing the new driveway and tennis court by summer. He stated that there will be no work done during the summer months because the Gerber family will be there.

Member Moetzinger asked about gates on the perimeter fencing. Mr. Varnell said that there will be three gates, one on each side and each six-feet wide, on the perimeter fencing, and two gates at the tennis court.

Mr. Berbit said that the Board seems to be satisfied with the plan and asked if there are any documents or narratives they would want in the record before issuing a Certificate of Appropriateness. Chair Levin said she wanted a rendering of the front fence and deer fence, particularly where the latter turns inward toward the house. Mr. Varnell asked if an elevation of the property frontage and a photo of the actual fence would suffice and Chair Levin said it would. Mr. McCreedy requested the Board issue a conditional Certificate of Appropriateness so it could be presented to the Planning Board. This has been going through the Planning process since September 2018, he said. Mr. Berbit agreed.

Member Madronero made a motion to close the public hearing at 8:55 p.m., seconded by Member Ellsworth. Upon vote, the motion carried unanimously.

Member Mocio made a motion to grant the Certificate of Appropriateness subject to conditions that will be listed and subject to the receipt of additional documents to include a planting scheme along the road and along the house, elevations of the deer fence, pictures of the deer fence and elevations of the frontage with and without the plantings. Member Madronero seconded the motion and upon vote, all were in favor. [A formal resolution will be prepared to be inserted in the minutes]

New business:

Member Moetzinger made a motion to approve the minutes from the November 28, 2019 HPC meeting, seconded by Member Ellsworth. Upon vote, the motion carried unanimously.

Chair Levin handed out the Historic Preservation Grant application guidelines, noted the deadline of March 25, 2019 and asked the Board to read through the document and to consider ideas for grants for the next meeting. This grant will be in addition to the CLG grant, which has been delayed due to the government shutdown, she said, adding that this grant is more specific as to its uses. Mr. Berbit offered the grant could be used to research village stone walls, explaining that there are many throughout, each made of different materials and built with different methods, all of which could tell a story about the history of the village.

Chair Levin turned the discussion to the empty display case at the community center, stating that they have not received any artifacts and suggested that they fill it with mounted and captioned photographs. All agreed.

Chair Levin gave updates on the inspections of the four historic landmarks:

1. The Main house at Fant Farm: the home is still in disrepair; Member Moetzinger reported that the roof was repaired, albeit temporarily, and that the two front columns propping up the porch roof are also temporary fixes and obviously not historically appropriate.
2. Johnson Farmhouse: Windows and exterior were repaired, and the porch was painted resulting in overall aesthetic improvement.
3. Ryan Mansion: Some minor repairs will be made when the weather improves, but the condition of structure is very good overall.
4. Village Hall: The building is sound, but repairs of the slate roof still need to be made.

Chair Levin said that Village code enforcer Sean Tichenor will have a full historic landmark report in the spring.

Member Madronero made a motion to adjourn the meeting at 9:20 p.m. seconded by Member Mocio. Upon vote, the motion carried unanimously.