

In the Matter Of:

VILLAGE OF FARMINGDALE - PLANNING BOARD HEARINGS

VILLAGE OF FARMINGDALE PLANNING BOARD

June 28, 2022



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VILLAGE OF FARMINGDALE PLANNING BOARD 06/28/2022

1 PLANNING BOARD - 6/28/22

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5 INCORPORATED VILLAGE OF FARMINGDALE

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7 VILLAGE PLANNING BOARD FOR THE ARCHITECTURAL
8 REVIEW BOARD

8

9 361 Main Street

10 Farmingdale, NEW YORK

11 June 28, 2022

12 7:00 p.m.

13

14 105 Conklin Street

15 111 Conklin Street

16 503 Conklin Street

17 306 Main Street

18 153 Fulton Street

19

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21

22

23

24 ACCURATE COURT REPORTING SERVICE, INC.

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1 PLANNING BOARD - 6/28/22

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

3 CRAIG ROSASCO, Chairman

4 THOMAS RYAN, Member

5 EVA PEARSON, Member

6 JOSEPH STAUDT, Member

7 CARMELA SCHOTT, Member

8 STEVE FELLMAN, Building Superintendent

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

10 VINCENT DIORIO 105 Conklin Street 111 Conklin Street

11 MARIEL RODRIGUEZ VALLESIGNS AND AWNINGS 503 Conklin

12 Street

13 KEVIN GOING GOING SIGNS 306 Main Street

14 HOWARD AVRUTINE ATTORNEY-AT-LAW

15 LARRY O'BRIEN HIGH POINT ENGINEERING 153 Fulton

16 Street

17 JAIME EZRATTY

18 IRA EZRATTY

19 AUGUSTIN HONG

20 CHRIS HONG

21

22

23

24

25

1 PLANNING BOARD - 6/28/22

2 CHAIRMAN ROSASCO: All right guys,
3 welcome to the Farmingdale Village
4 Architectural Planning and Review Board
5 meeting.

6 Today is June 28th, as always, we
7 start with the Pledge of Allegiance to the
8 Flag, so I'm going to ask everybody to
9 please rise, and if you have a hat, please
10 take it off, if not, raise your right hand
11 over your heart, and join me in the Pledge
12 of Allegiance.

13 (WHEREUPON, the Pledge of
14 Allegiance was recited by the assemblage.)

15 CHAIRMAN ROSASCO: Just stay
16 standing for one moment. As we always do,
17 let's take a minute to recognize our first
18 responders, our friends in Ukraine, and
19 all the police departments and fire
20 departments across the nation that protect
21 our freedoms and liberties every day.

22 (WHEREUPON, a moment of silence was
23 observed.)

24 CHAIRMAN ROSASCO: Thank you,
25 please take a seat.

1 PLANNING BOARD - 6/28/22

2 On tonight's agenda we've got five
3 applications.

4 Let me see if I see Mr. DiOrio. I
5 do see Mr. DiOrio.

6 On top of the calendar, we've got a
7 double application on 105 and 111 Conklin
8 Street.

9 If you can, Mr. DiOrio, please
10 stand up, come up to the front, just state
11 your name and address on the record, and
12 then we'll go over your application; okay?

13 COURT REPORTER: And spell your
14 name, as well.

15 MR. DIORIO: Vincent DiOrio,
16 D-I-O-R-I-O.

17 COURT REPORTER: Thank you.

18 CHAIRMAN ROSASCO: So Mr. DiOrio,
19 this application did appear on the
20 calendar last month. Unfortunately, there
21 was some confusion, and we have had some
22 preliminary discussions in regards to your
23 double application, and we'd like to know
24 if anything's changed since we last spoke,
25 number one, and if not, if there's any

1 PLANNING BOARD - 6/28/22

2 other request that you have.

3 We did discuss the possibility of
4 amending Section 462, to include on the
5 color palette on the primary, a Heritage
6 Red, and is that the color you still plan
7 on using on your sign?

8 MR. DIORIO: Yeah, Benjamin Moore
9 Heritage Red.

10 CHAIRMAN ROSASCO: Correct.

11 MR. DIORIO: And upon your
12 approval, I'll submit the permit change.

13 CHAIRMAN ROSASCO: Okay.

14 MR. DIORIO: Tomorrow.

15 CHAIRMAN ROSASCO: Okay. So let's
16 open it up for the Board.

17 If anybody has any questions in
18 regards to, let's start with 105, that's
19 Guaranteed Rate.

20 MR. DIORIO: Yep.

21 CHAIRMAN ROSASCO: Anybody have any
22 questions in regards to this application?

23 MR. STAUDT: I've got one. .

24 Regarding the font color with the
25 lettering and then the bordering, is there

1 PLANNING BOARD - 6/28/22

2 any metallic, silver metallic, being --

3 MR. DIORIO: Yeah, the bordering
4 is all silver metallic.

5 MR. STAUDT: Okay.

6 MR. DIORIO: And the lettering is
7 white.

8 MR. STAUDT: Gotcha.

9 MR. DIORIO: Okay.

10 CHAIRMAN ROSASCO: Any additional
11 questions?

12 MR. RYAN: No further questions.

13 MR. STAUDT: That's on both signs?

14 MR. DIORIO: Both signs, yeah. The
15 other sign -- I purchased the building
16 from Anthony Addeo, 111. So we're just
17 changing it from his name on the sign to
18 law offices with the scales representing
19 the law firm.

20 CHAIRMAN ROSASCO: And lighting is
21 going to remain the same currently as
22 situated?

23 MR. DIORIO: Yeah, it's currently
24 all ground lighting, nothing's really
25 changing there.

1 PLANNING BOARD - 6/28/22

2 CHAIRMAN ROSASCO: Okay.

3 MR. DIORIO: We're just changing
4 the posts and the sign to make sure
5 everything's up to code and amending the
6 color.

7 CHAIRMAN ROSASCO: Fantastic. Any
8 additional questions, gang?

9 (WHEREUPON, no response was heard.)

10 CHAIRMAN ROSASCO: No?

11 In regards to the application for
12 105, I'm going to make a motion to
13 approve, as submitted, with the provision
14 that they are to use the Heritage Red
15 which will be added per Section 462-3-F(8)
16 of the Village code, will be adding
17 Heritage Red to that palette under the
18 primary colors, and Mr. DiOrio is to use
19 the border of the metallic silver.

20 Do I have a second in regards to
21 that motion?

22 MR. RYAN: So moved.

23 CHAIRMAN ROSASCO: So moved.

24 All those in favor?

25 (WHEREUPON, there was a unanimous,

1 PLANNING BOARD - 6/28/22

2 affirmative vote of the Board members
3 present.)

4 CHAIRMAN ROSASCO: 105 is approved.

5 MR. DIORIO: Thank you.

6 (WHEREUPON, this application was
7 concluded.)

8 * * * *

9 CHAIRMAN ROSASCO: 111, any changes
10 in regards to that application?

11 MR. DIORIO: That also will be the
12 Heritage Red.

13 CHAIRMAN ROSASCO: Okay, so similar
14 signage, similar sizing, Heritage Red,
15 metallic border?

16 MR. DIORIO: Correct, same.

17 CHAIRMAN ROSASCO: Any questions,
18 gang?

19 (WHEREUPON, no response was heard.)

20 CHAIRMAN ROSASCO: Make a motion,
21 as presented, on 111 Conklin Street, to
22 approve, as presented, in regards to the
23 application with the provision that they
24 are to use the Heritage Red under the
25 Benjamin Moore under Section 462-3-F(8).

