

In the Matter Of:

VILLAGE OF FARMINGDALE

PLANNING BOARD AND ARB

October 24, 2023



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INCORPORATED VILLAGE OF FARMINGDALE
PLANNING BOARD AND ARCHITECTURAL REVIEW BOARD

361 Main Street
Farmingdale, New York

October 24, 2023

7:00 p.m.

RE: 333-337 Main Street
247 Main Street
334 Main Street
Balcom Road Sherman Road

ACCURATE COURT REPORTING SERVICE, INC.
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1 PLANNING BOARD - 10/24/23

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

3 CRAIG ROSASCO, Chairman

4 EVA PEARSON, Member

5 JOSEPH STAUDT, Member

6 CARMELA SCHOTT, Member (Non-Voting Alternate)

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

8 VALENTIN STALLER, Staller Associates,
For 333-337 Main Street

9
10 BOB METHVEN, Sign Max,
For 247 Main Street

11 LAURA COLETTI, Impact Architecture,
For 334 Main Street

12
13 MELISSA MATASSA, iSmash,
For 334 Main Street

14 JOHN MATASSA, iSmash,
For 334 Main Street

15
16 JOHN NATALE, New York Property Preservation,
For 52 Balcom Road

17 SCOTT SCUDIERO, Homeowner,
30 Sherman Road

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1 PLANNING BOARD - 10/24/23

2 CHAIRMAN ROSASCO: Good evening,
3 everybody.

4 My name is Craig Rosasco. I am
5 the Chairman of the Planning Board this
6 evening.

7 We've got five -- potentially,
8 six Site Plan reviews and ARBs to be
9 performed.

10 The first thing we do is we
11 always do the Pledge of Allegiance. So
12 I would ask you all to rise. No one is
13 wearing hats, so we've accomplished that
14 feat. Joe is going to take us out with
15 this, and then we'll start the meeting.
16 We'll go through everything, and we'll
17 get everybody out of here quickly.

18 Go ahead, Joe.

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

22 CHAIRMAN ROSASCO: And, as
23 always, before you take your seat, we
24 just take a moment of silence for
25 reflecting and thanking our first

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2 responders and our military for the
3 freedoms that we value -- very highly of
4 lately -- and we thank them eternally.

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

8 CHAIRMAN ROSASCO: Take a seat.

9 All right. As I said, my name is
10 Craig Rosasco, I'm the Chairman with my
11 fellow members of the Planning Board
12 here.

13 Typically, what we do is when we
14 call your application or your site
15 review. We ask you to come up, state
16 your name and address for the record,
17 then you make your presentation.

18 There will be a Q and A period,
19 we'll go through things. And,
20 hopefully, everything will go quickly,
21 and we'll be watching the game seven of
22 the NLCS as soon as possible.

23 The first application we have on
24 for tonight is 333 through 337 Main
25 Street. That is the Staller building

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2 next door. I'm going to guess you're
3 presenting.

4 MR. STALLER: Yes. Thank you
5 very much to the Planning Board and to
6 the Village of Farmingdale.

7 CHAIRMAN ROSASCO: You've
8 appeared before.

9 MR. STALLER: Yes. Yes. I was
10 here in February, so it's good to see
11 you all.

12 CHAIRMAN ROSASCO: Welcome back.

13 MR. STALLER: So I'm Valentin
14 Staller. I'm here on behalf of the
15 applicants, Spa 79 ELP, with an address
16 of 1455 Veterans Highway, Suite 201,
17 Islandia, New York.

18 If I may, I'd like to briefly
19 describe the project for the record.

20 We're currently redeveloping a
21 building at 333 to 337 Main Street.
22 That's Section, Block, and Lot: 49,
23 106, Lots 154 and 156.

24 CHAIRMAN ROSASCO: We've been
25 eagerly waiting.

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2 MR. STALLER: Yeah, as have we.
3 But we have a really exciting tenant
4 that we're here to talk to you about.

5 So we're presently redeveloping
6 the building for new tenants. The
7 northern part of the building, we have a
8 new restaurant tenant called Dalers.
9 They should be wrapping up their
10 construction very soon and, hopefully,
11 opening next month.

12 We've leased approximately
13 7,900-square-feet on the south side of
14 the building to a new tenant called
15 Salon Culture Suites. This is a
16 business that builds out individual
17 salon suites and has license agreements
18 with independent contractors in the
19 salon services industry. They have
20 three existing locations in Nassau
21 County.

22 They run a very upscale
23 operation, and the independent operators
24 bring their own followings -- they could
25 be hairstylists, makeup, do brows,

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2 waxing services -- but they all have
3 their own individual following.

4 So we think it's a great thing
5 for the Village. It should bring a lot
6 of new daytime traffic that supports
7 other businesses on Main Street.

8 And this application is for
9 facade renovations only. The building
10 permit application for the interior
11 portion of the space will be applied for
12 separately. Hopefully, this week or
13 next week, but we just wanted to make
14 sure we got on the calendar for the
15 facade renovation since this Board only
16 meets, I think, once a month.

17 CHAIRMAN ROSASCO: Correct.

18 MR. STALLER: So with the present
19 application -- I think you all have this
20 -- we are proposing three facade
21 renovations.

22 On the front facade, which is
23 Main Street, we're proposing a new thin
24 brick facade for the Salon Culture
25 Suites portion of the building.

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2 Essentially, that's half of the building
3 that hasn't been renovated yet.

4 We are proposing new limestone
5 bands, in soldier course detail, that
6 will run horizontally across the face of
7 that facade. And then we're also
8 proposing new aluminum -- expansive
9 aluminum storefront with black mullions.
10 And then on either end of the facade --
11 bookending it -- we'll have vertical
12 steel channels that will be painted
13 black to match the mullions.

14 And, I guess, one thing that I
15 want to emphasize is that our tenant
16 will apply for a separate sign permit
17 separately, so everything on here is
18 just for illustrative purposes only.

19 CHAIRMAN ROSASCO: Valentin, that
20 will apply to signs and lighting.

21 MR. STALLER: Okay. Okay.

22 CHAIRMAN ROSASCO: The lighting
23 may become an issue. It's a little bit
24 -- typically, with the goosenecks -- but
25 we can deal with that later down the

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2 road.

3 MR. STALLER: Okay. Thanks.

4 CHAIRMAN ROSASCO: Just let them
5 know.

6 MR. STALLER: For the signs, or,
7 I guess, we can talk about --

8 CHAIRMAN ROSASCO: The signage on
9 the front. Essentially, there's 12
10 lights across the -- I counted them.

11 MR. STALLER: Yeah, and I brought
12 some pictures, so, I guess, we can talk
13 about that.

14 CHAIRMAN ROSASCO: Okay. Great.

15 MR. STALLER: So then on the rear
16 part of the building, facing the parking
17 lot, we are proposing from the southeast
18 corner, which is the corner closest to
19 here (indicating), terminating at
20 Dalers, which is where the painted brick
21 is today, a new thin brick facade.

22 We're also proposing new aluminum
23 storefront at the rear of the Salon
24 Culture Suites space. And then we're
25 proposing these vertical wall sconces,

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2 which, I guess, I'll hand these out.

3 This is what we're proposing.

4 (WHEREUPON, a document was handed
5 from Mr. Staller to Chairman Rosasco.)

6 CHAIRMAN ROSASCO: By chance did
7 you bring brick?

8 What color is this brick?

9 MR. STALLER: We did.

10 MR. STAUDT: Show us the brick.

11 CHAIRMAN ROSASCO: Music to my
12 ears.

13 MS. PEARSON: He's so happy right
14 now.

15 MR. STALLER: My arm almost fell
16 off coming in here. We brought the
17 brick and the limestone.

18 So it's going to be the same
19 brick on the rear as the front.

20 MS. PEARSON: Which color, I'm
21 sorry?

22 MR. STALLER: Right here
23 (indicating). So this is the brick.

24 (WHEREUPON, a brick sample was
25 handed from Mr. Staller to Chairman

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2 Rosasco.)

3 CHAIRMAN ROSASCO: Valentin, you
4 come bearing good gifts my friend.

5 MR. STALLER: Yes. So this is
6 the same thin brick as the Main Street
7 facade.

8 And, essentially, everything that
9 we haven't leased yet, we're going to
10 keep the existing doors in place. And
11 then as we lease it, you know, they'll,
12 eventually, be openings -- potentially,
13 more storefronts. It depends on what we
14 lease. But for the time being, the
15 existing doors are going to remain.

16 And on the south facade, which is
17 the facade facing the firehouse, we're
18 planning to paint the existing masonry
19 wall. We'd like to do it a color that
20 matches this red here (indicating). And
21 then we're proposing new, expansive
22 windows with black mullions.

23 CHAIRMAN ROSASCO: Just come back
24 to me for a second.

25 You said the south facade?

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2 MR. STALLER: Facing the
3 firehouse.

4 MR. STAUDT: The facade facing
5 Village Hall.

6 MR. STALLER: Yes.

7 MS. PEARSON: The alleyway,
8 correct?

9 MR. STALLER: Yes.

10 CHAIRMAN ROSASCO: Is that brick
11 all the way up to the top?

12 MR. STALLER: It's really a block
13 wall. It's painted. It's, sort of, two
14 different colors right now.

15 MR. STAUDT: No brick.

16 CHAIRMAN ROSASCO: So this
17 depiction that we have that looks like a
18 brick wall all similar to everything
19 else, that's not brick?

20 MR. STALLER: No. Yeah, so, I
21 guess, there's a note that says paint
22 existing block, but --

23 CHAIRMAN ROSASCO: Okay. You're
24 painting the same color as Dalers Pizza,
25 which is that burgundy, brick-looking

1 PLANNING BOARD - 10/24/23

2 color?

3 MR. STALLER: We wanted to do
4 something that really, sort of, matches
5 this color (indicating). I've got a
6 paint chip here. This is the one that
7 we wanted to do (indicating). We
8 thought it was the closest match.

9 CHAIRMAN ROSASCO: Right. I
10 would guess that's a financial
11 consideration -- cheaper paint than
12 bricking it?

13 MR. STALLER: Well, it's, sort
14 of, you know, it's not really their main
15 storefront. I think it doesn't get a
16 lot of foot traffic.

17 I guess we're doing all the
18 windows, really, because these are
19 individual salon suites. And, I guess,
20 if you're coloring hair, you know,
21 apparently, the natural light is very
22 important.

