

## Description of Work / Narrative – 201 Kuyper Drive Home Solar

Dear Village of Upper Nyack,

We are proposing to install 32 Solar Panels on the back of the roof on the residence located at 201 Kuyper Drive, Upper Nyack NY. (Campbell Residence). The panels will be rated 10.88 kw DC and 10 kw AC.

The proposed solar panel installation will be fastened on to the backside of the roof and will conform to the building department's requirements for solar which are:

- will be all black anti-glare framed panels
- and will be arranged to conform to the roof shape

For further information, see the attached engineering plans.

Paul Baluyut, Integrity Solar Solutions  
Engineering Department

Office: (845) 584-3100 ext. 2  
Mobile: (201) 566-0487  
28 New Hempstead Road, Suite F  
New City NY, 10956

Serving NY and NJ

[www.integritysolarsolutions.com](http://www.integritysolarsolutions.com)



## Integrity Solar Solutions

*"Ethical and Reliable Solar Installations"*

Orange and Rockland Contractor License #: **H-18092**  
Westchester Contractor License #: **WC-35479-H22**  
NJ State Contractor License: **13VH10369100**  
NYSERDA Registration Number: **0000086716**

# APPLICATION REVIEW FORM

## PART I

Name of Municipality Village of Upper Nyack Date 8/10/22

Please check all that apply:

<input type="checkbox"/> Planning Board	<input type="checkbox"/> Municipal Board
<input type="checkbox"/> Zoning Board of Appeals*	<input type="checkbox"/> Historical Board
(*Fill out Parts I & II of this form)	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision _____ # of Lots _____	<input type="checkbox"/> Pre-preliminary/Sketch
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Final
<input type="checkbox"/> Conditional Use	
<input type="checkbox"/> Zoning Code Amendment	
<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance	

Project Name: 201 Kuyper Dr. Solar Panels

Tax Map Designation:

Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Location: On the \_\_\_\_\_ side of \_\_\_\_\_,  
\_\_\_\_\_ feet \_\_\_\_\_ of \_\_\_\_\_ in the  
town/village of upper Nyack.

Street Address: \_\_\_\_\_

Acreage of Parcel \_\_\_\_\_ Zoning District \_\_\_\_\_  
School District \_\_\_\_\_ Postal District \_\_\_\_\_  
Fire District \_\_\_\_\_ Ambulance District \_\_\_\_\_  
Water District \_\_\_\_\_ Sewer District \_\_\_\_\_

Project Description: (If additional space required, please attach a narrative summary.)

32 solar panels to be installed on  
backside of roof

## APPLICATION REVIEW FORM

**If subdivision:**

- 1) Is any variance from the subdivision regulations required? \_\_\_\_\_
- 2) Is any open space being offered? \_\_\_\_ If so, what amount? \_\_\_\_\_
- 3) Is this a standard or average density subdivision? \_\_\_\_\_

**If site plan:**

- 1) Existing square footage \_\_\_\_\_
- 2) Total square footage \_\_\_\_\_
- 3) Number of dwelling units \_\_\_\_\_

**If special permit**, list special permit use and what the property will be used for.

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**Environmental Constraints:**

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area. \_\_\_\_\_

Are there **streams** on the site? If yes, please provide the names. \_\_\_\_\_

Are there **wetlands** on the site? If yes, please provide the names and type. \_\_\_\_\_

**Project History:** Has this project ever been reviewed before? \_\_\_\_\_

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

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List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

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## APPLICATION REVIEW FORM

**Contact Information:**

Applicant: Paul Baluyut Phone # 201-566-0487

Address 28 New Hempstead Rd. New City NY 10956  
Street Name & Number (Post Office) State Zip code

Property Owner: Anthony Campell Phone # 845-405-1847

Address 201 Kuyper Dr. Upper Nyack NY 10960  
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Vincent Alwumv Phone # 858-405-5845

Address 5052 Claremont Dr. San Diego CA 92177  
Street Name & Number (Post Office) State Zip code

