

**Village of South Nyack
Planning Board Minutes
March 19, 2014**

Present:

Jerry Ilowite, Chairman
Allyson Pifko, Member
Bill Whitehurst, Member
Tim Kenna, Member

Also present:

Robert Knoebel, Board Attorney
Denise Weber-Mishkel, Planning Board Secretary

Chairman Ilowite called the meeting to order at 7:30 pm. This meeting was noticed March 5, 201.

There is only one item on the agenda:

- An application by Stephen Sorota / Solar City for site plan approval to install solar panels on the roof of the house. The premise is single family dwelling located at 276 Piermont Avenue, South Nyack, NY 10960 and identified on the Tax Map as Section 66.70-1-11, located in an RG-6 Zoning District.

Case #1 – Sorota

Appearing: Bill Allen, Solar City (Note: Affidavit on file for Mr. Allen to appear on behalf of the applicant Steven Sorota)

Mr. Allen describes the project. In October 2012 the Village issued a building permit to install solar panels on roof at 276 Piermont Ave. The job was never started and the scope of the work has changed since the applicant has put an addition on the home. Applicant is now reapplying for the permit and appearing before the planning board for site plan approval with a modification.

Mr. Ilowite notes comments received in an email dated 3/17/14 from Andrew Goodwillie

Mr. Ilowite reads letter from Mr. Collazuol dated 3/11/14, letter from Building Inspector 3/17/14, and a letter from County of Rockland, Department of Planning dated 3/12/14 all expressing their approval of the plans

There were no members of the public present.

Board comments:

Ms. Pifko notes a tree on the plan that has been removed from the site. Check before issuing C/O for existing building permit .

Mr. Whitehurst is system tied into the grid? **[Yes]**

Mr. Kenna questions

- Date is missing from the application **[Yes, it will be added]**
- Signature from the architect? **[yes, the digital signature is on plans]**

Mr. Ilowite had the following comments:

- No bulk table [**waived for this plan**]
- Check the box that states there **IS** an existing permit
- Questions the visual impact

Ms. Pifko makes a motion to approve the application for Sorota dated 2/18/14 for site plan approval to install solar panels on the roof of the premises located at 276 Piermont Avenue, South Nyack, NY 10960 and identified on the Tax Map as Section 66.70-1-11, located in an RG-6 Zoning District. This is a Type 2 SEQRA declaration with no potential for negative environmental impact.

Mr. Whitehurst seconds

Board Vote:

Mr. Ilowite	Aye
Ms. Pifko	Aye
Mr. Kenna	Aye
Mr. Whitehurst	Aye
Motion approved	4-0

Mr. Kenna makes a motion to approve the minutes of February 19, 3013 with change made to page 2 (add “completed the EAF Form”)

Mr. Whitehurst seconds the motion

Board Vote:

Mr. Ilowite	Aye
Mr. Kenna	Aye
Mr. Whitehurst	Aye
Motion approved	3-0

NEW BUSINESS

- Notification from Town of Orangetown Planning Board – Mundt, 252 S. Blvd, site plan approval because premises is located in a critical environmental area.
- Nyack is amending Zoning Code, creating a DMU Density Overlay Zoning District
- Community Meeting 3/20/14, 7:30 p.m. at Nyack College

Mr. Whitehurst makes a motion adjourn

Ms. Pifko seconds the motion

Board Vote:

Mr. Ilowite	Aye
Ms. Pifko	Aye
Mr. Whitehurst	Aye
Mr. Kenna	Aye
Motion approved	4-0

Meeting adjourned 9:00 p.m.

Respectfully submitted:

Denise Weber-Mishkel

Secretary to the Planning Board

Date Approved: _____