

**THE REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, MARCH 26, 2010 AT VILLAGE HALL. THE MEETING WAS CALLED TO ORDER AT 1:20 PM FOLLOWED BY THE PLEDGE OF ALLEGIANCE.**

**Roll call.**

Members Present: Hannelore Renud -Acting Chairperson  
Lisa Levin  
Kathryn Cupak

Members Absent: Josephine Bracken-Chairwoman (Florida)  
Sandra Ward  
Lois Williams-Ad Hoc

Others Absent: Warren E. Berbit, Village Attorney

Others Present: Craig Long-Village Historian  
William Pfaff-Architect

Recording Secretary: Shelly Flanagan-Ramos-Deputy Village Clerk

This is a continued public hearing from Wednesday March 24, 2010. At that meeting members had requested additional rendering of the 4-unit building from the applicant with information duly noted on the plans. The Historic Preservation Commission was never given a complete set of plans to sign for this project. The applicant submitted a revised front elevation plan, pg 1 of 18, entitled Rio Vista of Montebello, dated September 22, 2009, last revised March 25, 2010, received by the HPC on March 26, 2010 by Fred Klenk A.I.A

Member Renud read the resolution for the Certificate of Appropriateness:

WHEREAS, a public hearing was held on March 24, 2010 to consider whether a Certificate of Appropriateness should be issued upon the application of Rio Vista of Montebello, LLC, pertaining to widening the garage doors from 9' to 16' on the 4-unit buildings, and with respect to variances between the buildings as constructed thus far;

and the drawings and plans before the Historic Preservation Commission and the Architectural Review Board; and

WHEREAS, as will be set forth in a formal detailed Resolution, the Commission resolved to grant the requested Certificates of Appropriateness, but held with respect to window changes, directing that a scaled as-built drawing for the 4-unit building be supplied in time for the Board's continuation of the hearing on Friday, March 26, 2010; and

WHEREAS, as dependent upon the review of aforesaid drawing, the Board tentatively decided, upon the advise of the Village Historian, with approval of the Historical Architect, to approve the elimination of all transom windows, including the two over each bay window, but with enlarging the 4 small windows above the double hung windows in the center section of the building by increasing their width (height) by about 6 inches, the lower ends to drop and the upper ends to remain their current position, all trim, etc., to continue, it being understood that all windows are type 200 Anderson windows with snap-in from the inside, "grills" or mullions; and

WHEREAS, the Commission having reviewed and being satisfied with the re-design.

THEREFORE, BE IT RESOLVED, that a Certificate of Appropriateness, including the window re-design as aforescribed, and the window as-built, subject to the above conditions and those set forth in the Master Resolution, shall be issued

Member Renud asked if anyone from the public wished to speak.

\*\* Tom Campbell -21 River Road-Member of the Planning Board. Concerned with the aesthetics of the garage door, this project is in his backyard.

Members request a sample of the "spade strap hinge" and the "spade step plate" which is the hardware that will go on the garage door. Also, a sample of the spindle and cedar railing that will be used on the deck- Ms. Brown will try to get samples.

Members Cupak stated the landscape drawing was not submitted, which was asked for when members were discussing the change to the double garage doors. They want to make sure there is suitable and appropriate landscape if the 16' garage doors are approved. Lauren Brown, a representative from Rio Vista advised the landscape plan was submitted and approved already.

Al Rubin, Chairman of the Planning Board is in attendance. He is very concerned with this project. William Pfaff stated the main reason of having this meeting was to expedite the process and get this project moving. Mr. Rubin wants to make sure that what is being built it what the HPC approved.

Members look at the plan to make sure everything is acceptable. Member Renud discusses the hardware and the type of door that will be used on the garage. William Pfaff would like more detail placed on the plan, such as the mullions and keystones; he requests the member return with that detail on the drawings. He would like the members as well as the building inspector to be able to look at a set of drawing and have all the notes, detail, and elevations in one place, not have to go back and forth through plans and documentation to see what was approved. This will make the process flow smoothly within the Building Department.

Ms. Brown will submit a set of plans for the 2 unit building, the 4-unit building, with all the details requested. Mr. Pfaff suggested to members to reference the drawing specifically that they are approving for the record today, and adding "subject to conditions" to the resolution.

Members reviewed the rear elevation plan, pg 2 of 18, entitled Rio Vista of Montebello; Montebello, NY, plan dated September 22, 2009, last revised March 10, 2010, and received by the HPC on March 11, 2010 by Fred Klenk A.I.A.

Member Cupak stated prior to the HPC giving final approval on any plans, they would like a full set of drawings be submitted to the HPC and Planning Board acting as the ARB, they are requesting a full set of plans with notes and details, all elevations (front, back left side right side for both 2 unit buildings and 4-unit buildings with every window design insert, railing on the decks, spacing of the railings, garages, what the buildings are going to look like exactly, also a separate landscape drawings.

William Pfaff interjects that the HPC can comment on the Landscape Plan, and make a recommendation to the ARB, but that map is not within their jurisdiction to approve.

Member Renud moves to have the Certificate of Appropriateness conditionally accepted subject to their discussion.

The applicant to submit a full set of renderings with full detail to the HPC and ARB by March 31 in order for the members of the Planning Board to review and sign off on at their meeting on April 13.

A motion was made by Member Cupak to adjourn the meeting, seconded by Member Levin. Upon vote, the motion carried unanimously.

The meeting adjourned at 1:55 pm.