

In the Matter Of:

VILLAGE OF FARMINGDALE PLANNING BOARD

VILLAGE OF FARMINGDALE PLANNING BOARD

October 25, 2022



ACRS

Accurate Court Reporting Services, Inc.

www.accuratecorp.com

631-331-3753

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

INCORPORATED VILLAGE OF FARMINGDALE
PLANNING BOARD AND ARCHITECTURAL REVIEW BOARD

361 Main Street
Farmingdale, New York

October 25, 2022

7:06 p.m.

RE: 196 Melville Road
309 Main Street
223 Main Street

ACCURATE COURT REPORTING SERVICE, INC.
866-388-2277 info@accuratecorp.com 631-331-3753

1 10/25/22 - PLANNING BOARD

2 CHAIRMAN ROSASCO: Good evening,
3 ladies and gentlemen.

4 If you could all just please stand
5 and join us in the Pledge of Allegiance.

6 (WHEREUPON, the assemblage recited
7 the Pledge of Allegiance, after which the
8 following transpired:)

9 CHAIRMAN ROSASCO: And if you don't
10 mind, just remain standing for one moment
11 as we honor both our military and our
12 first responders, policemen, and firemen
13 for the jobs that they do every day in
14 protecting our security.

15 (WHEREUPON, a moment of silence was
16 observed by the assemblage, after which
17 the following transpired:)

18 CHAIRMAN ROSASCO: Thank you.
19 Please be seated.

20 Today is October 25, 2022. We are
21 the Farmingdale Village Planning Board.
22 There are three items on the itinerary for
23 this evening.

24 When we call out your application,
25 if you'd be kind enough, please, just come

1 10/25/22 - PLANNING BOARD
2 to the front, state your name and address
3 for the record, so she can record it
4 (indicating), and then you can make your
5 presentation in regards to the
6 application.

7 The first one on the Calendar this
8 evening is 196 Melville Road.

9 MR. MIGNONE: How are you?

10 CHAIRMAN ROSASCO: Good.

11 MR. MIGNONE: What do you want to
12 know?

13 CHAIRMAN ROSASCO: Name and address
14 for the record.

15 Welcome, Mr. Mignone.

16 MR. MIGNONE: Hey, how are you.
17 196 Melville Road, Farmingdale, New York.

18 It's an application for a circular
19 driveway of permeable pavers and, I think,
20 a fence. It looks like it's on here -- on
21 the adjoining lot.

22 MR. FELLMAN: Let me just double
23 check where the fence is because you can't
24 have a fence on the front yard.

25 MR. MIGNONE: It's marked in

1 10/25/22 - PLANNING BOARD

2 yellow, but I don't know if he just wants
3 it to come across here (indicating). I
4 have no idea.

5 MR. FELLMAN: Yeah, we don't permit
6 fences in the front yard.

7 MR. MIGNONE: You can't put it
8 there, okay.

9 MR. FELLMAN: It's got to be back
10 at the face of the house.

11 CHAIRMAN ROSASCO: Is the fence on
12 the application?

13 I didn't see the fence on the
14 application.

15 MR. MIGNONE: It's written in on
16 this survey that I have, but I don't know.

17 It says fence fee, driveway -- two
18 fees for the driveway, and a fee for the
19 fence, and a building permit fee. So I
20 guess there's some type of fence permit,
21 but I don't know exactly where he wants to
22 put a fence.

23 MR. STAUDT: A fence is a separate
24 permit process isn't it?

25 MR. FELLMAN: Yeah.

1 10/25/22 - PLANNING BOARD

2 MR. STAUDT: That goes through your
3 department?

4 MR. FELLMAN: Yeah. And like I
5 said, we don't permit fences in the front
6 yards.

7 MS. PEARSON: But there's an
8 existing fence right now?

9 MR. MIGNONE: There is an existing
10 fence there, yes.

11 MS. PEARSON: Okay.

12 CHAIRMAN ROSASCO: That's along
13 that --

14 MR. MIGNONE: I think it comes
15 straight off the corner of the house
16 perpendicular to Melville Road.

17 CHAIRMAN ROSASCO: Right, I saw.
18 Yeah, it says wood fence. It, actually,
19 is on the survey, so there is a fence
20 coming across there.

21 Okay, so measurement-wise, the -- I
22 guess that's got to be the western
23 starting point of the circular driveway.
24 That's got to be three feet off that
25 property line. I can't tell how much room

1 10/25/22 - PLANNING BOARD

2 you have there.

3 MR. MIGNONE: Well, that's his
4 property. That adjoining lot is his lot.

5 CHAIRMAN ROSASCO: That's his lot.

6 MR. MIGNONE: Yeah.

7 MS. PEARSON: The one that's
8 adjacent to Taylor -- on the corner of
9 Taylor and Melville?

10 MR. MIGNONE: Yes. Parcel #3.
11 That's his lot.

12 MR. STAUDT: That's his property.

13 CHAIRMAN ROSASCO: Right. Right.

14 MR. MIGNONE: And it's a
15 non-buildable lot, so it's just part of
16 the piece of property.

17 CHAIRMAN ROSASCO: All right. So
18 what is the typical turning radius on
19 something like this that's typically done,
20 and what's the width of a driveway?

21 MR. MIGNONE: I think we made it
22 nine feet. We, actually, started this job
23 and then, I guess, the Building Department
24 came and stopped us from working.

25 So, I think, the width of the

1 10/25/22 - PLANNING BOARD

2 driveway is nine feet wide, and whatever
3 the radius is, it's enough to get a car in
4 there -- three cars. I don't know what
5 the actual radius is.

6 MR. STAUDT: So you're saying
7 Parcel #3 cannot be developed?

8 MR. MIGNONE: Well, it's only
9 25-feet wide. It's 25 x 33.

10 CHAIRMAN ROSASCO: So I don't
11 portray to be an expert on circular
12 driveways, but the research I've done
13 seems to be talking about a minimum of
14 15-feet on the width of a circular
15 driveway, and we're at nine.

16 MR. MIGNONE: Yeah. I don't know
17 what the minimum width is, but we drove a
18 car --

19 CHAIRMAN ROSASCO: I just picture
20 wheels going off the --

21 MR. MIGNONE: Yeah, yeah, we --
22 listen, a pickup truck is not going to fit
23 in there, but a regular car will.

24 MR. FELLMAN: It should be a
25 minimum of 12.

1 10/25/22 - PLANNING BOARD

2 CHAIRMAN ROSASCO: I probably feel
3 comfortable going slightly bigger than
4 nine feet.

5 MR. MIGNONE: Yeah, that's fine.
6 And it's not the total width. There's a
7 grass strip in the center. It's just
8 going to be the permeable pavers under
9 where the tires go.

10 CHAIRMAN ROSASCO: Oh.

11 MR. MIGNONE: So it's not the
12 complete driveway.

13 CHAIRMAN ROSASCO: Oh, so they're
14 really looking to make a mess of this
15 property. Unless, they've got good
16 drivers.

