

**VILLAGE OF UPPER NYACK
ARCHITECTURAL REVIEW BOARD MEETING
Monday, February 8, 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 Chairman, Michael Williams.

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

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

6:00pm: Chairman, Michael Williams opened the meeting and asked Gretchen to ask for a motion on the minutes as she was the Vice Chair of that meeting.

Approval of Minutes: Board Member Thomas Gaffney moved to approve the Draft Minutes as amended from January 11, 2021; SECOND: Sylvia Luzi.

6:09pm: Kristin Walsh and Allyson Pifko, 201 Radcliff Drive, County Map No. 60.05-02-42.
Continuation from December 14, 2020 and January 11, 2021.

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 has asked if moving the panels from R4 to R6 and adding additional panels would provide the TSRF required for the state rebate. The number of panels is not the only thing that affects the TSRF. In this case the increase and moving of the panels would decrease the output based on the fact that there are more trees shadowing R6. The best roofs were used for placement of the panels.

Board Member Gaffney reviewed the letter received from Lindsey Halse, Kasselmann Solar. The Board is here to review the aesthetics of an application not just approve because true intention of solar protection. The Applicant noted that Lindsey is no longer with Kasselmann Solar.

The Board reviewed the plan.

Board Member Luzi can accept R4 because of its location.

There were no comments from the public.

Board Member Luzi inquired whether on R3 the top panel could be moved south to be more centered on the line in a pyramid type shape.

The Applicant said this could be done.

Board Member Gaffney feels that because it is a low roof and is visible while driving on North Midland, if the proposed reconfiguration could be done it would be better.

There was a discussion regarding picking the best array possible. The Applicant stated that the systems are monitored with optimizers for tree growth.

Board Member McCabe-Sares asked if the panels are customizable. The Applicant stated they are not.

There was a discussion regarding moving some of the panels to have three on the bottom and one on the other side. The Applicant did not think the TSRF would likely change and would not be a sufficient plan for the homeowner. By removing a panel it would not be the contract they wrote for an 8.3KW system but would be a 7.9KW. One less panel doesn't save them as much money overtime. It was also noted that no neighbor has come to any meetings to voice their concern.

The Board decided that they are ok with the new proposed arrangement of panels on R4 by moving three panels to the bottom horizontally and the fourth panel horizontally on the row above as seen on a screenshot.

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 Sylvia Luzi moved to close the public hearing: SECOND Gretchen Reinheimer. Unanimously APPROVED

The BOARD had no further questions.

The Village consulting attorney reviewed the motion with the Board should they want to approve the application.

MOTION: The Board moved to approve the application based on the plans presented on the following conditions: 1. The layout of the solar array shall be in the form depicted on the document presented by the Applicant and depicted on the document titled "capture.jpg" presented at this Zoom meeting showing the panels reconfigured to be horizontally placed on R-3; 2. the panels shall be black anti-glare with black frames.

MOTION BY: Gretchen Reinheimer

SECOND: Michael Williams

VOTE: Unanimously APPROVED

6:53pm: Maria Reich, 530 North Broadway, County Map No. 60.09-03-46.

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

The Application was represented by George Palladino, Architect.

The Applicant discussed the submitted plans for a new two car detached garage approximately 600 sqft. About 1000 feet from the house with minimal impact to the landscape. The finishes will be very detailed to match the existing house.

The Board reviewed the plan.

Board Member Thomas Gaffney noted that the elevations are not correct on the plan if the doors are supposed to be facing North Broadway. Note #15 should be changed to note #11 on A4 regarding the flagstone. The Applicant will make these corrections.

MOTION: Member Thomas Gaffney moved to open the public hearing: SECOND Michael Williams; Unanimously APPROVED

There were no comments from the public.

MOTION: Member Silvia Luzi moved to close the public hearing: SECOND Thomas Gaffney; Unanimously APPROVED

The BOARD had no further questions.

MOTION: The Board moved to recommend approval of the last revised plans dated 11/18/2020, pages A2, A3 and A4, by G. Palladino, RA Architect, Architect for Reich Residence with the condition that the elevations are corrected south to east and fix note #15 to be note #11 on the plan, 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: Thomas Gaffney

SECOND: Silvia Luzi

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 members should be familiar with the new Local Law #6 that was adopted by the Board of Trustees. The various checklists were discussed and what the Board would like to have included on those checklists, such as photos, site plan, narrative, etc. There was a discussion about solar panels and what layouts are preferred by the Board. The village Consulting Attorney

will revise the checklists and send to the Board members. 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 7:29pm.

Respectfully submitted,

Jillana Sinnott, Secretary