

In the Matter Of:

VILLAGE OF FARMINGDALE - ZONING BOARD OF APPEALS PUBLIC HEARING

ZONING BOARD OF APPEALS

February 11, 2021



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VILLAGE OF FARMINGDALE

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ZONING BOARD OF APPEALS MEETING

7

8

February 11, 2021

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8:00 P.M.

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VIRTUAL MEETING

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Due to the Novel Coronavirus (COVID-19)

15

Pandemic and recent Executive Orders issued by the

16

Governor, the Village of Farmingdale, Zoning Board

17

of Appeals Meeting was held electronically via Zoom

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Webinar with no in-person attendance.

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

3 DAVID NOSTRAND - Chairman

4 CHRIS MARO - Board Member

5 JAMES PORTER - Board Member

6 MARY CARPENTER - Board Member

7 CLAUDIO DeBELLIS, ESQ. - Board Counsel

8 STEVEN FELLMAN - Building Inspector,
 Incorporated Village of Farmingdale

9

10 KEVIN WOOD - Zoom Moderator

11 A P P L I C A N T S :

12 ROBERT SCHUMACHER - 241 Cherry Road

13 VINCENT PATCOWICZ - 25 Pinehurst Road

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1 2-11-21 - ZBA

2 CHAIRMAN DAVID NOSTRAND: Okay. I
3 call to order the meeting for February 11,
4 2021.

5 Mr. Porter, you were going to make
6 a motion to --

7 JAMES PORTER: Yes, sir. I move
8 that we dispense with the reading of the
9 minutes from the previous meeting.

10 CHAIRMAN DAVID NOSTRAND: All in
11 favor?

12 MARY CARPENTER: I second it.

13 CHAIRMAN DAVID NOSTRAND: Any more
14 seconds? Chris?

15 CHRIS MARO: (No verbal response.)

16 JAMES PORTER: You only need one.

17 CHAIRMAN DAVID NOSTRAND: Oh, I
18 don't need another one? Okay.

19 Motion carried.

20 First case, 2-1, application of
21 Robert Schumacher, to widen the driveway
22 at 241 Cherry Street, requiring a variance
23 from the Village for a three foot
24 landscaped buffer.

25 Is anybody there from this case;

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2 Mr. Schumacher?

3 KEVIN WOOD: Raise their Zoom hands
4 if they're from the case of 241. Please
5 raise your Zoom hand.

6 I have Joan, Michael and Christina.
7 I have Vincent.

8 If anybody recognizes the name from
9 this applicant, let me know, we'll let you
10 into the meeting.

11 There we go. Here comes Michael.
12 Thank you.

13 Lorraine, if you need a name, ask
14 Michael. I'll ask him to unmute, and
15 asking for video.

16 MICHAEL PALOMBA: Okay.

17 KEVIN WOOD: Hi, Michael, how are
18 you?

19 MICHAEL PALOMBA: Good evening.
20 How are you?

21 KEVIN WOOD: Good evening.

22 MICHAEL PALOMBA: Okay.
23 Originally, I got locked out. So I guess
24 I was having problems with connection.

25 KEVIN WOOD: I'll blame it on me.

1 2-11-21 - ZBA

2 I had originally scheduled the meeting for
3 8 a.m.; 12 hours earlier.

4 MICHAEL PALOMBA: No, that's all
5 right. We're all getting used to the new
6 technology.

7 Hope everybody is well.

8 Good evening. I'm appearing on
9 behalf of Robert Schumacher of 241 Cherry
10 Street, Farmingdale, New York.

11 This property is located in the
12 Residence B Zoning District.

13 Mr. Schumacher was unable to attend
14 tonight's hearing due to a conflict with
15 his Zoning Board Hearing in the Town of
16 Oyster Bay, this evening.

17 We are requesting a variance for a
18 proposed driveway, which does not have the
19 minimum required side yard of three feet
20 with a buffer, proposing a side yard of
21 zero feet.

22 As you can see on the survey that
23 was submitted, that is dated March 3rd,
24 2020, there was an existing driveway on
25 this property prior to Mr. Schumacher's

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2 purchase -- purchasing of this dwelling,
3 that had a zero side yard set back and was
4 original with the house.

5 The driveway was in poor condition,
6 and we are simply seeking to install a new
7 and widened driveway in order to provide
8 more off street parking.

9 The proposed driveway will have
10 Belgium blocks to prevent any water runoff
11 onto any neighboring property and the
12 required drain which will connect to a new
13 dry well.

