

**In the Matter Of:**

Village of Farmingdale - Planning Board Hearings

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**PLANNING BOARD AND ARB**

*September 26, 2023*

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INCORPORATED VILLAGE OF FARMINGDALE

5

PLANNING BOARD AND ARCHITECTURAL REVIEW BOARD

6

361 Main Street

7

Farmingdale, New York

8

9

September 26, 2023

10

6:53 p.m.

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12 Re: 342 and 346 Main Street

13 202 and 204 Main Street

14 511 Fulton Street

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1                           9/26/23 - PLANNING BOARD and ARB  
2   A P P E A R A N C E S :  
3   CRAIG ROSASCO, Chairman  
4   JOSEPH STAUDT, Member  
5   THOMAS RYAN, Member  
6   BERNARD HOTHERSALL, Member  
7   CARMELA SCHOTT, Member (Non-Voting Alternate)  
8                           A L S O   P R E S E N T:  
9   JOSEPH CIECHANOWICZ, CLC Development Corp.,  
                          For 342 and 346 Main Street  
10  
11   NICHOLAS NAGLE, Letter Perfect Graphics,  
                          For 342 and 346 Main Street  
12  
13   PAUL SCHWEID, Owner,  
                          For 342 and 346 Main Street  
14  
15   CHRIS WERLE, Owner,  
                          For 202 and 204 Main Street  
16  
17   ALI TOP, Owner,  
                          For 511 Fulton Street.  
18  
19  
20  
21  
22  
23  
24  
25

1 9/26/23 - PLANNING BOARD and ARB

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

4 My name is Craig Rosasco, I'm  
5 Chairman of the Planning Board here in  
6 the Village of Farmingdale.

7 Welcome to tonight's meeting for  
8 September 26, 2023.

9 We have three cases on the calendar  
10 and, potentially, one additional case  
11 that's not on the calendar, but we will  
12 address that also.

13 I would ask you all to please rise  
14 as we say the Pledge of Allegiance.

15 Joe, in typical Joe Staudt fashion,  
16 you want to take us out here?

17 MR. STAUDT: Sure.

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

21 CHAIRMAN ROSASCO: Just a moment  
22 of silence for our first responders and  
23 our military that provide us with our  
24 freedoms that we enjoy every day as  
25 citizens of the United States.

1 9/26/23 - PLANNING BOARD and ARB

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

5 CHAIRMAN ROSASCO: Please be  
6 seated.

7 We have three applications on the  
8 calendar for this evening. I believe we  
9 have applicants for 342 and 346 Main  
10 Street.

11 What we, typically, do is if you're  
12 going to present on the application, just  
13 stand up, state your name and address for  
14 the stenographer, and then we'll get into  
15 the application.

16 Who's presenting tonight?

17 MR. CIECHANOWICZ: I think we're  
18 both.

19 MR. NAGLE: It depends on what  
20 it's for.

21 CHAIRMAN ROSASCO: Feel free.  
22 It's a group effort.

23 MR. CIECHANOWICZ: Joseph  
24 Ciechanowicz, 34 Dewey Street,  
25 Huntington.

1 9/26/23 - PLANNING BOARD and ARB

2 CHAIRMAN ROSASCO: Hi, Joe, how  
3 are you?

4 MR. CIECHANOWICZ: Good, thank  
5 you, Mr. Chairman.

6 CHAIRMAN ROSASCO: And you are?

7 MR. NAGLE: I'm Nicholas Nagle  
8 from Port Jeff Station.

9 CHAIRMAN ROSASCO: So who is  
10 presenting and who would like to discuss  
11 either 342 or 346 Main?

12 MR. NAGLE: For the sign or for  
13 the garage door?

14 CHAIRMAN ROSASCO: Well, the  
15 garage door is already installed;  
16 correct?

17 So this is an act first and then  
18 ask for forgiveness later, kind of,  
19 situation?

20 MR. CIECHANOWICZ: Not  
21 deliberately, Mr. Chairman.

22 CHAIRMAN ROSASCO: I understand.

23 MR. CIECHANOWICZ: There was a  
24 little bit of a mix up in the  
25 communication once I obtained the

1 9/26/23 - PLANNING BOARD and ARB  
2 building permit. The contractor thought  
3 it was okay to do the door, but it  
4 wasn't, so --

5 CHAIRMAN ROSASCO: What is the  
6 purpose and specific reasoning for this  
7 property?

8 What are you planning on doing  
9 there?

10 MR. CIECHANOWICZ: Well, it's  
11 going to be The Coop.

12 CHAIRMAN ROSASCO: You may think  
13 this sounds stupid, but for the record,  
14 we want to know what you're planning on  
15 doing there.

16 MR. CIECHANOWICZ: It's a  
17 bar/lounge in conjunction with the  
18 Kick'N Chicken restaurant.

19 CHAIRMAN ROSASCO: Okay. Is it  
20 connected internally?

21 MR. CIECHANOWICZ: Yes. Well,  
22 you can exit through the doorway, which  
23 puts it into the common hallway. The  
24 bathrooms are the same. And then you  
25 can go right into Kick'N Chicken.

1 9/26/23 - PLANNING BOARD and ARB

2 CHAIRMAN ROSASCO: Okay. Is the  
3 garage door not intended to be an  
4 ingress and egress?

5 Can people that just want to go  
6 into The Coop, can they go in through the  
7 garage door?

8 Is there a walk-in area there?

9 MR. CIECHANOWICZ: No.

10 MR. SCHWEID: No. There's a  
11 doorway to the right of it.

12 THE COURT REPORTER: I'm sorry,  
13 sir, but if you're going to speak, I  
14 will need your name, please.

15 MR. SCHWEID: I'm sorry, I wasn't  
16 going to speak.

17 Paul Schweid. I'm the owner.

18 THE COURT REPORTER: Thank you  
19 very much.

20 MR. CIECHANOWICZ: To the right  
21 of it is the actual --

22 CHAIRMAN ROSASCO: Oh, to the  
23 right of the garage door. So there's  
24 two doors there.

25 MR. SCHWEID: Yes.



1 9/26/23 - PLANNING BOARD and ARB

2 CHAIRMAN ROSASCO: Now I get it.  
3 It's amazing. I was just out there 10  
4 minutes ago.

5 MR. SCHWEID: If it makes it  
6 easier, I have a picture.

7 CHAIRMAN ROSASCO: I just saw.  
8 So you have an ingress and egress  
9 door. And, now, you're planning on  
10 bar/lounge, garage door, nice weather,  
11 roll open -- how we doing?

12 MR. SCHWEID: Yes.

13 MR. STAUDT: How does the door  
14 open?

15 MR. CIECHANOWICZ: It's a  
16 roll-up.

17 MR. SCHWEID: It rolls up into  
18 the inside.

19 CHAIRMAN ROSASCO: It will come  
20 up and go inside the structure -- not a  
21 roll-up?

22 MR. CIECHANOWICZ: Yes, that's  
23 correct. Not on the outside of the  
24 structure.

25 MR. STAUDT: What's your

1 9/26/23 - PLANNING BOARD and ARB  
2 intention -- is your intention to have  
3 live music inside?

4 I guess I'm just trying to  
5 understand.

6 MR. CIECHANOWICZ: Well, in the  
7 nice weather, everybody likes to sit  
8 outside. Even if you're not outside,  
9 people like to have the door open.  
10 You're breathing in the fresh air.

11 MR. STAUDT: I bring it up just  
12 because the number one issue the  
13 community has when they see one of these  
14 going in is, you know, is there going to  
15 be a live band set up right next to that  
16 door, blasting music out into the  
17 community.

18 MR. CIECHANOWICZ: No.  
19 Absolutely not.

20 CHAIRMAN ROSASCO: And do you  
21 have any intentions on doing live music  
22 in that facility?

23 MR. SCHWEID: We do.

24 CHAIRMAN ROSASCO: You do.

25 MR. SCHWEID: It's all the way in

1 9/26/23 - PLANNING BOARD and ARB  
2 the back though. It's not anywhere near  
3 that front door.

4 CHAIRMAN ROSASCO: Okay. And  
5 there's no rear entrance to that  
6 building?

7 MR. SCHWEID: There is.

8 MR. CIECHANOWICZ: There is a  
9 rear entrance.

10 MR. SCHWEID: It's just a door  
11 though.

12 MR. CIECHANOWICZ: It's just a  
13 door. It's similar to the front door.

14 MR. STAUDT: Is there any plan  
15 for outdoor -- for the backside outdoor  
16 seating or -- I don't know, I've never  
17 walked around.

18 MR. SCHWEID: We have no space  
19 back there for it.

20 MR. STAUDT: Okay. Just curious.

21 So I know you guys shut down  
22 Kick'N Chicken for a time. Is the whole  
23 inside of the structure being  
24 reconfigured, is that why it shut down,  
25 or is Kick'N Chicken going to reopen

1 9/26/23 - PLANNING BOARD and ARB  
2 looking similar to what it did before?

3 MR. SCHWEID: Just cosmetic.  
4 Kick'N Chicken is just a cosmetic  
5 change. Everything is the same.

6 MR. STAUDT: Okay.

7 MR. SCHWEID: The only thing that  
8 changed was The Coop side.

9 MR. STAUDT: Got it. And then  
10 you -- Craig brought it up, but I'm not  
11 sure I quite understand. The two are  
12 connected internally for customers, or  
13 no?

14 MR. SCHWEID: Yes. For  
15 customers.

16 MR. CIECHANOWICZ: Yes.

17 MR. SCHWEID: We split that unit  
18 into two. It was originally one when it  
19 was Ubaldo's. So as you go, maybe,  
20 three-quarters of the way into the  
21 Kick'N Chicken's side, there's double  
22 glass doors.

23 MR. STAUDT: Got it.

24 MR. SCHWEID: There's a common  
25 hallway, and you can go into the --

1                   9/26/23 - PLANNING BOARD and ARB  
2                   it's, actually, pretty cool if you go in  
3                   there. It came out pretty cool.

4                   MR. CIECHANOWICZ: And the common  
5                   hallway then runs all the way to the  
6                   back, so you have the rear exit and the  
7                   bathrooms are in the common hallway.

8                   MR. RYAN: Right.

9                   CHAIRMAN ROSASCO: Anything  
10                  additional, gang?

11                  MR. STAUDT: I'm good.

12                  CHAIRMAN ROSASCO: Very good.

13                  I'm going to make a motion to  
14                  approve the application -- this is on  
15                  346 Main Street -- to change the window  
16                  to not a roll-up, as indicated in the  
17                  application, but it's more of a  
18                  recessing; correct?

19                  MR. CIECHANOWICZ: It does not  
20                  roll up on the outside of the building.

21                  CHAIRMAN ROSASCO: Okay. As  
22                  approved and as installed.

23                  Do I have a second on the motion?

24                  MR. STAUDT: I'll second that.

25                  CHAIRMAN ROSASCO: All in favor?

1 9/26/23 - PLANNING BOARD and ARB

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

5 CHAIRMAN ROSASCO: Okay. So 346  
6 has been approved for the garage door.

7 MR. CIECHANOWICZ: Thank you,  
8 Chairman, and members of the Board.

9 CHAIRMAN ROSASCO: They should  
10 all be that easy.

11 Now, let's go to signage. Who  
12 wants to discuss the signage?

13 MR. NAGLE: That would be me.

14 CHAIRMAN ROSASCO: Welcome.  
15 Nicholas, correct, if I recall  
16 right?

17 MR. NAGLE: Yes.

18 CHAIRMAN ROSASCO: All right. So  
19 tell me what's going on. We've got a  
20 complete swap out.

21 The old sign on Kick'N Chicken is  
22 going because you have a new branding or a  
23 new logo?

24 MR. NAGLE: New logo. And then  
25 The Coop is, pretty much, we're going to

1 9/26/23 - PLANNING BOARD and ARB  
2 mimic Kick'N Chicken.

3 CHAIRMAN ROSASCO: Okay.

4 MR. NAGLE: We're going to do the  
5 raised pin letters instead of --

6 CHAIRMAN ROSASCO: You're going  
7 away from the carved K macel.

8 MR. NAGLE: Yeah. We're going to  
9 give it a little different look. I  
10 think the raised pin letters will give  
11 it a little bit more depth, more 3D  
12 looking.

13 The only thing I did bring with me  
14 -- I know I put in the permit preferred  
15 colors versus your colors because his  
16 colors are so similar to your colors -- I  
17 also printed out this (indicating) if you,  
18 actually, want to see the color.

19 I can bring it up there for you to  
20 see how close his colors are to yours  
21 because we want to try to stick with his  
22 colors.

23 CHAIRMAN ROSASCO: You may not  
24 realize this because we haven't updated  
25 the color palette, but we did put

1                   9/26/23 - PLANNING BOARD and ARB  
2                   Heritage Red -- a Benjamin Moore Classic  
3                   -- on there.

4                   If you see a lot of the signs on  
5                   Hempstead and Conklin, there's a true red  
6                   in the palette. I saw you had Chestnut on  
7                   your application.

8                   MR. NAGLE: Well, Chestnut is not  
9                   too far off from his actual color. His  
10                  color is more like a dark, dark red or a  
11                  burgundy color, so -- but do you want me  
12                  to bring these up to you (indicating)  
13                  and you can look at it?

14                 CHAIRMAN ROSASCO: Yes, if you  
15                 want to show us.

16                 (WHEREUPON, a document was handed  
17                 from Mr. Nagle to Chairman Rosasco.)

18                 CHAIRMAN ROSASCO: If you're  
19                 going to stick with the burgundy, then  
20                 the Chestnut is close.

21                 MR. NAGLE: It's so close.

22                 CHAIRMAN ROSASCO: If you want  
23                 more red --

24                 MR. NAGLE: I put on top his  
25                 color and on the bottom your color



1 9/26/23 - PLANNING BOARD and ARB  
2 (indicating). Same with this one  
3 (indicating). They're all, pretty much,  
4 close.

