

In the Matter Of:

VILLAGE OF FARMINGDALE PLANNING BOARD AND ARC

PLANNING BOARD AND ARC HEARINGS

April 25, 2023



ACRS

Accurate Court Reporting Services, Inc.

www.accuratecorp.com

631-331-3753

2

3

4

INCORPORATED VILLAGE OF FARMINGDALE

5

PLANNING BOARD AND ARCHITECTURAL REVIEW BOARD

6

361 Main Street

7

Farmingdale, New York

8

April 25, 2023

9

7:00 p.m.

10

11 RE: 150 North Main Street

12 50 South Front Street

13 333 Conklin Street

14 102 Conklin Street

15 250 Fulton Street 190 Grant Avenue

16

17

18

19

20

21

22

23

24

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

25

1 PLANNING BOARD and ARC 4/25/23

2 A P P E A R A N C E S :

3 CRAIG ROSASCO, Chairman

4 THOMAS RYAN, Member

5 JOSEPH STAUDT, Member

6 CARMELA SCHOTT, Member

7 A L S O P R E S E N T :

8 MICHAEL BIDEI, We Working, Inc.,
150 North Main Street

9

10 CHRIS WERLE, Croxley's,
50 South Front Street

11

12 JEFF PICIULLO, Croxley's,
50 south Front Street

13

14 SONIA TENNIS, Psychic Reader,
333 Conklin Street

15

16 SUSAN McCOY, Your Home Sold Realty,
102 Conklin Street

17

18 DR. VISHAL SAGGAR,
250 Fulton Street

19

20 RALPH VIRGA, Premier Building,
For 250 Fulton Street

21

22 DENISE RIVERA,
190 Grant Avenue

23

24

25

1 PLANNING BOARD and ARC 4/25/23

2 CHAIRMAN ROSASCO: Welcome,
3 everybody. Tonight is Tuesday night, the
4 fourth Tuesday of the month.

5 We are the Architectural Planning
6 and Review Board for the Village of
7 Farmingdale. My name is Craig Rosasco.
8 I'm the Chairman of the Planning Board.
9 With me tonight are my fellow Board
10 members: Tom Ryan, Carmela Schott, and
11 Joe Staudt.

12 I would ask everybody to please
13 rise. We're going to do the Pledge of
14 Allegiance. Thank you for removing your
15 hat.

16 Joe, you want to take us away on
17 this?

18 MR. STAUDT: Sure.

19 (WHEREUPON, the assemblage recited
20 the Pledge of Allegiance, after which the
21 following transpired:)

22 CHAIRMAN ROSASCO: And we always
23 ask everyone to take a moment of silence
24 for our first responders and military who
25 provide us with our freedoms that we enjoy

1 PLANNING BOARD and ARC 4/25/23
2 every day.

3 (WHEREUPON, a moment of silence was
4 observed by the assemblage, after which
5 the following transpired:)

6 CHAIRMAN ROSASCO: Thank you very
7 much. Take a seat everybody.

8 So on tonight's hearing, we have
9 six items on the agenda. We're going to
10 stick -- five of them are arbitrations and
11 sign reviews and property reviews, and
12 then we've got a site plan review on Grant
13 Avenue, so we're going to start with 150
14 North Main Street.

15 Our stenographer is going to record
16 everything, so if you're appearing on
17 behalf of a client, we ask that you just
18 stand, state your name and address for the
19 record and then make your proposal to the
20 Board.

21 If you want to step up, you can,
22 certainly.

23 Welcome.

24 MR. BIDEETI: Michael Bidetti, 150
25 North Main Street, Farmingdale.

1 PLANNING BOARD and ARC 4/25/23

2 CHAIRMAN ROSASCO: Hi, Michael.

3 How are you?

4 MR. BIDEETI: Good. How are you?

5 CHAIRMAN ROSASCO: Very good.

6 All right. So you submitted an
7 application. Why don't you tell us what
8 you guys are looking to do.

9 MR. BIDEETI: As far as the signs
10 going up?

11 CHAIRMAN ROSASCO: Yup.

12 MR. BIDEETI: We, pretty much, went
13 by your guidelines, everything that was
14 said. We went to a professional sign
15 company. They understood very well. They
16 did work for you guys before and just went
17 in the parameters of what was, you know,
18 allowed to be done.

19 CHAIRMAN ROSASCO: Okay. So let's
20 start with the simple stuff.

21 MR. BIDEETI: Okay.

22 CHAIRMAN ROSASCO: What are the
23 actual colors here?

24 MR. BIDEETI: I believe they're on
25 there.

1 PLANNING BOARD and ARC 4/25/23

2 CHAIRMAN ROSASCO: Marked on the
3 bottom.

4 Is that the colors you're going to
5 use?

6 MR. BIDEZZI: Yes.

7 CHAIRMAN ROSASCO: Okay.

8 MR. BIDEZZI: We went by your color
9 chart.

10 CHAIRMAN ROSASCO: Okay. So within
11 the palette. So what we try to do -- you
12 guys are in a tough spot there because
13 there's two storefronts.

14 So what we like to do when there's
15 two storefronts is continue continuity and
16 have similarities; however, I don't think
17 the cleaners' sign is anything to continue
18 into the future, so we're going to give
19 you guys some leeway.

20 So as we look at your signs, the
21 first issue that we have is, typically, we
22 don't allow the sign to go the full length
23 of the storefront. We only let it go 75
24 percent, so, maybe, you'll have to go a
25 foot off of each side and just reduce it.

1 PLANNING BOARD and ARC 4/25/23

2 MR. BIDEETI: Okay.

3 CHAIRMAN ROSASCO: Similarly, if we
4 want to give you a secondary sign, which
5 is on the side, that sign is usually
6 smaller, but if I reduce you from two feet
7 in height on the front and down to what it
8 should be on the side, which is 12 inches,
9 I don't think it's going to look good as
10 it wraps around.

11 MR. BIDEETI: No. The building on
12 the side is much longer than it is in the
13 front.

14 CHAIRMAN ROSASCO: Right.

15 MR. BIDEETI: It's almost three
16 times, probably, longer.

17 CHAIRMAN ROSASCO: That being said,
18 we have some ideas. As we look at your
19 design, the side sign that you have has
20 the logo, which bows up on top, correct?

21 MR. BIDEETI: Well, we were going
22 to make it so everything was even. The
23 way you guys requested.

24 CHAIRMAN ROSASCO: Right. But in
25 the middle, the logo itself, actually,

1 PLANNING BOARD and ARC 4/25/23

2 bumps up on the side.

3 MR. STAUDT: It extends beyond

4 the --

5 MR. BIDEETI: I think that we
6 revised that, so it would be the same.

7 The logo may be bigger than the words, but
8 it's still --

9 MR. STAUDT: Still within the
10 borders of the sign?

11 MR. BIDEETI: Exactly.

12 MR. STAUDT: That's just not what
13 we have.

14 MR. RYAN: Not what we see here.

15 MR. BIDEETI: Oh. Maybe that was
16 the -- he wrote down the dimensions and
17 everything.

18 CHAIRMAN ROSASCO: Is this not
19 (indicating) -- come up and take a look.
20 I want to get it right for you guys
21 because you guys are cleaning up a little
22 bit of an eyesore over there, so that's a
23 good thing.

24 MR. BIDEETI: Yeah. We did a lot
25 of work.

1 PLANNING BOARD and ARC 4/25/23

2 CHAIRMAN ROSASCO: So over here
3 (indicating) see how it bows up?

4 MR. BIDEZZI: Yeah.

5 CHAIRMAN ROSASCO: Is that still
6 the plan here?

7 MR. BIDEZZI: No. You see how it
8 is in the front (indicating)?

9 CHAIRMAN ROSASCO: Okay.

10 MR. BIDEZZI: We did the rendering
11 a couple of different times, so that
12 (indicating) is going to look like that
13 (indicating).

14 CHAIRMAN ROSASCO: Okay.

15 MR. BIDEZZI: So the side is going
16 to be uniform just like that (indicating).

17 CHAIRMAN ROSASCO: Okay.
18 Alternatively, what we were going to say
19 was, if you wanted to, take the side
20 design and put it on the front because
21 that's, actually, more of a frontal
22 design.

23 MR. BIDEZZI: Okay.

24 CHAIRMAN ROSASCO: But I leave it
25 up to you. If you want to mimic both

1 PLANNING BOARD and ARC 4/25/23

2 sides --

3 MR. BIDEETI: Would we be allowed
4 by the town and the Board to have it go --

5 CHAIRMAN ROSASCO: Yeah. Because
6 on the front sign, it can go higher.

7 MR. BIDEETI: Yeah, of course. We
8 would love that.

9 CHAIRMAN ROSASCO: It's a minimum
10 of two feet on it, but you can go higher
11 on that.

12 MR. BIDEETI: Okay. Especially --
13 if that's going to be shorter in the
14 front, I would much prefer that.

15 MR. STAUDT: If you go down to the
16 one logo, that will give you the
17 reduction.

18 MR. BIDEETI: Yeah. That's makes
19 more sense. That's perfect.

20 CHAIRMAN ROSASCO: So that's good.
21 That, actually, from a design perspective,
22 that will work out well.

23 MR. BIDEETI: It looks better.

24 CHAIRMAN ROSASCO: Okay. Also the
25 Code does call for some type of metallic

1 PLANNING BOARD and ARC 4/25/23
2 within the sign itself. The yellow is,
3 technically, not metallic. So what we
4 were going to recommend is, typically,
5 what people do is a one-inch border around
6 the edge.

7 MR. BIDEETI: Okay.

8 MR. STAUDT: Silver leaf or gold
9 leaf.

10 MR. BIDEETI: A frame.

11 CHAIRMAN ROSASCO: Yeah. I'll
12 leave it up to you. Use either silver
13 leaf or gold leaf.

14 MR. BIDEETI: Does it have to be
15 silver?

16 Can we powder coat it black
17 possibly, or do you need the silver look?

18 CHAIRMAN ROSASCO: They need some
19 type of metallic. Black is not going to
20 look metallic.

21 MR. BIDEETI: Okay. So you want
22 the silver look.

23 CHAIRMAN ROSASCO: Yeah.

24 MR. BIDEETI: Okay. So we'll go
25 with that.

1 PLANNING BOARD and ARC 4/25/23

2 CHAIRMAN ROSASCO: Other than that,
3 I like the design. I think the entire
4 Board likes the design. There were just
5 some tweaks that we just had to go off of.

6 And no lighting?

7 MR. BIDEITTI: Not as of yet. We
8 want to get up and running. There's a lot
9 we want to do. I don't know if you guys
10 have seen but we've cleaned up a lot.

11 CHAIRMAN ROSASCO: Right.

12 MR. BIDEITTI: The building was a
13 little --

14 MR. STAUDT: We're happy to see any
15 clean up that's had.

16 MR. BIDEITTI: We're doing the
17 landscaping and shrubbery. We're getting
18 rid of the weeds and all that stuff, even
19 for the side that the 7-Eleven is supposed
20 to take care of, but they're not. The
21 fence in the back was broken down. I
22 guess homeless people were back there
23 drinking, whatever, so we've replaced the
24 fence. We're doing everything to make it,
25 you know, appearance is everything.

1 PLANNING BOARD and ARC 4/25/23

2 MR. STAUDT: Right.

3 CHAIRMAN ROSASCO: Just keep in
4 mind that, essentially, you guys are going
5 to use the entire facade at two feet.

6 It looks like the facade is two
7 feet tall, right?

8 The Code calls for goosenecks.
9 You're not going to have much room on top
10 of that because you go right to that --
11 what is that, metal roofing?

12 MR. BIDEETI: Yeah, it is a metal
13 front.

14 CHAIRMAN ROSASCO: They don't allow
15 goosenecks on the roof.

16 MR. BIDEETI: We were going to do,
17 maybe, on the sign itself. The sign guy
18 had a couple of ideas that -- obviously,
19 we'd come back to you guys in the future
20 and discuss lighting -- was putting a
21 light right above it that, kind of, shines
22 down from the sign.

23 CHAIRMAN ROSASCO: Floods it down.

24 MR. BIDEETI: Yeah. That would
25 probably be the easiest way.

1 PLANNING BOARD and ARC 4/25/23

2 CHAIRMAN ROSASCO: We'll wait for
3 you to come back on that.

4 MR. BIDEETI: Or, you know, once
5 everything is up and running and the
6 business generates some income, I would
7 like to, maybe, do a sign box if that's
8 possible. I know we'd have to come back
9 for a rendering for that. Just get a
10 light-up sign.

11 CHAIRMAN ROSASCO: They don't allow
12 box signs.

13 MR. STAUDT: The cleaners is
14 grandfathered in. As soon as they come to
15 renovate that, that will be different.

16 MR. BIDEETI: Okay. So no box
17 lighting.

18 MR. STAUDT: No box lighting in the
19 Village.

20 MR. BIDEETI: What about channel
21 letters?

22 CHAIRMAN ROSASCO: You can do
23 channel letters. It's, kind of, what the
24 Whiskey Down did.

25 MR. BIDEETI: Yeah, so, that's my

1 PLANNING BOARD and ARC 4/25/23
2 ultimate preference would be channel
3 letters.

4 CHAIRMAN ROSASCO: Okay. So you
5 have to put this in for the time being and
6 see where it goes.

7 MR. BIDEETI: Yeah. Six months, a
8 year. We'll see how it goes.

9 MR. STAUDT: What kind of business
10 is it?

11 MR. BIDEETI: It's a health and
12 wellness.

13 MR. STAUDT: What does that mean
14 exactly?

15 What do you guys do?

16 MR. BIDEETI: Well, I had a heart
17 transplant about four years ago, so it,
18 kind of, woke me up to the lifestyle
19 you're living, the foods you eat, the
20 supplements that you take. All organic,
21 natural stuff that's good for your body,
22 your liver. All organic and natural stuff
23 like pH water, alkaline water -- which
24 cancer cells can't survive in the body --
25 or organic topicals and tinctures and

1 PLANNING BOARD and ARC 4/25/23
2 stuff. Just healthy lifestyle and living.

3 MR. STAUDT: Good luck to you.

4 MR. RYAN: Good luck. Great.

5 MR. BIDEZZI: Thank you.

6 CHAIRMAN ROSASCO: Anyone want to
7 take a poke?

8 Joe, why don't you take a poke at
9 this one, and make a motion.

10 MR. STAUDT: All right. So I'll
11 make a motion to approve based on the
12 discussion here today where you're going
13 to modify the front application sign to
14 mirror the design of the side sign with
15 the logo, which we will allow to expand
16 above the borders of the sign.

17 You're going to add the silver leaf
18 or the gold leaf metallic bordering to
19 both versions, the side and the front
20 sign, and you're going to reduce the width
21 of the front sign to be no more than 75
22 percent of your front coverage.

23 MR. BIDEZZI: Now, the side sign --
24 how much am I allowed on that?

25 CHAIRMAN ROSASCO: Technically,

1 PLANNING BOARD and ARC 4/25/23
2 it's 12 inches I would recommend to you,
3 but go to 18.

4 MR. BIDEETI: 18 inches long?

5 CHAIRMAN ROSASCO: No. You can go
6 longer on the side, but the height is,
7 technically, only supposed to be 12
8 inches.