14 As you can see by the surrounding
15 properties that there are many driveways
16 in the immediate area, as well as the
17 abutting property to the south of the
18 subject premises whose driveway extends
19 directly to our property line. And there
20 are also several other properties on
21 Cherry Street and William Street all with
22 similar conditions.

23 The proposed driveway will not be
24 out of character with the neighborhood.
25 Prior to this evening's hearing, we spoke

1 2-11-21 - ZBA

2 to the neighbor that would be most
3 effected by our application and they do
4 not have any objections.

5 This property was in poor condition
6 when Mr. Schumacher purchased it. Since
7 then, he has renovated the dwelling,
8 installing new siding and new windows, and
9 in the spring, will be installing
10 landscaping as well.

11 The property is being well
12 maintained and the proposed driveway will
13 be consistent with the character of the
14 neighborhood.

15 And that completes our application.

16 CHAIRMAN DAVID NOSTRAND: Mr.
17 Palomba, why couldn't they put a buffer
18 next to this driveway?

19 MICHAEL PALOMBA: Well, the
20 driveway exists on property line and what
21 they like to do is maintain that and widen
22 it. They're widening towards the house to
23 provide off street parking.

24 CHAIRMAN DAVID NOSTRAND: Are they
25 putting another curb cut in? Are they

1 2-11-21 - ZBA

2 going to modify the curb cut or leave it
3 alone?

4 MICHAEL PALOMBA: They're proposing
5 a 14-foot wide concrete apron. That is on
6 our site plan that was submitted.

7 CHAIRMAN DAVID NOSTRAND: And what
8 prevents -- why can't they put a
9 three-foot buffer that's in there and go
10 through all this trouble?

11 MICHAEL PALOMBA: Well, that's how
12 the driveway existed. They want to
13 maintain that. And then by putting in a
14 buffer and widening the driveway, the
15 driveway just, you know, gets closer to
16 the front door of the house, which is
17 probably, you know, less aesthetically
18 pleasing as well.

19 CHAIRMAN DAVID NOSTRAND: What
20 about if they went over two feet with the
21 driveway and give us a smaller buffer?

22 MICHAEL PALOMBA: I would have to
23 check with Mr. Schumacher on that. I'm
24 not at liberty to give you -- you know,
25 give that -- provide that answer. I would

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2 want to check with him first and talk to
3 him. If that's the -- if that's the --
4 the Board's asking that, I would
5 definitely would talk to Mr. Schumacher
6 about that, about that request and maybe
7 we leave the application open so we can
8 get back to you with correspondence --
9 whichever decision.

10 CHAIRMAN DAVID NOSTRAND: Yeah, so
11 the existing -- the new proposed driveway
12 will be 16 feet wide. Am I reading it
13 correct on the site plan?

14 MICHAEL PALOMBA: Yes, 16 feet
15 wide. Uh-hum.

16 CHAIRMAN DAVID NOSTRAND: Okay. It
17 looks like to be quite a bit of grass
18 between it -- the new one and the sidewalk
19 -- and the walk to the front door.

20 MICHAEL PALOMBA: There is a
21 grassed area between the sidewalk and the
22 proposed edge of the driveway, yeah.

23 CHAIRMAN DAVID NOSTRAND: It looks
24 like it's going to be ten, twelve feet
25 wide between that and the wall.

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2 MICHAEL PALOMBA: To scale, I would
3 say it's probably more -- yeah, about
4 eight to ten feet.

5 CHAIRMAN DAVID NOSTRAND: Yeah.

6 MICHAEL PALOMBA: And it bellies
7 out to maybe about ten to twelve feet.

8 CHAIRMAN DAVID NOSTRAND: Yup. The
9 Village is trying to have landlords --
10 obviously he's a landlord -- he doesn't
11 live there, does he; Mr. Schumacher?

12 MICHAEL PALOMBA: No, he doesn't
13 live -- he doesn't reside there.

14 CHAIRMAN DAVID NOSTRAND: The
15 Village's goals are to -- when things like
16 this come up, to have the landlords
17 landscape as much as possible.

18 MICHAEL PALOMBA: Uh-hum.

19 CHAIRMAN DAVID NOSTRAND: I think a
20 smaller buffer where he could landscape it
21 with some sort of shrubbery between that
22 house and the neighbors, would be in
23 keeping with -- with what the Village is
24 asking us residents and landlords to do.
25 Do you think he would do that?

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2 MICHAEL PALOMBA: I think if I
3 talked -- if I discussed that with him, he
4 would consider that, yes.