1 PLANNING BOARD - 6/28/22

2 In addition, they are to include a
3 metallic border.

4 All those -- I actually need a
5 second on that motion.

6 MR. STAUDT: Second.

7 CHAIRMAN ROSASCO: All those in
8 favor?

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

12 CHAIRMAN ROSASCO: Good luck, Mr.
13 DiOrio.

14 MR. DIORIO: Thank you.

15 CHAIRMAN ROSASCO: Any problems,
16 you can contact the Building Department
17 and get a permit if you need it.

18 MR. DIORIO: Thank you, so much.
19 Have a good night.

20 CHAIRMAN ROSASCO: You're very
21 welcome.

22 MS. PEARSON: You, as well.

23 (WHEREUPON, the application was
24 concluded.)

25 * * * *

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2 CHAIRMAN ROSASCO: Anybody here in
3 regards to 503 Conklin?

4 MS. RODRIGUEZ: I am.

5 CHAIRMAN ROSASCO: There we go.
6 Similar to our last applicant, if you can,
7 just come up front and state your name and
8 address for the record.

9 MS. RODRIGUEZ: My name is Mariel,
10 I'm representing Vallesigns and Awnings in
11 regards to the permit application for
12 Flavor-A-Bowl.

13 So we are just --

14 COURT REPORTER: Excuse me, one
15 moment. I need the spelling of your name.

16 MS. RODRIGUEZ: Oh, M-A-R-I-E-L.

17 COURT REPORTER: And your last
18 name?

19 MS. RODRIGUEZ: Rodriguez,
20 R-O-D-R-I-G-U-E-Z.

21 COURT REPORTER: Thank you.

22 MS. RODRIGUEZ: So we are just
23 replacing the existing sign for a new sign
24 with Flavor-A-Bowl. Those are going to be
25 acrylic letters in vinyl, and we are also

1 PLANNING BOARD - 6/28/22

2 replacing the PVC sign and the blade sign
3 with a PVC.

4 I have a sample of the materials
5 that we're going to use in case that you
6 guys want to take a look at it.

7 CHAIRMAN ROSASCO: Yeah, sure,
8 let's see what you have.

9 MS. RODRIGUEZ: This is the sample
10 for the acrylic letters that are going to
11 be on the pen cabinet, and this is the
12 sample for the blade sign.

13 CHAIRMAN ROSASCO: Okay, and this
14 is what, like A-Jack (phonetic) material
15 or hard plastic?

16 MS. RODRIGUEZ: It's hard
17 plastic --

18 CHAIRMAN ROSASCO: Hard plastic.

19 MS. RODRIGUEZ: (Continuing) --
20 material, yes.

21 CHAIRMAN ROSASCO: Okay.

22 MS. PEARSON: And this is because
23 of new ownership; is that correct?

24 MS. RODRIGUEZ: Yes, it's a new
25 ownership on their building.

1 PLANNING BOARD - 6/28/22

2 CHAIRMAN ROSASCO: We always have
3 the provision in our signs that we need
4 some type of metallic coloring in there.
5 I do not see any metallic coloring, and
6 usually how we suffice that with a white
7 sign is to throw a silver border on it,
8 you never even really notice it.

9 MS. RODRIGUEZ: Okay.

10 CHAIRMAN ROSASCO: Is that
11 something that could be added?

12 MS. RODRIGUEZ: Yeah, we can add
13 that to the drawing.

14 CHAIRMAN ROSASCO: Okay. On a 28
15 inch sign I would probably recommend
16 either an inch or two inch border.

17 MS. RODRIGUEZ: Okay.

18 CHAIRMAN ROSASCO: Okay? What
19 color red is that color?

20 MS. RODRIGUEZ: That is actually an
21 orange color.

22 CHAIRMAN ROSASCO: That's an orange
23 color.

24 MS. RODRIGUEZ: Yeah, I have a
25 sample, the material that we're going to

1 PLANNING BOARD - 6/28/22

2 use for the orange, as well.

3 CHAIRMAN ROSASCO: Is that a color
4 that's within the -- we do have a color
5 palette.

6 MS. RODRIGUEZ: Okay, because this
7 one is going to have vinyl. I believe the
8 one that -- the color palettes that you
9 guys have is actually paint.

10 MS. PEARSON: Oh, I see.

11 MS. RODRIGUEZ: Yes.

12 MS. PEARSON: But does that matter?

13 MR. RYAN: If it's the color of the
14 sign.

15 CHAIRMAN ROSASCO: Yeah, the color
16 code is going to be the color code.

17 MR. STAUDT: Right, it doesn't
18 matter.

19 MS. PEARSON: Would it be possible
20 to utilize the red that's going to be
21 adopted this evening instead of the
22 orange?

23 MS. RODRIGUEZ: Sure, we can talk
24 to our client and change it.

25 MR. RYAN: Yeah.

1 PLANNING BOARD - 6/28/22

2 CHAIRMAN ROSASCO: That would be
3 great.

4 MR. STAUDT: It's Benjamin Moore
5 Heritage Red.

6 MS. RODRIGUEZ: Okay.

7 CHAIRMAN ROSASCO: And the blade
8 sign is fine, two-by-two.

9 MS. RODRIGUEZ: Mm-hmm.

10 CHAIRMAN ROSASCO: You're allowed
11 to have 720 square inches, that's fine, I
12 do not see a problem with that. The
13 placement on the blade sign will remain
14 the same?

15 MS. RODRIGUEZ: Yes.

16 CHAIRMAN ROSASCO: Okay, and the
17 neighbors that are there, I know I took
18 pictures of it, God knows what I --
19 because it's all on similar facade in
20 there --

21 MS. RODRIGUEZ: Yes.

22 CHAIRMAN ROSASCO: (Continuing)
23 correct?

24 MS. RODRIGUEZ: Mm-hmm.

25 CHAIRMAN ROSASCO: What are the

1 PLANNING BOARD - 6/28/22

2 colors of those other signs? If I recall
3 right; are they black signs?

4 MS. RODRIGUEZ: Yeah, they're black
5 signs, the background are black signs.

6 CHAIRMAN ROSASCO: So you're going
7 the exact opposite way.

8 MS. RODRIGUEZ: Yeah, we are
9 proposing a white sign.

10 CHAIRMAN ROSASCO: Who's there?
11 Fabio's Deli is there; right?

12 MS. RODRIGUEZ: Yes.

13 CHAIRMAN ROSASCO: What color sign
14 is he, I'm trying to think. Let me see if
15 I can pull it up on Google Earth.

16 Is this is a franchise,
17 Flavor-A-Bowl?

18 MS. RODRIGUEZ: Yes, it is a
19 franchise.

20 CHAIRMAN ROSASCO: Based out of
21 where; where are they out of?

22 MS. RODRIGUEZ: I'm not pretty sure
23 where their main office is.

24 MR. STAUDT: But despite being a
25 franchise, you're confident you can change

1 PLANNING BOARD - 6/28/22

2 the font color?

3 MS. RODRIGUEZ: Yeah, we can change
4 the font color.

5 MR. STAUDT: Okay.

6 CHAIRMAN ROSASCO: All right.

7 I mean, if you change the font
8 color, they are within the -- what we like
9 to do is on a common facade --

10 MS. RODRIGUEZ: Mm-hmm.

11 CHAIRMAN ROSASCO: (Continuing) --
12 we like to use similar color patterns.

13 MS. RODRIGUEZ: Okay.

14 CHAIRMAN ROSASCO: But that's going
15 to put you back into that old Sesame
16 Chicken color.

17 MS. RODRIGUEZ: Yes.

18 CHAIRMAN ROSASCO: Which is the
19 exact opposite of what you're doing.

20 MS. RODRIGUEZ: Mm-hmm.

21 CHAIRMAN ROSASCO: These are
22 franchise colors, I'm going to make the
23 accommodation this evening for that
24 because you adjusted the color, and you
25 brought in the metallic for you.

