

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

Application and Procedure for Application for Variance/Interpretation/View Preservation



Case number: Date of application: **6/19/17**

Property owner: **Ross**
Property address: **24 Maple Avenue, Hastings-on-Hudson, NY 10706**
Name all streets on which the property is located:
Sheet: **4.30** Block: **22** Lot/Parcel: **25** Zoning District:

Applicant: **Sunrise Solar Solutions, LLC**
Standing of applicant if not owner: **Agent / contractor**
Address: **510 North State Road, Briarcliff Manor, NY 10510**
Daytime phone number: **914-762-7622** Fax number:
E-mail address: **marla@sunrisesolarllc.com**

ZBA action requested for (See §295-146B & C : ☐ Use Variance/s; ☐ Area Variance/s;
☐ Interpretation; ☒ View Preservation (See §295-82)

List code sections & provisions from which the variance or interpretation is requested:

Section*	Code Provision*	Existing Condition*	Proposed Condition*
N/A	N/A	N/A	N/A
.....
.....
.....
.....
.....
.....

*See example below:

.....295-68F.1a...Front Yard Min. 30 ft. deep.....26.5 ft.....19.5 ft.....
.....295-68A.....Permitted Principal Use.....Single Family Home.....Conversion to Dental Office.....

VILLAGE OF HASTINGS-ON-HUDSON**Zoning Board of Appeals
Zoning Analysis****ZONING REQUIREMENTS:****YARD SETBACKS
(Principal Structure)**

	REQUIRED	EXISTING	PROPOSED
FRONT	N/A	N/A	N/A
REAR			
SIDE ONE			
SIDE TWO			
TOTAL OF TWO SIDES			

**YARD SETBACKS
(Accessory Structure)**

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.	N/A	N/A	N/A
REAR			
SIDE			

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	N/A	N/A	N/A
FEET			

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	N/A	N/A	N/A
BLDG. COVERAGE/ % OF LOT AREA			
DEVELOPMENT COVERAGE / % OF LOT AREA			

*See Definitions of Building and Development Coverage in Section 295-5 of the Village code.

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY

** Single Family, Two Family, Commercial, Mixed Use etc.

VILLAGE OF HASTINGS-ON-HUDSON
Zoning Board of Appeals
Application and Procedure for Application for
Variance/Interpretation/View Preservation



- List any previous application or appeal filed with The Zoning Board of Appeals for this premises:

Date of Appeal	Purpose of the Appeal	Resolution if any	Date of Action
N/A			

- List pending violations on this property if any:

N/A

- Is there an approved site plan for this property?: ☐ (Yes) ☐ (No)
- Is there an Accessory Apartment at this property?: ☐ (Yes) ☒ (No)
- Does this property have Boarder's Permit?: ☐ (Yes) ☒ (No)
- On a separate typewritten sheet of paper, state the principal points on which you are making this application. Describe the construction, addition or alteration that requires the variance. Explain why a variance is necessary and demonstrate how the variance satisfies the criteria for the type of variance (use or area) sought. The criteria for the two types of variances are attached. (If an interpretation is sought, explain the issue. If you wish you may also state your argument for how the issue should be resolved.)

Site preservation ONLY - installation of solar panels on roof of residence.

Submit a flash drive and a total of three (3) copies (residential) or eight (8) copies (commercial), of the application along with the property survey showing the existing and proposed construction and all other supporting documents (plans, drawings, site maps, photographs, etc. as necessary to describe and support your application) with required fee, to the Office of the Building Inspector, no less than four (4) weeks prior to the date of scheduled meeting of the Zoning Board of Appeals.

STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

I hereby depose and say that all of the above statements and statements contained in all papers I have submitted in connection with this application are true:

Applicant

Sworn to before me this 22 day
of June, 2017

Notary Public

LEE STREISFELD-LEITNER
Notary Public, State of New York
Reg. No. 01ST6347062
Qualified in Westchester County
My Commission Expires 8/29/2020

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

Application and Procedure for Application for
Variance/Interpretation/View Preservation

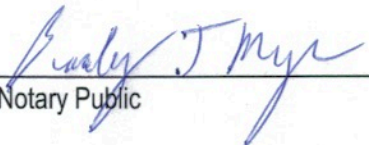


STATE OF NEW YORK COUNTY OF
WESTCHESTER VILLAGE OF
HASTINGS ON HUDSON

Name : Michael Ross, being duly sworn, deposes and says that
he/she resides at 24 Maple Avenue in the Village of Hastings-on-
Hudson in the County of Westchester, in the State of New York, that he/she is the owner of all that certain lot,
parcel of land, in fee, lying and being in the Village of Hastings-on-Hudson aforesaid and known and
designated as Sheet 4.30 Block 22 and Lot 25 of the tax map, and that
he/she hereby authorized Sunrise Solar Solutions, LLC to make the annexed
application in his/her behalf and that the statement of fact contained in said application are true.


Owner

SWORN TO BEFORE ME THIS 21st DAY
OF June 20 17


Notary Public

BRADLEY J. MEYER
Notary Public, State of New York
Reg. No. 01ME6347063
Qualified in Westchester County
My Commission Expires 8/29/2020

NOTICE

This application will not be accepted for filing unless accompanied by all necessary papers, plans and data, in
accordance with the foregoing and as required by law.



914.762.7622

www.sunrisesolarllc.com

Ross Residence
24 Maple Avenue
Hastings-on-Hudson, NY 10706

MEMO TO: Village of Hastings-on-Hudson Zoning Board of Appeals

This application to the Zoning Board of Appeals is for a variance for view preservation only for this residence to allow Sunrise Solar Solutions to install solar panels on the roof of said residence.