Attorney: n/a Phone # \_\_\_\_\_

Address \_\_\_\_\_  
Street Name & Number (Post Office) State Zip code

Contact Person: Same as Applicant Phone # \_\_\_\_\_

Address \_\_\_\_\_  
Street Name & Number (Post Office) State Zip code

**General Municipal Law Review:**

This property is within 500 feet of:  
*(Check all that apply)*

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- |   |   |
|---|---|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path            | <input type="checkbox"/> County Stream        |
| <input type="checkbox"/> Municipal Boundary   | <input type="checkbox"/> County Facility      |

List name(s) of facility checked above. \_\_\_\_\_  
 \_\_\_\_\_

**Referral Agencies:** *(Please make sure that the appropriate agencies as needed received copies of your application and plans for their review.)*

- |  |  |
|--|--|
| <input type="checkbox"/> RC Highway Department       | <input type="checkbox"/> RC Division of Environmental Resources  |
| <input type="checkbox"/> RC Drainage Agency          | <input type="checkbox"/> RC Dept. of Health                      |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority       | <input type="checkbox"/> Palisades Interstate Park Comm.         |
| <input type="checkbox"/> Adjacent Municipality _____ |  |
| <input type="checkbox"/> Other _____                 |  |

\*\*All applicants must send copies of their applications and plans to:  
 Orange and Rockland, Regional manager, 75 West Route 59, Spring Valley, NY 10997.

**VILLAGE OF UPPER NYACK  
SCHEDULE OF FEES**

Applications to the Village Board

Petition to Amend Zoning Ordinance: **\$200** plus the costs and expenses including advertising and transcription costs, incurred in hearing and deciding the petition, plus the fees required in §16:66 of the Zoning Ordinance (see below).

Applications to the Planning Board

1. **Site Plan Application**: **\$300** for first two appearances plus **\$125** per each proposed residential unit or each one-thousand (1,000) square feet of non-residential floor area, plus the cost of publication of notice of public hearing, plus the fees required in §16:66 of the Zoning Ordinance (see below). (Formal or Informal) **\$100** each return.

2. **Application for Special Permit**: **\$200** plus the costs and expenses, including advertising and transcription costs, incurred in hearing and deciding the application, plus the fees required in §16:66 of the Zoning Ordinance (see below). Application for **Special Permit Renewal**: First appearance, no fee; Subsequent Appearance **\$200.00**.

3. **Subdivision Plat Application**: **\$250** plus **\$125** per lot proposed, plus the cost of publication of notice of public hearing, plus the fees required in §16:66 of the Zoning Ordinance (see below). (Formal or Informal) **\$100** each return. Inspection Fee for Subdivision or Site Plan Improvements: **Five Percent (5%)** of the amount of a performance bond or value of site construction whichever is greater, but not less than **\$100**. Maintenance Bond for Subdivision or Site Plan Improvements (on completion of the improvements or release of the performance bond) **10 % of the performance bond** or value of the site improvements, whichever is greater.

Applications to the Zoning Board of Appeals

1. **Interpretation of Zoning Ordinance**: **\$200** plus the cost and expenses, including advertising and transcription costs, incurred in hearing and deciding the application, plus the fees required in §16:66 of the Zoning Ordinance (see below). (Formal or Informal) **\$100** each return.

2. **Variances**: **\$200** plus the cost and expenses, including advertising and transcription costs, incurred in hearing and deciding the application, plus the fees required in §16:66 of the Zoning Ordinance (see below). (Formal or Informal) **\$100** each additional variance. **\$100** each return.

Applications to the Architectural Review Board

1. All Required Applications: **\$150** plus the cost of publication of notice of public hearing, plus the fees required in §16:66 of the Zoning Ordinance (see below). (Formal or Informal) **\$50** each return.

