

THE REGULAR MEETING OF THE HISTORIC PRESERVATION AND PARKS COMMISSION OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, JANUARY 4, 2023 AT THE VILLAGE HALL. THE MEETING WAS CALLED TO ORDER AT 7:35 P.M. FOLLOWED BY THE PLEDGE OF ALLEGIANCE.

Present:	Lisa Levin	Chairperson
	Dorice Madronero	Member
	Matt Moetzing	Member
	Rosemary Mocio	Member
	Bill Ellsworth	Member
	Robert J. Israel	Member
	Warren Berbit	Village Attorney
	Craig Long	Village Historian/HPPC Advisor
Others Present:	Yosef Emuna	Applicant
Absent:	Tony Piazza	Member
	Josh Goldstein	Ad Hoc

Chairperson Levin opened the meeting with a motion to continue the December 7, 2022 public hearing. Motion was made at 7:38 by Member Ellsworth, seconded by Member Mocio. Motion carried.

Prior to hearing from the applicant, Mr. Emuna, Mr. Berbit introduced two new requested documents into the record: 1. a redrawn survey/site plan of the property dated December 8, 2022 to comply with the HPPC request that the survey reflect the site plan as intended by Mr. Emuna by removing the phantom subdivision line and showing the setback; 2. A rendering of the view of the property from the corner featuring the house and trees. Mr. Berbit asked if there were any comments from board based on the site visit on December 18, 2022. Chairperson Levin stated that a number of members were on site to walk the property to better acquaint them with exactly what Mr. Emuna intended. Discussion continued about the roofline and the actual house plans. Members informed Mr. Emuna that they had never seen the actual blueprints for the house and that it would be helpful to have a copy submitted for the record. Mr. Emuna presented a copy for members to look at.

Mr. Emuna also assured the board that he will not remove any more vegetation or trees than necessary for construction. Mr. Berbit reminded the board that the Scenic and Historic buffer must be a minimum of 10% of the depth of the property (approximately 22 feet) and, if necessary, reinvigorate it with native species. Dead and invasive vegetation may be removed from this buffer area. Mr. Berbit suggested that if the COA is approved, a condition could be added that 10% of the depth of the property would be populated with native species, supplemented if necessary.

Board discussed the color of the house. Member Mocio was concerned that the white would stand out. Mr. Emuna answered that many of the houses in that area are painted white. Chairperson Levin commented that the modern style of the house might make the white color stand out more than the others around it. Mr. Emuna showed the board the exact white that he would be using called "Snowball" by Parex.

Member Moetzinger asked if Mr. Emuna had any additional plans for the rest of the property. Mr. Emuna said that he would be removing two collapsing structures (barn and icehouse), but he would definitely keep the stone spring house and repurpose it in some way.

After asking for any additional comments or questions, Chairperson Levin called for a motion to approve the COA. Motion to approve conditional COA by Member Mocio, seconded by Member Israel. Motion carried. The substance of a resolution that HPPC will issue a Certificate of Appropriateness based on the plan that has been presented as updated with a buffer contingency and a few other minor details will be placed into the record and finalized later. Public hearing has been closed.

### **Historic Preservation Update**

With no further discussion, Chairperson Levin moved on to other business, beginning with approval of December 7, 2022 minutes. Motion was made by Member Moetzinger to approve, seconded by Member Ellsworth. Motion carried.

Chairperson Levin reported that Planning/Zoning Clerk had informed her that Brian Kanefsky, architect for 75 Montebello, was fired by the owners and that they would be applying for new permits and presenting new plans at some point. There has been no mention of exterior plans changing but Clerk will let HPPC know if they submit new plans, which would necessitate HPPC to have another public hearing and new resolution.

The W3R signs are complete and currently stored in the Village Hall garage and awaiting determination on placement and spacing from Spence and County Highway department. Mr. Long reminded board that the portion of Route 202 would need permits from the state.

Member Ellsworth asked if we should have some sort of ceremony for unveiling the signs, perhaps in conjunction with the SAR or DAR, stating that he had spoken with the Stony Point SAR and that they would want to do something in the Spring or Summer to commemorate the sign installation. Chairperson Levin asked Member Ellsworth to coordinate. Member Madronero stated that we should certainly feature a write-up about the installation in the newsletter and posted on the Village website and that we should also contact the W3R organization.

Member Moetzinger updated board on Fant Farm barns. New owners of the barns/house are running their business out of the barns and are interested in maintaining the property. The barns show a level of repair and maintenance that the HPPC has not seen in years. They have cleaned up the property and closed up and installed drywall in interior of the barns. Owners do not appear to be living in the house – it appears to be occupied by the same tenants as were living prior to new owners.

Member Madronero inquired about extremely bright exterior lights on a house on Canterbury Road shining directly toward Viola Road. Since Viola is designated Scenic and Historic, is this a violation of Village code and can the owners be compelled to dim or change the lighting. Mr. Berbit suggested that the code enforcer contact the owner citing the violation and ask them to turn lights down so that they are not spilling off the property.

With no further discussion, Member Ellsworth moved to adjourn the meeting, seconded by Member Madronero. Meeting adjourned at 9:00 pm.