Yours truly,

Sunrise Solar Solutions, LLC

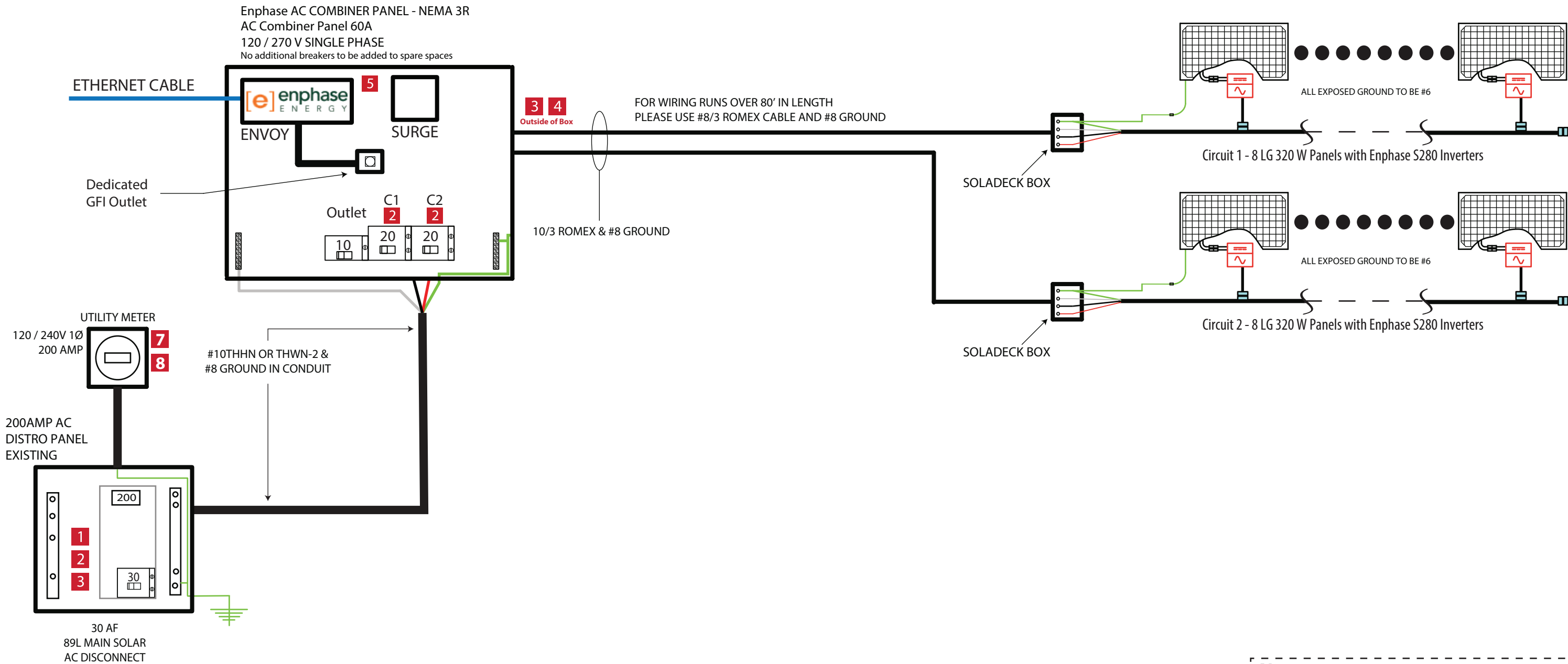
VILLAGE OF HASTINGS-ON-HUDSON
View Preservation Approval Application Requirements Checklist



Items	Item Specifics	Indicate how the checklist items are addressed*
Application	Complete application with supporting documents	...submitted building permit.....
Application Fee	Prescribed fee for the requested review/action
Plans	Plans, Site Plans, Elevations Sections and details as necessary to describe the full scope of proposed work	...submitted - see site plan set....
	A plan showing the location from where the photos were taken and general direction of the field of vision	...submitted - see site plan set....
Photographs	Photographs from various vantage points showing the current views of the Palisades and Hudson river, without the proposed development/work	...submitted - see ARB set.....
	Photographs from various vantage points showing the current views of the Palisades and Hudson river, with the proposed development/work simulated in the photographs	...submitted - see ARB set.....
Additional Requirements	Board/s may require a Mock-up at the proposed site simulating the height bulk or outline of the proposed construction/development to help them with their deliberations and decisionsTo be provided as and if needed...

*Indicate by notes such as, “see Note/Detail on Dwg #___”, “attached herewith”, or “NA”, etc. where “NA” stands for “Not applicable”.

.....	Douglas Hertz	President
Signature	Date	Name
		Title



Consumption monitoring current transformers
to be installed on the main service lines and
connected to the solar envoy monitoring system

PLEASE REFER TO PAGE E-2 FOR LABELING KEY

Notes:

Labels to comply w PSC requirements & NEC
All wiring to comply w NEC Code Article 230
Ground to be continuous
Ground wire connection to be "irreversible"
Meter pan to be grounded only
Neutral to pass through Meter Pan
No Line Side Tap connection in
Utility Meter Pan

Sunrise Solar Solutions, LLC

510 North State Road
Briarcliff Manor, NY 10510
(914) 762-7622

Elec 3 Wire Diagram

Ross Residence

24 Maple Avenue
Hastings-on-Hudson, NY 10706
Sect. 4.30 Block 22 Lot 25
Ph:

DATE	VER.	DRAWN BY	CHECKED BY
04/18/2016	V1	MAK	
04/19/2016	V2	MAK	

Circuit Calculations:

Max 14 Inverters per circuit, 20 AMP OCPDC / Circuit
14 x 270 Watt Inverters. Max Output = 3,780 W
 $3,780 \text{ W} / 240 \text{ V} = 15.75 \text{ Amps} \times 1.25 = 19.68 \text{ Amps}$
Use 20 AMP OCPD

Total 16 x 270 Watt Inverters. Max Output = 4,320 W AC
 $4,320 \text{ W} / 240 \text{ V} = 18 \text{ Amps} \times 1.25 = 22.5 \text{ Amps}$
Use 30 Amp OCPD

E-1

SYSTEM SPECS:
Nominal AC Voltage: 240 V
Max Current: 15.75 A



- General Notes:**
- 1. Modules to be LG 320Watt
 - 2. Inverters to be Enphase S280
 - 3. Racking to be Unirac
 - 4. Racking to be installed as per Unirac Manufacturer's Specifications
 - 5. Modules to be installed as per LG Installation Manual



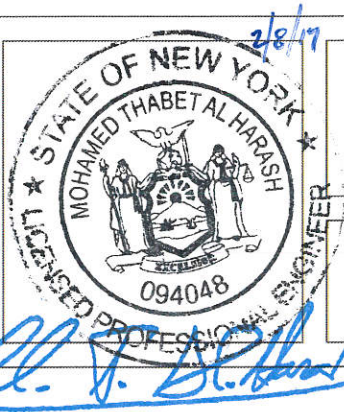
Sunrise Solar Solutions, LLC
510 North State Road
Briarcliff Manor, NY 10510
(914) 762-7622

Site Plan
Ross Residence
24 Maple Avenue
Hastings-on-Hudson, NY 10706
Sect. 4.30 Block 22 Lot 25
Ph:

DATE	VER.	DRAWN BY	CHECKED BY
04/14/2016	V1	MAK	
01/09/2017	R1	SAM	

NOTES:

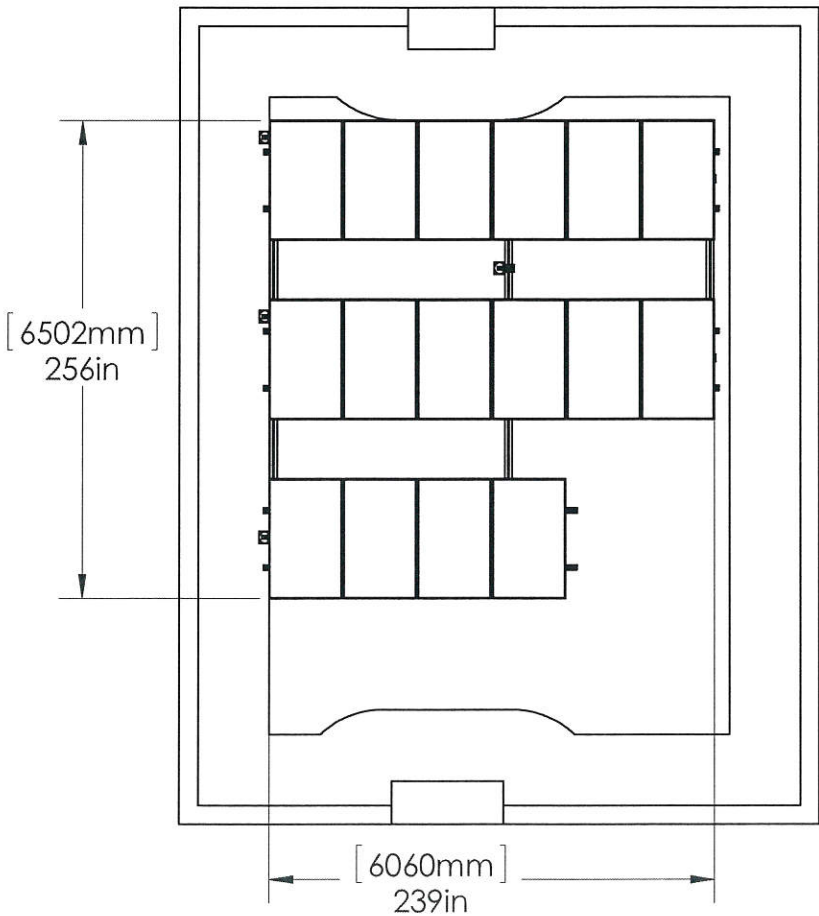
- 16 Photovoltaic Panels
- LG 320W
- System Size
 - 5.12kW DC SYSTEM
 - 4.32kW AC
- Azimuth: 188°
- Tilt: 10°



