

**In the Matter Of:**

**VILLAGE OF FARMINGDALE - ZONING BOARD OF APPEALS**

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**CASE #2-1 JOHN CURRY**

*February 08, 2024*

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ZBA - 2/8/24

ZONING BOARD OF APPEALS PUBLIC HEARING  
INCORPORATED VILLAGE OF FARMINGDALE  
361 MAIN STREET  
FARMINGDALE, NEW YORK 11735

February 8, 2024

8:00 p.m.

Case #2-1 - John Curry  
52 Balcom Road

ACCURATE COURT REPORTING SERVICE, INC.  
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2 A P P E A R A N C E S :

3 MARISSA TULLY, Chairwoman

4 MARY CARPENTER, Board Member

5 BERNIE HOTHERSALL, Board Member

6 CLAUDIO DEBELLIS, ESQ. Board Attorney

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

8 JOHN NATALE, for the applicant Case #2-1

9 Balcom Road.

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3 CHAIRWOMAN TULLY: All right. I  
4 call the meeting to order.

5 MS. CARPENTER: I make a motion  
6 to do away with the reading of the  
7 minutes, due to the fact that we don't  
8 have them handy.

9 MR. HOTHERSALL: I second the  
10 motion.

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

14 CHAIRWOMAN TULLY: Okay, motion  
15 carried.

16 Tonight we are going to hear case  
17 #2-1, the application of John Curry for  
18 a building permit to widen the driveway  
19 at 52 Balcom Road, also known as Section  
20 49, Block 171, Lot 13, in a Residence B  
21 zoning district, requiring a variance  
22 from Village ordinance Part II, Chapter  
23 600 Zoning:

24 Off street parking and loading  
25 areas.

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2 Are you here to represent him?

3 MR. NATALE: Yes, I'm the  
4 contractor.

5 MR. DEBELLIS: State and spell  
6 your name, please.

7 MR. NATALE: John Natale, that's  
8 J-O-H-N N-A-T-A-L-E.

9 CHAIRWOMAN TULLY: Would you  
10 like to present the case, please.

11 MR. NATALE: Okay. So the owner  
12 is trying to -- his daughter is in a  
13 wheelchair and the driveway is not wide  
14 enough. When they have cars in the  
15 driveway, if they want to bring their  
16 daughter outside into the backyard to  
17 get some air, they have to pull all of  
18 the cars out of the driveway, you know,  
19 wheel her in the back and then put  
20 everything back, and vice versa every  
21 time they want to take her out.

22 So we just want to make it a few  
23 feet wider. And the variance we're asking  
24 for is to do away with the three feet  
25 setback over there.

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2 As you can see in the plans, we did  
3 make provisions to keep all the water on  
4 site. We put drains at the top of the  
5 driveway and the bottom of the driveway.  
6 And we also pitched in the pavers on the  
7 side of the driveway, so it doesn't go  
8 onto the neighbor's property.

9 MR. HOTHERSALL: Okay.

10 MR. NATALE: And the neighbors  
11 are okay, too, with it.

12 I think we included a letter with  
13 that?

14 MR. HOTHERSALL: Yes.

15 CHAIRWOMAN TULLY: Do you have  
16 all of the agreement cards?

17 MR. NATALE: Well, we didn't get  
18 them all back. So I brought back what  
19 we had so far.

20 CHAIRWOMAN TULLY: Do you know  
21 how many there are?

22 MR. NATALE: I think there's  
23 twelve or fourteen.

24 MR. DEBELLIS: All, you need are  
25 the receipts.

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2 CHAIRWOMAN TULLY: Okay. We  
3 don't need to count them?

4 MR. DEBELLIS: No.

5 CHAIRWOMAN TULLY: Okay. Does  
6 anybody have any questions on the  
7 board?

8 MS. CARPENTER: I have one.

9 MR. HOTHERSALL: Go ahead.

10 MR. DEBELLIS: Go ahead.

11 MS. CARPENTER: The dry well  
12 that you're putting in, what's the  
13 setback on that; the edge of the dry  
14 well? I see it's within the driveway,  
15 from the edge. So the outside edge of  
16 the dry well, what's the setback on  
17 that, roughly?

