

THE REGULAR MEETING OF THE HISTORIC PRESERVATION AND PARKS COMMISSION OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, FEBRUARY 2, 2020, ON ZOOM. THE MEETING WAS CALLED TO ORDER AT 7:32 P.M. FOLLOWED BY THE PLEDGE OF ALLEGIANCE.

Present:	Lisa Levin	Chairperson
	Dorice Madronero	Member
	Matt Moetzinger	Member
	Robert Israel	Member
	Josh Goldstein	Member
	Tony Piazza	Member
Others Present:	Warren Berbit	Village Attorney
	Craig Long	Village Historian/HPPC Advisor
	Regina Rivera	Planning & Zoning Clerk
Absent:	Bill Ellsworth	Member
	Rosemary Mocio	Member

**Certificate of Appropriateness**  
**1 Sycamore Lane, Montebello, NY 10901**  
**Section 59.05, Block 1, Lot 30**

Pursuant to Section 195-64C of the Village Code, the Applicant for the owner, Simon Ganz, 3 Sycamore Lane, Montebello, NY, has applied for a determination as to whether a Certificate of Appropriateness shall be granted and if so under what conditions, if any, with respect to the plot plan known as “1 Sycamore Lane LLC” located at 1 Sycamore Lane, Montebello, New York, for the construction of a tennis court within the Montebello Historic and Scenic Overlay District being within 250 ft. of the centerline of Viola Road.

Present were the Applicant for the owner, Arnold Heinemann of A&B Home Improvements, and Landscape Architect Blythe Yost of Yost Design Landscape Architecture.

The Planning and Zoning Clerk, acting for the HPPC, read the public hearing into the record and, upon questioning by the village Attorney, attested that the hearing was properly posted and published on January 22, 2022, and established for the record the materials submitted, which were available for, review as follows:

- Application for a certificate of appropriateness dated January 20,2022
- Narrative summary from Blythe Yost dated January 19, 2022
- Plot plan from Paul Gdanski, PE, PLLC dated October 18, 2021, latest revised January 18, 2022
- Planting Plan from Yost Design Landscape Architecture dated January 7, 2022, latest revised January 11, 2022, including depiction of the existing topography and photographic view shed from Viola Road.

After Mr. Berbit presented a guiding overview of the project to the Commission, Member Piazza opened the public hearing at 7:38 p.m. seconded by Member Madronero. Upon vote, all were in favor.

Ms. Yost presented the project and shared her screen to show the site plan survey. Mr. Berbit noted that there was no line on the survey delineated the 250 ft. from the center of the road into the area of interest which he approximated at the southeast side of the house.

Ms. Yost, noted that there is existing bamboo along the frontage of the property on Viola that blocks the view of the property, but coverage in other areas is more sparse, and proposed plantings that are deer-resistant and shade-tolerant, a mix of evergreens and some deciduous trees.

Member Israel asked if the tennis court fencing is chain link, noting that there may be other fence materials that are more aesthetically pleasing. Ms. Yost said the fence will be black chain link with large apertures, which will recede more readily in the vegetation and will fade over time. Member Piazza suggested the fence should be green to blend in with the plantings. Ms. Yost said that green fades to a blueish tone over time and that black is a safer bet. Member Moetzinger requested that the chain link fence be included on the plans.

Chair Levin asked if shrubs will be placed along the fence line facing Viola Road. Ms. Yost said the closer the plantings are to Viola Road, the more screening it will provide, adding that the applicant would be willing to add additional screening if this is what the Commission requires.

Member Goldstein said that deer particularly favor arborvitae. Ms. Yost said that the Green Giant variety is more resistant than the Emerald Green but acknowledge that deer eat everything. Still, she continued, she does a lot of work in this region and generally know what works. If planting only spruces is favored, that is an option, but the best bet is to have a diversity of plant materials, she added. Member Goldstein suggested continuing the bamboo, but Ms. Yost said it is an invasive species and therefore illegal to plant.

Member Israel asked if lights will be installed for the tennis court, and Ms. Yost replied that there will be no lights for the tennis court. Mr. Berbit noted that the property is slightly elevated from Viola Road by about four feet on average. Member Madronero said she thought there was a stone wall around the property. Ms. Yost said that there is a stone wall around the rear property line but that there are no plans to extend it.

Member Moetzinger asked how far onto the property did the 250 ft from the center of Viola Rd. extend. Ms. Yost said it was almost 100 feet onto the property, but Mr. Berbit believed it was deeper, so she will supply the Commission with a revised survey showing it and more dimensions. Chair Levin liked that idea and asked if a side view rendering could also be provided. Ms. Yost said it was possible, but it wouldn't enlighten the Commission much and recommended instead that the Members drive by the property to see what is there for themselves and to get a sense of the location of the tennis court (where the shed is presently).