1 PLANNING BOARD - 6/28/22

2 MS. RODRIGUEZ: Yes.

3 CHAIRMAN ROSASCO: And you probably
4 would need to do the metallic on the blade
5 sign, also. Just make them match.

6 MS. RODRIGUEZ: Okay.

7 CHAIRMAN ROSASCO: Jump them over
8 to the Heritage Red, and then we can go
9 from there.

10 MS. RODRIGUEZ: Okay.

11 CHAIRMAN ROSASCO: You know.

12 MR. STAUDT: Yeah, maybe if you
13 take the red border on the blade sign and
14 switch that to the metallic.

15 MS. RODRIGUEZ: Yeah, we can do
16 that.

17 CHAIRMAN ROSASCO: Or outline it or
18 double it up.

19 MS. RODRIGUEZ: Yeah, we can just
20 put an outline on the blade sign, as well.

21 CHAIRMAN ROSASCO: I have no
22 problem with that, whatever. I would say
23 try to do it consistently between the sign
24 and the blade sign.

25 MS. RODRIGUEZ: Okay.

1 PLANNING BOARD - 6/28/22

2 CHAIRMAN ROSASCO: Yeah, that would
3 be the recommendation.

4 Okay, anybody want to take a stab
5 at the motion on this one? If not, I will
6 gladly do it again.

7 MR. RYAN: Craig, you seem to have
8 the --

9 CHAIRMAN ROSASCO: All right, I'll
10 tell you.

11 All right, so in regards to the
12 application, let me just get the address
13 correct on this one. This is 503 Conklin
14 Street, as presented, it is approved with
15 the following provisions:

16 The current color, which appears to
17 be in the orange family, is to be
18 converted over to Heritage Red under the
19 Benjamin Moore label. The main sign is to
20 have a border of metallic silver and that
21 border is to run consistently over onto
22 the blade sign which is to be no more than
23 720 square inches, and is there any
24 lighting on this sign?

25 MS. RODRIGUEZ: No, they're

1 PLANNING BOARD - 6/28/22

2 non-illuminated.

3 CHAIRMAN ROSASCO: No lighting?

4 MS. RODRIGUEZ: No.

5 CHAIRMAN ROSASCO: Non-illuminated.

6 MS. RODRIGUEZ: Mm-hmm.

7 CHAIRMAN ROSASCO: And no plans on
8 doing any lighting?

9 MS. RODRIGUEZ: Nope.

10 CHAIRMAN ROSASCO: Okay. So as
11 presented, I present that to the Board for
12 possible consideration, a second and up
13 for a vote.

14 MS. PEARSON: I'll second.

15 CHAIRMAN ROSASCO: All those in
16 favor?

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

20 CHAIRMAN ROSASCO: Good luck,
21 Mariel.

22 MS. RODRIGUEZ: Thank you, have a
23 great night.

24 CHAIRMAN ROSASCO: All right.

25 MR. STAUDT: Thanks.

1 PLANNING BOARD - 6/28/22

2 MS. RODRIGUEZ: Thank you.

3 MR. FELLMAN: Make sure you come in
4 for a change of tenancy.

5 MS. RODRIGUEZ: Okay.

6 MR. FELLMAN: The Building
7 Department, so we have the contact
8 information.

9 MS. RODRIGUEZ: Okay, perfect,
10 thank you.

11 MR. FELLMAN: Thank you.

12 (WHEREUPON, the application was
13 concluded.)

14 * * * *

15 CHAIRMAN ROSASCO: The next
16 applicant is 306 Main Street, brewery.
17 Come on up.

18 MR. GOING: How are we doing?

19 CHAIRMAN ROSASCO: Similar game,
20 just give your name and address for the
21 young lady in the corner.

22 MR. GOING: Kevin Going.

23 CHAIRMAN ROSASCO: Present your
24 case.

25 COURT REPORTER: Spell your last

1 PLANNING BOARD - 6/28/22

2 name.

3 MR. GOING: G-O-I-N-G, going,
4 going, gone. Okay, 140 Terminal Drive,
5 Plainview, New York.

6 COURT REPORTER: Thank you.

7 CHAIRMAN ROSASCO: I'm sorry, I
8 missed your name.

9 MR. GOING: Kevin Going.

10 CHAIRMAN ROSASCO: Hi, Kevin, how
11 are you?

12 MR. GOING: Doing good; yourself?

13 CHAIRMAN ROSASCO: Very good.

14 MR. GOING: Good.

15 CHAIRMAN ROSASCO: Tell me what's
16 going on here. New business, they have a
17 couple of different breweries though;
18 correct?

19 MR. GOING: They're not breweries,
20 they're just -- it's pub restaurants.

21 CHAIRMAN ROSASCO: Okay.

22 MR. GOING: So they've got a
23 Villager in Babylon--

24 CHAIRMAN ROSASCO: Right.

25 MR. GOING: The Local in Babylon,

1 PLANNING BOARD - 6/28/22

2 two places out in Oakdale --

3 CHAIRMAN ROSASCO: Okay.

4 MR. GOING: (Continuing) -- Lily
5 -- it's part of the Lily Flanagan's
6 restaurant group.

7 CHAIRMAN ROSASCO: Okay, and is
8 this, this name here, The Villager, is
9 that the name of all the places?

10 MR. GOING: No, so they have a
11 Villager in Babylon.

12 CHAIRMAN ROSASCO: Okay.

13 MR. GOING: And then the other --
14 like I said, The Local's got his own
15 different name, you know. This is the
16 same name as their original restaurant in
17 Babylon.

18 CHAIRMAN ROSASCO: Okay.

19 MS. PEARSON: Is The Villager in
20 Babylon the same signage as this?

21 MR. GOING: Looks very --

22 MS. PEARSON: Same font?

23 MR. GOING: (Continuing) --
24 similar, same font.

25 MS. PEARSON: Same color of the

1 PLANNING BOARD - 6/28/22

2 font?

3 MR. GOING: Same color, black and
4 white.

5 CHAIRMAN ROSASCO: I wasn't sure if
6 that was a white or a silver.

7 MR. GOING: It's a white but
8 obviously I think I need to change that
9 border from a white to a silver, a
10 metallic silver; am I correct?

11 MR. STAUDT: Yes.

12 MR. GOING: That's not a problem.

13 CHAIRMAN ROSASCO: Yeah, we're
14 going to kinda figure out a couple of
15 different things here.

16 The lettering, you're looking to
17 use a pin letter?

18 MR. GOING: Pin letter, raised
19 letter.

20 CHAIRMAN ROSASCO: And next door
21 we've got a Komacel with a carved
22 metallic; correct?

23 MR. GOING: Yes.

24 CHAIRMAN ROSASCO: So what we like
25 to do, in consideration, on similar facade

1 PLANNING BOARD - 6/28/22

2 fronts, we like to have similar materials.

3 MR. GOING: Okay.

4 CHAIRMAN ROSASCO: So the question
5 is, how do I meet that goal with your sign
6 because they're already -- their game is
7 already in the books.

8 MR. GOING: If I go with a carved
9 sign, it's going to really just mess up
10 their font completely, it's going to --
11 because it, you know, you get to the
12 restaurant, craft beer, there's small
13 serifs on there, and if I were to change
14 -- I'd have to change their whole logo and
15 look to go with the carved.

16 MR. RYAN: That's the look in one
17 of their other locations, that's kind of a
18 brand for you.

19 MR. GOING: I'm sorry?

20 MR. RYAN: That's the look in one
21 of their other locations.

22 MR. GOING: Exactly.

23 MR. RYAN: It's kind of a brand.

24 MR. GOING: Mm-hmm.

25 CHAIRMAN ROSASCO: All right. I

1 PLANNING BOARD - 6/28/22

2 mean, the sizing on the sign is similar.

3 MR. GOING: We tried to keep it the
4 same size, height and width. We're
5 actually going to match the goosenecks
6 that are up there.