Applications Subject to State Environmental Quality Review Act (SEQR)

Note: For definitions of terms see Part 617 of SEQR

1. Determination

- a. For Excluded Actions, Exempt Actions and Type II Actions: **No fee**
- b. For Type I Actions and Unlisted Actions: **\$15**
- c. Environmental Impact Statement Processing: **\$300** plus publication and notice cost, plus fees required in §16:66 of the Zoning Ordinance (see below).

Excerpt from The Zoning Ordinance of the Village of Upper Nyack:

## ARTICLE V ADMINISTRATION OF ZONING

§ 16:66 Fees for Village Technical Consultant Services [LL #4 of 2011, Filed 12-28-11]

### A. Payment for Village Technical Consultant Services

The Village, Zoning Board of Appeals, Planning Board or Architectural Review Board in the review of any application or petition described above may refer such application or petition presented to such engineering, planning, technical or environmental consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the Village and such consultant. If the Board requires technical services to be provided to it to assist the Board in making its decision, the Board shall require the property owner to provide a sum of money to be placed in escrow with the Treasurer of the Village of Upper Nyack to pay for said services. The technical professional must provide an estimate of the cost of the service to be provided prior to entering into an agreement with the Village. The property owner shall place into escrow an amount to be determined by the Treasurer of the Village, which escrow funds are to be used to cover the amount of the technical services to be provided to the Board. The Village will not be obligated to pay for technical services and the Village will not enter into any agreement to pay for such service until such funds have been deposited with the Village Treasurer. The Board shall request an estimate from the technical service provider in advance and shall notify the property owner of the amount to be deposited in escrow with the Village Treasurer. After the funds are deposited, the Treasurer will notify the Board that the funds are available and they may enter into an agreement with the technical service provider. In the event an application is required to be reviewed by the Village Board, and any other Board, then in such event and to the extent applicable, both Boards shall use the same consultants who shall in such case prepare one report providing the data, information and recommendations requested by both Boards. In all instances, duplications of consultants' reports shall be avoided whenever possible in order to minimize the cost of such consultants' reports to the applicant. **LL # 4 of 2011**

### B. Refunds

All petitions for refunds shall be made to the Village Board. Refunds of fees will be allowed in proportion to the status of the application and any funds expended in the processing of such applications. In no case shall more than one-half (50%) of the fee be refundable. Where applications are submitted which do not contain the required materials for review, an administrative fee of 10% of the application fee will be assessed with the returned application. **NO FEE IS REFUNDABLE AFTER SCHEDULING OF A REQUIRED PUBLIC HEARING.** Where the fee provides for the reimbursement to the Village of the cost of consultant services, such reimbursement shall be made prior to final action on the application.

### C. Periodic Review

The Village Board shall periodically review the fee schedule set forth in this local law and shall by resolution, after public hearing for which notice shall be given ten (10) days prior thereto, amend the fees set forth herein.

### D. Effective Date This local law shall take effect immediately.

### E. Separability

Should any section or provision of this local law be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Local Law as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

