

**In the Matter Of:**

**VILLAGE OF FARMINGDALE**

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**PLANNING BOARD AND ARB HEARINGS**

*January 23, 2024*

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PLANNING BOARD AND ARB HEARINGS 01/23/2024

1 PLANNING AND ARB BOARD - 1/23/24

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4 INCORPORATED VILLAGE OF FARMINGDALE

5 VILLAGE PLANNING BOARD FOR THE ARCHITECTURAL  
6 REVIEW BOARD

6

7 361 Main Street

8 FARMINGDALE, NEW YORK

9

10 January 23, 2024

11 7:00 p.m.

12

13 222B Main Street

14 195 Main Street

15 207 Main Street

16 250 Fulton Street

17 345 Staples Street

18 242/246 Main Street

19

20

21

22

23

24

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1                                    PLANNING AND ARB BOARD - 1/23/24

2    A P P E A R A N C E S :

3    CRAIG ROSASCO, Chairman

4    TOM RYAN, Member

5    JOSEPH STAUDT, Member

6    CARMELA SCHOTT, Member

7    A L S O        P R E S E N T :

8    JENNIFER ROHM  
                                  APPLICANT

9                                    THOMAS HEANEY  
                                  222B MAIN STREET

10

11    CARL HORN  
                                  DANA CIARDULLO  
12                                    195 MAIN STREET  
                                  PHILLIP DEMARCO  
13                                    207 MAIN STREET

14    VISHAL SAGGAR  
                                  APPLICANT

15    ASHOK CHOHAN  
                                  SIGN INSTALLER

16

17    WALTER GIGLIO  
                                  VIRGILIO FRANCO  
18                                    345 STAPLES STREET

19    PAUL HANSEN  
                                  242/246 MAIN STREET

20

21

22

23

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1 PLANNING AND ARB BOARD - 1/23/24

2 CHAIRMAN ROSASCO: Good evening,  
3 everybody, we're going to start the  
4 meeting.

5 My name is Craig Rosasco. I'm  
6 Chairman of the Planning Board here.

7 If everybody could just rise and  
8 do the National Anthem -- Pledge of  
9 Allegiance, and then a brief moment of  
10 silence, and then we'll get into  
11 tonight's calendar. We've got a busy  
12 calendar, so we'll try to cut through it  
13 quickly, and get everybody out of here  
14 quickly.

15 Okay, thank you. So member, Joe  
16 Staudt, is going to take us through the  
17 Pledge of Allegiance.

18 Go ahead, Joe.

19 (WHEREUPON, the Pledge of  
20 Allegiance was recited.)

21 CHAIRMAN ROSASCO: Remain  
22 standing for just a moment as we  
23 recognize our first responders, our  
24 military and our nurses that provide us  
25 all the health and freedom that we enjoy

1 PLANNING AND ARB BOARD - 1/23/24  
2 every day as citizens of the United  
3 States.

4 (WHEREUPON, a moment of silence  
5 was observed.)

6 CHAIRMAN ROSASCO: Very good.  
7 Take a seat, gang.

8 All right, so we've got six  
9 different applications on the calendar  
10 for this evening. When I call out your  
11 address, just step up to the front,  
12 loudly state your name and address for  
13 the record, and then you can make your  
14 presentation as to what's going on.

15 The first application on the  
16 agenda tonight is 222B Main Street,  
17 Pyoor Skin, who we have spoken to  
18 previously. So come on up.

19 Welcome.

20 MS. ROHM: Hello.

21 CHAIRMAN ROSASCO: Hello.

22 MS. ROHM: Jennifer Rohm.

23 COURT REPORTER: I'm sorry, you  
24 have to say that, again.

25 MS. ROHM: Jennifer Rohm.

1 PLANNING AND ARB BOARD - 1/23/24  
2 COURT REPORTER: R-O-M-E?  
3 MS. ROHM: R-O-H-M.  
4 COURT REPORTER: Okay, thank you.  
5 MS. ROHM: From Pyoor Skin, it's  
6 P-Y-O-O-R Skin.  
7 CHAIRMAN ROSASCO: A play on  
8 words there.  
9 MS. ROHM: Yes.  
10 CHAIRMAN ROSASCO: Good evening,  
11 Jennifer.  
12 MS. ROHM: Hi.  
13 CHAIRMAN ROSASCO: What's going  
14 on? How long have you guys been in that  
15 location there?  
16 MS. ROHM: We just got the  
17 location in November, so we're working  
18 on it now, just trying to paint it --  
19 CHAIRMAN ROSASCO: Okay.  
20 MS. ROHM: (Continuing) -- and  
21 all that, waiting for our signs and  
22 stuff so we can start, so --  
23 CHAIRMAN ROSASCO: Okay, very  
24 good. You guys are not open yet?  
25 MS. ROHM: No, we're waiting for

1 PLANNING AND ARB BOARD - 1/23/24

2 the signs --

3 CHAIRMAN ROSASCO: Okay.

4 MS. ROHM: (Continuing) -- and  
5 everything. She said that we can't  
6 start until we have everything.

7 CHAIRMAN ROSASCO: All right,  
8 let's fix that. So tell me what you're  
9 looking to do.

10 MS. ROHM: Just the awning.

11 CHAIRMAN ROSASCO: Mm-hmm.

12 MS. ROHM: And just replace the  
13 sign that was up there originally.

14 CHAIRMAN ROSASCO: I saw it. The  
15 awning panel wraps -- there's an awning  
16 that wraps around the side, too. Are  
17 you going to be redoing that also?

18 MS. ROHM: We're just going to  
19 rewrite everything that was up, like, we  
20 have to take all that stuff --

21 CHAIRMAN ROSASCO: You have to  
22 re-skin it?

23 MR. HEANEY: It was -- it had  
24 writing all the way around.

25 CHAIRMAN ROSASCO: Right.

1 PLANNING AND ARB BOARD - 1/23/24

2 MR. HEANEY: All we did was cover  
3 it.

4 CHAIRMAN ROSASCO: Okay.

5 MR. HEANEY: Because it had a  
6 different phone number, different stuff  
7 on it.

8 CHAIRMAN ROSASCO: Okay.

9 MR. HEANEY: And not to go to the  
10 expense of a whole new awning; you know?

11 CHAIRMAN ROSASCO: Okay, very  
12 good, and the -- are there gooseneck  
13 lights up there already?

14 MR. HEANEY: Yes.

15 CHAIRMAN ROSASCO: There is  
16 lighting up there already. Are you  
17 going to use the same lights?

18 MR. HEANEY: Yes.

19 MR. STAUDT: The only thing that  
20 we ask with gooseneck lights, we're  
21 trying to push everyone towards soft,  
22 warm bulbs --

23 MR. HEANEY: Mm-hmm.

24 MR. STAUDT: (Continuing) -- as  
25 opposed to cold blue.



1 PLANNING AND ARB BOARD - 1/23/24

2 MR. HEANEY: Mm-hmm.

3 MR. STAUDT: So if you guys are,  
4 you know, taking a look, a fresh look at  
5 the lighting, just make sure the bulbs  
6 are warm. We generally say 2,700 to  
7 3,000 Kelvin --

8 MR. HEANEY: Okay.

9 MR. STAUDT: (Continuing) -- is  
10 the color temperature.

11 CHAIRMAN ROSASCO: On the  
12 application, so the bottom band, where  
13 is that going to go?

14 MR. HEANEY: That's on the side.

15 CHAIRMAN ROSASCO: That's on the  
16 side. So you are going to modify the  
17 side awning by putting that along the  
18 bottom of that, I would presume?

19 MR. HEANEY: Yeah, because it has  
20 all the --

21 CHAIRMAN ROSASCO: Okay.

22 MR. HEANEY: (Continuing) -- old  
23 person's writing on it.

24 CHAIRMAN ROSASCO: All right, so  
25 you're going to re-dress, re-skin that.

1 PLANNING AND ARB BOARD - 1/23/24

2 MS. ROHM: Yeah.

3 CHAIRMAN ROSASCO: All right,  
4 re-skin side.

5 Colors: What's -- are you  
6 painting that facade? It's a big  
7 facade. Are you keeping the facade the  
8 same color? Is it beige?

