

The 2025 Montebello Historic Preservation and Parks Commission held a meeting on Tuesday, January 13, 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
	Dorice Madronero	Member
	Rosemary Mocio	Member
	Sheila Nealon	Ad Hoc
	Warren Berbit	Village Attorney
Absent:	Craig Long	Village Historian
	Bill Ellsworth	Member
Recording Secretary:	Angela Spina	Building Clerk

Minutes' Approval

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

New Business

Chairman Moetzinger had a discussion with the Commission regarding 236 Spook Rock Road, where the Certificate of Appropriateness (COA) is in question for the previously approved planting plan by the Applicant Marsel Amona. Chairman noted emails were had during the holidays regarding the approved planting plan, and the applicant claims the proposed tree planting was incorrectly recorded at the meeting.

The Commission was presented with the HPPC Certificate of Appropriateness Resolution No. 22-7 concerning 236 Spook Rock Road, along with Exhibit A Findings of the HPPC Pursuant to Village of Montebello Zoning Law Sec 195-60D (10), an As-Built Survey of 236 Spook Rock Road, HPPC meeting minutes from December 7, 2022, and a bond estimate from the Village Engineer for items that still need to be addressed.

Attorney Berbit was requested to provide a more detailed explanation regarding the approved COA. He stated that he was not in attendance at the meeting held on December 7, 2022, while Attorney Terhune was present and responsible for drafting the COA. Berbit clarified that an inspection conducted by the Village Engineer resulted in the denial of work completion due to the plantings not adhering to the approved Resolution, which led to the requirement for the Applicant to post a bond; upon completion, the bond fees would be refunded. Attorney Berbit emphasized the significance of this matter to the Applicant, as he requires the Village Engineer's approval to obtain a Certificate of Occupancy from the Building Inspector. Berbit intends to consult with Attorney Terhune to determine the best course of action for resolution.

KGPP

No updates from the Village to report.

Motion to Adjourn

At 8:04PM, Member Levin made a motion to close the meeting, seconded by Member Madronero. Upon voting, all were in favor.