23 So this was a really key
24 consideration for the tenant. That's
25 why they wanted this side and not the

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2 middle of the space. And then we
3 thought we could just, sort of, paint it
4 and, you know, we thought it would look
5 pretty good.

6 CHAIRMAN ROSASCO: The rear
7 facade, Valentin, that's all brick,
8 right, the rear facade?

9 MR. STALLER: Yes. That's going
10 to be all new brick. The whole thing up
11 to the painted brick where Dalers is.

12 CHAIRMAN ROSASCO: Right. So you
13 have paint wrapped around the back,
14 that's that gray area, and are you going
15 to run the brick all the way up to where
16 the painted brick is?

17 MR. STALLER: Yes.

18 CHAIRMAN ROSASCO: I mean, you're
19 not going to wait for another tenant to
20 come in there and try to do a different
21 color.

22 MR. STALLER: Correct.

23 CHAIRMAN ROSASCO: You're going
24 to come straight across the entire back?

25 MR. STALLER: Yes. Straight

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2 across the whole thing. But then,
3 eventually, you know, we'll have to
4 punch some openings and, maybe, do
5 something like this.

6 CHAIRMAN ROSASCO: Right. Right.
7 Okay.

8 MR. STALLER: It depends if we
9 demise it into one space or two spaces.

10 CHAIRMAN ROSASCO: Okay. You
11 said earlier it was a 7,900-square-foot
12 rental?

13 MR. STALLER: Mm-hmm.

14 CHAIRMAN ROSASCO: How much is
15 that other empty space, what percentage?

16 MR. STALLER: About the same or
17 slightly less.

18 CHAIRMAN ROSASCO: So it's, like,
19 a 50/50 split?

20 MR. STALLER: Essentially, it's a
21 50/50 split, yeah.

22 CHAIRMAN ROSASCO: Okay.

23 MR. STALLER: I mean, if you're
24 in the parking lot, you can, actually,
25 see in the space. You can see where the

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2 columns are. It's, basically, the
3 middle column line.

4 MR. STAUDT: Right now you have
5 Dalers on the north side. This will
6 occupy the far south end of --

7 MR. STALLER: Yeah.

8 MR. STAUDT: (Continuing) -- and
9 then there will be the middle, which
10 will still be vacant?

11 MR. STALLER: The middle chunk,
12 yeah.

13 CHAIRMAN ROSASCO: And similar on
14 the front, you're going to run that
15 brick all the way to Dalers Pizza?

16 MR. STALLER: No. So, you know,
17 one thing that, you know, was really
18 important to Dalers and Salon Culture
19 Suites was that they had the opportunity
20 to design their own facade, and we
21 really like what they came up with.

22 And we are talking to prospective
23 tenants for the middle, and, you know,
24 they really like this opportunity to
25 come up with their own facades, and

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2 we're going to afford them the
3 opportunity.

4 So we're just doing the Salon
5 Culture Suites portion, and we really
6 like what they came up with. I mean, we
7 built it. We did Dalers' facade. It
8 looks totally different than this. They
9 have a very upscale, I guess, sort of,
10 more contemporary look, and they came up
11 with this. And we think it's very nice.

12 So that's, sort of, the direction
13 we are taking, and that's what we're
14 going to do with this. Because it also
15 depends, you know, is it going to be one
16 tenant, is it going to be two tenants.
17 There's, sort of, all these question
18 marks, and it would be difficult to
19 design it without knowing that at this
20 point.

21 CHAIRMAN ROSASCO: The problem I
22 anticipate you're going to run into with
23 the one building -- the guidelines call
24 for continuity in the facade. So, I
25 mean, you would benefit a lot in the

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2 future signage and future applications
3 if there was consistency.

4 Because you're going from a beige
5 stucco on Dalers into an I don't know
6 what in the middle to a red brick on the
7 south side. When that other tenant
8 comes up, you're not going to get much
9 leeway, not from me, I know that much.

10 I'm all about giving leeway, but
11 once it's a connected building and the
12 facades are connected like that, I'd be
13 willing to run the brick up into that
14 beige facade. But if we start doing a
15 trifecta of different facades on the
16 front of that building, I think you're
17 going to run into a difficult time
18 getting approval for that.

19 MR. STAUDT: Definitely with me,
20 too. I appreciate that you're trying to
21 afford your tenants an opportunity, but
22 I feel that has come at a cost to the
23 residents with what our Main Street has
24 looked like for several years waiting
25 for this facade to be developed.

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2 I wish that this had been a plan,
3 from north to south, for this building
4 to have a look established and built and
5 then the tenants fill it. I mean, what
6 we've been looking at for several years,
7 you know, for that to be, sort of, the
8 front door of our Village, has been very
9 disappointing to me.

10 That Staller's been okay leaving
11 that building the way it's been looking
12 for as long as it has --

13 MR. STALLER: Well, we think this
14 is going to be a big improvement --

15 MR. STAUDT: I appreciate that,
16 but you're still planning on leaving the
17 center portion essentially --

18 MR. STALLER: We are, yeah,
19 because we'd like to afford our tenants
20 that opportunity. It's something they
21 get excited about.

22 MR. STAUDT: Okay.

23 MR. STALLER: I mean, look, we
24 can lease it if we wanted to. I mean,
25 there's lots of uses.

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2 MR. STAUDT: Right.

3 MR. STALLER: We don't want to
4 just put something in just for the sake
5 of putting something in.

6 MR. STAUDT: No, I get it. And,
7 again, I know that at the end, if it
8 looks even remotely -- this looks
9 wonderful (indicating). I'm getting
10 frustrated on how long it's taking for
11 the front of this building to be
12 complete. Because, again, it's the
13 front door of our Village. Main Street,
14 you know, we want it looking nice and
15 kept up, and this building has been a
16 black eye on Main Street for several
17 years.

18 MR. STALLER: Well, it's not that
19 easy to find tenants like this. You
20 know, we've got bars that call us every
21 day. We don't want any more bars.
22 Smoke shops call all the time. We don't
23 want to do smoke shops. So, you know,
24 respectfully, leasing retail space is
25 not that easy, especially, in this

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2 environment.

3 MR. STAUDT: I get that. I get
4 that. I guess I just wish we could
5 continue a facade like this all the way
6 down to Dalers, and just call it a day
7 on the main points on the front of the
8 building. And then, obviously, leave
9 some elements -- doors, windows, et
10 cetera -- for customizing based on what
11 tenant goes in there.

12 CHAIRMAN ROSASCO: Valentin, what
13 we've done in the past is, usually, the
14 first guy into the closet gets to design
15 the entire facade.

16 MR. STALLER: Well, that's not
17 what we're proposing today.

18 CHAIRMAN ROSASCO: No, I know.
19 And we're okay with what you're
20 proposing tonight. But, mind you, the
21 meat in the sandwich in the middle,
22 they're going to have a problem when
23 they come back if they do something
24 dramatically different from the stucco
25 versus the bricks.

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2 MR. STALLER: If you guys make
3 them do this (indicating), I think it'll
4 look great.

5 CHAIRMAN ROSASCO: I agree with
6 that. I don't have a problem with that.
7 I'm just foreshadowing the next time you
8 come before us.

9 MR. STALLER: Yeah. I guess the
10 problem, maybe, it's, you know, so we've
11 got these vertical elements (indicating)
12 that, sort of, break up the building.
13 It's possible there would be something
14 in the middle.

15 CHAIRMAN ROSASCO: Right.

16 MR. STALLER: I mean, it's,
17 unfortunately, not that easy to demise
18 the space without tenants.

19 CHAIRMAN ROSASCO: No. No. I
20 get it. Just take notice of what we've
21 told you.

22 MS. PEARSON: I'm looking at the
23 Instagram for this Salon Culture Suites.

24 MR. STALLER: Yes.

25 MS. PEARSON: And they have a

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2 picture, which I poorly screenshot.

3 Is this similar to what you are
4 proposing (indicating)?

5 Is there some continuity in the
6 way this particular business has their
7 exterior?

8 (WHEREUPON, Mr. Staller
9 approached the members of the Planning
10 Board.)

11 MR. STAUDT: Well, it's not brick
12 on top.

13 MR. STALLER: I'm not sure.

14 CHAIRMAN ROSASCO: It's that
15 cultured stone down bottom and stucco
16 top.

17 MR. STALLER: Yeah, it looks a
18 little different. That looks like
19 stucco and a little cornice up there.

20 MS. PEARSON: Okay. I was just
21 trying to get a visual.

22 MR. STALLER: So it's, basically,
23 all brick but, sort of, broken up
24 with --

25 CHAIRMAN ROSASCO: We love brick.

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2 Brick is not the problem there.

3 MR. STALLER: We've got this
4 limestone at the bottom (indicating),
5 we've got this limestone here
6 (indicating) to serve as the horizontal
7 band. And then we've got some, you
8 know, sort of, a soldier course detail
9 where the signage -- whatever that's
10 going to look like -- in the middle, and
11 then we've got coping, which is going to
12 match the limestone at the top.

13 MS. PEARSON: Mr. Staller, I have
14 another question for you.

15 That entrance in the back, is
16 that going to be an actual customer
17 entrance the way it was for the previous
18 tenants?

19 MR. STALLER: It will. Yes.

20 MS. PEARSON: Okay. And then
21 also to Joe's point, do we have an ETA
22 for completion of the exterior?

23 MR. STALLER: This (indicating)?
24 We'd like to get started on this as soon
25 as possible. So, I mean, the lease is

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2 signed. As soon as this is approved,
3 we'll get going on this. I think
4 building permits -- the Village of
5 Farmingdale is usually very good, and,
6 you know, we could get going on that
7 pretty quickly.

8 MS. PEARSON: Okay. The company
9 is advertising on their Instagram that
10 they're coming to Farmingdale, so I hope
11 it all works out for you.

12 MR. STALLER: I do, too.

13 CHAIRMAN ROSASCO: How many year
14 lease did they sign; do you know?

15 MR. STALLER: I do. We don't get
16 into specifics, but they're hoping to be
17 here a long time. I hope that answers
18 the question.