9 MS. ROHM: Oh, it's beige.

10 CHAIRMAN ROSASCO: That is beige.

11 MS. ROHM: Yeah.

12 CHAIRMAN ROSASCO: That is beige?

13 MS. ROHM: Yeah.

14 CHAIRMAN ROSASCO: You're keeping  
15 it beige?

16 MS. ROHM: It's beige; beige and  
17 white.

18 CHAIRMAN ROSASCO: Okay.

19 MR. STAUDT: Are you modifying it  
20 or no?

21 MS. ROHM: No, no, it's just  
22 beige and white.

23 CHAIRMAN ROSASCO: Okay, it's  
24 only because the copy I have, it looks  
25 like it's going gray.

1 PLANNING AND ARB BOARD - 1/23/24

2 MS. ROHM: Oh, yeah, no, it's  
3 going to be beige and white.

4 CHAIRMAN ROSASCO: Okay, and the  
5 code has a metallic requirement in it.  
6 Is there any metallic --

7 MS. ROHM: No.

8 CHAIRMAN ROSASCO: (Continuing)  
9 -- coloring or painting in this?

10 MS. ROHM: No.

11 CHAIRMAN ROSASCO: Nothing?

12 Let's see the application.

13 Pin mount lighting. So is the  
14 Pyoor Skin, is that going on a backboard  
15 or is it going directly into the facade?

16 MR. HEANEY: No, it's going to  
17 be -- it's going to be two inches off  
18 the building, and it's a flat sign, a  
19 metal sign.

20 CHAIRMAN ROSASCO: Is that  
21 aluminum?

22 MR. HEANEY: Yeah.

23 CHAIRMAN ROSASCO: Okay, and the  
24 letters, they're pin mount letters into  
25 the aluminum?

1 PLANNING AND ARB BOARD - 1/23/24  
2 MR. HEANEY: No.  
3 CHAIRMAN ROSASCO: No?  
4 MR. HEANEY: It's just --  
5 CHAIRMAN ROSASCO: Vinyl?  
6 MR. HEANEY: It's just stuck-on  
7 vinyl.  
8 CHAIRMAN ROSASCO: They're vinyl?  
9 MR. HEANEY: Yes.  
10 CHAIRMAN ROSASCO: Are you  
11 opposed to -- so, typically, the way I  
12 get around this metallic requirement  
13 that's on the first page of the  
14 application, I tell people to put a  
15 little metallic silver border around the  
16 edge of the sign.  
17 MS. ROHM: Okay.  
18 CHAIRMAN ROSASCO: Is that a  
19 problem with this sign?  
20 MR. HEANEY: I could do it.  
21 CHAIRMAN ROSASCO: Okay, no  
22 problem?  
23 MR. HEANEY: Yeah.  
24 CHAIRMAN ROSASCO: Otherwise,  
25 other than that, I don't see any

1 PLANNING AND ARB BOARD - 1/23/24  
2 problem. If you meet that modification  
3 with the metallic, it meets my mustard  
4 test. What about my fellow Board  
5 members?

6 MR. RYAN: I'm good with it.

7 CHAIRMAN ROSASCO: Yeah? We're  
8 good?

9 MS. ROHM: Perfect.

10 CHAIRMAN ROSASCO: Any questions  
11 before I put you guys up for approval?

12 MS. ROHM: That's it.

13 CHAIRMAN ROSASCO: No?

14 All right, so in regards to the  
15 application for 222B Main Street, we're  
16 going to approve, as presented. They're  
17 going to remain with the beige facade  
18 with a black sign, they have agreed to  
19 the metallic trim, maybe based upon the  
20 sign, maybe a one-inch border around the  
21 trim. They're going to use the same  
22 lights, and we did advise them of the  
23 soft, warm 2,700 to 3,000 Kelvin  
24 lighting. And they are going to also  
25 change the band on the side awning, and

1 PLANNING AND ARB BOARD - 1/23/24

2 other than that, I'm going to submit  
3 that for potential review.

4 Do I have a second on that?

5 MR. STAUDT: I'll second that.

6 CHAIRMAN ROSASCO: All those in  
7 favor?

8 (WHEREUPON, there was a unanimous,  
9 affirmative vote of the Board members  
10 present.)

11 CHAIRMAN ROSASCO: Good luck,  
12 Jen.

13 MS. ROHM: Thank you.

14 CHAIRMAN ROSACO: When do you  
15 think you're going to be open?

16 MS. ROHM: I'm sorry?

17 CHAIRMAN ROSASCO: When do you  
18 think you'll be open?

19 MS. ROHM: Hopefully, within the  
20 next two or three weeks.

21 CHAIRMAN ROSASCO: Great, good  
22 luck.

23 MS. ROHM: So you guys will have  
24 to come visit.

25 CHAIRMAN ROSASCO: You got it,

1 PLANNING AND ARB BOARD - 1/23/24

2 okay.

3 COURT REPORTER: Excuse me for  
4 one second.

5 MS. ROHM: Yes?

6 COURT REPORTER: Sir, you spoke,  
7 and I need your name.

8 MR. HEANEY: Thomas Heaney,  
9 H-E-A-N-E-Y.

10 COURT REPORTER: Thank you.

11 MS. ROHM: Thank you.

12 CHAIRMAN ROSASCO: All right.  
13 All right, let's jump.

14 MS. SCHOTT: Wait, somebody has a  
15 question.

16 CHAIRMAN ROSASCO: Somebody has a  
17 question?

18 AUDIENCE MEMBER: I'm sorry, I  
19 feel like I might be here in error. Do  
20 you guys handle any matters that are not  
21 on the calendar?

22 CHAIRMAN ROSASCO: You're talking  
23 about, like -- what do you have?

24 AUDIENCE MEMBER: I have, like, a  
25 ticket that I had a question about.

1 PLANNING AND ARB BOARD - 1/23/24

2 CHAIRMAN ROSASCO: No criminal  
3 stuff tonight, this is the Planning  
4 Board.

5 AUDIENCE MEMBER: It's a railroad  
6 ticket, permit ticket, I think was --

7 CHAIRMAN ROSASCO: Yeah, that's  
8 Wednesday nights.

9 AUDIENCE MEMBER: Wednesday  
10 nights here?

11 CHAIRMAN ROSASCO: Not every  
12 Wednesday night, so just check with  
13 Village Hall.

14 AUDIENCE MEMBER: Okay.

15 MR. STAUDT: Call them tomorrow,  
16 and they'll tell you when.

17 CHAIRMAN ROSASCO: I'm willing to  
18 take your fine, if it's cash.

19 AUDIENCE MEMBER: I'm hoping it's  
20 a mistake because the permit was  
21 visible --

22 CHAIRMAN ROSASCO: Okay.

23 AUDIENCE MEMBER: (Continuing) --  
24 but it was just a little faded. The  
25 number was still visible.



1 PLANNING AND ARB BOARD - 1/23/24

2 CHAIRMAN ROSASCO: Okay.

3 AUDIENCE MEMBER: I should be  
4 getting the new one at the end of this  
5 month.

6 CHAIRMAN ROSASCO: All right.

7 AUDIENCE MEMBER: So I was hoping  
8 I could maybe --

9 CHAIRMAN ROSASCO: I'm an  
10 attorney but I'm currently off-duty, my  
11 friend.

12 AUDIENCE MEMBER: I work in the  
13 court system, as well, so --

14 CHAIRMAN ROSASCO: Call the front  
15 office in the Village Hall, they'll tell  
16 you the next time that it's on, there'll  
17 be a prosecutor here, Robert Kirk is the  
18 prosecutor.

19 AUDIENCE MEMBER: Okay.

20 CHAIRMAN ROSASCO: You could  
21 speak with him about what's going on,  
22 and Judge Addeo will figure it out.

23 AUDIENCE MEMBER: I appreciate  
24 your time.

25 CHAIRMAN ROSASCO: All right, no

1 PLANNING AND ARB BOARD - 1/23/24

2 problem.

