

THE REGULAR MEETING OF THE HISTORIC PRESERVATION AND PARKS COMMISSION OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, JULY 5, 2023 AT THE VILLAGE HALL. THE MEETING WAS CALLED TO ORDER AT 7:40 P.M.

Present:	Lisa Levin	Chairperson
	Dorice Madronero	Member
	Matt Moetzinger	Member
	Bill Ellsworth	Member
	Robert J. Israel	Member
	Rosemary Mocio	Member
	Josh Goldstein	Member
Absent:	Craig Long	Village Historian/HPPC Advisor
	Warren Berbit	Village Attorney

Chairperson Levin began the meeting by asking for a motion to approve the June meeting minutes. Motion to accept minutes was made by Member Moetzinger, seconded by Member Madronero. Motion carried.

Historic Preservation Update

Chairperson Levin gave an update that 103 Montebello is now listed for sale. It is a very unusual situation for a property to be put on the market with open violations and absence of a required permit, not to mention that there is a pending Public Hearing for a COA. If it is somehow sold “as-is” with violations, the sale wouldn’t erase the need for the new owner to secure a COA, permits, clearing violations, etc.

After Planning/Zoning clerk emailed applicant’s attorney, Ryan Karben, on June 21st to ask if he would be submitting the required documents on time, Mr. Karben responded to her stating that they planned to appear and present an audio/visual presentation at the next meeting and therefore wouldn’t need to submit the required documents that HPPC has been waiting for since March 1, 2023. Clerk responded that they would still need to submit documents two weeks prior, as required by the HPPC, in order to be put on the agenda for the next meeting. Applicant’s attorney did not submit the required documents by this deadline, despite being given multiple opportunities to do so, and will be pushed to August. Planning/Zoning clerk reached out to them to remind them of the parameters but so far have received no reply. Members agreed that applicant would have to submit required materials by July 19, 2023 in order to be included on the August HPPC meeting agenda.

Member Mocio reported noticing that the stone wall in front of 131 Spook Rock Road has been disturbed during construction and replaced with large boulders that look out of place. Chairperson Levin will ask Building inspector to keep an eye on it as construction nears final stages to make sure that the original stone wall is replaced.

Chairperson Levin reported that the first of the W3R signs have been installed on Lake Road and that the highway department will continue to install the rest of the signs based on its availability. Installation of signs on Route 202 is still pending based on approval from the state.

Member Madronero asked if we could make sure that the overgrown vegetation on Route 202 that has covered the stone walls be addressed. Chairperson Levin will contact Village Clerk about it.

Discussion returned to 103 Montebello public hearing and how long HPPC should wait until closing it. Most members agreed that since applicant’s representative was in touch with Village Hall two weeks prior to July meeting, public hearing will remain open for now since there has been communication and discussion of closing it would be tabled until August meeting.

With no further discussion, Member Mocio moved to adjourn the meeting, seconded by Member Ellsworth. Meeting adjourned at 8:15 pm.