19 CHAIRMAN ROSASCO: All right.
20 And just explain to me the front.

21 What did you say it was?
22 Aluminum panels?

23 MR. STALLER: No, no, no. So the
24 storefront is glass, you know, I guess,
25 the metal is aluminum. The mullions are

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2 black.
3 CHAIRMAN ROSASCO: Black.
4 MR. STALLER: The mullions are
5 metal.
6 CHAIRMAN ROSASCO: Okay.
7 MR. STALLER: Actually --
8 CHAIRMAN ROSASCO: The north side
9 is glass?
10 MR. STALLER: Yeah. There's two
11 ways of doing it --
12 MR. STAUDT: Is it similar to
13 what's going on down at The Lofts?
14 You know the storefronts?
15 MR. STALLER: No. I think that's
16 -- we have clear aluminum. That's,
17 like, a silver aluminum. This will be a
18 black mullion.
19 MR. STAUDT: Okay. Gotcha.
20 CHAIRMAN ROSASCO: And then the
21 center piece is all glass, right
22 (indicating)?
23 MR. STALLER: Oh, yeah. That's
24 all glass.
25 CHAIRMAN ROSASCO: All right.

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2 Cool.

3 MR. STALLER: And then these will
4 be black (indicating) just to, sort of,
5 match it and frame it.

6 MR. STAUDT: What color is the --
7 it's hard to tell because it's
8 illuminated in the photo, but what color
9 is the channel?

10 Like, during the day, what color
11 is the channel?

12 MR. STALLER: Yeah, I don't know.
13 That's a good question.

14 MR. STAUDT: If it matched the
15 trim of the windows, I think that would
16 be ideal.

17 MR. STALLER: Yeah. I don't,
18 actually, know.

19 CHAIRMAN ROSASCO: All right.
20 Any additional questions? I will offer
21 it up to the public.

22 MR. STAUDT: Give them a chance
23 to see all of that (indicating).

24 (WHEREUPON, the Site Plan design
25 documentation was re-positioned for the

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2 assemblage to view.)

3 MR. STALLER: I'm sorry. Just so
4 I understand.

5 So our tenants are applying
6 separately for signage?

7 CHAIRMAN ROSASCO: Right.

8 MR. STALLER: And it sounds like
9 they need to do it for these wall
10 sconces too?

11 CHAIRMAN ROSASCO: I don't think
12 that's going to be a problem.

13 MR. STALLER: Okay. But they
14 should just include that in the
15 application?

16 CHAIRMAN ROSASCO: Usually, the
17 guidelines call for goosenecks, but it's
18 very similar to what Harleys has.

19 MR. STALLER: I was just going to
20 say that.

21 CHAIRMAN ROSASCO: Those lights
22 should match up well.

23 MR. STALLER: Yeah. It looks a
24 lot like the Harleys side.

25 MR. STAUDT: I like it.

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2 CHAIRMAN ROSASCO: All right. So
3 at this point, any Board member have any
4 additional questions or inquiries?

5 (WHEREUPON, no response was
6 heard.)

7 CHAIRMAN ROSASCO: All right. As
8 it is a Site Plan review, I'm going to
9 ask that someone make a motion to open
10 it up for any public response in regards
11 to this plan review.

12 MR. STAUDT: I'll make a motion.

13 MS. PEARSON: I'll second.

14 CHAIRMAN ROSASCO: All those in
15 favor?

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

19 CHAIRMAN ROSASCO: Anybody here
20 in regards to this application for any
21 commentary or anything?

22 (WHEREUPON, no response was
23 heard.)

24 CHAIRMAN ROSASCO: Someone want
25 to make a motion to close the public

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2 commentary?

3 MR. STAUDT: I'll make a motion
4 to close the public commentary.

5 CHAIRMAN ROSASCO: Do we have a
6 second on that?

7 MS. PEARSON: Second.

8 CHAIRMAN ROSASCO: All in favor?

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

12 CHAIRMAN ROSASCO: We are closed.
13 All right, Valentin, I don't see
14 any significant problem with this.

15 MR. STALLER: Okay. Great.
16 Thank you very much.

17 CHAIRMAN ROSASCO: We'll make our
18 recommendation to the Board of Trustees.

19 Certainly, we have an overall
20 concern about the facade and would like
21 to see the entire facade get done sooner
22 rather than later. If there's a way
23 that you could, certainly, run that
24 brick across and get that done, we would
25 appreciate it.

1 PLANNING BOARD - 10/24/23

2 You're going to end up back here
3 anyway, so just keep us posted on that.
4 Otherwise, I think we speak concurrently
5 when we say thank you for your
6 application, and the sooner you get it
7 done the better.

8 MR. STAUDT: Absolutely.

9 MR. STALLER: Yes. We agree.
10 Thank you very much. I really
11 appreciate it.

12 CHAIRMAN ROSASCO: Great job
13 tonight.

14 MR. STAUDT: Good luck.

15 MR. STALLER: Thank you.

16 * * * *

17 CHAIRMAN ROSASCO: Probably one
18 we should have done last, although, it
19 was one of the longer applications we
20 have tonight.

21 Next up is the 247 Main, which is
22 Burgerology.

23 So as we said before, name and
24 address on the record, and let's see
25 what's going on.

1 PLANNING BOARD - 10/24/23

2 MR. METHVEN: On the record, Bob
3 Methven from Sign Max. I've got a
4 couple of signs for Burgerology.

5 I guess we'll start with the main
6 sign.

7 CHAIRMAN ROSASCO: Is there more
8 than one item on the sign application
9 because I just have a blade sign.

10 MR. METHVEN: I submitted two
11 separate ones.

12 MR. STAUDT: Show us what you
13 got.

14 CHAIRMAN ROSASCO: Tell us more.

15 MS. PEARSON: And before you
16 start, first of all, happy birthday to
17 you.

18 MR. METHVEN: Thank you.

19 MS. PEARSON: Secondly, is there
20 anybody here from Burgerology, or are
21 you representing?

22 MR. METHVEN: No. I'm
23 representing them. No one every wants
24 to come. They send me.

25 CHAIRMAN ROSASCO: Here comes the

1 PLANNING BOARD - 10/24/23

2 messenger. Let's see what you've got.

3 (WHEREUPON, a document was handed
4 from Mr. Methven to Chairman Rosasco.)

5 CHAIRMAN ROSASCO: Oh, a little
6 side action here. All right. So you're
7 looking to put a sign up in the middle.
8 A big circular sign.

9 MR. METHVEN: Correct.

10 CHAIRMAN ROSASCO: All right.

11 MR. METHVEN: I want to go five
12 feet with it.

13 CHAIRMAN ROSASCO: Five feet?

14 MR. METHVEN: Yeah. It doesn't
15 have to be five feet, it could be four,
16 but I've got the space, so I figured --

17 CHAIRMAN ROSASCO: I don't -- do
18 you want to see this?

19 MS. PEARSON: Yes.

20 (WHEREUPON, a document was handed
21 from Chairman Rosasco to Ms. Pearson.)

22 MS. PEARSON: Oh, I see.

23 CHAIRMAN ROSASCO: It's a center
24 sign similar to what you want to do on a
25 blade sign, correct?

1 PLANNING BOARD - 10/24/23

2 MR. METHVEN: Correct. It's,
3 basically, his logo. I mean, the only
4 difference -- well, there's a couple
5 differences. That one I want to build
6 out of aluminum and do raised acrylic
7 letters.

8 CHAIRMAN ROSASCO: No acrylic.

9 MR. METHVEN: I've done it
10 before.

11 CHAIRMAN ROSASCO: Where?

12 MR. METHVEN: Weichert. I've
13 done 317.

14 CHAIRMAN ROSASCO: Acrylics?

15 MR. METHVEN: Yeah. It's raised
16 letters.

17 CHAIRMAN ROSASCO: What's the
18 backing on it?

19 MR. METHVEN: If it's five feet,
20 I have to build it out of aluminum.
21 It's got to be, kind of, light, and I
22 can't cut K macel that big.

23 CHAIRMAN ROSASCO: I get it.
24 Okay.

25 MR. METHVEN: I mean, I can do

1 PLANNING BOARD - 10/24/23
2 metal letters if you want, but you
3 really wouldn't know the difference if I
4 painted it white, you know?

5 CHAIRMAN ROSASCO: Right. Right.
6 I get it. All right.

7 So did you see this?

8 MS. SCHOTT: No, I didn't see.

9 CHAIRMAN ROSASCO: Pass that
10 down.

11 (WHEREUPON, a document was handed
12 from Mr. Staudt to Ms. Schott.)

13 CHAIRMAN ROSASCO: I'm not -- the
14 center sign is, kind of, spatially
15 placed. And Croxley's has a bunch of
16 different signs up there.

17 MR. STAUDT: Mm-hmm.

18 CHAIRMAN ROSASCO: So it's not --
19 it, kind of, fills a void there in the
20 middle of that.

21 MR. METHVEN: They used to have
22 that tree there, that's why he never put
23 a sign. Now they chopped -- well, cut
24 the tree down, so now there's a call for
25 it.

1 PLANNING BOARD - 10/24/23

2 CHAIRMAN ROSASCO: I got you. So
3 do you want to cut a deal --

4 MS. PEARSON: No.

5 CHAIRMAN ROSASCO: (Continuing)
6 -- to fix your prior issues?

7 MS. PEARSON: Bob, I don't want
8 to shoot the messenger.

9 MR. METHVEN: Go ahead.

10 MS. PEARSON: But I'm just going
11 to tell you what needs to happen.
12 Somebody from Burgerology needs to come
13 before this Board before we're going to
14 approve any signs, in my opinion.

15 MR. METHVEN: Really?

16 MS. PEARSON: Because there are
17 sign issues that we have asked them to
18 address before, contingent upon
19 approval, and they were supposed to take
20 care of some other issues that were not
21 taken care of.

22 So for myself, I would have a
23 really hard time approving -- not that
24 there's anything wrong with your signs,
25 they look great -- but, personally, I

1 PLANNING BOARD - 10/24/23
2 would have a really hard time approving
3 any future signs for Burgerology until
4 somebody from that business comes before
5 this Board and addresses the issues that
6 they assured us they were going to
7 handle when they were before this Board.

8 MR. METHVEN: Understood.

9 MR. STAUDT: I fully second that.

10 MR. METHVEN: Okay.

11 MR. STAUDT: If you're wondering
12 what the issue was, it's the pi sign --
13 the math calculation on the front. They
14 had agreed -- they were here, probably
15 over a year ago, and had agreed to
16 reduce --

17 CHAIRMAN ROSASCO: Code says only
18 75 percent of the facade. They go from
19 border to border.

20 MR. METHVEN: Okay. What -- they
21 painted, like, an equation?

22 CHAIRMAN ROSASCO: They have to
23 take, like, 10 decimals off of the nine
24 million decimals that are up there.

25 MS. PEARSON: Or shrink the font

1 PLANNING BOARD - 10/24/23

2 or something.

