

**VILLAGE OF UPPER NYACK
ARCHITECTURAL REVIEW BOARD MEETING
Monday, July 10, 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 6:01 p.m. by Chairman Michael Williams.

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

Absent: Thomas Gaffney

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

6:01 p.m.: The Chairman asked for a motion to open the meeting.

Motion to open the meeting.

MOTION: Gretchen Reinheimer

SECOND: Silvia Luzi

VOTE: 4 (yes) – 0 (no), 1 (absent)

6:01 p.m.: **Review of the minutes of the June 5, 2023 meeting.**

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

Motion to approve the minutes of the June 5, 2023 Meeting.

MOTION: Gretchen Reinheimer

SECOND: Silvia Luzi

VOTE: 4 (yes) – 0 (no), 1 (absent)

6:02 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.

Procedural History: This application was subject to substantive review at the Board's May meeting. At that meeting, the applicant was asked if he could explore extending the step-up design of the panels on the southwest roof to be consistent with the panels on the southeast roof, and provide an elevation of the battery energy storage system.

Representing the Applicant: Stacy Varian, Tesla Energy.

Ms. Varian explained that the Board's request was to stagger two of the mounting planes, so that each was in the stepped-up design. Ms. Varian reviewed plan sheet 3 and described the modifications to the array layout.

The Board members also reviewed the elevation of the battery energy storage system.

There was a discussion about the conduit run for the connection between the solar panel arrays and the battery storage pack. Chairman Williams asked if the conduit could be modified to run along the edge of the roof. Ms. Varian indicated that it would have to be evaluated for length and ability. There was a lengthy discussion about the best layout for the conduit. Following that discussion, it was the general consensus of the Board that the optimal configuration of the conduit would be to run the conduit along the edge of the roof to the first panel on the west/south face to the first panel. Alternatively, if that configuration cannot be obtained for technical reasons, the conduit should be relocated to make it parallel to the edge of the west-facing roof.

The Chairman indicated that the public hearing on this application was still open and asked if there were any comments from members of the public.

There were no members of the public who wished to comment on this application.

Motion to Close the Public Hearing.

MOTION: Gretchen Reinheimer

SECOND: Silvia Luzi

VOTE: 4 (yes) – 0 (no), 1 (absent)

Motion to grant architectural approval for the proposed installation of roof-mounted solar panels (12 in total) on property located at 19 Riverton Drive subject to the following conditions:

- 1. The installation of the solar panels shall comply with the following plans and specifications: Plan set prepared by Tesla, dated 6/2/2023 and submitted to and reviewed at the July 10, 2023 meeting consisting of the following plans, subject to the modifications explained below:**
 - a. Property Plan (Sheet 2, Rev B)**
 - b. Site Plan (Sheet 3, Rev B)**
 - c. Structural Views (Sheet 4, Rev B)**
 - d. Uplift Calculations (Sheet 5, Rev B)**
 - e. Elevation (Sheet 6, Rev B)**
 - f. Three Line Diagram (Sheet 7, Rev B)**
 - g. PV Rendering (Sheet 8, Rev B)**
 - h. Aerial (Sheet 9, Rev B)**

Subject to the following modification: The Applicant shall adjust the location of the conduit run from the battery energy storage system to the panel array such that the conduit runs along the edge of the west/south facing roof to the first panel. If that is not feasible, the

applicant shall submit a written description to the Building Inspector explaining why it is not feasible, and shall relocate the conduit run so that it is parallel to the edge of the west facing roof. The existing representation of the continuing conduit from Panel Array A (most westerly located panel array) shall remain the same as depicted on the approved plans in Panel Arrays B, C and D.

2. The panels to be installed shall be TESLA PHOTOVOLTAIC MODULE T-400H.

3. The energy storage system to be installed shall be the Tesla Powerwall+.

MOTION: Gretchen Reinheimer

SECOND: Silvia Luzi

VOTE: 4 (yes) – 0 (no), 1 (absent)

6:25 p.m.: Gregory Fisher, 603 North Broadway, County Map 60.10.01-10. Application for architectural review of replacement of an existing sunroom with a playroom and replacement of existing windows on property improved with a single-family residence located in the Residence R-30 District

Board member Luzi recused herself from review of this application and left the meeting.

Applicant Representative: Michael Esmay, Architect.

Description of the Proposed Action: The property is improved with an existing residence that is accessed via a private shared driveway. The applicant is proposing to remove the existing greenhouse structure (used as a playroom) on the east side of the residence and replace it with an addition in the same footprint to be used as a playroom. The top of the new playroom will be a deck accessible from the second floor of the house. New doors to the proposed deck are also proposed.

There was a discussion of the finishes, which will match the existing finishes; all siding, no brick. The railing of the deck is going to match the aluminum railing used throughout the property.

Several windows are being replaced in kind with Anderson 400 series windows.

Motion to open the public hearing.

MOTION: Gretchen Reinheimer

SECOND: Eileen McCabe Sares

VOTE: 3 (yes- Reinheimer, Sares, Williams) – 0 (no), 1 (absent Gaffney), 1 (abstain/recuse Luzi)

There were no members of the public who wished to comment.

Motion to close the public hearing.

MOTION: Gretchen Reinheimer

SECOND: Eileen McCabe Sares

VOTE: 3 (yes- Reinheimer, Sares, Williams) – 0 (no), 1 (absent Gaffney), 1 (abstain/recuse Luzi)

Motion to grant architectural approval for the proposed demolition and replacement of a playroom and installation of new windows and doors on the property located at 603 North Broadway, subject to the following conditions:

1. The applicant shall comply with the plans presented to and reviewed by the ARB at the 7/10/23 meeting as follows: Playroom Replacement for Fisher Residence, 603 North Broadway, Upper Nyack, NY 10960, prepared by Michael Esmay Architect, dated 5/23/23:
 - a. Site Plan (A1) (last revised 6/6/23)
 - b. Lower Level Floor Plan (A3)
 - c. Upper Level Floor Plan (A4)
 - d. Sections A&B (A5)
 - e. Elevations (A7)
2. The finishes on the building shall comply with the finish schedule submitted to the Board and reviewed at the 7/10/23 meeting.

MOTION: Gretchen Reinheimer

SECOND: Eileen McCabe Sares

VOTE: 3 (yes- Reinheimer, Sares, Williams) – 0 (no), 1 (absent Gaffney), 1 (abstain/recuse Luzi)

6:37 p.m. Motion to adjourn the meeting.

MOTION: Gretchen Reinheimer

SECOND: Eileen McCabe Sares

VOTE: 3 (yes- Reinheimer, Sares, Williams) – 0 (no), 2 (absent Gaffney, Luzi)