5 CHAIRMAN DAVID NOSTRAND: Does
6 anyone on the Board have any other
7 questions about that?

8 Thoughts?

9 MARY CARPENTER: How wide are we
10 going to ask for the buffer now? We want
11 it from three feet down to two feet? Is
12 that what I'm understanding?

13 CHAIRMAN DAVID NOSTRAND: I think
14 that would work.

15 JAMES PORTER: The two feet would
16 be a -- you know, a compromise.

17 MARY CARPENTER: Just so that he
18 can ask the proper questions.

19 JAMES PORTER: Yeah.

20 MICHAEL PALOMBA: No, I understand
21 what the Board is looking for and I'll
22 discuss that with Mr. Schumacher.

23 CHAIRMAN DAVID NOSTRAND: There
24 were a lot of constraints here, like no
25 front lawn or -- really tight -- we

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2 wouldn't ask for that. But just looking
3 at -- nice size front yard -- go over a
4 couple of -- two feet -- my computer is
5 almost two feet wide.

6 MICHAEL PALOMBA: Right. I agree.
7 Yeah, the reason that we're asking for the
8 similar zero clearance is because that
9 driveway's existed since -- you know,
10 pretty much since the house has been there
11 -- with a zero set back, and the only
12 thing he's doing is taking that existing
13 driveway and widening to provide accessory
14 off-street parking, which is a plus. You
15 know, to get parking off the street.

16 CHAIRMAN DAVID NOSTRAND: He'll
17 still have his two car spots. It just --

18 MICHAEL PALOMBA: No, understood.
19 I'm sure we'll work with the Board.

20 CHAIRMAN DAVID NOSTRAND: Okay.

21 Mr. DeBellis, how do we -- should
22 we share this 'til next month, or could we
23 make a provision where --

24 CLAUDIO DE BELLIS, ESQ.: You can
25 do one of two things: You could grant it

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2 subject to the limitation you're talking
3 about, or you could just adjourn it to
4 next month.

5 CHAIRMAN DAVID NOSTRAND: I like to
6 get things done, Mr. --

7 MICHAEL PALOMBA: No, I think Mr.
8 Schumacher wants to get this thing done --
9 you know, this done, as well.

10 CLAUDIO DE BELLIS, ESQ.: So grant
11 it with the limitation.

12 CHAIRMAN DAVID NOSTRAND: Yeah,
13 grant it with a limitation. Okay.

14 MICHAEL PALOMBA: A two-foot
15 buffer?

16 CHAIRMAN DAVID NOSTRAND: Uh-hum.
17 Any other members have questions?
18 (WHEREUPON, no response was heard.)

19 CHAIRMAN DAVID NOSTRAND: No?
20 Mr. Maro? Chris? No? Okay.

21 Will someone make a motion to --

22 KEVIN WOOD: Mr. Chairman, do you
23 want to ask if the public has any
24 comments?

25 CHAIRMAN DAVID NOSTRAND: Sure.

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2 KEVIN WOOD: And ask them if they
3 would have a comment, please raise their
4 Zoom hand.

5 CHAIRMAN DAVID NOSTRAND: Does
6 anybody in the audience out there in
7 computerland that wants to pipe in here,
8 raise your computer hand.

9 CLAUDIO DE BELLIS, ESQ.: Yeah, I
10 mean you should ask if they want -- if
11 anyone's there to speak in favor or
12 against the application.

13 CHAIRMAN DAVID NOSTRAND: Thank
14 you, Mr. DeBellis.

15 CLAUDIO DE BELLIS, ESQ.: You're
16 quite welcome, Mr. Chairman.

17 KEVIN WOOD: Okay, no hands raised.

18 CHAIRMAN DAVID NOSTRAND: Okay.
19 Would one of the members, please make a
20 motion.

21 MARY CARPENTER: Do you want me to
22 do it?

23 CHAIRMAN DAVID NOSTRAND: Sure,
24 okay, Ms. Carpenter.

25 CLAUDIO DE BELLIS, ESQ.: Is there

1 2-11-21 - ZBA

2 anyone who wants to speak in favor or --

3 CHAIRMAN DAVID NOSTRAND: Do we

4 have a Zoom hand?

5 KEVIN WOOD: Checking. No, we're

6 fine.

7 MARY CARPENTER: No? Okay, so I

8 should make the motion.

