

DECISION

APPROVED AS PRESENTED

TO: Elena Cebreros(Cardona)
5570 Searsville Road
Pine Bush, New York

HABR#26-01
January 13, 2026
Permit # SOLP-8340-25

FROM: HISTORICAL AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#26-01: Application of Christopher Cardona, Owner, for a review of a solar panel system to be installed on a shed located at 128 Greenbush Road, Tappan, New York. Chapter 12 of the Code of the Town of Orangetown, Section 12-4 (A), Historical Areas Board of Review.
Tax Map Designation: 77.10 / 2 / 8; R-15 zone

Heard by the HISTORICAL AREAS BOARD OF REVIEW at a meeting held on Tuesday, January 13, 2026 at which time the Board made the following determination:

Christopher Cardona, Owner, and Jeffrey Tamayo(Greenpoint Solar Electrical) appeared. The following documents were presented:

1. Copy of plans for PV system for Cardona residence, dated October 29, 2025, sign and sealed by Scott E. Wyssling, PLLC, (16 pages).
2. A letter revised on November 18, 2025, signed and seal by Scott E. Wyssling, PLLC, (2 pages).
3. A letter giving authorization to Greenpoint Solar & Electrical, LLC., to act as the agent for this project, signed by Christopher Cardon on October 3, 2025.
4. A copy of the stamped plans from HABR#18-08, to be used as the survey.
5. Computer generated photographs, shown at the January 13, 2026 Historic Board meeting, on the Owners iPad, and submitted in email for the record, by the Owner.

Christopher Cardona, Owner, stated that his submission is self-explanatory; that he would like a small array of solar panels on his property; that he has been thinking about doing this for many years, 15 or 16 years; that he got to the point where he gave one last thought; that some things slightly made it easier on the property, like the trees that were sort of shading things were any places where he wanted to or was thinking about putting panels that wouldn't be intrusive to the exterior area; that little by little he thought maybe this would work; that then this past summer he decided to pull something together, and began talking to a few solar companies; that Greenpoint Solar ended up working out; that the panels are going to be going up on outbuildings that are not his main house or there's also a small cottage that was renovated in early two thousands; that both of those are staying untouched and there is a southeast facing roof and one direct south facing roof side; that just two sides are going to hopefully have panels on them; that these building are not historic; that the metal garage dates back to the seventies or so; that the other building was a rebuild of another separate garage that got destroyed in a storm, which was presented to the HABR, and went up in early 2000s; that these are not historic buildings per say; that however they are still part of the property; that he wants least amount of impact to how the property feels, this does not impact the property look; that when viewing the property in passing and looking at the house there would be no inclination that the panels are there; that they are at the back of the house; that the panels have no rim around them; that there's a metal garage which is going to receive six or eight panels; that then there is a small shed roof that's also going to receive two panels; that there other structures on the property are a barn garage, a cottage, and the main house for is the structure; that he has brought his iPad to show the Board views of the property with the Board; that looking at the photographs on his iPad it is the view of the edge of the property on the street as if they are walking up the one way of Greenbush road; that he believes that these solar panels will cover approximately sixty percent of his existing power bill; that he has had an electric car for about a year; that as he has already done the restoration from the ground up, all of the electrical work is new; that he was very conscience about using low energy; that he is hoping he will get an even better benefit, from these panels, than what was they have stated; that he has another roof line that could be used, however this is on the main structure, his house; that this is the best he can do for placement; that his electric bill varies between \$200.00 to \$300.00 a month; that these solar panels are being purchased, not leased; that the battery that can be purchased for the panels is on his list of things to be done, but right now financially he can barely afford this project, as he is using funds from his retirement; that it seems as though the battery would be useful with the way New York State has the power fed to the grid and getting a return; that there are times when they would not be using the power, but will be generating the power; that in other states the power can be fed off the grid; that he is currently on the system via the Town and Orange and Rockland Utilities to manage his car charging to help do it when it's not pulling at peak times; that he will likely be reversing that once he the panels because that's time when he can get the benefit from the panels;

that they will not be charging in the middle of the night anymore; that there are no new structures being put up; that there are two dwellings existing on the property, and has been that way since before he purchased the property in 1991; that neither of the buildings, where the panels are being installed, are conditioned in anyway, that are barns that are open with no insulation; that the garage is like a shed; that these are functional out buildings that are not visually impactful; that he has a line that will bring this power from the panels to his main house meter, to power the main dwelling; that he is wondering if anyone has ever come in front of this Board, in their zone, with something similar to this; that the only other relevant building, which would be similar, that he can think of, belongs to a Joseph Prinz, in Sparkill, New York; that he is a trailblazer; that no one is going to be hyper aware of the panels because they are set back on the property.

Jeffrey Tamayo, Greenpoint Solar Electrical, stated that the panels and racking being installed are black; that the specification sheets were submitted with the application, and show the true panels; that the site plan shows the location of the panels to be installed; that if the applicant were to be leasing these panels, there would be a leasing program for those; that in the earlier years, around 2008 to 2012 the companies that were providing the solar shingles had gone bankrupt because the technology is more expensive and the panels are less efficient; that those shingles used the same square footage, and were less effective; that more of these may come out in the market, but that they will not be nearly as good as the traditional panels; that in California nearly 80% of the properties who use solar also install batteries; that here about 5% install batteries; that in California they charge for electric differently; that this applicant is going to be installing four-hundred and twenty square feet of panels, combined; that there is a sub panel in the garage and will run from there to the main meter at the main house.

Chairman Wheatley asked how the panels are anchored, and if there was any other colors being used, other than black; that he would like to know how many structures are on the property, not including the shed; that the Board is familiar with the property and have gone by a few times to look at it; he also asked if there are any additional structures going up on the property; that the panels are going to be placed on two out of the four structures, which are the metal shed and barn; he also asked is the purpose to make these structures all livable houses, or for some lighting on these buildings; that this is an interesting project; and that the property is located on the perimeter of the Historic District.