3 AUDIENCE MEMBER: Thank you, good  
4 night.

5 \* \* \* \*

6 CHAIRMAN ROSASCO: All right, so  
7 we're going to -- we've got a site plan  
8 review.

9 Is anybody here for 345 Staples?

10 MR. GIGLIO: Yes, we are.

11 CHAIRMAN ROSASCO: You are?  
12 You're going to probably be the longest  
13 application here tonight. I can  
14 probably cut through five applications  
15 in the time it's going to take you guys  
16 to fly through. You okay with that?

17 MR. GIGLIO: Sure.

18 CHAIRMAN ROSASCO: Okay, great.  
19 195 Main Street, X Bar, come on  
20 up.

21 Once again, just state your name  
22 and address for the record, then go  
23 ahead and feel free to make your  
24 presentation.

25 MR. HORN: Hello, Carl Horn,

1 PLANNING AND ARB BOARD - 1/23/24

2 H-O-R-N.

3 MS. CIARDULLO: And Dana

4 Ciardullo, C-I-A-R-D-U-L-L-O.

5 COURT REPORTER: Thank you.

6 MS. CIARDULLO: You're welcome.

7 CHAIRMAN ROSASCO: Welcome Carl

8 and Dana.

9 MR. HORN: Hello, how are you?

10 Good evening.

11 MS. CIARDULLO: Good.

12 MR. HORN: I brought a sample if

13 it would make your life easier to look

14 at it.

15 CHAIRMAN ROSASCO: Sure.

16 MR. HORN: What we're doing is

17 we're replacing the Blue Hawaiian

18 sign --

19 CHAIRMAN ROSASCO: Mm-hmm.

20 MR. HORN: (Continuing) -- with a

21 raised sign pretty much like Tap Room

22 across the street.

23 CHAIRMAN ROSASCO: Mm-hmm.

24 MR. HORN: We're just going to go

25 with one-inch letters, not the half-inch

1 PLANNING AND ARB BOARD - 1/23/24

2 I think they have.

3 CHAIRMAN ROSASCO: Okay.

4 MR. HORN: And take the awning  
5 down, and replace it with black fabric  
6 instead of the maroon fabric.

7 CHAIRMAN ROSASCO: Cool, okay,  
8 let's see what you got. Is that  
9 Komacel?

10 MR. HORN: The letter is Komacel  
11 but because 317 --

12 CHAIRMAN ROSASCO: Uh-huh.

13 MR. HORN: (Continuing) -- is  
14 warping --

15 CHAIRMAN ROSASCO: Uh-huh.

16 MR. HORN: (Continuing) -- I came  
17 up with this new idea of making it look  
18 like it's Komacel but --

19 CHAIRMAN ROSASCO: Okay.

20 MR. HORN: (Continuing) -- it's  
21 not.

22 CHAIRMAN ROSASCO: The Komacel on  
23 317's warping? Really?

24 MR. HORN: Yeah.

25 CHAIRMAN ROSASCO: What material

1 PLANNING AND ARB BOARD - 1/23/24

2 is this?

3 MR. HORN: So it's an aluminum  
4 frame with a --

5 CHAIRMAN ROSASCO: Recently  
6 sprayed, I feel.

7 MR. HORN: Yeah.

8 CHAIRMAN ROSASCO: It's tacky,  
9 you could have forewarned us. That's  
10 okay. I'm kidding.

11 MR. HORN: But it's an ACM or  
12 aluminum composite material.

13 CHAIRMAN ROSASCO: Okay.

14 MR. HORN: It'll give it a little  
15 bit more lighter --

16 CHAIRMAN ROSASCO: Okay, just,  
17 what do you do; you paint that material,  
18 you paint the aluminum?

19 MR. HORN: Well, yeah, we're  
20 going to sand it, paint it the either  
21 Twilight Zone Black --

22 CHAIRMAN ROSASCO: Okay.

23 MR. HORN: (Continuing) -- I  
24 think is the requirement.

25 CHAIRMAN ROSASCO: Yeah, I saw

1 PLANNING AND ARB BOARD - 1/23/24  
2 that on the application. Okay, so,  
3 essentially, everything's black and  
4 white?

5 MR. HORN: Black and white.

6 CHAIRMAN ROSASCO: All right,  
7 cool.

8 MR. HORN: I heard the silver.

9 CHAIRMAN ROSASCO: And the letter  
10 itself is actual Komacel.

11 MR. HORN: Yes, yeah, Komacel.

12 CHAIRMAN ROSASCO: Okay.

13 MR. HORN: Screwed into the back  
14 so, yeah.

15 CHAIRMAN ROSASCO: All right. So  
16 you heard my prior discussion with the  
17 last applicant --

18 MR. HORN: Yes.

19 CHAIRMAN ROSASCO: (Continuing)  
20 -- regarding the metallic requirement.

21 MR. HORN: Yes.

22 CHAIRMAN ROSASCO: How are you  
23 planning on meeting that?

24 MR. HORN: We would like to do  
25 the stripe.

1 PLANNING AND ARB BOARD - 1/23/24

2 CHAIRMAN ROSASCO: Okay, yeah,  
3 that works.

4 MR. HORN: Okay.

5 CHAIRMAN ROSASCO: All right,  
6 cool, yeah, I got no problem with that.

7 MR. STAUDT: What would that be,  
8 silver metallic?

9 MR. HORN: A silver metallic.

10 MR. STAUDT: Okay.

11 CHAIRMAN ROSASCO: That's fine.  
12 Is there -- let me just check the  
13 lighting.

14 MR. STAUDT: Yeah, it's kind of  
15 the same as earlier, and particularly  
16 the Blue Hawaiian, the lighting never --  
17 it was always a mix of different bulbs  
18 and color. So if you could just take a  
19 look at that, and make sure it's soft,  
20 warm bulbs.

21 MR. HORN: Right now, it's very  
22 dull bulbs.

23 MR. STAUDT: Yeah.

24 MR. HORN: If you want to do a  
25 soft white, I could swap it out to a

1 PLANNING AND ARB BOARD - 1/23/24

2 soft white.

3 MR. STAUDT: Yeah, you just look  
4 at, like, the more recent openings like  
5 The Coop or even 317.

6 MR. HORN: Coop, it is.

7 MR. STAUDT: Yeah, any -- yeah,  
8 exactly. Just go with that, and you'll  
9 be good.

10 CHAIRMAN ROSASCO: Are those five  
11 goosenecks already up there?

12 MR. HORN: Yes.

13 CHAIRMAN ROSASCO: Yeah? Okay,  
14 and they're black?

15 MR. HORN: They're black, right,  
16 and it's kind of where -- we're keeping  
17 everything black.

18 CHAIRMAN ROSASCO: Okay -- go  
19 ahead.

20 MR. STAUDT: Just regarding the  
21 -- when I look at the photo you  
22 submitted, and I didn't pass it today,  
23 but is the facade unfinished around the  
24 sign, and do you have plans for the  
25 facade or --



1 PLANNING AND ARB BOARD - 1/23/24

2 MR. HORN: I don't think it was  
3 unfinished, it just looks not well taken  
4 care of.

5 MR. STAUDT: So it's just --  
6 you're going to leave it as is for now.

7 MR. HORN: Exactly.

8 MR. STAUDT: Okay, that was my  
9 question. I didn't know if you had a  
10 plan or if there was --

11 MR. HORN: Yeah, I was thinking  
12 that -- I think that they're just to get  
13 open.

14 MR. STAUDT: I got it.

15 CHAIRMAN ROSASCO: Any additional  
16 questions; gang?

17 MR. STAUDT: I'm good.

18 CHAIRMAN ROSASCO: Okay. In  
19 regard to the application at 195 Main  
20 Street, I'm going to make a motion to  
21 approve that application as submitted  
22 with the provision they're going to keep  
23 the black gooseneck lighting, they're  
24 going to soften it up, the bottom line  
25 under the X Bar will be made metallic,

1 PLANNING AND ARB BOARD - 1/23/24  
2 and we are giving them permission to use  
3 painted aluminum and Komacel of one-inch  
4 signage, and it does look like they are  
5 going to re-dress the awning or re-skin  
6 the awning.

