

**VILLAGE OF UPPER NYACK  
ARCHITECTURAL REVIEW BOARD MEETING  
Monday, May 11, 2020**

***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 6:01pm by Chairman, Martin Wortendyke.

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

**Also present:** Jillana Sinnott, Secretary

**Others in attendance:** Linda Bean

**6:01pm:** Chairman, Martin Wortendyke opened the meeting. The Chairman took a moment to make some announcements. The Chairman welcomed new member Eileen McCabe-Sares, who is present tonight, and will begin her term in June of 2020 after being appointed at the May Board of Trustee meeting. The Chairman also announced that he will be resigning and this will be his final ARB meeting. He has happily served the Board since 1985. He thanked the Board for their support for the last 35 years. The Chairman also recognized and thanked the Secretary for her hard work. Michael Williams will be taking over as Chairman at the June 2020 meeting. Michael Williams is honored to serve the Community and the Board. Michael will be reaching out to all the Board members in the next week.

**6:03pm:** **Approval of Minutes:** Board Member Michael Williams moved to approve the Draft Minutes as submitted from February 11, 2020; SECOND: Silvia Luzi.

**6:04pm:** **David and Laura Neil, 637 North Broadway, County Map No. 60.06-01-10.1.**

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

This Applicant submitted to the clerk the Certificate of Mail receipts of neighbor notification.

The Application was represented by Meg Fowler, Architect, Jay Greenwell, Land Surveyor and Laura Neil, Homeowner.

The Applicant discussed the submitted plans for pool cabana for an existing single family residence that has previously received Planning Board approval. The pool will be tucked in between the slope and the south side of the house. The cabana is between the house and the pool. The roof is a shed roof and will provide shade. The materials will match the existing house and have cedar accents added. The Homeowner virtually showed the existing house roof and the location of where the pool and shed will be located.

The Board reviewed the plans. Member Gaffney inquired about the roof of the cabana. The Applicant stated that it is a flat roof and the snow load has been calculated. The Board reviewed the elevations and noted that on the West elevation, the showers should show on the right side and the window on the left.

On the North elevation, the window should show centered on the wall.

There were no comments from the public.

The BOARD had no further questions.

**MOTION:** The Board moved to approve the plans dated 3/24/2020 by Margaret Fowler Architect LLC for the Neil residence for a pool cabana on a single family residence with the provisions that the plans are corrected to show the following:

- West elevation the showers should show on the right side and the window on the left.
- North elevation, the window should show centered on the wall

**MOTION BY:** Thomas Gaffney

**SECOND:** Gretchen Reinheimer

**VOTE:** Unanimously APPROVED

**6:20pm: Jason and Elizabeth Jacobson, 113 Larchdale Avenue, County Map No. 60.05-02-5.2.**

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

This Applicant submitted to the clerk the Certificate of Mail receipts of neighbor notification.

The Application was represented by William Geiger of Trinity Solar.

The Applicant discussed the submitted plans for a roof mounted solar system on a single family residence. There will be 37 panels on the rear roof. The panels will be black on black. There will be 27 R1 panels and 20 R2 panels. The layout was reviewed.

The Board reviewed the plans and photos. The layout is acceptable. The panels will be on the rear of the house so it will not be visible.

**Linda Bean, 111 Larchdale Avenue,** the neighbor to the East side noted that this is a large house for the neighborhood and the house to the West is over 100 years old.

The BOARD had no further questions.

**MOTION:** The Board moved to approve the plans for the Jacobson residence for a roof mounted solar system with black cell panels with a black frame on an existing single family residence dated 3/24/2020 by Trinity Solar as submitted.

**MOTION BY:** Gretchen Reinheimer

**SECOND:** Michael Williams

**VOTE:** Unanimously APPROVED

The meeting was adjourned at 6:27pm.

Respectfully submitted, Jillana Sinnott, Secretary