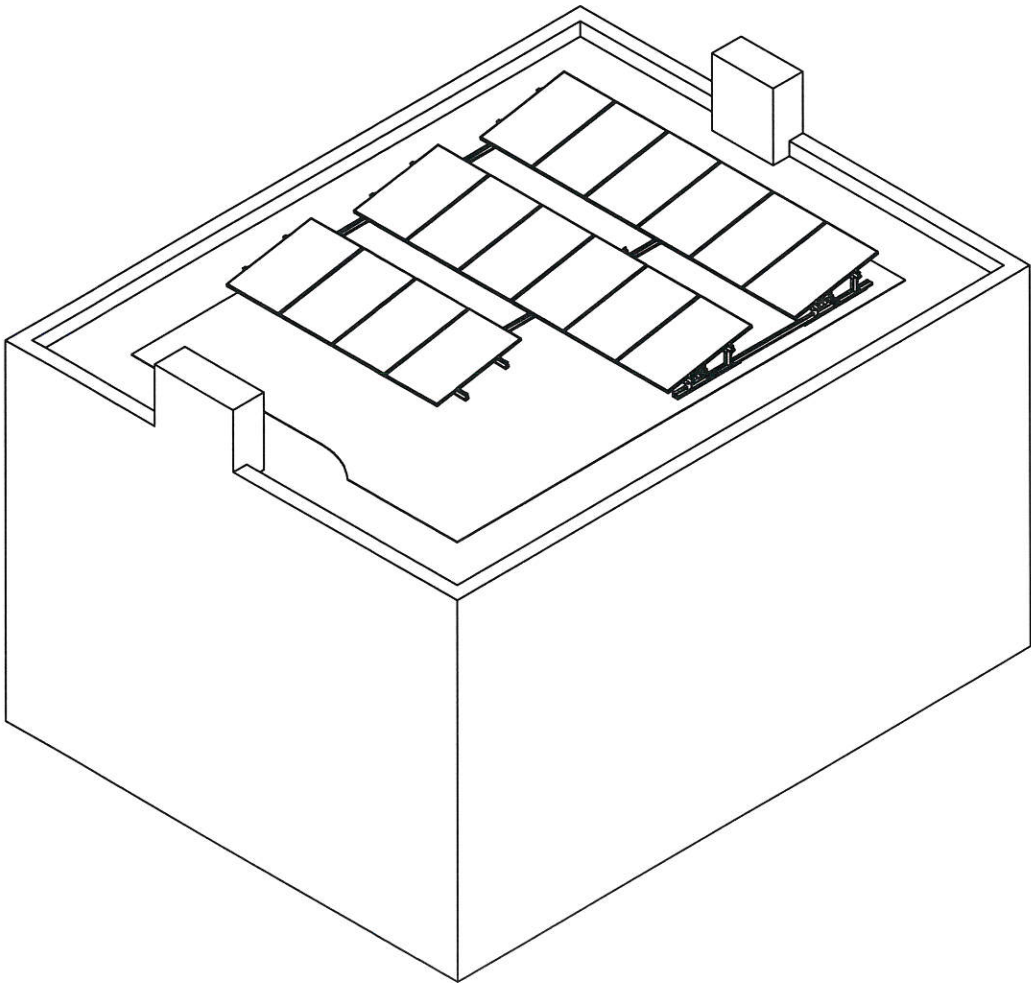
S-1

SITE PLAN

Project	ITEM NO.	PART NUMBER	DESCRIPTION	WEIGHT BY UNIT	WEIGHT (LBS)	WEIGHT (KG)	QTY.	Material
SRS3-Rail	1	SRS3-244IN	SRS-2.5x3.5; length 244in	31.43	125.72	57.1	4	6005-T5
SRS3-Rail	2	SRS3-168IN	SRS-2.5x3.5; length 168in STD	21.64	43.28	19.7	2	6005-T5
SR-Rails	3	SR2-10.375IN	SunRail2 Post; Length 10-3/8 Inches	1.15	9.2	4.2	8	6005-T5
SR-Rails	4	SR2-240IN	SunRail2 Beam; Length 240 Inches STD	26.56	53.12	24.1	2	6005-T5
SR-Rails	5	SR2-148IN	SunRail2 Beam; Length 148 Inches	16.38	16.38	7.4	1	6005-T5
SR	6	SR-CC	Aluminum Angle 2"x3"-1/4"	0.46	3.68	1.7	8	6061-T6 (SS)
SR	7	SR-SC	SunRail Structure Side Clamp	0.23	3.68	1.7	16	6005A-T61
PV-Panel	8	PV-Panel-60M	PV Panel 60Cells	40.8	652.8	296.7	16	STD
Other Manufacturer	9	U-Cliloc	Integrated Bonding U-Cliloc	.1	2.6	1.2	26	6063-T5
Other Manufacturer	10	EcoFasten-Simple Grip			0	0.0	7	
Other Hardware	11	SR-RP1	SR Rubber Pad; 4"X48"	4.18	33.44	15.2	8	Recycled Rubber
Components-SRS	12	SR-C-SRS-10D	SR to SRS Clamp; 10.00°	1.00	16	7.3	16	6005-T5
Components-SRL	13	SRL-AC4T-3/8H	Flush Mount Fixture; Type 4T-3/8H	0.55	4.4	2.0	8	6005-T5
Components-SRL	14	SRL-ZC40-ER	SRL Z-Clamp; 40mm, End Row	0.16	1.92	0.9	12	6005-T5
Components-SRL	15	SRL-AC6-3/8H	Aluminum Angle 2"x6"x 3/8"	1.15	8.05	3.7	7	6005A-T61
Bolt&Nuts	16	BL-SS-3/8-16-1IN	SS Hex Bolt; 3/8-16 x 1" with Loctite	0.05	1.6	0.7	32	AISI 304
Bolt&Nuts	17	KN-SS-3/8-16	SS Keps Nut; 3/8-16	0.022	0.682	0.3	31	AISI 304
Bolt&Nuts	18	BL-SS-3/8-16-0.75IN	SS Hex Bolt; 3/8"-16 x 3/4" with Loctite	0.04	1.44	0.7	36	AISI 304
Bolt&Nuts	19	LN1-AL	Lock Nut; 0.5"x 0.5"	0.03	1.53	0.7	51	6061-T6 (SS)
Bolt&Nuts	20	SDS-SS-12-1IN	Self Drilling Screw #12-1"	0.018	0.864	0.4	48	AISI 410 Stainless Steel
Bolt&Nuts	21	BL-SS-3/8-16-1.25IN	SS Hex Bolt; 3/8"x1-1/4" with Loctite	0.0608	0.8512	0.4	14	AISI 304
Bolt&Nuts	22	FW-SS-3/8	Flat Washer 3/8"	0.015	0.21	0.1	14	AISI 304
TOTAL WEIGHT (WITHOUT BALLAST)					981.4472	446.2		