7 Based upon that motion, I ask for  
8 a second.

9 MR. RYAN: Second.

10 CHAIRMAN ROSASCO: All in favor?

11 (WHEREUPON, there was a  
12 unanimous, affirmative vote of the Board  
13 members present.)

14 CHAIRMAN ROSASCO: Good luck,  
15 Carl. Good luck, Dana.

16 MS. CIARDULLO: Thank you.

17 MR. HORN: Do you need the sample  
18 or you don't need the sticky fingers  
19 anymore.

20 CHAIRMAN ROSASCO: Thank you.

21 (WHEREUPON, this application was  
22 concluded.)

23 \* \* \* \*

24 CHAIRMAN ROSASCO: All right,  
25 next application. We're going to jump

1 PLANNING AND ARB BOARD - 1/23/24  
2 to is 207 Main Street which is the  
3 barber.

4 Anybody here for 207 Main?

5 MR. DEMARCO: Yes.

6 CHAIRMAN ROSASCO: Okay, come on  
7 up, and just state your name and address  
8 for the record.

9 MR. DEMARCO: I'm Phillip  
10 DeMarco, 207 Main Street. I'm  
11 representing Ingrid De La Cruz, the  
12 owner.

13 CHAIRMAN ROSASCO: Excellent.  
14 Welcome, Phillip.

15 MR. DEMARCO: Thank you.

16 CHAIRMAN ROSASCO: What's going  
17 on? I know you guys came before the  
18 Board of Trustees about two weeks ago.  
19 Were you here that night?

20 MR. DEMARCO: Yes.

21 CHAIRMAN ROSASCO: You were?  
22 Okay.

23 MR. DEMARCO: Yes.

24 CHAIRMAN ROSASCO: And the woman  
25 you were with, that's the owner.

1 PLANNING AND ARB BOARD - 1/23/24

2 MR. DEMARCO: Yes.

3 CHAIRMAN ROSASCO: That's Ingrid;  
4 correct?

5 MR. DEMARCO: Yes, that's Ingrid.

6 CHAIRMAN ROSASCO: She's the  
7 owner of the property?

8 MR. DEMARCO: She's the owner.

9 CHAIRMAN ROSASCO: Okay.

10 MR. STAUDT: She's going to live  
11 in there; right?

12 MR. DEMARCO: She's going to live  
13 there.

14 CHAIRMAN ROSASCO: Okay.

15 MR. DEMARCO: I made them have  
16 the plan clearer so people could -- and  
17 you were right, I mean, I didn't really  
18 look at it, there were not even doorways  
19 in it.

20 CHAIRMAN ROSASCO: Right.

21 MR. DEMARCO: I was like, wait a  
22 minute.

23 CHAIRMAN ROSASCO: Right.

24 MR. DEMARCO: So --

25 CHAIRMAN ROSASCO: All right, so

1 PLANNING AND ARB BOARD - 1/23/24  
2 this falls under what's called the DMU,  
3 Downtown Mixed Use; okay? So you've  
4 gotten permission through the Board of  
5 Trustees to move forward with the  
6 application. Now you're before us with  
7 the Planning Board. The way I looked at  
8 it, it looks like everything is within  
9 the provisions of Section 600-125  
10 through 139. The apartment that they're  
11 planning on putting in, that's a  
12 ground-level apartment with only ingress  
13 and egress in the rear; correct?

14 MR. DEMARCO: Correct.

15 CHAIRMAN ROSASCO: Okay, good,  
16 and there is no residential access  
17 frontage to Main Street; correct?

18 MR. DEMARCO: No.

19 CHAIRMAN ROSASCO: Okay, and up  
20 front is the barber shop; correct?

21 MR. DEMARCO: Yes.

22 CHAIRMAN ROSASCO: Which we know  
23 is permissible under 127 under the DMU.  
24 Okay, so other than that, I don't --  
25 those stairs have been moved already?

1 PLANNING AND ARB BOARD - 1/23/24

2 MR. DEMARCO: Yes.

3 CHAIRMAN ROSASCO: Okay, so the  
4 picture that I have where they're on the  
5 side, that's where they currently are  
6 going to stay?

7 MR. DEMARCO: Yes.

8 CHAIRMAN ROSASCO: Because  
9 previously it came across; right?

10 MR. DEMARCO: Correct.

11 CHAIRMAN ROSASCO: Okay, that's  
12 what I thought. I remember that spot.

13 Okay, I don't have any additional  
14 questions. Anybody else?

15 MS. SCHOTT: Owner-occupied?

16 CHAIRMAN ROSASCO: Owner-occupied.

17 MS. SCHOTT: Thank you.

18 CHAIRMAN ROSASCO: Ingrid, Ingrid  
19 is going to occupy that apartment?

20 MR. DEMARCO: Yes.

21 CHAIRMAN ROSASCO: Okay.

22 MR. DEMARCO: Ingrid De La Cruz.

23 CHAIRMAN ROSASCO: Okay, yeah.

24 MR. STAUDT: We just want to make  
25 sure, that's required. So like, you

1 PLANNING AND ARB BOARD - 1/23/24  
2 know, a year or two from now, that  
3 couldn't change. It has to be  
4 owner-occupied.

5 MR. DEMARCO: Yeah, it's the only  
6 way she could afford it, so --

7 MR. STAUDT: Okay.

8 CHAIRMAN ROSASCO: Okay. Okay,  
9 in regards to the application for 207  
10 Main Street, we have reviewed it. They  
11 have seen the Board of Trustees already  
12 under Section 600-125 through 139.

13 The principal frontage use under  
14 127 of Section 600 is the barber shop.  
15 That is in conformance with the DMU  
16 codes for Special Use.

17 Under Section 128, Subsection 4,  
18 ground-level is permissible for  
19 residential as long as there is no  
20 frontage to Main Street, and the ingress  
21 and the egress are on the rear, which  
22 they have acknowledged. And the  
23 applicant, today, has made the provision  
24 that it will be owner-occupied. And  
25 based upon that application and motion,

1 PLANNING AND ARB BOARD - 1/23/24

2 I'm asking for a second.

3 MR. STAUDT: I'll second that.

4 CHAIRMAN ROSASCO: All those in  
5 favor?

6 (WHEREUPON, there was a  
7 unanimous, affirmative vote of the Board  
8 members present.)

9 CHAIRMAN ROSASCO: Good luck.

10 MR. DEMARCO: Thank you.

11 CHAIRMAN ROSASCO: All right,  
12 tell Ingrid we said good luck.

13 MR. DEMARCO: You got it. Thank  
14 you, so much.

15 CHAIRMAN ROSASCO: All right, let  
16 me just push through another piece of  
17 paper here.

18 MR. DEMARCO: So there's nothing  
19 else I have to do?

20 CHAIRMAN ROSASCO: Nope, you're  
21 good. We'll make our recommendation.

22 MR. DEMARCO: She would have been  
23 here but her sister's not well.

24 CHAIRMAN ROSASCO: All right,  
25 wish her my best.



1 PLANNING AND ARB BOARD - 1/23/24

2 MR. DEMARCO: Thanks.

3 CHAIRMAN ROSASCO: Okay.

4 MR. DEMARCO: Thank you.

5 (WHEREUPON, this application was  
6 concluded.)

7 CHAIRMAN ROSASCO: Mr. Saggar,  
8 come on up.

9 MR. SAGGAR: Yes, sir.

10 CHAIRMAN ROSASCO: State your  
11 name and address for the record.

12 MR. SAGGAR: Vishal Saggar,  
13 V-I-S-H-A-L, S-A-G-G-A-R, and 250 Fulton  
14 Street, and then this is my sign  
15 installer, Ashok Chohan.

