

THE REGULAR MEETING OF THE HISTORIC PRESERVATION AND PARKS COMMISSION OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, APRIL 6, 2022, 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
	Josh Goldstein	Member
	Rosemary Mocio	Member
Others Present:	Warren Berbit	Village Attorney
	Craig Long	Village Historian/HPPC Advisor
	Regina Rivera	Planning & Zoning Clerk
Absent:	Bill Ellsworth	Member
	Tony Piazza	Member
	Robert Israel	Member

**Certificate of Appropriateness
26 Orchard Street, Montebello, NY 10901
Section 48.17 Block 1 Lot 22**

Attorney Warren Berbit presented the case, noting that this was not yet a public hearing and that the Commission can discuss the application and decide whether this should proceed to a formal public hearing at the May 4th meeting or if this is a minor impact and an exception to the code and therefore no certificate of appropriateness and public hearing is necessary.

Mr. Berbit explained that the subject property is a small, dilapidated house on a street populated by similarly small, close houses and that the rear of the property can be seen only when looking from the street at an extreme angle. The two-story addition is not large, but it is not a large house and the proposed addition will align with the existing sides of the house, extending straight back on the property.

In any case, he continued, there was some disparity between the former Building Inspector's determination and the current Building Inspector who determined that this application requires a certificate of appropriateness in the spirit of Section 195-64.1 of the village code. However, there is a potential exception as outlined in subsection D which states:

D. Minor projects in Historic and Scenic Roads Overlay exempt from certificate of appropriateness requirement. Applications for approval, if required, for the following activities located partially or wholly within the Historic and Scenic Road Overlay District shall be exempted from the requirement to obtain a certificate of appropriateness as set forth in Subsection C above:

(1) Changes to side or rear elevations of buildings or the construction of building additions that are not visible from the pavement edge of the historic and scenic road.

(2) Construction of accessory structures to the rear of buildings that are not visible from the pavement edge of the historic and scenic road.

(3) The addition of open decks with or without railings to the side or rear of buildings whether or not visible from the historic and scenic road.

(4) Installation of walkways or patios at grade whether or not visible from the pavement edge of the historic and scenic road, not including retaining walls or decorative walls.

(5) The installation of flagpoles, mailboxes, benches or minor appurtenances whether or not visible from the pavement edge of the historic and scenic road, but not including fences.

(6) Maintenance of existing lawn, garden and landscape areas whether or not visible from the pavement edge of the historic and scenic road.

(7) Approval of tree removal permits pursuant to § 176-6 for tree removals referred to the Planning Board for review.

(8) Approval of tree removal permits pursuant to § 176-6 for tree removals located outside of the buffer required by § 195-60L(5)(c), and that are not visible from the pavement edge of the Historic and Scenic Road.

Mr. Berbit said that the Commission can look at the maps and drawings and decide whether the exceptions apply as outlined in Section 195-54.1D or to proceed with the application and schedule it for a public hearing for the May 4, 2022 meeting, explaining that the Commission has 30 days to react to an application and no less than five days to post a public hearing if they do proceed.

Chair Levin established that all the Commission members present studied the plans. Member Goldstein said he took a drive down orchard street and noted how tight the spaces there are. Chair Levin noted that the addition proposed is small and self-contained in the rear of the house and cannot easily be seen when looking from the front of the property. She said she didn't see an issue unless they were to change the siding or look of the house from the front. The Clerk said that the property owner will only paint the house the same gray color and will not change the siding. Chair Levin said the addition seems necessary to make the house habitable and the addition in the rear won't impact the look of the property from the road.

Members Madronero and Mocio agreed that there will be no impact, and that their main concern is how the front of the house appears. Mr. Berbit surmised that the Commission was leaning towards the exception. Chair Levin conversely asked if the neighbors should perhaps have a say in the matter. The Clerk said that the property owners currently have a building permit to perform interior renovations and that said renovations have been going on for weeks without any interest from the neighbors. Mr. Berbit noted that it is likely the neighbors will benefit from the upgrading of the house.

No one having any further comments, Chair Levin made a motion to waive the Certificate of Appropriateness requirement pursuant to Section 195-64.1D (1) and (2) due to the minor nature of the project. The motion was seconded by Member Madronero and upon vote, the motion passed unanimously.

Other Business:

Approval of March 2, 2022 minutes will be tabled until May, as there was not a quorum of those present at the meeting.

Historic Preservation Update:

Discussion moved on to the historic map. Members discussed the most recent version of both the digital and the print map from NPV. All agreed that it still does not include everything that

was requested by the HPPC. Chairperson Levin will put together a final list of requests/requirements and, upon agreement of all members, will submit to Village Clerk so that NPV can give a final estimate on the revisions, as the VB will have to approve additional funding to complete.

Chairperson Levin asked members for a motion to submit W3R sign production and installation as the FY2022 CLG Grant proposal. Chairperson Levin will write the project summary and Joan Will has the quote for sign production and installation, so the proposal will have all information for it to be discussed at the April Village Board meeting for approval. Chairperson Levin also asked about production of two historic markers and Mr. Long suggested we apply for a Pomeroy Foundation grant for markers along the route.

Member Moetzing reported that there has been a lot of activity at Fant Farm, specifically improvements on the barns, installing lights and cleaning up what the previous owner had left. He also reported that some windows and doors have been replaced.

With no further discussion, Member Madronero moved to adjourn the meeting, seconded by Member Moetzing. Meeting adjourned at 8:40pm.

Resolution No. 22 - 02
Village of Montebello Historic Preservation and Parks Commission
Certificate of Appropriateness
26 Orchard Street – SBL 48.17-1-22

WHEREAS, the Commission convened and informally reviewed the application to determine whether A Certificate of Appropriateness shall be issued or whether to waive that requirement pursuant to Section 195-64.1 D (1) and (2);

WHEREAS, the nature of the addition is small and within the confines of the walls of the current structure, extending to the rear of the house only and as such that the impact on the view from the road is minimal;

WHEREAS, the house will be painted and that no other exterior changes will occur to the front elevations of the house;

WHEREAS, the HPPC considered the application, all submissions thereto required by the HPPC 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 waives the requirement of a Certificate of Appropriateness to the property located at 26 Orchard Street in the Village of Montebello, identified on the Town of Ramapo Tax Map as Section 48.17, block 1, Lot 22 based upon the record representations and the finding that the exception is applicable.

On a motion by Chairperson Levin, seconded by Member Madronero, the Chairperson declared that a Certificate of Appropriateness was not necessary and waived the requirement pursuant to the following affirmative vote:

MEMBERS PRESENT:

Lisa Levin, Chairperson
Dorice Madronero, Member
Matt Moetzing, Member
Rosemary Mocio, Member
Josh Goldstein, Member

YEA or NAY

YEA
YEA
YEA
YEA
YEA

Lisa Levin, Chairperson

Dated this 6th day of April, 2022