3.68 lbs/sqft
0.176 kPa



Project Manager : Frederic Martineau
Phone : 1 (416)-800-1614
E-mail : projects@opsun.com
www.opsun.com

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Whitby, Ontario L1N 9A7
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Note

#	Review/Issue	Date

Array Information	
Type of mounting : SunRail Structure	
Modules : 60 Cells / 320W	
Tilt Angle(°) : 10°	
Qty Panels: 16 panels	
Azimut (°) : 9°	
Array Size (kW): 5.12 kW DC (nominal)	

Client Info

SunRise Solar Solution LLC
510 North State Road
Briarcliff Manor, NY, USA

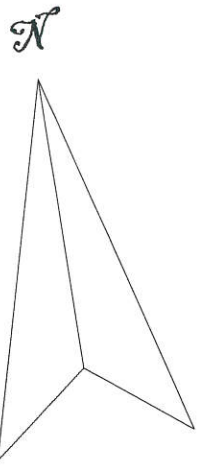
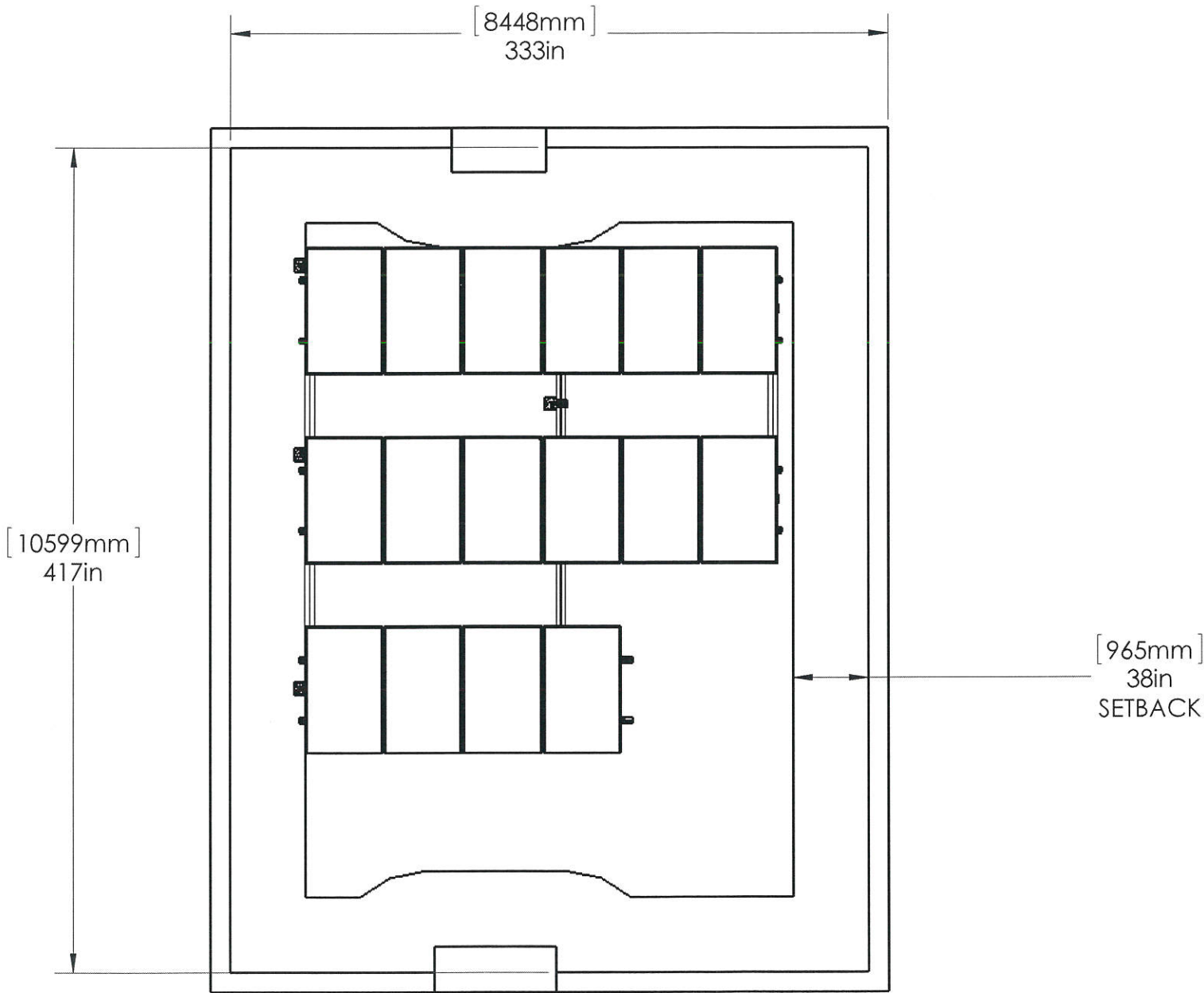
Contact : Brendan Breen
914.762.7622
doug@sunrisesolarllc.com

Title

PRESENTATION

Project Info	
24 Maple Ave	
24 Maple Ave Hastings-On-Hudson, NY	
Date	16/01/2017
Project ID	RSE-160627-1
Draft : PLL	Check : FGG
Scale : 1:100	Page NO. PV01-1/5

Project	ITEM NO.	PART NUMBER	DESCRIPTION	WEIGHT BY UNIT	WEIGHT (LBS)	WEIGHT (KG)	QTY.	Material
PV-Panel	1	PV-Panel-60M	PV Panel 60Cells	40.8	652.8	296.7	16	STD






Project Manager : Frederic Martineau
Phone : 1 (416)-800-1614
E-mail : projects@opsun.com
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Note



1/17/17

#	Review/Issue	Date

Array Information	
Type of mounting :	SunRail Structure
Modules :	60 Cells / 320W
Tilt Angle (°) :	10°
Qty Panels:	16 panels
Azimuth (°) :	9°
Array Size (kW):	5.12 kW DC (nominal)