16 MR. CHOHAN: Ashok Chohan.

17 COURT REPORTER: Okay, you're  
18 going to have to spell that.

19 MR. CHOHAN: A-S-H-O-K,  
20 C-H-O-H-A-N.

21 MR. SAGGAR: And so, looking for  
22 two signs. Hopefully, pretty  
23 straightforward, you know. I went  
24 through the website, made sure no  
25 backlit signs, and made sure I tried to

1 PLANNING AND ARB BOARD - 1/23/24  
2 follow the parameters. So on the  
3 building itself, it's going to be more  
4 of just, like, a pin mount sign.

5 CHAIRMAN ROSASCO: Mm-hmm.

6 MR. SAGGAR: And then separately  
7 there's an existing monument sign, and  
8 so we're going to reface, like, the  
9 brick to just kind of match and do the  
10 monument that you guys saw.

11 CHAIRMAN ROSASCO: I haven't seen  
12 a monument.

13 MR. SAGGAR: I'm sorry?

14 CHAIRMAN ROSASCO: I haven't seen  
15 a monument. Has anybody seen a  
16 monument?

17 MR. STAUDT: I remember -- I do  
18 remember it there but it was just  
19 dilapidated; right?

20 MR. SAGGAR: Yeah, it was  
21 dilapidated.

22 MR. STAUDT: So the monument  
23 sign, how would you -- are you planning  
24 on illuminating that sign?

25 MR. SAGGAR: So I submitted it on

1 PLANNING AND ARB BOARD - 1/23/24

2 there. It's basically --

3 CHAIRMAN ROSASCO: Am I missing  
4 something? Do you have your  
5 application?

6 MR. SAGGAR: Yeah, yeah, I  
7 have --

8 CHAIRMAN ROSASCO: Let me see  
9 what you have.

10 MR. STAUDT: I only see the  
11 building.

12 MR. SAGGAR: I submitted both of  
13 them.

14 CHAIRMAN ROSASCO: Because all we  
15 had was the wall sign.

16 MR. SAGGAR: Oh, the one that was  
17 on the wall itself?

18 CHAIRMAN ROSASCO: Right, which,  
19 quite frankly, we were totally good with  
20 it.

21 MR. SAGGAR: Yeah, this was the  
22 other one, and I can show you. I even  
23 printed photos. I don't know if you  
24 didn't get those photos.

25 CHAIRMAN ROSASCO: There's no

1 PLANNING AND ARB BOARD - 1/23/24

2 photos involved with this; right?

3 MR. SAGGAR: So --

4 CHAIRMAN ROSASCO: Are you  
5 referring, like --

6 MR. SAGGAR: This -- sorry, let  
7 me show you. There's, like, there's an  
8 existing monument sign there that we  
9 submitted.

10 CHAIRMAN ROSASCO: Okay, and is  
11 that the plan? Do black with yellow  
12 trim?

13 MR. SAGGAR: No, the yellow is  
14 just for when it's illuminated at night.  
15 There's no yellow.

16 CHAIRMAN ROSASCO: Okay, so it's  
17 just -- it's similar to the wall sign.

18 MR. SAGGAR: Yeah, yeah.

19 CHAIRMAN ROSASCO: It's black pin  
20 mounts that you're going to stick on  
21 there?

22 MR. CHOHAN: Yes, yes, that's pin  
23 mounted.

24 MR. SAGGAR: And that one's going  
25 to be illuminated.

1 PLANNING AND ARB BOARD - 1/23/24

2 MR. STAUDT: So it's illuminated,  
3 like, you're creating a -- it's backlit  
4 -- like, it'll be a silhouette.

5 MR. CHOCHAN: Right, the letters  
6 are backlit. There's LED lights in  
7 there. It's going to be extended off an  
8 inch and-a-half from the monument sign.

9 MR. STAUDT: Kind of similar to  
10 CVS.

11 MR. CHOCHAN: Correct, yes.

12 MR. STAUDT: Okay.

13 MR. CHOCHAN: Yes, yes, exactly.

14 MR. STAUDT: Just making sure it  
15 wasn't a box sign. I got nervous when I  
16 saw it.

17 MR. CHOCHAN: No box. It's front  
18 and back, two-sided.

19 CHAIRMAN ROSASCO: Okay.

20 MR. SAGGAR: Yeah, I'm not sure  
21 why.

22 MR. STAUDT: What's the white --  
23 what material is that?

24 MR. CHOCHAN: That's aluminum.

25 CHAIRMAN ROSASCO: Okay.

1 PLANNING AND ARB BOARD - 1/23/24

2 MR. CHOCHAN: Yeah, that's  
3 aluminum.

4 CHAIRMAN ROSASCO: And is there  
5 no lighting on the wall sign?

6 MR. SAGGAR: No lighting on the  
7 wall sign, yeah, just on the monument.

8 MR. CHOCHAN: Just the 3D letters,  
9 pin mounted.

10 MR. RYAN: Yeah.

11 CHAIRMAN ROSASCO: All right, so  
12 in regards to the application, this is  
13 for -- what is your address?

14 MR. SAGGAR: 250 Fulton Street.

15 CHAIRMAN ROSASCO: (Continuing)  
16 -- 250 Fulton Street, the application as  
17 presented, I'm making a motion that it  
18 be approved.

19 There are two signs involved in  
20 this application. There is a wall sign  
21 which will remain unlit, it's black pin  
22 mount letters which will go into the  
23 side facade, and then additionally,  
24 there is a monument sign which they've  
25 advised us will be front and back,

1 PLANNING AND ARB BOARD - 1/23/24  
2 two-sided. It will be backlit and  
3 similar to the front facade. It will be  
4 pin letters with a white background, and  
5 based upon that motion, I'm asking for a  
6 second.

7 MR. RYAN: Second the motion.

8 CHAIRMAN ROSASCO: All those in  
9 favor?

10 (WHEREUPON, there was a  
11 unanimous, affirmative vote of the Board  
12 members present.)

13 CHAIRMAN ROSASCO: All right.

14 MR. SAGGAR: Thank you,  
15 gentlemen.

16 CHAIRMAN ROSASCO: It gets easier  
17 every time you come down here.

18 MR. STAUDT: When are you  
19 opening?

20 MR. SAGGAR: I'm hoping next  
21 month.

22 CHAIRMAN ROSASCO: All right.

23 MR. SAGGAR: So finally. Thank  
24 you, guys.

25 (WHEREUPON, this application was

1 PLANNING AND ARB BOARD - 1/23/24  
2 concluded.)

3 \* \* \* \*

4 CHAIRMAN ROSASCO: All right, so  
5 let's -- let's knock you guys out. This  
6 is in regards to 345 Staples Street.

7 MR. GIGLIO: Yeah, so you folks  
8 have the -- oh, sorry about that. I  
9 made copies of the plans. Do you have  
10 them already?

11 CHAIRMAN ROSASCO: I think we  
12 have them.

13 MR. GIGLIO: I mean, they're  
14 pretty -- what we're proposing to do is,  
15 you know, demolish the house --

16 CHAIRMAN ROSASCO: All right, so  
17 guys, name and address for the record.

18 MR. GIGLIO: Oh, I'm sorry.

19 CHAIRMAN ROSASCO: That's okay.

20 MR. GIGLIO: Walter Giglio,  
21 G-I-G-L-I-O, 34 Frank Avenue,  
22 Farmingdale.

23 CHAIRMAN ROSASCO: And is he  
24 going to speak? If he's going to say  
25 anything --



1 PLANNING AND ARB BOARD - 1/23/24

2 MR. GIGLIO: Well, he's the owner  
3 of the property.

4 MR. FRANCO: Virgilio.

5 CHAIRMAN ROSASCO: He's the  
6 brother?

7 MR. GIGLIO: No, no, it's Franco,  
8 Virgilio Franco. One Virgilio and one  
9 Giglio.

10 MR. FRANCO: V-I-R-G-I-L-I-O.

11 COURT REPORTER: First name?

12 MR. FRANCO: That is.

13 COURT REPORTER: Oh, last name?

14 MR. FRANCO: Franco, with a "C."

15 MR. GIGLIO: Tommy Ryan, Joe  
16 Ryan's brother?

17 MR. RYAN: Nope, I got two  
18 sisters.

19 MR. GIGLIO: Yeah, no, the Ryan  
20 that I played with, Joe Ryan,  
21 ballplayer, and then his kid brother was  
22 a year younger than me.

