

THE REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, JUNE 22, 2011 AT THE MONTEBELLO VILLAGE HALL. THE MEETING WAS CALLED TO ORDER AT 7:35 PM FOLLOWED BY THE PLEDGE OF ALLEGIANCE.

Roll call.

Members Present: Josephine Bracken-Chairperson
Hannelore Renud
Kathryn Cupak
Lois Williams
Rosemary Mocio-Ad Hoc
Lisa Levin

Others Present: Warren E. Berbit, Village Attorney
Craig Long-Village Historian

Shelly Flanagan-Ramos-Transcriber of Minutes

Resolution: 11-007

Village of Montebello

Title: Approval of Minutes

BE IT RESOLVED, the Minutes of the Meetings of the Historic Preservation Commission of April 13, 2011 be and are hereby approved.

Motion: Member Mocio

Second: Member Renud

Upon vote, the resolution carried unanimously.

Dated: June 22, 2011

Resolution: 11-008

Village of Montebello

Title: Approval of Minutes

BE IT RESOLVED, the Minutes of the Meetings of the Historic Preservation Commission of May 25, 2011 be and are hereby approved.

Motion: Member Cupak

Second: Member Williams

Upon vote, the resolution carried unanimously.

Dated: June 22, 2011

Next on the agenda is the review and grant of approval of a Certificate of Appropriateness for Rio Vista of Montebello, LLC. Mr. Lawrence Turco, Developer of Rio Vista of Montebello, LLC and the project manager, Ms. Lauren Brown are present. The project is located at Hemion Road and Montebello Road on the Ryan Mansion property.

Members reviewed the Certificate of Appropriateness application, three (3) photographs entitled "Rear Deck Detail", four (4) photographs entitled "Front Railing Detail", five (5) photographs of the Ryan Mansion and a map entitled "Site Plan for Condominium" all of which was received on June 14, 2011.

Ms. Brown started the discussion by stating the application is before the Commission to discuss proposed changes to the approved cedar railings, balusters and spindles.

She stated that in the developer's opinion, if cedar is used for the railings, balusters and spindles it should be kept in its "natural" state and not be painted the white as previously approved by the HPC. It would be finished with a satin natural finish, something like polyurethane.

Ms. Brown requested that if the Commission decided against this proposed change that the wood be changed to pine. There would be no change to shape, size or texture.

Member Mocio does not like the look of natural wood, Chairman Bracken stated aesthetically she liked the white but overall members agreed that leaving it unpainted would look rustic and countrified.

With regard to the front railings above the entrance, it is the developer's opinion that the entire railing be removed; the design should be eliminated as it does not look right against a classy façade.

Village Historian Craig Long felt the front railing should be removed as it does not represent the original mansion architecture. Members were all in agreement.

Ms. Brown showed members color pictures of the front and back railings because they had black and white photos.

Members would like to view an actual portion of the back railings painted white in order to make an accurate decision. Mr. Turco suggested an on-site inspection. Ms. Brown will advise the Ms. Ramos, the Deputy Clerk when the railings are painted so members may visit the site.

Attorney Berbit read the resolution, a roll call vote was taken and the resolution carried unanimously.

Resolution: 11-009

Village of Montebello

Title: Rio Vista of Montebello-Amendment to Certificate of Appropriateness

WHEREAS, Rio Vista of Montebello, LLC, in an application dated June 14, 2011, and received by the Village on that date, as pertaining to the townhouse project of that name on the north side of Montebello Road opposite Hemion Road, requested an appearance in front of the Commission to discuss a possible change to the currently approved cedar railings, balusters and spindles, to either keep them natural in appearance, or to change to pine if they are to continue to be painted, and as to the front railings, that the design should be eliminated as not representative of the mansion architecture, all as more particularly set forth in the application and attachments thereto, to be included in the record hereof; and

