

The 2025 Montebello Historic Preservation and Parks Commission held a meeting on Wednesday, August 6, 2025, at Montebello Village Hall, One Montebello Road, Montebello, NY. Chairman Moetzinger called the meeting to order at 7:10 p.m. and led everyone in the Pledge of Allegiance.

Present:	Matt Moetzinger	Chairman
	Lisa Levin	Member
	Bill Ellsworth	Member
	Dorice Madronero	Member
	Sheila Nealon	Ad Hoc
	Rosemary Mocio	Member
	Warren Berbit	Village Attorney
Absent:	Craig Long	Village Historian
Recording Secretary:	Angela Spina	Building Clerk

Minutes Approval

Member Ellsworth made a motion to approve the July 2, 2025, meeting minutes. The motion was seconded by Member Levin and upon vote, all were in favor.

New Business

Applicant Marsel Amona – Stonehedge Heights Subdivision, 220 Spook Rock Road

A motion was made by Member Mocio to open the Public Hearing at 7:22 PM second by Member Ellsworth, all were in favor.

Attorney Berbit read into the record the legal notice for Applicant Marsel Amona, which was published on July 18, 2025, in the Journal News. Attorney Berbit further stated for the record that the Applicant has previously appeared before the Planning Board and the Village Board of Trustees, and Village Board Resolution No. 25-069 was approved on May 21, 2025, allowing for the relocation of the detention pond into the 200-foot preservation zone.

Submittals to the Commission were:

1. Application, prepared by Masel Amona, owner, dated July 15, 2025
2. Original plot plan, prepared by Sparaco & Youngblood, PLLC dated August 4, 2021, showing the original location of the detention pond
3. New Plot Plan, prepared by Sparaco & Youngblood, PLLC dated April 1, 2025, showing the relocation of the detention pond
4. Four color renderings demonstrating the present viewshed and the anticipated viewshed

Applicant Amona presented his reasonings to the Commission regarding the relocation of the detention pond situated in the rear yard of LOT 12, proposing to move it closer to Spook Rock Road to provide homeowners with increased yard space. He also stated that relocation of the detention pond would not be seen from the Spook Rock Road due to the slope. The proposed site will be enhanced with the existing natural tree buffer, supplemented by additional spruce trees, and arborvitae green giants along the fence line. The fence intended to enclose the detention area will be either a black chain-link or a galvanized chain-link fence. The Applicant expressed a preference for the galvanized chain-link,

believing it to be less conspicuous and requiring less maintenance, as the black rubber coating may deteriorate over time.

After consideration of Applicant Amona's presentation, the Commission agreed to grant a Certificate of Appropriateness regarding the relocation of detention pond, additional plantings and fencing, noting that they do not have preference for either black or galvanized chain-link fencing.

Member Madronero made a motion to close the public hearing at 7:50 PM, seconded by Member Mocio, and upon vote, all were in favor.

Resolution No. 25-02
Village of Montebello Historic Preservation and Parks Commission
Certificate of Appropriateness
Stonehedge Heights Subdivision 220 Spook Rock Road

WHEREAS, application was made to the Village of Montebello Planning Board to amend the Stonehedge Heights Subdivision by relocation of the detention pond on Lot 12 closer to Spook Rock Road, identified on the Town of Ramapo Tax Map as Section 49.13, Block 1, Lot 13 (the "Property") for which application the Planning Board has declared lead agency under SEQRA, and for which said Board opened the Public Hearing on July 8, 2025 which is continued, and awaiting the outcome of this application for a Certificate of Appropriateness and that of the Village Board regarding the 200 foot Preservation Zone; and

WHEREAS, Spook Rock Road is one of the oldest historic roads in the Village of Montebello, is understood to be the "Gateway" to the Village, contains historic stone walls along significant portions of its length and included scenic vistas and viewsheds, and, thus, is included in the Historic and Scenic Roads Overlay District ("Overlay District") and, in addition as explained by the Village Attorney, such would also place a portion of the basin within the 200 foot historic preservation zone established by the Village Board upon the historic designation of the Fant Farm; and

WHEREAS, all of the proposed construction is located within the Overlay District, which extends 250 feet from the centerline of Spook Rock Road and a portion within the preservation zone as aforementioned; and

WHEREAS, pursuant to Village of Montebello Code § 195-60, prior to any construction undertaken within the Overlay District, the applicant for said construction must apply to the Village of Montebello Historic Preservation and Parks Commission ("HPPC") for a determination as to whether a Certificate of Appropriateness ("COA") should be granted allowing said construction; and

WHEREAS, as further explained by the Village Attorney, the Village Board informally heard this matter in a non-binding sense of the Board determination after conducting a field study of the site, resulting in a 4-1 informal vote in support of the Applicant by permitting the incursion into the Preservation Zone by Village Board Resolution No. 25-069 dated May 21, 2025; and
WHEREAS, on or about July 18, 2025, the Property owner applied to HPPC for a COA; and other related applications are publicly noticed, published, and posted and the applicants and related materials were supplied to the HPPC members and available for public view; and

WHEREAS, after confirmation on the Record by the Village Attorney that a duly noticed Public Hearing Notice was opened on August 6, 2025, at 7:26 PM whereat the HPPC commenced hearing all those wishing to speak on said application, and the applicant Marsel Amona spoke at length; and

WHEREAS the Village Attorney requested the legal notice be read into the record as follows:

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY given that the Historic Preservation and Parks Commission (HPPC) of Montebello will hold a Public Hearing at Village Hall, One Montebello Road, Montebello, New York on the 6th day of August 2025 beginning at 7:00 p.m. local time, or as soon thereafter, for the purpose of conducting a hearing for the following matters:

Application of Marsel Amona, 131 Grandview Ave, Monsey New York 10952 pursuant to Section 195-64C of the Village Code for a Certificate of Appropriateness for Stonehedge Heights Subdivision, 220 Spook Rock Road, Montebello, New York 10901. The Commission must determine if such shall be issued, and if so under what conditions, if any, with respect to relocate the detention pond, that lies within the Historic and Scenic Overlay District being within 250 feet of the centerlines of Spook Rock Road.