5 CHAIRMAN ROSASCO: So if you  
6 wanted, Nicholas, we do have a true red.  
7 We've got a Classic Benjamin Moore red  
8 that's on the palette chart.

9 MR. NAGLE: I'll look at it  
10 because I know his color is more towards  
11 the burgundy side.

12 CHAIRMAN ROSASCO: Right. Right.  
13 I see that.

14 MR. RYAN: It looks closer to  
15 Chestnut.

16 MR. NAGLE: It's close to  
17 Chestnut. It's, maybe, slightly darker.  
18 That's why I wanted to print it to show  
19 you. We're not that far off.

20 MR. STAUDT: After a couple of  
21 months in the sun, it's probably not off  
22 that much.

23 CHAIRMAN ROSASCO: It will  
24 probably look like Chestnut.

25 From our perspective, I don't

1 9/26/23 - PLANNING BOARD and ARB  
2 really have a problem with the yellow swap  
3 out, and I don't have a problem with the  
4 burgundy swap out. There is no orange on  
5 the color palette.

6 MR. NAGLE: It's more like a  
7 goldish, kind of, orange.

8 CHAIRMAN ROSASCO: You see that  
9 (indicating)?

10 MR. RYAN: Yeah.

11 CHAIRMAN ROSASCO: These jumps  
12 are fine.

13 MR. RYAN: Those are fine. I'm  
14 okay with that.

15 MR. NAGLE: It's just a small  
16 outline, too. It's not really sticking  
17 out, like, bold letters. It's, like, a  
18 thin outline around The Coop.

19 MR. HOTHERSALL: Is that a chain  
20 or no?

21 MR. NAGLE: The Coop?

22 MR. HOTHERSALL: Yes.

23 MR. NAGLE: No.

24 MR. STAUDT: Where's that yellow  
25 supposed to be?

1 9/26/23 - PLANNING BOARD and ARB

2 It's outlining the letters?

3 CHAIRMAN ROSASCO: It's the trim.

4 It's the trim on this (indicating).

5 MR. STAUDT: Got it.

6 CHAIRMAN ROSASCO: The body of

7 the letters are what, white?

8 MR. NAGLE: It's, like, beige.

9 You guys have, kind of, a beige, but  
10 it's a little like -- it's close to it.

11 CHAIRMAN ROSASCO: Right. So

12 we're playing darts.

13 MR. NAGLE: Yeah.

14 CHAIRMAN ROSASCO: Close. Close.

15 MR. NAGLE: Close. Yeah. It's  
16 thin. It's not the whole bold letter.

17 CHAIRMAN ROSASCO: Okay. This is

18 what my recommendation would be, and

19 I'll let the Board chime in also.

20 So you have a similar facade on  
21 both; right?

22 MR. NAGLE: Yes.

23 CHAIRMAN ROSASCO: So what I'd

24 like to do is make sure that each sign

25 is similar sized with similar

1 9/26/23 - PLANNING BOARD and ARB  
2 goosenecks.

3 MR. NAGLE: Yeah. They're going  
4 to have the same goosenecks.

5 CHAIRMAN ROSASCO: I saw the  
6 goosenecks already, but it looks like  
7 the sizing is still a bit different.

8 MR. STAUDT: The old goosenecks  
9 you're getting rid of; right?

10 Because, I think, the old ones are  
11 still out there.

12 MR. NAGLE: They're a little  
13 different, but if you want them to  
14 change, I can talk to Paul about it.  
15 I'm sure that's not a problem. Kick'N  
16 Chicken are the newer ones.

17 MR. STAUDT: I'd make them mirror  
18 the Kick'N Chicken ones.

19 MR. NAGLE: Okay.

20 MR. STAUDT: Visually, now, the  
21 front of that building now looks the  
22 same.

23 MR. SCHWEID: No problem.

24 CHAIRMAN ROSASCO: Why don't we  
25 work on this.

1 9/26/23 - PLANNING BOARD and ARB

2 Nicholas, the sizing is not -- I  
3 can't tell. It looks like one is 11  
4 feet, which 11 feet, in my eyes, is  
5 going to be 132 inches. The Kick'N  
6 Chicken is about 115.

7 MR. NAGLE: The storefront is a  
8 lot larger for The Coop.

9 (WHEREUPON, there was a sidebar  
10 discussion held between Chairman Rosasco  
11 and Mr. Staudt.)

12 MR. NAGLE: I think I might have  
13 the storefront size on the permit.

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

17 MR. NAGLE: When we did the  
18 original Kick'N Chicken sign, you guys  
19 agreed to go window to window for the  
20 Kick'N sign.

21 CHAIRMAN ROSASCO: Because it was  
22 a K macel. This is different.

23 There's not going to be any  
24 backdrop on this; right?

25 MR. NAGLE: No. But I'm keeping

1                   9/26/23 - PLANNING BOARD and ARB  
2                   the same size as Kick'N Chicken. It's,  
3                   actually, going to be slightly smaller,  
4                   so it fits up there a little bigger.

5                   I think the storefront for Kick'N  
6                   Chicken is 19 foot, and the storefront for  
7                   The Coop is 16 foot. So it's an extra  
8                   seven feet.

9                   MR. STAUDT: Could you make them  
10                  the same size and just center?

11                  MR. NAGLE: The Coop would be,  
12                  probably, a little small. It would be  
13                  small looking on the storefront then. I  
14                  followed each one proportionately.

15                  CHAIRMAN ROSASCO: So what's the  
16                  sizing?

17                  The Coop is going to be 132 inches?

18                  MR. NAGLE: Eleven (11) foot.

19                  CHAIRMAN ROSASCO: And then the  
20                  other side is 115, so it's a difference  
21                  -- we're splitting hairs over 17 inches.

22                  MR. STAUDT: I'm okay with that.

23                  CHAIRMAN ROSASCO: Okay.

24                  MR. NAGLE: And I think they're  
25                  both going to look, pretty much, uniform

1 9/26/23 - PLANNING BOARD and ARB  
2 with space and size, too.

3 CHAIRMAN ROSASCO: Right. If you  
4 symmetrically, spatially do them to the  
5 facade, I don't have any objection to  
6 that. Just keep them similar sized and  
7 match the goosenecks.

8 MR. NAGLE: Yes.

9 CHAIRMAN ROSASCO: You're not  
10 going to do that hang-down awning?

11 MR. NAGLE: No. They've got the  
12 garage there so, no.

13 CHAIRMAN ROSASCO: That awning is  
14 staying up, yes?

15 MR. NAGLE: It's staying. Yes.

16 CHAIRMAN ROSASCO: That will be  
17 the only difference amongst the two  
18 facades.

19 MR. NAGLE: Exactly. Yes.

20 CHAIRMAN ROSASCO: All right.  
21 Anybody have any additional questions  
22 regarding this?

23 MR. STAUDT: Quick thing.

24 CHAIRMAN ROSASCO: Yes.

25 MR. STAUDT: The last time you

1                   9/26/23 - PLANNING BOARD and ARB  
2                   guys were before Planning, we had put in  
3                   a request for you guys to reduce the  
4                   brightness of the four high hats that  
5                   are in the awning. I never saw any --  
6                   it didn't look like that ever happened.

7                   So we would just ask that when that  
8                   reopens --

9                   MR. NAGLE: I went back three  
10                  days later. I called someone from the  
11                  Village, and they asked me to send them  
12                  a picture of the high hat with the  
13                  options of the switch.

14                 MR. STAUDT: The three settings.

15                 MR. NAGLE: Yeah. And I showed  
16                 them which one we put it on. But we did  
17                 it three days later. I sent my guy in  
18                 three days later.

19                 MR. STAUDT: I'll take your word  
20                 on it.

21                 MR. NAGLE: And I emailed  
22                 somebody the picture of the LED light.

23                 MR. STAUDT: Okay.

24                 CHAIRMAN ROSASCO: So I'm going  
25                 to make a motion for the application on



1 9/26/23 - PLANNING BOARD and ARB  
2 342 Main Street and 346 Main Street  
3 because they're on the same application.  
4 Why don't we take them individually.

5 For 346, which is the new Coop, we  
6 are going to afford them some leeway in  
7 the color palette; they're going to match  
8 the gooseneck lighting that's next door to  
9 what will now be the new Kick'N Chicken,  
10 and they are to be matched symmetrically  
11 in both number and size and color  
12 schematics.

13 And in regards to the application  
14 on The Coop, like I said, we're going to  
15 give them some leeway on the colors --  
16 Morning Sunshine is going to drift off on  
17 the trim in something of a light  
18 gold/yellow.

19 MR. NAGLE: It will be more gold.  
20 That was just a digital print to show  
21 you.

22 CHAIRMAN ROSASCO: Okay. That's  
23 to be centered to the storefront facade,  
24 and that's it.

25 Anybody have any additional issues

1 9/26/23 - PLANNING BOARD and ARB  
2 in regard to my motion?

3 (WHEREUPON, no response was  
4 heard.)

5 CHAIRMAN ROSASCO: If not,  
6 someone could second it.

7 MR. RYAN: Second the motion.

8 CHAIRMAN ROSASCO: All in favor?

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

12 CHAIRMAN ROSASCO: So we're good  
13 on The Coop.

14 In regards to the second sign  
15 application in regards to Kick'N Chicken.  
16 Similarly, there is a slight variation off  
17 the color palette -- the Chestnut has a  
18 very similar color as does the Morning  
19 Sunshine -- we're going to allow that to  
20 squeeze through the elements this evening.

21 Once again, the new signage is to  
22 be proportionate to the storefront and to  
23 the facade; there is to be matching  
24 goosenecks in both colors. I believe that  
25 they are the new ones already, so the

1                   9/26/23 - PLANNING BOARD and ARB  
2                   other ones will be the new ones that match  
3                   up.

4                   And other than that, I would ask  
5                   that someone second that motion.

6                   MR. HOTHERSALL: I second the  
7                   motion.

8                   CHAIRMAN ROSASCO: All those in  
9                   favor?

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

13                  CHAIRMAN ROSASCO: Good luck,  
14                  Nick.

15                  MR. NAGLE: Okay.

16                  MR. SCHWEID: Thank you very  
17                  much.

18                  CHAIRMAN ROSASCO: Good luck,  
19                  guys.

20                  \*           \*           \*           \*

21                  CHAIRMAN ROSASCO: All righty.  
22                  And then there's the 800 pound gorilla  
23                  in the room. Come on up, gang.

24                  This is in regards to the 202 and  
25                  204 Main Street application. What we,

1 9/26/23 - PLANNING BOARD and ARB  
2 typically, do is come on up, state your  
3 name and address for the record, and then  
4 make your presentation.

5 MR. WERLE: Good evening. How  
6 are you?

7 Chris Werle, 106 11th Street,  
8 Garden City, New York.

9 May I approach?

10 CHAIRMAN ROSASCO: Of course.

11 (WHEREUPON, documentation and  
12 materials were distributed from Mr.  
13 Werle to Chairman Rosasco and the Board  
14 members.)

15 CHAIRMAN ROSASCO: So this is the  
16 application for ZUZU's, 202 and 204 Main  
17 Street.

18 All right. So we've got a lot of  
19 things happening on this application.

20 Why don't we start with the front  
21 side, Mr. Werle, and we'll go through  
22 it.

23 MR. WERLE: Okay.

24 CHAIRMAN ROSASCO: Why don't you  
25 tell me what the plans and intentions

1           9/26/23 - PLANNING BOARD and ARB  
2           are in regards to the soft-serve area on  
3           the front, south side.

4                   MR. WERLE: So the letters would  
5           be the pin letters with the standing  
6           seam awning on top. The tile -- the  
7           samples that you have there -- are going  
8           to go across the whole bottom half and  
9           across the balcony.

10                   CHAIRMAN ROSASCO: This is a  
11           vertical application, Mr. Werle?

12                   MR. WERLE: It is.

13                   CHAIRMAN ROSASCO: Okay.

14                   MR. WERLE: Then it transitions  
15           to the top into the standing seam and  
16           the gooseneck lighting, which is what  
17           you see here (indicating).

18                   CHAIRMAN ROSASCO: Okay. So  
19           these tiles will run up to the top of  
20           the landing on that second floor;  
21           correct?

22                   MR. WERLE: Correct. As well as  
23           the side -- the south. This portion  
24           here (indicating) will also run up the  
25           side.

1 9/26/23 - PLANNING BOARD and ARB

2 CHAIRMAN ROSASCO: Will that only  
3 run as high as that second-level  
4 balcony?

5 MR. WERLE: No. That's going to  
6 run all the way through, so it's --

7 CHAIRMAN ROSASCO: It's  
8 consistent up to the top.

9 MR. WERLE: Right.

10 CHAIRMAN ROSASCO: Okay. And do  
11 you know what color grout you're going  
12 to use?

13 MR. WERLE: A beige.

14 CHAIRMAN ROSASCO: Beige grout.  
15 I'm assuming, as an outdoor application,  
16 probably a sanded grout?

17 MR. WERLE: Yes. Power grout  
18 it's called. Sanded power grout.

19 CHAIRMAN ROSASCO: And what's the  
20 intention on the soft serve? Is that a  
21 pickup spot, is it a let's all get in  
22 line and get ourselves a cone?

23 MR. WERLE: So there's two things  
24 going on with that. We're going to have  
25 two soft-serve machines, we're going to

1 9/26/23 - PLANNING BOARD and ARB  
2 have four flavors, and we're also going  
3 to have about 10 Italian ices as well in  
4 there.

