

Village of Thomaston  
100 East Shore Road  
Great Neck, N.Y. 11023

PHONE (516) 482-3110  
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DESIGN REVIEW BOARD COMMENTS


DATE: 11/9/2023

ADDRESS 5 WINDSOR RD - SOLAR PANELS

SECTION 2 BLOCK 248 LOT(s) 133 ZONE: R-7

REMARKS: Maintain shrubs in front of inverter  
at minimum 6 foot height - Conduit white or grey  
to match gutter house color: "Skirts" on panel edges.  
4 approvals

Robert, Larry, Carl, Rachel

SIGNED 

PERMIT APPLIC. REC'D.	<u>4/19/23</u>	ZONING APPROVED	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
ZONING REVIEWED	<u>4/26/23</u>	VARIANCE REQUIRED	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
REFERRED TO DESIGN REVIEW	<u>4/26/23</u>	BLDG. INSP.	<u>M.F. McNERNEY RA</u>	

VILLAGE of THOMASTON  
100 EAST SHORE ROAD  
GREAT NECK, NY 11023  
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**MINUTES OF THE DESIGN REVIEW BOARD**  
**November 9, 2023 @ 7:00 PM**

**Present:** Ruchira Madan - Chairperson  
**Board Members Present:** Larry Levy, Robert Meyer, Carol Adams  
**Absent:** Bob Schaufeld  
**Secretary to the Board:** Linda Earley

**APPLICATION #1: 5 Windsor Road – Solar Panels**

**Owner:** John Pschenica  
**Presenter:** Natale Vaccaro, Sunrun Field Solar Consultant, Craig Miller - Engineer

Following recommendations provided to set solar panels in a symmetrical pattern Sunrun presented a symmetrical array on the West side of the roof. This was acknowledged by all members present and Chairperson Ruchira Madan advised that (1) shrubs must be maintained at a height of at least six foot to cover the inverter box, (2) the conduit be white or painted to match the color of the house and (3) “skirts” be installed on solar panel edges, as was presented in previous meeting.

The homeowner agreed to the above. The application was approved unanimously by all Board Members present. The applicant will need to receive approval by the Board of Trustees as soon as possible in order to receive their permit or risk losing the special financing for this project if work does not commence by December 9, 2023.

**APPLICATION #2: 264 Schenck Avenue - Demolition of existing residence and Build New**

**Owner:** Leslie Xia  
**Presenter:** Rolan Lopez, PHAT Architects

After the presentation was made by Mr. Lopez, describing the layout of the new residence and the material they intended on using without showing samples other than the window frame, the Board quickly stated that the design of this home was not in line with the other houses on Schenck Avenue. Mr. Xia disagreed and stated that all the homes on Harris Court looked like his intended residence. Mr. Xia was informed by members of the Board that Schenck Avenue was not Harris Court and that while walking down Schenck Avenue which is mostly modest colonial homes, this brick or stucco square home with a Mansard Roof would stick out like a sore thumb. There was no Landscape Plan presented. It was recommended by the Board that the applicant return with material samples, landscape plan and a design that complements the existing neighborhood. The applicant was told they could return for a meeting on December 28, 2023 to which they agreed.

**Application #3: 23 Gilchrest Road – Exterior Renovation**  
**Owner: Shana Wang**  
**Presenter: Jerry Yang – HT& Associates / Leon Yang**

The presentation was made and many samples were brought to present. The concept presented was to renovate with neutral earthtone colors of stone, siding in the rear of the residence, brick around columns, railings with a busy design. The Board members looked at the current façade and expressed that what would be done with this intended design would ruin the character and charm of this residence. When the Board asked the owner to come back with a cohesive plan to what is currently there, the owner did not wish to come back to Design Review Board. In the interest of starting this project, after discussion with the Board, Ms. Wang stated that she would just restore the exterior to its original design and color. Thereby withdrawing their application to the Board and asking to have the Building Inspector issue the permits.

All Board members presented voted in favor of this solution.



