

**VILLAGE OF UPPER NYACK
ARCHITECTURAL REVIEW BOARD MEETING
Monday, March 7, 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 6:03 pm by Chairman Michael Williams.

Other board members present: Thomas Gaffney, Silvia Luzi, and Eileen Sares.
Also present: Noelle Wolfson, Esq., Consulting Village Attorney and Janet Guerra, Board Secretary.

6:03 pm: Chairman Michael Williams opened the meeting and asked for a motion to approve the minutes, as amended, from the February 7, 2022 meeting.

MOTION: Silvia Luzi
SECOND: Eileen Sares
VOTE: 4-0, 1 absent. APPROVED.

6:06 pm: Adelekan Oyejide, 12 Riverton Drive, County Map 6.13-2-08-14.
Application for solar panels on a single-family residence located in the Office Business (OB) District.

The Applicant was represented by Eddie Gallagher and Aaron Ho from Momentum Solar.

Mr. Gallagher explained that he emailed a revised set of drawings as of today's date (March 7, 2022) revising the drawings submitted February 8, 2022. He explained that on the initial page, the phrase "affidavit of final cost" appeared on the narrative and it shouldn't have. Also, on page 20, the picture had "R1" at the bottom of the photo and this was also removed. Mr. Gallagher continued that the wording in the narrative was incorrect. It should have said "rail-less" not "railing" because there are no rails. The panels attach directly onto the shingles. Lastly, he said that they took the Board's suggestion about the unevenness of the array and made it more symmetric.

The Chairman, Michael Williams, asked for clarification about the panels and whether there were no rails at all. Mr. Gallagher confirmed that there is no mounting system and the panels attach directly to the roof shingles.

The Chairman asked about picture 18 of 22 which depicts the panels attaching to the roof and asked about what appeared to be a railing of sorts. Mr. Gallagher explained that this rail supports the panels and prevents them from falling off the roof; and their dual purpose is that it serves as a "critter guard" preventing entry by animals.

Board members stated that they drove by other installations by Momentum Solar and were satisfied as to their work. There were no other questions.

No members from the public present.

Motion to close the public hearing (previously kept open from the February 7th meeting).

MOTION: Silvia Luzi

SECOND: Thomas Gaffney

VOTE: 4-0, 1 absent. APPROVED.

Motion to approve the plans submitted on March 7, 2022 via email from Momentum Solar.

MOTION: Eileen Sares

SECOND: Silvia Luzi

VOTE: 4-0, 1 absent. APPROVED.

6:21 pm: The Chairman called for a moment of silence for the people of Ukraine.

Motion to adjourn the meeting.

MOTION: Thomas Gaffney

SECOND: Michael Williams

VOTE: 4-0, 1 absent. APPROVED.

6:22 pm: Meeting adjourned.

Respectfully submitted,

Janet Guerra

Board Secretary