

**VILLAGE OF UPPER NYACK
ARCHITECTURAL REVIEW BOARD MEETING
Monday, April 3, 2023**

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 6:00 p.m. by Vice Chair Gretchen Reinheimer.

Other board members present: Silvia Luzi and Eileen McCabe Sares

Absent: Michael Williams and Thomas Gaffney

Also present: Janet Guerra, Board Secretary, and Noelle Wolfson, Esq., Consulting Village Attorney

6:01 p.m.: The Vice Chair opened the meeting.

6:01 p.m.: **Review of the minutes of the March 6, 2023 meeting.**

There were no comments from the members of the Board present.

The Board decided to table the approval of the March minutes to the May meeting because there was not a quorum of members present at the March meeting in attendance.

6:03 p.m.: **Nathalie Fiaschi, 3 Riverton Drive, County Map 60.13-02-81.02.** Application for architectural review of solar panels on property improved with a single-family residence located in the OBRO (Office Business Residential Overlay) District

Applicant's Representative: David Kawalski, Kasselmann Solar

Procedural History: The public hearing on this application was opened at the March 6, 2023 meeting at which time there was an extensive discussion of the configuration of the panels on the roof and a modified configuration was agreed upon in concept by the members of the board and the applicant. The applicant was asked to update the plans to reflect that configuration for consideration at this meeting.

Applicant Presentation:

Mr. Kawalski explained that the panels would be on the south and west facing roof. The design is the same design as that discussed at the last meeting.

The panels are black with black frames. They are similar in appearance to the panels on a number of the houses on Riverton Drive.

There was a question about the maximum output of the panels. Mr. Kawalski advised that there is no specific cap. The applicant must complete a load justification form tells how much power the homeowner plans to need.

There was a discussion about the AHJ shown on the plans. It should be changed from Town of Clarkstown to Village of Upper Nyack.

There were no additional comments from the Board members.

There were no comments from members of the public.

Motion to close the public hearing.

MOTION: Eileen McCabe Sares

SECOND: Silvia Luzi

VOTE: 3 (approve) - 0 (disapprove), 2 (absent)

Motion to grant architectural approval for the proposed installation of roof-mounted solar panels (38 in total) on property located at 3 Riverton Drive on the following conditions:

- 1. The installation of the solar panels shall comply with the following plans and specifications: Plan set prepared by Kasselmann Solar, dated 9/6/2022 and submitted to and reviewed at the April 3, 2023 meeting consisting of the following plans:**
 - a. Cover Sheet (PV-0)**
 - b. Site Plan with Roof Plan (PV-1)**
 - c. Site Plan with Roof Plan (PV-2)**
 - d. Attachment Details (PV-3)**
 - e. Structure Elevation (PV-3.1)**
- 2. The panels to be installed shall be REC SOLAR REC405AA PURE BLACK (405W) MODULES.**
- 3. The Plans shall be updated to reflect the Village of Upper Nyack as the AHJ.**

MOTION: Eileen McCabe Sares

SECOND: Silvia Luzi

VOTE: 3 (approve) - 0 (disapprove), 2 (absent)

6:08 p.m.: Michel Henrique Reis Dos Santos, 19 Riverton Drive, County Map 60.13-02-

81.09. Application for architectural review of solar panels and energy storage system on property improved with a single-family residence located in the OBRO (Office Business Residential Overlay) District.

No representative was in attendance to present this application.

6:09 p.m.: Robert Bisberg & Leslie Turner, 135 Highmount Avenue, County Map 60.17-

03-02. Application for architectural review of a new deck with sliding glass doors, new side entry platform & addition of first floor powder room on property improved with a single-family residence located in the Residence R-10 District.

Applicant's Representative: Jackie Urra, U Architecture

Procedural History: This is the first time this has been scheduled on an agenda.

Applicant Presentation: Ms. Urra explained that the applicant is proposing to convert rear windows to a door, will add a deck, and will add a covered mudroom entrance on the side of the home. All finishes will match what is currently existing.

There was a discussion about whether there would be a roof over the mud room door. Ms. Urra said that there would be no roof, just a canopy. It would match the existing roof.

Ms. Urra presented the elevations showing the mud room entrance and the new door. She then presented the photographs of the existing residence and explained how the proposed additions would be integrated into the residence and how it would be viewed from neighboring properties.

There is landscape screening throughout the lot which will buffer the view of the new mudroom entrance.

There was a discussion about whether the deck would have a railing. The deck is less than 30 inches, so no railing is required by the Uniform Code, but the homeowner may want to add a railing for decorative purposes. It would be a similar X pattern as shown near the new mudroom door.

There was a discussion about the sliding door. It is going to have white trim to match the existing storm windows.

There was a question about the color of the walnut finished trim. Ms. Urra showed the members of the board a sample color.

There was a question about the tributary area notation near the deck. The applicant's representative said that it is required by the Uniform Code.

Motion to open the public hearing.

MOTION: Eileen McCabe Sares

SECOND: Silvia Luzi

VOTE: 3 (approve) - 0 (disapprove), 2 (absent)

There were no comments from members of the public.

Motion to close the public hearing.

MOTION: Eileen McCabe Sares

SECOND: Silvia Luzi

VOTE: 3 (approve) - 0 (disapprove), 2 (absent)

Motion to grant architectural approval for a proposed new deck with sliding glass doors, and new side entry platform on the property located at 135 Highmount Avenue, subject to the following conditions:

- 1. The applicant shall comply with the plans presented to and reviewed by the ARB at the 4/3/23 meeting as follows: 135 Highmount Avenue Mudroom and Deck, prepared by U Architecture, dated 3-1-2023:**
 - a. Title Sheet (T-001.00)**
 - b. Site Plan (A-001.00)**
 - c. Plans (A-100.00)**
 - d. Elevations (A-200.00)**
- 2. The finishes on the building shall comply with the finish schedule submitted to the Board and review at the 4/3/23 meeting.**

MOTION: Eileen McCabe Sares

SECOND: Silvia Luzi

VOTE: 3 (approve) - 0 (disapprove), 2 (absent)

6:32 p.m.: Michel Henrique Reis Dos Santos, 19 Riverton Drive, County Map 60.13-02-81.09. Application for architectural review of solar panels and energy storage system on property improved with a single-family residence located in the OBRO (Office Business Residential Overlay) District.

This application was called again, but no representative was in attendance to present this application.

The Board members briefly reviewed the proposed plans.

Motion to adjourn the hearing to the Board's May 1, 2023 Meeting.

MOTION: Silvia Luzi

SECOND: Eileen McCabe Sares

VOTE: 3 (approve) - 0 (disapprove), 2 (absent)

6:38 p.m. Motion to adjourn the meeting.

MOTION: Silvia Luzi

SECOND: Eileen McCabe Sares

VOTE: 3 (approve) - 0 (disapprove), 2 (absent)