Mr. Walther stated that considering the Applicant is asking about the Boards input, he would like to know what the anticipated impact will be on the utilities as a result of these panels being installed on these small structures; that it would be at least a 50% reduction; he asked what the Applicant would estimate his electrical expenses to be monthly; he also asked how many square feet of solar panels will be installed.

Mr. Schoppel asked if the solar panels are bought out or rented; that because they are bought this is why there is such a substantial savings estimated; that he has heard of shingles instead of panels, and asked when they will become available; that his daughter lives in Vermont and bought a house with one solar panel the size of a billboard, and what she didn't do was have a home battery installed; that it would seem to him that a home battery could be used rather than installing a generator..

PUBLIC COMMENT:

No public comment.

TOWN CLERK'S OFFICE
2026 JAN 33 P 12: 23
TOWN OF ORANGETOWN

FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), found as fact, that: The application as presented, would not adversely affect the Historical Areas and the surrounding area. The design and materials for the proposed solar panel systems:

1. The solar panels shall be rimless Hyundai enphase integrated microinverters, in black.
2. The racking system shall be Ironridge hug and rail-to-strut, in black.
3. The systems shall be placed on one side of each of the roofs of the metal shed and the barn.
4. There shall be 420 square feet(combined).
5. There shall be a sub panel in the garage that will supply power to the meter for the main house.

THIS APPROVAL/DECISION, INCLUDING THE BOARD'S REQUIRED MODIFICATIONS TO THE APPLICANT'S DRAWINGS AND /OR PLANS, OR CONDITIONS SET FORTH HEREIN, IF ANY, IS GRANTED BY THE HISTORICAL AREAS BOARD OF REVIEW SUBJECT TO ANY SUCH CONDITIONS AND/OR MODIFICATIONS, AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED HEREIN.

*** PRE-1918 CONSTRUCTION: PLEASE BE ADVISED: IN THE HISTORIC AREA, ALL CONSTRUCTION REQUIRING A BUILDING PERMIT OR ANY EXTERIOR CHANGES (INCLUDING PAINT COLOR) TO BUILDINGS CONSTRUCTED PRIOR TO 1918, REQUIRES APPROVAL FROM THE HISTORICAL AREAS BOARD OF REVIEW.*

PRIOR APPROVAL OF THE HISTORICAL AREA BOARD OF REVIEW IS REQUIRED PRIOR TO ANY CHANGE OR MODIFICATION OF THE REQUIREMENTS AND/OR CONDITIONS SET FORTH IN THIS DECISION, INCLUDING, BUT NOT LIMITED TO:

- ROOFING SHINGLES (IF CHANGING COLOR)
- SIDING
- DECORATIVE SIDING
- SOFFITS & FASCIA
- GUTTERS AND LEADERS
- WINDOWS
- TRIM
- SHUTTERS
- DOORS
- LIGHTING
- LOCATION OF AIR CONDITIONING UNITS
- WALKWAYS, PATIOS
- POOLS, SPAS AND FENCES
- SIGNS
- ANY CHANGE IN THE ABOVE LIST INCLUDING COLOR, MATERIAL AND/OR MANUFACTURER

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT , CLERK TO THE HISTORICAL AREAS BOARD OF REVIEW AT (845) 359-8410.

DECISION: In view of the foregoing, and after personal observation of the property, hearing all the testimony before the Board, and reviewing all drawings and plans, and other submissions, correspondence and reports (if any), Plans labeled "copy of plans for PV system for Cardona residence, dated October 29, 2025, sign and sealed by Scott E. Wyssling, PLLC, (16 pages), a letter revised on November 18, 2025, signed and seal by Scott E. Wyssling, PLLC, (2 pages), a letter giving authorization to Greenpoint Solar & Electrical, LLC, to act as the agent for this project, signed by Christopher Cardon on October 3, 2025, a copy of the stamped plans from HABR#18-08, to be used as the survey"; is APPROVED AS SUBMITTED

The foregoing resolution to approve the Plans labeled “copy of plans for PV system for Cardona residence, dated October 29, 2025, sign and sealed by Scott E. Wyssling, PLLC, (16 pages), a letter revised on November 18, 2025, signed and seal by Scott E. Wyssling, PLLC, (2 pages), a letter giving authorization to Greenpoint Solar & Electrical, LLC., to act as the agent for this project, signed by Christopher Cardon on October 3, 2025, a copy of the stamped plans from HABR#18-08, to be used as the survey”; as submitted, with the following condition: prior approval of the Historical Area Board of Review is required prior to any change or modification or the requirements and/or conditions set forth in this Decision; was presented and moved by Thano Schoppel, seconded by Marjorie Galen and carried as follows: Thano Schoppel, aye; William Walter, aye; Chairman Wheatley, aye; Marjorie Galen, aye. Loren Plotkin, aye;

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

Dated: January 13, 2026

HISTORICAL AREAS BOARD OF REVIEW
TOWN OF ORANGETOWN

BY:  _____
Administrative Aide, Katlyn Bettmann

DISTRIBUTION:

APPLICANT
TOWN BOARD MEMBERS
HABR MEMBERS
SUPERVISOR
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR- Ken L.

TOWN CLERK
HIGHWAY DEPARTMENT
TOWN HISTORIAN
DEPT. OF ENVIRONMENTAL
ENGINEERING
HABR, PB, FILE
PB, ZBA, ACABOR CHAIRMAN

TOWN CLERK'S OFFICE
2026 JAN 33 P 12: 23
TOWN OF ORANGETOWN