

THE REGULAR MEETING OF THE HISTORIC PRESERVATION AND PARKS COMMISSION OF THE VILLAGE OF MONTEBELLO WAS HELD ON NOVEMBER 1, 2023, AT VILLAGE HALL, ONE MONTEBELLO ROAD, MONTEBELLO, NEW YORK. THE MEETING WAS CALLED TO ORDER AT 7:41 P.M., AFTER THE PLEDGE OF ALLEGIANCE.

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

**Chairperson Pro Tem Madronero read into the record:**

“Be it resolved given that Lisa Levin, Chairperson, could not attend tonight’s Meeting, and that no one is presently serving as Vice Chairperson, per recommendation of the Village Attorney, that I, Dorice Madronero, the longest standing Member, be and hereby are appointed as Chairperson Pro Tem for the purpose of tonight’s Meeting.” Moved and seconded, all-in favor.

Member Madronero started a discussion about the minutes for October 4, 2023, before voting on approval asking if there were any questions or concerns. Fully discussed at prior meeting, Member Ellsworth stated his concerns about if any other Applicants moving forward will come forth to Commission for approval on exterior work in the Overlay District and present this matter of 103 Montebello Road to have them proceed with whatever they desire. A full discussion ensued wherein it was reminded that concern was met by the conditioned COA as amended by the Village Attorney and inserted within the minutes.

**Chairperson Pro Tem Madronero read into the record:**

“Be it resolved that the Minutes of October 4, 2023, be and hereby are approved, thus ratifying the Amended Certificate of Appropriateness for 103 Montebello Road as drawn and inserted by the Village Attorney upon the instructions of the Commission given upon approval on October 4, 2023. Said COA with attachments to be signed, dated, and distributed by the Chair.”

**Minutes Approval**

Minutes of October 4, 2023

The minutes of the HPPC Board of October 4, 2023, be and are hereby approved.

Motion: Robert Israel

Seconded: Matt Moetzing

Upon vote, motion carries unanimously.

**Commission approved the Amended Conditioned Certificate of Appropriateness on November 1, 2023, HPPC Meeting for:**

Applicant: Clapton Holdings LLC, later Suffern Hill LLC by Moshe Gross, later as represented by Attorney Ryan Karben, who were not present at this evening's meeting.

Address: 103 Montebello Road, Montebello, N.Y., 10901

**New Business to be presented at the next Meeting on December 6, 2023:**

- Establishing a procedure for new homeowners to know when buying a home in Overlay District that there are codes and regulations to follow.
- Building Permit Applications that are handed in to be presented to HPPC for review.
- Flag all properties in the Overlay District so once FOILED current and/or new homeowners will have on record these properties have a certain standard to follow.
- Review of consideration of Overlay District.

**Motion to Adjournment:**

At 8:37 PM, Member Ellsworth made a motion to close the meeting, seconded by Member Moetzing. Upon vote, motion carried unanimously.