

In the Matter Of:

VILLAGE OF FARMINGDALE

RE - 48 JEROME DRIVE

March 22, 2022



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INCORPORATED VILLAGE OF FARMINGDALE
PLANNING BOARD AND ARCHITECTURAL REVIEW BOARD
361 Main Street
Farmingdale, New York.

March 22, 2022
7:02 p.m.

RE: 48 Jerome Drive

ACCURATE COURT REPORTING SERVICE, INC.
866-388-2277 info@accuratecorp.com 631-331-3753

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

3 CRAIG ROSASCO, Chairman

4 MICHAEL MANCHIN, Member

5 THOMAS RYAN, Member

6 STEVE FELLMAN, Superintendent of Buildings

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

8 ANTHONY J. MIGNONE, Magnificent Masonry,

9 for 48 Jerome Drive

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1 PLANNING BOARD - 3/22/2022

2 CHAIRMAN ROSASCO: Good evening,
3 everybody. Welcome to the Farmingdale
4 Village Planning Board for March 22, 2022.

5 Tonight, there is just one
6 application on the itinerary for the
7 evening.

8 My name is Craig Rosasco. I am the
9 Chairman of the Planning Board. With me
10 tonight are fellow Board members Tom Ryan
11 and Michael Manchin.

12 I would just ask everyone to please
13 rise for the Pledge of Allegiance, and
14 Mike is going to take us away with this
15 one.

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

19 MR. MANCHIN: If you would, please
20 stay standing for 30 seconds or so to take
21 a moment of silence for all the soldiers,
22 policemen, firemen, and frontline workers
23 who have given their lives to protect us
24 and keep us free.

25 (WHEREUPON, a moment of silence was

1 PLANNING BOARD - 3/22/2022

2 observed by the assemblage, after which
3 the following transpired:)

4 MR. MANCHIN: Amen.

5 CHAIRMAN ROSASCO: Thank you,
6 Michael.

7 Like I said before, there is only
8 one application on the agenda for this
9 evening, it's 48 Jerome -- although, the
10 application says Avenue, it's Drive -- and
11 I believe that the contractor from
12 Magnificent Masonry will be making this
13 presentation.

14 If you can just state your name and
15 address for the record, so she can record
16 it.

17 MR. MIGNONE: Anthony J. Mignone,
18 15 Lenore Drive, Farmingdale, New York.

19 So, basically, as far as the plan
20 is concerned, we're going to do exactly
21 what's here: A driveway -- a two-car
22 driveway, two-car apron, drainage system
23 so that the water doesn't drain into the
24 street, various retaining walls, the front
25 walkway, a rear pool patio, and a rear

1 PLANNING BOARD - 3/22/2022

2 retaining wall, and a little retaining
3 wall on the side of the house.

4 CHAIRMAN ROSASCO: So are the steps
5 on the top of the driveway going to be
6 replaced?

7 Is that a replacement because --
8 they're kind of in a state of disrepair.

9 MR. MIGNONE: Correct. Right now
10 they're concrete. They will be part of
11 the retaining wall material. They'll just
12 tie in to that.

13 CHAIRMAN ROSASCO: Okay. And the
14 18-foot cutouts is no -- curb cutouts is
15 no problem. They're within the Code for
16 25.

17 The driveway, as presented, is
18 still less than 35 percent of the front
19 yard area as required, so you're good with
20 that.

21 I would tell you it looks as though
22 there's a four foot setback on the right
23 property line. The minimum is three, so
24 if you keep it four, there's no problem
25 there.

1 PLANNING BOARD - 3/22/2022

2 MR. MIGNONE: Okay.

3 CHAIRMAN ROSASCO: And with the dry
4 well, with the calculations, the Code
5 calls for two inches of rainfall within 20
6 hours to be captured within the driveway.
7 As long as they run that drain along the
8 front of the driveway, it looks as though
9 the dry well that they're going to use,
10 which is a six-foot can, is great. I
11 don't see any problem with that.

