

THE REGULAR MEETING OF THE HISTORIC PRESERVATION AND PARKS COMMISSION OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, JULY 28, 2021 AT VILLAGE HALL, THE MEETING WAS CALLED TO ORDER AT 7:00 P.M. FOLLOWED BY THE PLEDGE OF ALLEGIANCE.

Present:	Tony Piazza	Member, Vice Chair
	Dorice Madronero	Member
	Robert Israel	Member
	Bill Ellsworth	Member
	Josh Goldstein	Member
	Matt Moetzinger	Member
	Craig Long	Village Historian/HPPC Advisor

Others Present: Alyse Terhune Assistant Village Attorney

Absent:	Lisa Levin	Chairperson
	Warren Berbit	Village Attorney
	Rosemary Mocio	Member

Member Israel made a motion to approve the minutes from the June 30, 2021 meeting, seconded by Member Moetzinger and upon vote, all were in favor.

**Howard Hellman/84 Viola Road, LLC—Public Hearing continued**  
**Certificate of Appropriateness for a Synagogue at 84 Viola Road, Montebello, NY**

Present were John Atzl and Jackie Berger of Atzl, Nasher & Zigler P.C., architect David Mayerfeld and the Applicant Howard Hellman. Ms. Terhune advised that if no one from the public is in attendance tonight, the Vice Chairman may close the public hearing.

Vice Chair Piazza said that he was concerned about pedestrian safety along Viola Road and that there should be safety measures in place such as flashing signs and crosswalks. Ms. Terhune said there were new materials submitted by the Applicant and that it would be worthwhile to hear an overview from them before discussions commence.

Mr. Atzl explained that they have been working closely with the Planning Board, the Village Traffic Consultant and the Rockland County Highway Department to come up with traffic mitigation and pedestrian safety measures to address all safety concerns.

Vice Chair Piazza suggested that lighting be installed at the entrance to the crosswalk to further protect pedestrians on this very dangerous road. Mr. Atzl said the Village light pollution policies prohibit any light spillage from the property onto the road but assured the Commission that there will be crosswalks and signs, as well as crossing guards and a parking management plan for special events. Ms. Terhune noted for the Commission's edification that vehicular and pedestrian traffic falls under the Planning Board SEQR process and that traffic issues have been mitigated to the greatest extent possible. SEQR was closed and the Planning Board issued a Neg Dec, but traffic, pedestrian safety and lighting were among the biggest issues of the Planning Board for the entirety of the two-year review, she said.

Member Madronero wanted to know if they were expected to choose from among the color and material samples, noting that it was the purview of the ARB and not this Commission. Mr. Hellman said they were interested to know this Commission's preferences.

Vice Chair Piazza asked if anyone from the commission or the public had any questions. Ms. Terhune said that there were comments from the public at the last meeting regarding impacts on historical artifacts on the property, but Village Historian Mr. Long recommended the applicant did not need to do any archeological exploration. Mr. Atzl said that SHPO required an archeological survey and that that agency found no historical impact.

Vice Chair Piazza opened the public hearing. No one from the public being in attendance, Member Ellsworth made a motion to close the public hearing at 7:42, seconded by Vice Chair Piazza and upon vote, all were in favor.

Vice Chair said that in the absence of the Chairperson and other Commission members, he was adjourning the application to the next meeting. Ms. Terhune noted for the record that the submissions made by the applicant for this meeting included several color tones, foot path paver samples, stone façade samples for the building and the pedestrian bridge, and additional view analyses. Mr. Atzl said they did not submit any winter views because that cannot be simulated during the summer.

Mr. Hellman said he was disappointed that the Commission was not voting at this meeting, especially since Mr. Atzl and his team comprehensively responded to all the Commission's requests. Vice Chair Piazza reiterated his discomfort with issuing an approval in the absence of the Chairperson. There was talk of holding a special meeting to vote on this Application alone and Vice Chair Piazza said he would discuss it with the Chairperson.

Member Ellsworth made a motion to adjourn the application to the next available HPPC meeting, seconded by Member Goldstein. Upon vote, the motion passed unanimously.

Vice Chair Piazza inquired if any progress was made regarding the historical markers on the Rochambeau Trail. Mr. Long said he was waiting to be contacted by [Village Attorney] Warren Berbit, and that they need to go before the Village Board for approval to proceed. Member Madronero reminded Vice Chair Piazza that the Chairperson distributed a comprehensive list of highlighted locations at the last meeting.

Regarding parks matters, Vice Chair Piazza expressed his wish to re-open a dormant trail leading to Kathy Gorman Ponds Park from Mile Road. Access to the trail was prohibited by the homeowner at 7 Senator Levy Drive, behind which the trail traverses. That homeowner is moving, he continued, and he would like to repair the pillars, remove the chain and erect a sign. He said he will discuss this possibility with the Hochbergs who reside at 3 Senator Levy Drive but that he felt they were amenable to the idea and surmised that the land will need to be purchased and a right-of-way established.

Mr. Long said that it would be a good idea to make that entrance a historic marker as the pillars marked the entrance to what was the Clendenin J. Ryan home, which was torn down in 1974, and would provide an opportunity for residents to experience another facet of this Village's heritage. The Commission was pleased with this idea.

No one having any further comments, Member Ellsworth made a motion to adjourn the meeting at 7:53 p.m. seconded by Vice Chair Piazza and upon vote, all were in favor.