

THE REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY FEBRUARY 23, 2011 AT THE MONTEBELLO VILLAGE HALL. THE MEETING WAS CALLED TO ORDER AT 7:05 PM FOLLOWED BY THE PLEDGE OF ALLEGIANCE.

Roll call.

Members Present: Hannelore Renud - Acting Chairperson
Kathryn Cupak
Lois Williams-Ad Hoc

Members Absent: Josephine Bracken-Chairperson
Jack Muchnick
Lisa Levin

Others Present: Warren E. Berbit, Village Attorney

Others Absent: Craig Long-Village Historian

Due to the fact that a few members are absent, and according to the instructions of the Village Attorney such that a quorum may act, Acting Chairperson Renud designated Ad Hoc Member Williams as a voting member.

It was noted that the tape machine was not working properly. It was agreed that all would take copious notes, and then the Village Attorney would edit the result from his notes.

Resolution: 11-001

Village of Montebello

Title: Approval of Minutes

BE IT RESOLVED, the Minutes of the Meeting of the Historic Preservation Commission of December 15, 2010 be and are hereby approved with amendments to the first paragraph.

Motion: Member Cupak

Second: Member Williams

Upon vote, the resolution carried, all in favor.

Next on the agenda is the continued public hearing for the Amended Fant Property (Cottage) Certificate of Appropriateness for:

Mr. Marsel Amona, the owner and applicant, was in attendance. He presented to the Board his amended typed "word description" for the application to amend the Certificate of Appropriateness. Members had requested this at a previous meeting. Such included Mr. Amona's agreement to install stone veneer on all four sides of the chimney starting at the first floor roofline to the top, per the drawing that was submitted to the HPC on this night. Village Attorney Berbit recommended that the \$7500.00 owed toward the cost of the HPC survey would have to be paid in full as one of the conditions before a Certificate of Occupancy will be issued for this property. Mr. Amona indicated he understood these terms. He mentioned that an article regarding the main Fant House will be published in the Journal Newspaper on March 19. There will be open houses held on Sundays from 1 to 4 pm.

Resolution 11-002

Village of Montebello HPC

Title: Amendment to Certificate of Appropriateness Reconstruction of Fant Cottage

WHEREAS, pursuant to Resolution 06-002, the Historic Preservation Commission approved a Certificate of Appropriateness ("COA") for the reconstruction of the Fant Cottage located on the west side of Spook Rock Road, as more particularly described in said resolution, and thereafter, by Resolution No.07-007, amended said COA due to demolition in the course of reconstruction that exceeded that permitted; and

WHEREAS, the applicant, Joon Management One Corporation, thereafter, continued to engage in the reconstruction of the Cottage; and

WHEREAS, during the course of such reconstruction, the Applicant deviated in some respects from the plans approved in the COA, as amended; and

WHEREAS, such deviations include, but are not necessarily limited to:

1. The use of a solid front door instead of the approved 9-panel door;
2. The elimination of a window in the rear façade;
3. The failure to provide a flat stone path from the street to the Cottage;
4. The use of a lighter than approved colored stain on exterior wall siding;
5. The failure to install a railing on the front porch;
6. The addition of a side door that did not appear on the approved plans;
7. The failure to provide stone cladding around the foundation walls;

8. The cladding of the chimney in siding instead of the approved stone veneer; and;

WHEREAS, the applicant corrected one of these deviations (item 5, above), partially corrected one (item 3, above) and applied for an amendment to the COA in order to obtain approvals for the remaining deviations; and

WHEREAS, the applicant claimed at the November 17, 2010 meeting of the HPC that it would be a financial hardship to comply with the amended COA as originally issued, even though many of the features of the approved plans, such as the stone-clad chimney, were originally proposed by the Applicant; and

WHEREAS, the Applicant agreed at the November 17, 2010 meeting to an on site meeting, the key remaining issue being stone cladding the chimney, item #8, it appearing that the other items were otherwise acceptable, or would be made so (e.g., item #7, stone cladding around the foundation); and

WHEREAS, members of the HPC visited the site on November 21 and 22, 2010; and

WHEREAS, this matter again came on or before the HPC on December 15, 2010, and after much dialogue with the Applicant, the chimney issue was not resolved, and the Applicant requested that the matter be adjourned to the next meeting of the HPC on January 26, 2011, such that he could give the matter further consideration, and also so he could submit a typed, more complete listing of the changes requested which had been previously requested, and which he forgot to bring with him; and

WHEREAS, the January 26, 2011, meeting was adjourned until February 23, 2011, due to snow; and

WHEREAS, a typed, updated list of requested variances from the approved plans, dated "2/15/11", was handed in at the February 23, 2011 meeting and added to the listed record, and such included the listing as previously described, except the chimney was to be clad in stone veneer, from the first floor roofline to the top; and

WHEREAS, the Applicant and the HPC again engaged in dialogue at the February meeting; and

WHEREAS, the Applicant also submitted revised plans, included in the record, showing stone veneer on the chimney on all four sides starting at the first floor roofline to the top of the chimney; and

WHEREAS, it was acknowledged on the record that the Applicant had corrected #3 (missing flat stone path), #5 (missing front porch railing), and #7 (missing stone cladding of foundation walls); and

WHEREAS, the matter was closed at 8:10 p.m., no one else wishing to speak.