**CERTIFICATE OF WORKERS' COMPENSATION INSURANCE**



SCAN TO VALIDATE  
AND SUBSCRIBE

^^^^^^ 823950682  
INTEGRITY SOLAR SOLUTIONS, LLC  
(A NJ LLC)  
12-44 RIVER ROAD, SUITE 1065  
FAIR LAWN NJ 07410

<b>POLICYHOLDER</b> INTEGRITY SOLAR SOLUTIONS, LLC (A NJ LLC) 28 NEW HEMPSTEAD RD, STE F NEW CITY NY 10956
--

<b>CERTIFICATE HOLDER</b> VILLAGE OF UPPER NYACK 328 N. BROADWAY UPPER NYACK NY 10960
--

<b>POLICY NUMBER</b> W2437 517-2	<b>CERTIFICATE NUMBER</b> 141263	<b>POLICY PERIOD</b> 02/17/2022 TO 02/17/2023	<b>DATE</b> 8/10/2022
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THIS IS TO CERTIFY THAT THE POLICYHOLDER NAMED ABOVE IS INSURED WITH THE NEW YORK STATE INSURANCE FUND UNDER POLICY NO. 2437 517-2, COVERING THE ENTIRE OBLIGATION OF THIS POLICYHOLDER FOR WORKERS' COMPENSATION UNDER THE NEW YORK WORKERS' COMPENSATION LAW WITH RESPECT TO ALL OPERATIONS IN THE STATE OF NEW YORK, EXCEPT AS INDICATED BELOW, AND, WITH RESPECT TO OPERATIONS OUTSIDE OF NEW YORK, TO THE POLICYHOLDER'S REGULAR NEW YORK STATE EMPLOYEES ONLY.

**IF YOU WISH TO RECEIVE NOTIFICATIONS REGARDING SAID POLICY, INCLUDING ANY NOTIFICATION OF CANCELLATIONS, OR TO VALIDATE THIS CERTIFICATE, VISIT OUR WEBSITE AT [HTTPS://WWW.NYSIF.COM/CERT/CERTVAL.ASP](https://www.nysif.com/cert/certval.asp). THE NEW YORK STATE INSURANCE FUND IS NOT LIABLE IN THE EVENT OF FAILURE TO GIVE SUCH NOTIFICATIONS.**

THIS POLICY DOES NOT COVER THE SOLE PROPRIETOR, PARTNERS AND/OR MEMBERS OF A LIMITED LIABILITY COMPANY.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS NOR INSURANCE COVERAGE UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICY.

NEW YORK STATE INSURANCE FUND

DIRECTOR, INSURANCE FUND UNDERWRITING

VALIDATION NUMBER: 663585009



# Rockland County

Ed Day, Rockland County Executive

## CONSUMER PROTECTION / WEIGHTS & MEASURES

50 Sanatorium Road, Building A, 8th Floor

Pomona, NY 10970

(845) 364-3901 Fax: (845) 364-3902

CPLCAL@co.rockland.ny.us

The issuance and retention of this license is contingent upon the licensee's compliance with the laws of the State of New York and the County of Rockland, the rules and regulations of the Office of Consumer Protection, and the rules and regulations of all other New York State and Rockland County agencies, now in effect or which may hereafter be enacted.

LICENSED FOR

# HOME IMPROVEMENT

LICENSE NUMBER: **H-18092**

LICENSE CLASSIFICATIONS:

**40 Solar Panel Installer**

ISSUED TO: **Integrity Solar Solutions, LLC**

28 New Hempstead Road, Suite F

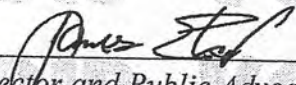
New City, NY 10956

LICENSE HOLDER: **Paul M. Baluyut**

INITIAL APPLICATION DATE: **3/5/2018**

EFFECTIVE DATE: **4/1/2022**

EXPIRATION DATE: **3/31/2023**

  
Director and Public Advocate

3/14/2022

PLEASE NOTE:

**THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED**

**This Does Not Constitute A Mechanical Or Electrical License**





Home Pictures- 201 Kuyper Drive

Front



Back



Sides



## ADJACENT PROPERTIES – From Roof Point of View

Behind



Left Side



**Front View**



**Right Side**



**CONSUMER PROTECTION / WEIGHTS & MEASURES**

50 Sanatorium Road, Building A, 8th Floor  
Pomona, NY 10970  
(845) 364-3901 Fax: (845) 364-3902  
CPLCAL@co.rockland.ny.us

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LICENSED FOR

**ELECTRICAL**

LICENSE NUMBER: **E-00076**

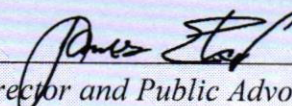
ISSUED TO: **Valvo Electric, LLC**  
50 Fairmont Ave  
Haverstraw, NY 10927