17 MR. MIGNONE: I don't know.

18 CHAIRMAN ROSASCO: I gotcha. So
19 the permeable -- if they're just going to
20 do two strips --

21 MR. MIGNONE: Three-foot wide
22 strips.

23 CHAIRMAN ROSASCO: Three-foot wide
24 strips.

25 MR. MIGNONE: Yeah.

1 10/25/22 - PLANNING BOARD

2 MR. HOTHERSALL: On a curve.

3 CHAIRMAN ROSASCO: I'm not a fan of
4 the design, but I'm not the homeowner
5 there.

6 Steve, on a permeable paver strip
7 like that, is there a water mitigation
8 issue?

9 Because you can't put drains on the
10 side of paver strips.

11 MR. MIGNONE: No, no, no. They're
12 permeable. The water drains through it.
13 They're made that way.

14 MR. FELLMAN: The water drains
15 through them.

16 CHAIRMAN ROSASCO: Right. I'm just
17 making sure we don't have any issue on
18 drainage, right, with permeable.

19 MR. FELLMAN: No.

20 MR. MIGNONE: That's why --

21 MR. FELLMAN: They're, actually,
22 very effective.

23 MR. MIGNONE: (Continuing) -- we
24 called the Village prior to doing this.
25 They said do it permeable, you don't need

1 10/25/22 - PLANNING BOARD

2 a dry well.

3 CHAIRMAN ROSASCO: All right. I
4 mean, short of me not being a fan of the
5 design, I don't see that there's anything
6 outside of the Code here.

7 MR. MIGNONE: Well, you're not even
8 going to see it because once the grass
9 grows through it, you don't see the
10 permeable pavers anymore anyway, so,
11 basically, they're driving on grass no
12 matter what.

13 CHAIRMAN ROSASCO: Right. Right.
14 I got you.

15 I certainly think a 12-foot outside
16 border and --

17 MR. MIGNONE: You want to make it
18 12-feet wide?

19 CHAIRMAN ROSASCO: Yeah, on the
20 outside borders.

21 MR. MIGNONE: Okay.

22 CHAIRMAN ROSASCO: And what do you,
23 typically, do for a strip?

24 Three or four feet?

25 MR. MIGNONE: Well, a strip on a

1 10/25/22 - PLANNING BOARD

2 straight-in driveway can be as small as
3 two feet, but, I mean, this isn't really
4 that common to do this.

5 CHAIRMAN ROSASCO: Right.

6 MR. MIGNONE: And, normally, it
7 would be the whole thing, but he just
8 wanted to do two strips.

9 I mean, he does have two small cars
10 so, you know, one's a little BMW, and he
11 has a small SUV.

12 CHAIRMAN ROSASCO: Okay. So,
13 maybe, if we do it 12-foot wide, we could
14 do four, four, four. Four in the center
15 and then four on each of the strips.

16 MR. MIGNONE: Two four-foot strips.

17 CHAIRMAN ROSASCO: Yeah. What do
18 you think about that?

19 MR. MIGNONE: I think whatever you
20 say is good with me.

21 CHAIRMAN ROSASCO: That will keep
22 them at least on their pavers for a higher
23 probability.

24 The turning radius is probably a
25 little bit shallow, but they're in a bad

1 10/25/22 - PLANNING BOARD

2 spot over there, so I get what they're
3 trying to do.

4 MR. MIGNONE: Yeah, they want to
5 get the cars -- there was just an accident
6 two weeks ago. They had a car parked
7 there that got totalled, that's why they
8 want to get the cars off the street.

9 CHAIRMAN ROSASCO: So the only
10 other concern I would have is if he ever
11 does -- it's separate properties, right,
12 if he ever goes to separate those
13 properties --

14 MR. MIGNONE: Well, they can't be
15 separated because this one is only 25-feet
16 wide and 33-feet deep, so you could never
17 build anything on it. They're not getting
18 a variance to put up an 800-square-foot
19 house.

20 MR. STAUDT: Can we make it
21 conditional?

22 CHAIRMAN ROSASCO: We can make it
23 provisional.

24 Do you know the measurements? Is
25 it -- the way it's drawn up, it looks like

1 10/25/22 - PLANNING BOARD

2 there's a couple feet between the edge of
3 the driveway.

4 MR. MIGNONE: Oh, there, actually,
5 is, but I don't know exactly what that
6 dimension is.

7 CHAIRMAN ROSASCO: So cheat to
8 the --

9 MR. MIGNONE: We cheated.

10 CHAIRMAN ROSASCO: (Continuing) --
11 cheat to the -- I guess that's the north
12 side. Cheat to that side so you get three
13 feet off that property line.

14 MR. MIGNONE: It reduces the
15 radius.

16 CHAIRMAN ROSASCO: Right.

17 MR. MIGNONE: He wanted to make it
18 as wide as -- there's also bushes there,
19 so he didn't want to get too close to the
20 bushes, and then there's a tree in the
21 middle that he does not want to remove, so
22 we, kind of, had to fit it in between the
23 house, the bushes, and the tree.

24 CHAIRMAN ROSASCO: Right.

25 MR. MIGNONE: I don't think there's

1 10/25/22 - PLANNING BOARD

2 any room to cheat left.

3 CHAIRMAN ROSASCO: It's tight.

4 MR. MIGNONE: Yeah. And right
5 along the fence line, there's a tree
6 there. So he didn't want to get it too
7 close to the tree and then have a root
8 problem.

9 CHAIRMAN ROSASCO: I gotcha.

10 Anybody else have any additional
11 questions?

12 (WHEREUPON, no response was heard.)

13 CHAIRMAN ROSASCO: So why don't I
14 start this off.

15 We'll make a motion to approve the
16 application for 196 Melville Road as
17 submitted.

18 The actual permeable pavers that
19 are to be used in four-foot strips with a
20 four-foot center median and then four feet
21 on the other side. If possible, they are
22 to push that right edge as far away from
23 that property line as possible.

24 There is a three-foot Code, but I
25 understand for safety purposes we're going

1 10/25/22 - PLANNING BOARD

2 to extend the benefit and modify the law
3 but keeping in mind to keep it to the left
4 as much as possible without compromising
5 your circular radius either.

6 MR. MIGNONE: That lot might be
7 deeded into his property anyway.

8 CHAIRMAN ROSASCO: I don't have
9 that information.

10 MR. MIGNONE: Yeah, you don't know.

11 CHAIRMAN ROSASCO: Okay. And other
12 than that, I think because they're
13 permeable, there's no drainage issues, and
14 I would ask for someone to second that
15 motion if it's acceptable.

16 MR. STAUDT: I'll second it.

17 CHAIRMAN ROSASCO: All those in
18 favor?

19 (WHEREUPON, there was a unanimous,
20 affirmative vote of the Board members
21 present. Motion passed 5-0.)

22 CHAIRMAN ROSASCO: Good luck, Mr.
23 Mignone.

24 MR. MIGNONE: Have a good night.

25 * * * *

1 10/25/22 - PLANNING BOARD

2 CHAIRMAN ROSASCO: Second
3 application is Wine Me Up.

4 Come on down, state your name and
5 address for the record.

6 MR. HUANG: My name is Tommy Huang,
7 H-U-A-N-G is my last name. I'm filing the
8 application for 309 Main Street, front and
9 rear sign.

10 CHAIRMAN ROSASCO: Okay. Let's
11 take a look.

12 Did you recently purchase this
13 business?

14 MR. HUANG: Yes.

15 CHAIRMAN ROSASCO: You changed the
16 name, so you bought the business?

17 MR. HUANG: Yes.

18 MR. STAUDT: Congratulations.

19 MR. HUANG: Thank you.

20 CHAIRMAN ROSASCO: Welcome to
21 Farmingdale Village.

22 MR. HUANG: Thank you.

23 CHAIRMAN ROSASCO: So you're
24 looking to do a sign here on the front and
25 the back?

1 10/25/22 - PLANNING BOARD

2 MR. HUANG: Yes.

3 CHAIRMAN ROSASCO: There's
4 currently an awning there; is that
5 correct?

6 MR. HUANG: Yes.

7 CHAIRMAN ROSASCO: Are you planning
8 on keeping the awning?

9 MR. HUANG: Yeah, the awning stays.
10 The sign is above the awning.

11 CHAIRMAN ROSASCO: That fine. So
12 we do have some -- anybody have some
13 concerns?

14 MR. STAUDT: Sure.

15 CHAIRMAN ROSASCO: I don't want to
16 take control on this one.

17 MR. STAUDT: When I look at the
18 rendering that you provided, it's
19 difficult to -- first of all, the layout
20 of the sign appears, visually, a little
21 messy.

