

**VILLAGE OF UPPER NYACK
ARCHITECTURAL REVIEW BOARD MEETING
Monday, January 11, 2021**

Minutes

A meeting of the Architectural Review Board of the Village of Upper Nyack was held on the above date via videoconferencing in accordance with the Governor's Executive Order 202.1 due to the COVID-19 emergency and called to order at 6:00pm by Vice Chairman, Gretchen Reinheimer.

Other Board members present: Silvia Luzi, Eileen McCabe-Sares and Thomas Gaffney.

Also present: Noelle C. Wolfson, Esq., Consulting Attorney; Jillana Sinnott, Secretary

6:00pm: Vice Chairman, Gretchen Reinheimer opened the meeting and noted that Michael Williams will not be able to make it to the meeting this evening.

Approval of Minutes: Board Member Silvia Luzi moved to approve the Draft Minutes as amended from December 14, 2020; SECOND: Thomas Gaffney.

6:09pm: Kristin Walsh and Allyson Pifko, 201 Radcliff Drive, County Map No. 60.05-02-42.
Continuation from December 14, 2020.

Said property is located in Residential Zoning District R-1.

The Application was represented by Scott Stevens from Kasselmann Solar.

The Applicant reviewed the submitted revised plans for a roof mounted solar
The Board reviewed the plan.

The panels were able to be changed to black/black as the Board had requested at the last meeting. Relocation of the one panel on R4 to R3 is not able to be done. The Applicant stated that the NYS setback has codes that they must adhere to and roof R3 has a lot of obstructions so it makes it hard to place the panels in a different configuration.

Board Member Gaffney asked if they could move everything on R4 to another location and possibly add more panels to make up for the difference of TSRF. The low roof makes it visible to everyone.

The Applicant stated that it was the homeowners' preference of which roofs to use. To add more panels would cost the homeowner more money and may not qualify them for the tax benefit if they don't make the TSRF 70%.

Vice Chairman Reinheimer asked if they could see if it would work to move the panels to another roof.

The Applicant noted that a computer program would have to be used to evaluate any change in the array to check the output and the price change in the contract. He could not perform that analysis at the meeting.

The Board agrees that they are glad that the Applicant was able to change the panels to black/black as requested but they are not ok with the array on R4.

There were no comments from the public.

The BOARD had no further questions.

The Board requested that they check to see if the panels on R4 can be moved to another roof with a design that is more symmetrical or conforms to the geometry of the roof.

MOTION: Member Thomas Gaffney moved to continue the public hearing to the February 8, 2021 meeting: SECOND Eileen McCabe-Sares; Unanimously APPROVED

6:27pm: The Summit School, 339 North Broadway, County Map No. 60.18-01-01.
Continuation from December 14, 2020.

Said property is located in Residential Zoning District R-2.

The Application was represented by Kyle Cauwenberghs and Matt Necosia of Montana Contracting and Christopher Collins; Architect.

The Contractor discussed the submitted revised plans for an addition to the cafeteria on an existing secondary school. On the previous submission there was a single existing window that did not match the proposed window on the addition or the windows on the original building. They have changed the windows to be three windows with vertical trim that will better match the original building. The skylights on the existing cafeteria will be removed.

The Board reviewed the plan.

Board Member Thomas Gaffney asked why not four windows instead of the three windows so it would more mirror the window sizing of the original building. The Board discussed with the Applicant the possibility of different configurations of the windows. The Architect noted that the window layout was chosen to be able to give the best visual looking out and looking in. It is one big space inside and the bigger windows allow for a better view than multiple small windows would. The operation of the windows and them being fixed or able to open was discussed. The board discussed having the Architect resubmit plans with different sizes of windows for comparison. Member Silvia Luzi thought it may look too busy with so many small windows.

Council noted that the Board would have to make a decision one way or another to approve what is submitted or to change it, otherwise the applicant will have to return.

The Board continued their discussion of the size and quantity of the windows. Member Silvia Luzi inquired about making each window into five sections by changing the proportions of the middle larger and the ends narrower. The Applicant said that the proposed windows are manufactured in

this configuration and he would have to see what other configurations would be available. There was a discussion regarding possibly having the side windows have muntin bars like the windows in the original building.

There were no comments from the public.

MOTION: Member Thomas Gaffney moved to close the public hearing: **SECOND** Eileen McCabe-Sares; Unanimously **APPROVED**

The BOARD had no further questions.

MOTION: The Board moved to recommend approval of the last revised plans dated 12/18/2020, pages A102, A104, A201, by CJPC Architects, Architect for The Summit School as submitted, to the Planning Board on the condition that the applicant comply with the above referenced plans and that the finishes are as indicated on the finish schedule submitted by the Applicant. The Board will submit a recommendation form to the Planning Board as a record of the recommendation of approval.

MOTION BY: Eileen McCabe-Sares

SECOND: Thomas Gaffney

VOTE: Unanimously **APPROVED**

Other Business:

The Village Consulting Attorney discussed the draft Architectural Review Board application, which, if adopted, each applicant would be required to submit prior to being placed on an ARB agenda. The Board would like to add to the solar application that the panels should be black on black, no secondary roofs and arranged on the roof in even arrays. Noelle will add these things to the application and will redistribute it to the Board. She asked that all the Board Members review the application form packet so that it can be adopted at the next meeting.

The meeting was adjourned at 6:59pm.

Respectfully submitted,

Jillana Sinnott, Secretary