7 CHAIRMAN ROSASCO: Right.

8 MR. GOING: Keep the awning the
9 same, black and white.

10 CHAIRMAN ROSASCO: Right.

11 MR. RYAN: The five goosenecks
12 versus six, to match.

13 MR. GOING: Yes.

14 CHAIRMAN ROSASCO: Yeah, so the
15 depiction has six goosenecks, the next
16 door neighbor has five, so --

17 MR. GOING: Yeah, it'll be five.

18 CHAIRMAN ROSASCO: (Continuing) -
19 just bring that down to five.

20 MR. GOING: Okay, that's fine.

21 CHAIRMAN ROSASCO: That's not a
22 problem.

23 Do you plan on doing a blade sign?

24 MR. GOING: That's the question we
25 had. So they want to do a blade sign

1 PLANNING BOARD - 6/28/22

2 there, but we were down there, if I put it
3 on the right-hand side, it's going to get
4 blocked by the neighboring awning that's
5 there and the store that's there.

6 Could they mount the blade sign
7 from the underside of the awning or the
8 underside of the soffit there and have it
9 stick out?

10 CHAIRMAN ROSASCO: No, because the
11 code calls for the blade sign bracket to
12 be at a certain height above the awning,
13 that's why. If you look at the other
14 ones, see where the bracket is?

15 MR. GOING: Okay, it's got to be at
16 that height?

17 CHAIRMAN ROSASCO: Yeah.

18 MR. GOING: Yeah, we wanted to do
19 one. I'm like, listen, let me go talk to
20 them, see where we can put it. It just
21 feels --

22 CHAIRMAN ROSASCO: You may lose the
23 southern traffic. You'd get the northern
24 traffic.

25 MR. GOING: Yeah, as you come down,

1 PLANNING BOARD - 6/28/22

2 you're going to lose it a little bit.

3 CHAIRMAN ROSASCO: Right.

4 MR. GOING: And even if you're
5 walking down the street, because, you
6 know, when you look up, you're going to be
7 underneath that awning, you really won't
8 -- you'll actually see it. Coming from
9 south to north you probably have a better
10 chance of seeing it.

11 CHAIRMAN ROSASCO: One hundred
12 percent.

13 MR. GOING: Yeah.

14 CHAIRMAN ROSASCO: Yeah.

15 MR. GOING: Going north to south
16 you're just going to --

17 CHAIRMAN ROSASCO: Right.

18 MR. GOING: (Continuing) -- I think
19 you're going to lose it.

20 CHAIRMAN ROSASCO: Right,
21 southbound traffic, you're not going to
22 get it.

23 MR. GOING: No.

24 CHAIRMAN ROSASCO: But at the same
25 token, there's trees there --

1 PLANNING BOARD - 6/28/22

2 MR. GOING: Yeah.

3 CHAIRMAN ROSASCO: (Continuing) -
4 everybody's got awnings up, I mean, it's
5 more of a --

6 MR. GOING: Look, I understand.

7 CHAIRMAN ROSASCO: -- a creative
8 content, you know --

9 MR. GOING: Mm-hmm.

10 CHAIRMAN ROSASCO: (Continuing) --
11 as to how to do it. So if you want to,
12 you can take that northern edge, and do a
13 blade sign there. We don't have any
14 objection to that.

15 MR. GOING: Keep it at the same
16 height as the --

17 CHAIRMAN ROSASCO: Yeah, yeah,
18 consistency is good.

19 MR. GOING: Yeah, that's fine.
20 That's what we tried to do.

21 CHAIRMAN ROSASCO: Yeah.

22 MR. GOING: Keep it the same
23 height.

24 CHAIRMAN ROSASCO: Yeah, size-wise,
25 we were going to look to have you jump out

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2 so you do Komucel but if that's the case,
3 you want to do pinpoint, you're within the
4 code.

5 MR. GOING: Okay.

6 CHAIRMAN ROSASCO: And we wouldn't
7 have any objection to that.

8 MR. GOING: Okay.

9 CHAIRMAN ROSASCO: Anybody else
10 have any questions in regards to this
11 application?

12 MR. STAUDT: I have a question
13 regarding --

14 MR. GOING: Sure.

15 MR. STAUDT: (Continuing) -- the
16 lighting. So you're going to go with the
17 five goosenecks that matches the tenant
18 next door.

19 MR. GOING: Mm-hmm.

20 MR. STAUDT: I drove past it the
21 other night at night when the tenant next
22 door was lit, and their lighting is more a
23 soft warm whereas the existing lighting at
24 the brewery right now is a colder blue.

25 MR. GOING: Do you want me to match

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2 the same?

3 MR. STAUDT: Correct.

4 MR. GOING: That's fine, that's how

5 --

6 CHAIRMAN ROSASCO: That would be a
7 temperature/Kelvinish --

8 MR. GOING: Yeah, I'll have them go
9 up there and check out the bulbs.

10 CHAIRMAN ROSASCO: Okay.

11 MR. GOING: Whatever the bulbs are,
12 we'll match the same bulbs.

13 CHAIRMAN ROSASCO: That's fine.
14 Any additional questions?

15 MR. RYAN: Nope.

16 CHAIRMAN ROSASCO: No? Okay. In
17 regards to the application for The
18 Villager, as presented, it is
19 provisionally approved with the following
20 provisions:

21 They are to reduce the lighting
22 down to five goosenecks, similar to the
23 next door neighbor, the podiatric medicine
24 and surgery. Similarly, they are to add a
25 metallic silver border --

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2 MR. GOING: Mm-hmm.

3 CHAIRMAN ROSASCO: (Continuing) --
4 to the signage and make their best
5 attempts and efforts at matching up the
6 Kelvin and/or temperature on those
7 gooseneck lights.

8 Just keep in mind that the
9 goosenecks, and I can't tell off this
10 picture, but the goosenecks cannot be
11 mounted to the roof. They have to be
12 mounted to the facade.

13 MR. GOING: Facade.

14 CHAIRMAN ROSASCO: Yeah.

15 MR. GOING: Okay.

16 CHAIRMAN ROSASCO: Yeah, other than
17 that, you should be good.

18 Do we have a second on that motion,
19 gang?

20 MS. PEARSON: Essentially, he just
21 has to match what's happening.

22 CHAIRMAN ROSASCO: As long as
23 they're mounted to the facade, absolutely.

24 MR. GOING: We're good to go.

25 CHAIRMAN ROSASCO: Yeah. Do we

1 PLANNING BOARD - 6/28/22

2 have a second on that motion?

3 MR. RYAN: Second.

4 CHAIRMAN ROSASCO: All those in
5 favor?

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

9 MR. GOING: Just, if I design a
10 blade sign that's similar to that, if I
11 show it, we're good with that?

12 CHAIRMAN ROSASCO: Yeah.

13 MR. GOING: Okay.

14 CHAIRMAN ROSASCO: Yeah, you're
15 provisionally -- I would say what I
16 usually tell people is, if you match the
17 primary sign to the blade sign --

18 MR. GOING: Yeah.

19 CHAIRMAN ROSASCO: (Continuing) --
20 with similar borders and stuff like that,
21 you're good to go.

22 MR. GOING: Okay.

23 CHAIRMAN ROSASCO: Okay?

24 MR. GOING: I appreciate it.

25 CHAIRMAN ROSASCO: Thanks for

1 PLANNING BOARD - 6/28/22

2 coming, Mr. Going.