22 When you look at the main logo
23 being off to the side -- off to the left
24 side -- and then wine and liquor is, kind
25 of, elevated above that in a separate size

1 10/25/22 - PLANNING BOARD

2 and separate color, and then the phone
3 number is smaller and lower to that.

4 So I have concern that there's a
5 lot going on, and, visually, it's a bit
6 messy compared to -- I think we were
7 saying in the back, the sign you're
8 planning to put in the back is a little
9 more straightforward and less visually --
10 there's less going on visually.

11 It almost looks like you're trying
12 to insert the phone number, so things just
13 moved out of the way to get the phone
14 number in there. It just appears messy.

15 MR. HUANG: These designs I
16 discussed with the landlord, like, she's
17 giving me a lot of advice because you want
18 to put my d/b/a name, doing business as
19 Wine Me Up, like, getting people's
20 attention, you know, that's why the size
21 of the Wine Me Up is bigger than on the
22 right.

23 MS. PEARSON: Mr. Huang, what was
24 the decision about putting the phone
25 number on the sign?

1 10/25/22 - PLANNING BOARD

2 MR. HUANG: Oh, just, like, you
3 know, getting people can reach out to my
4 store and that's it.

5 MS. PEARSON: Because we noticed on
6 the existing awning there's a phone
7 number.

8 MR. HUANG: Yes.

9 MS. PEARSON: That was the previous
10 business?

11 MR. HUANG: Yes.

12 MS. PEARSON: Okay. Is there any
13 chance of putting the phone number on the
14 awning instead of on the sign?

15 MR. HUANG: What I'm going to do is
16 it's a small fabric -- you can see the
17 awning, it a red, I'm probably going to
18 remove that because it's small. It's,
19 like, about five inch width, so I'm
20 probably going to remove the previous
21 owner's phone number.

22 MS. PEARSON: Sure. You don't want
23 confusion.

24 MR. HUANG: Yeah. So is the
25 question is there a problem putting my

1 10/25/22 - PLANNING BOARD

2 store number -- the phone number, like, on
3 the right corner?

4 MS. PEARSON: Of the sign or of the
5 awning?

6 MR. HUANG: The sign.

7 CHAIRMAN ROSASCO: We, typically,
8 don't do phone numbers on the sign if you
9 look at the Village. That's why.

10 MR. HUANG: Oh, okay.

11 CHAIRMAN ROSASCO: It's not in the
12 Code, but being consistent with all the
13 prior -- we don't do it. That's why we,
14 typically, do it on the awning.

15 MR. HUANG: Oh, okay.

16 CHAIRMAN ROSASCO: That's why if
17 you wanted to redo the awning, we could
18 approve that tonight, provisionally, and
19 you can put your phone number back on
20 that.

21 MR. HUANG: Okay.

22 MS. PEARSON: You said you and the
23 landlord have designed this sign together?

24 MR. HUANG: She, kind of, give me,
25 like --

1 10/25/22 - PLANNING BOARD

2 MS. PEARSON: Advice.

3 MR. HUANG: Advice. A lot of
4 advice. If you know him. He's the owner
5 of the Vico Pizzeria and the bar next to
6 the Vico.

7 MS. PEARSON: Yes. Another option
8 that we discussed is possibly switching
9 the wine and liquor with the phone number.

10 So where wine and liquor is, is the
11 phone number, smaller; and wine and liquor
12 where the phone number is; keeping the
13 Wine Me Up, but then switching where it
14 says wine and liquor and the phone number.

15 So the phone number on top, and the
16 wine and liquor on the bottom.

17 MR. HUANG: On the bottom?

18 MS. PEARSON: Yes, but preferably,
19 as Mr. Rosasco has said, generally, the
20 phone number is not found on the
21 businesses on Main Street.

22 MR. HUANG: Oh, we could -- if it's
23 against the Village, nobody put it on the
24 phone number, I can remove the phone
25 number and make it easier.

1 10/25/22 - PLANNING BOARD

2 MR. STAUDT: If you remove the
3 phone number, you can relocate wine and
4 liquor centered at the top, and it looks
5 more continuous.

6 MR. HUANG: In the middle. Okay.
7 Yeah.

8 CHAIRMAN ROSASCO: Let me ask you
9 this, Mr. Huang, do you like your back
10 sign?

11 MR. HUANG: Huh?

12 CHAIRMAN ROSASCO: Do you like the
13 back sign?

14 MR. HUANG: Yeah.

15 CHAIRMAN ROSASCO: Would you be
16 willing to do that in the front?
17 That same exact sign?

18 MR. HUANG: But the size of that
19 sign --

20 CHAIRMAN ROSASCO: Of course it's
21 going to be bigger.

22 MR. STAUDT: It's going to be
23 longer.

24 MR. HUANG: Yeah, it's longer.

25 MR. STAUDT: But the layout.

1 10/25/22 - PLANNING BOARD

2 CHAIRMAN ROSASCO: I like the
3 layout of that.

4 MR. HUANG: Okay.

5 CHAIRMAN ROSASCO: It's centered.
6 That way Wine Me Up is centered, okay?
7 It's got your wine and liquor in
8 there.

9 MR. HUANG: Okay.

10 CHAIRMAN ROSASCO: I mean, if
11 you're okay with that.

12 MR. HUANG: I can take the two --
13 the both options, like, you know, remove
14 the phone number, putting the wine and
15 liquor in the center, or I take that same
16 one in the rear, but I have to see the
17 actual artwork of the signage construction
18 because I want to see how it looks.

19 MS. PEARSON: Right. You want to
20 see the mockup. We like the one in the
21 back.

22 MR. HUANG: Okay.

23 MS. PEARSON: This is much nicer
24 (indicating).

25 MR. HUANG: So I can go either one?

1 10/25/22 - PLANNING BOARD

2 MR. STAUDT: If you remove the
3 number.

4 MR. HUANG: Yeah.

5 MR. STAUDT: I mean, right, it
6 would be either one.

7 If you prefer to remove the phone
8 number and then center wine and liquor,
9 like, because the sign is long, if that,
10 visually, looks better, then we're
11 probably okay with that. But the back
12 sign does look nice.

13 MR. HUANG: Okay.

14 MR. STAUDT: Like the way it's
15 structured.

16 MR. HUANG: Okay.

17 CHAIRMAN ROSASCO: And then the
18 only other thing is that we do have a
19 requirement that you have some type of
20 metallic in your signs. Typically, the
21 way that we meet that requirement is tying
22 it into the border.

23 You've got a black border on it.
24 If you wanted to do a strip inside the
25 black of silver metallic, that would meet

1 10/25/22 - PLANNING BOARD

2 the requirements within the Village of
3 some type of metallic within your sign.