WHEREAS, according to the Village Attorney pursuant to Section 195-60, J, K, and L., generally, issuance of a Certificate of Appropriateness is commenced by application and the scheduling of a Public Hearing within 30 days of the filing of the Application with the Building Inspector, after which the Commission has authority to determine whether or not to grant the application, or a portion thereof, in the form of

issuing a Certificate of Appropriateness modifying the existing Certificate in this regard, but, due to the relative diminuous nature of the application, it may decide in its discretion whether to decide same after public discussion without the formality of noticing and holding a Public Hearing, or only after such formality has been observed and a Public Hearing held; and

WHEREAS, the Commission has deliberated in public and heard from:

1. Lauren Brown, Project Manager
2. Lawrence Turco, Developer
3. Craig Long, Village Historian
4. Warren Berbit, Village Attorney,

on the application.

THEREFORE, BE IT RESOLVED, that the Commission finds and determines as follows:

1. That it will hear and decide the application this evening, finding that the diminuous nature of the changes to be considered do not warrant a public hearing.
2. That it agrees, in retrospect, that the balustrade in front above the entrance doors is out of character, and should be eliminated.
3. That the rear railings, balustrades and newels shall continue white, but a toned down white which shall be reviewed on-site, and that to the extent such are not already constructed, such may be changed to pine.

Motion: Member Williams

Second: Member Mocio

Roll Call Vote:

Member Renud	Aye
Member Williams	Aye
Member Cupak	Aye
Member Mocio	Aye
Member Levin	Aye

Chairman Bracken

Aye

Upon vote, the resolution carried unanimously.

Dated: June 22, 2011

Old Business:

Discussion on the House and Garden Tour with the Ramapo Garden Club.

Chairman Bracken met with the garden club and they are excited to move ahead with the tour. She would like to set up four committees each consisting of two chairpersons, one from the HPC and one from the garden club. These separate committees will handle the different aspects of the tour. The Commission members will act as the Chairs with the Garden Club members assisting. Member Mocio volunteered with Helen Airo for the House & Garden Selection Committee; Ticket Committee will be handled by Member Levin with Carole Van Hook; Advertising will be managed by Member Williams and Connie Cerullo; and, the Docent Committee will be run by Member Renud and Lydia Caponigro. Due to the fact that there were no other committees open for Chairmanship, Member Cupak offered to work with Member Mocio on the house selections.

Member Cupak suggested a house tour at the Ward residence located at 115 Montebello Road and the Marydell/Archdiocese mansion on 38 Montebello Road.

At a previous meeting Village Historian Craig Long mentioned he would call Gary Goldberg for a possible tour of the Mansion property (75 Montebello Road) and also his residence (24 Viola Road), but stated he did so but had not received a call back from Mr. Goldberg.

Chairman Bracken stated that the Commission will do all of the footwork. She suggested and it was agreed by all, that the Commission will meet at 6:45 PM, before the regularly scheduled HPC meeting, for updates on the Tour. Discussion on how much to charge for tickets, Members agreed on \$25.00 for advance ticket sales and \$30 at the door. It was mentioned that Nyack charged \$45.00 at one time. Ms. Bracken suggested colored wrist bands for all participants. This would be the easiest way for docents to recognize the tour participants who had paid for a ticket. Minimal discussion ensued on the time to meet; it was suggested 10am-4:30pm.

Member Cupak noted that gardens are at their "peak" in June, and thought June 9th or 10th or 16th and 17th of 2012 would be a good time. She suggested everyone be alert and check out the gardens in bloom in the area now, since the tour will be next year at this time.

Chairman Bracken asked Attorney Berbit how insurance issues will be handled.

He responded that he would speak to Debra Mastroeni, the Village Clerk Treasurer who could check with the insurance company to see if a rider certificate was necessary. He will also look into whether a contract was needed with the homeowners. Mr. Berbit requested a model contract from another municipality who has done these same house tours.

Chairman Bracken will not be in attendance for the July meeting, therefore it was agreed that the next meeting will be August 31 at 6:45 pm.

Members discussed future meeting dates will be held: 9/28, 10/26, 11/30 and 12/28.

At 8:45 p.m. Member Williams made a motion to close the meeting, seconded by Member Cupak, motion carried by all.