NOW, THEREFORE BE IT RESOLVED, after due consideration and public deliberations at the aforesaid meetings, that the amended Certificate of Appropriateness be and hereby is amended further to allow the following:

1. The use of the installed solid front door instead of the approved 9-panel door;
2. The elimination of a window in the rear façade;
3. The installed flat stone path from the street to the Cottage as it now exists;
4. The use of the existing lighter than approved colored stain on exterior wall siding;
5. The installed railing on the front porch;
6. The addition of a side door that did not appear on the approved plans; and

BE IT FURTHER RESOLVED, that the Certificate of Appropriateness shall be further amended to reflect that the chimney be treated as follows:

Install stone veneer on all 4 sides starting at the first floor roofline to the top, as per the drawing submitted Feb. 23, 2011; and

BE IT FURTHER RESOLVED, that no Certificate of Occupancy, either temporary or permanent, shall be issued unless the requirements of this amended Certificate of Appropriateness have been met, in full, and the \$7500 owed towards the cost of the Historical Architectural Survey has been paid to the Village, as well as having met all requirements necessary to issue a Certificate of Occupancy in the judgment of the Building Inspector.

Motion: Acting Chairperson Renud

Second: Member Cupak

Upon vote the Resolution carried unanimously, 3-0.

Mr. John Squitteri of 12 Bayard Lane submitted a Request for Evaluation dated December 21, 2010, which was found to be lacking detail and required information. The Village sent a letter dated January 11, 2011, requesting the additional info, but none was

received, therefore the Request was discussed but not officially put on the agenda for formal discussion. However, Mr. Squitteri did attend the meeting, and indicated a desire to continue with seeking historic designation. The HPC will consider whether there is a basis to hold a public hearing once the Applicant adds to his Application.

Ms. Vida Lapins of 35 Bayard Lane submitted a Request for Evaluation dated January 10, 2011; this application was found to be incomplete as well, and no further materials were received.

Mr. and Mrs. Louis Artale of 42 Bayard Lane were in attendance. They submitted a Request for Evaluation dated February 14, 2011, with which they rescinded on February 17, 2011. Mr. Artale cited his reasoning as "not wanting to be under someone's thumb". Attorney Berbit explained the process of evaluation, (i.e. preliminary determination, two public hearings, etc. giving the Ryan Mansion as an example. Mr. Artale had questions relating to the empty lot next to his home and how designation would affect building there.

Resolution: 11-003

Village of Montebello

Title: Postponement of Evaluations

BE IT RESOLVED, that discussion of the Request for Evaluations of 12 and 35 Bayard Lane be postponed until sufficient information is received.

Motion: Acting Chairperson Renud

Second: Member Cupak

Upon vote, the resolution carried unanimously.

Next on the agenda was discussion of Historic House Tours. Ms. Marianne Leese from the Rockland County Historical Society was in attendance. The Society has been annually conducting House Tours for 25 years in various location of Rockland County. Ms. Leese stated this is the Society's main fundraiser of the year. The last tour was in Piermont, which was the first time that a Village benefited financially from the tour. She mentioned that the Society and the Village split the proceeds 20/80.

Ordinarily, the Society takes care of the entire event and retains the proceeds to cover its expenses, and to fundraise for the Society. Members discussed that if it is agreed to do Montebello House Tours, whether this split seemed fair with the Society, or whether any

split was needed. Attorney Berbit thought it would be beneficial for the Village to do a Tour, since the Village's 25th Anniversary is approaching. Ms. Leese stated there would be advertisements in various papers and a booklet would be printed giving the information of the houses being shown.

Resolution: 11-004

Village of Montebello

Title: Supporting the Historical House Tour

BE IT RESOLVED, subject to the ultimate approval of the Final Plan Agreement by the Village Board, that an arrangement be negotiated with the Rockland County Historical Society to conduct a tour of the Village's historic houses in October, 2011, which year coincides with the 25th anniversary of the Village.

Motion: Member Cupak

Second: Acting Chairperson Renud

Upon vote, the resolution carried unanimously.

Ms. Leese and Village Historian Craig Long will meet and decide which houses in Montebello would be suitable and how many will be chosen.

It was also decided that the Commission and Ms. Leese meet as soon as possible to draw up a contract and have it signed (after Village Board approval). Members were very excited about this project. Commission members will be available for assistance.

However, the bulk of the work, contacting homeowners, printing of materials, parking issues, etc., would be handled by the Society.

The Village Clerk-Treasurer had distributed informational material to the Commission regarding a book entitled "Developing Sustainability Guidelines for Historic Districts" She thought it might be interested in purchasing a copy for \$10.00. It was discussed and decided it would be to the advantage of the Commission to have such guidelines available.

Acting Chairperson Renud made a motion to adjourn the meeting, seconded by Member Williams. Upon vote, the motion carried unanimously.

The meeting adjourned at 8:25 p.m.