9 MR. BIDEETI: So max it out at 18.

10 CHAIRMAN ROSASCO: Yeah.

11 MR. BIDEETI: And the length
12 we're --

13 CHAIRMAN ROSASCO: Proportionate.

14 MR. BIDEETI: Okay. We're going to
15 center it.

16 CHAIRMAN ROSASCO: I would say it
17 shouldn't be anything wider than the front
18 sign.

19 MR. BIDEETI: Got it.

20 CHAIRMAN ROSASCO: Okay. So with
21 those parameters enforced, do we have a
22 second on that motion?

23 MR. RYAN: Second the motion.

24 CHAIRMAN ROSASCO: All those in
25 favor?

1 PLANNING BOARD and ARC 4/25/23

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

5 CHAIRMAN ROSASCO: Good luck, Mike.

6 MR. BIDETTI: Thank you. Have a
7 good evening.

8 * * * *

9 CHAIRMAN ROSASCO: The second
10 application on tonight is 50 South Front
11 Street, Croxley's.

12 Step on up, gentlemen. State your
13 name and address for the record.

14 MR. WERLE: Chris Werle, 50 South
15 Front Street.

16 MR. PICIULLO: Jeff Piciullo, 50
17 South Front Street.

18 CHAIRMAN ROSASCO: Tell us what you
19 guys are looking to do.

20 How many doors are over on that
21 side, and what are you looking to do?

22 MR. WERLE: Yeah, we have a little
23 problem. We have three doors on the side
24 on 50 South, so when we do a party in the
25 loft, the upstairs part, no one knows

1 PLANNING BOARD and ARC 4/25/23
2 which door to go into, so there's a little
3 confusion out there, so we want to put
4 this awning over the proper door.

5 CHAIRMAN ROSASCO: Is that door
6 used only for when the loft is in use?

7 MR. WERLE: Correct.

8 CHAIRMAN ROSASCO: How many parties
9 are you throwing in the loft up there,
10 approximately?

11 MR. WERLE: One a week.

12 CHAIRMAN ROSASCO: Okay.

13 MR. WERLE: Sometimes twice a week.

14 CHAIRMAN ROSASCO: Okay.

15 MR. RYAN: It's unlocked when
16 there's a party going on?

17 MR. WERLE: Yeah. It's an
18 emergency exit, actually.

19 MR. RYAN: Right. Got it.

20 CHAIRMAN ROSASCO: So I looked at
21 the Code. The type is fine. The bottom
22 is eight feet off the ground. It's from
23 seven to eight off the bottom, so they're
24 within the Code there.

25 There is one section of the Code

1 PLANNING BOARD and ARC 4/25/23
2 that says no sign on the rear or the side
3 of the building if it's within 100 feet of
4 the residents. The residents -- the
5 closest one is across the street and
6 behind it, so they're within that.

7 And other than that, I don't have
8 any questions on it. I would just say you
9 didn't put a color in there. Per the
10 Color Code, I'm going to recommend to you
11 the "Chestnut." The number is --

12 MR. WERLE: That didn't come out in
13 color?

14 CHAIRMAN ROSASCO: Well, they put
15 maroon. Formally, the name of the color
16 is Benjamin Moore "Chestnut," 2082-10, and
17 it's the burgundy that everyone in the
18 Village uses. That's the maroon color.
19 Because on the depiction, it looks red,
20 and that's not what you want right?

21 MR. WERLE: Here it's burgundy
22 (indicating).

23 CHAIRMAN ROSASCO: Right. So other
24 than that, why don't I make a motion on
25 this to approve the application as

1 PLANNING BOARD and ARC 4/25/23
2 submitted for 50 South Front Street with
3 the provision that the awning is to be
4 done in "Chestnut," 2082-10, Benjamin
5 Moore, and it is to remain eight feet off
6 the ground.

7 And given that, do we have a second
8 on that motion?

9 MR. STAUDT: I'll second that.

10 CHAIRMAN ROSASCO: All those in
11 favor?

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

15 CHAIRMAN ROSASCO: Gentlemen, good
16 luck.

17 MR. WERLE: Thank you.

18 MR. PICIULLO: Thank you. Have a
19 great week.

20 * * * *

21 CHAIRMAN ROSASCO: Next up is the
22 psychic. Come on down. You're new to the
23 party, so you're going to, definitely,
24 state your name and address for the
25 record.

1 PLANNING BOARD and ARC 4/25/23

2 MS. TENNIS: Sonia Tennis, 333
3 Conklin Street.

4 CHAIRMAN ROSASCO: Fantastic.
5 Welcome, Sonia.

6 MS. TENNIS: Thank you.

7 CHAIRMAN ROSASCO: Tell us what
8 you're looking to do, how long have you
9 been there, and how's business?

10 MS. TENNIS: Surprisingly, very
11 good.

12 CHAIRMAN ROSASCO: Good. Good.
13 Fantastic.

14 MS. TENNIS: I've been there a
15 while now. I have the -- what is it --
16 the banner sign.

17 CHAIRMAN ROSASCO: Do you own that
18 building or lease it?

19 MS. TENNIS: Lease it.

20 CHAIRMAN ROSASCO: You lease it.
21 Okay. So you're not an owner. Okay.
22 That's a leased building.

23 All right. So tell us what you're
24 looking to do. Let's talk about this
25 application.

1 PLANNING BOARD and ARC 4/25/23

2 MS. TENNIS: I'm looking to put the
3 signs that follow Code.

4 You have the printout, right?

5 CHAIRMAN ROSASCO: Yes. We have
6 everything. You did not put actual Code
7 colors, but similar to our last applicant,
8 the burgundy that the Village has on the
9 color palette is that "Chestnut," which
10 is, once again, 2082-10.

11 You already have the gold metallic
12 border in your sign, which I appreciate
13 your looking at the Code and doing our
14 work for us, and then the white is pretty
15 self-explanatory.

16 The only question I have for you is
17 you said goosenecks. I don't know how
18 many you're going to do, how you're going
19 to spatially design them, what are your
20 thoughts?

21 MS. TENNIS: I'm thinking three on
22 the sign in the middle and, I guess, two
23 on the ones on the side, and then one on
24 each -- to try and get the side sign.

25 MR. STAUDT: The blade. Yeah.

1 PLANNING BOARD and ARC 4/25/23

2 CHAIRMAN ROSASCO: Right. Okay.

3 And when I look at your building, we've
4 got a brown roof, and we've got brown
5 window trim. We're thinking -- how about
6 brown goosenecks to pull it together?

7 MS. TENNIS: Yeah. That's fine.

8 Yeah. I'm going to match it all up.

9 CHAIRMAN ROSASCO: Good.

10 MS. TENNIS: And then, eventually,
11 I want to put a burgundy awning, but I'll
12 do that once I get all this done.

13 CHAIRMAN ROSASCO: Okay.

14 MS. TENNIS: I'll come back for
15 that.

16 CHAIRMAN ROSASCO: That's,
17 certainly, your option. So let's see --
18 colors are good, the sign is two feet
19 across the board, oh, the blade sign.

20 MS. TENNIS: Mm-hmm.

21 CHAIRMAN ROSASCO: Follow me on
22 this. So on a blade sign we allow
23 720-square-inches. At 30 inches by 30
24 inches, you're a little bit over, so you
25 have to bring it down to 27 by 27 on the

1 PLANNING BOARD and ARC 4/25/23
2 blade sign.

3 MS. TENNIS: Okay.

4 CHAIRMAN ROSASCO: It's a mere
5 issue of that amount, okay?

6 MS. TENNIS: Am I allowed to put
7 any kind of, like, logos on the blade
8 sign?

9 CHAIRMAN ROSASCO: There isn't one
10 on your depiction, what would you put?

11 MS. TENNIS: A palm or a star or a
12 moon. Something like that. Spiritual.

13 CHAIRMAN ROSASCO: I'm not opposed
14 to that. I mean, it's a simple sign. We
15 like it to be simple and easily readable
16 from the street, but if you wanted to add
17 some type of astrological -- I don't know
18 all the connotations for what you do --
19 but, certainly, within reason.

20 If you keep it within that size of
21 the "Psychic Reader" that's on the blade
22 sign, it's not going to be all that big.

23 MS. TENNIS: Yes. It's small.
24 It's just for accent.

25 CHAIRMAN ROSASCO: Right. Right.

1 PLANNING BOARD and ARC 4/25/23

2 MS. TENNIS: And I'll make it gold
3 leaf, that gold color, whatever it is.

4 CHAIRMAN ROSASCO: Absolutely. No
5 problem with that.

6 MS. TENNIS: Okay.

7 CHAIRMAN ROSASCO: Fantastic.
8 Anybody have any additional questions?

9 MR. STAUDT: The only point I would
10 make is when you have the goosenecks
11 installed just that you have whoever is
12 installing it use soft, warm lighting --
13 usually 2,700 kelvins to 3,000 kelvins.
14 It's the warm lighting versus the harsher
15 blue lighting that you sometimes --

16 MS. TENNIS: So I'll just tell them
17 warm lighting.

18 MR. STAUDT: Soft, warm lighting.

19 MS. TENNIS: And bring down the
20 sign a little bit.

21 CHAIRMAN ROSASCO: The blade sign.
22 Everything else is fine.

23 MS. TENNIS: Okay. That will be on
24 the thing -- the size that you want?

25 CHAIRMAN ROSASCO: Ultimately, it

1 PLANNING BOARD and ARC 4/25/23
2 will be within the Building Department
3 office. I'm not sure all the corrections
4 will be on your permit, but I'm going to
5 go through them all now, again, as I make
6 a motion to approve you.

7 So in regards to 333 Conklin
8 Street, I'm going to ask that this
9 application be approved with the following
10 provisions:

11 The coloring -- the burgundy --
12 we're, once again, going with "Chestnut,"
13 2082-10; the white lettering is fine;
14 she's got gold metal leaf on there as a
15 border, which is fantastic.

16 In regards to the lighting, we did
17 discuss three goosenecks over the center
18 sign with one gooseneck over each one to
19 the left and to the right; those
20 goosenecks are to be brown in color to
21 match both the roofing shingles and the
22 window trim that you have.

23 Further, the blade sign that's off
24 to the right -- or the eastern side of the
25 building -- is to be reduced to 27 by 27,

1 PLANNING BOARD and ARC 4/25/23
2 that will bring you in at
3 729-square-inches. We're giving you a
4 little extension on that because if you
5 look at your blade sign, the corners are
6 notched out, so you're not, actually,
7 using all the square-inches that I've
8 measured.

9 That being said, I would ask that
10 this application be approved in its
11 entirety with those provisions.

12 Do I have a second?

13 MR. STAUDT: I'll second that.

14 CHAIRMAN ROSASCO: All those in
15 favor?

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

19 CHAIRMAN ROSASCO: Good luck.

20 MS. TENNIS: Thank you.

21 * * * *

22 CHAIRMAN ROSASCO: Okay. 102
23 Conklin Street, Your Home Sold, step on
24 up. Name and address for the record.

25 MS. McCOY: Susan McCoy, 102

1 PLANNING BOARD and ARC 4/25/23

2 Conklin.

3 CHAIRMAN ROSASCO: Hi, Susan.

4 Welcome.

5 MS. McCOY: Thank you.

6 CHAIRMAN ROSASCO: So, I guess, the
7 first concern we had in regards to your
8 application is we don't have any colors.

9 MS. McCOY: I, actually, do. And
10 Scott was -- that's Scott Bickert -- and I
11 used him based on the recommendation from,
12 I forget her name, who was doing the
13 funding.

14 CHAIRMAN ROSASCO: Probably Elissa
15 Kyle.

16 MS. McCOY: Exactly. So Scott was
17 supposed to call with the colors, so we
18 have this (indicating). And she did ask
19 me what the color numbers were, and Scott
20 said he would call and give the numbers
21 because I have no idea.

22 CHAIRMAN ROSASCO: Okay. So let's
23 walk you through it. Let's talk about the
24 sign.

25 MS. McCOY: Do you need this

1 PLANNING BOARD and ARC 4/25/23

2 (indicating)?

3 CHAIRMAN ROSASCO: The mock-up
4 there (pointing) is the colors you want to
5 use, so it's black, white, and red,
6 correct?

7 MS. McCOY: Yes.

8 CHAIRMAN ROSASCO: And I see -- in
9 my terrible vision of my age -- "Chestnut"
10 written down on the bottom.

11 Is that written by you or somebody
12 else?

13 MS. McCOY: I just wrote that
14 because I heard you talking.

15 CHAIRMAN ROSASCO: All right. So
16 fortunately for you, if you look across
17 the street at what's now Guaranteed Rate
18 -- and also we've approved something
19 that's not on the color palette, but it's
20 the "Heritage Red."

21 And you want something more red
22 than you do burgundy, I will assume, based
23 upon that depiction there, right?

24 MS. McCOY: Yes. Is there a color?

25 CHAIRMAN ROSASCO: Yeah, there is.

1 PLANNING BOARD and ARC 4/25/23
2 HC-181. It's an historical, classical
3 color.

4 MS. McCOY: Okay.

5 CHAIRMAN ROSASCO: So let's talk
6 about the sign. So the Code says that the
7 sign is supposed be -- as you heard
8 earlier -- easily readable and simple.
9 The only concern I have about this sign is
10 it's a little busy.

11 MS. McCOY: Busy?

12 CHAIRMAN ROSASCO: A little busy.

13 MS. McCOY: Okay.

14 CHAIRMAN ROSASCO: We had
15 discussions about it, and is there any way
16 that, maybe, you could remove one line of
17 text on that top section?

18 I know there are -- I read the
19 whole thing about Rudy, the owner of this
20 company. I did my homework. I get it.
21 It's a corporate entity.

22 MS. McCOY: Yeah. It's a licensing
23 agreement.

24 CHAIRMAN ROSASCO: Right. Is there
25 anything within that that's not within

1 PLANNING BOARD and ARC 4/25/23

2 their marketing campaign?

3 MS. McCOY: I mean, if anything, it
4 would probably be "Your Long Island
5 Realtors." I guess realty is in the --

6 MR. STAUDT: Right.

7 MS. McCOY: I mean, right?

8 CHAIRMAN ROSASCO: I can approve it
9 provisionally with the understanding that,
10 maybe, one line comes out.

11 MS. McCOY: Thank you. All right.

12 CHAIRMAN ROSASCO: I just think it
13 will read easier.

14 MS. McCOY: It's too much.

15 CHAIRMAN ROSASCO: Right.

16 MS. McCOY: So why don't --

17 CHAIRMAN ROSASCO: When you look
18 across the street, we have law office.

19 MS. McCOY: Yeah, no, I know.

20 CHAIRMAN ROSASCO: Guaranteed Rate.
21 It's, like, two word signs.

22 MS. McCOY: I know. We're trying
23 to squeeze a lot in there. All right. I
24 guess we can -- we'll take out "Your Long
25 Island Realtors." It says realty, right,

1 PLANNING BOARD and ARC 4/25/23
2 that's, kind of, self-explanatory.

3 CHAIRMAN ROSASCO: Listen, I don't
4 want you to make the call here on the
5 spot. Think about it.

6 MS. McCOY: Well, I just want to
7 get approval.

8 CHAIRMAN ROSASCO: I'm going to
9 give you approval provisionally, and I'll
10 let you delete whichever line you want.

11 MS. McCOY: All right. As long as
12 I take out one line?

13 CHAIRMAN ROSASCO: As long as you
14 go down to three lines, I'm okay.

15 MS. McCOY: Okay. That's fine.

16 CHAIRMAN ROSASCO: I know myself.
17 Sometimes I say things, and the next day
18 I'm, like, why did I say that, so I'm
19 going to give you an option to figure out
20 what you want to do.

