

**Village of South Nyack
Planning Board Minutes
November 18, 2015**

Present:

Jerry Ilowite, Chairman
Bill Whitehurst, Member
Myra Starr, Member
Timothy Kenna, Member
Scott Fine, Alternate Member

Also present:

Steve Collazuol, Village Engineer
Sokuna Mam, Board Secretary
Robert Knoebel, Board Attorney
David Majewski, Building Inspector

Mr. Ilowite called the meeting to order at 7:31pm. This meeting was noticed to the public on November 4, 2015. There were two items on the agenda.

- 1. An application by Ashely Furey on behalf Joseph Barbato for site plan approval to install and wire PV solar array on existing roof consisting of 33 panels.** The premise, a one family dwelling, is located at 260 Piermont Avenue, South Nyack, NY 10960 and identified on the Tax Map as Section Block and Lot 66.62-1-22, located in an RG-6 Zoning District.
- 2. An application by David Scharf on behalf of Natalia Dochim for amended site plan approval for construction of a new covered porte-cochère at the front entry.** The premise, a one family dwelling, is located at 20 Terrace Drive, South Nyack, NY 10960 and identified on the Tax Map as Section Block and Lot 65.60-1-12, located in an R-8H Zoning District.

Case #1 – 260 Piermont Avenue

Appearing: Ashely Furey, Solar City- Junior Permit Coordinator

Ms. Furey is seeking approval for site plan approval to install and wire 8.58 kw PV solar array on existing roof consisting of thirty three (33) panels. The color of panels is black with black frames. Solar panels are placed based on calculation of solar access, the home owner's preference and the available space on the roof.

Mr. Collazuol, Village Engineer reviewed his letter dated 11/03/2015.

Plan Review:

- No zoning information has been provided and it's not necessary for this type of application
- An explanation of the locations for the solar panels should be provided
- No objection to the plan for solar panel installation

There was a discussion about the proposed location of the panels. The warranty and company's contract/agreement were also discussed.

There were no comments from the public.

Ms. Starr made a motion to approve the site plan for solar panels, dated July 2, 2015, prepared by Eclipse Engineering and Solar City.

The premises, a one family dwelling, is located at 260 Piermont Avenue, South Nyack, NY 10960 and is identified on the Tax Map as Section 66.62-1-22, located in a RG-6 Zoning District. This is a Type 2 action under SEQRA with no negative environmental impact.

Mr. Kenna seconded.

Board Vote:

Mr. Ilowite	Aye
Mr. Whitehurst	Aye
Ms. Kenna	Aye
Ms. Starr	Aye
Mr. Fine	Aye
Motion approved	5-0

Case #2 – 20 Terrace Drive

Appearing: David Scharf, Contractor

Mr. Scharf is seeking to build a car port on the driveway which is on the front elevation of the property. Homeowner has an existing garage which is not accessible and it's in poor conditions. A description was discussed of the project.

Mr. Collazuol, Village Engineer reviewed his letter dated 11/03/2015.

Zoning:

- The minimum front yard setback required is 30ft., 25.4 ft. is existing and 15.6 ft. proposed. A variance is required.
- The minimum side yard setback required is 20ft.; 92.9ft is existing and proposed on old plans. The side yard setback to the garage below the patio is 70ft. The Architect should indicate this dimension if the garage is attached to the principal building.

Plan Review:

- The roof ridge for the dwelling is approximately 1 ½ stories above the proposed porte-cochère.

Mr. Whitehurst made a motion to conditionally approve the amended site plan for construction of a new covered porte-cochère at the front entry, dated October 29, 2015, prepared by Robert Hoene Architect, A.I.A. subject to the following conditions:

- correct side yards on bulk table to reflect existing conditions
- obtain variances for front yard and sideyard setbacks
- front yard and sideyard setbacks shown on plans.

Planning Board will give this case a positive recommendation to Zoning Board of Appeals

The premises, a one family dwelling, is located at 20 Terrace Drive, South Nyack, NY 10960 and is identified on the Tax Map as Section 65.60-1-12, located in a R-8H Zoning District. This is a Type 2 action under SEQRA with no negative environmental impact.

Ms. Starr seconded.

OLD BUSINESS:

January 21, 2015 minutes could not be approved because there was not a quorum.

Upon motion made by Ms. Starr, seconded by Mr. Whitehurst, and unanimously approved, the minutes of the regular meeting of October 21, 2015 were adopted as amended.

Board Vote:

Mr. Ilowite	Aye
Mr. Whitehurst	Aye
Ms. Starr	Aye
Mr. Fine	Aye
Motion approved	4-0.
Mr. Kenna abstained.	

Mr. Kenna made a motion to adjourn the meeting at 8:05pm, seconded by Mr. Fine, and unanimously approved.

The next meeting is on December 16, 2015.

Respectfully submitted:

Sokuna Mam
Deputy Village Clerk

Date Approved: _____