

**VILLAGE OF UPPER NYACK
ARCHITECTURAL REVIEW BOARD MEETING
Monday, January 3, 2022**

Minutes

A meeting of the Architectural Review Board of the Village of Upper Nyack was held on the above date via videoconferencing and called to order at 6:15pm by Vice Chairperson Gretchen Reinheimer.

Other board members present: Silvia Luzi, Eileen Sares and Thomas Gaffney.

Absent: Meg Fowler

Also present: Noelle Wolfson, Esq., Consulting Village Attorney.

6:15 pm: Vice Chairperson Gretchen Reinheimer opened the meeting and asked for a motion to approve the minutes from the December 13, 2021 meeting.

6:16 pm: Vice Chairperson Gretchen Reinheimer called for motion to approve the minutes from the December 13, 2021 meeting.

MOTION: Thomas Gaffney

SECOND: Silvia Luzi

VOTE: 4-0, 1 absent. APPROVED.

6:17 pm: **Matthew Dacey, 135 Castle Heights Avenue, County Map No. 60.17-031.**

Application for solar panels on a single-family residence located in the Residence R-4 District.

The Applicant's representative from Trinity Solar, Kelly Ippolito, called in to the meeting; and Village Consulting Attorney Noelle Wolfson, Esq. shared the documents for the Applicant/Representative.

Vice Chairperson Gretchen Reinheimer asked if the panels in R4 could line up with the panels in R7.

Kelly Ippolito said they can shift those panels when on site.

Member Silvia Luzi commented that she didn't think they could move the panels in R7 up.

Vice Chairperson Gretchen Reinheimer asked if they can pull the panels in R4 forward instead.

Kelly Ippolito agreed that they could do that.

Vice Chairperson Gretchen Reinheimer asked if the Board had any more comments.

Member Eileen Sares said it was a good idea to align the panels in R4 and R7.

Member Thomas Gaffney commented that this was the optimal layout for the house.

Village Consulting Attorney Noelle Wolfson, Esq. continued to share the documents and asked the Representative to explain the materials list.

Kelly Ippolito said the panels are black on black. The wrapping itself is black. She said it's very flush—only about 1 inch off the roof so you can't even see underneath.

Member Silvia Luzi asked a question about the array on the panels in R2. She commented that they are not oriented the same as the other ones. She asked if there was any other way to rearrange them.

Kelly Ippolito said there wasn't any other way to arrange them; but you wouldn't even see that from the driveway.

Member Thomas Gaffney asked for confirmation that the panels are black and black; and that there is no silver or aluminum.

Village Consulting Attorney Noelle Wolfson, Esq. inquired if that was documented in the submission.

Kelly Ippolito affirmed that the black on black spec was documented in the submission.

6:24 pm: Motion to open the public hearing.

MOTION: Silvia Luzi

SECOND: Gretchen Reinheimer

VOTE: 4-0, 1 absent. APPROVED.

Karen Tarapata, a close neighbor on Castle Heights, commented that she was in favor of the application and said the arrangement was satisfactory.

6:24 pm: Motion to close the public hearing.

MOTION: Silvia Luzi

SECOND: Thomas Gaffney

VOTE: 4-0, 1 absent. APPROVED.

Vice Chairperson Gretchen Reinheimer called for a motion to approve the submission conditioned on compliance with the plans submitted (R1, PV-1 through R1, PV-6).

MOTION: Gretchen Reinheimer

SECOND: Eileen Sares

VOTE:

Silvia Luzi: yes

Eileen Sares: yes

Thomas Gaffney: yes

4-0, 1 absent (Fowler) APPROVED.

Kelly Ippolito commented that she would send updated plans.

Village Consulting Attorney Noelle Wolfson, Esq. said that they should be submitted to the building department.

Other business:

Approval of minutes from the October 18, 2021—no quorum of members who were at that meeting.
Adjourn approval to the February meeting.

6:33 pm: Meeting adjourned.

Respectfully submitted,

Janet Guerra
Board Secretary