5 The idea is you can pre-order it  
6 through QR codes or on our app, walk up to  
7 the window, and do a pickup.

8 MR. RYAN: But that's not the  
9 only thing you can get.

10 If you walk up as a customer  
11 without a QR code, you can order it  
12 on-site?

13 MR. WERLE: You can. We're  
14 trying to speed things up, so we would  
15 prefer to use the app. We're going to  
16 try to promote the app and promote the  
17 QR codes, so it's more of a grab and go  
18 situation.

19 MR. RYAN: So it's not a Scoops  
20 on Fire Island and Ocean Beach where  
21 it's a 45-minute line to get your ice  
22 cream?

23 MR. WERLE: God willing, but I  
24 doubt it.

25 MR. RYAN: Yeah. Okay. That's

1 9/26/23 - PLANNING BOARD and ARB  
2 it.

3 CHAIRMAN ROSASCO: God not  
4 willing. I don't want a line on my  
5 sidewalk.

6 So we do have concerns about the  
7 sidewalk. Why don't you tell us as to why  
8 you think that this soft-serve window will  
9 not interfere with the traffic on Main  
10 Street.

11 MR. WERLE: Well, it's hard to  
12 tell right now because we have the green  
13 safety wall up, but if you took that  
14 safety wall down, it's another full  
15 sidewalk behind it. So it's, actually,  
16 a double sidewalk plus the pavers, which  
17 totals -- from the storefront to the  
18 curb -- 10 feet.

19 MR. RYAN: Okay. That's a little  
20 deceiving behind the temporary wall here  
21 (indicating).

22 CHAIRMAN ROSASCO: Right.

23 MR. HOTHERSALL: Does that match  
24 the store to the left and to the right?

25 MR. WERLE: The awning colors?



1 9/26/23 - PLANNING BOARD and ARB

2 MR. RYAN: No. The front  
3 setbacks.

4 MR. HOTHERSALL: The setback.

5 MR. STAUDT: I think The Tap Room  
6 is set back farther.

7 Tre Scalini is quite a way back  
8 from it; right?

9 MR. WERLE: Yeah. It's even with  
10 Tre Scalini, but, like you said, The Tap  
11 Room is set --

12 CHAIRMAN ROSASCO: What do you  
13 plan on doing with regards to a menu  
14 board or something for walk-up people?

15 How are they going to know what  
16 they're ordering?

17 MR. WERLE: So the menu board is  
18 in the rear of the building. That was  
19 on the submitted elevations, and that's  
20 going to be to the right of the entrance  
21 door on the parking lot side in the  
22 rear.

23 CHAIRMAN ROSASCO: I saw. So how  
24 does a person that comes up to the  
25 soft-serve window, who is number six in

1 9/26/23 - PLANNING BOARD and ARB  
2 line --

3 MR. WERLE: Oh, I'm sorry. I was  
4 on regular menu.

5 CHAIRMAN ROSASCO: That's okay.  
6 I'm still in the front.

7 MR. WERLE: You're still in the  
8 front. So the -- once again, we're  
9 going to be promoting the QR codes,  
10 which will be stickers in the window.  
11 People hit the QR code and just go on  
12 their phone.

13 It's not a huge variety. Like I  
14 said, it's four flavors and 10 scoops of  
15 -- so it's not this big, elaborate menu  
16 like you would go into a Baskin-Robbins or  
17 a Carvel. It's totally not that. It's a  
18 vanilla, a chocolate, a pistachio, and  
19 then a flavor of the month type of  
20 situation. And then the 10 biggest  
21 selling Italian ices.

22 So it's the greatest hits. It's  
23 not the Baskin-Robbins 31 flavors and all  
24 that, which takes more time for people to  
25 pick out what they want. It's very, very

1 9/26/23 - PLANNING BOARD and ARB  
2 stripped down.

3 MS. SCHOTT: It just seems to me  
4 that when you have people out and about  
5 and not already ahead of time looking  
6 for a QR code on their phone or  
7 whatever, they're going to be there.  
8 They're going to be lining up at the  
9 window and not knowing then what they  
10 want.

11 MR. WERLE: We're also going to  
12 put the QR code on the front door, so  
13 you can, literally, hit the QR code and  
14 get it that way as you're walking up.

15 Once they download our app, they  
16 could, literally, be in their cars in the  
17 parking lot or, potentially, leaving from  
18 a different restaurant to get something  
19 from the soft-serve window, and they can  
20 preorder as they're walking towards it.  
21 That's the whole idea to try and get  
22 people to use the app. Promoting the app  
23 and the QR code.

24 MR. STAUDT: I know that's the  
25 intention. It is a big concern, though,

1                   9/26/23 - PLANNING BOARD and ARB  
2                   for me. And I know a lot of that  
3                   decision making was made before other  
4                   boards before it got to us. But for me,  
5                   the lack of a setback and then with your  
6                   intended use of the soft-serve window,  
7                   I'm concerned that residents that are  
8                   just moving back and forth on that  
9                   sidewalk are going to encounter crowds.

10                   If you're having a busy summer  
11                   night and there's people lined up, I have  
12                   a lot of concerns that we're creating a  
13                   future issue for our residents by allowing  
14                   this as it's presented today.

15                   MS. SCHOTT: And the neighboring  
16                   restaurant.

17                   MR. RYAN: But we're looking at  
18                   the signs only; correct?

19                   CHAIRMAN ROSASCO: We've got the  
20                   full application this evening, which is  
21                   signage, and the signage ties into  
22                   design.

23                   Probably what I would recommend is,  
24                   somehow or another -- one of the concerns,  
25                   and we spoke about it earlier, depends on

1 9/26/23 - PLANNING BOARD and ARB  
2 where you're going to list these 10  
3 Italian ices.

4 Let's say there's six people in  
5 front. They're all going to be,  
6 essentially, looking into that window if  
7 you have signage in the window. So,  
8 maybe, to the right of the window you guys  
9 could make some type of menu board there  
10 so that they're not standing like they're  
11 in the outfield of a baseball game,  
12 looking into the window and blocking that  
13 entire walkway.

14 MR. WERLE: Right. Gotcha.

15 CHAIRMAN ROSASCO: And, maybe,  
16 what you could also do, if we gave you a  
17 little leeway for a signage board there,  
18 underneath the signage board say "line  
19 forms this way" so they're lining up  
20 against your building and not going out  
21 towards the curb because it is tight.

22 Okay?

23 MR. WERLE: Sure.

24 CHAIRMAN ROSASCO: That would be  
25 my recommendation.

1 9/26/23 - PLANNING BOARD and ARB

2 MR. WERLE: We could definitely  
3 do that.

4 CHAIRMAN ROSASCO: Okay. In  
5 regards to -- let's go over to the  
6 canopies.

7 We've got two canopies in the  
8 front. We had discussed the possibility  
9 of matching the asphalt GAF that you did  
10 on the roof to the structure.

11 It's our understanding that you  
12 want to go with this metal seamless; is  
13 that correct?

14 MR. WERLE: Yeah. We just feel  
15 that it's more traditional to the look  
16 of the barn feel, especially, up top.

17 CHAIRMAN ROSASCO: Anybody have  
18 any questions in regards to that metal  
19 seam roof?

20 (WHEREUPON, no response was  
21 heard.)

22 CHAIRMAN ROSASCO: What color  
23 will that be, Mr. Werle?

24 MR. WERLE: Black. To match the  
25 windows.

1 9/26/23 - PLANNING BOARD and ARB

2 MR. STAUDT: The goosenecks are  
3 black as well; correct?

4 MR. WERLE: Yes.

5 MR. STAUDT: Great.

6 CHAIRMAN ROSASCO: All right.

7 So, once again, just to go back to  
8 tiling.

9 Is there any tiling in the rear?

10 MR. WERLE: No. The reason why  
11 we chose not to do the rear tile is  
12 because there's not really any break  
13 point.

14 We just thought it would be a  
15 cleaner look if it just ran down and had,  
16 kind of, like, the overlays make the  
17 pattern rather than have the tile seem to  
18 be going nowhere.

19 CHAIRMAN ROSASCO: Okay.  
20 Understood. So the tiling is merely  
21 just a front application; correct?

22 MR. WERLE: Correct.

23 CHAIRMAN ROSASCO: All right.

24 Let's move on to signage.

25 Currently, you've got one signage

1 9/26/23 - PLANNING BOARD and ARB  
2 area, right, in the middle section?

3 And then you've got a lower -- what  
4 material will those signs to be?

5 MR. WERLE: Those are going to be  
6 the pin signs out of metal lettering.

7 CHAIRMAN ROSASCO: Metal  
8 lettering. So it appears that three of  
9 them are consistently colored -- the  
10 soft serve, ZUZU, and the crossbarn --  
11 what colors will those be?

12 MR. WERLE: Those are also black.

13 CHAIRMAN ROSASCO: Black. And  
14 then in regards to parlour and pizza  
15 bar, do you know what colors those signs  
16 will be?

17 MR. WERLE: Those are red.

18 CHAIRMAN ROSASCO: Okay. So we  
19 do have a red that is almost that same  
20 exact color on our color palette. It's  
21 called Heritage Red. So whoever is  
22 making the signs, we would recommend  
23 that they use the Heritage Red.

24 And in regards to blade signs, we  
25 only allow one. There's two on the



1 9/26/23 - PLANNING BOARD and ARB  
2 application.

3 We had had some discussions early  
4 tonight in regards to the blade signs; is  
5 that correct?

6 MR. WERLE: Yes.

7 CHAIRMAN ROSASCO: Okay. And  
8 which one of the two have you chosen to  
9 keep?

10 MR. WERLE: So we'll keep the  
11 simpler one, the smaller one -- the ZUZU  
12 one -- and get rid of the larger one.

13 CHAIRMAN ROSASCO: Okay. The  
14 material on that, what's the plan on  
15 that?

16 Are you going to do a carved K  
17 macel but just make it thicker and some  
18 type of fabrication so it almost looks  
19 like a box; is that what your plan is?

20 MR. WERLE: Yes, exactly.  
21 Correct.

22 CHAIRMAN ROSASCO: And then with  
23 regards to the signage on the blade  
24 sign. Tell me what your plans are with  
25 that.

1 9/26/23 - PLANNING BOARD and ARB

2 MR. WERLE: That will be metal  
3 pin again.

4 CHAIRMAN ROSASCO: Okay. So  
5 you're going to go pin on top of K  
6 macel.

7 MR. WERLE: Correct.

8 CHAIRMAN ROSASCO: Okay.  
9 Lighting. It looks as though we have  
10 six goosenecks -- three way up top and  
11 then three overlooking the second floor  
12 balcony; is that correct?

13 MR. WERLE: Yes.

14 CHAIRMAN ROSASCO: So that's no  
15 problem. They're all symmetric. So six  
16 goosenecks up top.

17 And then it looks as though there  
18 is some lighting down low; is that  
19 correct?

20 MR. WERLE: Yes. That's this  
21 light here (indicating). It's a flush  
22 mount that goes underneath the balcony.

23 CHAIRMAN ROSASCO: Is it,  
24 actually, a flush mount?

25 Is it going to sit in like a high

1 9/26/23 - PLANNING BOARD and ARB

2 hat?

3 MR. WERLE: No. No. Flush mount  
4 meaning (demonstrating).

5 CHAIRMAN ROSASCO: Oh, oh, the  
6 top is flush mount.

7 MR. WERLE: Yeah. It's not,  
8 like, a hang down with a stem or  
9 anything. This goes flush to the under  
10 balcony part (demonstrating). This is  
11 the light part right here (indicating).

12 CHAIRMAN ROSASCO: Right. That  
13 white part always protrudes outside of  
14 that metal?

15 MR. WERLE: Correct.

16 CHAIRMAN ROSASCO: Okay. And  
17 what is the kelvins on that light; do  
18 you know?

19 MR. WERLE: I don't.

20 CHAIRMAN ROSASCO: Is it a soft  
21 light, is it a harsh light?

22 MR. WERLE: It's definitely going  
23 to be soft. Without a doubt. We're  
24 going to try to get it down to low  
25 2,000s on it.

1 9/26/23 - PLANNING BOARD and ARB

2 CHAIRMAN ROSASCO: Okay.

3 MR. RYAN: Black like the top, or  
4 is it going to be that gold color?

5 MR. WERLE: No. It's this color  
6 right here (indicating). That's  
7 shadowing (indicating), so it doesn't  
8 look -- you can't really see on the  
9 shadowing, but this is the light  
10 (indicating).

11 CHAIRMAN ROSASCO: It's almost  
12 like a brass; right?

13 MR. RYAN: Yeah.

14 MR. WERLE: Yes.

15 CHAIRMAN ROSASCO: Okay.

16 MS. SCHOTT: It looks like a lot  
17 of lights; doesn't it?

18 It looks like a lot of lights to  
19 me.

20 CHAIRMAN ROSASCO: How many are  
21 there going to be?

22 Because in the picture, it's  
23 depicted as all the way across, which,  
24 quite frankly, I would probably prefer  
25 that it didn't run all the way across.

1 9/26/23 - PLANNING BOARD and ARB

2 Are those lights just going to  
3 remain above the windows?

4 MR. WERLE: Yes. Basically, over  
5 the three windows. It's, actually,  
6 instead of going -- it's hard to see  
7 because of the shadowing on it, but they  
8 are going to go in and out just  
9 slightly. So it's going to  
10 have --

11 CHAIRMAN ROSASCO: Staggered?

12 MR. WERLE: Yeah. It's going to  
13 go -- in the middle of the window, it  
14 will be in. And the outside of the  
15 windows, it will be out.

16 So it will be like this effect  
17 (demonstrating). And it's only going to  
18 be about a foot and-a-half apart, so it's  
19 not this big, wide spread on it because of  
20 the underneath part.