SUPERVISOR OF THE WORK: **James Forzono**

INITIAL APPLICATION DATE: **3/1/1987**

EFFECTIVE DATE: **3/1/2022**

EXPIRATION DATE: **2/28/2023**

  
\_\_\_\_\_  
*Director and Public Advocate*

2/2/2022

**PLEASE NOTE:**

**THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED**

**This Does Not Constitute A Home Improvement Or Mechanical License**



**CERTIFICATE OF WORKERS' COMPENSATION INSURANCE (RENEWED)**



SCAN TO VALIDATE  
AND SUBSCRIBE

^ ^ ^ ^ ^ ^ ^ ^ 260845350  
VALVO ELECTRIC LLC  
50 FAIRMONT AVE  
HAVERSTRAW NY 10927

<b>POLICYHOLDER</b> VALVO ELECTRIC LLC 50 FAIRMONT AVE HAVERSTRAW NY 10927		<b>CERTIFICATE HOLDER</b> VILLAGE OF UPPER NYACK 9 N.BROADWAY NYACK NY 10960	
<b>POLICY NUMBER</b> W1489 383-8	<b>CERTIFICATE NUMBER</b> 995770	<b>POLICY PERIOD</b> 09/08/2021 TO 09/08/2022	<b>DATE</b> 8/23/2022

THIS IS TO CERTIFY THAT THE POLICYHOLDER NAMED ABOVE IS INSURED WITH THE NEW YORK STATE INSURANCE FUND UNDER POLICY NO. 1489 383-8, COVERING THE ENTIRE OBLIGATION OF THIS POLICYHOLDER FOR WORKERS' COMPENSATION UNDER THE NEW YORK WORKERS' COMPENSATION LAW WITH RESPECT TO ALL OPERATIONS IN THE STATE OF NEW YORK, EXCEPT AS INDICATED BELOW, AND, WITH RESPECT TO OPERATIONS OUTSIDE OF NEW YORK, TO THE POLICYHOLDER'S REGULAR NEW YORK STATE EMPLOYEES ONLY.

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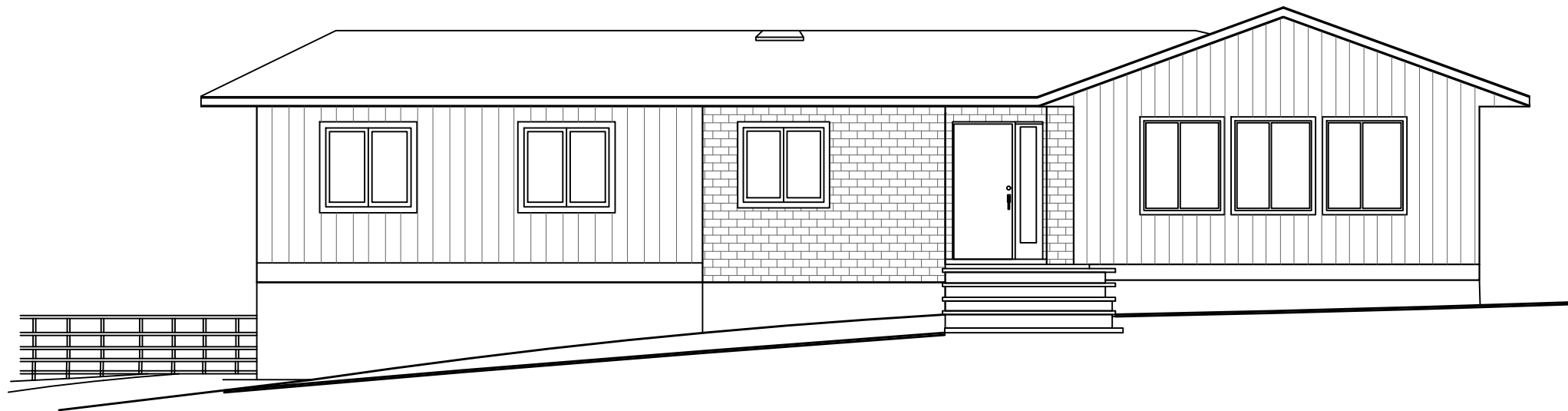
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NEW YORK STATE INSURANCE FUND