12 MR. MIGNONE: Okay.

13 CHAIRMAN ROSASCO: The retaining
14 wall itself has the geogrid halfway up.
15 That will be good for future support, and,
16 other than that, the only question I had
17 was the trees, but you said that you're
18 going to be long inside the tree that's to
19 the right. There's a tree to the right of
20 that property, but it looks like you'll be
21 fine.

22 MR. MIGNONE: Yes.

23 CHAIRMAN ROSASCO: You guys have
24 any concerns?

25 MR. MANCHIN: Are you going to move

1 PLANNING BOARD - 3/22/2022

2 it over a little bit, the driveway?

3 MR. MIGNONE: We took the tree down
4 on the left so that it gives us a little
5 wiggle room. If we got to move it over a
6 little bit, we can move it over.

7 MR. MANCHIN: Move it over a little
8 bit, it'll be fine.

9 MR. RYAN: Are you leaving the tree
10 on the right there?

11 MR. MIGNONE: I'm pretty sure the
12 tree on the right is remaining.

13 That's the one that's by the curb;
14 right?

15 CHAIRMAN ROSASCO: Yeah.

16 MR. MIGNONE: Yeah, that's staying.

17 MR. RYAN: Good. Right, Stevie?
18 Tree hugger.

19 MR. FELLMAN: Yup. Yup.

20 CHAIRMAN ROSASCO: And to the best
21 of your knowledge, there was not a soil
22 test performed on this property?

23 MR. MIGNONE: No.

24 CHAIRMAN ROSASCO: You're just
25 going to dig and check underneath the

1 PLANNING BOARD - 3/22/2022

2 driveway?

3 MR. MIGNONE: Yeah. We'll dig down
4 as long as it's clean sand. If there's
5 not, you want to see the hole?

6 MR. FELLMAN: Yeah.

7 MR. MIGNONE: Right. So we'll just
8 dig down. As long as we have good sand.
9 If not, we're going to have to --

10 MR. FELLMAN: Dig a little more.

11 MR. MIGNONE: Dig a little more.

12 CHAIRMAN ROSASCO: Okay. That
13 being said, any additional inquiries?

14 MR. MANCHIN: No. No.

15 MR. RYAN: None for me.

16 CHAIRMAN ROSASCO: Do we have a
17 motion as presented?

18 MR. RYAN: So moved.

19 CHAIRMAN ROSASCO: You want to make
20 a motion?

21 MR. MANCHIN: I'll make a motion
22 that we approve the application for 4060,
23 for Mr. Bentz, for the driveway and
24 everything set forth in the proposal is
25 fine.

1 PLANNING BOARD - 3/22/2022

2 CHAIRMAN ROSASCO: As presented.

3 MR. MANCHIN: If needed, you'll
4 move the driveway slightly?

5 MR. MIGNONE: Right. Okay.

6 CHAIRMAN ROSASCO: As presented.

7 Do we have a second?

8 MR. RYAN: Second.

9 CHAIRMAN ROSASCO: All those in
10 favor?

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

14 CHAIRMAN ROSASCO: Congratulations.
15 Good luck.

16 MR. MIGNONE: Have a good night.

17 CHAIRMAN ROSASCO: Keep digging
18 until you find sand.

19 MR. MIGNONE: Have a good one.

20 CHAIRMAN ROSASCO: With that, may
21 we have a motion to adjourn?

22 MR. MANCHIN: I make a motion to
23 adjourn the meeting.

24 MR. RYAN: Second.

25 CHAIRMAN ROSASCO: All those in

1 PLANNING BOARD - 3/22/2022

2 favor?

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

6 CHAIRMAN ROSASCO: That's it.
7 We're done.

8 (WHEREUPON, this meeting was
9 concluded at 7:07 p.m.)

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PLANNING BOARD - 3/22/2022

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 22nd day of March, 2022.

Tracie A. Cinquemani

TRACIE A. CINQUEMANI

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