21 MS. McCOY: Okay. So I can pick
22 out which I can take out. I have one or
23 two that I'm going to take out.

24 CHAIRMAN ROSASCO: Our other Board
25 members, what do you guys think?

1 PLANNING BOARD and ARC 4/25/23

2 MR. RYAN: The posts?

3 CHAIRMAN ROSASCO: Yeah. So across
4 the street, the posts are seven feet high,
5 and the sign if it bows -- yours has a
6 little convex to it -- tops out at eight
7 feet. So if you want to go to similar
8 sizing to that, we're not opposed to that,
9 but that would make it symmetrical to the
10 signs that are across the street.

11 MS. McCOY: So seven feet you're
12 saying?

13 CHAIRMAN ROSASCO: Seven feet on
14 the posts and up to eight feet on the
15 sign.

16 MS. McCOY: Okay. So seven feet
17 post and up to eight on the sign.

18 CHAIRMAN ROSASCO: Right. The only
19 other thing I would tell you is that your
20 side -- the south side of the road -- is
21 slightly more residential than the north
22 side, right?

23 MS. McCOY: Mm-hmm.

24 CHAIRMAN ROSASCO: You know who's
25 across the street?

1 PLANNING BOARD and ARC 4/25/23

2 MS. McCOY: Yes.

3 CHAIRMAN ROSASCO: So if you did
4 want to come in at six and seven, I'd
5 probably appreciate it, right?

6 That's just me thinking outside the
7 box.

8 MS. McCOY: Yeah, I'm fine with --
9 I paid somebody and I said, look, you guys
10 do this, so it's fine. I don't --

11 CHAIRMAN ROSASCO: If you came in a
12 little bit lower --

13 MS. McCOY: So you prefer --

14 MR. STAUDT: Just because you'd be
15 the first sign on the south side of this
16 size.

17 MS. McCOY: Yeah.

18 CHAIRMAN ROSASCO: And then,
19 secondly, the residence is there.

20 MS. McCOY: I got it. All right.
21 So you want seven feet in --

22 CHAIRMAN ROSASCO: Six feet on the
23 posts and seven feet height max on the
24 sign.

25 MS. McCOY: So six foot high on the

1 PLANNING BOARD and ARC 4/25/23
2 post, seven foot -- like I said, this is
3 all new to me, so whatever you --

4 CHAIRMAN ROSASCO: That's okay.
5 We'll make it simple for you.

6 Anybody else have any concerns?

7 MR. STAUDT: Just one thing. We
8 discussed this also. When you do the
9 lighting for the sign, we prefer that you
10 go with the ground lighting -- lighting
11 from below.

12 MS. McCOY: That's what I was going
13 to do.

14 MR. STAUDT: Because we think that
15 the gooseneck lighting, one, it would add
16 height to the structure overall, and it
17 will have a more commercial look to it, so
18 just light from below. That's what the
19 other signs across the street from you
20 have.

21 MS. McCOY: That's what I was going
22 to do. Copy them.

23 MR. RYAN: Good. That makes sense.

24 MS. SCHOTT: The metallic?

25 CHAIRMAN ROSASCO: Oh, good point.

1 PLANNING BOARD and ARC 4/25/23

2 MR. STAUDT: I didn't catch that.

3 CHAIRMAN ROSASCO: Metallic.

4 MS. McCOY: We talked about that,
5 but then we didn't know where to put it.
6 Scott said that a lot of signs have
7 metallic.

8 CHAIRMAN ROSASCO: So it's in the
9 Code. What we do -- if you want to look
10 at CVS, which is red and white, okay, what
11 they did is they did a simple border of
12 silver around.

13 MS. McCOY: Okay.

14 CHAIRMAN ROSASCO: You don't even
15 notice it, but it's there. So if anybody
16 comes up and goes CVS doesn't have it, I
17 go, yeah, they do. Look close. You never
18 even see it.

19 MS. McCOY: Okay. So we can do it
20 around the border?

21 CHAIRMAN ROSASCO: Do a one-inch
22 trim around the sign.

23 MS. McCOY: And it could be silver
24 or gold?

25 CHAIRMAN ROSASCO: Either or. With

1 PLANNING BOARD and ARC 4/25/23
2 that I'd, probably, say silver. You'll
3 never even see it.

4 MS. McCOY: Okay. So silver.

5 CHAIRMAN ROSASCO: Silver leaf
6 border.

7 MS. McCOY: And that's just for
8 uniformity?

9 I think I know what you're talking
10 about.

11 MR. STAUDT: If you look at the
12 signs across the street from you, they
13 have -- it's just a line that goes around
14 the border of the sign.

15 MS. McCOY: Okay. I thought it was
16 white, but it's probably silver, right?

17 CHAIRMAN ROSASCO: Yeah. It's hard
18 to make a white metallic.

19 MS. McCOY: Yeah. I never thought
20 -- well, we talked about gold, but the
21 gold didn't go, so, okay.

22 MR. RYAN: Yeah, the silver would
23 go better.

24 CHAIRMAN ROSASCO: Okay. So that
25 being said, in regards to the application

1 PLANNING BOARD and ARC 4/25/23
2 of 102 Conklin Street, I would ask that it
3 be approved with the following provisions:

4 We discussed that one line of text,
5 at the applicant's choosing, is to be
6 deleted from the upper sign; there is to
7 be a silver leaf border to be placed
8 around that sign; the sign posts are up to
9 six feet and the sign can be raised up to
10 seven feet off the ground height; if there
11 is any lighting done in the future, that
12 has to be ground lighting, and, once
13 again, we ask that it be warm ground
14 lighting -- 2,700 to 3,000 kelvins -- this
15 way you get a soft flash on that as
16 opposed to a harsh white.

17 MS. McCOY: Yeah, yeah. I don't
18 like the harsh white.

19 CHAIRMAN ROSASCO: And other than
20 that, I believe, that would bring you
21 within Code.

22 MR. STAUDT: And the red?

23 CHAIRMAN ROSASCO: Oh, the red,
24 yes. The red is in the sign. We've got a
25 white, we've got a black, we've got a red.

1 PLANNING BOARD and ARC 4/25/23
2 If the red is to be used as submitted this
3 evening, that is to be "Heritage Red,"
4 that's Benjamin Moore HC-181 for the
5 color.

6 MS. McCOY: Okay. I got that. And
7 this will all be on the permit when I pick
8 it up tomorrow or something -- or the next
9 day, whatever?

10 I'm going to give the sign guy what
11 I have, but I'd rather see it in writing.

12 CHAIRMAN ROSASCO: Absolutely.
13 That being said, a motion has been made.

14 Do we have a second on the motion?

15 MR. RYAN: Second the motion.

16 CHAIRMAN ROSASCO: All those in
17 favor?

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

21 CHAIRMAN ROSASCO: Good luck,
22 Susan.

23 MS. McCOY: Thank you.

24 * * * *

25 CHAIRMAN ROSASCO: All right. So

1 PLANNING BOARD and ARC 4/25/23
2 we saved you guys for last. Come on up.
3 Let's see what you guys are looking to do,
4 and how we can make this happen for you.

5 DR. SAGGAR: I'm Vishal Saggar from
6 250 Fulton Street, and this is my
7 contractor, Ralph Virga --

8 CHAIRMAN ROSASCO: Premier. We
9 approved your signs last week.

10 MR. VIRGA: Yeah. Ralph Virga.

11 CHAIRMAN ROSASCO: Excellent.

12 MR. STAUDT: They went up quick
13 too. They're up, right?

14 MR. VIRGA: Yeah, they're up. They
15 were up about a week later or so.

16 CHAIRMAN ROSASCO: You, kind of,
17 forced our hand. You had them before you
18 came to the meeting. I remember these
19 things.

20 MR. VIRGA: Yeah.

21 CHAIRMAN ROSASCO: It's all good.
22 I had some preliminary discussions with
23 the applicant earlier, and I know where
24 he's coming from.

25 He's got a synonymous building in

1 PLANNING BOARD and ARC 4/25/23
2 Jericho that when I saw this I said, I
3 know exactly where that building is.

4 So why don't you guys tell us what
5 you're looking to do and make your
6 presentation, and then we'll have some
7 discussions.

8 MR. VIRGA: Sure.

9 DR. SAGGAR: So I'm a
10 dermatologist. I practice now in Jericho.
11 I practice with my sister, actually, in
12 Jericho and then my brother is a dentist
13 there.

14 And, so, we have a building that
15 we, kind of, put up in Jericho that
16 follows this same schematic -- and I have
17 a photo for you guys in there of what the
18 building looks like.

19 And then I'm going to be branching
20 out to Farmingdale just because we're,
21 kind of, outgrowing the space, and, so,
22 I'll, primarily, be in Farmingdale and
23 will be practicing general dermatology and
24 also hair transplants, and, so, it's going
25 to be, sort of, an extension of that

1 PLANNING BOARD and ARC 4/25/23
2 practice. It's going to, eventually, have
3 the same name and everything else.

4 So the idea is that when patients
5 drive by -- a lot of them have just come
6 to recognize the building -- and we have a
7 lot of patients that come in because
8 they're at the Whole Foods across the
9 street, and they'll see the building and
10 they're, like, oh, I see that
11 building and realize that there's a
12 dermatologist and dentist there.

13 So the idea is, really, as we're,
14 kind of, creating this sister practice, I
15 wanted it to be an extension of our
16 current practice, and, so, that's why
17 we're going for the exact same schematic.
18 And then Ralph can speak more
19 intellectually than I can to the actual
20 panels and everything else.

21 MR. VIRGA: Do you want to know
22 about the construction of it?

23 CHAIRMAN ROSASCO: Sure. I know it
24 pretty good, but I'm not sure my other
25 Board members do, so let's go through it

1 PLANNING BOARD and ARC 4/25/23
2 together.

3 MR. VIRGA: Basically, we are one
4 of -- the head of Hardie installers on --

5 DR. SAGGAR: I, actually, found
6 them because I went to the James Hardie
7 website. They were the first one listed
8 and on Fulton Street.

9 MR. VIRGA: This is an unfinished
10 panel, basically, and we're doing a
11 variety of different colors (indicating).

12 This is an iodized clip board, and
13 That's, basically, how it all gets
14 installed once we build on the brick
15 (demonstrating).

16 CHAIRMAN ROSASCO: All right.

17 MR. VIRGA: Everything is on a slip
18 level of different types of fasteners
19 (demonstrating). Everything is insulated,
20 everything is put up with furring strips,
21 everything is capped in black.

22 It's, basically, trying to keep the
23 identity of their business that they have
24 going on. They're known for their
25 building, and they're just trying to

1 PLANNING BOARD and ARC 4/25/23

2 branch out with that.

3 CHAIRMAN ROSASCO: I get it. And
4 the prior building, that wasn't approved
5 via a village municipality?

6 That's a County thing, right?

7 MR. VIRGA: Yeah.

8 CHAIRMAN ROSASCO: All right. So
9 he didn't go through the second layer of
10 scrutiny in that application.

11 Okay. So we've got two things
12 that, kind of, are concerns. We've got
13 two items of authorship in the Village.
14 We've got the Master Plan, which was done
15 in November of 2011, which pushes us
16 forward into 2035 as to how the future and
17 the rendering and the designs are supposed
18 to be here in the Village. To quote it,
19 what it calls for -- to preserve the
20 residential elements and the descriptions
21 of the downtown neighborhoods and the
22 characteristics.

23 I'm not sure -- the framing on the
24 building, the windows, everything like
25 that is fine within that. I guess the

1 PLANNING BOARD and ARC 4/25/23
2 condition that we have is the checkerboard
3 of the paneling, you know, and I think we
4 discussed that earlier today.

5 Further, as you go into the Code,
6 the Code, under Section 462-3, says it's
7 supposed to be comparable and appropriate
8 to the architectural characteristics of
9 the Village. You are the leap of all
10 mankind when they stepped on the moon
11 going from one level to the next.

12 MR. VIRGA: Isn't his building,
13 kind of, on the outskirts of town, like,
14 not deep down into the Village?

15 CHAIRMAN ROSASCO: Technically,
16 it's away from the downtown. That's a
17 valid point.

18 MR. VIRGA: Right.

19 CHAIRMAN ROSASCO: And what I'm
20 trying to figure out is the aggravating
21 and mitigating circumstances, but that's a
22 valid point. And if you look next door --

23 MR. VIRGA: And the surface area of
24 his -- he's got more of a grand building
25 that stands out. He's more of -- when

1 PLANNING BOARD and ARC 4/25/23
2 you're looking at it broadside, it's a
3 smaller surface area in comparison to his
4 other building as well, so it's not
5 something like this is a huge building
6 like the Bank of America, which is huge
7 and going to be checkered.

8 MR. RYAN: This is not a rendering?
9 This is the building?

10 MR. VIRGA: Yes.

11 DR. SAGGAR: That's the building in
12 Jericho.

13 MR. VIRGA: It's a little more
14 extreme in size.

15 MR. STAUDT: I got confused by that
16 too when I drove to the building.

17 DR. SAGGAR: Oh, I apologize.

18 MR. STAUDT: I was looking at this
19 and I was, like, I guess they're tearing
20 the building down.

21 MR. VIRGA: Yeah, there's a little
22 less surface area on his building in
23 comparison to that.

24 DR. SAGGAR: That's the actual
25 Jericho building.

1 PLANNING BOARD and ARC 4/25/23

2 MR. RYAN: Got it.

3 MR. STAUDT: It is a concern of
4 mine. Just in general, the building
5 across the street from you, obviously,
6 they just went through all the effort to
7 add the brick facade, and then the
8 building next to you on the other side is
9 a beige stucco. I'm not saying you have
10 to do that, but this is -- certainly, this
11 will stand out from previous architecture.

12 CHAIRMAN ROSASCO: You guys are
13 pigeonholed between a beige stucco
14 building and now a brick rendering
15 building.

16 That being said, there is an
17 argument to be made that you don't have
18 much of a square-footage on the front,
19 which is the visual side, right?

20 It's just that one side that you
21 have, so how do we tone this down a bit
22 wherein I can pass this one?

23 Do we -- is there a way in which we
24 can, maybe, make the frontage a solid and
25 tone down the side a little bit?

1 PLANNING BOARD and ARC 4/25/23

2 We're looking to work with you. We
3 like what you've done to the property. I
4 don't know that I can recapture Jericho.