3 MR. METHVEN: I see.

4 MR. STAUDT: The Village has
5 continued to, like -- we took that tree
6 down in the front, we've done other
7 things, and we're still waiting for that
8 to be done.

9 MR. METHVEN: Gotcha.

10 MR. STAUDT: I'm in agreement.

11 MR. METHVEN: I'll tell them.

12 CHAIRMAN ROSASCO: That being
13 said, I think we speak collectively as a
14 group. We're not horribly opposed to
15 the signage you're proposing.

16 MR. STAUDT: No.

17 MS. PEARSON: No.

18 CHAIRMAN ROSASCO: We just need
19 to straighten up some prior issues. And
20 then this sign could go to 27 inches
21 because you're allowed 720-square -- 27
22 puts you at, like, 750 or 790.

23 MS. PEARSON: You mean for the
24 blade sign?

25 CHAIRMAN ROSASCO: Yeah.

1 PLANNING BOARD - 10/24/23

2 MS. PEARSON: So five feet tall
3 in the front and the blade sign at 27
4 inches?

5 CHAIRMAN ROSASCO: The blade sign
6 -- the most it can be is 27 x 27 in the
7 circle. That puts him at 729. I'm not
8 worried about the nine inches. But 30
9 would put you at 900.

10 MR. METHVEN: So that I'll carve
11 on K macel, double sided, and I'll put
12 silver leaf around the border.

13 CHAIRMAN ROSASCO: You certainly
14 know the Code.

15 MR. METHVEN: Yup.

16 CHAIRMAN ROSASCO: I've got no
17 problem with that.

18 You guys aren't in a significant
19 rush on this, right, because you're
20 going to have to wait until next month
21 to come back.

22 MR. METHVEN: I don't think so.
23 They'll have to wait. What are you
24 going to do.

25 CHAIRMAN ROSASCO: So any

1 PLANNING BOARD - 10/24/23

2 additional commentary?

3 (WHEREUPON, no response was
4 heard.)

5 CHAIRMAN ROSASCO: So that being
6 said, I'll make a motion on the
7 application of 247 Main Street to be
8 adjourned to next month's calendar with
9 a representative from Burgerology to
10 join Bob.

11 And we will also ask that this
12 application with the center sign -- is
13 this an extra copy?

14 MR. METHVEN: You can have that.

15 CHAIRMAN ROSASCO: I can hold on
16 to this?

17 MR. METHVEN: Yes.

18 CHAIRMAN ROSASCO: We're
19 adjourned to next month.

20 Do we have a second on the
21 motion?

22 MR. STAUDT: I'll make a second.

23 CHAIRMAN ROSASCO: All those in
24 favor?

25 (WHEREUPON, there was a

1 PLANNING BOARD - 10/24/23

2 unanimous, affirmative vote of the Board
3 members present. Motion passed 3-0.)

4 MS. PEARSON: Thank you, Bob.
5 Happy birthday.

6 MR. METHVEN: Thank you.

7 * * * *

8 CHAIRMAN ROSASCO: Next
9 application is 334 Main Street. And I
10 recognize the owner, new proprietor, but
11 she's still going to have to state her
12 name and address for the record. And,
13 hopefully, she won't trip when she gets
14 up here.

15 MS. COLETTI: I am the architect.
16 Laura Coletti, Impact Architecture, 399
17 Conklin Street in Farmingdale.

18 MR. STAUDT: You're the architect
19 for the whole project?

20 MS. COLETTI: Yes.

21 MR. STAUDT: Gotcha.

22 MS. COLETTI: Melissa there
23 (indicating) is the owner. She may be
24 piping in to help explain some things.

25 So we're here for two parts of

1 PLANNING BOARD - 10/24/23

2 this application -- one is a Dumpster on
3 the site, and the other is the front
4 sign.

5 CHAIRMAN ROSASCO: Front signage.

6 MS. COLETTI: Yes. So today,
7 though, we were walking around the site,
8 and Melissa realized she may need two
9 Dumpsters in the back. So I added them
10 to the plan. I printed them up, signed
11 and sealed --

12 CHAIRMAN ROSASCO: You have a Sua
13 sponte application to be made?

14 MS. COLETTI: Yeah.

15 CHAIRMAN ROSASCO: My mother
16 would be so proud. I'm using that Latin
17 from Farmingdale High School.

18 MS. COLETTI: So these are the
19 new prints. I have a signed and sealed
20 set for Steve. I thought he would be
21 here, but I'll run it down to him
22 tomorrow.

23 (WHEREUPON, a document was handed
24 from Ms. Coletti to Chairman Rosasco.)

25 CHAIRMAN ROSASCO: Thank you,

1 PLANNING BOARD - 10/24/23

2 Laura.

3 MS. COLETTI: We're putting in
4 another narrow Dumpster next to the
5 existing one.

6 CHAIRMAN ROSASCO: How many yard
7 Dumpsters are they?

8 MS. COLETTI: There's going to be
9 two small four-yard Dumpsters with
10 bollards in front because we don't want
11 to encroach on next door. There's the
12 physical -- personal training guy there,
13 so as long as we don't encroach.

14 CHAIRMAN ROSASCO: All right. So
15 let's address the waste issue, Laura.

16 MS. COLETTI: Okay.

17 CHAIRMAN ROSASCO: Tell me about
18 what's going on, and what page you're
19 looking at, where it's going to be
20 placed.

21 MS. COLETTI: So in the back of
22 the building, on the municipal parking
23 lot side, right up against -- there's an
24 exterior stair -- there's some space to
25 put two Dumpsters. We're going to put

1 PLANNING BOARD - 10/24/23
2 three bollards in front of them so that
3 they can get the Dumpsters out, but cars
4 aren't going to hit it. Because there
5 is a curb cut there that cars can pull
6 in there. It's not a striped parking
7 area, but there is a curb cut there.

8 CHAIRMAN ROSASCO: Okay. So are
9 there spots in front of that curb cut
10 there?

11 MS. COLETTI: No.

12 CHAIRMAN ROSASCO: No. Okay.
13 Good.

14 MS. COLETTI: That's just
15 driveway.

16 CHAIRMAN ROSASCO: So a truck
17 will be able to get in there and pluck
18 these and get them out of there?

19 MS. COLETTI: Yes. Yes.

20 CHAIRMAN ROSASCO: Okay. And
21 mine looks a bit different than yours,
22 but you're saying these two boxes are
23 where the two Dumpsters will go
24 (indicating)?

25 MS. COLETTI: Yes.

1 PLANNING BOARD - 10/24/23

2 CHAIRMAN ROSASCO: All right.

3 Okay.

4 MR. STAUDT: And there's one
5 there now or no?

6 MS. COLETTI: No. I don't know
7 how Chase got rid of their garbage.

8 CHAIRMAN ROSASCO: And,
9 approximately, how tight to the walkway
10 will they be?

11 MS. COLETTI: How close to the
12 walkway?

13 CHAIRMAN ROSASCO: If you're
14 coming down --

15 MS. COLETTI: That aisle way?

16 CHAIRMAN ROSASCO: Yeah.

17 MS. COLETTI: You can see there's
18 an exterior stair to the basement there.
19 They're on the south side of that.

20 CHAIRMAN ROSASCO: On the back
21 side of that. I see that.

22 MS. COLETTI: They're no where
23 near that walkway.

24 CHAIRMAN ROSASCO: Right.

25 MS. COLETTI: They're not going

1 PLANNING BOARD - 10/24/23

2 to be anywhere near the entrance to the
3 physical therapist. He'll have about
4 10-feet before his door.

5 CHAIRMAN ROSASCO: Okay. And the
6 four-yard Dumpsters that you proposed.
7 Will they, essentially, be butted up
8 along the property line?

9 MS. COLETTI: Yeah.

10 CHAIRMAN ROSASCO: Because they,
11 usually, have a big bolt sticking out of
12 the side where the lid crashes down on
13 it. I'm worried about people walking by
14 and grabbing it.

15 MS. COLETTI: It's going to be up
16 against the building.

17 CHAIRMAN ROSASCO: On the back
18 side of it.

19 MS. COLETTI: On the back side of
20 the building.

21 CHAIRMAN ROSASCO: I'm worried
22 about the people walking past it in the
23 alley.

24 MS. COLETTI: It's nowhere near
25 the alley. If you see -- maybe on the

1 PLANNING BOARD - 10/24/23

2 larger print you can see (handing).

3 This is the alley (indicating).

4 CHAIRMAN ROSASCO: Correct.

5 MS. COLETTI: This is that stair

6 (indicating). They're going to be up

7 here (indicating).

8 CHAIRMAN ROSASCO: Oh.

9 MR. STAUDT: Oh.

10 MS. COLETTI: There's a wall

11 around the stair here (indicating), and

12 they're going to be up against that wall

13 (indicating).

14 CHAIRMAN ROSASCO: Okay. So

15 they're not -- I thought that these two

16 boxes were the two Dumpsters

17 (indicating).

18 MS. COLETTI: Oh, no, no. That's

19 the stairs.

20 CHAIRMAN ROSASCO: Absolutely no

21 problem.

22 MS. PEARSON: How does the

23 sanitation truck get in there?

24 MS. COLETTI: There is a curb cut

25 here (indicating), and then this drive

1 PLANNING BOARD - 10/24/23

2 here (indicating) is about 20-feet wide.

3 So they can come in and pick it up.

4 CHAIRMAN ROSASCO: All right.

5 MS. PEARSON: I'm just trying to
6 imagine it in my head.

7 MS. COLETTI: He's got about
8 35-feet to be able to turn, get in
9 there, and pick them up.

10 MR. STAUDT: I'm trying to
11 visualize, is there a back entrance for
12 your building?

13 MS. COLETTI: No. There's a side
14 entrance over here (indicating).

15 MR. STAUDT: Over there in the
16 alley.

17 MS. COLETTI: Right. So that's
18 the second part of the addition.

19 CHAIRMAN ROSASCO: Okay. All
20 right.

21 MS. PEARSON: Is that entrance
22 going to remain?

23 MS. COLETTI: Yes, it is. So
24 they would like to put a sign on the
25 side of the building as well, similar to

1 PLANNING BOARD - 10/24/23
2 the size of the Chocolate Duck, like,
3 right across the alleyway there. They
4 have their sign there.