21 CHAIRMAN ROSASCO: How many are  
22 there?

23 MR. WERLE: There's nine. But  
24 they're going to be very dimly lit.

25 MR. STAUDT: I think, too, when

1                   9/26/23 - PLANNING BOARD and ARB  
2                   you look at the building, visually, the  
3                   goosenecks up on the second floor are  
4                   set back. So right now, without those  
5                   lights, he has no lighting, lighting his  
6                   sidewalk, lighting his entrance.

7                   MR. RYAN: Below.

8                   CHAIRMAN ROSASCO: Understood.  
9                   Understood. Okay. Keep those lights  
10                  low, Mr. Werle.

11                  MR. STAUDT: Your intention is to  
12                  light the blade sign too; right?

13                  MR. WERLE: Yes. So there's  
14                  going to be one pin spot on either side.

15                  CHAIRMAN ROSASCO: What type of  
16                  lights do you plan on using on the  
17                  blade?

18                  MR. WERLE: Pin spot. Exterior.

19                  CHAIRMAN ROSASCO: Okay.

20                  MR. WERLE: That will also be  
21                  black.

22                  MR. RYAN: Good.

23                  MR. WERLE: I couldn't get that  
24                  sample.

25                  CHAIRMAN ROSASCO: All right.

1 9/26/23 - PLANNING BOARD and ARB

2 Batten board.

3 What color are we going, gentlemen?

4 MR. WERLE: Benjamin Moore Simply

5 White.

6 MR. RYAN: Okay.

7 CHAIRMAN ROSASCO: And is that a  
8 thing that you guys are going to paint,  
9 or does it come out of the factory as  
10 Simply White?

11 MR. WERLE: No. It comes primed  
12 from the factory and then our painter  
13 will fill all the little nail holes and  
14 sand it out and then paint the whole  
15 thing.

16 CHAIRMAN ROSASCO: Okay. An  
17 extra step, but it will look nicer.

18 MR. WERLE: Yeah.

19 MR. STAUDT: I agree.

20 CHAIRMAN ROSASCO: On your prior  
21 application, we did have a yellow and  
22 white awning over that soft-serve sign.  
23 That awning has now been changed to a  
24 canopy on that seamed metal?

25 MR. WERLE: Yeah. We made it to

1 9/26/23 - PLANNING BOARD and ARB  
2 match everything. Correct.

3 MR. RYAN: That's better.

4 CHAIRMAN ROSASCO: One thing that  
5 we had discussed earlier, and I'd like  
6 to come back to it again.

7 MR. WERLE: Sure.

8 CHAIRMAN ROSASCO: The north side  
9 of the structure -- that ginormous empty  
10 space.

11 I know you mentioned earlier that  
12 on the inside you're going to try to do  
13 some type of, you know, the sliding barn  
14 door applications. Maybe, if there's some  
15 way that you could, spatially, put some  
16 barn doors up on that exterior facade, I  
17 think it would just break it up nicely.

18 Do something that you would like  
19 that would match the theme that you're  
20 going with. I think your ideas are good,  
21 so I almost have trust in you knowing that  
22 if you were to do something up on that to  
23 break it up.

24 Essentially, it's -- how far is it  
25 front to back?



1 9/26/23 - PLANNING BOARD and ARB

2 It's got to be 150 feet; right?

3 MR. WERLE: No. It's a little  
4 bit under a hundred. Let's just call it  
5 a hundred.

6 CHAIRMAN ROSASCO: So you've got  
7 35 yards of white.

8 Do you think there's a way we can  
9 somehow, almost, make it seem like barn  
10 doors but almost, like, a window  
11 application?

12 Like four or so, spatially across  
13 that facade, to break it up?

14 What are your thoughts?

15 MR. WERLE: I have to think about  
16 that. I don't know if it would make  
17 sense to have four, only because a barn,  
18 traditionally, would have one.

19 CHAIRMAN ROSASCO: In the front.

20 MR. WERLE: If we put one in the  
21 middle, maybe, and made it large. I  
22 would also have to clear it with the  
23 Building Department as well to make sure  
24 they'd be cool with it.

25 CHAIRMAN ROSASCO: Why don't you

1           9/26/23 - PLANNING BOARD and ARB  
2           come up with something. We'll take a  
3           look at it.

4                   MR. WERLE: Yeah. We agree with  
5           that statement, by the way, that it's a  
6           lot of white, you know, but it's trying  
7           to -- what to do with it. We talked  
8           about, maybe, greenery or the barn door  
9           thing.

10                   CHAIRMAN ROSASCO: All right.  
11           Let's see what you come up with.

12                   Do you have a rear --

13                   MR. WERLE: We didn't do a rear  
14           rendering, just the elevation.

15                   CHAIRMAN ROSASCO: They are in  
16           the plans though?

17                   MR. WERLE: Yes.

18                   CHAIRMAN ROSASCO: All right.  
19           Just so that everybody is clear, what he  
20           has in the rear is two large,  
21           essentially, garage door openings with  
22           folding windows that fold -- they fold  
23           down?

24                   MR. STAUDT: Up.

25                   MR. WERLE: Well, they fold

1 9/26/23 - PLANNING BOARD and ARB  
2 (demonstrating).

3 CHAIRMAN ROSASCO: In or out?

4 MR. WERLE: Like a "V."

5 CHAIRMAN ROSASCO: Right. But  
6 where do they go?

7 MR. STAUDT: The accordion lives  
8 at the top when they're open; right?

9 MR. WERLE: Correct.

10 CHAIRMAN ROSASCO: For that big  
11 space, how many panels are there?

12 MR. WERLE: There's two large  
13 panels, but there's four windows put  
14 together.

15 CHAIRMAN ROSASCO: Okay.

16 MR. WERLE: So it's two and two.  
17 There's a space in between.

18 CHAIRMAN ROSASCO: Okay. So  
19 there's a jam in between.

20 MR. WERLE: Correct.

21 CHAIRMAN ROSASCO: Okay. And  
22 they all fold up, or they all fold down?

23 MR. WERLE: They all fold up.

24 CHAIRMAN ROSASCO: Up. So that  
25 ceiling there has got to be 15 feet;

1 9/26/23 - PLANNING BOARD and ARB  
2 right?

3 MR. WERLE: It was, but we  
4 lowered it to about 12.

5 CHAIRMAN ROSASCO: Okay. And  
6 then once it's folded up, how high will  
7 those panels go?

8 MR. WERLE: It sits about 60  
9 percent to 70 percent, depending on the  
10 track stop.

11 CHAIRMAN ROSASCO: Okay.

12 MR. WERLE: The window is 10, so  
13 it, probably, will go up seven feet at  
14 the max height.

15 CHAIRMAN ROSASCO: Okay.

16 MR. WERLE: The rest is sitting  
17 in the track.

18 CHAIRMAN ROSASCO: Right. Right.  
19 All right. There's not much head  
20 clearance for a six-foot-five guy on  
21 that front edge of the window.

22 Part of it goes outside, but part  
23 of it also stays inside; correct?

24 MR. WERLE: But it's also on that  
25 curb. That's 12 to -- I don't have the

1 9/26/23 - PLANNING BOARD and ARB  
2 exact measurement -- 12 to 14 inches, so  
3 it already has a head start on being up.  
4 So when it's up, it's going to be,  
5 easily, eight feet out there.

6 CHAIRMAN ROSASCO: Okay. All  
7 right. That's good.

8 Other than that, I believe the  
9 plans also show he's got -- how many  
10 awnings in the back?

11 MR. WERLE: The top one goes  
12 across the back.

13 CHAIRMAN ROSASCO: Is there three  
14 in the back?

15 MR. STAUDT: It looks like two.

16 MR. WERLE: It think it's just  
17 two. The one over the window, and the  
18 one over the menu box.

19 CHAIRMAN ROSASCO: Okay. And  
20 we've got none of the fancy flush-mount  
21 lights in the rear; correct?

22 It's all goosenecks?

23 MR. WERLE: Right. It's the same  
24 reason for the tile thing. There's no  
25 breaking point for it to come out.

1 9/26/23 - PLANNING BOARD and ARB

2 CHAIRMAN ROSASCO: Gotcha.

3 MR. STAUDT: I have a question.

4 MR. WERLE: Sure.

5 MR. STAUDT: Why the decision to  
6 light the ZUZU with goosenecks on the  
7 back and not in the front?

8 MR. WERLE: Because we didn't  
9 want to bring the bottom restaurant part  
10 and blend it in. We talked about the  
11 two different concepts. We didn't want  
12 to bring that same concept through the  
13 whole thing. We want to make the bottom  
14 half its own identity, and the top half  
15 its own identity.

16 MR. STAUDT: Okay.

17 CHAIRMAN ROSASCO: What is the  
18 anticipated use of that second story up  
19 there?

20 Are there going to be tables up  
21 there?

22 MR. STAUDT: The balcony.

23 MR. WERLE: No. Standing only.

24 CHAIRMAN ROSASCO: Standing only.

25 MR. WERLE: Yeah.

1 9/26/23 - PLANNING BOARD and ARB

2 CHAIRMAN ROSASCO: That's  
3 probably another good reason not to have  
4 goosenecks near where people would be  
5 resting their drinks. I just envision  
6 people using that as the next --

7 MR. WERLE: We also plan on  
8 putting a flower box in front of it to  
9 keep them even further away from the  
10 edge of that wall.

11 CHAIRMAN ROSASCO: On the inside.

12 MR. WERLE: We don't want any of  
13 this going on.

14 CHAIRMAN ROSASCO: Okay.

15 MR. STAUDT: Okay.

16 MR. WERLE: And we also made it  
17 high enough where it's a little  
18 uncomfortable for people to want to do  
19 that.

20 CHAIRMAN ROSASCO: What's the  
21 height of the railing on the inside?

22 MR. WERLE: We're at -- I think  
23 we're at 46, which is --

24 CHAIRMAN ROSASCO: Almost four  
25 feet.

1 9/26/23 - PLANNING BOARD and ARB

2 MR. STAUDT: That's high.

3 MR. WERLE: Yeah. And then once  
4 you put the flower box on it --

5 MR. STAUDT: Yeah. Because the  
6 last thing you want is people trying to  
7 sit on that thing.

8 MR. WERLE: Exactly.

9 MR. RYAN: Right.

10 MR. STAUDT: Facing in.

11 MR. WERLE: Yeah.

12 MR. STAUDT: And someone who's  
13 had a few too many --

14 MR. WERLE: That's why we're  
15 doing the flower box. To keep them back  
16 even further in the space.

17 MR. STAUDT: Yeah.

18 MR. RYAN: Right. And you might  
19 do catering up there?

20 MR. WERLE: That's all it's going  
21 to be.

22 MS. SCHOTT: And noise? Again,  
23 music pumped out to the back.

24 There's residents behind there.

25 MR. WERLE: Any time there's



1 9/26/23 - PLANNING BOARD and ARB  
2 going to be music, the doors will be  
3 closed on the second floor.

4 MS. SCHOTT: Top and bottom?

5 MR. WERLE: Second floor.

6 Obviously, we're going to follow the  
7 rest of the Village Code with the three  
8 doors in the front. Obviously, those we  
9 want open for atmosphere reasons like  
10 everyone else on the block. But if  
11 there's a party going on upstairs, those  
12 windows will be closed at all times.

13 MS. SCHOTT: Thank you.

14 CHAIRMAN ROSASCO: Any additional  
15 questions, gang, before I take a stab at  
16 a motion on this ginormous file?

17 MR. STAUDT: So I know in our  
18 previous discussions you've committed  
19 that those back roll-up windows in that  
20 small space that you have back there --  
21 that room -- that your intention is not  
22 to have music back there when those  
23 doors are open.

24 MR. WERLE: Background music  
25 only.

1 9/26/23 - PLANNING BOARD and ARB

2 MR. STAUDT: Right.

3 MR. WERLE: You'll never see a DJ  
4 back there.

5 MR. STAUDT: No DJs?

6 MR. WERLE: No. Never.

7 MR. STAUDT: Because our concern  
8 with the back, as opposed to the front,  
9 is the back side is facing homes and  
10 residents, and we don't want to create a  
11 problem.

12 MR. WERLE: I agree 100 percent.  
13 We know the problems that are going on  
14 in the Village as well. We would never  
15 try to increase those problems.

16 That's a "Dining Room B" on the  
17 weekends and kids' parties on Saturdays  
18 and Sunday afternoons. Or small baby  
19 showers that don't have enough people to  
20 go upstairs with the bigger rooms. You  
21 can have a baby shower for 20 people down  
22 there. Things of that nature. It's not  
23 intended to be anything but a space with  
24 small speakers for sure.

25 MR. HOTHERSALL: So in the back,

1 9/26/23 - PLANNING BOARD and ARB  
2 that's going to be another small  
3 catering room for you?

4 MR. WERLE: We really consider it  
5 a second dining room for overflow on the  
6 weekends. We don't anticipate needing  
7 it in the middle of the week. But in  
8 the daytime when the parties are more  
9 popular, like Saturday and Sunday  
10 afternoons, where we do bridal showers  
11 and baby showers and things like that.  
12 Sometimes people don't have enough in  
13 their party to book -- you know, we  
14 have a minimum. Sometimes it's a 40-  
15 person minimum or a 50 person minimum.  
16 But they would like a quaint little room  
17 like that in the back to have their  
18 party. But those are, traditionally, in  
19 the afternoons.

20 MR. HOTHERSALL: Okay.

21 MR. WERLE: And there's no DJs in  
22 those parties.

23 MR. HOTHERSALL: But it will be  
24 dual purpose. Sometimes it will be  
25 restaurant, sometimes it will be

1 9/26/23 - PLANNING BOARD and ARB  
2 catering.

3 MR. WERLE: Right.

4 MR. HOTHERSALL: Okay. That's  
5 fine.

6 CHAIRMAN ROSASCO: Any additional  
7 questions, gang?

8 (WHEREUPON, no response was  
9 heard.)

