

A SPECIAL MEETING OF THE HISTORIC PRESERVATION COMMISSION OF THE VILLAGE OF MONTEBELLO WAS HELD ON MONDAY, APRIL 7, 2008 AT VILLAGE HALL. THE MEETING WAS CALLED TO ORDER AT 7:30 PM.

Roll call.

Members present: Josephine Bracken-Chairwoman
Hannelore Renud
Sandra Ward
Wayne Leone
Chantal Schwartz
Valerie Rainford

Others Present: Warren Berbit, Village Attorney
Al Rubin-Chairman Planning Board
William Pfaff-HPC Architect
Craig Long-Village Historian
Marsel Amona-Applicant/Owner/Builder
Eric Osborne-Applicant's Architect

A special meeting was held due to the Caretakers Cottage having been demolished. Village Attorney Warren Berbit gives a brief synopsis of the project history.

Members feel Mr. Amona should have come back to the HPC once he realized he was not able to save the cottage; it should not have just been leveled. There were numerous meetings at which the focus was preserving as much as possible. The plans that were submitted showed at least 2 sides of the cottage being preserved. All are curious as to why Mr. Amona demolished/leveled the cottage. He stated, once he started to reconstruct he encountered conditions on-site, the walls were termite infested and had water damage. The footprint plans he presented at previous meetings showed what was proposed. The HPC approved the 3-D layout of the house. HPC realizes now to ask future applicant's for building plans, then they would have known what the building footprint would look like. There was never a discussion as to what the house was going to look like on the inside. There was possible miscommunication between Mr. Amona and the HPC members. Ad Hoc-Member Schwartz quotes the minutes from the August 29, 2007 meeting:

"Members review Mr. Amona's plans for the cottage, there was much discussion on this structure, all agreed that it was most important to keep the integrity of the front of the cottage. Members absolutely do not want the front of the cottage changed".

Members do not know how there could have been a miscommunication! These meetings were to discuss preserving the cottage. A lot of flexibility was given on this

project and more would have been given is Mr. Amona came back before the board letting them know what was found in the walls. The HPC approved his plan.

Discussion ensued on restitution after demolishing a historic structure. Chairwoman Bracken and Members are very upset by what has happened with this cottage. Countless hours were spent going over what was to be done with this project. Chairman Bracken requested that a 3-Dimensional drawing be submitted before continuing.

Member Renud made a motion to continue the discussion at the next meeting, Member Ward seconded, motion carried by all.

The members moved to go into Executive Session at 8:45 p.m. to discuss possible litigation and restitution surrounding this claim. The Executive session ended at 9:25 p.m. and Member Ward motioned and Member Renud seconded adjourning, all are in favor.