

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

**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 pm by Chairperson Michael Williams.

**Other board members present:** Gretchen Reinheimer, Silvia Luzi and Eileen Sares.

**Absent:** Thomas Gaffney

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

**6:01 pm:** Chairperson Michael Williams opened the meeting and asked for a motion to approve the minutes from the September 7, 2022 meeting.

**MOTION: Gretchen Reinheimer**

**SECOND: Michael Williams**

**VOTE: 4-0, 1 absent. APPROVED.**

**6:02pm: Anthony Campbell, 201 Kuyper Drive, County Map 60.05-02-28.**

Application for architectural review of solar panels on property improved with a single-family residence located in the Residence R-10 District.

The Applicant was represented by John Merriam from Integrity Solar Solutions.

Mr. Mariam gave a general presentation about the location of the property and where the solar panels would be located on the roof. He explained that the panels would be located on the rear portion of the roof and would not be visible from Kuyper Drive, but may be visible from North Midland Avenue.

The Board reviewed the plans and the photographs submitted in support of the application.

The Chairman asked if the silver threading on the panel would be visible and the applicant's representative explained that, from the ground, the panels would look all black. He showed photographs of the panels mounted on other properties to demonstrate the appearance once mounted.

There was a discussion about whether the roof layout was correct given the dormers on the front and rear of the residence and it was determined that it was not correct. The Board advised the applicant to revise the plans to show the correct layout of the roof and the proposed alignment of the panels, considering the location of the rear dormer.

Motion: There was a motion to adjourn the hearing to the Board's November 7<sup>th</sup> meeting. For that meeting, the applicant was asked to: (1) Revise plan sheets T-1 and M-1 to remove the aerial photograph currently on the sheet and replace it with the photograph labeled "South Side" which the applicant's representative showed to the board at the hearing; (2) update the plans as necessary to show the accurate configuration of the existing roof and to adjust the panel array as necessary based on the accurate layout of the roof; (3) submit a photograph of the rear portion of the house and the area of the roof on which the panels are proposed to be located.

**MOTION: Gretchen Reinheimer**  
**SECOND: Michael Williams**  
**VOTE: 4-0, 1 absent. APPROVED.**

**MOTION to adjourn: Gretchen Reinheimer**  
**SECOND: Siliva Luzi**  
**VOTE: 4-0, 1 absent. APPROVED.**

**6:40 pm:** Meeting adjourned.

Respectfully submitted,

Janet Guerra  
Board Secretary