10 CHAIRMAN ROSASCO: No?

11 MR. HOTHERSALL: No.

12 MR. STAUDT: No.

13 MR. RYAN: No.

14 MS. SCHOTT: No.

15 CHAIRMAN ROSASCO: I'll take a  
16 stab at this one.

17 In regards to the application for  
18 ZUZU's Crossbarn, let's try to go  
19 through this in some type of a  
20 systematic way.

21 In regards to the front in their  
22 application, we're going to start with the  
23 lower level, the soft-serve area. We did  
24 discuss that the soft-serve letters were  
25 going to be black pin mount letters. As a

1 9/26/23 - PLANNING BOARD and ARB  
2 pin mount, there is no metallic  
3 requirement.

4 And we, additionally, discussed the  
5 possibility of putting a menu board to the  
6 right of the soft-serve sign -- that's to  
7 the north side -- indicating what flavors  
8 will be available. And they can also  
9 indicate that the line is to form up  
10 against the building to the north side  
11 along the building.

12 We did discuss the issue regarding  
13 the curb issue, and that's the reason for  
14 pushing the line up against the building.

15 In regards to the canopies in the  
16 front, we have discussed, and I am  
17 proposing, that we approve two canopies --  
18 the one up top will run across a good  
19 section of the upper level; and the one  
20 down lower will remain over the soft-serve  
21 sign area. Those canopies are to be a  
22 metal seamed roof in black coloring to  
23 match the windows.

24 In regards to tiling. Mr. Werle  
25 has presented a subway tile today that

1                   9/26/23 - PLANNING BOARD and ARB  
2                   would appear to be a soft gray/white  
3                   color. It would also appear that it is a  
4                   2" x 8" in dimension, and he has issued  
5                   the desire to install those subway tiles  
6                   in a vertical nature. He's planning on  
7                   using a beige power grout, and they will  
8                   run up to and over the second-story facade  
9                   for the standing area.

10                                 In regards to signage in the front,  
11                   all signage is to be pin mount in nature,  
12                   both crossbarn, ZUZU, and soft serve will  
13                   be black; parlour and pizza bar will be  
14                   done in Heritage Red as the approved color  
15                   under the color palette in the palette  
16                   code.

17                                 The application tonight does  
18                   include two blade signs. We have  
19                   discussed with the applicant in regard to  
20                   those blade signs that, certainly, the one  
21                   over the canopy, above the soft-serve  
22                   area, is excessive and, technically, goes  
23                   against Section 462 of Village Code. They  
24                   have agreed to make a solo blade sign to  
25                   be over the entrance doorway on the first

1                   9/26/23 - PLANNING BOARD and ARB  
2                   floor in the front. And that sign is to  
3                   be a carved K macel sign with black pin  
4                   mount letters mounted to the blade sign.

5                   In regards to the batten board in  
6                   the front. The applicant has indicated  
7                   that the intention is to get a primed  
8                   batten board from Hardy -- which is a  
9                   cement-based board from a major  
10                  manufacturer of cement-based siding -- and  
11                  they will install that keeping in mind  
12                  that any cuts need to be sealed. And as  
13                  you are well aware, will keep the Hardy  
14                  warrantee going. And they are going to  
15                  paint the batten board Simply White, which  
16                  is a Benjamin Moore color, and it is  
17                  within the Color Code of our Village  
18                  palette.

19                  The original application showed a  
20                  yellow and white pinstripe awning. That  
21                  has been removed over the soft-serve sign,  
22                  and that has now been changed to a metal  
23                  seamed roof.

24                  In regards to lighting, we have  
25                  discussed six black gooseneck lights in

1 9/26/23 - PLANNING BOARD and ARB  
2 the front. Three of them will be up top,  
3 another three will be lighting the  
4 standing area on the second-floor balcony.

5 Below that -- because there are no  
6 lights and the balcony kicks out over the  
7 front of the windows, the applicant has  
8 presented a light tonight, which is light  
9 brass in color, and there will be nine of  
10 those mounted underneath the balcony. And  
11 we have discussed that he is going to keep  
12 those lights at approximately 2,000  
13 kelvins, as those are more of an accent  
14 lighting than it is for any signage.

15 As we jump to the rear, he is going  
16 to keep the doors as indicated in the  
17 application. There are, additionally,  
18 eight goosenecks, which will be black in  
19 nature.

20 And the canopies, once again, will  
21 be black seamed metal roofings with a  
22 similar white batten board initially  
23 installed and painted and all nail heads  
24 will be filled.

25 Signage in the back will also be



1 9/26/23 - PLANNING BOARD and ARB  
2 pin mount letters, however, it looks as  
3 though in the back they're going to go  
4 with the crossbarn in red; is that  
5 correct, Mr. Werle?

6 MR. WERLE: Yes.

7 CHAIRMAN ROSASCO: So in the  
8 rear, the signage will be pin mount  
9 letters, Heritage Red for crossbarn,  
10 parlour, and pizza bar. And then black  
11 for the ZUZU.

12 There is a menu sign on the back  
13 south side, and we, additionally, did  
14 discuss the possibility of Mr. Werle  
15 speaking with his architect or his design  
16 people in regards to the north facing  
17 facade of the building, which is  
18 approximately 99 feet in length.

19 He is going to look to either  
20 create some type of design with some type  
21 of symmetrical barn doors running along  
22 the length of that, but he will contact  
23 both the Planning Board and the Building  
24 Department in regards to that application  
25 prior to doing anything.

1 9/26/23 - PLANNING BOARD and ARB

2 In regards to the back room that  
3 those garage doors open, the applicant has  
4 indicated that the back dining area -- or  
5 "Dining Area B" as he mentioned -- was  
6 primarily for kids' parties and, maybe,  
7 baby showers. There will be some  
8 background music, but never any DJs or  
9 live music. And when there was music  
10 above and beyond any background music,  
11 certainly, the doors will be held closed.

12 I think I've covered everything.  
13 Before I submit for a second, does anybody  
14 have anything additional to add to my  
15 motion for approval?

16 (WHEREUPON, no response was  
17 heard.)

18 CHAIRMAN ROSASCO: That being  
19 said, do I have a second on the motion?

20 MR. HOTHERSALL: I second the  
21 motion.

22 CHAIRMAN ROSASCO: All those in  
23 favor?

24 (WHEREUPON, there was a  
25 unanimous, affirmative vote of the Board

1 9/26/23 - PLANNING BOARD and ARB  
2 members present. Motion passed 4-0.)

3 CHAIRMAN ROSASCO: Good luck,  
4 gentlemen.

5 MR. WERLE: Thank you so much.

6 \* \* \* \*

7 CHAIRMAN ROSASCO: With that  
8 being said, do we have a motion for  
9 adjournment?

10 MR. STAUDT: We have him  
11 (indicating).

12 CHAIRMAN ROSASCO: Strike that  
13 motion. Young man, you're not on my  
14 itinerary for tonight. Let's talk.

15 MR. STAUDT: They were on last  
16 month's docket.

17 CHAIRMAN ROSASCO: They were on  
18 last month. Just give him a moment to  
19 clear out, but if you can, just state  
20 your name and address for the record for  
21 the stenographer.

22 MR. TOP: My name is Ali Top, 511  
23 Fulton Street.

24 CHAIRMAN ROSASCO: Ali, welcome  
25 to the Planning Board.

1 9/26/23 - PLANNING BOARD and ARB

2 MR. TOP: Thank you.

3 CHAIRMAN ROSASCO: So your  
4 application was originally on last  
5 month, and there was some time issues,  
6 and it didn't go on.

7 MR. TOP: I know. My daughter  
8 was late in traffic.

9 CHAIRMAN ROSASCO: That's okay.

10 MR. TOP: I apologize.

11 CHAIRMAN ROSASCO: So,  
12 apparently, no one contacted the Village  
13 to say that you wanted to come back on,  
14 so we don't have your application this  
15 evening. But we do recall some of the  
16 things that were done.

17 You were looking to do -- you have  
18 a monument sign on your property; correct?

19 MR. TOP: That's right.

20 CHAIRMAN ROSASCO: You have, if I  
21 recall correctly, you have a center  
22 reverse gable dormer on the structure;  
23 right?

24 MR. TOP: True.

25 CHAIRMAN ROSASCO: Do you know

1 9/26/23 - PLANNING BOARD and ARB  
2 what your application was for because I  
3 don't have it here tonight.

4 MR. TOP: Not really. I told my  
5 daughter to put it in, but I didn't know  
6 that. I'm sorry. She's supposed to be  
7 here, but she's in the school, that's  
8 why she didn't come.

9 CHAIRMAN ROSASCO: All right.  
10 This is going to be my recommendation.  
11 I know you were on the calendar last  
12 month, and, obviously, we are not  
13 prepared to review it tonight because I  
14 don't have the application.

15 MR. TOP: No problem.

16 CHAIRMAN ROSASCO: That being  
17 said, I don't want you to wait until the  
18 fourth Tuesday of October either.

19 I'm going to contact the Building  
20 Department tomorrow, and I'm going to ask  
21 them to forward to all of us the  
22 application, and we're going to go through  
23 it. We're going to break it down.

24 MR. TOP: Thank you.

25 CHAIRMAN ROSASCO: If I recall,

1 9/26/23 - PLANNING BOARD and ARB  
2 were you looking to put some covers on  
3 the pumps or something?

4 MR. TOP: Yes. I do that, too.

5 CHAIRMAN ROSASCO: That's  
6 problematic.

7 MR. TOP: Actually, I have  
8 everything, but I'm just waiting for you  
9 guys to approve, and then we're going to  
10 put everything on.

11 We have the cover, and we have to  
12 paint and put the Omega name on it, that's  
13 all. But we're just waiting for you guys  
14 to approve. Everything is inside the  
15 garage right now.

16 CHAIRMAN ROSASCO: Okay. And  
17 your plan is to cover the pumps  
18 themselves?

19 MR. TOP: Actually, it was  
20 covered before by Amoco gas station. It  
21 says Amoco name on it -- on my covered  
22 pump -- and Amoco said you can't use my  
23 name. That's why we took off and put in  
24 garage. We're waiting for you guys to  
25 approve the sign. And that sign is

1 9/26/23 - PLANNING BOARD and ARB  
2 waiting, and it has the Omega name on it  
3 to put it back on the pump.

4 CHAIRMAN ROSASCO: Okay. This  
5 was all part of your application?

6 MR. TOP: Yes.

7 CHAIRMAN ROSASCO: I think there  
8 was some confusion as to what they were  
9 looking to do on their application.

10 MR. STAUDT: I do remember that  
11 part of it. I do remember you had a  
12 picture of one of them out.

13 MR. TOP: That's true.

14 MR. STAUDT: Yes. You guys took  
15 a picture of one of them sitting in  
16 front of the pumps.

17 And then there was the monument  
18 sign, and then there was the sign above  
19 the entrance to the store; right?

20 MR. TOP: That's true.

21 MR. STAUDT: I think it was those  
22 three.

23 MR. TOP: I'm going to get the  
24 same signs that Amoco used to have and  
25 to get those approved. That's it.

1 9/26/23 - PLANNING BOARD and ARB

2 CHAIRMAN ROSASCO: All right. So  
3 the original application was submitted  
4 by your daughter?

5 MR. TOP: Yes.

6 CHAIRMAN ROSASCO: And, Ali, if  
7 you don't mind, what is your phone  
8 number?

9 MR. TOP: No problem.

10 XXXXXXXXXXXXXXXX.

11 CHAIRMAN ROSASCO: I'm going to  
12 get your application, and I'm going to  
13 contact you.

14 Today's Tuesday night, so I'll  
15 contact you by Thursday; okay?

16 MR. ALI: No problem. Thank you  
17 very much.

18 CHAIRMAN ROSASCO: And what I'll  
19 do is I'll have them forward a copy of  
20 the application to everybody, and then  
21 I'm going to contact you to go over it.  
22 And then I'll redistribute to my panel  
23 here as to exactly what you're looking  
24 to do, and then we'll be back in touch.  
25 This way you don't have to wait until



1 9/26/23 - PLANNING BOARD and ARB  
2 the end of October.

3 MR. TOP: Exactly.

4 CHAIRMAN ROSASCO: I don't want  
5 to have you do that.

6 MR. TOP: Thank you very much.

7 CHAIRMAN ROSASCO: I apologize  
8 for that.

9 MR. TOP: No problem. Thank you  
10 very much.

11 CHAIRMAN ROSASCO: You're good  
12 with that?

13 MR. TOP: Yes.

14 CHAIRMAN ROSASCO: Fantastic.

15 MR. TOP: Thank you very much.

16 CHAIRMAN ROSASCO: I'll be in  
17 touch.

18 MR. TOP: Okay. Have a good  
19 night, guys.

20 CHAIRMAN ROSASCO: That being  
21 said, now, do we have a motion to  
22 adjourn?

23 MR. RYAN: Motion to adjourn.

24 MR. STAUDT: I'll second it.

25 CHAIRMAN ROSASCO: All those in

1                   9/26/23 - PLANNING BOARD and ARB  
2                   favor?

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

6                                 (WHEREUPON, this meeting was  
7                   concluded at 7:44 p.m.)

8   \*         \*         \*         \*

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9/26/23 - PLANNING BOARD and ARB  
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 26th day of September,  
2023.