5 DR. SAGGAR: Okay.

6 CHAIRMAN ROSASCO: So between you
7 and your contractor, how do we tone it
8 down a bit to make it work for everybody?

9 MR. VIRGA: So are you looking for
10 a different sized panel, or are you
11 looking for a different color?

12 MR. STAUDT: I think it's the --

13 MR. RYAN: It's the number of
14 colors. Can you tone it down to two,
15 potentially? That's what we talked about.

16 MR. VIRGA: So we're looking at
17 black and white?

18 Are we looking at gray and white?

19 CHAIRMAN ROSASCO: I'm not horribly
20 opposed -- I mean, he's got black windows,
21 so I think some black isn't bad, you know,
22 MÓGU next to you is gray, right?

23 DR. SAGGAR: Yeah.

24 MR. VIRGA: Right. So if we go
25 with, like --

1 PLANNING BOARD and ARC 4/25/23

2 DR. SAGGAR: On the current design,
3 there's, actually, four colors too. So
4 there's, like, a white, a light gray, a
5 dark gray, and then a very dark gray,
6 which resembles black.

7 CHAIRMAN ROSASCO: Right.

8 MS. SCHOTT: What do we think about
9 larger panels, fewer of them?

10 MR. VIRGA: If we had larger panels
11 on that, it will get lost on the front
12 elevation because there's a lot more glass
13 surface, so then what you're going to
14 have, when you look at it, it will be,
15 like, large panel and then a half.

16 CHAIRMAN ROSASCO: Three pieces.
17 Right.

18 MR. VIRGA: It will look awkward
19 and out of place.

20 CHAIRMAN ROSASCO: Right. I get
21 that.

22 MR. VIRGA: Keeping the smaller
23 panels will give it a little bit more of a
24 flow on the building itself.

25 CHAIRMAN ROSASCO: Right.

1 PLANNING BOARD and ARC 4/25/23

2 DR. SAGGAR: I'm happy to -- on the
3 front of the building, if we wanted to cut
4 down the number of colors, if you think
5 that would still look okay, we're happy to
6 do that if that would be okay.

7 MR. VIRGA: Which comes down to --
8 what are you allowing as far as what
9 colors are we going to cut down on, like,
10 there's different shades of gray, so are
11 we going to stick with a gray and a white
12 and then have the black?

13 MR. STAUDT: I think that -- my
14 personal opinion, if your windows are
15 black trim, if you did gray and white, it
16 could all work together potentially. I
17 don't know if you agree with that.

18 CHAIRMAN ROSASCO: So this is a
19 very subjective thing.

20 MR. STAUDT: Yeah.

21 DR. SAGGAR: Of course.

22 CHAIRMAN ROSASCO: What I think is
23 toned down, you may not think is toned
24 down.

25 What I would recommend -- when are

1 PLANNING BOARD and ARC 4/25/23
2 you looking to open up over there?

3 Where are you at?

4 DR. SAGGAR: The interior
5 construction is finally coming to an end,
6 which is nice, so that's how I found Ralph
7 Virga. So we're looking to start the
8 exterior as soon as possible. My hope is
9 to have everything ready within the next
10 one to two months.

11 CHAIRMAN ROSASCO: What I was going
12 to recommend was -- I was going to say why
13 don't you guys, knowing what we want, how
14 about putting together a new rendering, so
15 we can look at it rather than just giving
16 you free reign?

17 Otherwise, then, we're going to
18 have to try to pin you down to colors,
19 which I don't know if you guys are ready
20 for that, and I don't know if we're ready
21 for that.

22 DR. SAGGAR: I mean, if it meant
23 approval, I'd be happy to cut down the
24 colors even today because my whole thing
25 is I would like to follow this schematic

1 PLANNING BOARD and ARC 4/25/23
2 because I want patients to -- we have a
3 lot of patients from Farmingdale even in
4 Jericho right now -- so I would like
5 patients driving by to be able to identify
6 us even by the building.

7 And, so, if approval today just
8 means, like, well, you know, you have four
9 colors, it's a little bit busy on the
10 front, and we would like it so that,
11 especially, on the front that's facing
12 Fulton Street, if you can cut it down to
13 two colors or three colors, I'm happy to
14 follow that even today because I would
15 love for Premier to just get started.

16 MR. VIRGA: Even if we go with a
17 gray and white and we had black trim.
18 Because the metal that's going for the
19 trimming is all going to be in black.

20 CHAIRMAN ROSASCO: Okay.

21 MR. VIRGA: So would that count as
22 a color on the panel?

23 MR. RYAN: No. That wouldn't be a
24 color.

25 MR. VIRGA: So we will have black

1 PLANNING BOARD and ARC 4/25/23

2 there and gray and white.

3 DR. SAGGAR: Yeah, so I'm happy to
4 eliminate the black in that sense if
5 that's --

6 MR. RYAN: So gray, white, and the
7 black trim around the windows. That
8 sounds like a reasonable approach to me.

9 MR. VIRGA: So we're going to look
10 at which gray looks better in a scheme.
11 So if it came down to a gray but not what
12 color gray, as long as we keep it the
13 gray, white, and black trim?

14 (WHEREUPON, there was a sidebar
15 discussion held between Chairman Rosasco
16 and Mr. Staudt.)

17 CHAIRMAN ROSASCO: If you brought
18 it down to two colors, how would you
19 stagger the colors would be my question.

20 Is it just a freeform pattern, you
21 start dropping colors?

22 DR. SAGGAR: If I'm being honest,
23 my wife works for Google, and she sat down
24 and made a lot of Excel files and,
25 actually, drew the building out two

1 PLANNING BOARD and ARC 4/25/23
2 dimension, and we had sat there together
3 for, like, 11 hours and, actually, drew
4 out and -- we tried to make it -- since
5 it's a shorter building, we wanted to make
6 it more bright than dark.

7 So if you look at the panel
8 distribution, there's lighter colors more
9 than darker colors, so we, kind of, just
10 did it out that way, so I think it would
11 just entail my wife --

12 MR. VIRGA: Well, we were talking
13 about gray, white, and black.

14 How many colors did we present --
15 four?

16 DR. SAGGAR: We presented four
17 colors.

18 MR. VIRGA: Would it be possible --
19 it's five.

20 MR. STAUDT: Five with the trim,
21 right?

22 MR. VIRGA: Five with the trim.
23 The only reason that I'm thinking about it
24 now in my head as I'm building it, I think
25 that if we go with -- do you think we

1 PLANNING BOARD and ARC 4/25/23

2 could do three colors?

3 The only reason why I'm asking
4 this, and the only reason why is because
5 I'm thinking gray, black, and white.
6 You're going to look like you have a
7 chessboard looking down the block where
8 it's going to look more like an old Chess
9 King. It's got that checkerboard look,
10 and that's, kind of, not what he's looking
11 for.

12 CHAIRMAN ROSASCO: Right.

13 MR. VIRGA: He needs something with
14 a little bit of a variation in hue and
15 color, which the subtleties of the color
16 in it will look better than having a
17 chessboard on the side of the road.

18 CHAIRMAN ROSASCO: I get that.

19 MR. VIRGA: So if we can do
20 something where there's, like, the black
21 trim, the white, and, maybe, two shades of
22 gray -- not close in color -- but
23 something to give a little variation where
24 it's going from one hue to the next where
25 it doesn't look like it's checkered.

1 PLANNING BOARD and ARC 4/25/23

2 CHAIRMAN ROSASCO: I get it. What
3 do you think about two colors on the front
4 and three on the side?

5 DR. SAGGAR: Sure. I'm okay with
6 that.

7 CHAIRMAN ROSASCO: Because your
8 main square-footage is on your entrance
9 way on that side where the parking is,
10 right?

11 DR. SAGGAR: Absolutely. Yup.

12 CHAIRMAN ROSASCO: And that's where
13 you're, probably, going to get your most
14 visual attention. That's where you're
15 going to capture people.

16 DR. SAGGAR: Yeah.

17 CHAIRMAN ROSASCO: So are you guys
18 okay with that?

19 MR. RYAN: I'm okay with that.

20 CHAIRMAN ROSASCO: Are you okay
21 with that?

22 MR. STAUDT: Is there any way we
23 can see it?

24 I'm okay approving it, but can you
25 send us a rendering?

1 PLANNING BOARD and ARC 4/25/23

2 DR. SAGGAR: Yeah, absolutely.

3 I'll make my wife work on it today.

4 MR. RYAN: You can see how the
5 dimensions -- how they go together.

6 DR. SAGGAR: Yeah, of course.

7 MR. STAUDT: And I guess if there's
8 any way, if we're approving it today, that
9 when she works on it, if it's not as busy
10 looking.

11 In the rendering we're looking at
12 now, it, obviously, gets lighter as it
13 gets down to the ground level, but there
14 are still elements of black peppered in
15 there, so it just, sort of, presents this
16 -- I think we called it a Rubik's Cube.
17 It's a very digital look.

18 DR. SAGGAR: Yes. Okay.

19 MR. STAUDT: And, I guess, we're
20 just trying to tone that down.

21 DR. SAGGAR: Sure.

22 MR. STAUDT: That's what we're
23 aiming for.

24 DR. SAGGAR: Sure. Yeah. I can do
25 that.

1 PLANNING BOARD and ARC 4/25/23

2 CHAIRMAN ROSASCO: Okay. So one
3 other question I have is what are you
4 doing about signage?

5 DR. SAGGAR: I'll probably be
6 coming back next month for the signage.

7 CHAIRMAN ROSASCO: So that's not
8 part of this application.

9 DR. SAGGAR: No. That's not part
10 of today.

11 MR. STAUDT: And you heard, I'm
12 sure, the sign in your photo now looks
13 like a box sign.

14 DR. SAGGAR: Yeah, so, that's,
15 obviously, going to get reworked.

16 MR. STAUDT: Yeah.

17 MR. VIRGA: Just to put it out
18 there and ask the question, would
19 something like this -- what would be okay?

20 Just to know what you guys would
21 approve for something like that to keep it
22 in the same type of scope of what they
23 have going on there as far as what type of
24 lettering is allowed, what's the whole --
25 I know I would have to look and do a

1 PLANNING BOARD and ARC 4/25/23

2 little bit of reading on this.

3 CHAIRMAN ROSASCO: Yeah, so, we
4 don't allow box signs, which your sign on
5 Jericho almost looks boxy.

6 DR. SAGGAR: Yeah, that one is. We
7 will stay away from that.

8 CHAIRMAN ROSASCO: Look at the
9 Whiskey Down.

10 DR. SAGGAR: Okay.

11 CHAIRMAN ROSASCO: You could do
12 some pin letters because you don't want to
13 put something historical like Kömacel, you
14 know, a hard PVC AZEK carved up on your
15 building.

16 MR. VIRGA: What type of lighting
17 is allowed on this building?

18 CHAIRMAN ROSASCO: Typically,
19 goosenecks.

20 MR. VIRGA: You can't do any flood
21 light going up at all?

22 CHAIRMAN ROSASCO: Put it in your
23 application, and we'll walk through it.
24 You guys have come to the table, made some
25 concessions. We reward those people. If

1 PLANNING BOARD and ARC 4/25/23
2 you come in here and you play hard line,
3 it, usually, doesn't work well.

4 So put it in your application. By
5 the time you come back with the sign and
6 lighting, we'll have a better idea of what
7 these panels are looking like, and it will
8 be more palatable.

9 If we had our druthers, we'd be
10 looking to do seven inch plank or some
11 type of shingle or batten, you know, just
12 for the historical purpose of it, you
13 know?

14 DR. SAGGAR: Right.

15 CHAIRMAN ROSASCO: So this is a
16 huge leap of faith. It's like Manny Kline
17 on the moon.

18 DR. SAGGAR: Yeah.

19 CHAIRMAN ROSASCO: That being said,
20 we do like what you did, and I'm going to
21 make a proposal, subject to everybody
22 here, that we approve it as submitted with
23 the provisions that they're to use two
24 colors on the front, which is the northern
25 edge; and on the side, which is the

1 PLANNING BOARD and ARC 4/25/23
2 western side, up to three colors on that
3 side; and then that's also to include the
4 black trim windows, and you said you could
5 use black clips.

6 MR. VIRGA: Oh, yeah. It's a
7 tracking system. You don't see much.
8 It's, usually, about 3/4 of an inch
9 between the panels, and they'll be black.

10 CHAIRMAN ROSASCO: Okay.

11 MR. VIRGA: So it almost looks like
12 shadows.

13 CHAIRMAN ROSASCO: Okay. And you
14 just have to make sure you seal all your
15 new cuts, right?

16 MR. VIRGA: Of course.

17 CHAIRMAN ROSASCO: Gotcha.

18 MR. VIRGA: You know it.

19 CHAIRMAN ROSASCO: I know the
20 Hardie. Okay. Good.

21 MR. STAUDT: I just have a couple
22 of questions unrelated to --

23 DR. SAGGAR: Sure.

24 MR. STAUDT: So when I was at the
25 property today, on the southern -- you

1 PLANNING BOARD and ARC 4/25/23
2 have residential neighbors on your south
3 side.

4 DR. SAGGAR: Mm-hmm.

5 MR. STAUDT: So what are your plans
6 for that parking lot?

7 Are you planning on putting any
8 fencing up or --

9 DR. SAGGAR: Yes. So I've,
10 actually, been talking to Ralph about
11 putting fencing up because the fencing
12 that's, kind of, separating us from the
13 residential neighbor is all, kind of,
14 falling off, so I was, actually, talking
15 to Ralph about it.

16 MR. VIRGA: Three-foot PVC because
17 we don't want to cut off any type of
18 traffic or visual for that. And then in
19 the back, along the trees, just to clean
20 it up, you're looking at a six-foot PVC
21 along the back.

22 Is that wrong? I have to ask.

23 MR. STAUDT: That's fine.

24 MR. VIRGA: We're looking to clean
25 everything up because everything is a

1 PLANNING BOARD and ARC 4/25/23

2 little disheveled.

3 CHAIRMAN ROSASCO: Is there
4 residential exposure, like, can residents
5 see the back of the building?

6 MR. STAUDT: Yes. They can.

7 DR. SAGGAR: Residents can see the
8 back of the building, yes.

9 CHAIRMAN ROSASCO: They don't
10 really see the side of it.

11 DR. SAGGAR: No.

12 MR. VIRGA: No. Just the back end.

13 CHAIRMAN ROSASCO: Can we go with
14 two colors on the back also?

15 This way the neighbors aren't --

16 DR. SAGGAR: Yeah, if that's what
17 you guys want.

18 CHAIRMAN ROSASCO: Just tone it
19 down for the neighbors because they'll be
20 in my ear. I promise you.

21 (WHEREUPON, there was a sidebar
22 discussion held between Chairman Rosasco
23 and Mr. Staudt.)

24 CHAIRMAN ROSASCO: Okay. So any
25 additional inquiries or commentary?

1 PLANNING BOARD and ARC 4/25/23

2 (WHEREUPON, no response was heard.)

