

THE REGULAR MEETING OF THE HISTORIC PRESERVATION AND PARKS COMMISSION OF THE VILLAGE OF MONTEBELLO WAS HELD ON 8/2/2023 AT VILLAGE HALL, ONE MONTEBELLO ROAD, MONTEBELLO, NEW YORK. THE MEETING WAS CALLED TO ORDER AT 7:36 P.M. FOLLOWED BY THE PLEDGE OF ALLEGIANCE.

Present:	Lisa Levin	Chairperson
	Dorice Madronero	Member
	Bill Ellsworth	Member
	Robert Israel	Member
	Rosemary Mocio	Member
	Warren Berbit	Village Attorney
Absent:	Josh Goldstein	Member
	Matt Moetzing	Member
	Craig Long	Village Historian
Others Present:	Gracie McGuinness	Architect on Project
Recording Secretary:	Angela Spina	Building Clerk

**Opening of Public Hearing for Certificate of Appropriateness for 213 Spook Rock Road, Applicant Mendy Kempler**

Motion: Bill Ellsworth

Seconded: Dorice Madronero

The Board was polled:

Lisa Levin	-	approved
Robert Israel	-	approved
Rosemary Mocio	-	approved

Motion to open the Public Hearing was made at 7:38pm, upon vote, all were in favor. Village Attorney, Warren Berbit, briefly explained that an application for a Certificate of Appropriateness had been made in association with adding to a home in the Historic and Scenic Roads District. He asked the Building Clerk, Angela Spina, to read the Legal Notice into the Record and whether same was published and posted:

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY given that the Historic Preservation and Parks Commission (HPPC) of Montebello will hold a Public Hearing at Village Hall, One Montebello Road, Montebello, New York on the 2<sup>nd</sup> day of August 2023 beginning at 7:30 p.m. local time, or as soon thereafter, for the purpose of conducting a hearing for the following matter:

Application of Mendy Kempler, 213 Spook Rock Road, Montebello, New York 10901 pursuant to Section 195-64C of the Village Code for a Certificate of Appropriateness. The Commission must determine if such shall be issued, and if so under what conditions if any with respect to a proposed addition to an existing home located at 213 Spook Rock Road, Montebello, New York that lies within the Historic and Scenic Overlay District being within 250 feet of the centerlines of Spook Rock Road.

All interested parties are invited to witness and participate. The application will be available for inspection and review at the Village Office during normal working hours, Monday through Friday, 9:00 a.m. to 4:00 p.m. or by email upon request.

By order of the HPPC  
Lisa Levin, Chairperson  
Warren Berbit, Village Attorney  
Dated 10<sup>th</sup> day of July 2022

After reading, the building clerk, Angela Spina, indicated that such was published in the Journal News on July 23<sup>rd</sup>, 2023, and posted on that date, and that the application and supporting documents were made available to the commission and public on July 20<sup>th</sup>, 2023. Mr. Berbit noted a typo in the Legal Notice which should have been dated July 20<sup>th</sup> not 10<sup>th</sup>, but adequate notice was still given. He asked that the record include the following besides the Legal Notice:

- Certificate of Appropriateness Application received on July 19<sup>th</sup>, 2023, from Hudson Design Architecture & Construction.
- Site Plan and attachments (3p).
- Letter dated August 1<sup>st</sup>, 2023, from Rockland County Sewer District No.1.

### **Certificate of Appropriateness**

**Applicant: Mendy Kempler, appearing for her Architect, Gracie McGuinness, who presented as follows:**

**Address: 213 Spook Rock Road, Montebello, N.Y., 10901**

**Certificate of Appropriateness: proposed two story addition for to an existing single family-dwelling within the Historic and Scenic Overlay District.**

- Architect Gracie McGuinness of Hudson Design Architecture & Construction Management representation for Mendy Kempler homeowner of 213 Spook Rock Road Montebello presented site plans of proposed two story addition to the front of existing structure and changes to driveway and additions to plantings.
- The Planning and Zoning Board stated this new proposal of an addition be presented to the HPPC Board for approval. Once approved and provided the HPPC Board with appropriate

documents requested Gracie McGuinness will attend the next scheduled Planning and Zoning Board meeting for approval of the three variances needed to proceed with project.

- Removing the garage and replacing it with a two-story addition and relocating the front entrance door to the first level. The current front door will remain as the door to enter and exit the balcony.
- Proposed new columns to be clad in natural Stone Veneer with stucco arches to match the current stucco present. Pictures will be presented to the board to see what type of color and material will be used.
- Pictures will be presented to the board of 2 types of veneer that will address their concerns of color and stone.
- A proposed new deck with black metal railings which will keep the same look as the existing deck which is located on the second floor currently the main entrance.
- Proposed new chimney clad in stucco with copper chimney cap, copper standing seam metal to roof of addition and matching new copper standing seam metal to existing tower.
- Stucco will be redone and matching existing stucco on home.
- The driveway will remain the same but more streamlined. Three parking spots are visible on the site plan but only two are required.
- Leaving existing trees and adding new trees and shrubs to front of property as noted on plans. New foliage is listed on the site plan.
- The current single family-dwelling is 5,390 sq ft. With the proposed addition and the removal of the garage the new square footage is 6,890 sq ft.

**A Board dialogue with architect ensured as follows:**

- The Board would like four conditions to be met before approval:
  - o Put site plan into record.
  - o Provide photos of the front of home to see street view and if there will be an obstruction.
  - o Share two types of veneers that will be used on columns and entrance archway.
  - o Planning and Zoning Board documents that were provided at the last meetings that Gracie McGuinness attended.
- Motion to continue with the four conditions being met, Rosemary Mocio moved, and Dorice Madronero seconded the motion, all in favor. Attorney Berbit stated approval with the HPPC Board will move in parallel with the next Planning and Zoning Board meeting and Gracie McGuinness, subject to receipt of aforesaid items, she will not have to attend another HPPC Meeting unless the project is not approved.

**Public Comment:**

No one else from the public wished to speak, Chairperson Lisa Levin closed this portion of the meeting.

**Minutes Approval**

Minutes of: July 5, 2023

The minutes of the HPPC Board of July 5, 2023, be and are hereby approved.

Motion: Robert Israel

Seconded: Dorice Madronero

Upon vote, motion carries unanimously.

At 8:18 PM, Chairperson, Lisa Levin made a motion to the close meeting, second by Member Rosemary Mocio. Vote carried unanimously.