*Tracie A. Cinquemani*

TRACIE A. CINQUEMANI

(

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**(11)** 21:18

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**10** 8:3 30:3 31:18 33:14,20 36:2 51:12

**100** 57:12

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**115** 20:6 21:20

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**12** 51:4,25 52:2

**132** 20:5 21:17

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**150** 48:2

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**2** 61:4

**2,000** 63:12

**2,000s** 42:25

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**202** 26:24 27:16

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**204** 26:25 27:16

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**31** 33:23

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**346** 4:9 5:11 12:15 13:5 24:2,5

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**4-0** 13:4 25:11 26:12 66:2 73:5

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**46** 54:23

**462** 61:23

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**800** 26:22

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**9/26/23** 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

**99** 64:18

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**Absolutely** 9:19

**accent** 63:13

**accordion** 50:7

**act** 5:17

**actual** 7:21 15:9

**add** 65:14

**additional** 3:10 12:10 22:21 24:25 56:14 59:6 65:14

**additionally** 60:4 63:17 64:13

**address** 3:12 4:13 27:3 66:20

**adjourn** 72:22,23

**adjournment** 66:9

**affirmative** 13:3 25:10 26:11 65:25 73:4

**afford** 24:6

**afternoons** 57:18 58:10,19

**agree** 46:19 49:4 57:12

**agreed** 20:19 61:24

**ahead** 34:5

**air** 9:10

**Ali** 66:22,24 71:6,16

**Allegiance** 3:14,19

**allowing** 35:13

**amazing** 8:3

**Amoco** 69:20,21,22 70:24

**and-a-half** 44:18

**anticipate** 58:6

**anticipated** 53:18

**apologize** 67:10 72:7

**app** 30:6,15,16 34:15,22

**apparently** 67:12

**appears** 39:8

**applicant** 61:19 62:6 63:7 65:3

**applicants** 4:9

**application** 4:12,15 12:14,17 15:7 23:25 24:3,13 25:15 26:25

27:16,19 28:11 29:15 35:20 38:21  
40:2 46:21 48:11 59:17,22 61:17  
62:19 63:17 64:24 67:4,14 68:2,  
14,22 70:5,9 71:3,12,20

**applications** 4:7 47:14

**approach** 27:9

**approval** 65:15

**approve** 12:14 60:17 69:9,14,25

**approved** 12:22 13:6 61:14  
70:25

**approximately** 63:12 64:18

**ARB** 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

**architect** 64:15

**area** 7:8 28:2 39:2 59:23 60:21  
61:9,22 63:4 65:4,5

**asphalt** 37:9

**assemblage** 3:18 4:3

**assuming** 29:15

**atmosphere** 56:9

**aware** 62:13

**awning** 22:10,13 23:5 28:6 31:25  
46:22,23 62:20

**awnings** 52:10

---

**B**

---

**baby** 57:18,21 58:11 65:7

**back** 10:2,19 12:6 23:9 32:6,7  
35:8 38:7 45:4 47:6,25 52:10,12,  
14 53:7 55:15,23 56:19,20,22  
57:4,8,9,25 58:17 63:25 64:3,12  
65:2,4 67:13 70:3 71:24

**backdrop** 20:24

**background** 56:24 65:8,10

**backside** 10:15

**balcony** 28:9 29:4 41:12,22  
42:10 53:22 63:4,6,10

**band** 9:15

**bar** 39:15 61:13 64:10

**bar/lounge** 6:17 8:10

**barn** 37:16 47:13,16 48:9,17 49:8  
64:21

**baseball** 36:11

**Basically** 44:4

**Baskin-robbins** 33:16,23

**bathrooms** 6:24 12:7

**batten** 46:2 62:5,8,15 63:22

**Beach** 30:20

**beige** 18:8,9 29:13,14 61:7

**Benjamin** 15:2 16:7 46:4 62:16

**big** 33:15 34:25 44:19 50:10

**bigger** 21:4 57:20

**biggest** 33:20

**bit** 5:24 14:11 19:7 48:4

**black** 37:24 38:3 39:12,13 43:3  
45:21 59:25 60:22 61:13 62:3,25  
63:18,21 64:10

**blade** 39:24 40:4,23 45:12,17  
61:18,20,24 62:4

**blasting** 9:16

**blend** 53:10

**block** 56:10

**blocking** 36:12

**board** 3:1,5 4:1 5:1 6:1 7:1 8:1  
9:1 10:1 11:1 12:1 13:1,3,8 14:1  
15:1 16:1 17:1 18:1,19 19:1 20:1  
21:1 22:1 23:1 24:1 25:1,10 26:1,  
11 27:1,13 28:1 29:1 30:1 31:1  
32:1,14,17 33:1 34:1 35:1 36:1,9,  
17,18 37:1 38:1 39:1 40:1 41:1  
42:1 43:1 44:1 45:1 46:1,2 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  
60:1,5 61:1 62:1,5,8,9,15 63:1,22  
64:1,23 65:1,25 66:1,25 67:1 68:1  
69:1 70:1 71:1 72:1 73:1,4

**boards** 35:4

**body** 18:6

**bold** 17:17 18:16

**book** 58:13

**bottom** 15:25 28:8 53:9,13 56:4

**box** 40:19 52:18 54:8 55:4,15

**branding** 13:22

**brass** 43:12 63:9

**break** 38:12 47:17,23 48:13  
68:23

**breaking** 52:25

**breathing** 9:10

**bridal** 58:10

**brightness** 23:4

**bring** 9:11 14:13,19 15:12 53:9,  
12

**brought** 11:10

**building** 6:2 10:6 12:20 19:21  
32:18 36:20 45:2 48:23 60:10,11,  
14 64:17,23 68:19

**burgundy** 15:11,19 16:11 17:4

**busy** 35:10

---

**C**

---

**calendar** 3:9,11 4:8 68:11

**call** 48:4

**called** 23:10 29:18 39:21

**canopies** 37:6,7 60:15,17,21  
63:20

**canopy** 46:24 61:21

**cars** 34:16

**carved** 14:7 40:16 62:3

**Carvel** 33:17

**case** 3:10

**cases** 3:9

**catering** 55:19 58:3 59:2

**ceiling** 50:25

**cement-based** 62:9,10

**center** 21:10 67:21  
**centered** 24:23  
**chain** 17:19  
**Chairman** 3:2,5,21 4:5,21 5:2,5, 6,9,14,21,22 6:5,12,19 7:2,22 8:2, 7,19 9:20,24 10:4 12:9,12,21,25 13:5,8,9,14,18 14:3,6,23 15:14, 17,18,22 16:5,12,23 17:8,11 18:3, 6,11,14,17,23 19:5,24 20:10,15, 21 21:15,19,23 22:3,9,13,16,20, 24 23:24 24:22 25:5,8,12 26:8,13, 18,21 27:10,13,15,24 28:10,13,18 29:2,7,10,14,19 31:3,22 32:12,23 33:5 35:19 36:15,24 37:4,17,22 38:6,19,23 39:7,13,18 40:7,13,22 41:4,8,14,23 42:5,12,16,20 43:2, 11,15,20 44:11,21 45:8,15,19,25 46:7,16,20 47:4,8 48:6,19,25 49:10,15,18 50:3,5,10,15,18,21, 24 51:5,11,15,18 52:6,13,19 53:2, 17,24 54:2,11,14,20,24 56:14 59:6,10,15 64:7 65:18,22 66:3,7, 12,17,24 67:3,9,11,20,25 68:9,16, 25 69:5,16 70:4,7 71:2,6,11,18 72:4,7,11,14,16,20,25  
**change** 11:5 12:15 19:14  
**changed** 11:8 46:23 62:22  
**chart** 16:8  
**Chestnut** 15:6,8,20 16:15,17,24 25:17  
**Chicken** 6:18,25 10:22,25 11:4 13:21 14:2 19:16,18 20:6,18 21:2, 6 24:9 25:15  
**Chicken's** 11:21  
**chime** 18:19  
**chocolate** 33:18  
**chose** 38:11  
**chosen** 40:8  
**Chris** 27:7  
**Ciechanowicz** 4:17,23,24 5:4, 20,23 6:10,16,21 7:9,20 8:15,22 9:6,18 10:8,12 11:16 12:4,19 13:7  
**citizens** 3:25  
**City** 27:8  
**Classic** 15:2 16:7  
**cleaner** 38:15

**clear** 48:22 49:19 66:19  
**clearance** 51:20  
**close** 14:20 15:20,21 16:4,16 18:10,14,15  
**closed** 56:3,12 65:11  
**closer** 16:14  
**code** 30:11 33:11 34:6,12,13,23 56:7 61:16,23 62:17  
**codes** 30:6,17 33:9  
**color** 14:18,25 15:9,10,11,25 16:10 17:5 24:7,11 25:17,18 29:11 37:22 39:20 43:4,5 46:3 61:3,14,15 62:16,17 63:9  
**colored** 39:9  
**coloring** 60:22  
**colors** 14:15,16,20,22 24:15 25:24 31:25 39:11,15  
**committed** 56:18  
**common** 6:23 11:24 12:4,7  
**communication** 5:25  
**community** 9:13,17  
**complete** 13:20  
**concept** 53:12  
**concepts** 53:11  
**concern** 34:25 57:7  
**concerned** 35:7  
**concerns** 31:6 35:12,24  
**concluded** 73:7  
**cone** 29:22  
**confusion** 70:8  
**conjunction** 6:17  
**Conklin** 15:5  
**connected** 6:20 11:12  
**consistent** 29:8  
**consistently** 39:9  
**contact** 64:22 68:19 71:13,15,21  
**contacted** 67:12  
**contractor** 6:2  
**cool** 12:2,3 48:24

**Coop** 6:11 7:6 11:8 13:25 17:18, 21 20:8 21:7,11,17 24:5,14 25:13  
**copy** 71:19  
**correct** 5:16 8:23 12:18 13:15 28:21,22 35:18 37:13 38:3,21,22 40:5,21 41:7,12,19 42:15 47:2 50:9,20 51:23 52:21 64:5 67:18  
**correctly** 67:21  
**cosmetic** 11:3,4  
**couple** 16:20  
**COURT** 7:12,18  
**cover** 69:11,17  
**covered** 65:12 69:20,21  
**covers** 69:2  
**Craig** 3:4 11:10  
**cream** 30:22  
**create** 57:10 64:20  
**creating** 35:12  
**crossbarn** 39:10 59:18 61:12 64:4,9  
**crowds** 35:9  
**curb** 31:18 36:21 51:25 60:13  
**curious** 10:20  
**customer** 30:10  
**customers** 11:12,15  
**cuts** 62:12

---

**D**

---

**dark** 15:10  
**darker** 16:17  
**darts** 18:12  
**daughter** 67:7 68:5 71:4  
**day** 3:24  
**days** 23:10,17,18  
**daytime** 58:8  
**deceiving** 31:20  
**decision** 35:3 53:5  
**deliberately** 5:21

**demonstrating** 42:4,10 44:17  
50:2  
**Department** 48:23 64:24 68:20  
**depending** 51:9  
**depends** 4:19 35:25  
**depicted** 43:23  
**depth** 14:11  
**design** 35:22 64:15,20  
**desire** 61:5  
**Dewey** 4:24  
**difference** 21:20 22:17  
**digital** 24:20  
**dimension** 61:4  
**dimly** 44:24  
**dining** 57:16 58:5 65:4,5  
**discuss** 5:10 13:12 59:24 60:12  
64:14  
**discussed** 37:8 47:5 60:4,16  
61:19 62:25 63:11  
**discussion** 20:10,15  
**discussions** 40:3 56:18  
**distributed** 27:12  
**DJ** 57:3  
**DJS** 57:5 58:21 65:8  
**docket** 66:16  
**document** 15:16  
**documentation** 27:11  
**door** 5:13,15 6:3 7:3,7,23 8:9,10,  
13 9:9,16 10:3,10,13 13:6 24:8  
32:21 34:12 47:14 49:8,21  
**doors** 7:24 11:22 47:16 48:10  
56:2,8,23 63:16 64:21 65:3,11  
**doorway** 6:22 7:11 61:25  
**dormer** 67:22  
**double** 11:21 31:16  
**doubt** 30:24 42:23  
**download** 34:15  
**drift** 24:16  
**drinks** 54:5

**dual** 58:24

---

**E**

---

**earlier** 35:25 47:5,11  
**early** 40:3  
**easier** 8:6  
**easily** 52:5  
**easy** 13:10  
**edge** 51:21 54:10  
**effect** 44:16  
**effort** 4:22  
**egress** 7:4 8:8  
**elaborate** 33:15  
**elements** 25:20  
**elevation** 49:14  
**elevations** 32:19  
**Eleven** 21:18  
**emailed** 23:21  
**empty** 47:9  
**encounter** 35:9  
**end** 72:2  
**enjoy** 3:24  
**entire** 36:13  
**entrance** 10:5,9 32:20 45:6  
61:25 70:19  
**envision** 54:5  
**essentially** 36:6 47:24 49:21  
**evening** 3:2 4:8 25:20 27:5 35:20  
67:15  
**exact** 39:20 52:2  
**excessive** 61:22  
**exit** 6:22 12:6  
**exterior** 45:18 47:16  
**extra** 21:7 46:17  
**eyes** 20:4

---

**F**

---

**fabrication** 40:18  
**facade** 18:20 22:5 24:23 25:23  
47:16 48:13 61:8 64:17  
**facades** 22:18  
**facility** 9:22  
**facing** 55:10 57:9 64:16  
**factory** 46:9,12  
**fancy** 52:20  
**Fantastic** 72:14  
**Farmingdale** 3:6  
**farther** 32:6  
**fashion** 3:15  
**favor** 12:25 25:8 26:9 65:23 73:2  
**feel** 4:21 37:14,16  
**feet** 20:4 21:8 31:18 48:2 50:25  
51:13 52:5 54:25 64:18  
**file** 56:16  
**fill** 46:13  
**filled** 63:24  
**fine** 17:12,13 59:5  
**Fire** 30:20  
**fits** 21:4  
**flavor** 33:19  
**flavors** 30:2 33:14,23 60:7  
**floor** 28:20 41:11 45:3 56:3,5  
62:2  
**flower** 54:8 55:4,15  
**flush** 41:21,24 42:3,6,9  
**flush-mount** 52:20  
**fold** 49:22,25 50:22,23  
**folded** 51:6  
**folding** 49:22  
**follow** 56:6  
**foot** 21:6,7,18 44:18  
**forgiveness** 5:18  
**form** 60:9