Client Info



SunRise Solar Solution LLC
510 North State Road
Briarcliff Manor, NY, USA

Contact : Brendan Breen
914.762.7622
doug@sunrisesolarllc.com

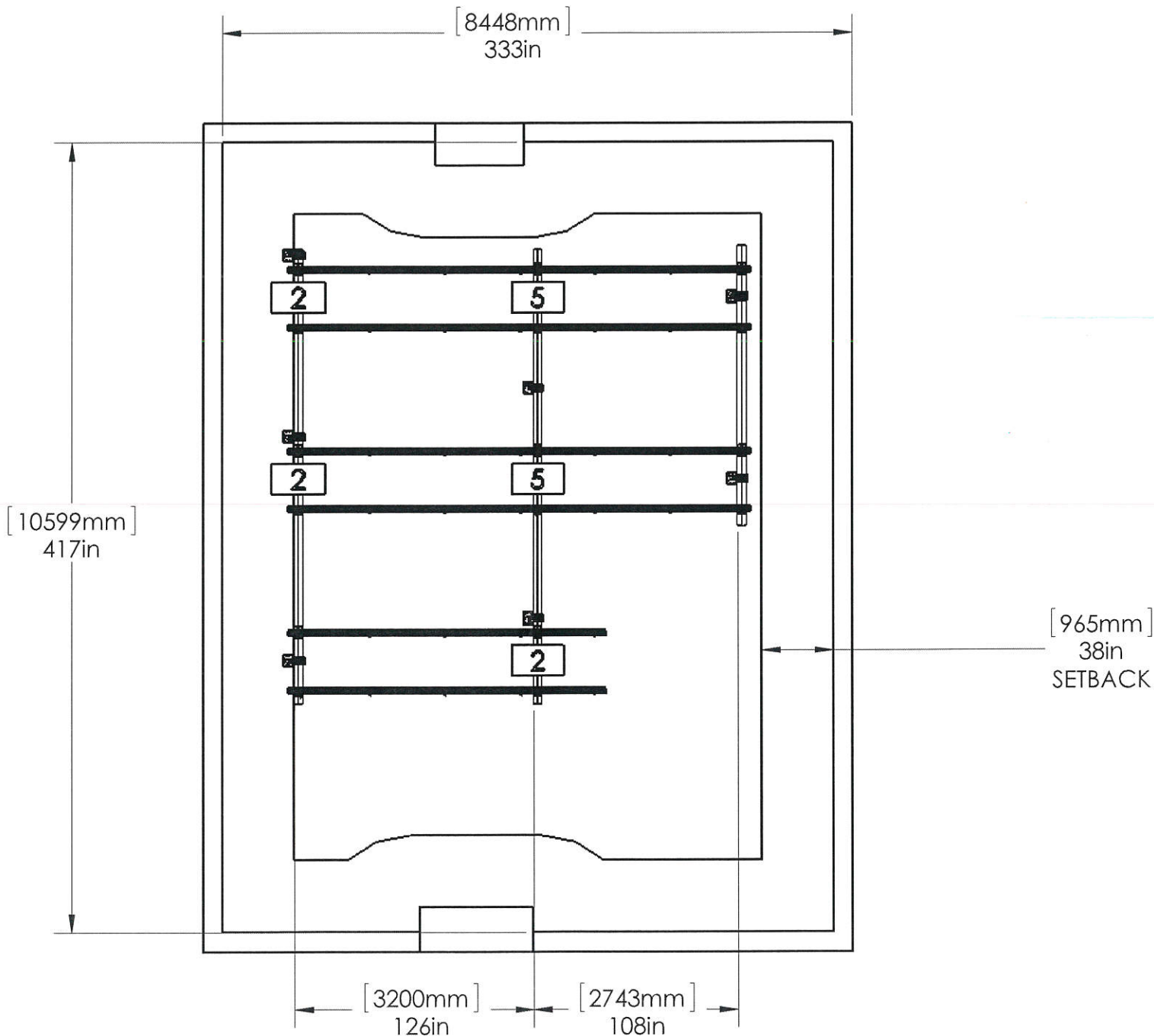
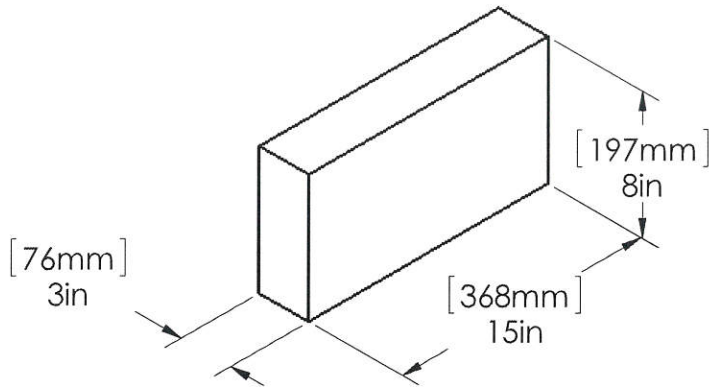
Title

LAYOUT

Project Info	
24 Maple Ave	
24 Maple Ave Hastings-On-Hudson, NY	
Date	16/01/2017
Project ID	RSE-160627-1
Draft :	PLL
Check :	FGG
Scale :	1:75
Page NO.	PV01-2/5

*BUILDING DIMENSIONS TAKEN FROM THIRD PARTY SATELLITE IMAGERY. DIMENSIONS TO BE VERIFIED. PV PANELS LAYOUT AND QUANTITY MAY VARY.
24 maple ave

STD BALLAST BLOCK (32 lbf)



Opsun
systems inc.

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Phone : 1 (416)-800-1614
E-mail : projects@opsun.com
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SunRise Solar Solution LLC
510 North State Road
Briarcliff Manor, NY, USA

Contact : Brendan Breen
914.762.7622
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Title

ANCHORS AND
BALLAST

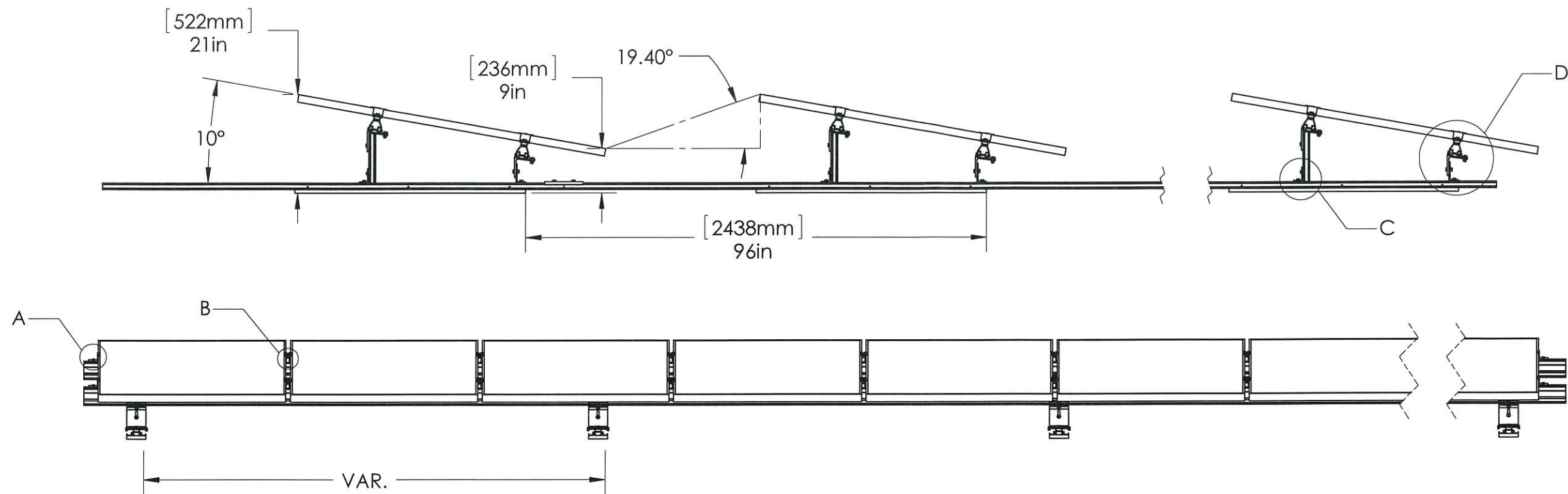
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Draft :	PLL	Check :	FGG
Scale :	1:75	Page NO.:	PV01-3/5

