

**VILLAGE OF UPPER NYACK
ARCHITECTURAL REVIEW BOARD MEETING
Tuesday, October 2, 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 6:00 p.m. by Vice Chair Gretchen Reinheimer.

Other board members present: Silvia Luzi and Eileen McCabe Sares

Absent: Thomas Gaffney and Michael Williams

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

6:00 p.m.: Review of the minutes of the September 6, 2023 meeting.

Review of the minutes was tabled to the next meeting because of a lack of quorum of members who attended the September meeting.

6:15 p.m.: Steven Lubeck, 122 Highmount Avenue, County Map 60.17-02-74. Application for architectural review of solar panels and micro inverter system on property improved with a single-family residence located in the Residence R-10 District.

Applicant's Representative: Clifford Cudal, Sunrise Solar

Mr. Cudal presented the proposed plan to the Board. He reviewed the layout of the panels and the type of panels proposed. He indicated that the proposed panels were black on black panels. There will be 15 panels in a rectangular array on the front roof with additional panels (9 additional panels) on the side roofs.

The Board members discussed the panel array and location.

Motion to Open the Public Hearing.

MOTION: Silvia Luzi

SECOND: Eileen McCabe Sares

VOTE: 3 (yes) – 0 (no), 2 (absent)

There were no comments from the members of the public.

Motion to Close the Public Hearing.

MOTION: Eileen McCabe Sares

SECOND: Silvia Luzi

VOTE: 3 (yes) – 0 (no), 2 (absent)

The homeowner, Steven Lubeck, corrected the presentation and said that they are not proposing the black on black panels because the output of the panels was not sufficient. Accordingly, they are proposing to use conventional panels. There was a discussion about the visual differences between the panels and the board members determined that either panel would be acceptable.

Motion to grant architectural approval for the proposed installation of roof-mounted solar panels (24 in total) on property located at 122 Highmount Avenue subject to the following conditions:

- 1. The installation of the solar panels shall comply with the following plans and specifications: Plan set prepared by Sunrise Solar Solutions, dated 7/27/23 and submitted for and reviewed at the October 2, 2023 meeting consisting of the following plans:**
 - a. Site Plan (S1)**
 - b. Roof Plan (S2.1)**
 - c. Elevation (S2.2)**
 - d. Racking Layout (S3)**
 - e. Attachment Detail (S4)**
 - f. Roof Access Plan (S5)**
 - g. Adjacent/Across Properties (S6) (photos)**
 - h. Line Diagram (E1)**
- 2. The panels to be installed shall be either SunPower M425 Black on Black, 10.2 KW DC; or SunPower M435 Residential H-AC Module at the applicant's election.**
- 3. Any changes or modifications to the layout of the panels as depicted on the approved plans requires amended approval from the Architectural Review Board.**
- 4. Installation of the roof mounted solar panels and their associated equipment may not begin until a building permit for the same has been issued by the Village of Upper Nyack Building Department.**

MOTION: Gretchen Reinheimer

SECOND: Silvia Luzi

VOTE: 3 (yes) – 0 (no), 2 (absent)

6:23 p.m.: Titus Campomanes, 629 N. Midland, County Map 60.05-02-14. Application for architectural review of solar panels and micro inverter system on property improved with a single-family residence located in the Residence R-40 District

Applicant Representative: Patrick Canty, Empire Solar

Mr. Canty presented the photographs of the residence and surrounding area. He indicated that the applicant is proposing 37 panels on the front roof to provide for at 15.5kW system. He acknowledged that the panels are on the front roof and explained that such a configuration was required to provide the best output. He did note that there are a few vents in the roof that prevented the array from being entirely symmetrical. However, he noted that there is some tree coverage in the front yard buffering the view of the front roof from the street.

Vice Chair Reinheimer asked why the back row of the array does not extend the full width of the array. Mr. Canty explained that the number of the panels provided the maximum output permitted which is why the rear row has fewer panels.

Mr. Canty distributed the specification sheet for the panels.

The Board members were satisfied with the array.

There was a discussion about the service panel location. Mr. Canty explained that it would be located on the side of the house.

Motion to open the public hearing.

MOTION: Silvia Luzi

SECOND: Gretchen Reinheimer

VOTE: 3 (yes) – 0 (no), 2 (absent)

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

Motion to close the public hearing.

MOTION: Silvia Luzi

SECOND: Eileen McCabe Sares

VOTE: 3 (yes) – 0 (no), 2 (absent)

Motion to grant architectural approval for the proposed installation of roof-mounted solar panels (37 in total) on property located at 629 North Midland Avenue subject to the following conditions:

1. The installation of the solar panels shall comply with the following plans and specifications: Plan set prepared by Empire Solar, dated 5/10/23 and submitted for and reviewed at the October 2, 2023 meeting consisting of the following plans:
 - a. Project Site Plan and Notes (S-1)
 - b. Project Elevations (S-1)
 - c. Solar Roof Layout Plan (S-2)
 - d. Solar Panel Attachment Plan I (S-3)
 - e. Solar Panel & Inverter Specifications (S-4)

- f. Solar Panel 3-Line Diagram (S-5)**
- 2. The panels to be installed shall be REC Alpha Pure R Series, 420W, black anti-glare panels with black frame.**
 - 3. Any changes or modifications to the layout of the panels as depicted on the approved plans requires amended approval from the Architectural Review Board.**
 - 4. Installation of the roof mounted solar panels and their associated equipment may not begin until a building permit for the same has been issued by the Village of Upper Nyack Building Department.**

MOTION: Silvia Luzi

SECOND: Gretchen Reinheimer

VOTE: 3 (yes) – 0 (no), 2 (absent)

6:33 p.m. Motion to adjourn the meeting.

MOTION: Gretchen Reinheimer

SECOND: Eileen McCabe Sares

VOTE: 3 (yes) – 0 (no), 2 (absent)