**forms** 36:19  
**forward** 68:21 71:19  
**fourth** 68:18  
**frankly** 43:24  
**free** 4:21  
**freedoms** 3:24  
**fresh** 9:10  
**front** 10:3,13 19:21 27:20 28:3  
 32:2 33:6,8 34:12 36:5 37:8 38:21  
 47:25 48:19 51:21 53:7 54:8 56:8  
 57:8 59:21 60:16 61:10 62:2,6  
 63:2,7 70:16  
**full** 31:14 35:20  
**Fulton** 66:23  
**future** 35:13

---

**G**

---

**gable** 67:22  
**GAF** 37:9  
**game** 36:11  
**gang** 12:10 26:23 56:15 59:7  
**garage** 5:13,15 7:3,7,23 8:10  
 13:6 22:12 49:21 65:3 69:15,24  
**Garden** 27:8  
**gas** 69:20  
**gave** 36:16  
**gentlemen** 3:3 46:3 66:4  
**ginormous** 47:9 56:16  
**give** 14:9,10 24:15 66:18  
**glass** 11:22  
**God** 30:23 31:3  
**gold** 24:19 43:4  
**gold/yellow** 24:18  
**goldish** 17:7  
**good** 3:2 5:4 12:11,12 25:12  
 26:13,18 27:5 45:22 47:20 52:7  
 54:3 60:18 66:3 72:11,18  
**gooseneck** 24:8 28:16 62:25  
**goosenecks** 19:2,4,6,8 22:7  
 25:24 38:2 41:10,16 45:3 52:22

53:6 54:4 63:18  
**gorilla** 26:22  
**Gotcha** 36:14 53:2  
**grab** 30:17  
**gray/white** 61:2  
**Great** 38:5  
**greatest** 33:22  
**green** 31:12  
**greenery** 49:8  
**group** 4:22  
**grout** 29:11,14,16,17,18 61:7  
**guess** 9:4  
**guy** 23:17 51:20  
**guys** 10:21 18:9 20:18 23:2,3  
 26:19 36:8 46:8 69:9,13,24 70:14  
 72:19

---

**H**

---

**hairs** 21:21  
**half** 28:8 53:14  
**hallway** 6:23 11:25 12:5,7  
**handed** 15:16  
**hang** 42:8  
**hang-down** 22:10  
**happened** 23:6  
**happening** 27:19  
**hard** 31:11 44:6  
**Hardy** 62:8,13  
**harsh** 42:21  
**hat** 23:12 42:2  
**hats** 23:4  
**head** 51:19 52:3  
**heads** 63:23  
**heard** 25:4 37:21 59:9 65:17  
**height** 51:14 54:21  
**held** 20:10,15 65:11  
**Hempstead** 15:5

**Heritage** 15:2 39:21,23 61:14  
 64:9  
**high** 23:4,12 29:3 41:25 51:6  
 54:17 55:2  
**hit** 33:11 34:13  
**hits** 33:22  
**holes** 46:13  
**homes** 57:9  
**HOTHERSALL** 17:19,22 26:6  
 31:23 32:4 57:25 58:20,23 59:4,  
 11 65:20  
**huge** 33:13  
**hundred** 48:4,5  
**Huntington** 4:25

---

**I**

---

**ice** 30:21  
**ices** 30:3 33:21 36:3  
**idea** 30:5 34:21  
**ideas** 47:20  
**identity** 53:14,15  
**inches** 20:5 21:17,21 52:2  
**include** 61:18  
**increase** 57:15  
**indicating** 14:17 15:12 16:2,3  
 17:9 18:4 28:17,24 31:21 41:21  
 42:11 43:6,7,10 60:7 66:11  
**individually** 24:4  
**ingress** 7:4 8:8  
**initially** 63:22  
**inside** 8:18,20 9:3 10:23 47:12  
 51:23 54:11,21 69:14  
**install** 61:5 62:11  
**installed** 5:15 12:22 63:23  
**intended** 7:3 35:6 57:23  
**intention** 9:2 29:20 34:25 45:11  
 56:21 62:7  
**intentions** 9:21 27:25  
**interfere** 31:9



**internally** 6:20 11:12  
**Island** 30:20  
**issue** 9:12 35:13 60:12,13  
**issued** 61:4  
**issues** 24:25 67:5  
**Italian** 30:3 33:21 36:3  
**itinerary** 66:14

---

**J**

---

**jam** 50:19  
**Jeff** 5:8  
**Joe** 3:15 5:2  
**Joseph** 4:23  
**jump** 63:15  
**jumps** 17:11

---

**K**

---

**keeping** 20:25 62:11  
**kelvins** 42:17 63:13  
**Kick'n** 6:18,25 10:22,25 11:4,21  
 13:21 14:2 19:15,18 20:5,18,20  
 21:2,5 24:9 25:15  
**kicks** 63:6  
**kids'** 57:17 65:6  
**kind** 5:18 17:7 18:9 38:16  
**knowing** 34:9 47:21

---

**L**

---

**lack** 35:5  
**ladies** 3:3  
**landing** 28:20  
**large** 48:21 49:20 50:12  
**larger** 20:8 40:12  
**late** 67:8  
**leaving** 34:17  
**LED** 23:22  
**leeway** 24:6,15 36:17

**left** 31:24  
**length** 64:18,22  
**letter** 18:16  
**lettering** 39:6,8  
**letters** 14:5,10 17:17 18:2,7 28:4,  
 5 59:24,25 62:4 64:2,9  
**level** 59:23 60:19  
**light** 23:22 24:17 41:21 42:11,17,  
 21 43:9 45:12 53:6 63:8  
**lighting** 24:8 28:16 41:9,18 45:5,  
 6 62:24 63:3,14  
**lights** 43:17,18 44:2 45:5,9,16  
 52:21 62:25 63:6,12  
**likes** 9:7  
**lined** 35:11  
**lining** 34:8 36:19  
**list** 36:2  
**lit** 44:24  
**literally** 34:13,16  
**live** 9:3,15,21 65:9  
**lives** 50:7  
**logo** 13:23,24  
**lot** 15:4 20:8 27:18 32:21 34:17  
 35:2,12 43:16,18 49:6  
**low** 41:18 42:24 45:10  
**lower** 39:3 59:23 60:20  
**lowered** 51:4  
**luck** 26:13,18 66:3

---

**M**

---

**macel** 14:7 20:22 40:17 41:6 62:3  
**machines** 29:25  
**made** 35:3 46:25 48:21 54:16  
**Main** 4:9 5:11 12:15 24:2 26:25  
 27:16 31:9  
**major** 62:9  
**make** 12:13 18:24 19:17 21:9  
 23:25 27:4 36:9 38:16 40:17 48:9,  
 16,23 53:13 61:24

**makes** 8:5  
**making** 35:3 39:22  
**man** 66:13  
**manufacturer** 62:10  
**match** 22:7 24:7 26:2 31:23  
 37:24 47:2,19 60:23  
**matched** 24:10  
**matching** 25:23 37:9  
**material** 39:4 40:14  
**materials** 27:12  
**max** 51:14  
**meaning** 42:4  
**measurement** 52:2  
**meeting** 3:7 73:6  
**members** 13:4,8 25:11 26:12  
 27:14 66:2 73:5  
**mentioned** 47:11 65:5  
**menu** 32:13,17 33:4,15 36:9  
 52:18 60:5 64:12  
**metal** 37:12,18 39:6,7 41:2 42:14  
 46:24 60:22 62:22 63:21  
**metallic** 60:2  
**middle** 39:2 44:13 48:21 58:7  
**military** 3:23  
**mimic** 14:2  
**mind** 62:11 71:7  
**minimum** 58:14,15  
**minutes** 8:4  
**mirror** 19:17  
**mix** 5:24  
**moment** 3:21 4:2 66:18  
**month** 33:19 66:18 67:5 68:12  
**month's** 66:16  
**months** 16:21  
**monument** 67:18 70:17  
**Moore** 15:2 16:7 46:4 62:16  
**Morning** 24:16 25:18  
**motion** 12:13,23 13:4 23:25 25:2,  
 7,11 26:5,7,12 56:16 65:15,19,21

66:2,8,13 72:21,23 73:5  
**mount** 41:22,24 42:3,6 59:25  
 60:2 61:11 62:4 64:2,8  
**mounted** 62:4 63:10  
**move** 38:24  
**moving** 35:8  
**music** 9:3,16,21 55:23 56:2,22,  
 24 65:8,9,10

---

**N**

---

**Nagle** 4:19 5:7,12 13:13,17,24  
 14:4,8 15:8,17,21,24 16:9,16  
 17:6,15,21,23 18:8,13,15,22 19:3,  
 12,19 20:7,12,17,25 21:11,18,24  
 22:8,11,15,19 23:9,15,21 24:19  
 26:15  
**nail** 46:13 63:23  
**nature** 57:22 61:6,11 63:19  
**needing** 58:6  
**neighboring** 35:15  
**newer** 19:16  
**nice** 8:10 9:7  
**nicely** 47:17  
**nicer** 46:17  
**Nicholas** 5:7 13:15 16:6 20:2  
**Nick** 26:14  
**night** 35:11 71:14 72:19  
**noise** 55:22  
**north** 47:8 60:7,10 64:16  
**number** 9:12 24:11 32:25 71:8

---

**O**

---

**objection** 22:5  
**observed** 4:3  
**obtained** 5:25  
**Ocean** 30:20  
**October** 68:18 72:2  
**Omega** 69:12 70:2  
**on-site** 30:12

**open** 8:11,14 9:9 50:8 56:9,23  
 65:3  
**openings** 49:21  
**opposed** 57:8  
**options** 23:13  
**orange** 17:4,7  
**order** 30:11  
**ordering** 32:16  
**original** 20:18 62:19 71:3  
**originally** 11:18 67:4  
**outdoor** 10:15 29:15  
**outfield** 36:11  
**outline** 17:16,18  
**outlining** 18:2  
**overflow** 58:5  
**overlays** 38:16  
**overlooking** 41:11  
**owner** 7:17

---

**P**

---

**p.m.** 73:7  
**paint** 46:8,14 62:15 69:12  
**painted** 63:23  
**painter** 46:12  
**palette** 14:25 15:6 16:8 17:5 24:7  
 25:17 39:20 61:15 62:18  
**panel** 71:22  
**panels** 50:11,13 51:7  
**parking** 32:21 34:17  
**parlour** 39:14 61:13 64:10  
**part** 42:10,11,13 44:20 51:22  
 53:9 70:5,11  
**parties** 57:17 58:8,22 65:6  
**party** 56:11 58:13,18  
**passed** 13:4 25:11 26:12 66:2  
 73:5  
**pattern** 38:17  
**Paul** 7:17 19:14

**pavers** 31:16  
**people** 7:5 9:9 32:14 33:11,24  
 34:4,22 35:11 36:4 54:4,6,18 55:6  
 57:19,21 58:12 64:16  
**percent** 51:9 57:12  
**permit** 6:2 14:14 20:13  
**person** 32:24 58:15  
**perspective** 16:25  
**phone** 33:12 34:6 71:7  
**pick** 33:25  
**pickup** 29:21 30:7  
**picture** 8:6 23:12,22 43:22 70:12,  
 15  
**pin** 14:5,10 28:5 39:6 41:3,5  
 45:14,18 59:25 60:2 61:11 62:3  
 64:2,8  
**pinstripe** 62:20  
**pistachio** 33:18  
**pizza** 39:14 61:13 64:10  
**plan** 10:14 32:13 40:14,19 45:16  
 54:7 69:17  
**planning** 3:1,5 4:1 5:1 6:1,8,14  
 7:1 8:1,9 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 23:1,2 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 61:1,6  
 62:1 63:1 64:1,23 65:1 66:1,25  
 67:1 68:1 69:1 70:1 71:1 72:1  
 73:1  
**plans** 27:25 40:24 49:16 52:9  
**playing** 18:12  
**Pledge** 3:14,19  
**point** 38:13 52:25  
**popular** 58:9  
**Port** 5:8  
**portion** 28:23  
**possibility** 37:8 60:5 64:14  
**potentially** 3:10 34:17

**pound** 26:22  
**power** 29:17,18 61:7  
**pre-order** 30:5  
**prefer** 30:15 43:24  
**preferred** 14:14  
**preorder** 34:20  
**prepared** 68:13  
**present** 4:12 13:4 25:11 26:12  
 66:2 73:5  
**presentation** 27:4  
**presented** 35:14 60:25 63:8  
**presenting** 4:16 5:10  
**pretty** 12:2,3 13:25 16:3 21:25  
**previous** 56:18  
**primarily** 65:6  
**primed** 46:11 62:7  
**print** 16:18 24:20  
**printed** 14:17  
**prior** 46:20 64:25  
**problem** 17:2,3 19:15,23 41:15  
 57:11 68:15 71:9,16 72:9  
**problematic** 69:6  
**problems** 57:13,15  
**promote** 30:16  
**promoting** 33:9 34:22  
**property** 6:7 67:18  
**proportionate** 25:22  
**proportionately** 21:14  
**proposing** 60:17  
**protrudes** 42:13  
**provide** 3:23  
**pump** 69:22 70:3  
**pumped** 55:23  
**pumps** 69:3,17 70:16  
**purpose** 6:6 58:24  
**pushing** 60:14  
**put** 14:14,25 15:24 23:2,16 34:12  
 47:15 48:20 50:13 55:4 68:5 69:2,