5 So that's on the second page. We
6 show the elevation drawing for the sign
7 over here as well (indicating). So this
8 would be the front sign (indicating) --

9 CHAIRMAN ROSASCO: Those are
10 glass doors there, Laura?

11 MS. COLETTI: Yes. Those exist.
12 We're not changing any of the glass.

13 CHAIRMAN ROSASCO: New signs see
14 rendering -- so you're going to do a
15 side sign?

16 MS. COLETTI: Right. So there's
17 the rendering of what the sign looks
18 like (indicating). And, Melissa,
19 actually, has a video of an iSmash that
20 you can see it in 3-D, in actuality.

21 Because these are raised
22 (indicating). They're a channel letter
23 on top of a black, flat background.
24 They are not backlit. They are just lit
25 by -- there are existing lights under

1 PLANNING BOARD - 10/24/23

2 here from the Chase store (indicating).

3 CHAIRMAN ROSASCO: They are
4 already up in those channels.

5 MR. STAUDT: There are?

6 MS. COLETTI: I think so, right?

7 MS. MATASSA: I had the
8 electrician there last week, and he
9 checked.

10 MS. COLETTI: Everything is
11 working.

12 THE COURT REPORTER: I'm sorry.
13 If you're going to speak, I need your
14 name for the record, please.

15 MS. MATASSA: Melissa Matassa.

16 THE COURT REPORTER: Thank you
17 very much.

18 MR. STAUDT: There's electric
19 there, but there's no lights there.

20 MS. MATASSA: The lights are down
21 from Chase.

22 Is that what you're asking?

23 MR. STAUDT: There's no lighting
24 up there right now.

25 MS. MATASSA: There's lighting,

1 PLANNING BOARD - 10/24/23

2 but it's below. It's not where the sign
3 will be.

4 MS. PEARSON: It's on the
5 underside you mean?

6 MS. MATASSA: Yes.

7 MS. PEARSON: I think she means
8 here (indicating).

9 MS. COLETTI: So the lights are
10 there?

11 MS. MATASSA: There are a few
12 lights there.

13 CHAIRMAN ROSASCO: You're
14 referring to under the soffit or up on
15 the top coping?

16 MS. MATASSA: Yes. Under the
17 soffit.

18 MS. PEARSON: Above the windows,
19 about halfway up the building.

20 MR. STAUDT: I find that hard to
21 believe.

22 MS. COLETTI: How are we lighting
23 this sign?

24 MS. MATASSA: There is electric
25 up there already.

1 PLANNING BOARD - 10/24/23

2 MS. COLETTI: Oh, okay.

3 (WHEREUPON, there was a sidebar
4 discussion held between Chairman Rosasco
5 and Ms. Pearson.)

6 MS. PEARSON: Is this a chain?

7 MS. MATASSA: Yes. It's a
8 franchise.

9 MS. PEARSON: Congratulations.

10 MS. MATASSA: Thank you.

11 MS. PEARSON: Excited to bring
12 this to Farmingdale. I know there's a
13 lot of people who are very excited about
14 this business.

15 MS. MATASSA: It's exciting.

16 MS. PEARSON: This is a
17 franchise, so the signage is based on
18 what the franchise requirements are; is
19 that correct?

20 MS. MATASSA: Yes.

21 MS. COLETTI: Do you want to show
22 them the video of it?

23 MS. MATASSA: Yeah.

24 MS. COLETTI: She's got a video
25 of another location, so you can see

1 PLANNING BOARD - 10/24/23

2 exactly what the sign looks like in real
3 life.

4 MS. MATASSA: Now you're putting
5 me on the spot. I have to find it again
6 on my phone.

7 CHAIRMAN ROSASCO: So correct me
8 if I'm wrong, so far there's no lighting
9 plan for this nice six-foot sign you're
10 looking to put up?

11 MR. STAUDT: I'm looking at the
12 pictures that I took today. There is
13 definitely not lighting.

14 MS. COLETTI: I thought there was
15 existing lighting.

16 MS. PEARSON: There's no
17 goosenecks the way you see on other --

18 MS. COLETTI: No. I see there's
19 no goosenecks.

20 MR. STAUDT: There's definitely
21 not an upright. That soffit does not
22 stick out far enough to have any
23 lighting inside of it.

24 MS. COLETTI: We're going to have
25 to provide some lighting on there.

1 PLANNING BOARD - 10/24/23

2 (WHEREUPON, Ms. Matassa
3 approached Chairman Rosasco and
4 presented a video.)

5 MS. MATASSA: It's going to go
6 quick.

7 CHAIRMAN ROSASCO: Okay. We're
8 excited for you, Melissa.

9 MS. MATASSA: Thank you. We're
10 excited.

11 (WHEREUPON, Ms. Matassa
12 approached Ms. Pearson and presented a
13 video.)

14 CHAIRMAN ROSASCO: Once you get
15 through the initial six seconds, the
16 rest of it's all sign.

17 MS. PEARSON: But that's
18 different from -- you're not going to
19 have the red that's going out of the
20 sign. Your proposed sign everything is
21 contained within the black border.

22 MS. MATASSA: Yes. It doesn't go
23 up above it. Right.

24 CHAIRMAN ROSASCO: Okay. So my
25 only concern with this sign is the

1 PLANNING BOARD - 10/24/23

2 facade is ginormous.

3 MS. MATASSA: Yes.

4 CHAIRMAN ROSASCO: And this sign
5 is bigger than what's normal in the
6 Village -- just the height of it.

7 MS. MATASSA: Yes.

8 CHAIRMAN ROSASCO: Spatially, the
9 horizontal width is fine. I have no
10 problem with that.

11 MS. MATASSA: Okay.

12 CHAIRMAN ROSASCO: I don't know
13 that we have any other six-foot tall
14 signs in the Village. And the facade
15 almost supports it, but I'd like to
16 bring it down a mere foot.

17 Is that possible? Are we okay
18 with that?

19 MS. MATASSA: Yeah.

20 MR. STAUDT: That's fine.

21 MS. PEARSON: We just approved a
22 five-foot sign.

23 MR. STAUDT: It would match
24 Burgerology.

25 CHAIRMAN ROSASCO: Right. So I

1 PLANNING BOARD - 10/24/23

2 think that would be more within our
3 thing.

4 Other than that, if you are going
5 to want to light it -- there's no
6 metallic in this sign, correct?

7 MS. COLETTI: No.

8 MS. MATASSA: No. Not that I'm
9 aware of.

10 MS. COLETTI: It's all acrylic
11 and aluminum. So the back is aluminum.

12 CHAIRMAN ROSASCO: Right. And
13 that red, we're going to use the
14 Heritage Red?

15 MS. COLETTI: Yes.

16 CHAIRMAN ROSASCO: That's within
17 the Code. That's good. I'm just
18 wondering if there's a way that we
19 could, somehow or another, tie in some
20 -- we have a metallic requirement on all
21 signs. So, maybe, in the head of the
22 hammer, they can outline it or
23 something.

24 MS. MATASSA: I would just have
25 to go back to the franchise on that.

1 PLANNING BOARD - 10/24/23

2 CHAIRMAN ROSASCO: Oh, it's a
3 franchise. I gotcha.

4 MR. STAUDT: Could you do a
5 silver border around the edge of the
6 black?

7 MS. MATASSA: I just have to get
8 approval, you know what I mean?

9 Everything is standard, so --

10 MR. STAUDT: Since it is Main
11 Street, we do want to maintain, sort of,
12 the Village look, you know, going down.

13 MS. MATASSA: Sure.

14 CHAIRMAN ROSASCO: Or what we do
15 is just have you border it with
16 metallic.

17 MR. STAUDT: You'll see it on all
18 the signs.

19 MS. MATASSA: I know what you're
20 talking about.

21 CHAIRMAN ROSASCO: However, if
22 you get some metallic in there, you
23 satisfy the requirements.

24 MS. MATASSA: Okay.

25 CHAIRMAN ROSASCO: So if it's on

1 PLANNING BOARD - 10/24/23

2 the hammer head, if they can outline
3 that, no one will ever even know it's
4 there.

5 If you look at the swim shop or
6 at CVS, they've got a silver border, and
7 no one even knows it's there. But it
8 accommodates the requirement.

9 MS. MATASSA: Maybe we'll just do
10 it and not tell them about it.

11 CHAIRMAN ROSASCO: And other than
12 that, would you consider doing something
13 regarding lighting?

14 Because if you did, we could
15 probably consider approving that
16 tonight. We, typically, do goosenecks.
17 There's goosenecks down that entire run.
18 Probably a sign that size --

19 MR. STAUDT: Four. Maybe four.

20 CHAIRMAN ROSASCO: Yeah.

21 MS. MATASSA: That's fine.

22 MR. STAUDT: The other advantage
23 to that is that it illuminates the
24 sidewalk at your front door.

25 MS. MATASSA: A hundred percent.

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2 Yeah. We don't have any problem.
3 I'll just bring it up to the
4 electrician. He can add it.

5 MS. COLETTI: There's electricity
6 up there.

7 MS. PEARSON: I was just looking
8 in the picture you took -- also what's
9 the lighting in the alleyway?

10 MS. COLETTI: There are lights on
11 the side of the building.

12 CHAIRMAN ROSASCO: She's got the
13 two lights on the side of the building.

14 MR. STAUDT: Just general
15 lighting.

16 MS. COLETTI: Wall mount lights.

17 MR. STAUDT: And I, actually,
18 think they've been deactivated. When
19 Chase left, the power was turned off,
20 and that alleyway went dark.

21 The Village added lighting on the
22 other tenant to provide lighting, so I'm
23 assuming that your lighting will come
24 back on when the building comes back to
25 life.

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2 MS. MATASSA: You know, as a
3 matter of fact, that's funny you said
4 that. Because we just drove past, and
5 they left the lights on today, and it
6 looked a little brighter over there.
7 So, maybe, it's already working because
8 the electric is in my name now. But
9 I'll have to check it again.

10 MR. STAUDT: I have one question.
11 I noticed, obviously, through the
12 construction, you guys have the windows
13 covered up with the iSmash logo.

14 MS. MATASSA: Mm-hmm. That's not
15 staying.

16 MR. STAUDT: Okay. Just because
17 we don't allow the windows to be fully
18 covered on Main Street.

19 MS. MATASSA: Yes. Laura just
20 told me that, so I'll file for whatever
21 I need to put in the windows, but
22 they're not fully covered in the other
23 shops in the other locations either.

24 MR. STAUDT: It's not required,
25 but is there any plan to repaint the

1 PLANNING BOARD - 10/24/23

2 facade of the building?

3 I'm not talking about changing
4 the color or anything, but when I was
5 taking pictures today, I noticed it's a
6 little tired. It's got remnants of
7 Chase all over it.