9 Okay, I make the motion to -- for
10 case 2-1 -- excuse me -- the application
11 of Robert Schumacher to widen his driveway
12 at 241 Cherry Street, in the Village of
13 Farmingdale, requiring a variance,
14 coordinating with Part II, Chapter 600
15 Zoning, Article XXVIII, Residence District
16 B. He would like to -- we would like him
17 to remove the -- instead of a three-foot
18 landscape buffer, put it down to a two-
19 foot landscape buffer and we will approve
20 it with the two-foot landscape buffer.

21 CHAIRMAN DAVID NOSTRAND: All in
22 favor?

23 MARY CARPENTER: Wait, Jim has to
24 second it.

25 CHAIRMAN DAVID NOSTRAND: Oh.

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2 JAMES PORTER: Second.

3 MARY CARPENTER: Somebody. Excuse
4 me, Chris. Sorry.

5 CHAIRMAN DAVID NOSTRAND: Okay,
6 motion carried.

7 MARY CARPENTER: We have to vote.

8 JAMES PORTER: You didn't call for
9 a vote, Mr. Chairman.

10 CHAIRMAN DAVID NOSTRAND: Oh,
11 that's right.

12 All in favor for the proposal?

13 (WHEREUPON, there was a unanimous,
14 affirmative vote of the board.)

15 CHAIRMAN DAVID NOSTRAND: All
16 right, motion carried.

17 Okay. Thank you, Mr. Palomba.

18 MICHAEL PALOMBA: Okay. Thank you.
19 Have a good night.

20 STEVEN FELLMAN: I'm always afraid
21 that somebody's going to raise their Zoom
22 middle finger when we have these.

23 CHAIRMAN DAVID NOSTRAND: Yeah.

24 MARY CARPENTER: Oh, we have that
25 option?

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2 STEVEN FELLMAN: I keep expecting
3 it any day now, somebody's going to figure
4 out how to do that.

5 JAMES PORTER: Sir, this is public
6 record.

7 STEVEN FELLMAN: I kept it clean.

8 * * * *

9 CHAIRMAN DAVID NOSTRAND: Okay.
10 Next case is 2-2, the application of
11 Vincent Patcowicz, to construct a second
12 floor addition and two roofed deck on 25
13 Pinehurst Road, Village of Farmingdale.

14 Is anybody from this case online?

15 KEVIN WOOD: Yes, they're coming in
16 now, Mr. Chairman.

17 Let's just ask Christina and
18 Vincent if there's anybody else on this
19 application.

20 CHRISTINA MORANO: No, it should
21 just be us.

22 KEVIN WOOD: Okay. Here comes
23 Vincent. I'm asking Vincent to start his
24 video, or at least audio, at this point.

25 CHRISTINA MORANO: I believe I'll

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2 just be speaking on his behalf. I am his
3 expediter, but he can chime in at any
4 point. If you want to swear us both in,
5 that's --

6 CHAIRMAN DAVID NOSTRAND: It looks
7 like he's trying.

8 CHRISTINA MORANO: Okay.

9 KEVIN WOOD: Okay. That's fine.

10 Okay, he'll be listening until
11 further notice.

12 You may proceed.

13 CHRISTINA MORANO: Okay, good
14 evening, Members of the Board.

15 So, I am Christina Bobbin
16 (phonetic) Morano Expediting, 2938
17 Hempstead Turnpike, Levittown, New York,
18 agent for the applicant, Vincent
19 Patcowicz, 25 Pinehurst Road, Farmingdale,
20 requesting permission, this evening, to
21 construct a second floor addition with the
22 front roofed over porch and a rear roof
23 over deck, for the proposed attached
24 storage shed.

25 The application request is for a

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2 front yard setback relief from 30 feet
3 required to 18.8 feet proposed to the
4 front porch and the side yard setback from
5 eight feet required to 7.75 feet for the
6 storage shed.

7 This is a cape code style dwelling,
8 originally built only holding a front yard
9 24.89 feet making it impossible to comply
10 with the zoning of 30 feet required in the
11 front.

12 These front roofed over porches are
13 extremely common in the area. All with
14 setbacks ranging from 16 feet to 19 feet.
15 So it's in keeping with our proposal of
16 18.8 feet. These addresses right in the
17 nearby neighborhood are located at number
18 5, number 9, number 17, number 10, 33
19 Pinehurst Road, and there's also one at 20
20 Manetto Road. So it's a very common
21 proposal for this area and for this type
22 of reconstruction of this style home.

23 The porch is a minimum size. It's
24 six feet in depth which only accommodates
25 a small amount of furniture proceeding in

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2 the front of the home, and it's 32 feet
3 one inch wide, standard size. Nothing is
4 over-sized in this proposal.