3 CHAIRMAN ROSASCO: So in regards to
4 the application for 250 Fulton Street,
5 we're going to approve this application as
6 submitted with the provisions that on the
7 front, which is the northern elevation
8 side, they are to use two colors;
9 similarly, they are to use two colors on
10 the south side, which is facing the
11 neighboring residents; and, if possible,
12 they are to submit a new rendering with
13 the two colors on the north and the south;
14 and on the east and the west we are
15 allowing them to go to three colors; and
16 they, once again, will submit a new
17 rendering just for final review and
18 purview.

19 You okay with that?

20 DR. SAGGAR: Yeah, yeah. He was
21 just asking a question.

22 CHAIRMAN ROSASCO: Okay. That
23 being said, do we have a second on the
24 motion?

25 MR. STAUDT: I'll second it.

1 PLANNING BOARD and ARC 4/25/23

2 CHAIRMAN ROSASCO: All those in
3 favor?

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

7 CHAIRMAN ROSASCO: Okay. Good
8 luck.

9 MR. VIRGA: Thank you very much.

10 DR. SAGGAR: Thank you so much.

11 * * * *

12 CHAIRMAN ROSASCO: All right.

13 Denise, we apologize that you had to sit
14 through that.

15 You're, technically, a site plan
16 review, so we figured that you could also,
17 similarly, go into an extension.

18 So, once again, just state your
19 name and address for the record.

20 MS. RIVERA: Denise Rivera, 190
21 Grant Avenue, Farmingdale, New York,
22 11735.

23 CHAIRMAN ROSASCO: So you're back.

24 MS. RIVERA: I am.

25 CHAIRMAN ROSASCO: We did do some

1 PLANNING BOARD and ARC 4/25/23
2 investigation and, certainly, the driveway
3 -- that's been there a long time, so
4 there's no issues on the driveway.

5 MS. RIVERA: Right.

6 CHAIRMAN ROSASCO: Nothing has
7 changed in regards to your application.
8 You're just looking to extend that curb
9 cut with an apron, correct?

10 MS. RIVERA: Yes.

11 CHAIRMAN ROSASCO: All right. I
12 wouldn't be telling you anything all that
13 shocking if I said that's a busy
14 neighborhood over there, right?

15 MS. RIVERA: It has been becoming
16 very busy.

17 CHAIRMAN ROSASCO: Yeah, it's
18 tight.

19 MS. RIVERA: It's getting. Yeah.

20 CHAIRMAN ROSASCO: So one of the
21 concerns that I have as Chairman is that
22 we've got some issues wherein you're
23 already outside the Code in several areas.

24 The Code says you can't have more
25 than 35 percent of your front yard paved.

1 PLANNING BOARD and ARC 4/25/23

2 MS. RIVERA: Mm-hmm.

3 CHAIRMAN ROSASCO: We anticipate
4 you're probably at 50 already.

5 MS. RIVERA: So when you say that,
6 what are you referring to because, like,
7 the apron, when Steve was there, he says
8 it doesn't go towards my lot.

9 CHAIRMAN ROSASCO: I'm just going
10 to pull up the Code for you. So under
11 142-4 it says, "no more than 35 percent of
12 the square-footage of the entire front
13 yard shall be paved or used or constructed
14 for use of a driveway or parking areas; no
15 other portion of the property shall be
16 paved or used or constructed for use as a
17 driveway or parking areas except that a
18 driveway with the width of no more than
19 nine feet leading back to a detached
20 garage is permitted."

21 So the Building Inspector went
22 there and said you're over 35 percent on
23 the paved area, and it's, primarily, due
24 to the double driveway, right, and then
25 you have a brick walkway that runs up.

1 PLANNING BOARD and ARC 4/25/23

2 Technically, that's pavers, so that puts
3 you in excess of the 35 percent.

4 MS. RIVERA: Okay.

5 CHAIRMAN ROSASCO: Further, when
6 they paved that asphalt down the right
7 edge, I don't know where your property
8 line is, but there's a three-foot setback
9 from the property line as to where the
10 driveway is supposed to be. I don't know
11 where your property line is.

12 Those bushes -- whose bushes are
13 those?

14 MS. RIVERA: Mine.

15 CHAIRMAN ROSASCO: Those are yours.
16 All right. So that may be within the
17 three feet.

18 MR. STAUDT: Yeah. When I went
19 there today, it does look like they're
20 close.

21 CHAIRMAN ROSASCO: Okay. Good.

22 MR. STAUDT: I remember in the last
23 meeting we thought they belonged,
24 possibly, to the neighbor, right, but I
25 think the bushes are her property because

1 PLANNING BOARD and ARC 4/25/23
2 when you look at the fence that runs down,
3 you know, next to your neighbor, the
4 bushes are on her side of that fence line.

5 MS. RIVERA: Right.

6 CHAIRMAN ROSASCO: All right. So
7 that's good. That limits it to -- the 35
8 percent issue is a valid issue.

9 And then the only other issue that
10 I have would be more regarding the general
11 welfare and health and safety that if we
12 make that curb cut to the right of where
13 your driveway is -- currently, that fits
14 two cars -- there were two cars there
15 today.

16 MS. RIVERA: Right.

17 CHAIRMAN ROSASCO: If we do that
18 curb cut, it's probably going to reduce
19 that spot to one.

20 MS. RIVERA: What do you mean?

21 CHAIRMAN ROSASCO: Only one car can
22 fit. If you have a curb cut, it's going
23 to push the cars back.

24 MR. STAUDT: Between your
25 neighbor's driveway and your driveway.

1 PLANNING BOARD and ARC 4/25/23

2 MS. RIVERA: Well, yeah, and that
3 one parking spot is theirs. They park
4 their car there.

5 CHAIRMAN ROSASCO: Well, there were
6 two cars there today.

7 MS. RIVERA: Yes.

8 CHAIRMAN ROSASCO: So if we give
9 you the curb cut that you want, there's
10 always only going to be room for one spot
11 there.

12 MS. RIVERA: Right. Yes. And then
13 I can easily bring my car in and out that
14 driveway, move the Slingshot.

15 CHAIRMAN ROSASCO: What are you
16 guys thinking?

17 MR. STAUDT: When I look at the
18 picture, she's got -- this is already
19 there (indicating) so, technically --

20 CHAIRMAN ROSASCO: When did you
21 guys put -- there's another flag of
22 concrete there.

23 When did you guys put that flag of
24 concrete in there?

25 MS. RIVERA: To be honest, I don't

1 PLANNING BOARD and ARC 4/25/23

2 even know.

3 CHAIRMAN ROSASCO: When did you
4 guys move in there?

5 MS. RIVERA: Well, we've been here
6 16 years.

7 MR. STAUDT: So we're --
8 technically, if they do the curb cut, then
9 it's only going to -- we're not,
10 technically --

11 CHAIRMAN ROSASCO: It's really --
12 you're cutting off that edge right there
13 (indicating).

14 MR. STAUDT: Right. Yeah.

15 CHAIRMAN ROSASCO: That corner,
16 that grass, assuming, if that flag of
17 concrete is there validly.

18 MR. STAUDT: Right.

19 CHAIRMAN ROSASCO: I don't know why
20 there wouldn't be grass there. I would
21 assume -- did you guys -- just show her
22 that (indicating). Denise, step up. Come
23 on up.

24 If you're there 16 years, there's
25 no way that concrete is 16 years old. So

1 PLANNING BOARD and ARC 4/25/23

2 you guys did that flag, right?

3 MS. RIVERA: Yes. Along with the
4 sidewalk. This is, like, the third time
5 doing the sidewalk.

6 MR. RYAN: And the four to five
7 feet extension of the apron will keep them
8 within their property line, it would be
9 well before those trees, Joe?

10 MR. STAUDT: Yes.

11 CHAIRMAN ROSASCO: I would say that
12 the curb cut is going to come to the end
13 of that flag.

14 MR. RYAN: Just about. Right.

15 CHAIRMAN ROSASCO: Because,
16 typically, flags are four by four.

17 MR. RYAN: Four by four.

18 CHAIRMAN ROSASCO: Right. So if
19 they did an extension, it's going to push
20 it to -- I think her extension was, what,
21 four and a half feet?

22 MR. STAUDT: She said four to five.

23 MR. RYAN: Four to five.

24 MR. STAUDT: Which would be,
25 basically, that flag. And then one would

1 PLANNING BOARD and ARC 4/25/23
2 assume they're going to want a
3 triangular --

4 CHAIRMAN ROSASCO: Right. So
5 they'd have to demo that flag of concrete
6 because they're going to have to pitch it
7 down so that it comes down to a curb cut,
8 so that flag of concrete has to come out.

9 MS. RIVERA: Right.

10 CHAIRMAN ROSASCO: And then they're
11 going to want an extra foot or two on that
12 right-hand grassy knoll, shall we say, so
13 the car can pull out.

14 MR. STAUDT: Well, that's the
15 question.

16 Is your intention to encroach any
17 further on the grass here (indicating)?

18 MS. RIVERA: No.

19 MR. STAUDT: You're not going to
20 touch the grass?

21 MS. RIVERA: No.

22 CHAIRMAN ROSASCO: So you're not
23 asking for any new concrete space?

24 MS. RIVERA: No.

25 CHAIRMAN ROSASCO: You're just

1 PLANNING BOARD and ARC 4/25/23

2 asking for a curb cut.

3 MR. STAUDT: You're just asking to
4 change that flag.

5 MR. RYAN: A four-foot curb cut not
6 four to five.

7 MS. RIVERA: Right. To come into
8 the driveway versus having to hit the
9 wheel.

10 MR. STAUDT: If she can commit to
11 not --

12 MS. RIVERA: Because right now we
13 have eight feet into the driveway, so
14 we're looking for four and a half feet,
15 making it 12.

16 MS. SCHOTT: So it still wouldn't
17 come to the end of the -- the edge of the
18 driveway on that side?

19 MR. STAUDT: No.

20 MS. RIVERA: No.

21 MS. SCHOTT: Does that give you
22 enough space to park all of your cars --
23 whatever your household cars --

24 MS. RIVERA: Yes.

25 MS. SCHOTT: And you can get just

1 PLANNING BOARD and ARC 4/25/23
2 the two of them in the driveway, that's
3 it?

4 MS. RIVERA: Right.

5 MR. STAUDT: So then the only
6 remaining issue is the expanding cut still
7 encroaches on the ability of street
8 parking.

9 CHAIRMAN ROSASCO: That's the only
10 concern. We've got 600-217 to 223, which
11 talks about welfare, safety, convenience
12 of the Village, and that would interrupt
13 that.

14 That being said, it's not much in
15 the way of additional square-footage, it's
16 more the curb cut than it is --

17 MR. STAUDT: She's not paving any
18 additional part of her -- she's just
19 changing it?

20 CHAIRMAN ROSASCO: Right.

21 MS. SCHOTT: Would it affect at all
22 across the street?

23 There's no danger as far as pulling
24 out or anything?

25 MR. STAUDT: If anything, it will

1 PLANNING BOARD and ARC 4/25/23

2 make it easier for them to pull out.

3 MS. SCHOTT: Right. But I am
4 thinking about the people across the
5 street, but --

6 MR. STAUDT: I guess the only
7 lingering issue is just for every foot you
8 take away from the ability of your
9 neighbors, we just don't want to encroach
10 on your neighbors' ability to park their
11 cars, you know, we just want to make sure
12 that your property is not getting an
13 outsized use of the neighborhood.

14 MS. RIVERA: Right. I understand
15 that.

16 CHAIRMAN ROSASCO: How many people
17 live in your house, Denise?

18 MS. RIVERA: It is --

19 CHAIRMAN ROSASCO: What is in the
20 back?

21 Is that an accessory apartment back
22 there, that garage?

23 What's going on over there?

24 MS. RIVERA: No. It's the pool
25 shed.

1 PLANNING BOARD and ARC 4/25/23

2 CHAIRMAN ROSASCO: Okay.

3 MS. RIVERA: And then it's the bike
4 shed, and then just the shed that we --

5 CHAIRMAN ROSASCO: Is there a loft
6 in there?

7 MS. RIVERA: No.

8 CHAIRMAN ROSASCO: Okay. How many
9 cars does your residence have?

10 MS. RIVERA: So right now my
11 daughter just got a car, so it's four
12 cars.

13 MR. STAUDT: For the whole house?

14 MS. RIVERA: Yeah.

15 CHAIRMAN ROSASCO: Okay. And in
16 front of your house is room for one or two
17 cars?

18 MS. RIVERA: Two.

19 CHAIRMAN ROSASCO: Two. So,
20 technically, you could contain your spots
21 to your driveway and directly in front of
22 your house, but if we take away a spot,
23 you're going to take away a spot from the
24 neighbor. That's a problem.

25 MS. RIVERA: Right. And that is

1 PLANNING BOARD and ARC 4/25/23
2 very true because we've been playing --
3 well, they have been playing war of the
4 parking, but it's always, kind of, been a
5 known rule that we don't park in front of
6 their house, they don't park in front of
7 ours.

8 So where it's becoming a thing is
9 they keep pushing their car up, you know,
10 so we have to park --

11 MR. STAUDT: They, kind of, park in
12 the middle so that two cars can't go
13 there.

14 MS. RIVERA: Yes. Exactly.

15 MR. STAUDT: I hear what you're
16 saying.

17 MS. RIVERA: So then either way,
18 lately, the last couple of weeks, I have
19 not been able to really fit a car there
20 without having to block the driveway.

21 MR. STAUDT: So then I guess --
22 here's the thing -- if we approve this
23 curb cut, it's going to go down to really
24 one vehicle there. So I guess what the
25 neighbor would want to make sure is that

1 PLANNING BOARD and ARC 4/25/23
2 if most of that area is in front of their
3 property where a car would go, that that
4 would be their --

5 MS. RIVERA: Yeah. That's their
6 parking.

7 MR. STAUDT: (Continuing) -- it
8 wouldn't be that their car gets bounced
9 and you still have your car there.

10 MS. RIVERA: Right.

11 MR. STAUDT: Maybe it would end
12 this turf war because you're, basically,
13 sacrificing your ability to park there so
14 they can park there. I mean, that's my
15 only concern is that if we approve this,
16 and it becomes -- you've expanded your
17 flag and now it puts your car in front of
18 their house, then we'll have them in here
19 asking us, you know, how we could have --
20 you know what I mean?

21 MS. RIVERA: Right. I totally get
22 it. I totally get that because I know
23 they are very --

24 MR. STAUDT: Because if it's top of
25 mind for them because you're saying right

1 PLANNING BOARD and ARC 4/25/23
2 now it's been a thing, so we just don't
3 want to exacerbate that.

4 MS. RIVERA: Right.

5 MR. STAUDT: I mean, if you're not
6 going to park over there anymore because
7 you're going to get the driveway flag --

8 MS. RIVERA: Right.

9 CHAIRMAN ROSASCO: But they're not
10 parking there now, so they're not losing
11 anything.

12 MR. STAUDT: Well, no. What she's
13 saying is there's room there now for two
14 cars. Usually, it's one of their cars and
15 one of the neighbor's cars.