Member Madronero asked about the eight trees to be removed. Ms. Yost explained that ironically, trees need to be removed to construct the court, but also to help screen the property by letting in more sunlight so the new plantings can grow and thrive.

With no more questions, the Commission agreed there were no objections to the proposal. Mr. Berbit opined that the proposal is appropriate based on the standards in the code, although the code does not favor chain link fences. But in this case, he continued, the fence is a subdued black and screened by vegetation. Ms. Yost reiterated that she would submit a revised set of plans showing the delineation from the midpoint of Viola Road and the fence detail.

Mr. Berbit said he would put together a more formalized resolution, which follows hereafter, subject to the receipt of the revised plans. Member Goldstein made a motion to grant the Certificate of Appropriateness as noted, seconded by Member Piazza and upon vote, the motion passed unanimously.

**Resolution No. 22 - 01**  
**Village of Montebello Historic Preservation and Parks Commission**  
**Certificate of Appropriateness**  
**1 Sycamore Lane – SBL 49.05-1-30**

**WHEREAS**, after a public hearing as otherwise described and conditioned in the Minutes hereof, A Certificate of Appropriateness shall be issued upon the following findings:

1. That the viewshed as it presently exists looking inward from Viola Road is dominated by vegetation which has filled in over many years, and in large part is not impacted by the proposed tennis court and is improved by the intended removal of an existing shed; and,
2. That although the rear portion of the tennis court does require removal of eight (8) existing trees to permit construction and to add light and air to facilitate significant new plantings, those plantings are found to be adequate both as an attractive visual for the court and to mitigate the aforesaid loss of trees; and,
3. That given that the surface of the tennis court is approximately four feet above the elevation of Viola Road, such will tend to obscure visual awareness of the court surface itself when looking in from Viola Road; and,
4. While the proposed 10 ft. cyclone chain link fence will be somewhat visible, it is to be of wide aperture and black which, at the distances involved, will tend to make it disappear, to the extent not obscured by plant matter. Further, at that location due to development of the neighborhood over many years, the change will be miniscule versus the status quo, for example, versus adding a significant structure; and,
5. That the subject property at 1 Sycamore Lane is separate and distinct from 3 Sycamore Lane, and the stated use was to accommodate the long-term occupant of 1 Sycamore Lane; and,

**WHEREAS**, the application appeared before the HPPC for the first and only time on February 2, 2022, at which meeting the HPPC considered the application, all submissions and revisions thereto required by the HPPC and further considered, whether, with said revisions, a Certificate of Appropriateness should be issued and, if so, pursuant to what, if any, conditions imposed by the HPPC.

**NOW THEREFORE, BE IT RESOLVED**, that the HPPC hereby grants a Certificate of Appropriateness to the property located at 1 Sycamore Lane in the Village of Montebello, identified on the Town of Ramapo Tax Map as Section 49.05, block 1, Lot 30 subject to receipt of revised plans as set forth above and as based upon the record representations.

On a motion by Member Goldstein, seconded by Member Piazza, the Chairwoman declared the Certificate of Appropriateness issued on the following affirmative vote:

**MEMBERS PRESENT:**

Lisa Levin, Chairwoman  
Dorice Madronero, Member  
Matt Moetzinger, Member  
Robert Israel, Member  
Josh Goldstein, Member  
Tony Piazza, Member

**YEA or NAY**

**YEA**  
**YEA**  
**YEA**  
**YEA**  
**YEA**  
**YEA**

**Other HPPC Business:**

Chairperson Levin continued the meeting with a motion to approve the January 5, 2022, meeting minutes. Motion was made by Member Piazza, seconded by Member Moetzinger. Motion carried.

The W3R sign proposal to the Village Board (VB) is still pending based on Mr. Berbit and Mr. Long putting together the verbiage. HPPC would like formal authorization from the VB prior to moving forward on production. Proposal would also initiate discussion of budget for signs. Mr. Long will contact the sign manufacturer to make sure that the price was still accurate. Mr. Long and Mr. Berbit will meet to map out what needs to be done to prepare the proposal. Mr. Long advised that guidance on sign number and placement will come from the County Highway Department.

Chairperson Levin stated that W3R sign production/installation and creation/installation of historic markers for the route would be a good project for a 2022-2023 CLG Grant.

Discussion moved on to the historic map. Members agreed that the map needs a different look that is more user friendly. Chairperson Levin will compile suggested revisions from all members and submit them to Village Clerk Joan Will, who will then forward the list to J. Lockman.

With no further discussion, Member Piazza moved to adjourn the meeting, seconded by Member Madronero. Meeting adjourned at 8:38 pm.