5 And with regard to the shed, the
6 shed is only encroaching three inches into
7 the required side yard. Unlike many of
8 the homes in the area, this property does
9 not have a garage and so they desperately
10 need a shed in order to house their
11 outdoor furniture, lawn equipment, so on
12 and so forth. It's a standard shed, ten
13 feet in width and 14 feet in length, and
14 they'll be installing that on a brand new
15 concrete slab if the application is
16 approved.

17 If you have any questions, I'm
18 happy to answer them. I have the full set
19 of plans with me.

20 CHAIRMAN DAVID NOSTRAND: The
21 existing front of the house will stay in
22 place. The porch will come out the front
23 of it --

24 CHRISTINA MORANO: Yes.

25 CHAIRMAN DAVID NOSTRAND:

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2 (Continuing) -- and then the addition will
3 be up on top.

4 CHRISTINA MORANO: Correct.

5 CHAIRMAN DAVID NOSTRAND: Like
6 looks to be about halfway out the porch.

7 CHRISTINA MORANO: Six feet, yes.
8 Extended beyond where the house currently
9 sits.

10 STEVEN FELLMAN: That's the porch.
11 How far is the second floor extending out?

12 CHRISTINA MORANO: It's going
13 strictly over the first floor addition, to
14 the ridge line is 27 feet in height.
15 We're well within code with that respect,
16 and they don't need a rear yard set back
17 requirement because they have enough depth
18 in the yard, and the overall -- they're
19 just going straight up over the first
20 floor.

21 STEVEN FELLMAN: If you have a
22 picture of the front elevation, I think it
23 would be helpful because I think it's very
24 well done.

25 CHRISTINA MORANO: Okay, I can

1 2-11-21 - ZBA
2 share -- I could submit the front
3 elevation plans. I do have photographs of
4 other houses. I don't have the plans --
5 you have the plans with you with the
6 application. I don't think I have them
7 online to share.

8 STEVEN FELLMAN: Kevin may. Kevin
9 Wood may -- might have it.

10 KEVIN WOOD: I do have it.
11 Standby.

12 CHRISTINA MORANO: It would be page
13 A3 on the plans.

14 KEVIN WOOD: A3 coming up. Okay.

15 CHRISTINA MORANO: Thank you.

16 KEVIN WOOD: You're welcome.

17 Just confirm this is correct.

18 CHRISTINA MORANO: Yup, that's the
19 plan.

20 STEVEN FELLMAN: See, sometimes as
21 an architect, I gotta say it just looks
22 good. It looks really good.

23 CHAIRMAN DAVID NOSTRAND: It's got
24 a little Tudor style to it.

25 STEVEN FELLMAN: Yeah. It's got a

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2 lot of charm; right?

3 MARY CARPENTER: It does.

4 STEVEN FELLMAN: Well done.

5 JAMES PORTER: May I ask a
6 question, Mr. Chairman?

7 CHAIRMAN DAVID NOSTRAND: Mr.
8 Porter?

9 JAMES PORTER: Yes.

10 Ms. Morano, from the right and left
11 side elevation, it appears that the second
12 story addition does protrude out close to
13 the street from the existing front wall of
14 the house. Is that correct? It overhangs
15 the porch about halfway?

16 CHRISTINA MORANO: It overhangs the
17 porch just slightly to accommodate the two
18 reversed gables, and part of the addition.

19 JAMES PORTER: Okay.

20 CHAIRMAN DAVID NOSTRAND: Just on
21 the right side, as you face the house?

22 JAMES PORTER: You can see it on
23 both right and left elevations.

24 CHRISTINA MORANO: It's on -- yes,
25 correct, the left and the right.

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2 CHAIRMAN DAVID NOSTRAND: It is.
3 Okay.

4 JAMES PORTER: It shows the end
5 walls that are gabled. It's a little
6 closer to the street than the existing
7 front wall of the house, but not by much,
8 just a couple of feet, it seems.

9 STEVEN FELLMAN: Yeah, the left
10 side elevation is the best one to look at.

11 JAMES PORTER: Right. To the left,
12 yeah. Okay. But doesn't come out over
13 the front of the porch. Okay. I got
14 that. That's clear.

15 CHAIRMAN DAVID NOSTRAND: Yeah, it
16 covers maybe half or a third of the porch.
17 It even looks like it's more here because
18 there's an overhang.