16 MR. RYAN: And he's totally
17 creeping up trying to keep it to one spot.

18 MR. STAUDT: The neighbor is
19 pushing their car to try and prevent two
20 cars from being there.

21 CHAIRMAN ROSASCO: Currently, you
22 park -- one of your four cars ends up in
23 front of the house there?

24 MS. RIVERA: Yes, but then we're --

25 CHAIRMAN ROSASCO: What do you guys

1 PLANNING BOARD and ARC 4/25/23

2 got?

3 You got a three-wheel motorcycle?

4 What is that thing?

5 MS. RIVERA: It's a Slingshot.

6 CHAIRMAN ROSASCO: A Slingshot.

7 MS. RIVERA: Yeah.

8 CHAIRMAN ROSASCO: So is that what
9 you like to keep up there in that side
10 slot?

11 MS. RIVERA: Yes.

12 MR. STAUDT: You don't put that in
13 the street?

14 MS. RIVERA: No. Unless it's
15 summertime, and even with that, we push it
16 back.

17 MR. STAUDT: I get it.

18 CHAIRMAN ROSASCO: So I guess -- if
19 we could just hold the record. Let's go
20 off the record for a second.

21 (WHEREUPON, a discussion was held
22 off the record beginning at 8:00 p.m. with
23 the proceedings resuming at 8:12 p.m. as
24 follows:)

25 CHAIRMAN ROSASCO: We're back on

1 PLANNING BOARD and ARC 4/25/23
2 the record.

3 In regards to the application of
4 190 Grant Avenue, we have had extensive
5 discussions this evening in regards to
6 this application.

7 At this time, the application is
8 merely for a four-foot to
9 four-and-a-half-foot curb cut with no
10 additional paving required, although, they
11 would have to pitch down the one flag of
12 concrete that would go down to release the
13 vehicles onto the apron.

14 That being said, the record is
15 clear at this point that the application
16 is merely for an extension of the curb
17 cut, and according to the applicant, there
18 would not be any additional paving
19 square-footage-wise. It would just merely
20 be a matter of taking that one flag of
21 concrete that's in between the sidewalk
22 and the potential future curb cut that
23 would have to be pitched so that the car
24 didn't roll straight off a four-inch
25 concrete edge.

1 PLANNING BOARD and ARC 4/25/23

2 That being said, I'm going to make
3 a motion, at this point, to vote on this
4 application, and if anybody has any
5 concerns in regards to how the statement
6 was made for the future because that's
7 going to be part of the record depending
8 on the vote that transpires here.

9 Is there anything that my fellow
10 Board members would like to add in regards
11 to this?

12 MR. STAUDT: My standing concern is
13 just the percentage of paving across the
14 property that, right now, appears to be in
15 violation of the 35 percent.

16 CHAIRMAN ROSASCO: And that would
17 be Section 600-142(4).

18 Board Member Ryan, do you have
19 anything additional to this?

20 MR. RYAN: I have nothing
21 additional.

22 CHAIRMAN ROSASCO: Nothing. All
23 right. So that being said, let's take a
24 vote on this issue.

25 In regards to the application of

1 PLANNING BOARD and ARC 4/25/23
2 190 Grant Avenue, all those in favor of
3 granting the application, please say,
4 "Aye."

5 (WHEREUPON, no response was heard.)

6 CHAIRMAN ROSASCO: All those in
7 favor of denying the application, please
8 say, "Nay."

9 (WHEREUPON, there was a unanimous,
10 "Nay" vote of the Board members present.
11 Motion denied 4-0.)

12 CHAIRMAN ROSASCO: So we have a
13 unanimous vote against the application at
14 this time, and it's based upon a potential
15 violation of Section 600-142(4), on the 35
16 percent of the footage.

17 The application tonight does not
18 ask for any additional square-footage on
19 the paving, it's merely a modification of
20 a curb cut. The Code, under Section
21 600-142, does allow 25 feet of width on a
22 curb cut, so they are certainly within the
23 parameters of 600-142(3). The concern is
24 600-142(4).

25 In regards to 600-142(5), which is

1 PLANNING BOARD and ARC 4/25/23
2 the three-foot setback on the side of that
3 driveway, it's our understanding the
4 applicant has provided information today
5 that the plants are her plants, and it
6 would appear as though the application is
7 within the three-foot side setback.

8 We are going to advise the claimant
9 of her rights to go to the Zoning Board of
10 Appeals at this time, and I offer my
11 condolences to you today for not being
12 able to grant this application, but we
13 have gone over it at length as to how we
14 would recommend that you pursue this in
15 the future, okay?

16 MS. RIVERA: Thank you.

17 CHAIRMAN ROSASCO: Thank you.

18 * * * *

19 CHAIRMAN ROSASCO: Do we have a
20 motion to adjourn tonight's meeting?

21 MR. STAUDT: I'll make a motion to
22 adjourn.

23 CHAIRMAN ROSASCO: Do we have a
24 second?

25 MR. RYAN: Second.

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

PLANNING BOARD and ARC 4/25/23

CHAIRMAN ROSASCO: All in favor?

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

(WHEREUPON, this meeting was
concluded at 8:15 p.m.)

* * * *

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

PLANNING BOARD and ARC 4/25/23

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 April, 2023.

Tracie A. Cinquemani

TRACIE A. CINQUEMANI

1

100 20:3
102 28:22,25 39:2
11 55:3
11735 66:22
12 7:8 17:2,7 75:15
142-4 68:11
150 4:13,24
16 72:6,24,25
18 17:3,4,9
190 66:20

2

2,700 26:13 39:14
2011 45:15
2035 45:16
2082-10 20:16 21:4 23:10 27:13
223 76:10
250 41:6 65:4
27 24:25 27:25

3

3,000 26:13 39:14
3/4 62:8
30 24:23
333 22:2 27:7
35 67:25 68:11,22 69:3 70:7

4

4-0 18:4 21:14 28:18 40:20 66:6
4/25/23 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
 40:1 41:1 42:1 43:1 44:1 45:1
 46:1 47:1 48:1 49:1 50:1 51:1

52:1 53:1 54:1 55:1 56:1 57:1
 58:1 59:1 60:1 61:1 62:1 63:1
 64:1 65:1 66:1 67:1 68:1 69:1
 70:1 71:1 72:1 73:1 74:1 75:1
 76:1 77:1 78:1 79:1 80:1 81:1
 82:1

462-3 46:6

5

50 18:10,14,16,24 21:2 68:4

6

600-217 76:10

7

7-eleven 12:19
720-square-inches 24:23
729-square-inches 28:3
75 6:23 16:21

8

8:00 82:22
8:12 82:23

A

ability 76:7 77:8,10 80:13
absolutely 26:4 40:12 57:11
 58:2
accent 25:24
accessory 77:21
actual 5:23 23:6 43:19 47:24
add 16:17 25:16 36:15 48:7
additional 26:8 64:25 76:15,18
address 4:18 18:13 21:24 28:24
 66:19
affect 76:21
affirmative 18:3 21:13 28:17
 40:19 66:5
age 30:9

agenda 4:9
aggravating 46:20
agree 51:17
agreement 31:23
aiming 58:23
alkaline 15:23
Allegiance 3:14,20
allowed 5:18 10:3 16:24 25:6
 59:24 60:17
allowing 51:8 65:15
Alternatively 9:18
America 47:6
amount 25:5
anticipate 68:3
anymore 81:6
apartment 77:21
apologize 47:17 66:13
appearance 12:25
appearing 4:16
applicant 23:7 41:23
applicant's 39:5
application 5:7 16:13 18:10
 20:25 22:25 27:9 28:10 29:8
 38:25 45:10 59:8 60:23 61:4 65:4,
 5 67:7
approach 54:8
approval 33:7,9 52:23 53:7
approve 16:11 20:25 27:6 32:8
 59:21 61:22 65:5 79:22 80:15
approved 27:9 28:10 30:18 39:3
 41:9 45:4
approving 57:24 58:8
approximately 19:10
apron 67:9 68:7 73:7
arbitrations 4:10
ARC 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

40:1 41:1 42:1 43:1 44:1 45:1
46:1 47:1 48:1 49:1 50:1 51:1
52:1 53:1 54:1 55:1 56:1 57:1
58:1 59:1 60:1 61:1 62:1 63:1
64:1 65:1 66:1 67:1 68:1 69:1
70:1 71:1 72:1 73:1 74:1 75:1
76:1 77:1 78:1 79:1 80:1 81:1
82:1

architectural 3:5 46:8

architecture 48:11

area 46:23 47:3,22 68:23 80:2

areas 67:23 68:14,17

argument 48:17

asphalt 69:6

assemblage 3:19 4:4

assume 30:22 72:21 74:2

assuming 72:16

astrological 25:17

attention 57:14

authorship 45:13

Avenue 4:13 66:21

awkward 50:18

awning 19:4 21:3 24:11

AZEK 60:14

B

back 12:21,22 13:19 14:3,8 24:14
59:6 61:5 63:19,21 64:5,8,12,14
66:23 68:19 70:23 77:20,21
82:16,25

bad 49:21

Bank 47:6

banner 22:16

based 16:11 29:11 30:22

basically 44:3,10,13,22 73:25
80:12

batten 61:11

beginning 82:22

behalf 4:17

beige 48:9,13

belonged 69:23

Benjamin 20:16 21:4 40:4

Bickert 29:10

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

big 25:22

bigger 8:7

bike 78:3

bit 8:22 24:24 26:20 35:12 48:21,
25 49:8 50:23 53:9 56:14 60:2

black 11:16,19 30:5 39:25 44:21
49:17,20,21 50:6 51:12,15 53:17,
19,25 54:4,7,13 55:13 56:5,20
58:14 62:4,5,9

blade 23:25 24:19,22 25:2,7,21
26:21 27:23 28:5

block 56:7 79:20

blue 26:15

board 3:1,6,8,9 4:1,20 5:1 6:1 7:1
8:1 9:1 10:1,4 11:1 12:1,4 13:1
14:1 15:1 16:1 17:1 18:1,3 19:1
20:1 21:1,13 22:1 23:1 24:1,19
25:1 26:1 27:1 28:1,17 29:1 30:1
31:1 32:1 33:1,24 34:1 35:1 36:1
37:1 38:1 39:1 40:1,19 41:1 42:1
43:1,25 44:1,12 45:1 46:1 47:1
48:1 49:1 50:1 51:1 52:1 53:1
54:1 55:1 56:1 57:1 58:1 59:1
60:1 61:1 62:1 63:1 64:1 65:1
66:1,5 67:1 68:1 69:1 70:1 71:1
72:1 73:1 74:1 75:1 76:1 77:1
78:1 79:1 80:1 81:1 82:1

body 15:21,24

border 11:5 23:12 27:15 37:11,
20 38:6,14 39:7

bordering 16:18

borders 8:10 16:16

bottom 6:3 19:21,23 30:10

bounced 80:8

bows 7:20 9:3 34:5

box 14:7,12,16,18 35:7 59:13
60:4

boxy 60:5

branch 45:2

branching 42:19

brick 44:14 48:7,14 68:25

bright 55:6

bring 24:25 26:19 28:2 39:20
71:13

broadside 47:2

broken 12:21

brother 42:12

brought 54:17

brown 24:4,6 27:20

build 44:14

building 7:11 12:12 20:3 22:18,
22 24:3 27:2,25 41:25 42:3,14,18
43:6,9,11 44:25 45:4,24 46:12,24
47:4,5,9,11,16,20,22,25 48:4,8,
14,15 50:24 51:3 53:6 54:25 55:5,
24 60:15,17 64:5,8 68:21

bumps 8:2

burgundy 20:17,21 23:8 24:11
27:11 30:22

bushes 69:12,25 70:4

business 14:6 15:9 22:9 44:23

busy 31:10,11,12 53:9 58:9
67:13,16

C

call 10:25 29:17,20 33:4

called 58:16

calls 13:8 45:19

campaign 32:2

cancer 15:24

capped 44:21

capture 57:15

car 70:21 71:4,13 74:13 78:11
79:9,19 80:3,8,9,17 81:19

care 12:20

Carmela 3:10

cars 70:14,23 71:6 75:22,23

77:11 78:9,12,17 79:12 81:14,15, 20,22
carved 60:14
catch 37:2
cells 15:24
center 17:15 27:17
Chairman 3:2,8,22 4:6 5:2,5,11, 19,22 6:2,7,10 7:3,14,17,24 8:18 9:2,5,9,14,17,24 10:5,9,20,24 11:11,18,23 12:2,11 13:3,14,23 14:2,11,22 15:4 16:6,25 17:5,10, 13,16,20,24 18:5,9,18 19:5,8,12, 14,20 20:14,23 21:10,15,21 22:4, 7,12,17,20 23:5 24:2,9,13,16,21 25:4,9,13,25 26:4,7,21,25 28:14, 19,22 29:3,6,14,22 30:3,8,15,25 31:5,12,14,24 32:8,12,15,17,20 33:3,8,13,16,24 34:3,13,18,24 35:3,11,18,22 36:4,25 37:3,8,14, 21,25 38:5,17,24 39:19,23 40:12, 16,21,25 41:8,11,16,21 43:23 44:16 45:3,8 46:15,19 48:12 49:6, 19 50:7,16,20,25 51:18,22 52:11 53:20 54:15,17 56:12,18 57:2,7, 12,17,20 59:2,7 60:3,8,11,18,22 61:15,19 62:10,13,17,19 64:3,9, 13,18,22,24 65:3,22 66:2,7,12,23, 25 67:6,11,17,20,21 68:3,9 69:5, 15,21 70:6,17,21 71:5,8,15,20 72:3,11,15,19 73:11,15,18 74:4, 10,22,25 76:9,20 77:16,19 78:2,5, 8,15,19 81:9,21,25 82:6,8,18,25
change 75:4
changed 67:7
changing 76:19
channel 14:20,23 15:2
characteristics 45:22 46:8
chart 6:9
checkerboard 46:2 56:9
checkered 47:7 56:25
Chess 56:8
chessboard 56:7,17
Chestnut 20:11,16 21:4 23:9 27:12 30:9
choosing 39:5
Chris 18:14

circumstances 46:21
classical 31:2
clean 12:15 63:19,24
cleaned 12:10
cleaners 14:13
cleaners' 6:17
cleaning 8:21
client 4:17
clip 44:12
clips 62:5
close 37:17 56:22 69:20
closest 20:5
coat 11:16
Code 10:25 13:8 19:21,24,25 20:10 23:3,6,13 31:6 37:9 39:21 46:5,6 67:23,24 68:10
color 6:8 20:9,10,13,15,18 23:9 26:3 27:20 29:19 30:19,24 31:3 40:5 49:11 53:22,24 54:12 56:15, 22
coloring 27:11
colors 5:23 6:4 23:7 24:18 29:8, 17 30:4 44:11 49:14 50:3 51:4,9 52:18,24 53:9,13 54:18,19,21 55:8,9,14,17 56:2 57:3 61:24 62:2 64:14 65:8,9,13,15
commentary 64:25
commercial 36:17
commit 75:10
company 5:15 31:20
comparable 46:7
comparison 47:3,23
concern 29:7 31:9 48:3 76:10 80:15
concerns 36:6 45:12 67:21
concessions 60:25
concrete 71:22,24 72:17,25 74:5,8,23
condition 46:2
confused 47:15

confusion 19:3
Conklin 22:3 27:7 28:23 29:2 39:2
connotations 25:18
constructed 68:13,16
construction 43:22 52:5
continue 6:15,17
Continuing 80:7
continuity 6:15
contractor 41:7 49:7
convenience 76:11
convex 34:6
Copy 36:22
corner 72:15
corners 28:5
corporate 31:21
correct 7:20 19:7 30:6 67:9
corrections 27:3
count 53:21
County 45:6
couple 9:11 13:18 62:21 79:18
coverage 16:22
Craig 3:7
creating 43:14
creeping 81:17
Croxley's 18:11
Cube 58:16
curb 67:8 70:12,18,22 71:9 72:8 73:12 74:7 75:2,5 76:16 79:23
current 43:16 50:2
cut 51:3,9 52:23 53:12 63:17 67:9 70:12,18,22 71:9 72:8 73:12 74:7 75:2,5 76:6,16 79:23
cuts 62:15
cutting 72:12
CVS 37:10,16