8 MS. MATASSA: Yeah. I can bring
9 that up with the landlord.

10 MR. STAUDT: Okay.

11 MS. MATASSA: For sure. He's
12 pretty reasonable.

13 CHAIRMAN ROSASCO: Any additional
14 commentary, otherwise, I'm going to take
15 a stab at this motion.

16 MR. MATASSA: I'm sorry. The
17 window thing in the front, can that be
18 on the back window in the alleyway or
19 no?

20 CHAIRMAN ROSASCO: It can. It's
21 just minimum requirements as to how much
22 coverage is allowed.

23 MS. MATASSA: In the back, the
24 windows are higher, so I think it would
25 only cover not even 50 percent of the

1 PLANNING BOARD - 10/24/23

2 window.

3 CHAIRMAN ROSASCO: I think it's

4 20.

5 MS. MATASSA: Okay.

6 MS. COLETTI: I think it's 25.

7 CHAIRMAN ROSASCO: Look at the

8 Code, or call me, and I'll look at the

9 Code.

10 MR. STAUDT: Certainly, you can

11 have enough there to put the logo. You

12 just can't have the window blacked out.

13 MS. MATASSA: Makes sense.

14 THE COURT REPORTER: Sir, may I

15 please have your name for the record

16 since you spoke?

17 MR. MATASSA: John Matassa.

18 THE COURT REPORTER: Thank you

19 very much.

20 CHAIRMAN ROSASCO: Any additional

21 commentary?

22 (WHEREUPON, no response was

23 heard.)

24 CHAIRMAN ROSASCO: Okay. I'm

25 going to make a motion in regards to 334

1 PLANNING BOARD - 10/24/23

2 Main Street that the sign be approved,
3 and their application be approved with
4 the following provisions:

5 The front sign, the iSmash sign,
6 is going to be reduced, vertically, from
7 72 inches down to 60 -- that's five
8 feet; we have no problem with the 158
9 inches across as it does not exceed the
10 75 percent frontal requirements.

11 Additionally, the applicant is
12 going to use the Heritage Red on the
13 Benjamin Moore in the signage, and they
14 are also going to figure out a way to
15 incorporate some metallic, whether it be
16 in a trim and/or in the hammer itself.

17 And as a conversational piece, we
18 did discuss the possibility, if they
19 like, they can install four black
20 goosenecks above the sign, spatially
21 placed, between the sign and the top
22 coping. We do not allow lighting to be
23 mounted to the roof, so it's got to be
24 put into the wall.

25 MS. MATASSA: Okay.

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2 CHAIRMAN ROSASCO: And I believe
3 that's all there is on this motion.

4 MR. STAUDT: The back sign.

5 MS. COLETTI: The side sign.

6 CHAIRMAN ROSASCO: The side signs
7 are approved as submitted. I have no
8 issues with that.

9 Similarly, they are to adhere to
10 the Heritage Red and some type of
11 metallic in there. So when they're
12 making the signs, make them a
13 three-peat, okay?

14 And in regards to the signage,
15 I'm going to ask that there be a second
16 on that motion.

17 MR. STAUDT: I'll make a second.

18 CHAIRMAN ROSASCO: All those in
19 favor?

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

23 CHAIRMAN ROSASCO: Approved on
24 the signage. Great job, Laura.

25 MS. COLETTI: Thank you.

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2 CHAIRMAN ROSASCO: And then in
3 regards to the second portion of the
4 application, which is the request to put
5 two four-yard Dumpsters in that rear
6 portion, not to be near the alleyway, I
7 would ask that that motion be seconded,
8 and we can put it for a vote.

9 MS. PEARSON: I'll second it.

10 CHAIRMAN ROSASCO: All in favor?

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

14 CHAIRMAN ROSASCO:
15 Congratulations. Good luck, guys.

16 MS. MATASSA: Thank you. I'm
17 excited to be here.

18 * * * *

19 CHAIRMAN ROSASCO: Okay. Next is
20 52 Balcom Road.

21 I apologize for the delay. We're
22 going by the order the Village gave us.

23 Once again, name and address for
24 the record.

25 MR. NATALE: John Natale, New

1 PLANNING BOARD - 10/24/23

2 York Property Preservation, 27 Normandy
3 Drive, Holbrook, 11741.

4 CHAIRMAN ROSASCO: And you
5 represent who, John?

6 MR. NATALE: John Curry, the
7 owner, and also CDC Long Island --
8 Community Development Corporation.

9 CHAIRMAN ROSASCO: Okay. Very
10 good.

11 MR. NATALE: I contract for them.

12 CHAIRMAN ROSASCO: Okay.

13 MR. NATALE: So we're asking for
14 a variance to make the driveway wider to
15 within six inches of the property line.
16 And the reason we're asking for that is
17 the owner's daughter is wheelchair
18 bound.

19 They have a ramp in the front of
20 their house, but there's no way to get
21 her out in the backyard. So if there's
22 cars in the driveway, they can't wheel
23 her up the driveway to get her into the
24 back. They have to take all the cars
25 out of the driveway.

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2 So that's why we want to make it
3 wider. And we're hoping we can get it
4 approved quickly because it's an asphalt
5 driveway, and it's going to be too cold
6 to pour.

7 I have a bigger version of the
8 Site Plan if you want to see that
9 (indicating).

10 CHAIRMAN ROSASCO: So, I guess,
11 you're looking to -- your property line
12 runs down the neighbor's fence, is that
13 the property line?

14 MR. NATALE: Yes.

15 CHAIRMAN ROSASCO: Because the
16 Code says it's three feet from the side
17 property line.

18 MR. NATALE: Yes. That's why
19 we're asking for a variance.

20 CHAIRMAN ROSASCO: Has the
21 neighbor been noticed of this issue?

22 MR. NATALE: Yes. And he's okay
23 with it.

24 CHAIRMAN ROSASCO: Who is the
25 neighbor?

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2 Do you know who the neighbor is?

3 MR. NATALE: No, I don't. But he
4 was there when we were talking about it,
5 and he was like, yeah, no problem. They
6 seem pretty close.

7 CHAIRMAN ROSASCO: Right.
8 Technically, I don't believe I have the
9 power to issue a variance.

10 MR. NATALE: Okay.

11 MS. PEARSON: We can recommend a
12 variance?

13 CHAIRMAN ROSASCO: Well, I'm
14 going to speak to them in the morning
15 because I understand the timeline you're
16 under.

17 And I've had a lot of people up
18 here before me, you're probably coming
19 with the best valid reasoning for a
20 variance if you are telling me that
21 someone there has some physical
22 difficulties.

23 MR. NATALE: Yes.

24 CHAIRMAN ROSASCO: With your
25 permission, what I'm going to do, John,

1 PLANNING BOARD - 10/24/23
2 is I'm going to take your contact
3 information. I'm going to reach out to
4 the Village Superintendent in the
5 morning and find out as to whether or
6 not I have it.

7 I, certainly, think that I can
8 approve it verbally amongst my Board
9 members tonight, and then as long as I
10 have the authority to do it, I don't
11 think you're going to have any problem.

12 MR. NATALE: Okay. I would
13 appreciate that. Thank you.

14 CHAIRMAN ROSASCO: I would have
15 appreciated an Affidavit from the
16 neighbor just saying, hey, I'm Joe
17 Shmoe, and I'm okay with this. That
18 just clears that issue up. Because with
19 a variance, there's notice issues.
20 They've got to be heard.

21 MR. NATALE: Is there something I
22 can email you in the next day or two?

23 We can get something.

24 CHAIRMAN ROSASCO: Yeah, yeah.
25 What I'll do is I'll take your phone

1 PLANNING BOARD - 10/24/23
2 number -- you know, give me your email
3 address, and then I'll email you and get
4 your contact information.

5 MR. NATALE: Okay, sure. It's
6 first initial, last name --
7 XXXXXXXXXXXXXXXXXXXX.

8 CHAIRMAN ROSASCO: I apologize.
9 But I don't think I have the authority
10 to do it. But if I can do it, I'm going
11 to make it happen quick for you.

12 MR. NATALE: Sure. Thank you.
13 Let me give you my cell.

14 CHAIRMAN ROSASCO: Yeah, go
15 ahead.

16 MR. NATALE: It's XXXXXXXXXXXXXXX.

17 CHAIRMAN ROSASCO: Fantastic.

18 MR. STAUDT: If not, ask which
19 Board would be appropriate.

20 CHAIRMAN ROSASCO: It's the
21 Zoning Board.

22 MR. STAUDT: The Zoning Board.

23 CHAIRMAN ROSASCO: Which I don't
24 want you to have to wait if you're
25 looking to do asphalt.

1 PLANNING BOARD - 10/24/23

2 MR. NATALE: Yeah. Otherwise,
3 it's going to be spring before we get it
4 done.

5 CHAIRMAN ROSASCO: I'm going to
6 work on this tomorrow for you.

7 MR. NATALE: I greatly appreciate
8 that.

9 MS. PEARSON: And the neighbor.
10 Does the neighbor that has the property
11 line that's next to the driveway 48
12 Balcom; is that correct?

13 MR. NATALE: I'm not sure.

14 MS. PEARSON: I'm looking at
15 Google Maps.

16 MR. NATALE: If I'm standing in
17 the street, it's the neighbor to the
18 right.

19 MR. STAUDT: Right.

20 MS. PEARSON: Mm-hmm. That's 48.

21 CHAIRMAN ROSASCO: Does their
22 brick line go down their property line
23 also?

24 Because they don't have three
25 feet either, right?

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2 I mean, the applicant has more of
3 a --

4 MS. PEARSON: I don't know the
5 date of this Google Maps picture.

6 CHAIRMAN ROSASCO: Right.

7 MR. STAUDT: I mean, you know,
8 they're on the property line.

9 CHAIRMAN ROSASCO: They're on the
10 property line already.

11 MR. STAUDT: That's makes it
12 easier too.

13 CHAIRMAN ROSASCO: It may be a
14 continuous brick across. There's going
15 to be no grass in between.

16 MR. NATALE: No. We want to
17 leave six or eight inches.

18 MR. STAUDT: A strip or
19 something.

20 MR. NATALE: Yes. For the water
21 to drain into. We're also going to have
22 a dry well towards the garage, and the
23 rest we're going to pitch towards the
24 street.

25 CHAIRMAN ROSASCO: That's a

1 PLANNING BOARD - 10/24/23
2 problem. You can't pitch it towards the
3 street. We're looking for you to
4 contain your water.