4 Is that a problem?

5 MS. PEARSON: Do you know what we
6 mean by metallic?

7 MR. HUANG: (No verbal response).

8 MS. PEARSON: Like shiny paint.

9 MR. HUANG: Mm-hmm.

10 MS. PEARSON: You know what I mean?

11 MR. HUANG: I don't think it's
12 shiny paint.

13 MS. PEARSON: No, no. It's not.
14 But the Village Code says all the signs
15 have to have a metallic paint component,
16 so it has to have a little bit, like,
17 usually, it's around the edge.

18 MR. HUANG: Yeah, yeah.

19 MS. PEARSON: Okay.

20 MR. HUANG: I think my edge is
21 black.

22 MS. PEARSON: Right.

23 MR. STAUDT: We need a metallic
24 component to that black, that's what we're
25 saying.

1 10/25/22 - PLANNING BOARD

2 CHAIRMAN ROSASCO: We're saying
3 inside of the black, one-inch ring of,
4 maybe, silver leaf metallic or gold,
5 whichever you prefer, but the requirement
6 is some metallic.

7 MR. HUANG: It's going to be
8 aluminum. I think it's a metallic.

9 CHAIRMAN ROSASCO: No. The sign
10 itself is carved Kōmacel.

11 MR. HUANG: No, no. The edge.

12 MS. PEARSON: Let's see what it
13 says.

14 MR. STAUDT: Matte black aluminum
15 frame.

16 CHAIRMAN ROSASCO: Okay.

17 MS. PEARSON: So it says matte?

18 MR. STAUDT: I'm looking at the
19 rear one, but it's on the front one as
20 well.

21 MS. PEARSON: Oh, yeah. Oh, I see.

22 (WHEREUPON, there was a sidebar
23 discussion held between Ms. Pearson and
24 Mr. Staudt.)

25 MR. STAUDT: We're looking for a

1 10/25/22 - PLANNING BOARD

2 decorative metallic edge around your sign.

3 MR. HUANG: Okay.

4 MR. STAUDT: If you walk Main
5 Street, you'll see just about every sign
6 in the Village has some form of either
7 gold or silver.

8 MR. HUANG: Mine's black.

9 MR. STAUDT: Yeah, black is not --
10 we're looking for gold or silver as sort
11 of an accent to the black.

12 MR. HUANG: Okay.

13 MR. STAUDT: If you drew a metallic
14 line in the middle of the black, silver or
15 gold (indicating).

16 MR. HUANG: Oh, I see.

17 MS. PEARSON: Black plus metallic
18 maybe.

19 MR. HUANG: Okay.

20 MR. STAUDT: It will elevate the
21 look of your sign too. It will only help
22 you in the long run.

23 MR. HUANG: Okay.

24 MR. STAUDT: We're just trying to
25 help you get it right the first time

1 10/25/22 - PLANNING BOARD

2 around.

3 MR. HUANG: Sure.

4 CHAIRMAN ROSASCO: Anybody else
5 have any conditional questions?

6 (WHEREUPON, no response was heard.)

7 CHAIRMAN ROSASCO: And how would we
8 like to propose this motion in regards to
9 the front?

10 I think the rear is not a problem,
11 but, once again, the rear needs some
12 metallic in it, and we can bring that in.

13 How do we want to propose because
14 we've offered him two options today. One
15 is to replicate the rear to the front, and
16 either way my recommendation to the Board
17 and to Mr. Huang is to eliminate the phone
18 number on the sign, and then we can give
19 him two mock ups as to how we'd like to do
20 it. If he wants to mimic the back, he can
21 do that. If not, if he wants to do the
22 Wine Me Up with wine and liquor to the
23 right --

24 MS. PEARSON: Centered.

25 MR. STAUDT: Centered from top to

1 10/25/22 - PLANNING BOARD

2 bottom.

3 CHAIRMAN ROSASCO: Right. If we're
4 okay with that.

5 MR. STAUDT: Yes.

6 MS. PEARSON: Yes.

7 CHAIRMAN ROSASCO: Joe, do you want
8 to take a stab at this motion?

9 MR. STAUDT: Sure. I'll make a
10 motion to approve the applicant's proposal
11 under the condition that you add the
12 metallic bordering, silver or gold leaf --
13 that's up to you.

14 And that you revise your proposal
15 to either mimic -- the front sign would
16 mimic the design of the rear sign with the
17 addition of the metallic, or you have the
18 other option to remove the phone number
19 from your front proposal and then center,
20 from top to bottom, the wine and liquor.

21 MR. HUANG: Okay.

22 MR. STAUDT: Can I get a second on
23 that?

24 CHAIRMAN ROSASCO: Sure. I'll
25 second that motion.

1 10/25/22 - PLANNING BOARD

2 All those in favor?

3 (WHEREUPON, there was a unanimous,
4 affirmative vote of the Board members
5 present. Motion passed 5-0.)

6 CHAIRMAN ROSASCO: Good luck.

7 MR. HUANG: Thank you.

8 MS. PEARSON: Good luck. Welcome
9 to the Village.

10 * * * *

11 CHAIRMAN ROSASCO: And the last
12 application on the agenda this evening is
13 223 Main Street, and I'm going to guess
14 that Elyssa's here on that.

15 MS. KYLE: Yup, that's me.

16 CHAIRMAN ROSASCO: How we doing?

17 MS. KYLE: Good. How you doing?

18 CHAIRMAN ROSASCO: Good. Good.

19 MS. KYLE: Elyssa Kyle, and this is
20 Angela, the owner of the new store.

21 MR. STAUDT: Nice to meet you.

22 CHAIRMAN ROSASCO: Hi, how are you?

23 MS. CASIO: Hi, hello, how are you?

24 MS. KYLE: Going to where Vinoco
25 used to be is Angela's Bra Boutique.

1 10/25/22 - PLANNING BOARD

2 I have a sign, kind of, modifying
3 her logo to fit within the dimensional
4 space that's there on the front of the
5 store, going for a more horizontal
6 proportion to fit the space.

7 So I have a black background with
8 white lettering, a little silver leaf
9 pinstripe border around the perimeter, and
10 then, kind of, laid on top on that is a
11 pink heart with a chest on it and a little
12 pink fairy, kind of, sprinkling her magic
13 over the hearts.

14 And then a similar -- for the blade
15 sign -- similar, just, kind of, oriented
16 and scaled down and oriented vertically to
17 fit the dimensions allowed by the blade
18 sign.

19 MS. PEARSON: I have a question.

20 MS. KYLE: Sure.

21 MS. PEARSON: I'm sorry, were you
22 finished?

23 MS. KYLE: I was going to say that
24 the lighting is already there from the
25 previous tenants, so we're working with

1 10/25/22 - PLANNING BOARD

2 what's there.

3 CHAIRMAN ROSASCO: We saw that.

4 MS. PEARSON: Is this a chain, or
5 is this the first location?

6 MS. CASIO: This is the first.

7 MS. PEARSON: This is the first.

8 Well, congratulations.

9 MS. CASIO: Thank you, very much.
10 A chain would be nice, but we've got to
11 start small.

12 MS. PEARSON: Well, start here.

13 The reason why I'm asking that is because
14 this is quite different than most of the
15 signs that we have in the Village, and we
16 have been known to be gracious to the
17 requirements of a chain, but since this is
18 not a chain, that sort of leads us to want
19 to align this sign with the other signs
20 that are in the Village, so, hence, my
21 question.

22 I have concerns about not the --
23 anything about the sign except the graphic
24 of the breast and the bra. I find it odd
25 given that no other sign on Main Street

1 10/25/22 - PLANNING BOARD

2 has anything of this sort, that this would
3 be considered something that we should put
4 up on Main Street.