10,12,23 70:3  
**puts** 6:23  
**putting** 54:8 60:5

**Q**

**QR** 30:6,11,17 33:9,11 34:6,12,  
 13,23  
**quaint** 58:16  
**question** 53:3  
**questions** 22:21 37:18 56:15  
 59:7  
**Quick** 22:23

**R**

**railing** 54:21  
**raised** 14:5,10  
**ran** 38:15  
**realize** 14:24  
**rear** 10:5,9 12:6 32:18,22 38:9,11  
 49:12,13,20 52:21 63:15 64:8  
**reason** 38:10 52:24 54:3 60:13  
**reasoning** 6:6  
**reasons** 56:9  
**recall** 13:15 67:15,21 68:25  
**recessing** 12:18  
**recited** 3:19  
**recommend** 35:23 39:22  
**recommendation** 18:18 36:25  
 68:10  
**reconfigured** 10:24  
**record** 6:13 27:3 66:20  
**red** 15:2,5,10,23 16:6,7 39:17,19,  
 21,23 61:14 64:4,9  
**redistribute** 71:22  
**reduce** 23:3  
**regard** 25:2 61:19  
**regular** 33:4  
**remain** 44:3 60:20

**remember** 70:10,11  
**removed** 62:21  
**rendering** 49:14  
**reopen** 10:25  
**reopens** 23:8  
**REPORTER** 7:12,18  
**request** 23:3  
**requirement** 60:3  
**residents** 35:7,13 55:24 57:10  
**responders** 3:22  
**response** 25:3 37:20 59:8 65:16  
**rest** 51:16 56:7  
**restaurant** 6:18 34:18 35:16  
 53:9 58:25  
**resting** 54:5  
**reverse** 67:22  
**review** 68:13  
**rid** 19:9 40:12  
**righty** 26:21  
**rise** 3:13  
**roll** 8:11 12:20  
**roll-up** 8:16,21 12:16 56:19  
**rolls** 8:17  
**roof** 37:10,19 60:22 62:23  
**roofings** 63:21  
**room** 26:23 32:5,11 56:21 57:16  
 58:3,5,16 65:2  
**rooms** 57:20  
**Rosasco** 3:2,4,21 4:5,21 5:2,6,9,  
 14,22 6:5,12,19 7:2,22 8:2,7,19  
 9:20,24 10:4 12:9,12,21,25 13:5,  
 9,14,18 14:3,6,23 15:14,17,18,22  
 16:5,12,23 17:8,11 18:3,6,11,14,  
 17,23 19:5,24 20:10,15,21 21:15,  
 19,23 22:3,9,13,16,20,24 23:24  
 24:22 25:5,8,12 26:8,13,18,21  
 27:10,13,15,24 28:10,13,18 29:2,  
 7,10,14,19 31:3,22 32:12,23 33:5  
 35:19 36:15,24 37:4,17,22 38:6,  
 19,23 39:7,13,18 40:7,13,22 41:4,  
 8,14,23 42:5,12,16,20 43:2,11,15,  
 20 44:11,21 45:8,15,19,25 46:7,

16,20 47:4,8 48:6,19,25 49:10,15,  
18 50:3,5,10,15,18,21,24 51:5,11,  
15,18 52:6,13,19 53:2,17,24 54:2,  
11,14,20,24 56:14 59:6,10,15  
64:7 65:18,22 66:3,7,12,17,24  
67:3,9,11,20,25 68:9,16,25 69:5,  
16 70:4,7 71:2,6,11,18 72:4,7,11,  
14,16,20,25

**run** 28:19,24 29:3,6 43:25 60:18  
61:8

**running** 64:21

**runs** 12:5

**RYAN** 12:8 16:14 17:10,13 25:7  
30:8,19,25 31:19 32:2 35:17 43:3,  
13 45:7,22 46:6 47:3 55:9,18  
59:13 72:23

---

**S**

---

**safety** 31:13,14

**sample** 45:24

**samples** 28:7

**sand** 46:14

**sanded** 29:16,18

**Saturday** 58:9

**Saturdays** 57:17

**Scalini** 32:7,10

**schematics** 24:12

**school** 68:7

**SCHOTT** 34:3 35:15 43:16 55:22  
56:4,13 59:14

**Schweid** 7:10,15,17,25 8:5,12,17  
9:23,25 10:7,10,18 11:3,7,14,17,  
24 19:23 26:16

**scoops** 30:19 33:14

**sealed** 62:12

**seam** 28:6,15 37:19

**seamed** 46:24 60:22 62:23 63:21

**seamless** 37:12

**seated** 4:6

**seating** 10:16

**second-floor** 63:4

**second-level** 29:3

**second-story** 61:8

**section** 39:2 60:19 61:23

**selling** 33:21

**send** 23:11

**sense** 48:17

**September** 3:8

**serve** 29:20 39:10 61:12

**set** 9:15 32:6,11 45:4

**setback** 32:4 35:5

**setbacks** 32:3

**settings** 23:14

**shadowing** 43:7,9 44:7

**show** 15:15 16:18 24:20 52:9

**showed** 23:15 62:19

**shower** 57:21

**showers** 57:19 58:10,11 65:7

**shut** 10:21,24

**side** 11:8,21 16:11 21:20 27:21  
28:3,23,25 32:21 45:14 47:8 57:9  
60:7,10 64:13

**sidebar** 20:9,14

**sidewalk** 31:5,7,15,16 35:9 45:6

**siding** 62:10

**sign** 5:12 13:21 18:24 20:18,20  
25:14 40:24 45:12 46:22 60:6,21  
61:24 62:2,3,4,21 64:12 67:18  
69:25 70:18

**signage** 13:11,12 25:21 35:21  
36:7,17,18 38:24,25 40:23 61:10,  
11 63:14,25 64:8

**signs** 15:4 35:18 39:4,6,15,22,24  
40:4 61:18,20 70:24

**silence** 3:22 4:2

**similar** 10:13 11:2 14:16 18:20,  
25 22:6 25:18 63:22

**Similarly** 25:16

**simpler** 40:11

**Simply** 46:4,10 62:15

**sir** 7:13

**sit** 9:7 41:25 55:7

**sits** 51:8

**sitting** 51:16 70:15

**situation** 5:19 30:18 33:20

**six-foot-five** 51:20

**size** 20:13 21:2,10 22:2 24:11

**sized** 18:25 22:6

**sizing** 19:7 20:2 21:16

**sliding** 47:13

**slight** 25:16

**slightly** 16:17 21:3 44:9

**small** 17:15 21:12,13 56:20  
57:18,24 58:2

**smaller** 21:3 40:11

**soft** 29:20 39:10 42:20,23 61:2,12

**soft-serve** 28:2 29:25 31:8 32:25  
34:19 35:6 46:22 59:23,24 60:6,  
20 61:21 62:21

**solo** 61:24

**sounds** 6:13

**south** 28:3,23 64:13

**space** 10:18 22:2 47:10 50:11,17  
55:16 56:20 57:23

**spatially** 22:4 47:15 48:12

**speak** 7:13,16

**speakers** 57:24

**speaking** 64:15

**specific** 6:6

**speed** 30:14

**split** 11:17

**splitting** 21:21

**spoke** 35:25

**spot** 29:21 45:14,18

**spread** 44:19

**squeeze** 25:20

**stab** 56:15 59:16

**Staggered** 44:11

**stand** 4:13

**standing** 28:5,15 36:10 53:23,24  
61:9 63:4

**start** 27:20 52:3 59:22

**state** 4:13 27:2 66:19

**statement** 49:5

**States** 3:25

**station** 5:8 69:20

**Staudt** 3:15,17 8:13,25 9:11  
10:14,20 11:6,9,23 12:11,24  
16:20 17:24 18:5 19:8,17,20  
20:11,16 21:9,22 22:23,25 23:14,  
19,23 32:5 34:24 38:2,5 44:25  
45:11 46:19 49:24 50:7 52:15  
53:3,5,16,22 54:15 55:2,5,10,12,  
17 56:17 57:2,5,7 59:12 66:10,15  
70:10,14,21 72:24

**staying** 22:14,15

**stays** 51:23

**stem** 42:8

**stenographer** 4:14 66:21

**step** 46:17

**stick** 14:21 15:19

**stickers** 33:10

**sticking** 17:16

**stop** 51:10

**store** 31:24 70:19

**storefront** 20:7,13 21:5,6,13  
24:23 25:22 31:17

**story** 53:18

**Street** 4:10,24 12:15 24:2 26:25  
27:7,17 31:10 66:23

**Strike** 66:12

**stripped** 34:2

**structure** 8:20,24 10:23 37:10  
47:9 67:22

**stupid** 6:13

**submit** 65:13

**submitted** 32:19 71:3

**subway** 60:25 61:5

**summer** 35:10

**sun** 16:21

**Sunday** 57:18 58:9

**Sunshine** 24:16 25:19

**supposed** 17:25 68:6

**swap** 13:20 17:2,4

**switch** 23:13

**symmetric** 41:15

**symmetrical** 64:21

**symmetrically** 22:4 24:10

**systematic** 59:20

---

**T**

---

**tables** 53:20

**takes** 33:24

**talk** 19:14 66:14

**talked** 49:7 53:10

**Tap** 32:5,10

**technically** 61:22

**temporary** 31:20

**theme** 47:19

**thicker** 40:17

**thin** 17:18 18:16

**thing** 11:7 14:13 22:23 30:9 46:8,  
15 47:4 49:9 52:24 53:13 55:6,7

**things** 27:19 29:23 30:14 57:22  
58:11 67:16

**thought** 6:2 38:14

**thoughts** 48:14

**three-quarters** 11:20

**Thursday** 71:15

**ties** 35:21

**tight** 36:21

**tile** 28:6 38:11,17 52:24 60:25

**tiles** 28:19 61:5

**tiling** 38:8,9,20 60:24

**time** 10:22 22:25 33:24 34:5  
55:25 67:5

**times** 56:12

**today** 35:14 60:25

**Today's** 71:14

**told** 68:4

**tomorrow** 68:20

**tonight** 4:16 40:4 61:17 63:8  
66:14 68:3,13

**tonight's** 3:7

**top** 15:24 28:6,15,19 29:8 37:16  
41:5,10,16 42:6 43:3 50:8 52:11  
53:14 56:4 60:18 63:2 66:22 67:2,  
7,10,19,24 68:4,15,24 69:4,7,19  
70:6,13,20,23 71:5,9 72:3,6,9,13,  
15,18

**totally** 33:17

**totals** 31:17

**touch** 71:24 72:17

**track** 51:10,17

**traditional** 37:15

**traditionally** 48:18 58:18

**traffic** 31:9 67:8

**transitions** 28:14

**transpired** 3:20 4:4

**Tre** 32:7,10

**trim** 18:3,4 24:17

**true** 15:5 16:6 67:24 70:13,20

**trust** 47:21

**Tuesday** 68:18 71:14

**type** 33:19 36:9 40:18 45:15  
47:13 59:19 64:20

**typical** 3:15

**typically** 4:11 27:2

---

**U**

---

**Ubaldo's** 11:19

**unanimous** 13:3 25:10 26:11  
65:25 73:4

**uncomfortable** 54:18

**underneath** 36:18 41:22 44:20  
63:10

**understand** 5:22 9:5 11:11

**understanding** 37:11

**Understood** 38:20 45:8,9  
**uniform** 21:25  
**unit** 11:17  
**United** 3:25  
**updated** 14:24  
**upper** 60:19  
**upstairs** 56:11 57:20

---

**V**

---

**vanilla** 33:18  
**variation** 25:16  
**variety** 33:13  
**versus** 14:15  
**vertical** 28:11 61:6  
**Village** 3:6 23:11 56:7 57:14  
61:23 62:17 67:12  
**visually** 19:20 45:2  
**vote** 13:3 25:10 26:11 65:25 73:4

---

**W**

---

**wait** 68:17 71:25  
**waiting** 69:8,13,24 70:2  
**walk** 30:6,10  
**walk-in** 7:8  
**walk-up** 32:14  
**walked** 10:17  
**walking** 34:14,20  
**walkway** 36:13  
**wall** 31:13,14,20 54:10  
**wanted** 16:6,18 67:13  
**warrantee** 62:14  
**weather** 8:10 9:7  
**week** 58:7  
**weekends** 57:17 58:6  
**Werle** 27:5,7,13,21,23 28:4,11,  
12,14,22 29:5,9,13,17,23 30:13,  
23 31:11,25 32:9,17 33:3,7 34:11  
36:14,23 37:2,14,23,24 38:4,10,

22 39:5,12,17 40:6,10,20 41:2,7,  
13,20 42:3,7,15,19,22 43:5,14  
44:4,12,23 45:10,13,18,20,23  
46:4,11,18,25 47:7 48:3,15,20  
49:4,13,17,25 50:4,9,12,16,20,23  
51:3,8,12,16,24 52:11,16,23 53:4,  
8,23,25 54:7,12,16,22 55:3,8,11,  
14,20,25 56:5,24 57:3,6,12 58:4,  
21 59:3 60:24 64:5,6,14 66:5

**white** 18:7 42:13 46:5,10,22 48:7  
49:6 62:15,20 63:22

**wide** 44:19

**window** 12:15 20:19 30:7 31:8  
32:25 33:10 34:9,19 35:6 36:6,7,  
8,12 44:13 48:10 51:12,21 52:17

**windows** 37:25 44:3,5,15 49:22  
50:13 56:12,19 60:23 63:7

**word** 23:19

**work** 19:25

---

**X**

---

**XXXXXXXXXXXXX** 71:10

---

**Y**

---

**yards** 48:7

**yellow** 17:2,24 46:21 62:20

**York** 27:8

**Young** 66:13

---

**Z**

---

**ZUZU** 39:10 40:11 53:6 61:12  
64:11

**ZUZU's** 27:16 59:18