All interested parties are invited to witness and participate. The application will be available for inspection and review at the Village Office during normal working hours, Monday through Friday, 9:00 a.m. to 4:00 p.m. or by email upon request.

By order of the HPPC

Matthew Moetzinger, Chairperson

Warren Berbit, Village Attorney

Dated this 18th Day of July 2025; and

WHEREAS, the Village Attorney further requested that the following be included in the record:

1. Application, prepared by Marsel Amona, owner, dated July 15, 2025;
2. Original plot plan, prepared by Sparaco & Youngblood, PLLC dated August 4, 2021; showing the original location of the detention pond;
3. New Plot Plan, prepared by Sparaco & Youngblood, PLLC dated April 1, 2025; showing the requested relocation of the detention pond, and;
4. Newer version of the Plot Plan dated August 4, 2025, and;

WHEREAS, the Village Attorney further explained that the detention basin, as is on the subdivision plat, virtually obliterates the rear yard on LOT 12, but due to the topography such dropping to the east and south, and with existing vegetation and screening plantings as proposed, as well as a fence, the detention basin originally and as now proposed within the 250 foot limit (and 200 foot Preservation Zone), will not be visible from the road plus the additional screening actually improves the overall viewshed from the road; and

WHEREAS, the applicant introduced four (4) color photographs/visualized images demonstrating the present and anticipated viewsheds, and also a further revised amended proposal survey showing added trees in a 7 ft stagger along the road, and trees spaced 4 ft apart along the fence boundary, and in discussion the roadside trees are represented to be spruce and along the fence are arborvitae green

giants, and the applicant also suggested and requested that the 4 ft fence be galvanized chain link verses black, claiming such would last longer; and

WHEREAS, in the dialogue which ensued the applicant explained that an HOA would be formed with all lots paying annual dues to maintain the basin and rotating responsibilities for same; and

WHEREAS, at 7:50 PM with no one else from the public wished to speak, the public hearing was closed, and continued, all in favor, and the Commission discussed the matter at length, especially regarding plantings and fence.

WHEREAS, granting a COA for the relocation of the subdivision's detention pond is a Type I action under the State Environmental Quality Review Act (SEQRA) pursuant to its implementing regulations 6 NYCRR 617.5(c)(11); and further the Planning Board has declared themselves Lead Agency, so the HPPC defers under SEQRA, coordinated review, assuming the Planning Board awaits this determination as a necessary part of its a possible Neg Dec; and

WHEREAS, the HPPC temporarily concluded its consideration of the application at the August 6, 2025, Public Hearing have considered all submissions thereto, and whether a COA should be issued and, if so, pursuant to what, if any, conditions as imposed by the HPPC, while awaiting on environmental determination and possible Neg Dec by the Planning Board. In furtherance of Code § 195-60D(10)(a)(e), which identifies significant factors to be considered during HPPC's review, and should it decide to grant the COA as follows:

BE IT RESOLVED, that the HPPC hereby holds granting a Certificate of Appropriateness for the relocation of the detention pond located on Lot 12 at Stonehedge Heights Subdivision 220 Spook Rock Road in the Village of Montebello, conditionally and relying upon and requiring adherence to the above submissions made by the Applicant; and findings are as follows;

1. That amending the site plan as requested is reasonable and prudent in circumstances and not damaging to the viewshed and Overlay District, subject to the planting of spruce trees on a 7 ft stagger along the frontage, minimum height 4 ft planting green giant arborvitae on 4ft spacing, minimum height 4 ft all along basin fence facing road, both with warranties and 4 ft chain link fence around basin as stated color to be chosen determined by the Planning Board and understanding that the HOA will maintain the plantings, fence and basin the same thereafter.
2. Agrees that changing the basin gate to perpendicular to the Spook Rock Road improves the viewshed.
3. That, for the foregoing reasons, and understandings that pending actions by the Planning Board and Village Board, including under SEQRA, remain to be taken, that a COA permitting amending the subdivision and awaits possible granting.

This Certificate of Appropriateness is predicated on the representations of the owner and/or authorized representative and the materials submitted thereto and incorporated by reference herein. Any deviation shall invalidate this Approval, pending final action upon a SEQRA Neg Dec after the Planning Board and grant of the incursion by the Village Board.

On a Motion by Member Mandronero seconded by Member Mocio, the Chairperson declared the Certificate of Appropriateness issued on the following affirmative vote:

MEMBERS' PRESENT:

Matt Moetzinger, Chairperson
Dorice Madronero, Member
Rosemary Mocio, Member
Lisa Levin, Member
Bill Ellsworth, Member
Sheila Nealon, Ad Hoc

YEA or NAY

YEA
YEA
YEA
YEA
YEA
YEA

Old Business

Member Madronero shared her observations from her visit to KGPP and discussed her findings. The same concerns from previous visits, including algae, solar panels, bubblers and overgrowth, continue to persist. Member Mocio indicated she will contact the Village Clerk via email to inquire about any updates the Village may have on the conditions of the park.

Motion to Adjourn

At 8:22PM, Member Ellsworth made a motion to close the meeting, seconded by Member Nealon. Upon voting, all were in favor.