5 Now, what you could do is on the
6 front of the driveway where it meets the
7 sidewalk, you could run a long drain and
8 then just drag it back into the dry
9 well.

10 MR. NATALE: Okay.

11 CHAIRMAN ROSASCO: You can pitch
12 it forward, but it's going to catch it
13 before it runs down into the street.

14 MR. NATALE: I got you. Okay. I
15 thought it was okay to run into the
16 street. I didn't know that.

17 MR. STAUDT: Not anymore.

18 MR. NATALE: All right.

19 CHAIRMAN ROSASCO: So any time
20 you enlarge your driveway -- and this is
21 probably something you're going to come
22 across in a moment so take note
23 (indicating) -- any time you enlarge it,
24 they're making you catch it. It's got
25 to catch two inches of rainfall in a

1 PLANNING BOARD - 10/24/23

2 24-hour period.

3 MR. NATALE: Okay.

4 CHAIRMAN ROSASCO: And they don't
5 let you pitch it. Sometimes what
6 they'll let you do is they'll tell you
7 to pitch it towards your own lawn, which
8 is never a good thing either.

9 MR. NATALE: So if it's pitching
10 away from the house, like, longwise, and
11 it's pitching towards that six inches of
12 grass, that water is running into that
13 six inches over there.

14 That's okay?

15 CHAIRMAN ROSASCO: There's not
16 really much room to capture that. I
17 don't know if there's clay underneath
18 there or if it's sand. But if, God
19 forbid, there's -- because there's a ton
20 of clay in this Village. If there's
21 clay underneath that grass, the water is
22 not going to go anywhere. And the next
23 thing you know that neighbor is going to
24 be calling me up saying what in God's
25 name did you do.

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2 So being that you already have a
3 dry well there, you could probably run a
4 corrugated pipe and then just run a
5 drain along the entire front of the
6 driveway where it meets the sidewalk.
7 We've seen that before.

8 MR. NATALE: Okay. It's probably
9 about 60 feet.

10 CHAIRMAN ROSASCO: Yeah, it's a
11 little bit of a run, but, at least, you
12 contain it all. And we'd be fine with
13 it.

14 MR. NATALE: Okay. I'll talk to
15 the asphalt company. If they propose a
16 second dry well towards the front, is
17 that okay too?

18 CHAIRMAN ROSASCO: Absolutely, no
19 problem.

20 MR. NATALE: Instead of running
21 it all the way back.

22 MR. STAUDT: That's a little bit
23 easier.

24 CHAIRMAN ROSASCO: Depending on
25 how you get the pitch to the front all

1 PLANNING BOARD - 10/24/23

2 the way to the back. That's probably a
3 bigger issue. If you're doing a quarter
4 bubble every foot, it's going to run --

5 MR. NATALE: It's going to be 20
6 inches, almost --

7 CHAIRMAN ROSASCO: You're going
8 to have to bury that well deep.

9 MR. NATALE: Yeah.

10 CHAIRMAN ROSASCO: So no problem
11 with a second. Absolutely not.

12 MR. NATALE: Okay.

13 CHAIRMAN ROSASCO: If you want to
14 put the extra rings up front, no
15 problem, okay?

16 MR. NATALE: Okay.

17 CHAIRMAN ROSASCO: And I will be
18 in touch with you tomorrow.

19 MR. NATALE: Great. Thank you
20 very much.

21 CHAIRMAN ROSASCO: I'll make a
22 motion on the application of 52 Balcom
23 Road. It is tentatively adjourned at
24 this time.

25 Although, I would ask my fellow

1 PLANNING BOARD - 10/24/23
2 Board members, are we in concurrence
3 that both the reasoning for the request
4 to go outside of the three-foot
5 parameters under 600.142 have probably
6 been met, and we should take strong
7 consideration into approving this in the
8 future?

9 MR. STAUDT: I concur.

10 MS. PEARSON: I concur.

11 CHAIRMAN ROSASCO: Thank you very
12 much.

13 MR. NATALE: I have one last
14 question.

15 CHAIRMAN ROSASCO: Sure.

16 MR. NATALE: The border on the
17 side towards the neighbor's side was
18 just going to be flat brick because we
19 were going to pitch it that way.

20 Is that okay when we have the two
21 dry wells? Because some of the rain --
22 we got to pitch it away from the house,
23 obviously.

24 CHAIRMAN ROSASCO: Right.

25 MR. NATALE: So some of the water

1 PLANNING BOARD - 10/24/23
2 is still going to go that way. Or do
3 you want, like, a raised curb over there
4 to keep --

5 CHAIRMAN ROSASCO: They already
6 have Belgian block there.

7 MR. NATALE: No. It's pavers.
8 It's flat pavers that would be level.

9 CHAIRMAN ROSASCO: Right. Maybe
10 you could just pitch those pavers back
11 towards the driveway.

12 MR. NATALE: Okay.

13 CHAIRMAN ROSASCO: I mean, it's
14 just a quarter bubble back.

15 MR. NATALE: Yeah.

16 CHAIRMAN ROSASCO: And it would
17 prevent everything from running off.

18 MR. NATALE: That's, actually, a
19 pretty good idea. Yeah.

20 CHAIRMAN ROSASCO: I have no
21 problem. And nobody will even notice
22 that it's pitched that way. It will be
23 such a minor pitch on that.

24 MR. NATALE: Okay.

25 CHAIRMAN ROSASCO: You're doing

1 PLANNING BOARD - 10/24/23
2 6 x 9 on that side, right?
3 MR. NATALE: Yeah.
4 CHAIRMAN ROSASCO: That's fine.
5 MR. NATALE: Okay.
6 CHAIRMAN ROSASCO: I'll work out
7 the details with you.
8 MR. NATALE: All right. Thanks
9 again.
10 CHAIRMAN ROSASCO: You got it.
11 MR. NATALE: Good night.
12 MS. PEARSON: Thank you so much.
13 * * * *
14 CHAIRMAN ROSASCO: Now that you
15 just got your lesson on 600.142, we're
16 going to call the application of 30
17 Sherman Road.
18 Name and address for the record.
19 MR. SCUDIERO: Scott Scudiero, 30
20 Sherman Road.
21 CHAIRMAN ROSASCO: Hello, Scott.
22 What's happening?
23 MR. SCUDIERO: How you doing?
24 So I'm looking to widen my driveway.
25 I think you have the prints

1 PLANNING BOARD - 10/24/23

2 already. I handed them in.

3 CHAIRMAN ROSASCO: We have the
4 pictures that were taken. This is the
5 only thing we have (indicating).

6 This is a rendering by the person
7 who was going to do the work?

8 MR. SCUDIERO: This is the
9 architect's drawings.

10 CHAIRMAN ROSASCO: Okay. All
11 right. So, originally, did this
12 driveway just go straight up the shoot?

13 MR. SCUDIERO: Yes.

14 CHAIRMAN ROSASCO: Okay. And now
15 you're looking to cut it back and run it
16 up that edge?

17 MR. SCUDIERO: Yes.

18 CHAIRMAN ROSASCO: It's not for
19 two vehicles.

20 MR. SCUDIERO: Originally, I
21 wanted to do 18 feet, but I didn't know
22 there was a Code for the three-foot
23 setback for the side yard. I didn't
24 know that. I tried to look up all
25 the information, and there's no

1 PLANNING BOARD - 10/24/23

2 information on the website of the
3 Village to tell you.

4 CHAIRMAN ROSASCO: It's the Code.
5 You have to find the Code. You have to
6 dig within the Code.

7 MR. SCUDIERO: Okay.

8 CHAIRMAN ROSASCO: Yeah, I agree,
9 it's not easy.

10 MR. SCUDIERO: And even finding
11 the application --

12 MS. PEARSON: I don't know why
13 you couldn't find it in this book
14 (indicating).

15 MR. STAUDT: You could always --
16 and I've done this a couple of times --
17 you can always call the Building
18 Department here, and they will walk you
19 through it if you have specific
20 questions, especially, for driveways.

21 MR. SCUDIERO: The woman that
22 called me to let me know that I needed
23 drawings, I was trying to ask her
24 questions, and she didn't know.

25 CHAIRMAN ROSASCO: All right. So

1 PLANNING BOARD - 10/24/23
2 similar to the prior application, I'm
3 not sure that I have the authority to
4 forego that three-foot side setback from
5 the property line.

6 MR. SCUDIERO: Oh, you need a
7 variance for that. I thought just as
8 long as it was within that three feet.

9 CHAIRMAN ROSASCO: Well, if
10 you're telling me that you're now going
11 to stay outside of three feet from your
12 property line, I have the authority to
13 approve that driveway.

14 MR. STAUDT: Yeah, he's not
15 looking to go --

16 MR. SCUDIERO: I'm not looking to
17 go 18 feet. I'm looking to do 15 --
18 exactly what it says on -- do you want
19 to see this (indicating)?

20 MS. PEARSON: Will there be three
21 feet between your driveway and your
22 neighbor's property?

23 MR. SCUDIERO: Yes.

24 CHAIRMAN ROSASCO: Okay. So we
25 cleared that hurdle.

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2 MS. PEARSON: That is what we
3 needed.

4 CHAIRMAN ROSASCO: All right. So
5 then the next thing. Because you're
6 enlarging, how are you containing your
7 water?

8 Because I'm going to stick you
9 with a \$1,500 dry well.

10 MR. SCUDIERO: Well, it was going
11 to be a quarter pitch towards the
12 street. I didn't know that either.

13 MR. STAUDT: So you're probably
14 going to need a dry well up in the front
15 to capture that water.

16 CHAIRMAN ROSASCO: I hate to be
17 the bearer of bad news, but you have a
18 lot of square-footage here. You've got
19 15 feet by -- I don't know how deep it
20 goes.

21 MR. SCUDIERO: To the sidewalk, I
22 think it's, like, 50 feet. Maybe even a
23 little bit more -- 56 feet. Because
24 you've got 33 feet from the sidewalk to
25 the front of my house, and then you got

1 PLANNING BOARD - 10/24/23

2 another --

3 CHAIRMAN ROSASCO: I hate to
4 stick an additional expense on you, but
5 it's, like 750-square-feet this
6 driveway.

7 You said it's 50 x 15?

8 MR. SCUDIERO: Yes. It's starts
9 out 10 and then it widens out to 15. No
10 curb cut.

11 The apron was staying the same,
12 the sidewalk is existing.

13 CHAIRMAN ROSASCO: I get it.

14 MS. PEARSON: So the issue is the
15 water, not the three feet.

16 CHAIRMAN ROSASCO: It's the
17 water, yeah. We've got a stormwater
18 issue.

19 So we have contaminated water
20 wells here -- now that we just spent \$12
21 million on to try and repair.

22 Where is the problem stemming
23 from -- stormwater that runs off into
24 the street. And then it runs in and
25 overflows our stormwater drainage

1 PLANNING BOARD - 10/24/23
2 system. It fills up our drain basins
3 around the Village. And they all backed
4 up a month ago. And you probably saw
5 the videos where people had six feet of
6 water in their basements.