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Ruchira Madan - Chairperson

## MEETING SUMMARY TO THE BOT

TO: Board of Trustees

From: Ruchira Madan:

RE: DRB MEETING 11/9/2023  
5 Windsor Road– Solar application

Summary of meeting as agreed with applicant:

1. The plan PV-3.0 submitted to install thirty-one (31) solar panels on 5 Windsor Road in a symmetrical layout was approved. It was agreed that shrubs must be maintained in front of inverter at a minimum height of six (6) feet. Conduit should be white or painted to match house color. Skirts should be installed on solar panel edges. Applicant will need to be approved by the Board of Trustees as soon as possible or risk losing special financing for project.

The Vote was as follows:

R. Madan- Chair – Aye

Larry Levy – Aye

C. Adams – Aye

R. Meyer – Aye

B. Schaufeld – Not Present



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Ruchira Madan - Chairperson

Village of Thomaston  
Design Review Board – SOLAR PANEL CHECK APPLICATION CHECKOFF LIST

APPLICANT: JOHN PSCHENICA

ADDRESS: 5 WINDSOR ROAD

SOLAR COMPANY: SUN RUN

GUIDELINES	Established	Not Established	ITEM #
Mounted solar panels on the roof and other fixtures should be uniform in color, without lines or lines forming a grid, and uniform in array, in the reasonable discretion of the Design Review Board, to minimize any negative visual impact on the character of the Village. The equipment shall be screened with appropriate material as recommended by the Design Review Board.	✓		1
Each permit application for a solar panel installation shall include a survey of the subject property. In the event of a solar battery installation, the application shall include a survey of the subject property made not more than one year prior to the application date, which survey shall depict all improvements then existing on the property. <u>NO SOLAR BATTERY</u>	✓		2
Each such application shall include documentation that the existing roof is not older than ten (10) years, or a Certification by the Architect/Engineer in charge of the installation that the existing roof is capable of withstanding the new load per the minimum requirements of the then current NYS Building Code. Unless such requirement is waived by the Building Official for good cause, installation of solar panel equipment shall be permitted only on a roof with a single layer of roof covering.	✓		3 & 4
At no point may visible panels or supports, or other mounting equipment, extend more than six inches above the roofline.	✓		5
Each such application shall include an accurately colored illustration identifying panel placement and roof elements such as vent stacks, skylights and ridge vents, and elevation elements such as windows and doors. To the maximum extent feasible, all panels are to match the color of the roof to which they are to be attached. In the absence of matching color panels, the panel frames and supporting brackets must be black	✓		6
Each such application shall include an accurately colored photograph showing all elevations of the existing structures(s) on the property and the front façade of the structures on each property immediately adjacent to the subject property. <u>PV-2.0 SHOWS ADJACENT PROPERTIES FROM DRONE</u>	✓		7
Accessory boxes shall be located on interior walls or exterior walls and shall be properly screened so as not to be visible on any from any adjacent property or the street. <u>MINIMUM 6' PRIVACY SCREENING</u>	✓		8
An emergency cut-off switch shall be provided, mounted on a side exterior wall at a height not to exceed four feet, at a location which will be readily accessible in case of emergency.	✓		9
Solar powered backup battery installation shall be in accordance with New York State Building Code and with the Village's accessory structure regulations.	N/A		10
Conduit connecting panels shall be submerged into the soffit and/or below the roof shingles and plywood sheathing in a manner to render them not visible. No conduit may be laid on the roof. Vertical conduit shall be placed near existing leaders or existing conduit, and shall match the color of the exterior wall or leader.	✓		11
Each such application shall include a Glare Effects Analysis.	✓		12
No trees shall be removed to accommodate installation and collection of any solar panel equipment.	✓		13
Provide proof of written notice to all property owners within a 200-foot radius of property (not dwelling) within 10 days of meeting date.	✓		16
Proof of notice filed with Village Clerk no later than seven business days prior to meeting date.	✓		15

  
Ruchira Madan, CHAIRPERSON