19 JAMES PORTER: Right.

20 CHAIRMAN DAVID NOSTRAND: Okay.

21 At this time, I think I'll ask if
22 there's anybody in the audience who wants
23 to raise their Zoom hand. If you have any
24 questions -- maybe in the neighborhood
25 or...

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2 KEVIN WOOD: Okay, checking.

3 No hands raised at this point, Mr.
4 Chairman.

5 CHAIRMAN DAVID NOSTRAND: Okay.

6 Are there any hands raised by the Zoning
7 Board Members?

8 CLAUDIO DE BELLIS, ESQ.: Any more
9 compliments, Steve, that you want to give
10 to the application?

11 STEVEN FELLMAN: I got my
12 compliment in. I'm good.

13 CHAIRMAN DAVID NOSTRAND: Okay. I
14 think we can -- to the side yard three
15 inches was not even an issue.

16 The front yard is a -- very
17 conservative in the neighborhood.

18 If no more questions, I think we
19 can make a motion.

20 JAMES PORTER: Mr. Chairman, I move
21 we approve the application as submitted
22 with the decision that the front porch
23 never be enclosed.

24 MARY CARPENTER: Second that.

25 CHAIRMAN DAVID NOSTRAND: And the

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2 back porch, too?

3 JAMES PORTER: I don't think the
4 back porch is an issue. It doesn't seem
5 to intrude any setback requirements.

6 CHAIRMAN DAVID NOSTRAND: All in
7 favor for the proposed --

8 STEVEN FELLMAN: You still need a
9 second, Mr. --

10 CHAIRMAN DAVID NOSTRAND:
11 (Continuing) -- motion.

12 MARY CARPENTER: I second it.

13 CHAIRMAN DAVID NOSTRAND: Okay.
14 All in favor?

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

18 CHAIRMAN DAVID NOSTRAND: Two-
19 three. Okay, motion carried.

20 All right. Thank you, Ms. Morano.

21 KEVIN WOOD: Standby.

22 CHAIRMAN DAVID NOSTRAND: Okay.
23 That should conclude --

24 MARY CARPENTER: Going to ask any
25 questions about that two-family house?

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2 JAMES PORTER: It wasn't really an
3 issue so I didn't bother asking questions.

4 CHAIRMAN DAVID NOSTRAND: Yeah.
5 Since there are no more Zoom hands out
6 there, and --

7 KEVIN WOOD: I'm just going to ask
8 -- I'm just going to ask for a one-minute
9 pause, because we had a text in the
10 background, and I've given a meeting ID
11 out, and in the best interest of
12 transparency and fairness, please give it
13 one minute.

14 CHAIRMAN DAVID NOSTRAND: Okay.

15 CLAUDIO DE BELLIS, ESQ.: Somebody
16 texted you?

17 KEVIN WOOD: Yeah. We have a text
18 in the background from -- unless anybody
19 can tell me, has a George Brosnan
20 (phonetic) been on? If he hasn't,
21 standby, please. I just want to make sure
22 he's heard, if he needs to be.

23 Standby.

24 (WHEREUPON, there was a pause in
25 the proceeding, after which the following

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2 transpired:)

3 KEVIN WOOD: Okay, I've given the
4 current meeting ID a few times to this
5 gentleman, so maybe his questions were
6 answered. So I would say we're in the
7 clear here.

8 CHAIRMAN DAVID NOSTRAND: Okay. So
9 I will make a motion to close the meeting
10 of February 11th, 2021.

11 MARY CARPENTER: Motion to close
12 the meeting of February 11th, 2001 (sic).

13 JAMES PORTER: Second.

14 CHAIRMAN DAVID NOSTRAND: Okay.
15 All in favor?

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

19 CLAUDIO DE BELLIS, ESQ.: I didn't
20 hear a second.

21 CHAIRMAN DAVID NOSTRAND: Oh, yes,
22 Jim seconded it.

23 CLAUDIO DE BELLIS, ESQ.: Okay.

24 CHAIRMAN DAVID NOSTRAND: Okay,
25 motion -- meeting adjourned.

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(WHEREUPON, this meeting was
concluded.)

* * * *

C E R T I F I C A T E

STATE OF NEW YORK)

S.S.:

COUNTY OF NASSAU)

I, LORRAINE D. BERARDI, a Notary
Public for and within 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 to any of the parties to this matter by
blood or by marriage and that I am in now way
interested in the outcome of any of these matters.

IN WITNESS WHEREOF, I have hereunto
Set my hand this 1st day of March, 2021.

Lorraine D. Berardi

LORRAINE D. BERARDI

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