3 MR. GOING: You guys have a great
4 night.

5 CHAIRMAN ROSASCO: You, too.

6 MR. FELLMAN: I never realized that
7 was a family name.

8 MR. GOING: Yeah.

9 MR. FELLMAN: I've known Going
10 Signs for like forever.

11 MR. GOING: I'm third generation.

12 MR. FELLMAN: I didn't realize it
13 was a family name. I just thought it
14 was--

15 MR. GOING: Yeah.

16 CHAIRMAN ROSASCO: Right.

17 MR. GOING: She's fourth
18 generation, I'm sorry.

19 MR. FELLMAN: That's awesome. Nice
20 to meet you.

21 MR. GOING: Thank you, have a good
22 night.

23 CHAIRMAN ROSASCO: Thank you, Mr.
24 Going, good luck.

25 MR. GOING: Thank you.

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2 (WHEREUPON, the application was
3 concluded.)

4 * * * *

5 CHAIRMAN ROSASCO: And with that,
6 we come to the final application on the
7 agenda tonight which is a site review for
8 the Planning Board in regards to 153
9 Fulton Street.

10 Previously, the owners, and I
11 believe Lawrence, has presented any
12 changes. If you can, Lawrence, welcome
13 back. Just state your name and address
14 for the record.

15 MR. AVRUTINE: Sure.

16 CHAIRMAN ROSASCO: And then just
17 let us know as to what's been changed,
18 where we stand.

19 MR. AVRUTINE: Sure, let me get you
20 the site plan.

21 Good evening, Howard Avrutine,
22 A-V-R-U-T-I-N-E, I'm the attorney for the
23 applicants, and just a little background.

24 I know Chairman Rosasco's familiar
25 with this application from the last couple

1 PLANNING BOARD - 6/28/22
2 of months from our presentations to the
3 Board of Trustees. This is the property
4 that is located at the northeast corner of
5 Fulton Street and Merritts Road. It's two
6 tax lots.

7 Tax Lot 93 has the 7-Eleven store,
8 Tax Lot 94 has the Sunoco gasoline station
9 on the corner. Lot 93 is owned by
10 7-Eleven, Inc., Lot 94 is owned by 153
11 Fulton Street Properties.

12 So what's going to happen, assuming
13 everything ultimately gets approved, the
14 two properties will be merged into one.
15 There'll be one owner, a long-term lease,
16 whereby 7-Eleven will have a new building
17 built on the unified site and a gasoline
18 station of a 7-Eleven brand as opposed to
19 a Sunoco, and it will occupy the entire
20 site, and there are several changes to the
21 site plan from what currently exists or
22 the existing conditions, and we had two
23 hearings with the Board of Trustees, and
24 some requests were made as to changes.
25 I'll go through them very quickly.

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2 The building that you can see over
3 there, formerly, was a little bit closer
4 to Merritts, quite a bit, actually, and at
5 the request of the Board of Trustees it
6 was moved further back also to accommodate
7 the commercial property to the north that
8 had concerns regarding it's existing
9 building being skewed by the new building.

10 So the front of the building
11 matches now or actually, it's a little
12 even further west, it's west.

13 MR. O'BRIEN: East.

14 MR. AVRUTINE: East, east of the
15 building to the north, and the trash
16 enclosure and receptacles were relocated
17 from the easterly portion of the property,
18 which has been for years, abutting the
19 residential there and put on the other
20 side of the building, closer to Merritts,
21 and it's enclosed on three sides with a
22 gate.

23 So that's essentially what's
24 happened up to the last -- the first
25 meeting and the second meeting of the

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2 Board of Trustees, and in addition, as an
3 accommodation to the property to the
4 north, two parking spaces are being
5 created and dedicated for use by customers
6 of the tenants of the center to the north.
7 They had requested some accommodation in
8 terms of the plan. They were very
9 concerned about impacts, and my clients
10 did the best that they could to try to
11 assuage their concerns and be neighborly,
12 and that's what we're trying to do here,
13 and I know we shared the plan with them
14 and discussed it, and hopefully, they're
15 satisfied.

16 MR. J. EZRATTY: Thank you, Thank
17 you.

18 MR. I. EZRATTY: Appreciate it.

19 MR. AVRUTINE: As far as
20 aesthetics, we have -- Larry, do you want
21 to take them through, and I'll shut up.

22 MR. O'BRIEN: You can keep going,
23 that's fine.

24 MR. AVRUTINE: Oh, okay. Well, we
25 have the mansard roof on the building, the

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2 mansard roof on the canopy, we have the
3 Hardie Board facade on the building, and
4 the roof, the signage from the canopy, as
5 was discussed, and that's essentially what
6 we've done, and hopefully, we're in
7 compliance with what the Board of Trustees
8 and the Planning Board like to see on
9 these types of applications from an
10 aesthetics perspective.

11 MR. O'BRIEN: If I may? Larry
12 O'Brien, High Point Engineering.

13 CHAIRMAN ROSASCO: Welcome back.

14 MR. O'BRIEN: Thank you. I have
15 small handouts which replicate what you
16 see here --

17 CHAIRMAN ROSASCO: Great.

18 MR. O'BRIEN: (Continuing) -- to
19 help a little bit, and I have full size,
20 as well, which are a little harder to get
21 to.

22 Can I --

23 CHAIRMAN ROSASCO: I'll take a
24 miniature version.

25 MR. AVRUTINE: We've got sizes for

1 PLANNING BOARD - 6/28/22

2 everyone.

3 CHAIRMAN ROSASCO: Howard, I would
4 also note that you -- they also pushed the
5 gate back behind the building.

6 MR. AVRUTINE: Yes, we did, yes.
7 We moved it back about 12 feet.

8 CHAIRMAN ROSASCO: I did notice
9 that.

10 All right, good, a little bit more
11 manageable. Thank you, Larry.

12 MR. O'BRIEN: Okay.

13 CHAIRMAN ROSASCO: And I just need
14 to up my prescription on my glasses.

15 MR. O'BRIEN: In that package, as
16 well, the second page is a landscaping
17 plan which, unfortunately, they didn't
18 make it to you originally, but it's there.

19 CHAIRMAN ROSASCO: Okay.

20 MR. O'BRIEN: And submitted in a
21 large size, as well.

22 CHAIRMAN ROSASCO: Okay.

23 AUDIENCE MEMBER: Thank you.

24 CHAIRMAN ROSASCO: Has anybody put
25 together a schematics on the interior of

1 PLANNING BOARD - 6/28/22

2 the building; is there a design currently
3 for the building itself?

4 MR. AVRUTINE: There is a floor
5 plan. I don't think I have it with me.

6 MR. O'BRIEN: The floor plan has
7 not been submitted as of yet. Very
8 standard for the 7-Eleven footprint right
9 now.

10 CHAIRMAN ROSASCO: Okay.

11 MR. O'BRIEN: Which we can provide
12 for you, as well, as you'd like.

13 MR. STAUDT: How large is the new
14 proposed 7-Eleven as opposed to the
15 existing 7-Eleven?

16 MR. O'BRIEN: The new building
17 itself is 2,998 square feet, and that is,
18 compared the to the original --

19 MR. RYAN: 2,624.

20 MR. AVRUTINE: Yeah, it's a little
21 bit larger.

22 MR. O'BRIEN: A little larger.

23 MR. AVRUTINE: But there's also the
24 convenience store at the --

25 MR. O'BRIEN: Sure.

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2 MR. AVRUTINE: -(Continuing) --
3 Sunoco which is being eliminated.

4 CHAIRMAN ROSASCO: Right.

5 MR. AVRUTINE: So as far as retail
6 space on the site, it will be less than
7 currently exists.

8 CHAIRMAN ROSASCO: Right.

9 MR. O'BRIEN: As far as the gas
10 station itself, canopy and four pumps,
11 four dispensers are there currently. The
12 same set up will be there in the future in
13 total with new storage tanks and piping,
14 new equipment and new monitoring, as well.

15 MR. STAUDT: And the new canopy
16 will be -- because the property is
17 growing, it's essentially growing in size
18 with the elimination of the whole
19 7-Eleven, the canopy will be farther back
20 from Hempstead Turnpike?