5 I don't think it's appropriate for
6 our Village, so I'm wondering if there's
7 some sort of modification we could make to
8 the graphic.

9 MS. KYLE: In what way? In making
10 it not such a picture? Is it the type of
11 picture or that it is a picture?

12 MS. PEARSON: No, I don't have a
13 problem with it being a picture.

14 MS. KYLE: Okay.

15 MS. PEARSON: I think that naming
16 it Angela's Bra Boutique and also having
17 this particular picture might be a little
18 much for this Village.

19 MS. KYLE: Would -- I'm trying to
20 think. Redesigning on the fly is a little
21 challenging, but --

22 MS. CASIO: We can go without the
23 picture if need be, you know, we can just
24 have Angela's Bra Boutique.

25 CHAIRMAN ROSASCO: We're not

1 10/25/22 - PLANNING BOARD

2 opposed to a logo.

3 MS. PEARSON: Right.

4 CHAIRMAN ROSASCO: I think the
5 issue is as presented. It was presented
6 as a chest. That's a problem. If you
7 read 462.1(c), it talks about welfare,
8 economic of business, I'm not sure what
9 affect it may have on a jewelry store next
10 door. I don't know these things, but,
11 overall, we don't have sex shops, not that
12 you're that --

13 MS. CASIO: No, it's not.

14 CHAIRMAN ROSASCO: (Continuing) --
15 but it's still --

16 MS. CASIO: Risque?

17 MS. PEARSON: It is risque. And
18 I'm going to share with you --

19 MS. KYLE: I would say flirty.

20 CHAIRMAN ROSASCO: We don't have
21 anything like it.

22 MS. PEARSON: (Continuing) -- I
23 will share with you that I am not a
24 particularly conservative person, but I
25 take my responsibility to this Village

1 10/25/22 - PLANNING BOARD
2 very seriously, and the people who I am in
3 contact with in other areas of this
4 Village, I do not think that this is an
5 image that they would like having on Main
6 Street.

7 We have many community events on
8 Main Street, we have our Halloween Parade
9 happening this Saturday, we have many
10 events that involve a lot of children, and
11 I just have to also be mindful of what the
12 community would consider appropriate, so
13 that's why I wanted to just, sort of,
14 explain why I'm bringing these comments to
15 you.

16 CHAIRMAN ROSASCO: And it is, kind
17 of, a continuation of the restrictions
18 that we placed on the gay Pride Parade --

19 MS. KYLE: I wasn't familiar with
20 what they had there.

21 CHAIRMAN ROSASCO: (Continuing) --
22 and what items were available in the
23 outside courtyard and stuff like that.

24 The feedback that we got on that
25 tends to be more conservative than

1 10/25/22 - PLANNING BOARD

2 liberal, so we're not opposed to a logo,
3 and I probably would give you some leeway
4 and some latitude on the color because you
5 know the color is not within the color
6 chart, correct?

7 MS. KYLE: Right. But I don't
8 think navy blue would be appropriate for
9 this sort of thing.

10 CHAIRMAN ROSASCO: No, I agree.

11 MS. PEARSON: We have a red.

12 MS. KYLE: Well, now we do. We
13 didn't always have a red.

14 CHAIRMAN ROSASCO: Honestly, I'm
15 not worried about that.

16 MS. KYLE: Okay.

17 CHAIRMAN ROSASCO: If you were to
18 tell me we're going to clean up the logo a
19 little bit --

20 MS. KYLE: If we can come with,
21 maybe, something that's a little less
22 descriptive, maybe, more of a silhouette
23 or something?

24 MS. PEARSON: That would be great.
25 Again, we're not opposed to a logo.

1 10/25/22 - PLANNING BOARD

2 MS. KYLE: Just something a little
3 more discreet.

4 MS. PEARSON: But we have to keep
5 in mind the type of community this is, and
6 what we think they would respond well too,
7 and we want you to be successful.

8 MS. CASIO: Of course.

9 MS. PEARSON: We want you to be
10 successful.

11 MR. STAUDT: And in some cases,
12 too, less is more sometimes works.

13 MS. CASIO: Of course.

14 MR. STAUDT: If you look at
15 Victoria's Secret or Blum's in Patchogue,
16 it doesn't necessarily have to be spelled
17 out so definitively what, you know --
18 you're identifying yourself as a bra
19 boutique in the name, which is absolutely
20 fine, but I just think we're pushing it
21 far with the visual.

22 MS. KYLE: Okay.

23 MR. STAUDT: I think we're all in
24 agreement.

25 MS. CASIO: So that is my logo that

1 10/25/22 - PLANNING BOARD

2 I had, actually, on my web page. That was
3 designed for me, that's why I was using
4 that, but if it's easier -- because I
5 don't want to have two conflicting --

6 MR. STAUDT: Would it make sense to
7 just remove --

8 MS. CASIO: That's what I'm saying.
9 It might make sense to just remove the
10 logo completely, and it will just be
11 Angela's Bra Boutique.

12 MS. KYLE: Okay. Then, maybe, just
13 have the little bit -- the fairy --

14 MS. CASIO: Maybe --

15 MS. KYLE: (Continuing) -- just
16 referencing it.

17 MS. CASIO: (Continuing) -- because
18 I think I would rather have no logo than a
19 conflicting kind of thing.

20 MS. KYLE: Okay. That's fair.

21 MR. STAUDT: And, obviously, that
22 would go with the blade sign as well.

23 MS. KYLE: Right.

24 CHAIRMAN ROSASCO: If you're
25 willing to make that modification, it's a

1 10/25/22 - PLANNING BOARD

2 simple approval.

3 MS. CASIO: Yeah.

4 CHAIRMAN ROSASCO: I'm not going to
5 take a vote on it, but I think that your
6 concession and your adjustment on your
7 sign is respected, and we'll give you
8 leeway on the coloring if you want. We do
9 have the Heritage Red available now.

10 MS. KYLE: Okay.

11 CHAIRMAN ROSASCO: But if you
12 wanted to drift a little bit more into a
13 softer red, I don't have a problem with
14 that.

15 MS. KYLE: Okay. I'll take a look
16 at the Heritage Red.

17 MR. STAUDT: We're talking about
18 the fairy?

19 CHAIRMAN ROSASCO: Yeah, the fairy
20 at this point.

21 MR. STAUDT: Well, do you think --
22 yeah, okay.

23 CHAIRMAN ROSASCO: And you did
24 mention, Elyssa, there is metallic on the
25 border on that?

1 10/25/22 - PLANNING BOARD

2 MS. KYLE: Yeah, there's a little
3 silver pinstripe around the edge. It,
4 kind of, gets interrupted by the text and
5 then wraps around.

6 CHAIRMAN ROSASCO: Okay, everyone
7 want to make a movement on this motion?

8 MS. SCHOTT: The height of the
9 sign, Craig?

10 CHAIRMAN ROSASCO: The height of
11 the sign is going to remain consistent
12 with the Wings Over Farmingdale, correct?

13 MS. KYLE: Yeah. It's a two-foot
14 high box with little bits that were
15 sticking outside of that.

16 MR. STAUDT: I think it was the
17 placement of that, right?

18 MS. SCHOTT: Right.

19 MR. STAUDT: It wasn't the height
20 of the sign itself we were concerned with,
21 it was where you were going to put it on
22 the facade.

23 MS. PEARSON: The alignment with
24 the other businesses.

25 MR. STAUDT: We want to consider

1 10/25/22 - PLANNING BOARD

2 where the signs are on the adjoining
3 tenants.

