

The 2025 Montebello Historic Preservation and Parks Commission held a meeting on Wednesday, October 8, 2025, at Montebello Village Hall, One Montebello Road, Montebello, NY. Chairman Moetzinger called the meeting to order at 7:03 p.m. and led everyone in the Pledge of Allegiance.

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

**Minutes' Approval**

Member Levin made a motion to approve September 3, 2025, meeting minutes. The motion was seconded by Member Madronero and upon vote, all were in favor.

**New Business**

**Fall Clean Up Day**

Chairman Moetzinger confirmed the Fall Cleanup Day will take place on October 19, 2025, from 9 AM to 12 PM meeting at Village Hall. He requested that all members register via the Keep Rockland Beautiful website and share with friends and family. A flyer will be designed and published on both Village website and the Village Facebook page to notify all residents.

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

A motion was made by Member Ellsworth, second by Member Mocio, and all were in favor of approving the granting of the conditional Certificate of Appropriateness regarding the relocation of the subdivision's detention pond.

**Resolution No. 25-03  
Village of Montebello Historic Preservation and Parks Commission  
Certificate of Appropriateness  
Stonehedge Heights Subdivision 220 Spook Rock Road**

**WHEREAS**, the Historic Preservation and Parks Commission by Resolution 25-03, preliminarily approved granting a conditional Certificate of Appropriateness regarding the relocation of the subdivision's detention pond; and

**WHEREAS**, the Historic Preservation and Parks Commission is informed that the Planning Board, which is acting as lead agency, on September 8, 2025, issued a Neg Dec under SEQRA, and approved the associated amendment to the subdivision subject to the action by the Village Board amending the Preservation Zone and pending Historic Preservation Parks Commission's final approval of a Certificate of Appropriateness; and

**WHEREAS**, the Historic Preservation Parks Commission is further informed that the Village Board granting the associated amendment to the Preservation Zone on September 17, 2025.

**THEREFORE BE IT RESOLVED**, that the preliminarily granting of a Certificate of Appropriateness with conditions is hereby ratified and made final as consisted with the other actions described herein.

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

<b><u>MEMBERS' PRESENT:</u></b>	<b><u>YEA or NAY</u></b>
Matt Moetzinger, Chairperson	<b><u>YEA</u></b>
Dorice Madronero, Member	<b><u>YEA</u></b>
Rosemary Mocio, Member	<b><u>YEA</u></b>
Lisa Levin, Member	<b><u>YEA</u></b>
Bill Ellsworth, Member	<b><u>YEA</u></b>
Sheila Nealon, Ad Hoc	<b><u>YEA</u></b>

**Old Business**

**KGPP**

Chairman Moetzinger addressed the updates provided to him by the Village Clerk through email to the HPPC members. The Members continue to express their concerns and inquiries regarding the park ponds.

**Motion to Adjourn**

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