21 MR. O'BRIEN: That's correct. From
22 where it is now, it'll be set back
23 further, that's right.

24 CHAIRMAN ROSASCO: And the vehicles
25 will go north/south into those, because

1 PLANNING BOARD - 6/28/22

2 currently they go east/west.

3 MR. O'BRIEN: These two -- the two
4 additional spaces for the adjoining
5 property?

6 CHAIRMAN ROSASCO: No, the actual
7 pumps themselves.

8 MR. AVRUTINE: The pumps.

9 MR. O'BRIEN: So the pumps
10 themselves, currently, yes. So it'll
11 rotate 90 degrees --

12 CHAIRMAN ROSASCO: It will, okay.

13 MR. O'BRIEN: (Continuing) -- for
14 that reason, yes.

15 CHAIRMAN ROSASCO: Okay.

16 MR. O'BRIEN: So it is set back a
17 little bit more from the street and allows
18 that room to pass around, as well.

19 CHAIRMAN ROSASCO: Okay.

20 MR. RYAN: I had a question on the
21 setback. The numbers didn't seem right to
22 me.

23 In the existing, you said the
24 distance in feet from Fulton Street was
25 10.8, and this is now going to be 64.8.

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2 That's a 54-foot difference. That doesn't
3 seem -- it didn't make sense to me. Is
4 that math right?

5 In the application, the existing
6 10.8 Fulton Street. The distance between
7 the front of the structure to the front
8 lot that's in the application itself.

9 MR. O'BRIEN: Yeah, for the canopy,
10 64.8 is the canopy setback, so --

11 MR. RYAN: The canopy setback,
12 okay, so it's not the structure of the --

13 MR. O'BRIEN: Correct, yes.

14 MR. RYAN: Okay.

15 MR. O'BRIEN: Mm-hmm.

16 CHAIRMAN ROSASCO: So just to jump
17 back to where we were previously with the
18 Board of Trustee recommendation. There
19 was also discussion, Howard and Larry,
20 about the mechanicals as to where they
21 were located, and that if we were going to
22 push back the gate, we're going to push
23 back the mechanicals just to hold off on
24 that line of sight on the back of the
25 building. That's why I asked you about

1 PLANNING BOARD - 6/28/22

2 the internal schematics.

3 MR. O'BRIEN: Okay, so as far as
4 the building mechanics, they will be
5 somewhat hidden.

6 CHAIRMAN ROSASCO: The roof, the
7 meterage.

8 MR. O'BRIEN: The meters were
9 moved, yes, the meters along the adjoining
10 property and the subject building.

11 CHAIRMAN ROSASCO: Right, so under
12 depiction number four, I still have them
13 in that --

14 MR. AVRUTINE: In that original
15 location.

16 CHAIRMAN ROSASCO: (Continuing) --
17 in that northwest quadrant of the
18 building.

19 MR. O'BRIEN: Yes, which will be
20 set back further toward -- with regard to
21 the gate, as well.

22 MR. STAUDT: Behind the gate.

23 MR. O'BRIEN: Yes, behind the gate.

24 MR. AVRUTINE: Absolutely.

25 CHAIRMAN ROSASCO: Those meters

1 PLANNING BOARD - 6/28/22

2 will be out of sight, out of mind.

3 MR. O'BRIEN: Yes, correct, similar
4 to the building -- the adjoining building
5 has some setbacks, as well, so we'll match
6 that.

7 CHAIRMAN ROSASCO: Great.

8 MR. O'BRIEN: And keep it out of
9 the way.

10 CHAIRMAN ROSASCO: Okay.

11 MR. STAUDT: The two additional
12 parking spaces that you're adding to
13 accommodate the property owner next door,
14 the dry cleaners, the pizza place, those
15 will seamlessly -- those will work
16 seamlessly with their existing lot. Is
17 that the plan, that those will, while
18 they're on the 7-Eleven property, they'll
19 connect into the existing parking?

20 MR. O'BRIEN: Correct, yes.
21 They'll be bounded by a curb around the
22 two spaces on three sides, and of course,
23 the entrance to that will be from the
24 northern property on the both spaces. No
25 access to those spaces from the 7-Eleven

1 PLANNING BOARD - 6/28/22

2 side.

3 MR. AVRUTINE: And the idea with
4 those is, when you're in the field looking
5 at it, it would appear that they are
6 designed for the use of that property as
7 opposed to the 7-Eleven for the precise
8 reason that they can't be accessed from
9 the 7-Eleven property.

10 MR. RYAN: Yeah, only from Merritts
11 Road.

12 CHAIRMAN ROSASCO: Right.

13 MR. AVRUTINE: Right.

14 CHAIRMAN ROSASCO: Only from the
15 neighboring lot.

16 MR. AVRUTINE: Correct, right.

17 CHAIRMAN ROSASCO: Gotcha.

18 MR. AVRUTINE: To that from
19 Merritts onto the neighboring lot.

20 MR. O'BRIEN: And it's seamless as
21 if it were part of their property.

22 MR. AVRUTINE: Exactly.

23 CHAIRMAN ROSASCO: Sure.

24 MR. O'BRIEN: Mm-hmm.

25 MS. PEARSON: Can you explain to me

1 PLANNING BOARD - 6/28/22

2 what you anticipate the traffic flow, how
3 you anticipate it differing from what it
4 is now?

5 CHAIRMAN ROSASCO: I don't think
6 their traffic expert is here tonight.

7 MR. O'BRIEN: We actually do have
8 someone but I could just completely assure
9 you that the -- along Fulton Street, with
10 the permission by the DOT and also their
11 guidance, the driveway has been relocated
12 from two down to one or in this case the
13 one driveway on Fulton Street is a two-way
14 access, and it keeps the traffic away from
15 the corner which exiting and entering has
16 been issues.

17 MR. RYAN: There's a turning lane
18 there.

19 MR. O'BRIEN: And similarly, on
20 Merritts Road, the driveway has been
21 relocated further away from the corner for
22 the same reasons, safety factors, and the
23 studies have directed our design to
24 include these driveways as such.

25 MR. STAUDT: I think when you

1 PLANNING BOARD - 6/28/22

2 combine -- when you look at the combined
3 two properties right now, it's -- there
4 are six curb cuts total, and you're
5 bringing it down to two.

6 MR. O'BRIEN: That's correct, yes.

7 MR. AVRUTINE: Exactly, and that's
8 something that both the state DOT wanted
9 with respect to Fulton and our experience
10 with what Nassau County would want with
11 respect to Merritts.

12 MR. RYAN: Right, it's a little
13 hairy on Merritts trying with those two.

14 MR. AVRUTINE: Sure.

15 MR. RYAN: I would agree that makes
16 more sense from a safety standpoint.

17 MR. O'BRIEN: Yeah, that's what we
18 did there, correct.

19 MS. PEARSON: Do you happen to know
20 how the one on Merritts compares to what's
21 across the street by Palmer's in that
22 shopping center?

23 Only because I live nearby, and I
24 see people coming out of Palmer's and
25 trying to turn in directions that may not

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2 be considered all that safe, and I'm
3 wondering if they are directly adjacent
4 from each other. It's not on your --

5 MR. O'BRIEN: Not exactly, but
6 they're similarly located away from the
7 corners. They are very similar in
8 position.

9 MS. PEARSON: Okay.

10 MR. O'BRIEN: Yeah.

11 MS. PEARSON: Thank you.

12 MR. O'BRIEN: Mm-hmm.

13 MR. STAUDT: One other question I
14 have, when looking at -- so the new
15 proposed 7-Eleven building, the west side
16 of it, aligns structurally with the
17 existing dry cleaners, essentially;
18 correct? Is that --

19 MR. O'BRIEN: Correct, yes.

20 MR. STAUDT: Right.

21 So I see -- so on the property are
22 the -- is the sidewalk there in front of
23 both buildings going to be connected or
24 will there be -- is there a way,
25 essentially, for cross-traffic between the

1 PLANNING BOARD - 6/28/22

2 two buildings to -- for people to walk
3 between the two properties; essentially?