D

danger 76:23
dark 50:5 55:6
darker 55:9
daughter 78:11
day 4:2 33:17 40:9
deep 46:14
delete 33:10
deleted 39:6
demo 74:5
demonstrating 44:15,19
Denise 66:13,20 72:22 77:17
dentist 42:12 43:12
Department 27:2
depiction 20:19 25:10 30:23
dermatologist 42:10 43:12
dermatology 42:23
descriptions 45:20
design 7:19 9:20,22 10:21 12:3,4
 16:14 23:19 50:2
designs 45:17
detached 68:19
digital 58:17
dimension 55:2
dimensions 8:16 58:5
directly 78:21
discuss 13:20 27:17
discussed 36:8 39:4 46:4
discussion 16:12 54:15 64:22
 82:21
discussions 31:15 41:22 42:7
disheveled 64:2
distribution 55:8
door 19:2,4,5 46:22
doors 18:20,23
double 68:24

downtown 45:21 46:16
drew 54:25 55:3
drinking 12:23
drive 43:5
driveway 67:2,4 68:14,17,18,24
 69:10 70:13,25 71:14 75:8,13,18
 76:2 78:21 79:20 81:7
driving 53:5
dropping 54:21
drove 47:16
druthers 61:9
due 68:23

E

ear 64:20
earlier 31:8 41:23 46:4
easier 32:13 77:2
easiest 13:25
easily 25:15 31:8 71:13
east 65:14
eastern 27:24
eat 15:19
edge 11:6 61:25 69:7 72:12 75:17
effort 48:6
elements 45:20 58:14
elevation 50:12 65:7
eliminate 54:4
Elissa 29:14
emergency 19:18
encroach 74:16 77:9
encroaches 76:7
end 52:5 64:12 73:12 75:17 80:11
ends 81:22
enforced 17:21
enjoy 3:25
entail 55:11
entire 12:3 13:5 68:12

entirety 28:11
entity 31:21
entrance 57:8
essentially 13:4
evening 18:7 40:3
eventually 24:10 43:2
exacerbate 81:3
exact 43:17
Excel 54:24
Excellent 41:11
excess 69:3
exit 19:18
expand 16:15
expanded 80:16
expanding 76:6
exposure 64:4
extend 67:8
extends 8:3
extension 28:4 42:25 43:15
 66:17 73:7,19,20
exterior 52:8
extra 74:11
extreme 47:14
eyesore 8:22

F

facade 13:5,6 48:7
facing 53:11 65:10
faith 61:16
falling 63:14
fantastic 22:4,13 26:7 27:15
Farmingdale 3:7 4:25 42:20,22
 53:3 66:21
fasteners 44:18
favor 17:25 21:11 28:15 40:17
 66:3
feet 7:6 10:10 13:5,7 19:22 20:3
 21:5 24:18 34:4,7,11,13,14,16
 35:21,22,23 39:9,10 68:19 69:17

73:7,21 75:13,14
fellow 3:9
fence 12:21,24 70:2,4
fencing 63:8,11
fewer 50:9
figure 33:19 46:20
figured 66:16
files 54:24
final 65:17
finally 52:5
fine 19:21 24:7 26:22 27:13 33:15
 35:8,10 45:25 63:23
fit 70:22 79:19
fits 70:13
flag 71:21,23 72:16 73:2,13,25
 74:5,8 75:4 80:17 81:7
flags 73:16
flash 39:15
flood 60:20
Floods 13:23
flow 50:24
follow 23:3 24:21 52:25 53:14
foods 15:19 43:8
foot 6:25 35:25 36:2 74:11 77:7
forced 41:17
forget 29:12
Formally 20:15
fortunately 30:16
forward 45:16
found 44:5 52:6
four-foot 75:5
fourth 3:4
frame 11:10
framing 45:23
free 52:16
freedoms 3:25
freeform 54:20

front 7:7,13 9:8,20 10:6,14 13:13
 16:13,19,21,22 17:17 18:10,15,17
 21:2 48:18 50:11 51:3 53:10,11
 57:3 61:24 65:7 67:25 68:12
 78:16,21 79:5,6 80:2,17 81:23
frontage 48:24
frontal 9:21
full 6:22
Fulton 41:6 44:8 53:12 65:4
funding 29:13
furring 44:20
future 6:18 13:19 39:11 45:16

G

garage 68:20 77:22
general 42:23 48:4 70:10
generates 14:6
gentlemen 18:12 21:15
get all 24:12
give 6:18 7:4 10:16 29:20 33:9,19
 40:10 50:23 56:23 71:8 75:21
giving 28:3 52:15
glass 50:12
gold 11:8,13 16:18 23:11 26:2,3
 27:14 37:24 38:20,21
good 5:4,5 7:9 8:23 10:20 15:21
 16:3,4 18:5,7 21:15 22:11,12
 24:9,18 28:19 36:23,25 40:21
 41:21 43:24 62:20 66:7 69:21
 70:7
Google 54:23
gooseneck 27:18 36:15
goosenecks 13:8,15 23:17 24:6
 26:10 27:17,20 60:19
Gotcha 62:17
grand 46:24
grandfathered 14:14
Grant 4:12 66:21
grass 72:16,20 74:17,20
grassy 74:12

gray 49:18,22 50:4,5 51:10,11,15
 53:17 54:2,6,10,11,12,13 55:13
 56:5,22
great 16:4 21:19
ground 19:22 21:6 36:10 39:10,
 12,13 58:13
Guaranteed 30:17 32:20
guess 12:22 23:22 29:6 32:5,24
 45:25 47:19 58:7,19 77:6 79:21,
 24 82:18
guidelines 5:13
guy 13:17 40:10
guys 5:8,16 6:12,19 7:23 8:20,21
 12:9 13:4,19 15:15 18:19 33:25
 35:9 41:2,3 42:4,17 48:12 52:13,
 19 57:17 59:20 60:24 64:17
 71:16,21,23 72:4,21 73:2 81:25

H

hair 42:24
half 50:15 73:21 75:14
hand 41:17
happen 41:4
happy 12:14 51:2,5 52:23 53:13
 54:3
hard 38:17 60:14 61:2
Hardie 44:4,6 62:20
harsh 39:16,18
harsher 26:14
hat 3:15
HC-181 31:2 40:4
head 44:4 55:24
health 15:11 70:11
healthy 16:2
hear 79:15
heard 30:14 31:7 59:11 65:2
hearing 4:8
heart 15:16
height 7:7 17:6 35:23 36:16
 39:10

held 54:15 64:22 82:21
Heritage 30:20 40:3
high 34:4 35:25
higher 10:6,10
historical 31:2 60:13 61:12
hit 75:8
hold 82:19
Home 28:23
homeless 12:22
homework 31:20
honest 54:22 71:25
hope 52:8
horribly 49:19
hours 55:3
house 77:17 78:13,16,22 79:6
 80:18 81:23
household 75:23
how's 22:9
hue 56:14,24
huge 47:5,6 61:16

I

idea 29:21 43:4,13 61:6
ideas 7:18 13:18
identify 53:5
identity 44:23
inch 61:10 62:8
inches 7:8 17:2,4,8 24:23,24
include 62:3
income 14:6
indicating 8:19 9:3,8,12,13,16
 20:22 29:18 30:2 44:11 71:19
 72:13,22 74:17
inquiries 64:25
Inspector 68:21
installed 26:11 44:14
installers 44:4
installing 26:12

insulated 44:19
intellectually 43:19
intention 74:16
interior 52:4
interrupt 76:12
investigation 67:2
iodized 44:12
Island 32:4,25
issue 6:21 25:5 70:8,9 76:6 77:7
issues 67:4,22
items 4:9 45:13

J

James 44:6
Jeff 18:16
Jericho 42:2,10,12,15 47:12,25
 49:4 53:4 60:5
Joe 3:11,16 16:8 73:9

K

Keeping 50:22
kelvins 26:13 39:14
kind 13:21 14:23 15:9,18 25:7
 33:2 41:16 42:15,21 43:14 45:12
 46:13 55:9 56:10 63:12,13 79:4,
 11
King 56:9
Kline 61:16
knoll 74:12
knowing 52:13
Kyle 29:15
Kömacel 60:13

L

landscaping 12:17
large 50:15
larger 50:9,10
law 32:18

layer 45:9
leading 68:19
leaf 11:8,9,13 16:17,18 26:3
 27:14 38:5 39:7
leap 46:9 61:16
lease 22:18,19,20
leased 22:22
leave 9:24 11:12
leeway 6:19
left 27:19
length 6:22 17:11
lettering 27:13 59:24
letters 14:21,23 15:3 60:12
level 44:18 46:11 58:13
licensing 31:22
lifestyle 15:18 16:2
light 13:21 36:18 50:4 60:21
light-up 14:10
lighter 55:8 58:12
lighting 12:6 13:20 14:17,18
 26:12,14,15,17,18 27:16 36:9,10,
 15 39:11,12,14 60:16 61:6
likes 12:4
limits 70:7
lines 33:14
lingering 77:7
listed 44:7
Listen 33:3
live 77:17
liver 15:22
living 15:19 16:2
loft 18:25 19:6,9 78:5
logo 7:20,25 8:7 10:16 16:15
logos 25:7
long 17:4 22:8 32:4,24 33:11,13
 54:12 67:3
longer 7:12,16 17:6
looked 19:20

losing 81:10
lost 50:11
lot 8:24 12:8,10 32:23 37:6 43:5,7
 50:12 53:3 54:24 63:6 68:8
love 10:8 53:15
lower 35:12
luck 16:3,4 18:5 21:16 28:19
 40:21 66:8

M

made 40:13 48:17 54:24 60:24
main 4:14,25 57:8
make 4:19 7:22 12:24 16:9,11
 20:24 26:2,10 27:5 33:4 34:9 36:5
 38:18 41:4 42:5 48:24 49:8 55:4,5
 58:3 61:21 62:14 70:12 77:2,11
 79:25
makes 10:18 36:23
making 75:15
mankind 46:10
Manny 61:16
Marked 6:2
marketing 32:2
maroon 20:15,18
Master 45:14
match 24:8 27:21
max 17:9 35:23
Mccoy 28:25 29:5,9,16,25 30:7,
 13,24 31:4,11,13,22 32:3,7,11,14,
 16,19,22 33:6,11,15,21 34:11,16,
 23 35:2,8,13,17,20,25 36:12,21
 37:4,13,19,23 38:4,7,15,19 39:17
 40:6,23
means 53:8
meant 52:22
measured 28:8
meeting 41:18 69:23
members 3:10 18:3 21:13 28:17
 33:25 40:19 43:25 66:5
mere 25:4
metal 13:11,12 27:14 53:18

metallic 10:25 11:3,19,20 16:18
 23:11 36:24 37:3,7 38:18
Michael 4:24 5:2
middle 7:25 23:22 79:12
Mike 18:5
military 3:24
mimic 9:25
mind 13:4 80:25
mine 48:4 69:14
minimum 10:9
mirror 16:14
mitigating 46:21
Mm-hmm 24:20 34:23 63:4 68:2
mock-up 30:3
modify 16:13
moment 3:23 4:3
month 3:4 59:6
months 15:7 52:10
moon 25:12 46:10 61:17
Moore 20:16 21:5 40:4
motion 16:9,11 17:22,23 18:4
 20:24 21:8,14 27:6 28:18 40:13,
 14,15,20 65:24 66:6
motorcycle 82:3
move 71:14 72:4
municipality 45:5
Mógu 49:22

N

natural 15:21,22
neighbor 63:13 69:24 70:3 78:24
 79:25 81:18
neighbor's 70:25 81:15
neighborhood 67:14 77:13
neighborhoods 45:21
neighboring 65:11
neighbors 63:2 64:15,19 77:9
neighbors' 77:10

nice 52:6
night 3:3
north 4:14,25 34:21 65:13
northern 61:24 65:7
notched 28:6
notice 37:15
November 45:15
number 20:11 49:13 51:4
numbers 29:19,20

O

observed 4:4
office 27:3 32:18
one-inch 11:5 37:21
open 52:2
opinion 51:14
opposed 25:13 34:8 39:16 49:20
option 24:17 33:19
organic 15:20,22,25
outgrowing 42:21
outsized 77:13
outskirts 46:13
owner 22:21 31:19