4 MS. KYLE: Well, going back to
5 remembering when the approvals of the
6 neighbors on either side, I believe
7 Candy's was approved as it was, and then
8 many Boards ago, after it went up, they
9 didn't like how low it was, so when Wings
10 went for approval, they wanted Wings to
11 have it up higher, so I was matching Wings
12 since that's what previous Boards said
13 before.

14 CHAIRMAN ROSASCO: That's your
15 intent? To match it to the same height as
16 Wings?

17 MS. KYLE: Yeah.

18 CHAIRMAN ROSASCO: Okay.

19 MS. KYLE: To line it up
20 horizontally.

21 MS. STAUDT: As long as you're in
22 line with one of them.

23 CHAIRMAN ROSASCO: You could fix
24 that facade tremendously by matching.

25 MS. KYLE: Yeah.

1 10/25/22 - PLANNING BOARD

2 CHAIRMAN ROSASCO: Okay. That's
3 fine.

4 MS. KYLE: Yeah, you don't want
5 three entirely different things.

6 CHAIRMAN ROSASCO: Okay. Anybody
7 else have any additional questions?

8 (WHEREUPON, no response was heard.)

9 CHAIRMAN ROSASCO: In regards to
10 the application in regards to 223 Main
11 Street, it is approved as presented.

12 There has been some discussion
13 extensively in regards to removing that
14 logo, and they are going to remove that
15 logo on both the front signage and the
16 blade sign, and, certainly, they are
17 entitled to keep either the fairy and/or
18 whatever their preference is in regards to
19 that.

20 That sign is to be centered to the
21 front facade similar to the Wings Over
22 Farmingdale.

23 And in regards to the coloring of
24 the fairy dust, whatever they may be
25 sprinkling, they've been offered the

1 10/25/22 - PLANNING BOARD
2 option of Heritage Red or the Chestnut,
3 which is more in the burgundy family,
4 which you may not want to go to. Also you
5 can lean away from red and come more
6 towards the pink side.

7 MS. KYLE: Okay. Because I was
8 going to say I'm afraid that darker colors
9 might not contrast enough against the
10 black to stand out.

11 CHAIRMAN ROSASCO: Absolutely.
12 And other that, that lighting has
13 previously been done, so that's not a
14 problem, and that would be it.

15 Can I get a second on that motion?

16 MS. PEARSON: I'll second.

17 CHAIRMAN ROSASCO: All those in
18 favor?

19 (WHEREUPON, there was a unanimous,
20 affirmative vote of the Board members
21 present. Motion passed 5-0.)

22 CHAIRMAN ROSASCO: Good luck,
23 Angela.

24 MS. CASIO: Thank you.

25 CHAIRMAN ROSASCO: Do we have a

1 10/25/22 - PLANNING BOARD

2 motion to adjourn?

3 MS. PEARSON: I make a motion.

4 CHAIRMAN ROSASCO: Do we have a
5 second?

6 MR. STAUDT: I'll second it.

7 CHAIRMAN ROSASCO: All those in
8 favor?

9 (WHEREUPON, there was a unanimous,
10 affirmative vote of the Board members
11 present. Motion passed 5-0.)

12 CHAIRMAN ROSASCO: We are
13 adjourned. Thank you.

14 (WHEREUPON, this meeting was
15 concluded at 7:35 p.m.)

16 * * * *

17

18

19

20

21

22

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

10/25/22 - PLANNING BOARD

C E R T I F I C A T E

I, TRACIE A. CINQUEMANI, Court Reporter and Notary Public in and for the State of New York, do hereby certify:

THAT the within transcript was prepared by me and is a true and accurate record of this hearing to the best of my ability.

I further certify that I am not related, either by blood or marriage, to any of the parties in this action; and

THAT I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of October, 2022.

Tracie A. Cinquemani

TRACIE A. CINQUEMANI

#	A	B
#3 7:10 8:7	absolutely 38:19	back 5:9 17:25 19:7,8 21:19 23:9, 13 24:21 25:11 29:20
1	accent 28:11	background 32:7
10/25/22 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1	acceptable 16:15	bad 12:25
12 8:25	accident 13:5	bar 22:5
12-feet 11:18	actual 8:5 15:18 24:17	basically 11:11
12-foot 11:15 12:13	add 30:11	benefit 16:2
15-feet 8:14	addition 30:17	bigger 9:3 19:21 23:21
196 4:8,17 15:16	additional 15:10	bit 12:25 19:5 26:16 37:19 39:13
2	address 4:2,13 17:5	black 25:23,25 26:21,24 27:3,14 28:8,9,11,14,17 32:7
2022 3:20	adjacent 7:8	blade 32:14,17 39:22
223 31:13	adjoining 4:21 7:4	blue 37:8
25 3:20 8:9	advice 19:17 22:2,3,4	Blum's 38:15
25-feet 8:9 13:15	affect 35:9	BMW 12:10
3	affirmative 16:20 31:4	Board 3:1,21 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1,20 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1,16 30:1 31:1,4 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1
309 17:8	agenda 31:12	border 11:16 25:22,23 32:9
33 8:9	agree 37:10	bordering 30:12
33-feet 13:16	agreement 38:24	borders 11:20
4	align 33:19	bottom 22:16,17 30:2,20
462.1(c) 35:7	Allegiance 3:5,7	bought 17:16
5	allowed 32:17	boutique 31:25 34:16,24 38:19 39:11
5-0 16:21 31:5	aluminum 27:8,14	bra 31:25 33:24 34:16,24 38:18 39:11
8	Angela 31:20	breast 33:24
800-square-foot 13:18	Angela's 31:25 34:16,24 39:11	bring 29:12
	anymore 11:10	bringing 36:14
	appears 18:20 19:14	build 13:17
	applicant's 30:10	building 5:19 7:23
	application 3:24 4:6,18 5:12,14 15:16 17:3,8 31:12	bushes 14:18,20,23
	approve 15:15 21:18 30:10	business 17:13,16 19:18 20:10 35:8
	areas 36:3	
	artwork 24:17	
	assemblage 3:6,16	
	attention 19:20	
	awning 18:4,8,9,10 20:6,14,17 21:5,14,17	

businesses 22:21

C

Calendar 4:7

call 3:24

called 10:24

car 8:3,18,23 13:6

cars 8:4 12:9 13:5,8

carved 27:10

cases 38:11

CASIO 31:23 33:6,9 34:22 35:13,
16 38:8,13,25 39:8,14,17

center 9:7 12:14 15:20 24:15
25:8 30:19

centered 23:4 24:5,6 29:24,25

chain 33:4,10,17,18

CHAIRMAN 3:2,9,18 4:10,13
5:11 6:12,17 7:5,13,17 8:10,19
9:2,10,13,18,23 10:3,16 11:3,13,
19,22 12:5,12,17,21 13:9,22 14:7,
10,16,24 15:3,9,13 16:8,11,17,22
17:2,10,15,20,23 18:3,7,11,15
21:7,11,16 23:8,12,15,20 24:2,5,
10 25:17 27:2,9,16 29:4,7 30:3,7,
24 31:6,11,16,18,22 33:3 34:25
35:4,14,20 36:16,21 37:10,14,17
39:24

