

THE REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, JUNE 26, 2013 AT THE MONTEBELLO VILLAGE HALL. THE MEETING WAS CALLED TO ORDER AT 8:20 PM, FOLLOWED BY THE PLEDGE OF ALLEGIANCE, ROLL CALL WAS TAKEN.

Roll call.

Members Present: William Smith
Rosemary Mocio
Dorice Madronero
Matt Moetzing
Lisa Levin-Chairperson
William Ellsworth

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

Shelly Flanagan-Ramos-Deputy Village Clerk -Transcriber of Minutes

Resolution: 13-003

Village of Montebello

Title: Approval of Minutes

BE IT RESOLVED, the Minutes of the Meeting of the Historic Preservation Commission of February 27, 2013, be and are hereby approved.

Motion: Member Ellsworth

Second: Member Madronero

Upon vote, the resolution carried unanimously.

Title: Approval of Minutes

BE IT RESOLVED, the Minutes of the Meeting of the Historic Preservation Commission of April 24, 2013, be and are hereby approved.

Motion: Member Ellsworth

Second: Member Madronero

Upon vote, the resolution carried unanimously.

Old Business:

Chairman Levin to email Historian Craig Long requesting the verbiage for the Village Hall marker. Final form must pass through Attorney Berbit and then be submitted to the Village Board for approval. Hopefully she will have it by next meeting, this has been ongoing for some time now.

There is not much of an update regarding the Montebello Road Bridge. The last Member Smith hear was that he County was going to hire an architect to do the drawings.

Member Mocio recollected seeing drawings at a meeting, but it was thought that those drawings were rough draft sketches of what the bridge may look like.

There is nothing new on the Cronin house at 96 Viola Road. The house has not been sold per Member Mocio. The home is heavily deteriorated from the time Mr. Mocio was inside 4 years ago. She stated the home is trashed inside, Member Smith stated it has been cleaned out, but the kitchen is trashed. There is a for sale sign on the property. The realtor stated the home is selling "as-is" for \$350,000.00. There is also a lot on the property for sale. The developer will knock the home down if he cannot sell it.

Member Ellsworth stated whoever buys it will probably demolish it and rebuild.

Supposedly the developer wanted to re-build the home but was getting a lot of resistance from the Planning Board.

Again, the Commission would like to see it restored, and hoped someone who is into historic homes will buy and restore.

Member Moetzingler arrived at the meeting.

Member Smith thought a good part of the home should be demolished. There are add-ons that are not very significant. There are asbestos issues. There is a nice ice house on the grounds and a barn on the property that needs work.

Members thought the building department would get involved if the grounds were not being maintained. There is over-grown high grass. Members will contact the Building Inspector about having the grass cut.

Next on the agenda:

Fant Farm Informal Proposal submitted to the Village Board.

Member Moetzingler resides next to the proposed lots in question. He explained that Mr. Amona would like to combine lots 17 & 18, and divide lot 1 into two lots, the lot count of the overall subdivision would remain at 18, with the barn and house combining a single lot. Mr. Moetzingler went into great detail regarding the proposal

After discussion on adding the barn lot to the original farmhouse lot, (in essence making the two one large property), the Commission was fine with that. Recommendation being would be to “give back” the lot that the developer is losing by combining lots 9 & 10, and re-dividing them into 3 lots. Member Moetzingler also indicated that there are “ruins” on the Fant Summer Cottage behind the original main house property near lot 9 & 10. Which he thought fell outside of the preservation area. If the ruins still exist, the Commission recommended preservation during the construction of the lots.

A letter was sent to the Village Board and Planning Board undated, but received on May 21, 2013 by the HPC. The letter stated that “the HPC’s position is that allowing any development of the lot at issue would completely undermine both the original intent of the historic designation, and nullify the entire purpose of the Commission and preservation efforts in the Village, as mandated by Section 195-60 of the Village Code”.

A memo was also sent to the Planning Board dated June 20, 2013, from Village Attorney Warren Berbit regarding the outcome of the informal appearance before the Village Board at their meeting on June 19, 2013.

Mr. Moetzingler urged the Commission members to visit the property. It is hard to get a sense just looking at the map at what is original and what’s not. Member Ellsworth asked about the topography, Mr. Moetzingler responded that the topography slopes down away from Spook Rock Road, so the back of the development at the bottom of cul-de-sac is in the watershed area. After

reading Planning Board minutes, it was learned one of the new homeowners had to get a variance for a pool because of the drainage issues.

Discussion ensued on water run-off from the Fant Farm development, the retention basin/swale for the property, and wells on the properties of homes along Spook Rock Road. There is concern about waters natural resources drying up.

Next on the agenda is review and discussion on Fant Farm Lot # 5 & 12. The Architectural Review Board has requested comments from the Commission.

Cross talking, could not hear conversation.

A suggestion was made by Member Mocio to meet on site to be able to actually see what is being talked about. Because Member Moetzinger lives at #2 Fant Farm, some members agreed to meet on Sunday at 11 AM, some members were unable to meet.

After a lengthy discussion it was recommended that the 300' preservation line for the historic parcel at 5 Fant Farm Lane be recognized and the trees on and around the preservation line near the area on which the developer wished to build not be disturbed. If the Commission had their preference followed, the builder would not be allowed to build on that lot altogether, however, they were aware that the portion Mr. Amona wished to build on was outside the 300' line. Everyone agreed to allow building on the rear portion of #5 Fant Farm, as long as none of the ground or trees on/near the line delineating the preservation area is compromised, and that there is no disturbance into the 300' Preservation Line.

After review of #12 Fant Farm drawings/plans, members had no concerns with this property as long as no walls or trees on the back property line are disturbed during construction, as they would fall within the historic parcel.

Commissioners reviewed a sketch drawing of the Fant Farm Subdivision, it was mentioned that the developer did a great job mapping the trees on the property and appeared to preserve very old trees when the properties were developed.

Discussion ensued on stone walls, the 300' preservation easement, tree lines, swales and retention ponds, dry wells on the various lots.

Member Moetzinger would like to get subdivision finished already to be able to obtain municipal services.

A motion was made by Member Mocio and seconded by Member Madronero to adjourn the meeting, all were in favor.

The meeting adjourned at 9:15 p.m.