4 MR. O'BRIEN: There will be a
5 fence --

6 MR. AVRUTINE: It doesn't just --

7 MR. O'BRIEN: (Continuing) -- in
8 the back of the building.

9 MR. AVRUTINE: Right, people would
10 be able to walk.

11 MR. O'BRIEN: It would be
12 permissible to walk, yeah.

13 CHAIRMAN ROSASCO: That fence is
14 going to terminate where the gate is,
15 ultimately is, which is about halfway
16 across the back of the building?

17 MR. AVRUTINE: Correct.

18 CHAIRMAN ROSASCO: Okay.

19 MR. AVRUTINE: It's about 12 feet
20 back from the facade.

21 MR. O'BRIEN: From the front, from
22 the corner, yeah. So the walkway would be
23 accessible from the northern property, as
24 well.

25 MR. AVRUTINE: Yes, it's not going

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2 to be a uniform --

3 CHAIRMAN ROSASCO: Right.

4 MR. AVRUTINE: (Continuing) -- as
5 if it was unified.

6 MR. STAUDT: Essentially, from a
7 line of sight perspective, a customer
8 walking out of the pizza place could turn
9 left and walk straight, straight across
10 down into the 7-Eleven?

11 MR. AVRUTINE: Yes.

12 MR. O'BRIEN: Correct, yes.

13 MR. AVRUTINE: Yes.

14 MR. RYAN: Without a common
15 sidewalk.

16 MR. AVRUTINE: Correct, there's not
17 a common sidewalk but they can walk,
18 there's nothing to stop you.

19 CHAIRMAN ROSASCO: Right, yeah.

20 MR. AVRUTINE: There's no physical
21 obstruction.

22 MR. O'BRIEN: Right, we proposed
23 asphalt in between the two parts for
24 gaining access to the back of the
25 building.

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2 MR. STAUDT: And there's no plan --
3 there's no landscape plan that would
4 obstruct that or block that, the plan is
5 to keep that open?

6 MR. O'BRIEN: Right, that's
7 correct, that'll remain open.

8 MR. AVRUTINE: Yes.

9 MR. O'BRIEN: Right.

10 MR. AVRUTINE: Yes.

11 MS. PEARSON: So the sidewalk is
12 going to end at the beginning of this
13 property development; is that correct?

14 MR. O'BRIEN: That's correct, yes.

15 MS. PEARSON: Is that what it is
16 right now or is there a sidewalk there
17 now?

18 MR. O'BRIEN: On the existing
19 7-Eleven?

20 CHAIRMAN ROSASCO: It's set back a
21 little bit further.

22 MR. AVRUTINE: It's further back.

23 MR. O'BRIEN: Yeah.

24 CHAIRMAN ROSASCO: Right.

25 MR. AVRUTINE: That would be part

1 PLANNING BOARD - 6/28/22

2 -- that's part of the parking area.

3 CHAIRMAN ROSASCO: You step down to
4 the parking lot from --

5 MR. AVRUTINE: Correct.

6 CHAIRMAN ROSASCO: (Continuing) --
7 your walkway; correct?

8 MR. O'BRIEN: Correct.

9 MR. AVRUTINE: Yes.

10 CHAIRMAN ROSASCO: Are there any
11 other changes, Mr. Avrutine, to the --

12 MR. AVRUTINE: No, well, it's not a
13 change but I'll highlight, we have the
14 loading area and the access to the refuse
15 containers, and then we have three spaces,
16 parking spaces on the westerly side there
17 that really will be for employees only
18 because at times they might be blocked --

19 CHAIRMAN ROSASCO: Sure.

20 MR. AVRUTINE: (Continuing) -- by
21 using the loading area.

22 CHAIRMAN ROSASCO: Okay.

23 MR. AVRUTINE: And we note the rest
24 of the parking configuration is the same,
25 both in front of the 7-Eleven store and

1 PLANNING BOARD - 6/28/22

2 then the spaces that are further to the
3 south on the Fulton Street side, but no,
4 nothing else has changed other than the
5 relocation of the fence and the adding of
6 those parking spaces --

7 CHAIRMAN ROSASCO: Okay.

8 MR. AVRUTINE: (Continuing) -- for
9 the use of the property on the north.

10 CHAIRMAN ROSASCO: Great. Any
11 additional questions for either Mr.
12 Avrutine or Mr. O'Brien; anybody?

13 (WHEREUPON, no response was heard.)

14 CHAIRMAN ROSASCO: So you know the
15 pendulum swings both ways.

16 MR. AVRUTINE: Mm-hmm.

17 CHAIRMAN ROSASCO: So now we will
18 hear from the property owners from the
19 north, who I'm sure have some commentary
20 in regards to the adjustments that have
21 been made but I would also forewarn
22 everybody, and I've told my pal this, that
23 if we all walk out of here a little bit
24 upset, that means it was probably pretty
25 fair.

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2 MR. J. EZRATTY: Agreed.

3 CHAIRMAN ROSASCO: That's the way
4 we typically look at these things, so --
5 but I'm sure you have concerns, and I want
6 you to voice them, and -- because we're
7 going to make recommendations to the Board
8 of Trustees when it comes back up in July.

9 If you can, just state your name
10 and address for the record, again.

11 MR. J. EZRATTY: Hi, hi, my name is
12 Jaime Ezratty, Ezratty is E-Z-R-A-T-T-Y,
13 and my home address is, I guess I give
14 that, 9 Cail, C-A-I-L, Drive in East
15 Rockaway, New York.

16 COURT REPORTER: Thank you.

17 MR. J. EZRATTY: Thank you.

18 CHAIRMAN ROSASCO: Welcome back.

19 MR. J. EZRATTY: It's nice to be
20 back here, and I thank you.

21 When I saw you at -- I really need
22 to say, when I saw you outside, I didn't
23 really understand the new idea, and I do
24 now, and Mr. Carmine explained it to me
25 with the egress from, ingress, you know,

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2 it's our, not going to be our spots
3 legally, you know, not our spots in title
4 or in -- but it'll be spots for the dry
5 cleaning store and the pizza store, and I
6 appreciate that. I think it's a very nice
7 idea, I really do, and I am very
8 appreciative and thank you.

9 I, you know, as a lawyer, my
10 brother and I here are both lawyers, as a
11 lawyer, we're just thinking, you know,
12 what it would be like in the future, like
13 let's just say, you know, that you know,
14 the 7-Eleven guy doesn't like us anymore
15 or we didn't --

16 MR. I. EZRATTY: Or they transfer
17 property.

18 MR. J. EZRATTY: (Continuing) -- we
19 didn't shovel the property. We do
20 everything right, we think we do, but what
21 if there's a problem, you don't want that
22 to be taken away, but we, you know, I like
23 the idea, and it's really very nice, and I
24 think it's -- we're appreciative. I don't
25 know how else to say it.

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2 MR. STAUDT: Tape on.

3 AUDIENCE MEMBER: Support the
4 application.

5 CHAIRMAN ROSASCO: Have you had a
6 chance to look at the other changes
7 they've made with regards to the fencing,
8 pulling the fence back.