18 MR. NATALE: I'm not sure. Let  
19 me look at the plans. I don't know  
20 that it has to be -- I don't know that  
21 the one that they put on the plan is  
22 actually accurate. If you tell me to  
23 be within a certain setback, I'm sure  
24 we can adjust that.

25 CHAIRWOMAN TULLY: And the

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2 pavers were they, like, eight inches?

3 MR. NATALE: I think they are  
4 eight feet around, and we have -- let  
5 me look. Again, we can set it off to  
6 one side a little more if you want me  
7 to stay away from the neighbor's  
8 property?

9 CHAIRWOMAN TULLY: A six-foot  
10 dry well. So how wide is the driveway  
11 again?

12 MR. NATALE: The driveway -- I  
13 believe it is gonna be -- hold on, let  
14 me just look at the plans. I don't  
15 want to speak out of turn.

16 CHAIRWOMAN TULLY: Sure.

17 MR. NATALE: It looks like 12  
18 feet, 9 inches.

19 CHAIRWOMAN TULLY: The driveway?

20 MR. NATALE: Yes, and the --

21 CHAIRWOMAN TULLY: The dry well  
22 says here is six-foot diameter. It's  
23 fine.

24 MR. NATALE: And it looks like a  
25 4 x 8. It's a 4 x 8 precast.



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2 CHAIRWOMAN TULLY: Oh, 4 x 8?

3 All right, this says 4 x 6.

4 MR. NATALE: Okay. I think --

5 CHAIRWOMAN TULLY: It's fine.

6 MR. NATALE: Okay. Yeah, they  
7 are four feet high by eight feet and  
8 they stack them up, depending on what  
9 they need, like a cesspool.

10 CHAIRWOMAN TULLY: I wouldn't  
11 say to offset it or anything, but to  
12 put it where you think it needs to be.

13 MR. NATALE: Okay.

14 CHAIRWOMAN TULLY: Because we  
15 don't want to have it pitched all  
16 screwy.

17 MR. NATALE: Okay.

18 CHAIRWOMAN TULLY: Any  
19 questions? There's no other audience  
20 tonight.

21 MR. HOTHERSALL: Can I make a  
22 motion?

23 CHAIRWOMAN TULLY: Sure.

24 MR. HOTHERSALL: For the case  
25 #2-1, I make a motion to accept the

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2 plans as presented to me this evening.

3 MR. DEBELLIS: And to grant the  
4 variance.

5 MS. CARPENTER: And to grant the  
6 variance.

7 MR. HOTHERSALL: Oh, and to  
8 grant the variance as requested.

9 MS. CARPENTER: And I second it.

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

13 CHAIRWOMAN TULLY: Okay.  
14 Carried motion granted.

15 MR. NATALE: Thank you, very  
16 much.

17 CHAIRWOMAN TULLY: Very nice  
18 plans.

19 MR. DEBELLIS: Thank you, very  
20 much.

21 MS. CARPENTER: I make a motion  
22 to close the meeting.

23 MR. HOTHERSALL: I second the  
24 motion.

25 CHAIRWOMAN TULLY: Meeting is

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adjourned -- meeting closed.

All in favor?

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

CHAIRWOMAN TULLY: All right.  
Motion carried.

(WHEREUPON, the meeting was  
concluded at 8:06 p.m.)

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C E R T I F I C A T E

STATE OF NEW YORK)

SS:

COUNTY OF NASSAU)

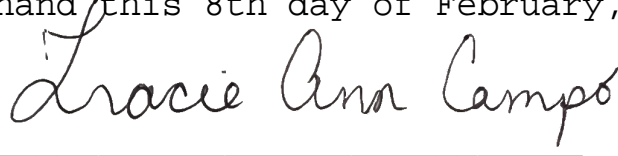
I, TRACIE ANN CAMPO, a Shorthand Reporter in the State of New York, do hereby certify:

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 8th day of February, 2024.



TRACIE ANN CAMPO

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12 7:17

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