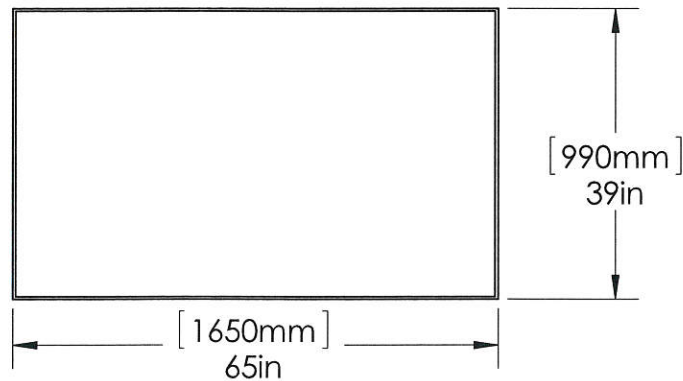
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24 maple ave



PV Panel Dimension

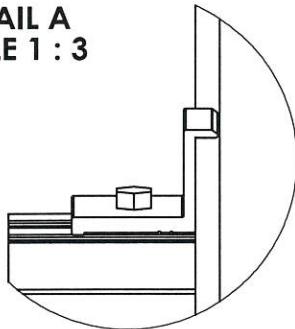
Model : 60 cells

Panel Area : 17.6 ft² (1.633 m²)

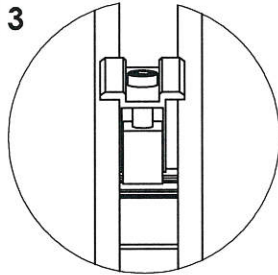


- NOTES:
- ALL FIXTURES ARE MADE OF ALUMINUM (6005-T5 OR 6061-T6 ALLOY)
 - BOLTS AND NUTS ARE MADE OF STAINLESS STEEL (ASTM 304)
 - ALL BOLTS (BL-SS-3/8-XX) MUST BE TORQUED AT 20 LB-FT
 - ALL TORX SCREW MUST BE TORQUED AT 8-10 N-M (6-7 LBS-FT) USING A TORX T40 TOOL

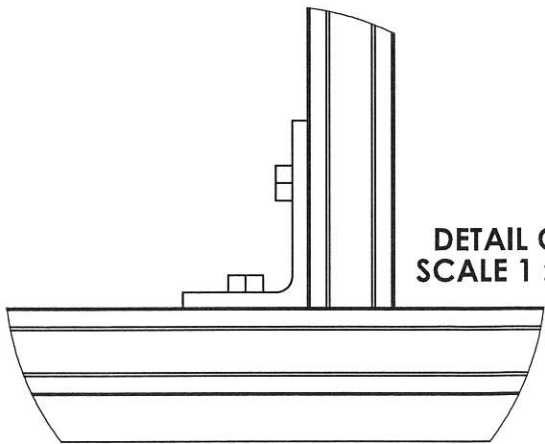
DETAIL A
SCALE 1 : 3



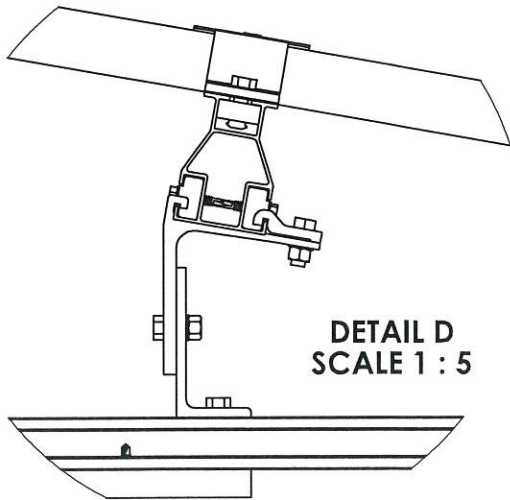
DETAIL B
SCALE 1 : 3



DETAIL C
SCALE 1 : 3



DETAIL D
SCALE 1 : 5



Opsun
systems inc

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Phone : 1 (416)-800-1614
E-mail : projects@opsun.com
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Note

