

The 2025 Montebello Historic Preservation and Parks Commission held a meeting on Tuesday, January 14, 2025, at the Village Hall, One Montebello Road, Montebello, NY. Chairman Moetzinger called the meeting to order at **4:07 p.m.** and led everyone in the Pledge of Allegiance.

Present:	Matt Moetzinger	Chairperson
	Lisa Levin	Member
	Rosemary Mocio	Member
	Bill Ellsworth	Member
Also Present:	Warren Berbit	Village Attorney
Absent:	Craig Long	Village Historian
	Josh Goldstein	Member
	Dorice Madronero	Member
Recording Secretary:	Angela Spina	Building Clerk

Minutes Approval

Member Ellsworth made a motion to approve the December 4, 2024, meeting minutes. The motion was seconded by Member Madronero and upon vote, all were in favor.

Old Business

Certificate of Appropriateness Application and Public Hearing continued

Carlos Cabrero and Tina DiMeo

29 Bayard Lane S/B/L 48.10-1-73

Construction of a new single-family dwelling in the Scenic & Historic Roads Overlay District thus requiring a Certificate of Appropriateness.

Motion to reopen the Public Hearing from the December 4, 2024, meeting was made by Member Ellsworth, seconded by Member Mocio at 4:10pm, all were in favor.

Added into the record as read and reported by the Chairmen was a letter dated December 16, 2024, from Rockland County Sewer District No. 1, regarding their comments about the approval of this application for the construction of a single-family residence and a color rendering.

The Chairmen also confirmed the physical materials on display, to with; siding and stone samples and elevations of proposed home were already part of the record.

A discussion then ensued about the Commission's scheduled site visit for December 11, 2024, verified the staking of the home and all existing trees will remain in the native vegetative buffer sited on the July 7, 2024, Landscaping Plan from JSA Architecture & Design Group, LLC on page 3. Chairmen Moetzinger, Member Mocio and Member Levin all agreed adding additional plantings is not necessary since it will take away from the home and the back and side scape of mature trees. They believe the new proposed single-family dwelling fits the character and charm of Bayard Lane and color and materials blends in with existing trees and foliage.

There was general agreement on these points with the expectation that the Applicants will add foundation and specimen plantings suitable to a home of this size and quality at their discretion, in addition to preserving the mature trees.

With no one having any further comments or questions, Member Mocio made a motion to grant a Certificate of Appropriateness (COA) conditioned upon approving as is on the plot plan, architectural and landscape drawings, and color rendering. Member Ellsworth seconded the motion and upon vote, all were in favor, as per the following formal Resolution:

WHEREAS, the Applicants Tina DiMeo and Carlos Cabrero for a Certificate of Appropriateness for a new single-family home at 29 Bayard Lane, being within the Scenic & Historic Roads Overlay District, appeared before the HPPC pursuant to Village Code Sec. 195-60J, for a Public Hearing which commenced on December 4, 2024 and continued on January 14, 2025; and

WHEREAS, the Village Attorney concluded that due notice was given by virtue of such being published and posted, and the following being available and included in the record:

- Legal notice
- Application
- Plot plan dated July 7, 2024, by JSA Architecture & Design Group, LLC
- Plot Plan dated June 9, 2024, from Jay A. Greenwell, PLS, LLC
- New home rendering
- Color samples
- Color photos from the road; and

WHEREAS, additional materials were added into the record as requested by the HPPC as follows:

- Additional color photo of proposed single-family dwelling; and

WHEREAS, appearing and testifying in favor of the application were the Applicants and neighbors residing at 22 Bayard Lane, across the street from the subject; and

WHEREAS, the HPPC duly deliberated in public and all testimony and materials were considered.

THEREFORE, BE IT RESOLVED, and it is so found that requirements of the Scenic & Historic Roads Overlay District have been met by virtue of the existing mature trees and foliage upon said property and within the backdrop, and the materials, colors, textures and design of the proposed residence which blends into the natural and evolved viewshed, including that of the neighborhood, and a Certificate of Appropriateness (COA) shall be issued subject to the following conditions:

1. The approved drawings dated July 7, 2024, plan from JSA Architecture & Design Group, LLC, pages 1-3
2. Plot Plan dated June 9, 2024, from Jay A. Greenwell, PLS, LLC
3. Color rendering from Jane Salvin Architect emailed on January 8, 2025, from Applicant Tina DiMeo
4. Preserving the mature trees as noted on the plans and enhancing foundation and species plantings at Applicant's discretion.

On a motion by Member Mocio, seconded by Member Ellsworth, the Commission granted the Certificate of Appropriateness issued on the following affirmative vote:

MEMBERS PRESENT:

Matthew Moetzinger, Chair

YEA or NAY

Yea

William Ellsworth, Member	Yea
Lisa Levin, Member	Yea
Rosemary Mocio, Member	Yea
Dorice Madronero, Member	Absent
Josh Goldstein, Member	Absent

Time Capsule

Member Ellsworth stated he purchased a time capsule from Rockland Iron Works and just has to pick it up. Still in question is when and if the originally buried capsule should be dug up, and whether it should be a joint event. When and if they unbury, the capsule should, they bury the new or be guided by what lasted all these years.

KGG Park

A discussion on if they can hire a cleaning crew to go out and clean the park on a regular basis to support what's there now with the annual budget money for the HPPC. A suggestion of having an Annual KGG Park clean-up day with Montebello residents volunteering.

A lively discussion ensued as prompted by the Village Attorney establishing committees with specific responsibilities whereby the members would act as liaison for the Commission as a whole. Also, discussed were character ideas with regards to exchange and utilizing the panels around and installed by the Village.

The Commission would like to know if there was a cleanup of the brush and when will clean ups be throughout the year.

Motion to Adjournment

At 5:17PM, Member Mocio made a motion to close the meeting, seconded by Member Ellsworth. Upon voting, all were in favor.