7 MR. SCUDIERO: Yeah, yeah, yeah.
8 That storm that we had.

9 CHAIRMAN ROSASCO: Right.
10 Anytime we're enlarging driveways, it's
11 almost mandatory that we need to capture
12 two inches of rainfall in a 24-hour
13 period.

14 And based upon the fact that
15 you've got probably somewhere between
16 600 -- because it's not a true 15 feet
17 across anyway. You start at --

18 MR. SCUDIERO: It's starts at 10
19 and then widens.

20 CHAIRMAN ROSASCO: You're still
21 in that 600- to 700-square-foot range on
22 a driveway, which, if you pitch it
23 towards yourself, you're just going to
24 end up with a mushy lawn, and you're
25 going to hate it anyway.

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2 I would say if you want to pitch
3 it towards the street and have an
4 additional drain, you could swale it
5 into a drain in the back. But you're
6 going to need a dry well.

7 MR. SCUDIERO: Okay.

8 CHAIRMAN ROSASCO: The good news
9 is you're dug up already.

10 MR. SCUDIERO: Yeah, I know.

11 CHAIRMAN ROSASCO: You just have
12 to pick a hole, and they have to stick
13 rings in the ground. That's the only
14 way I can get you through this.

15 In the old days, if it was the
16 same size, I would say just pitch it
17 towards your lawn. The second you're
18 enlarging it, it's a different
19 application for us. And all the
20 stormwater we've had recently, I cannot
21 allow it to get pushed into the street.
22 They want it to be captured.

23 MR. SCUDIERO: So a dry well
24 meaning, like, they dig a hole and they
25 just put it in?

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2 CHAIRMAN ROSASCO: They dig a
3 hole, they put a ring down there, and
4 then what they'll do is they'll figure
5 out a spot -- probably for you, they
6 would put a center drain up near the
7 house and then put one along the
8 sidewall. They'll put the well in the
9 middle, let the sidewall one drain into
10 it, and let the back one drain into it.

11 MR. SCUDIERO: Okay.

12 CHAIRMAN ROSASCO: And I
13 apologize to give you the added expense,
14 but it's the only way it's going to get
15 done.

16 MR. STAUDT: We haven't really
17 made an exception to that since I've
18 been on this Board.

19 MR. SCUDIERO: Say I wanted to
20 put it back to the size that it was --
21 10 feet straight up, black top, Belgian
22 blocks.

23 Do you still need that drain?

24 MR. STAUDT: You're just
25 resurfacing an existing driveway.

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2 CHAIRMAN ROSASCO: No. We don't.
3 It's the enlargement, Scott. That's the
4 problem.

5 MR. SCUDIERO: Okay.

6 CHAIRMAN ROSASCO: I can approve
7 you either way today. I could approve
8 your application, if you wanted to amend
9 it, and say I'm not going to mess with
10 the parameters of my prior driveway.
11 The problem is you already dug it up,
12 and you're asking for forgiveness.

13 MR. SCUDIERO: Yeah. I have to
14 backfill it after that.

15 CHAIRMAN ROSASCO: Right.
16 Exactly. I could approve it either way
17 for you, so you don't have to come back
18 but --

19 MS. PEARSON: I don't think
20 that's the problem. I'm not getting a
21 vibe that coming back is the issue,
22 right?

23 MR. SCUDIERO: No. It's the
24 asphalt. I'd like to get it done before
25 the winter.

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2 CHAIRMAN ROSASCO: Right.

3 MS. PEARSON: Yes, we understand.

4 CHAIRMAN ROSASCO: So I can
5 approve it both ways, and you pick which
6 way you want to do it.

7 If you want the added expense of
8 widening it, just keep it three feet off
9 the property line, get dry wells to
10 capture the water -- one dry well.

11 Or, alternatively, go back to the
12 original, and then you've got to pitch
13 it back to yourself. You can't pitch it
14 to the neighbors. Even up front, you
15 can't pitch to the street. It's got to
16 come back to you.

17 MR. SCUDIERO: Okay.

18 CHAIRMAN ROSASCO: Okay?

19 MR. SCUDIERO: Okay.

20 CHAIRMAN ROSASCO: Any additional
21 questions?

22 MR. SCUDIERO: No. No.

23 CHAIRMAN ROSASCO: Okay. So in
24 regards to the application for 30
25 Sherman Road as submitted this evening.

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2 We have had extensive discussions in
3 regards to this application. If the
4 applicant's intention is to enlarge the
5 size of his driveway, which is the part
6 of his original application, it's going
7 to require a dry well as the Village
8 Code requires any type of enlargement on
9 a driveway structure would require a dry
10 well, which can capture up to two inches
11 of rainfall within a 24-hour period.

12 Alternatively, if the applicant
13 would like to go back to the original
14 parameters that his driveway was at, he
15 does not require a dry well, as it is
16 merely a resurfacing. And at that
17 point, he must pitch the driveway back
18 towards his own property, not towards
19 the neighbors.

20 Do I have a second on that
21 motion?

22 MR. STAUDT: I'll make a second.

23 CHAIRMAN ROSASCO: All in favor?

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

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2 members present. Motion passed 3-0.)

3 CHAIRMAN ROSASCO: You've got
4 options, Scott.

5 MR. SCUDIERO: Thank you very
6 much.

7 CHAIRMAN ROSASCO: I'll let them
8 know that you're going to break one way
9 or the other.

10 MR. SCUDIERO: Okay. And this is
11 the first time ever doing something like
12 this, so now that it's approved, how
13 long does it usually take to let the
14 guys come back and start doing it?

15 CHAIRMAN ROSASCO: I'm going to
16 type up the report tonight while I'm
17 watching the baseball game.

18 MR. SCUDIERO: Okay.

19 CHAIRMAN ROSASCO: They'll have
20 this information tonight. You can start
21 any time after that because this is
22 approved.

23 MR. SCUDIERO: Okay. So I have
24 time to think about this?

25 CHAIRMAN ROSASCO: Yup.

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2 MR. SCUDIERO: Because, like, the
3 dry well situation, I know nothing
4 about.

5 So like you said, they would dig
6 a hole where? Like, my front lawn?

7 CHAIRMAN ROSASCO: Come on up.
8 I'll show you how I would plan it
9 because lately it seems like I'm the dry
10 well king --

11 MR. STAUDT: I know everything I
12 know about dry wells from him.

13 (WHEREUPON, Mr. Scudiero
14 approached the Planning Board.)

15 CHAIRMAN ROSASCO: All right. So
16 what I would do on this application is I
17 would put the rings there (indicating).
18 And then when you put the rings there,
19 okay -- actually, you know what you
20 could do, put the ring there
21 (indicating). That's your well, and it
22 drains in the sand. Put a little drain
23 there (indicating), you know, say the
24 size of this paper (indicating), and
25 then they swale it towards that.

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2 A minimal pitch. You'll never
3 even notice that it's pitched that way.
4 It goes there (indicating), and then
5 under the ground it goes via pipe to
6 there (indicating). And then along the
7 sidewalk, they put a long horizontal one
8 there (indicating), and then that's
9 piped underground back to the dry well.

10 MR. SCUDIERO: Okay.

11 CHAIRMAN ROSASCO: That's,
12 typically, how they would do it. Now,
13 I'm an attorney, I'm not a structural
14 engineer, but that's probably the way
15 they're going to do it.

16 MR. SCUDIERO: So this thing here
17 (indicating). They don't dig a hole in
18 my front lawn and put a dry well there?

19 MR. STAUDT: No.

20 CHAIRMAN ROSASCO: If you wanted
21 it there, but I would put it underneath.
22 Bury it.

23 MR. SCUDIERO: Well, that's what
24 I'm saying. They would bury it in the
25 lawn and have this drain (indicating)

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2 and put it to that (indicating).

3 MR. STAUDT: Put it under the
4 driveway.

5 CHAIRMAN ROSASCO: Put it under
6 your driveway. It's already ripped up.

7 MR. SCUDIERO: Okay.

8 CHAIRMAN ROSASCO: Don't rip up
9 your lawn.

10 MR. STAUDT: That way you're
11 running less pipe because you could put
12 a drain right above this (indicating).

13 CHAIRMAN ROSASCO: Right. So
14 what you're worried about it pitch. So
15 say you put the dry well back here
16 (indicating), or you put it there
17 (indicating). If you put it there
18 (indicating), then all this water here
19 (indicating), somehow or another, has
20 got to get there (indicating).

21 MR. SCUDIERO: Okay.

22 CHAIRMAN ROSASCO: And then the
23 pitch on it. Say the pipe on this -- it
24 has to go down a foot and a half to get
25 into that because you need pitch to run

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2 water.

3 So I would say tell them to put
4 the rings there (indicating), a drain
5 there (indicating), and then pipe it
6 underground there (indicating), and pipe
7 it underground there (indicating), and
8 then it's done. Bang, bang, and you're
9 golden.

10 MR. SCUDIERO: So whatever I
11 decide, I'm approved?

12 CHAIRMAN ROSASCO: You're
13 approved.

14 MR. STAUDT: As long as we don't
15 drive past and see a widened driveway
16 without any sign of a dry well.

17 CHAIRMAN ROSASCO: If you're
18 going to do the dry well, just take
19 pictures of it. That way it's for the
20 record.

21 MR. SCUDIERO: Okay. Thank you
22 very much. Have a good night.

23 CHAIRMAN ROSASCO: Thank you.

24 MS. PEARSON: Take care.

25 CHAIRMAN ROSASCO: That being

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said, do we have a motion to adjourn?

MS. PEARSON: I'll make a motion.

CHAIRMAN ROSASCO: A second?

MR. STAUDT: I'll second that.

CHAIRMAN ROSASCO: All in favor?

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

(WHEREUPON, this meeting was
concluded at 7:58 p.m.)

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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 24th day of October, 2023.

Tracie A. Cinquemani

TRACIE A. CINQUEMANI

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