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Array Information		
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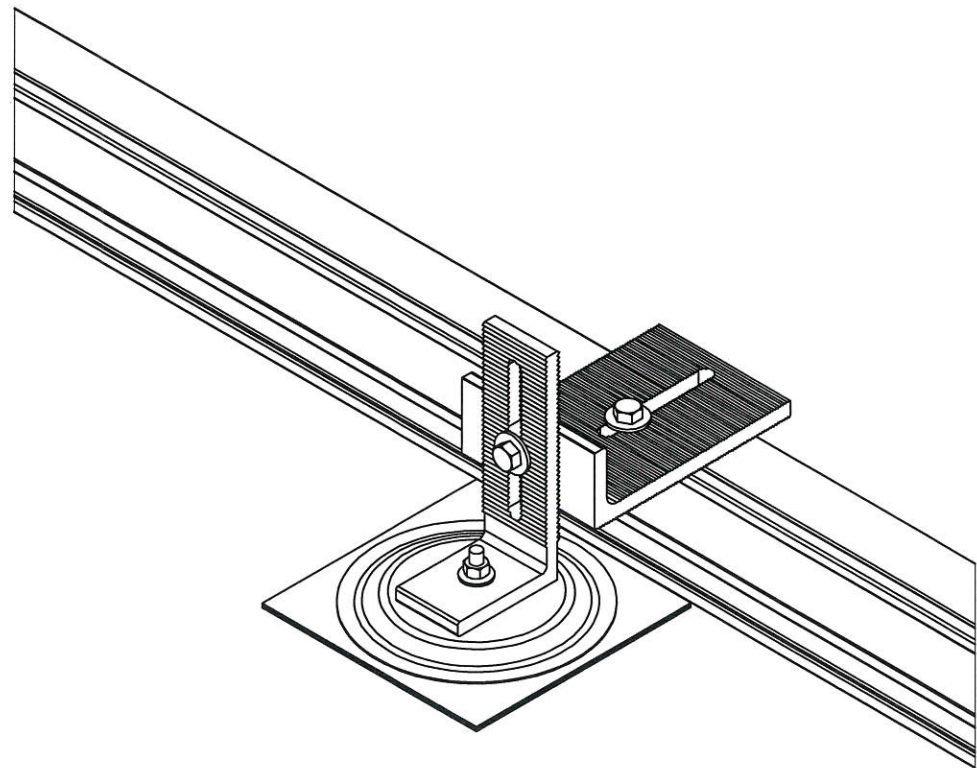
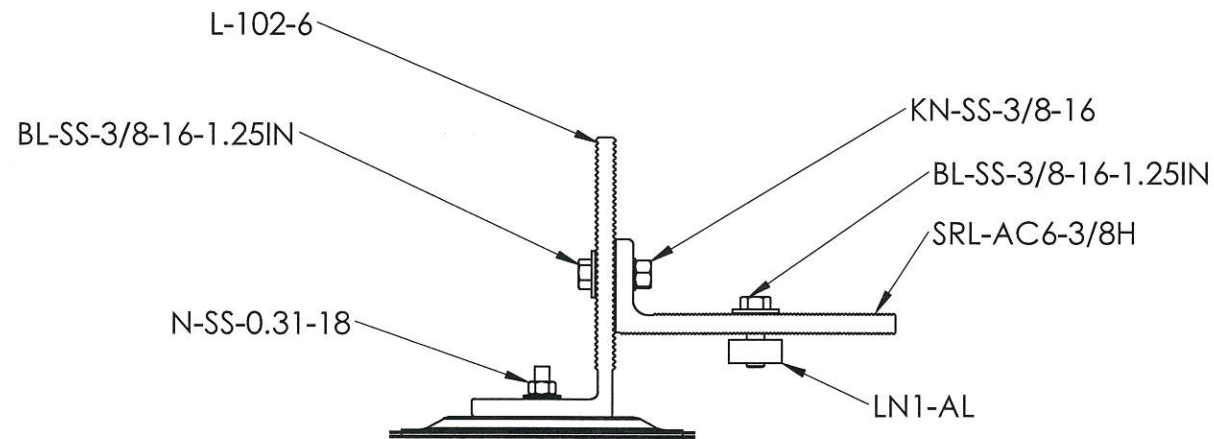
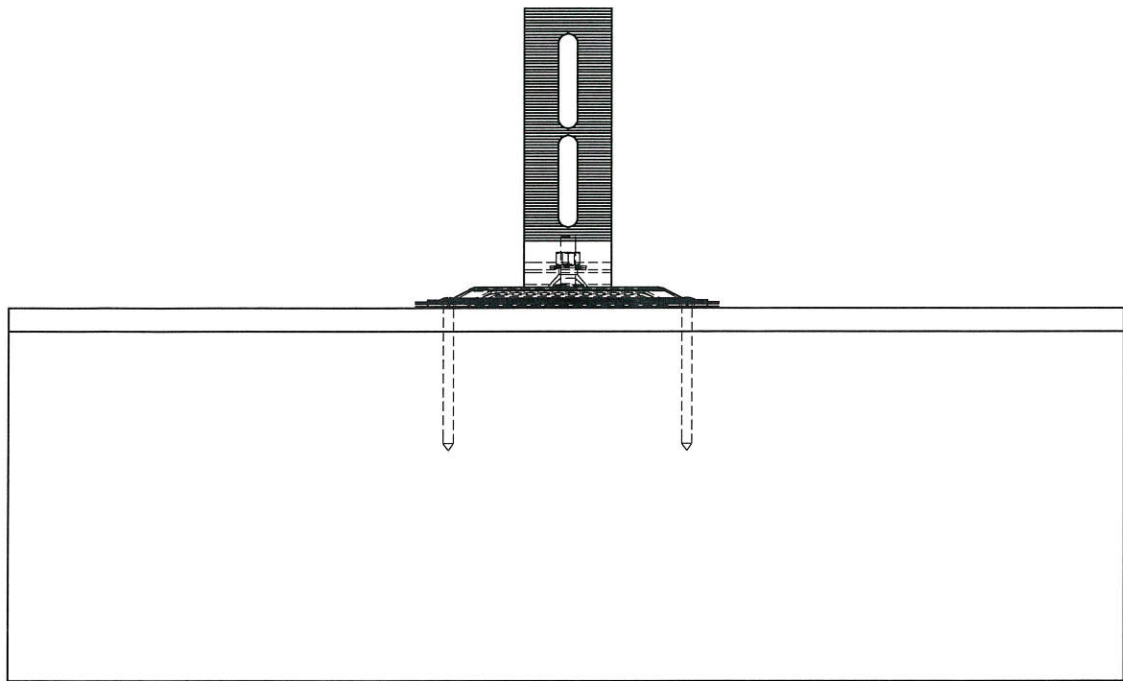
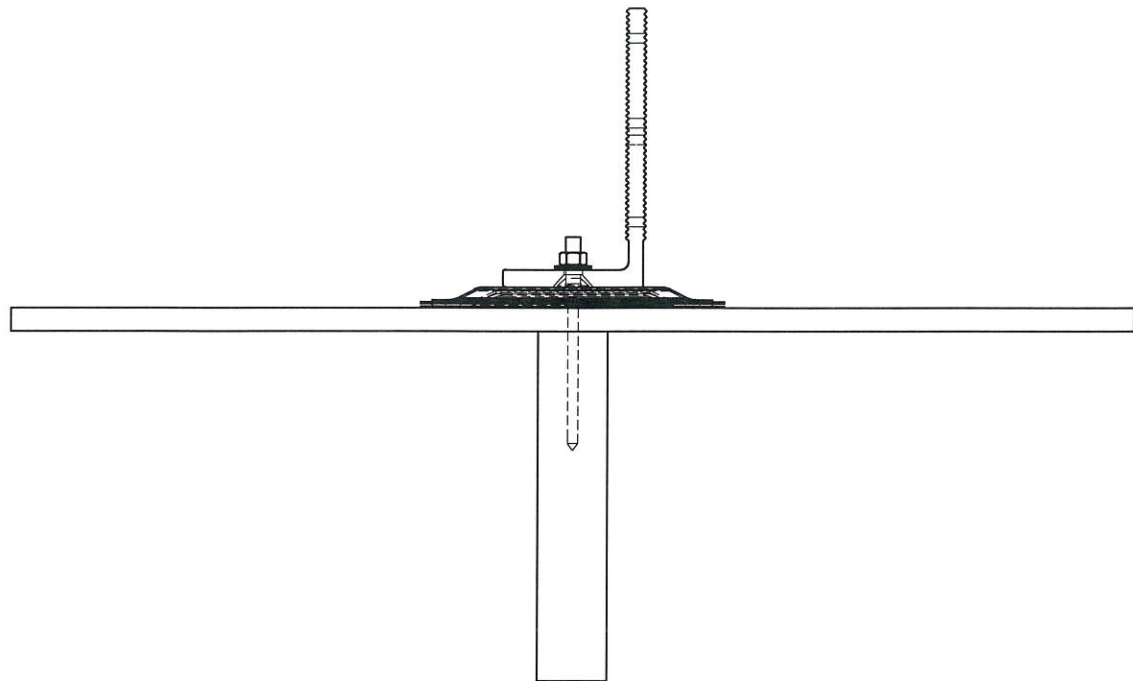
Client Info

SunRise Solar Solution LLC
510 North State Road
Briarcliff Manor, NY, USA
Contact : Brendan Breen
914.762.7622
doug@sunrisesolarllc.com

Title

SYSTEM DETAILS

Project Info	
24 Maple Ave	
Hastings-On-Hudson, NY	
Date	16/01/2017
Project ID	RSE-160627-1
Draft : PLL	Check : FGG
Scale : 1:25	Page NO. PV01-4/5

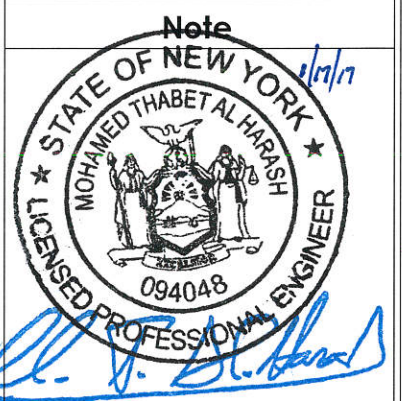


ECO FASTEN SIMPLE GRIP SPECIFICATIONS	
Tensile Strength	890 LBS (3.96kN)
Shear Strength	880 LBS (3.91 kN)