challenging 34:21

chance 20:13

changed 17:15

chart 37:6

cheat 14:7,11,12 15:2

cheated 14:9

check 4:23

chest 32:11 35:6

children 36:10

circular 4:18 6:23 8:11,14 16:5

clean 37:18

close 14:19 15:7

Code 11:6 15:24 21:12 26:14

color 19:2 37:4,5

comfortable 9:3

comments 36:14

common 12:4

community 36:7,12 38:5

compared 19:6

complete 9:12

completely 39:10

component 26:15,24

compromising 16:4

concern 13:10 19:4

concerns 18:13 33:22

condition 30:11

conditional 13:21 29:5

conflicting 39:5,19

confusion 20:23

congratulations 17:18 33:8

conservative 35:24 36:25

considered 34:3

consistent 21:12

construction 24:17

contact 36:3

continuation 36:17

Continuing 10:23 14:10 35:14,
22 36:21 39:15,17

continuous 23:5

control 18:16

corner 6:15 7:8 21:3

correct 18:5 37:6

couple 14:2

courtyard 36:23

curve 10:2

D

d/b/a 19:18

day 3:13

decision 19:24

decorative 28:2

deeded 16:7

deep 13:16

definitively 38:17

department 6:3 7:23

descriptive 37:22

design 10:4 11:5 30:16

designed 21:23 39:3

designs 19:15

developed 8:7

difficult 18:19

dimension 14:6

dimensional 32:3

dimensions 32:17

discreet 38:3

discussed 19:16 22:8

discussion 27:23

door 35:10

double 4:22

drainage 10:18 16:13

drains 10:9,12,14

drawn 13:25

drew 28:13

drivers 9:16

driveway 4:19 5:17,18 6:23 7:20
8:2,15 9:12 12:2 14:3

driveways 8:12

driving 11:11

drove 8:17

dry 11:2

E

easier 22:25 39:4

economic 35:8

edge 14:2 15:22 26:17,20 27:11
28:2

effective 10:22

elevate 28:20

elevated 18:25
eliminate 29:17
Elyssa 31:19
Elyssa's 31:14
evening 3:2,23 4:8 31:12
events 36:7,10
exact 23:17
existing 6:8,9 20:6
expert 8:11
explain 36:14
extend 16:2

F

fabric 20:16
face 5:10
fair 39:20
fairy 32:12 39:13
familiar 36:19
fan 10:3 11:4
Farmingdale 3:21 4:17 17:21
favor 16:18 31:2
fee 5:17,18,19
feedback 36:24
feel 9:2
fees 5:18
feet 6:24 7:22 8:2 9:4 11:24 12:3 14:2,13 15:20
FELLMAN 4:22 5:5,9,25 6:4 8:24 10:14,19,21
fence 4:20,23,24 5:11,13,17,19, 20,22,23 6:8,10,18,19 15:5
fences 5:6 6:5
filing 17:7
find 33:24
fine 9:5 18:11 38:20
finished 32:22
firemen 3:12
fit 8:22 14:22 32:3,6,17

flirty 35:19
fly 34:20
form 28:6
found 22:20
four-foot 12:16 15:19,20
frame 27:15
front 4:2,24 5:6 6:5 17:8,24 23:16 27:19 29:9,15 30:15,19 32:4

G

gay 36:18
generally 22:19
gentlemen 3:3
give 21:24 29:18 37:3
giving 19:17
gold 27:4 28:7,10,15 30:12
good 3:2 4:10 9:15 12:20 16:22, 24 31:6,8,17,18
gotcha 9:18 15:9
gracious 33:16
graphic 33:23 34:8
grass 9:7 11:8,11
great 37:24
grows 11:9
guess 5:20 6:22 7:23 14:11 31:13

H

H-U-A-N-G 17:7
Halloween 36:8
happening 36:9
heard 15:12 29:6
heart 32:11
hearts 32:13
held 27:23
Hey 4:16
higher 12:22

homeowner 10:4
Honestly 37:14
honor 3:11
horizontal 32:5
HOTHERSALL 10:2
house 5:10 6:15 13:19 14:23
Huang 17:6,14,17,19,22 18:2,6,9 19:15,23 20:2,8,11,15,24 21:6,10, 15,21,24 22:3,17,22 23:6,9,11,14, 18,24 24:4,9,12,22,25 25:4,13,16 26:7,9,11,18,20 27:7,11 28:3,8, 12,16,19,23 29:3,17 30:21 31:7

I

idea 5:4
identifying 38:18
image 36:5
inch 20:19
indicating 4:4 5:3 24:24 28:15
information 16:9
insert 19:12
inside 25:24 27:3
involve 36:10
issue 10:8,17 35:5
issues 16:13
items 3:22 36:22
itinerary 3:22

J

jewelry 35:9
job 7:22
jobs 3:13
Joe 30:7
join 3:5

K

keeping 16:3 18:8 22:12
kind 3:25 14:22 18:24 21:24 32:2, 10,12,15 36:16 39:19

Kyle 31:15,17,19,24 32:20,23
34:9,14,19 35:19 36:19 37:7,12,
16,20 38:2,22 39:12,15,20,23

Kömacel 27:10

L

ladies 3:3

laid 32:10

landlord 19:16 21:23

latitude 37:4

law 16:2

layout 18:19 23:25 24:3

leads 33:18

leaf 27:4 30:12 32:8

leeway 37:3

left 15:2 16:3 18:23

lettering 32:8

liberal 37:2

lighting 32:24

liquor 18:24 22:9,10,11,14,16
23:4 24:7,15 25:8 29:22 30:20

listen 8:22

location 33:5

logo 18:22 32:3 35:2 37:2,18,25
38:25 39:10,18

long 25:9 28:22

longer 23:23,24

lot 4:21 7:4,5,11,15 16:6 19:5,17
22:3 36:10

lower 19:3

luck 16:22 31:6,8

M

made 7:21 10:13

magic 32:12

main 17:8 18:22 22:21 28:4 31:13
33:25 34:4 36:5,8

make 4:4 9:14 11:17 13:20,22
14:17 15:15 22:25 30:9 34:7 39:6,

9,25

making 10:17 34:9

marked 4:25

matte 27:14,17

matter 11:12

measurement-wise 6:21

measurements 13:24

median 15:20

meet 25:21,25 31:21

Melville 4:8,17 6:16 7:9 15:16

members 16:20 31:4

mess 9:14

messy 18:21 19:6,14

metallic 25:20,25 26:3,6,15,23
27:4,6,8 28:2,13,17 29:12 30:12,
17

middle 14:21 23:6 28:14

Mignone 4:9,11,15,16,25 5:7,15
6:9,14 7:3,6,10,14,21 8:8,16,21
9:5,11,17,21,25 10:11,20,23 11:7,
17,21,25 12:6,16,19 13:4,14 14:4,
9,14,17,25 15:4 16:6,10,23,24

military 3:11

mimic 29:20 30:15,16

mind 3:10 16:3 38:5

mindful 36:11

Mine's 28:8

minimum 8:13,17,25

mitigation 10:7

Mm-hmm 26:9

mock 29:19

mockup 24:20

modification 34:7 39:25

modify 16:2

modifying 32:2

moment 3:10,15

motion 15:15 16:15,21 29:8 30:8,
10,25 31:5

moved 19:13

N

naming 34:15

navy 37:8

necessarily 38:16

nice 25:12 31:21 33:10

nicer 24:23

night 16:24

non-buildable 7:15

north 14:11

noticed 20:5

number 19:3,12,14,25 20:7,13,
21 21:2,19 22:9,11,12,14,15,20,
24,25 23:3 24:14 25:3,8 29:18
30:18