23 Anyway, years go by.

24 MR. RYAN: Years go by, yep.

25 MR. GIGLIO: Well, what we're

1 PLANNING AND ARB BOARD - 1/23/24

2 proposing --

3 MR. RYAN: I didn't make the  
4 team.

5 MR. GIGLIO: Well, the year I  
6 didn't play was -- they won the Rutger's  
7 Cup and they --

8 MR. RYAN: Yeah, they won the --

9 MR. GIGLIO: They were the champs  
10 in '70, yeah, yeah.

11 CHAIRMAN ROSASCO: All right,  
12 guys, so tell us what's going on over  
13 there.

14 MR. GIGLIO: Well, we're going to  
15 raise the house that's there now, it's  
16 on 125-foot, not fitting the character  
17 of the neighborhood.

18 CHAIRMAN ROSASCO: Okay.

19 MR. GIGLIO: And we're going to  
20 develop two, you know, zoning approved  
21 lots. They're each about 1,200 --  
22 they're still going to be in the  
23 neighborhood because they're deep --

24 CHAIRMAN ROSASCO: Mm-hmm.

25 MR. GIGLIO: They're 12,000

1 PLANNING AND ARB BOARD - 1/23/24

2 square feet a piece.

3 CHAIRMAN ROSASCO: Right.

4 MR. GIGLIO: Non-opposing houses  
5 that'll fit into the neighborhood, you  
6 know, 42-foot wide. I built a bunch of  
7 houses in Farmingdale. I don't know if  
8 you're familiar with Sean Michael Court?

9 CHAIRMAN ROSASCO: Yeah, sure.

10 MR. GIGLIO: We did that and  
11 several lots over there.

12 CHAIRMAN ROSASCO: Okay, great.

13 MR. GIGLIO: And again, they're  
14 going to fit the neighborhood. Virgilio  
15 does a lot of homes, and he's going to  
16 actually be the guy that builds them.

17 CHAIRMAN ROSASCO: Okay.

18 MR. GIGLIO: I'll be just  
19 watching.

20 CHAIRMAN ROSASCO: All right, so  
21 the lot square footage is over 12,000?

22 MR. GIGLIO: Yeah.

23 CHAIRMAN ROSASCO: The house is  
24 how much? Because there's a 35 percent  
25 requirement.

1 PLANNING AND ARB BOARD - 1/23/24

2 MR. GIGLIO: The footprint's  
3 about 42-by-30 about 1,200 -- it  
4 averages out to about 2,750 feet of  
5 living -- of total space, 2,400 living,  
6 about 300-foot garage.

7 CHAIRMAN ROSASCO: You're under  
8 the 35 percent requirement. No problem  
9 there.

10 MR. GIGLIO: Yeah, we're all  
11 within --

12 CHAIRMAN ROSASCO: The setbacks  
13 look good.

14 MR. GIGLIO: Yeah.

15 CHAIRMAN ROSASCO: Twenty-five  
16 feet in front, 25 feet in the back.

17 MR. GIGLIO: Right, we've got a  
18 really deep backyard.

19 MR. STAUDT: Yeah.

20 MR. GIGLIO: You know, Ray Dalton  
21 (phonetic), who's another Farmingdale  
22 guy, you know, he started out with -- I  
23 don't know, I go back when Noah came. I  
24 came with the ark.

25 CHAIRMAN ROSASCO: Okay.

1 PLANNING AND ARB BOARD - 1/23/24

2 MR. GIGLIO: But he's going to  
3 design them -- he's pretty --

4 CHAIRMAN ROSASCO: Okay. Do you  
5 have a design on the house itself yet?

6 MR. GIGLIO: Yeah, I can show  
7 you.

8 CHAIRMAN ROSASCO: And what's the  
9 height because there's a 35-foot --

10 MR. GIGLIO: Well, it's going to  
11 be less than that. It's going to  
12 probably be -- the ridge will probably  
13 be about 30 feet.

14 CHAIRMAN ROSASCO: Okay, all  
15 right, cool.

16 MR. GIGLIO: I mean, we're used  
17 to building in Oyster Bay where you have  
18 to have 28 feet.

19 CHAIRMAN ROSASCO: Okay, and what  
20 are we -- we're doing, like, a batten  
21 board up top.

22 MR. GIGLIO: Yes, exactly, that's  
23 what this guy was just saying.

24 CHAIRMAN ROSASCO: Like a gable,  
25 and I guess you're going to do -- what

1 PLANNING AND ARB BOARD - 1/23/24  
2 is this, like a Hardie Board? Is that  
3 Hardie? You're going to do Hardie?  
4 MR. GIGLIO: Well, probably not.  
5 MR. FRANCO: Farm look.  
6 MR. STAUDT: Both homes similar  
7 design?  
8 MR. GIGLIO: Excuse me?  
9 MR. FRANCO: Yes, sir. Yes, sir.  
10 MR. GIGLIO: Yeah, I would  
11 propose the same house, just maybe  
12 reciprocal; you know?  
13 CHAIRMAN ROSASCO: Okay, and then  
14 the board, is that a five-inch board or  
15 a seven-inch board?  
16 MR. GIGLIO: Well, it's probably  
17 a seven-inch board. Virgilio is going  
18 to pick it out --  
19 MR. FRANCO: Something like that,  
20 yeah.  
21 CHAIRMAN ROSASCO: All right.  
22 MR. GIGLIO: (Continuing) -- but  
23 it's --  
24 MR. FRANCO: Yeah, something like  
25 that.

1 PLANNING AND ARB BOARD - 1/23/24

2 MR. GIGLIO: Yeah, it's  
3 thicker --

4 MR. FRANCO: It looks like  
5 traditional board and batten.

6 MR. GIGLIO: It's a nicer, you  
7 know --

8 MR. FRANCO: Farm-style, a little  
9 bit of farm.

10 MR. GIGLIO: Yeah, so it's gotten  
11 nicer over the years, you know, every  
12 year they come out with --

13 MR. FRANCO: Traditional.

14 MR. GIGLIO: (Continuing) --  
15 attractive siding.

16 MR. RYAN: Right.

17 CHAIRMAN ROSASCO: What's the  
18 neighbor's houses look like? I didn't  
19 look.

20 MR. GIGLIO: Well, they're kind  
21 of nondescript. There's a lot of --  
22 it's a mixed bunch there, it's an  
23 older --

24 CHAIRMAN ROSASCO: Because this  
25 is a big imposing house.

1 PLANNING AND ARB BOARD - 1/23/24

2 MR. GIGLIO: A lot of homes,  
3 they've been reconditioned already.

4 CHAIRMAN ROSASCO: Right.

5 MR. GIGLIO: But they're all, you  
6 know -- they're all vintage 1930, '40s  
7 on their block. So really, Staples  
8 Street is getting really nice up that  
9 way.

10 CHAIRMAN ROSASCO: It's getting  
11 better.

12 MR. GIGLIO: I just finished one  
13 on Maple Street right off of Staples,  
14 right up -- off of Main Street a little  
15 bit.

16 CHAIRMAN ROSASCO: Uh-huh.

17 MR. GIGLIO: I built it for two  
18 guys that they own a bunch of properties  
19 here. I don't own them, I just build it  
20 for them.

21 MR. FRANCO: It just looks  
22 bigger. It's really not that wide of a  
23 house. It just looks overbearing.

24 CHAIRMAN ROSASCO: Okay.

25 MR. FRANCO: It's a smaller



1 PLANNING AND ARB BOARD - 1/23/24

2 house. I didn't want to go large.