P

p.m. 82:22,23
paid 35:9
palatable 61:8
palette 6:11 23:9 30:19
palm 25:11
panel 44:10 49:10 50:15 53:22
 55:7
paneling 46:3
panels 43:20 50:9,10,23 61:7
 62:9
parameters 5:17 17:21
park 71:3 75:22 77:10 79:5,6,10,
 11 80:13,14 81:6,22

parking 57:9 63:6 68:14,17 71:3
76:8 79:4 80:6 81:10

part 18:25 59:8,9 76:18

parties 19:8

party 18:24 19:16 21:23

pass 48:22

passed 18:4 21:14 28:18 40:20
66:6

patients 43:4,7 53:2,3,5

pattern 54:20

paved 67:25 68:13,16,23 69:6

pavers 69:2

paving 76:17

people 11:5 12:22 57:15 60:25
77:4,16

peppered 58:14

percent 6:24 16:22 67:25 68:11,
22 69:3 70:8

perfect 10:19

permit 27:4 40:7

permitted 68:20

personal 51:14

perspective 10:21

ph 15:23

photo 42:17 59:12

Piciullo 18:16 21:18

pick 33:21 40:7

picture 71:18

pieces 50:16

pigeonholed 48:13

pin 52:18 60:12

pitch 74:6

place 50:19

plan 4:12 9:6 45:14 66:15

plank 61:10

planning 3:1,5,8 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 40:1 41:1 42:1 43:1 44:1
45:1 46:1 47:1 48:1 49:1 50:1
51:1 52:1 53:1 54:1 55:1 56:1
57:1 58:1 59:1 60:1 61:1 62:1
63:1,7 64:1 65:1 66:1 67:1 68:1
69:1 70:1 71:1 72:1 73:1 74:1
75:1 76:1 77:1 78:1 79:1 80:1
81:1 82:1

plans 63:5

play 61:2

playing 79:2,3

Pledge 3:13,20

point 26:9 36:25 46:17,22

pointing 30:4

poke 16:7,8

pool 77:24

portion 68:15

possibly 11:17 69:24

post 34:17 36:2

posts 34:2,4,14 35:23 39:8

potentially 49:15 51:16

powder 11:16

practice 42:10,11 43:2,14,16

practicing 42:23

prefer 10:14 35:13 36:9

preference 15:2

preliminary 41:22

Premier 41:8 53:15

present 18:4 21:14 28:18 40:20
55:14 66:6

presentation 42:6

presented 55:16

presents 58:15

preserve 45:19

pretty 5:12 23:14 43:24

prevent 81:19

previous 48:11

primarily 42:22 68:23

printout 23:4

prior 45:4

problem 18:23 26:5 78:24

proceedings 82:23

professional 5:14

promise 64:20

proper 19:4

property 4:11 49:3 62:25 68:15
69:7,9,11,25 73:8 77:12 80:3

Proportionate 17:13

proposal 4:19 61:21

provide 3:25

provision 21:3

provisionally 32:9 33:9

provisions 27:10 28:11 39:3
61:23 65:6

psychic 21:22 25:21

pull 24:6 68:10 74:13 77:2

pulling 76:23

purpose 61:12

purview 65:18

push 70:23 73:19 82:15

pushes 45:15

pushing 79:9 81:19

put 9:20 15:5 19:3 20:9,14 23:2,6
24:11 25:6,10 37:5 42:15 44:20
59:17 60:13,22 61:4 71:21,23
82:12

puts 69:2 80:17

putting 13:20 52:14 63:7,11

PVC 60:14 63:16,20

Q

question 23:16 54:19 59:3,18
65:21 74:15

questions 20:8 26:8 62:22

quick 41:12

quote 45:18

R

raised 39:9

Ralph 41:7,10 43:18 52:6 63:10, 15

Rate 30:17 32:20

read 31:18 32:13

readable 25:15 31:8

Reader 25:21

reading 60:2

ready 52:9,19,20

realize 43:11

Realtors 32:5,25

realty 32:5,25

rear 20:2

reason 25:19 55:23 56:3,4

reasonable 54:8

recapture 49:4

recited 3:19

recognize 43:6

recommend 11:4 17:2 20:10 51:25 52:12

recommendation 29:11

record 4:15,19 18:13 21:25 28:24 66:19 82:19,20,22

red 20:19 30:5,20,21 37:10 39:22, 23,24,25 40:2,3

reduce 6:25 7:6 16:20 70:18

reduced 27:25

reduction 10:17

referring 68:6

reign 52:16

remain 21:5

remaining 76:6

remember 41:18 69:22

remove 31:16

removing 3:14

rendering 9:10 14:9 45:17 47:8 48:14 52:14 57:25 58:11 65:12,17

renovate 14:15

replaced 12:23

requested 7:23

resembles 50:6

residence 35:19 78:9

residential 34:21 45:20 63:2,13 64:4

residents 20:4 64:4,7 65:11

responders 3:24

response 65:2

resuming 82:23

review 3:6 4:12 65:17 66:16

reviews 4:11

revised 8:6

reward 60:25

reworked 59:15

rid 12:18

right-hand 74:12

rise 3:13

Rivera 66:20,24 67:5,10,15,19 68:2,5 69:4,14 70:5,16,20 71:2,7, 12,25 72:5 73:3 74:9,18,21,24 75:7,12,20,24 76:4 77:14,18,24 78:3,7,10,14,18,25 79:14,17 80:5, 10,21 81:4,8,24 82:5,7,11,14

road 34:20 56:17

roof 13:15 24:4

roofing 13:11 27:21

room 13:9 71:10 78:16 81:13

Rosasco 3:2,7,22 4:6 5:2,5,11, 19,22 6:2,7,10 7:3,14,17,24 8:18 9:2,5,9,14,17,24 10:5,9,20,24 11:11,18,23 12:2,11 13:3,14,23 14:2,11,22 15:4 16:6,25 17:5,10, 13,16,20,24 18:5,9,18 19:5,8,12, 14,20 20:14,23 21:10,15,21 22:4, 7,12,17,20 23:5 24:2,9,13,16,21 25:4,9,13,25 26:4,7,21,25 28:14, 19,22 29:3,6,14,22 30:3,8,15,25 31:5,12,14,24 32:8,12,15,17,20 33:3,8,13,16,24 34:3,13,18,24 35:3,11,18,22 36:4,25 37:3,8,14, 21,25 38:5,17,24 39:19,23 40:12, 16,21,25 41:8,11,16,21 43:23

44:16 45:3,8 46:15,19 48:12 49:6, 19 50:7,16,20,25 51:18,22 52:11 53:20 54:15,17 56:12,18 57:2,7, 12,17,20 59:2,7 60:3,8,11,18,22 61:15,19 62:10,13,17,19 64:3,9, 13,18,22,24 65:3,22 66:2,7,12,23, 25 67:6,11,17,20 68:3,9 69:5,15, 21 70:6,17,21 71:5,8,15,20 72:3, 11,15,19 73:11,15,18 74:4,10,22, 25 76:9,20 77:16,19 78:2,5,8,15, 19 81:9,21,25 82:6,8,18,25

Rubik's 58:16

Rudy 31:19

rule 79:5

running 12:8 14:5

runs 68:25 70:2

Ryan 3:10 8:14 16:4 17:23 19:15, 19 34:2 36:23 38:22 40:15 47:8 48:2 49:13 53:23 54:6 57:19 58:4 73:6,14,17,23 75:5 81:16

S

sacrificing 80:13

safety 70:11 76:11

Saggar 41:5 42:9 44:5 47:11,17, 24 49:5,23 50:2 51:2,21 52:4,22 54:3,22 55:16 57:5,11,16 58:2,6, 18,21,24 59:5,9,14 60:6,10 61:14, 18 62:23 63:4,9 64:7,11,16 65:20 66:10

sat 54:23 55:2

saved 41:2

schematic 42:16 43:17 52:25

scheme 54:10

Schott 3:10 36:24 50:8 75:16,21, 25 76:21 77:3

scope 59:22

Scott 29:10,16,19 37:6

scrutiny 45:10

seal 62:14

seat 4:7

secondary 7:4

section 19:25 31:17 46:6

self-explanatory 23:15 33:2
send 57:25
sense 10:19 36:23 54:4
separating 63:12
setback 69:8
shades 51:10 56:21
shadows 62:12
shed 77:25 78:4
shines 13:21
shingle 61:11
shingles 27:21
shocking 67:13
shorter 10:13 55:5
show 72:21
shrubbery 12:17
side 6:25 7:5,8,12,19 8:2 9:15,19
 12:19 16:14,19,23 17:6 18:21,23
 20:2 23:23,24 27:24 34:20,22
 35:15 48:8,19,20,25 56:17 57:4,9
 61:25 62:2,3 63:3 64:10 65:8,10
 70:4 75:18 82:9
sidebar 54:14 64:21
sides 10:2
sidewalk 73:4,5
sign 4:11 5:14 6:17,22 7:4,5,19
 8:10 10:6 11:2 13:17,22 14:7,10
 16:13,14,16,20,21,23 17:18 20:2
 22:16 23:12,22,24 24:18,19,22
 25:2,8,14,22 26:20,21 27:18,23
 28:5 29:24 31:6,7,9 34:5,15,17
 35:15,24 36:9 37:22 38:14 39:6,8,
 9,24 40:10 59:12,13 60:4 61:5
signage 59:4,6
signs 5:9 6:20 14:12 23:3 32:21
 34:10 36:19 37:6 38:12 41:9 60:4
silence 3:23 4:3
silver 11:8,12,15,17,22 16:17
 37:12,23 38:2,4,5,16,22 39:7
similar 23:7 34:7
similarities 6:16
similarly 7:3 65:9 66:17

simple 5:20 25:14,15 31:8 36:5
 37:11
sister 42:11 43:14
sit 66:13
site 4:12 66:15
six-foot 63:20
size 25:20 26:24 35:16 47:14
sized 49:10
sizing 34:8
slightly 34:21
Slingshot 71:14 82:5,6
slip 44:17
slot 82:10
small 25:23
smaller 7:6 47:3 50:22
soft 26:12,18 39:15
Sold 28:23
solid 48:24
Sonia 22:2,5
sort 42:25 58:15
sounds 54:8
south 18:10,14,17,24 21:2 34:20
 35:15 63:2 65:10,13
southern 62:25
space 42:21 74:23 75:22
spatially 23:19
speak 43:18
Spiritual 25:12
spot 6:12 33:5 70:19 71:3,10
 78:22,23 81:17
spots 78:20
square-footage 48:18 57:8
 68:12 76:15
square-inches 28:7
squeeze 32:23
stagger 54:19
stand 4:18 48:11
stands 46:25

star 25:11
start 4:13 5:20 52:7 54:21
started 53:15
state 4:18 18:12 21:24 66:18
Staudt 3:11,18 8:3,9,12 10:15
 11:8 12:14 13:2 14:13,18 15:9,13
 16:3,10 21:9 23:25 26:9,18 28:13
 32:6 35:14 36:7,14 37:2 38:11
 39:22 41:12 47:15,18 48:3 49:12
 51:13,20 54:16 55:20 57:22 58:7,
 19,22 59:11,16 62:21,24 63:5,23
 64:6,23 65:25 69:18,22 70:24
 71:17 72:7,14,18 73:10,22,24
 74:14,19 75:3,10,19 76:5,17,25
 77:6 78:13 79:11,15,21 80:7,11,
 24 81:5,12,18 82:12,17
stay 60:7
stenographer 4:15
step 4:21 18:12 28:23 72:22
stepped 46:10
Steve 68:7
stick 4:10 51:11
storefront 6:23
storefronts 6:13,15
street 4:14,25 18:11,15,17 20:5
 21:2 22:3 25:16 27:8 28:23 30:17
 32:18 34:4,10,25 36:19 38:12
 39:2 41:6 43:9 44:8 48:5 53:12
 65:4 76:7,22 77:5 82:13
strips 44:20
structure 36:16
stucco 48:9,13
stuff 5:20 12:18 15:21,22 16:2
subject 61:21
subjective 51:19
submit 65:12,16
submitted 5:6 21:2 40:2 61:22
 65:6
subtleties 56:15
summertime 82:15
supplements 15:20
supposed 12:19 17:7 29:17 31:7
 45:17 46:7 69:10

surface 46:23 47:3,22 50:13
Surprisingly 22:10
survive 15:24
Susan 28:25 29:3 40:22
symmetrical 34:9
synonymous 41:25
system 62:7

T

table 60:24
talk 22:24 29:23 31:5
talked 37:4 38:20 49:15
talking 30:14 38:9 55:12 63:10, 14
talks 76:11
tall 13:7
tearing 47:19
technically 11:3 16:25 17:7 46:15 66:15 69:2 71:19 72:8,10 78:20
telling 67:12
Tennis 22:2,6,10,14,19 23:2,21 24:7,10,14,20 25:3,6,11,23 26:2, 6,16,19,23 28:20
terrible 30:9
text 31:17 39:4
thing 8:23 26:24 31:19 34:19 36:7 45:6 51:19 52:24 79:8,22 81:2 82:4
things 33:17 41:19 45:11
thinking 23:21 24:5 35:6 55:23 56:5 71:16 77:4
thought 38:15,19 69:23
thoughts 23:20
three-foot 63:16 69:8
three-wheel 82:3
throwing 19:9
tight 67:18
time 15:5 61:5 67:3 73:4

times 7:16 9:11
tinctures 15:25
today 16:12 46:4 52:24 53:7,14 58:3,8 59:10 62:25 69:19 70:15 71:6
Tom 3:10
tomorrow 40:8
tone 48:21,25 49:7,14 58:20 64:18
toned 51:23
tonight 3:3,9 18:10
tonight's 4:8
top 7:20 13:9 31:17 80:24
topicals 15:25
tops 34:6
totally 80:21,22 81:16
touch 74:20
tough 6:12
town 10:4 46:13
tracking 62:7
traffic 63:18
transpired 3:21 4:5
transplant 15:17
transplants 42:24
trees 63:19 73:9
triangular 74:3
trim 24:5 27:22 37:22 51:15 53:17 54:7,13 55:20,22 56:21 62:4
trimming 53:19
true 79:2
Tuesday 3:3,4
turf 80:12
tweaks 12:5
type 10:25 11:19 19:21 25:17 59:22,23 60:16 61:11 63:17
types 44:18
typically 6:21 11:4 60:18 73:16

U

ultimate 15:2
Ultimately 26:25
unanimous 18:2 21:12 28:16 40:18 66:4
understand 77:14
understanding 32:9
understood 5:15
unfinished 44:9
uniform 9:16
uniformity 38:8
unlocked 19:15
unrelated 62:22
upper 39:6
upstairs 18:25

V

valid 46:17,22 70:8
validly 72:17
variation 56:14,23
variety 44:11
vehicle 79:24
versions 16:19
versus 26:14 75:8
village 3:6 14:19 20:18 23:8 45:5, 13,18 46:9,14 76:12
Virga 41:7,10,14,20 42:8 43:21 44:3,9,17 45:7 46:12,18,23 47:10, 13,21 49:9,16,24 50:10,18,22 51:7 52:7 53:16,21,25 54:9 55:12, 18,22 56:13,19 59:17 60:16,20 62:6,11,16,18 63:16,24 64:12 66:9
Vishal 41:5
vision 30:9
visual 48:19 57:14 63:18
vote 18:3 21:13 28:17 40:19 66:5

W

wait 14:2
walk 29:23 60:23
walkway 68:25
wanted 9:19 25:16 43:15 51:3
 55:5
war 79:3 80:12
warm 26:12,14,17,18 39:13
water 15:23
website 44:7
weeds 12:18
week 19:11,13 21:19 41:9,15
weeks 79:18
welfare 70:11 76:11
wellness 15:12
Werle 18:14,22 19:7,11,13,17
 20:12,21 21:17
west 65:14
western 62:2
wheel 75:9
whichever 33:10
Whiskey 14:24 60:9
white 23:14 27:13 30:5 37:10
 38:16,18 39:16,18,25 49:17,18
 50:4 51:11,15 53:17 54:2,6,13
 55:13 56:5,21
wider 17:17
width 16:20 68:18
wife 54:23 55:11 58:3
window 24:5 27:22
windows 45:24 49:20 51:14 54:7
 62:4
woke 15:18
word 32:21
words 8:7
work 5:16 8:25 10:22 23:14 49:2,
 8 51:16 58:3 61:3
works 54:23 58:9

wraps 7:10
writing 40:11
written 30:10,11
wrong 63:22
wrote 8:16 30:13

Y

yard 67:25 68:13
year 15:8
years 15:17 72:6,24,25
yellow 11:2
York 66:21
Yup 5:11 57:11