numbers 21:8

O

observed 3:16

October 3:20

odd 33:24

offered 29:14

one's 12:10

one-inch 27:3

opposed 35:2 37:2,25

option 22:7 30:18

options 24:13 29:14

oriented 32:15,16

owner 22:4 31:20

owner's 20:21

P

paint 26:8,12,15

Parade 36:8,18

Parcel 7:10 8:7

parked 13:6

part 7:15

passed 16:21 31:5
Patchogue 38:15
paver 10:6,10
pavers 4:19 9:8 11:10 12:22 15:18
Pearson 6:7,11 7:7 19:23 20:5,9, 12,22 21:4,22 22:2,7,18 24:19,23 26:5,8,10,13,19,22 27:12,17,21, 23 28:17 29:24 30:6 31:8 32:19, 21 33:4,7,12 34:12,15 35:3,17,22 37:11,24 38:4,9
people 20:3 36:2
people's 19:19
perimeter 32:9
permeable 4:19 9:8,19 10:6,12, 18,25 11:10 15:18 16:13
permit 5:5,19,20,24 6:5
perpendicular 6:16
person 35:24
phone 19:2,12,13,24 20:6,13,21 21:2,8,19 22:9,11,12,14,15,20,24 23:3 24:14 25:7 29:17 30:18
pickup 8:22
picture 8:19 34:10,11,13,17,23
piece 7:16
pink 32:11,12
pinstripe 32:9
Pizzeria 22:5
planning 3:1,21 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1,7 19:1,8 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1
Pledge 3:5,7
point 6:23
policemen 3:12
portray 8:11
possibly 22:8
prefer 25:7 27:5
preferably 22:18

present 16:21 31:5
presentation 4:5
presented 35:5
previous 20:9,20 32:25
Pride 36:18
prior 10:24 21:13
probability 12:23
problem 15:8 20:25 26:4 29:10 34:13 35:6
process 5:24
properties 13:11,13
property 6:25 7:4,12,16 9:15 14:13 15:23 16:7
proportion 32:6
proposal 30:10,14,19
propose 29:8,13
protecting 3:14
provided 18:18
provisional 13:23
provisionally 21:18
purchase 17:12
purposes 15:25
push 15:22
pushing 38:20
put 5:7,22 10:9 13:18 19:8,18 21:19 22:23 34:3
putting 19:24 20:13,25 24:14

Q

question 20:25 32:19 33:21
questions 15:11 29:5

R

radius 7:18 8:3,5 12:24 14:15 16:5
reach 20:3
read 35:7
rear 17:9 24:16 27:19 29:10,11,

15 30:16
reason 33:13
recently 17:12
recited 3:6
recommendation 29:16
record 4:3,14 17:5
red 20:17 37:11,13
Redesigning 34:20
redo 21:17
reduces 14:14
referencing 39:16
regular 8:23
relocate 23:3
remain 3:10
remove 14:21 20:18,20 22:24 23:2 24:13 25:2,7 30:18 39:7,9
rendering 18:18
replicate 29:15
requirement 25:19,21 27:5
requirements 26:2 33:17
research 8:12
respond 38:6
responders 3:12
response 15:12 26:7 29:6
responsibility 35:25
restrictions 36:17
revise 30:14
ring 27:3
risque 35:16,17
Road 4:8,17 6:16 15:16
room 6:25 15:2
root 15:7
Rosasco 3:2,9,18 4:10,13 5:11 6:12,17 7:5,13,17 8:10,19 9:2,10, 13,18,23 10:3,16 11:3,13,19,22 12:5,12,17,21 13:9,22 14:7,10,16, 24 15:3,9,13 16:8,11,17,22 17:2, 10,15,20,23 18:3,7,11,15 21:7,11, 16 22:19 23:8,12,15,20 24:2,5,10 25:17 27:2,9,16 29:4,7 30:3,7,24

31:6,11,16,18,22 33:3 34:25 35:4,
14,20 36:16,21 37:10,14,17 39:24

run 28:22

S

safety 15:25

Saturday 36:9

scaled 32:16

seated 3:19

Secret 38:15

security 3:14

sense 39:6,9

separate 5:23 13:11,12 18:25
19:2

separated 13:15

sex 35:11

shallow 12:25

share 35:18,23

shiny 26:8,12

shops 35:11

short 11:4

side 10:10 14:12 15:21 18:23,24

sidebar 27:22

sign 17:9,24 18:10,20 19:7,25
20:14 21:4,6,8,23 23:10,13,17,19
25:9,12 26:3 27:9 28:2,5,21 29:18
30:15,16 32:2,15,18 33:19,23,25
39:22

signage 24:17

signs 25:20 26:14 33:15,19

silence 3:15

silhouette 37:22

silver 25:25 27:4 28:7,10,14
30:12 32:8

similar 32:14,15

size 18:25 19:20 23:18

slightly 9:3

small 12:2,9,11 20:16,18 33:11

smaller 19:3 22:11

sort 28:10 33:18 34:2,7 36:13
37:9

space 32:4,6

spelled 38:16

spot 13:2

sprinkling 32:12

stab 30:8

stand 3:4

standing 3:10

start 15:14 33:11,12

started 7:22

starting 6:23

state 4:2 17:4

Staudt 5:23 6:2 7:12 8:6 13:20
16:16 17:18 18:14,17 23:2,22,25
25:2,5,14 26:23 27:14,18,24,25
28:4,9,13,20,24 29:25 30:5,9,22
31:21 38:11,14,23 39:6,21

stays 18:9

Steve 10:6

stopped 7:24

store 20:4 21:2 31:20 32:5 35:9

straight 6:15

straight-in 12:2

straightforward 19:9

street 13:8 17:8 22:21 28:5 31:13
33:25 34:4 36:6,8

strip 9:7 10:6 11:23,25 25:24

strips 9:20,22,24 10:10 12:8,15,
16 15:19

structured 25:15

stuff 36:23

submitted 15:17

successful 38:7,10

survey 5:16 6:19

SUV 12:11

switching 22:8,13

T

talking 8:13

talks 35:7

Taylor 7:8,9

tenants 32:25

thing 12:7 25:18 37:9 39:19

things 19:12 35:10

three-foot 9:21,23 15:24

tight 15:3

time 28:25

tires 9:9

today 3:20 29:14

Tommy 17:6

tonight 21:18

top 22:15 23:4 29:25 30:20 32:10

total 9:6

totalled 13:7

transpired 3:8,17

tree 14:20,23 15:5,7

truck 8:22

turning 7:18 12:24

tying 25:21

type 5:20 25:19 26:3 34:10 38:5

typical 7:18

typically 7:19 11:23 21:7,14
25:20

U

unanimous 16:19 31:3

understand 15:25

ups 29:19

V

variance 13:18

verbal 26:7

vertically 32:16

Vico 22:5,6

Victoria's 38:15

Village 3:21 10:24 17:21 21:9
22:23 26:2,14 28:6 31:9 33:15,20
34:6,18 35:25 36:4

Vinoco 31:24

visual 38:21

visually 18:20 19:5,9,10 25:10

vote 16:20 31:4

W

walk 28:4

wanted 12:8 14:17 21:17 25:24
36:13

water 10:7,12,14

web 39:2

weeks 13:6

welfare 35:7

western 6:22

wheels 8:20

whichever 27:5

white 32:8

wide 8:2,9 9:21,23 11:18 12:13
13:16 14:18

width 7:20,25 8:14,17 9:6 20:19

wine 17:3 18:24 19:19,21 22:9,
10,11,13,14,16 23:3 24:6,7,14
25:8 29:22 30:20

wondering 34:6

wood 6:18

working 7:24 32:25

works 38:12

worried 37:15

written 5:15

Y

yard 4:24 5:6

yards 6:6

yellow 5:2

York 4:17

Yup 31:15