

**VILLAGE OF UPPER NYACK  
ARCHITECTURAL REVIEW BOARD MEETING  
Monday, December 5, 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 p.m. by Chairperson Michael Williams.

**Other board members present:** Gretchen Reinheimer and Silvia Luzi

**Absent:** Eileen Sares and Thomas Gaffney

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

**6:00 p.m.:** Chairperson Michael Williams opened the meeting and reviewed the agenda.

**Motion to open meeting**

**MOTION:** Gretchen Reinheimer

**SECOND:** Silvia Luzi

**VOTE: 3 (for the motion) -0 (against the motion), 2 (absent)**

Chairman Williams asked for comments or a motion to approve the minutes from the November 7, 2022 meeting. Member Silvia Luzi noted a misspelling within the draft and asked that it be corrected.

**Motion to approve the November 7, 2022 minutes as revised.**

**MOTION:** Gretchen Reinheimer

**SECOND:** Silvia Luzi

**VOTE: 3 (for the motion) -0 (against the motion), 2 (absent)**

**6:02 p.m.: James Shaughnessy, 216 Elm Street, County Map 60.13-01-55.**

*Continued from November 7, 2022.* Application for architectural review of solar panels on property improved with a single-family residence located in the Office Business (OB) District.

By email dated December 1, 2022 the Applicant has withdrawn this application.

No further action needed.

**6:03 p.m. Thomas Place, 323 Front Street, County Map 60.17-01-06.**

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 Joseph Guadagno from Sunrun.

Mr. Guadagno described the proposed panel, a black panel with black frame.

He further explained that based on the height and orientation of the house, and the existing vegetation, that in the front the panels will be significantly obscured. He also addressed the views of the panels from the right and left, generally north and south. He explained that because of the staggering of the houses, the change in grade and the existing vegetation the views of the panels from outside the property will be limited.

The Board members commented on the application. They agreed with Mr. Guadagno's presentation about the visibility of the panels given the location of the array and the existing topography, vegetation and layout of the homes.

The Board members discussed the symmetry of the array and concluded that the proposal was as symmetrical as practical given the layout of the roof.

The applicant reviewed the photographs submitted by the Board.

The Board members review the property using Google Maps aerial photographs and discussed the view of the panels from Rte 9W and the potential visibility of the panels given the distance, change in grade and vegetation.

The Board members asked the applicant to take a photograph of the property from the rear parking lot of the Little Vietnam restaurant for the record to document this perspective.

The Board reviewed the panel specification sheet provided by the applicant and confirmed that they are black panels with black frame.

### **Motion to open the public hearing**

**MOTION:** Silvia Luzi

**SECOND:** Gretchen Reinheimer

**VOTE:** 3 (for the motion) -0 (against the motion), 2 (absent)

### **Motion to close the public hearing**

**MOTION:** Michael Williams

**SECOND:** Silvia Luzi

**VOTE:** 3 (for the motion) -0 (against the motion), 2 (absent)

**Motion to grant architectural approval for the proposed installation of solar panels to be located on the north and south facing roof surfaces of the property located at 323 Front Street on the following conditions:**

1. **The installation of the solar panels shall comply with the following plans and specifications: Plan set submitted by Sunrun, dated 9/26/2022 consisting of the following plans:**
  - **Cover Sheet (PV-1.0)**
  - **Site Plan (PV-2.0)**
  - **Elevation View (PV-2.0)**
  - **Layout (PV-3.0)**
  - **Electrical (PV-4.0)**
  - **Signage (PV-5.0)**
2. **The panels to be installed shall be the JA Solar 340W Multi-busbar Half-Cell Black Module, JAM60S17 325/MR Series.**
3. **The applicant shall submit a photograph of the Property from the rear parking lot of the Little Vietnam restaurant to the Board Secretary.**

**MOTION:** Michael Williams

**SECOND:** Gretchen Reinheimer

**VOTE:** 3 (for the motion) -0 (against the motion), 2 (absent)

**6:30 p.m. Robert Lewy, 10 Riverton Drive, County Map 60.13-02-81.15.**

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

The Applicant was represented by William Geiger from Trinity Solar.

The proposal includes the installation of 23 solar panels on the rear roof of the house.

Mr. Geiger explained that the roof has a 40 pitch, so the panels will not be visible from the front of the house.

There was a discussion about the visibility of the rear roof. The Board reviewed the location of the house using Google Maps. The panels are not likely to be visible from 9W because of the setback and the existing vegetation. There may be a limited view from the house to the southeast, but otherwise it is not likely that the panels will be significantly visible from other properties.

There was a discussion about the panels. There are some metallic lines through the panel. There was a specific discussion of how the panels would be viewed and whether the metallic portions would be visible (reflective). Given the thinness of the lines, the perspective from the roof, and the surrounding vegetation, the metallic lines are not likely to be readily visible or reflective.

**Motion to Open the Public Hearing**

**MOTION:** Gretchen Reinheimer

**SECOND:** Silvia Luzi

**VOTE:** 3 (for the motion) -0 (against the motion), 2 (absent)

**Motion to close the public hearing**

**MOTION:** Gretchen Reinheimer

**SECOND:** Silvia Luzi

**VOTE:** 3 (for the motion) -0 (against the motion), 2 (absent)

**Motion to grant architectural approval for the proposed installation of solar panels to be located on the south facing roof surface of the property located at 10 Riverton Drive on the following conditions:**

- 4. The installation of the solar panels shall comply with the following plans and specifications: Plan set submitted by Trinity Solar, dated 7/12/22, last revised 10/15/22, consisting of the following plans:**
  - **Proposed PV Solar System (Cover Sheet w/Site Info & Notes) (PV-1)**
  - **Proposed PV Solar System (Roof Plan W/Module Locations) (PV-2)**
  - **Proposed PV Solar System (Aerial Map) (PV-3)**
  - **Proposed PV Solar System (Elevation Drawings) (PV-4 and PV-5)**
  - **Proposed PV Solar System (Electrical 3 Line Diagram) (PV-6)**
- 5. The panels to be installed shall be the Q.Peak Duo Blk ML-G10.a+ 400.**
- 6. The applicant shall submit photographs of the subject roof from Riverton Drive near the driveway of the home that is the second home in from the northern bend of Riverton Drive on the same side of Riverton Drive as the subject property to the Board Secretary.**

**MOTION:** Michael Williams

**SECOND:** Silvia Luzi

**VOTE:** 3 (for the motion) -0 (against the motion), 2 (absent)

**6:48 p.m.: Motion to adjourn meeting.**

**MOTION:** Silvia Luzi

**SECOND:** Michael Williams

**VOTE:** 3 (for the motion) -0 (against the motion), 2 (absent)