3 MR. GIGLIO: Yeah, they're too  
4 expensive to build, you got to just --  
5 prices are really crazy these days.

6 CHAIRMAN ROSASCO: All right, so  
7 anybody have any questions in regards to  
8 this?

9 What did you do? That's a  
10 cultured stone? Almost like a river  
11 stone?

12 MR. GIGLIO: Yes, exactly,  
13 cultured -- like a river rock.

14 CHAIRMAN ROSASCO: And is that  
15 garage door, is that glass or is that  
16 Fiberglas panel?

17 MR. FRANCO: It's Fiberglas.

18 CHAIRMAN ROSASCO: Fiberglas  
19 panel? Make it traditional because  
20 glass is --

21 MR. GIGLIO: Yeah.

22 MR. FRANCO: No, no, no,  
23 there's --

24 MR. GIGLIO: I mean we've built,  
25 you know --

1 PLANNING AND ARB BOARD - 1/23/24

2 CHAIRMAN ROSASCO: Garage doors.

3 MR. GIGLIO: Too many addresses  
4 around here --

5 CHAIRMAN ROSASCO: I got you.

6 MR. GIGLIO: (Continuing) -- we  
7 want it to be attractive.

8 CHAIRMAN ROSASCO: Okay, very  
9 good.

10 Any questions; gang?

11 All right, so just for the  
12 record, we did go over this application  
13 at 345 Staples Street. Obviously, it  
14 falls under the provisions of Section  
15 600, under 600-71 of less than the 35  
16 percent of the lot size to the square  
17 footage of the house.

18 Under 72, it's got a 25-foot  
19 setback in the front.

20 Under 73, it's got six-foot  
21 setbacks on both sides of the residency,  
22 and under Section 74, it's got the rear  
23 25-foot setback.

24 Additionally, under Section 76  
25 within that, which is the 35-foot

1 PLANNING AND ARB BOARD - 1/23/24  
2 requirement, they did say that the peak  
3 on the roof will come in at about 30.  
4 They did mention batten boarding it, and  
5 seven-inch boards on the front and the  
6 cultured stone down bottom. And based  
7 upon those requirements and them meeting  
8 the provisions of Section 600, I make a  
9 motion that this application be approved  
10 in its entirety.

11 Can I have a second?

12 MR. STAUDT: I'll second that.

13 MR. GIGLIO: Thank you.

14 CHAIRMAN ROSASCO: All those in  
15 favor?

16 (WHEREUPON, there was a  
17 unanimous, affirmative vote of the Board  
18 members present.)

19 MR. GIGLIO: Thank you.

20 CHAIRMAN ROSASCO: Good luck,  
21 guys.

22 MR. FRANCO: Have a great  
23 evening.

24 (WHEREUPON, this application was  
25 concluded.)

1 PLANNING AND ARB BOARD - 1/23/24

2 \* \* \* \*

3 CHAIRMAN ROSASCO: All right,  
4 then we've got an add-on tonight. Paul,  
5 I see you sitting back there patiently.  
6 Hopefully, that's the biggest penalty  
7 you face this evening.

8 Go ahead.

9 MR. HANSEN: Paul Hansen.

10 COURT REPORTER: H-A-N?

11 MR. HANSEN: S-E-N.

12 COURT REPORTER: Thank you.

13 MR. HANSEN: Address?

14 COURT REPORTER: Sure.

15 MR. HANSEN: 25 Lacebark Lane,  
16 Medford, New York.

17 COURT REPORTER: Lacebark?

18 MR. HANSEN: Lacebark with a "B."

19 COURT REPORTER: Okay, thank you.

20 MR. HANSEN: You're welcome.

21 CHAIRMAN ROSASCO: So the ARB,  
22 meaning the Architectural Review Board,  
23 put out an APB for you and your partner.  
24 So what's going on next door or  
25 actually, across the street. So tell us

1 PLANNING AND ARB BOARD - 1/23/24  
2 what's going on because I know we had  
3 approved some plans, and there was some  
4 deviation from it but tell me what's  
5 happening.

6 MR. HANSEN: So we removed the  
7 nine -- eight or nine booths on the  
8 right side, the right side of the Kick'n  
9 Chicken side of the space, replaced them  
10 with some couches and a couple of  
11 pinball machines and an arcade machine  
12 and replaced the front facade with  
13 brick.

14 CHAIRMAN ROSASCO: So the  
15 Architectural Review Board is primarily  
16 concerned, initially, with the front  
17 facade.

18 MR. HANSEN: Yup, yup.

19 CHAIRMAN ROSASCO: That was  
20 originally a stucco white --

21 MR. HANSEN: Right.

22 CHAIRMAN ROSASCO: (Continuing)  
23 -- facade, and we had approved signage  
24 for that; right?

25 MR. HANSEN: Right.

1 PLANNING AND ARB BOARD - 1/23/24

2 CHAIRMAN ROSASCO: And then I  
3 guess at some point you guys just  
4 decided that it would look better with  
5 brick.

6 MR. HANSEN: Right.

7 CHAIRMAN ROSASCO: Okay, and you  
8 guys designed your own sign plans and  
9 moved forward with those?

10 MR. HANSEN: Well, the sign guy  
11 was here. He got those approved.

12 MR. STAUDT: No, no.

13 MR. HANSEN: But I guess on the  
14 white --

15 MR. STAUDT: It was called Kick'n  
16 Chicken when we approved it in  
17 September.

18 MS. SCHOTT: It was presented  
19 totally different than what was done.

20 CHAIRMAN ROSASCO: Yeah, a little  
21 different.

22 MS. SCHOTT: Completely.

23 MR. HANSEN: Okay, I thought the  
24 sign guy was here, and got The Coop  
25 signs approved.

1 PLANNING AND ARB BOARD - 1/23/24

2 MR. STAUDT: We have the approval  
3 -- we have the application that was  
4 submitted in September but it was still  
5 Kick'n Chicken at that point, at least  
6 before this Board.

7 MR. HANSEN: Hmm, hmm.

8 MR. STAUDT: That side, you  
9 know --

10 CHAIRMAN ROSASCO: Let me check.  
11 Paul, come on up.

12 So this is what we originally  
13 approved because that was the Kick'n  
14 Chicken sign. We made all types of  
15 deviations within the color code to get  
16 them into --

17 MR. HANSEN: Right.

18 CHAIRMAN ROSASCO: (Continuing)  
19 -- red, and I think there was an orange,  
20 and then The Coop signs was this --

21 MR. HANSEN: Mm-hmm.

22 CHAIRMAN ROSASCO: (Continuing)  
23 -- which is relatively similar, but once  
24 again, we made the accommodations on  
25 that.

1 PLANNING AND ARB BOARD - 1/23/24

2 MR. HANSEN: Yeah.

3 CHAIRMAN ROSASCO: So this wasn't  
4 a significant deviation because these  
5 were pin letters, but this was totally  
6 different. That was totally different.

7 MR. HANSEN: Yeah, no, I remember  
8 that, yeah.

9 CHAIRMAN ROSASCO: Yeah, so --  
10 All right, so tell us what you  
11 did.

12 You stripped the facade, and I  
13 guess you just came over the top and  
14 just bricked the whole thing.

15 MR. HANSEN: Yeah, what are those  
16 bricks called? Thin bricks.

17 CHAIRMAN ROSASCO: Okay.

18 MR. HANSEN: Yeah.

19 CHAIRMAN ROSASCO: Cool.

20 MR. STAUDT: Removed the awning  
21 over -- there was an awning over --

22 MR. HANSEN: Correct.

23 MR. STAUDT: (Continuing) -- the  
24 Kick'n Chicken sign.

25 MR. HANSEN: Correct, yup.



1 PLANNING AND ARB BOARD - 1/23/24

2 MR. STAUDT: Okay, gotcha. I  
3 mean, I'll say on the record, I think  
4 what you guys ended up doing looks  
5 better than the proposal as it initially  
6 was presented to the Board.

7 MR. HANSEN: Right.

8 MR. STAUDT: The issue that we  
9 had was just --

10 MR. HANSEN: We didn't get  
11 approval.

12 MR. STAUDT: (Continuing) --  
13 whether it was you or whoever was here  
14 before us, it was September, and then,  
15 seemingly, by the middle of October, a  
16 whole different --

17 MR. HANSEN: Mm-hmm, yeah.

18 MR. STAUDT: (Continuing) -- plan  
19 was put in motion without, you know,  
20 without ever coming before the Board,  
21 which --

22 MR. HANSEN: Yeah.

23 MR. STAUDT: (Continuing) --  
24 creates a world of problems for us.  
25 Fortunately, we like what you did, but

1 PLANNING AND ARB BOARD - 1/23/24  
2 you have to understand from our  
3 perspective, we don't want to, you know,  
4 we don't want to sort of put out there  
5 that, you know, anyone can do anything.

