

**VILLAGE OF UPPER NYACK
ARCHITECTURAL REVIEW BOARD MEETING
Tuesday, November 13, 2018**

Minutes

A meeting of the Architectural Review Board of the Village of Upper Nyack was held on the above date and called to order at 6:04pm by Chairman, Martin Wortendyke.

Other Board members present: Silvia Luzi, Michael Williams and Gretchen Reinheimer.

Also present: Jillana Sinnott, Secretary

Others in attendance: Jonathan Hodosh and Nick Glogowski.

6:04pm: Chairman, Martin Wortendyke opened the meeting.

BOARD Member Silvia Luzi recused herself from the Rubin Application.

6:04pm: Shira and Chad Rubin, 413 Maple Avenue, County Map No. 60.13-02-04.

Said property is located in Residential Zoning District R-5.

This Application submitted to the clerk the Certificate of mail receipts of neighbor notification.

The Applicant was represented by Jonathan Hodosh, Architect.

The Applicant discussed the submitted plans for a second floor addition, extension of rear deck and new front portico. The Applicant submitted revised plans to the Board. This is an existing ranch and the Applicant is adding a second floor. The rear deck is going to remain as is. There will be no extension of the deck. The windows will be double hung. There will be no windows on the right elevation because of needed wall space. The siding will be grey with white trim.

The BOARD discussed the submitted plans. There was a discussion about changing all the windows from casement to double hung. The Applicant stated it was because of the cost that they were not doing that. The Board discussed the choice of textured siding as compared to smooth.

There were no comments from the public.

The BOARD had no further comments.

MOTION: The Board moved to approve the revised plans for Shira and Chad Rubin for a second floor addition dated 11/8/18 by George Hodosh Associates – Architects, P.C. with the recommendation that the owners consider changing all the windows in the front from casement to double hung.

MOTION BY: Martin Wortendyke

SECOND: Michael Williams

VOTE: Unanimously APPROVED

6:17pm: Guy Gebbia, 110 Locust Drive, County Map No. 60.09-03-07.

Said property is located in Residential Zoning District R-3.

This Application submitted to the clerk the Certificate of mail receipts of neighbor notification.

The Applicant was represented by Nick Glogowski, SunPower and Guy Gebbia, Homeowner.

The Applicant discussed the submitted plan and photos for a roof mounted solar array on an existing single family residence. The panels will be on the front of the house. The panels are solid black with black trim. The panels are laid out landscape and portrait but you will not be able to see where the panels start and end because they are all black.

The BOARD discussed the submitted plan and photos.

There were no comments from the public.

MOTION: The Board moved to approve the plan for Guy Gebbia for a roof mounted solar array dated 8/9/18 by SunPower as submitted.

MOTION BY: Gretchen Reinheimer

SECOND: Silvia Luzi

VOTE: Unanimously APPROVED

6:29pm: George Cambronne, 221 Glenbrook Road, County Map No. 60.13-01-03.

Said property is located in Residential Zoning District R-4.

This Application submitted to the clerk the Certificate of mail receipts of neighbor notification.

The Applicant was represented by Nick Glogowski, Sun Power and Guy Gebbia, Homeowner's father in law.

The Applicant discussed the submitted plan and photos for a roof mounted solar array on an existing single family residence. The panels will be silver panel cells placed on the back of the house. The panels have a black border around them. There are no houses behind them.

The BOARD discussed the submitted plan and photos.

There were no comments from the public.

MOTION: The Board moved to approve the plan for George Cambronne for a roof mounted solar array dated 7/31/18 by SunPower as submitted.

MOTION BY: Silvia Luzi

SECOND: Gretchen Reinheimer

VOTE: Unanimously APPROVED

6:35pm: Jennifer Patuto, 208 Highmount Avenue, County Map No. 60.17-01-50.

Said property is located in Residential Zoning District R-4.

This Application submitted to the clerk the Certificate of mail receipts of neighbor notification.

The Applicant was represented by Nick Glogowski, SunPower.

The Applicant discussed the submitted plan and photos for a roof mounted solar array on an existing single family residence. The panels will be on the south and north sides of the house, mounted on the front. The panels, 360 silver, being used are higher efficiency.

The BOARD discussed the submitted plan and photos.

There were no comments from the public.

MOTION: The Board moved to approve the plan for Jennifer Patuto for a roof mounted solar array dated 8/13/18 by SunPower as submitted.

MOTION BY: Michael Williams

SECOND: Gretchen Reinheimer

VOTE: Unanimously APPROVED

6:44pm: Approval of Minutes: Chairman Martin Wortendyke moved to approve the Draft Minutes from *September 17, 2018*; **SECOND:** Silvia Luzi.

There was no other business.

The meeting was adjourned at 6:45pm.

Respectfully submitted,
Jillana Sinnott, Secretary