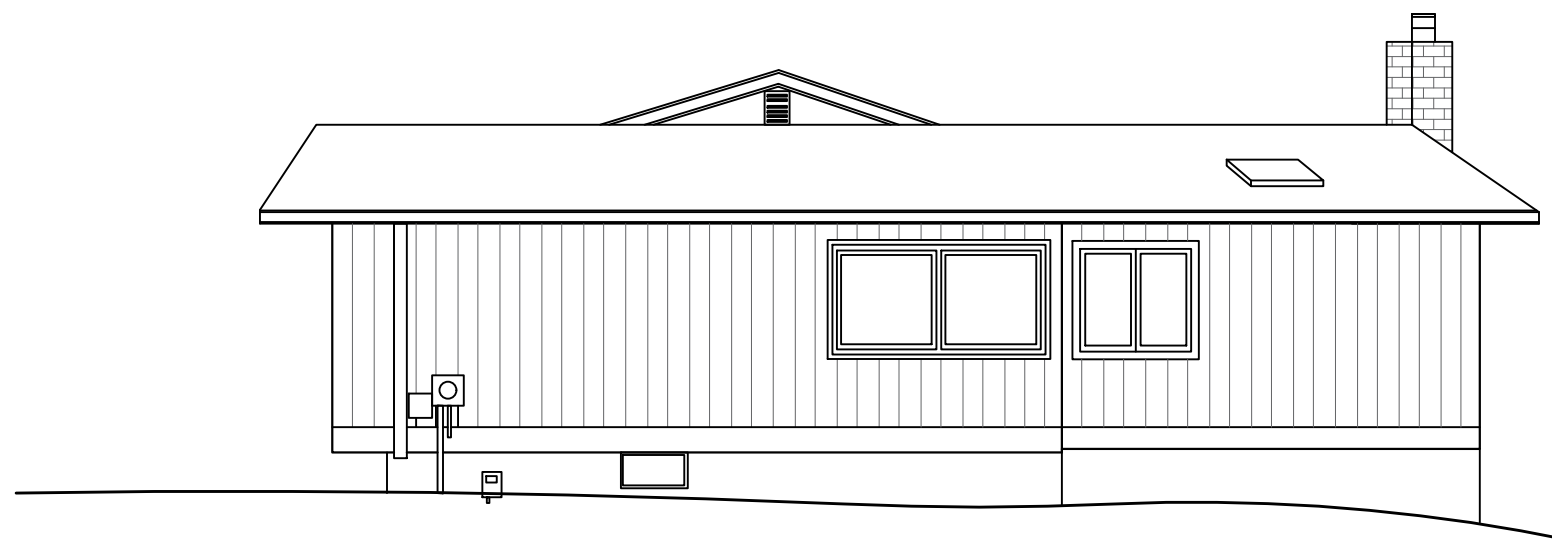
DIRECTOR, INSURANCE FUND UNDERWRITING

VALIDATION NUMBER: 1006542862

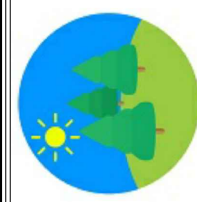




**1** NORTH ELEVATION  
SCALE: N/A



**2** WEST ELEVATION  
SCALE: N/A



**ELEVATIONS PLAN**

THE ANTHONY CAMPBELL RESIDENCE  
201 KUYPER DRIVE,  
UPPER NYACK, NY 10960  
FLOT B-1

INTEGRITY SOLAR LIC#18092-40  
12-44 RIVER ROAD  
SUITE 1065, FAIR LAWN, NJ, 07410  
201-566-0487  
PAUL@INTEGRITYSOLARSOLUTIONS.COM

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

**08.24.2022**  
DRAWN BY: BPM  
APN: 392001A0600050  
0020280000000  
LOT: 0.85 Acres  
DWELLING: 2,204 Sq.Ft

**M-2**