6 MR. HANSEN: Yeah.

7 MR. STAUDT: Because we don't  
8 want the Wild West on Main Street.

9 MR. HANSEN: Yup, totally get it.

10 MR. STAUDT: And that's the issue  
11 that we have.

12 MR. HANSEN: Yeah, yeah, I get  
13 that.

14 CHAIRMAN ROSASCO: Other than  
15 that, anybody else have any noodle  
16 lashing you'd like to give this young  
17 man?

18 MR. RYAN: You won't do it again,  
19 and you're aware of the process --

20 MR. HANSEN: Right.

21 MR. RYAN: (Continuing) -- you  
22 got to respect the ARB, and the process  
23 of it.

24 MS. SCHOTT: And hopefully, the  
25 inside is done the way it's approved.

1 PLANNING AND ARB BOARD - 1/23/24

2 CHAIRMAN ROSASCO: All right, so  
3 just on the inside, what are you -- you  
4 changed out some of the booths that were  
5 in the Kick'n Chicken side; correct?

6 MR. HANSEN: Yeah, all of the  
7 booths on that one side.

8 CHAIRMAN ROSASCO: All of the  
9 booths.

10 MR. STAUDT: On one side.

11 MR. HANSEN: On the one side.

12 MR. STAUDT: Those high tops are  
13 still on the middle wall; right?

14 MR. HANSEN: The south side, yup.

15 MR. STAUDT: Yeah.

16 CHAIRMAN ROSASCO: Okay, so this  
17 far side is all clear now, and what did  
18 you say, you did a pinball machine there  
19 and what; some couches?

20 MR. HANSEN: Correct, two pinball  
21 machines and an arcade machine and  
22 couches and chairs, yeah.

23 CHAIRMAN ROSASCO: Okay, and then  
24 as we jump back over to The Coop side,  
25 we have a defined stage now?

1 PLANNING AND ARB BOARD - 1/23/24

2 MR. HANSEN: We have the stage on  
3 there, yup.

4 CHAIRMAN ROSASCO: It's raised?

5 MR. HANSEN: Yup.

6 CHAIRMAN ROSASCO: Okay, and  
7 then, I believe, some of the high tops  
8 there were removed also; correct?

9 MR. HANSEN: Correct, I think on  
10 the plans reflect the couch on there on  
11 that side, too, yeah.

12 CHAIRMAN ROSASCO: It looks as  
13 though there were four high tops,  
14 originally, in the original plan?

15 MR. HANSEN: Correct.

16 CHAIRMAN ROSASCO: And the  
17 modification now, it's got, it looks  
18 like maybe two love seats and a coffee  
19 table or something.

20 MR. HANSEN: Yeah.

21 CHAIRMAN ROSASCO: And then I  
22 guess there's almost, like, recliner  
23 chairs on the north side.

24 MR. HANSEN: Yup.

25 CHAIRMAN ROSASCO: Okay.

1 PLANNING AND ARB BOARD - 1/23/24

2 MR. HANSEN: Yup.

3 CHAIRMAN ROSASCO: It certainly  
4 makes for an easier passage through that  
5 area.

6 MR. RYAN: It's nice, I've been  
7 there myself.

8 MR. STAUDT: Me, too.

9 MR. RYAN: The food was great.

10 MR. HANSEN: Thank you.

11 MR. RYAN: The music was good,  
12 and --

13 MR. HANSEN: Good, thank you.

14 MR. RYAN: It looks better that  
15 it did, but --

16 CHAIRMAN ROSASCO: All right, so  
17 you're technically not on the Board  
18 tonight. What I will do is I will  
19 provisionally authorize, retroactively,  
20 the exterior work that they did.

21 MR. HANSEN: Mm-hmm.

22 CHAIRMAN ROSASCO: In regards to  
23 the -- let me just make a motion on it.

24 In regards to the application for  
25 The Coop -- what's the address there;

1 PLANNING AND ARB BOARD - 1/23/24

2 Paul?

3 MR. HANSEN: 242 and 246.

4 CHAIRMAN ROSASCO: 242 and 246

5 Main Street, we've got The Coop lounge,

6 and then -- is next door, is that The

7 Coop?

8 MR. HANSEN: The Coop Nashville

9 Kitchen.

10 CHAIRMAN ROSASCO: The Coop

11 Nashville Kitchen. Okay so, in regards

12 to the application, the exterior, we're

13 going to retroactively authorize the

14 removal of that original facade, and

15 also, the installation of the brick

16 facade that went up. The Coop lounge

17 sign was not a significant deviation

18 from the original authorized plans, but

19 The Coop Nashville Chicken (sic), it was

20 a deviation, but it's certainly within

21 the parameters of Section 465 of the

22 signage code.

23 I'm going to make a motion to

24 approve the exterior work, and then

25 we'll make some commentary on the

1 PLANNING AND ARB BOARD - 1/23/24  
2 interior work.

3 Do I have a second on the  
4 exterior work?

5 MR. RYAN: Go ahead, Joe.

6 MR. STAUDT: I'll second that.

7 CHAIRMAN ROSASCO: All those in  
8 favor?

9 (WHEREUPON, there was a  
10 unanimous, affirmative vote of the Board  
11 members present.)

12 CHAIRMAN ROSASCO: Okay, so  
13 that's approved.

14 Now, with regards to the interior  
15 that was done, in the original plans,  
16 had showed The Coop lounge had four high  
17 top tables on the south side of the back  
18 side of the bar. They've now changed  
19 that and put in two love seats and a  
20 coffee seat, and on the north side of  
21 that room, they've made the changes to  
22 recliner chairs with some type of  
23 tabling in front, and also, the  
24 entertainment area that was originally  
25 designated as the entertainment area,

1 PLANNING AND ARB BOARD - 1/23/24  
2 raised stage, or no, it wasn't a raised  
3 stage, is now a raised stage. What's  
4 the height on that; do you know?

5 MR. HANSEN: I'm going to say  
6 it's about six, eight inches?

7 CHAIRMAN ROSASCO: Okay, all  
8 right. I'm not sure what the code is  
9 but, certainly, make sure that's within  
10 the code, and we can't authorize that  
11 because that's inside, although we will  
12 note that we have reviewed what's been  
13 submitted, and we're all in approval  
14 with what's been submitted, and we wish  
15 you the best of luck.

16 MR. HANSEN: Thank you, very  
17 much.

18 CHAIRMAN ROSASCO: Okay.

19 MR. HANSEN: Thank you.

20 MR. RYAN: Thank you.

21 (WHEREUPON, this application was  
22 concluded.)

23 \* \* \* \*

24 CHAIRMAN ROSASCO: Okay, that  
25 being said, do we have a motion to



1 PLANNING AND ARB BOARD - 1/23/24

2 adjourn.

3 MR. STAUDT: I make a motion to

4 adjourn.

5 CHAIRMAN ROSASCO: Can I have a

6 second?

7 MR. RYAN: Second.

8 CHAIRMAN ROSASCO: All those in

9 favor?

10 (WHEREUPON, there was a

11 unanimous, affirmative vote of the Board

12 members present.)

13 (WHEREUPON, this meeting was

14 concluded at 7:35 p.m.)

15 \* \* \* \*

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1 PLANNING AND ARB BOARD - 1/23/24

2 C E R T I F I C A T E

3 STATE OF NEW YORK)

4 SS:

5 COUNTY OF NASSAU)

6 I, DEBBIE BABINO, a Shorthand  
7 Reporter in the State of New York, do hereby  
8 certify:

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

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

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

17 IN WITNESS WHEREOF, I have hereunto  
18 set my hand this 18th day of January, 2024.

*Debbie Babino*

19  
20 Debbie Babino, Certified Reporter

21

22

23

24

25

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