Project Manager : Frederic Martineau
Phone : 1 (416)-800-1614
E-mail : projects@opsun.com
www.opsun.com
1901 Forbes Street
Whitby, Ontario L1N 9A7
Canada

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#	Review/Issue	Date

Array Information
Type of mounting : SunRail Structure
Modules : 60 Cells / 320W
Tilt Angle(°) : 10°
Qty Panels: 16 panels
Azimut (°) : 9°
Array Size (kW): 5.12 kW DC (nominal)

Client Info

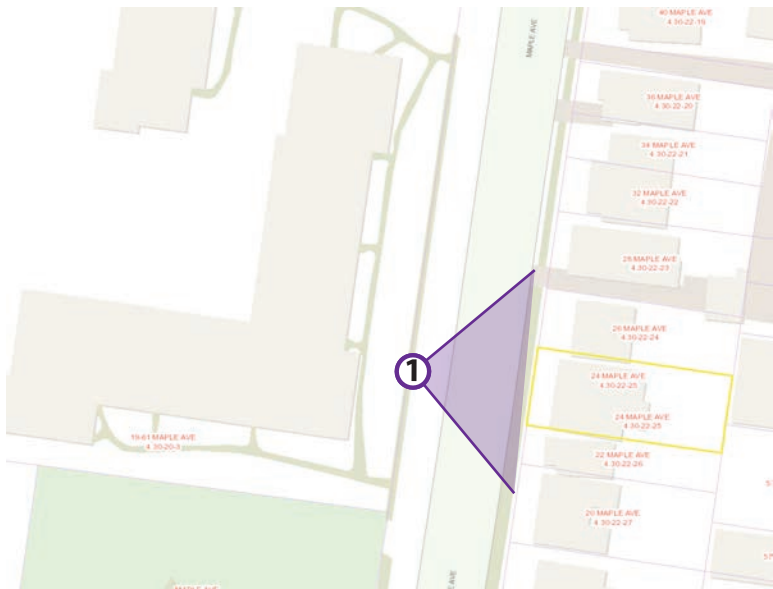
SunRise Solar Solution LLC
510 North State Road
Briarcliff Manor, NY, USA
Contact : Brendan Breen
914.762.7622
doug@sunrisesolarllc.com

Title
**ANCHOR DETAILS-
WOOD TRUSS**

Project Info	
24 Maple Ave	
24 Maple Ave Hastings-On-Hudson, NY	
Date	16/01/2017
Project ID	RSE-160627-1
Draft : PLL	Check : FGG
Scale : 1:4	Page NO. PV01-5/5

SITE OF SOLAR INSTALLATION
Ross Residence
24 Maple Avenue
Hasting-on-Hudson, NY 10706

INSTALLER
Sunrise Solar Solutions, LLC
510 North State Road
Briarcliff Manor, NY 10510



1 **VIEW OF HOUSE FROM RIDGE STREET**



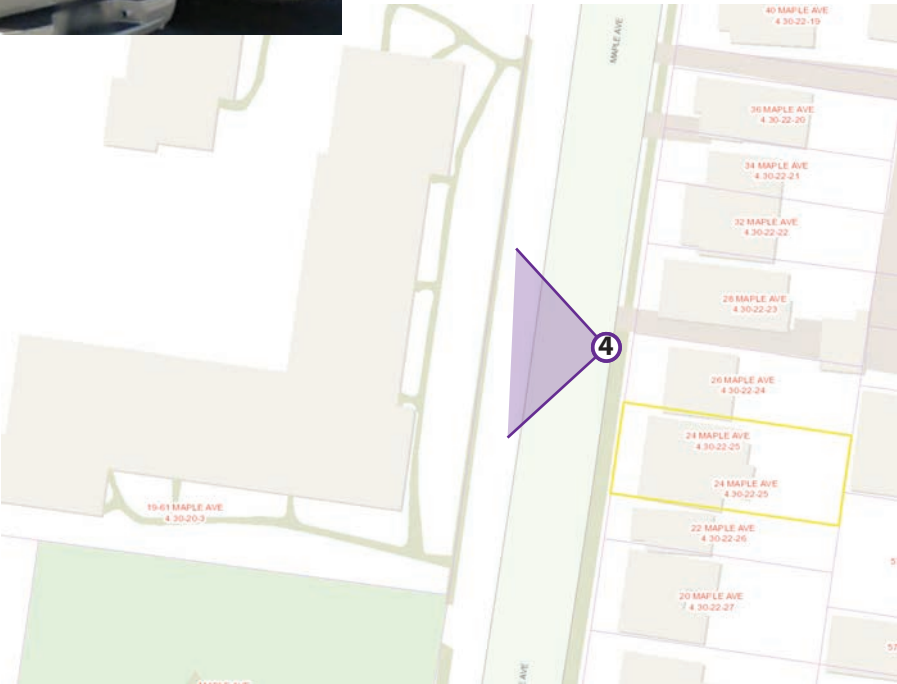
2 NEIGHBORING HOUSE



3 NEIGHBORING HOUSE

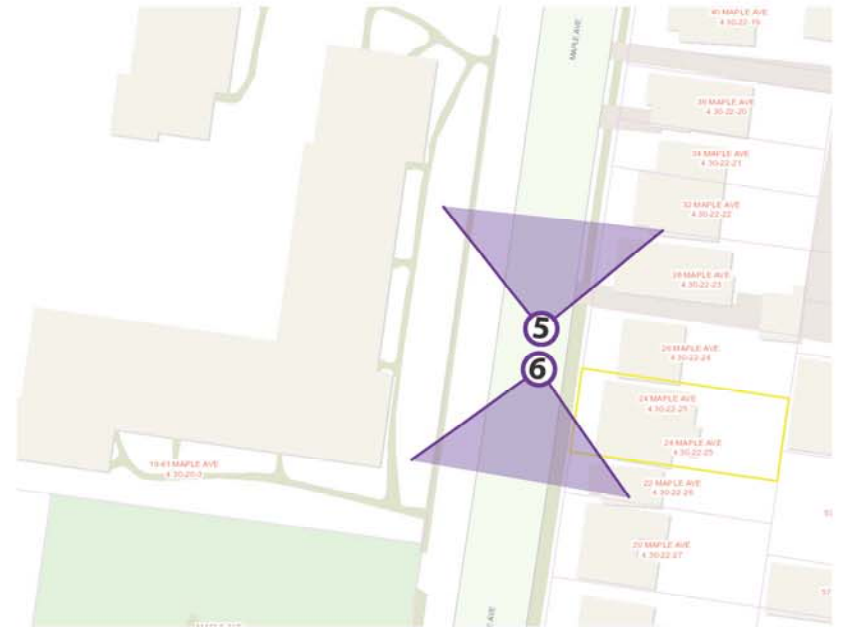


4 NEIGHBORING HOUSE





5 VIEW DOWN STREET



6 VIEW DOWN STREET



6 VIEW OF SOLAR PANEL RENDERING

INSTALLER

Sunrise Solar Solutions, LLC
510 North State Road
Briarcliff Manor, NY 10510

SITE OF SOLAR INSTALLATION

Cantor Residence
9 Ridge Street
Hasting-on-Hudson, NY 10706

NOTE: Solar array will not be functionally visible from street level.
This rendering depicts an aerial view.