9 MR. J. EZRATTY: Back away?

10 CHAIRMAN ROSASCO: Yeah, so if you
11 look at --

12 MR. J. EZRATTY: I didn't,
13 actually.

14 CHAIRMAN ROSASCO: If you look,
15 originally --

16 MR. J. EZRATTY: Oh, yeah.

17 CHAIRMAN ROSASCO: (Continuing) --
18 the fencing was up against the corner of
19 the building.

20 MR. J. EZRATTY: That's right.

21 CHAIRMAN ROSASCO: So they've now
22 moved that back so you're not going to be
23 looking at a fence, you're going to be
24 looking at the building, and they're going
25 to move the meters out of that area there,

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2 so you're really going to truly --

3 MR. J. EZRATTY: Oh, yes.

4 CHAIRMAN ROSASCO: (Continuing) --
5 see the back of the building.

6 MR. J. EZRATTY: I appreciate that,
7 yes. I didn't realize that, either.

8 CHAIRMAN ROSASCO: Okay.

9 MR. J. EZRATTY: Thank you, so
10 much.

11 CHAIRMAN ROSASCO: That's why we're
12 here.

13 MR. J. EZRATTY: Yes, and I
14 approve.

15 CHAIRMAN ROSASCO: Two for two.

16 MR. J. EZRATTY: Thank you, I mean,
17 I -- you know, what would happen in a year
18 from now or nine years from now if
19 something, you know, they wanted to take
20 -- if 7-Eleven wanted to reclaim their
21 land, it is their land, I mean, I'd love
22 it --

23 MR. I. EZRATTY: Their spots.

24 MR. J. EZRATTY: (Continuing) --
25 their spots, their two spots, that's what

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2 I meant. What would happen in a case like
3 that?

4 CHAIRMAN ROSASCO: I would assume
5 it would probably come down to a legal
6 issue as to whether or not your use of it
7 was open and notorious, and I think that
8 both parties are going to protect their
9 interests, within reason, although,
10 essentially, they're giving you guys a
11 gift, you know, and I'm sure if you look
12 back as to the reasoning of it, in the
13 minutes that are here tonight, they'll
14 reflect that they're making this
15 accommodation for your usage.

16 MR. J. EZRATTY: Yes, thank you.

17 CHAIRMAN ROSASCO: And certainly
18 not for a transfer of property somewhere
19 down the road.

20 MR. AVRUTINE: Right.

21 CHAIRMAN ROSASCO: I mean, that's
22 -- to be clear, now --

23 MR. J. EZRATTY: No, no, no.

24 CHAIRMAN ROSASCO: Right.

25 MR. J. EZRATTY: No, no, no, I'm

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2 very appreciative. I don't want you to
3 think that I'm, you know, overreaching --

4 CHAIRMAN ROSASCO: Not at all.

5 MR. J. EZRATTY: (Continuing) -- or
6 asking to have anything that's not ours.

7 CHAIRMAN ROSASCO: Right.

8 MR. J. EZRATTY: We're appreciative
9 to use the two spots, it's --

10 CHAIRMAN ROSASCO: What's going to
11 happen in the future, though? If I had
12 that information I'd probably go play
13 Powerball.

14 MR. FELLMAN: Also, I would weigh
15 in.

16 If they ever wanted to change that
17 in the future, you got to come back before
18 the Board. You can't just go do it in the
19 dark of night. It would be advertised,
20 and you'd be told and --

21 MR. I. EZRATTY: Okay.

22 MR. J. EZRATTY: Okay, thank you,
23 thank you, very much.

24 CHAIRMAN ROSASCO: Are you resting
25 on the record; counselor?

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2 MR. J. EZRATTY: Yes, I am.

3 CHAIRMAN ROSASCO: Fantastic.

4 MR. J. EZRATTY: Thank you, so
5 much.

6 CHAIRMAN ROSASCO: Thank you.

7 MR. J. EZRATTY: I appreciate your
8 time.

9 CHAIRMAN ROSASCO: Does anyone else
10 have anything they'd like to add to the
11 presentation tonight?

12 MR. FELLMAN: I just have one
13 question.

14 CHAIRMAN ROSASCO: Sure.

15 MR. FELLMAN: You know you're going
16 to tear down the 7-Eleven.

17 MR. AVRUTINE: Yes, sir.

18 MR. FELLMAN: Yeah. Literally, two
19 to three months ago, they put a brand new
20 roof on the 7-Eleven. Why did you do
21 that?

22 MR. AVRUTINE: They didn't consult
23 with me.

24 MR. O'BRIEN: They were going to
25 take that out, as well.

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2 MR. FELLMAN: Brand new roof, they
3 ripped the whole roof off, reroofed the
4 whole 7-Eleven. They're going to knock it
5 down.

6 MR. STAUDT: It's funny, too, when
7 you walk in, they still have bags hanging
8 from some of the drop ceiling to catch --
9 maybe they just --

10 MR. AVRUTINE: Could be that the
11 roof was in such a condition that it had
12 to be done, and until everything's
13 approved, you know, you can't assume that
14 it's going to be.

15 MR. FELLMAN: I guess.

16 MR. O'BRIEN: And oftentimes the
17 departments don't talk to each other. The
18 new stuff and the old stuff don't get
19 along.

20 MR. FELLMAN: Oh, gotcha, gotcha.

21 CHAIRMAN ROSASCO: Assuming this
22 gets approved sometime in the future, you
23 guys have a contractor -- 7-Eleven uses
24 their own contractors; I'm assuming?
25 Typically, big corporate people have their

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2 own contractors.

3 MR. AVRUTINE: Yes, they have the
4 -- maybe, Larry, you can speak to that, I
5 know Gemstar --

6 MR. O'BRIEN: Yeah, Gemstar.

7 MR. AVRUTINE: (Continuing) -- I
8 know construction people, the construction
9 management people.

10 MR. O'BRIEN: Yes, Gemstar is
11 fairly local, they're in Suffolk County,
12 and they handle all the subcontractors, as
13 well, so --

14 CHAIRMAN ROSASCO: And any idea as
15 to the duration of this project as to how
16 long it would take from start to finish?

17 MR. O'BRIEN: From start to finish,
18 I don't know, but if you're familiar with
19 the 110 and Conklin?

20 CHAIRMAN ROSASCO: Minus the pumps,
21 their own pumps.

22 MR. O'BRIEN: Right, minus the
23 pumps, but they reconstructed at the same
24 time, so within three months or so, three
25 to four months. I think that's the

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2 duration that that one took, as well.

3 CHAIRMAN ROSASCO: Great.

4 MR. O'BRIEN: It would be similar
5 to that.

6 MR. AVRUTINE: Less than the
7 approval process.

8 MR. STAUDT: Is the plan to
9 demolish the entire site or is it to start
10 in the front and leave 7-Eleven or what --

11 MR. AVRUTINE: No, they're going to
12 demolish the entire site and do the whole
13 thing at one time.

14 MR. STAUDT: Is it the same
15 management structure within the -- like
16 that's in the 7-Eleven now that's going to
17 be running the new one?

18 MR. AVRUTINE: Yeah, the franchisee
19 is going to be the same, and they'll be
20 staying and operating the new location.

21 MR. STAUDT: Great.

22 MR. I. EZRATTY: I have a question,
23 I'm sorry.

24 CHAIRMAN ROSASCO: Yeah, sure.

25 MR. I. EZRATTY: Ira Ezratty,

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2 Jaime's brother.

3 The timeframe for the construction,
4 will there be a blockage of those spots or
5 that area in which the dry cleaner now has
6 access to during the construction period
7 or --

8 MR. AVRUTINE: I cant, I don't --

9 MR. I. EZRATTY: You don't know.

10 MR. AVRUTINE: (Continuing) -- know
11 the answer.

12 MR. O'BRIEN: Typically, there is a
13 construction fence that is in place to
14 protect, obviously, the public, and stray
15 -- and you know, anything could happen,
16 children, but there is a construction
17 fence along the site.

18 MR. I. EZRATTY: So a fence is
19 going to go up now, the way it stands,
20 with the -- there will be no egress or
21 ingress --

22 MR. O'BRIEN: Right.

23 MR. I. EZRATTY: (Continuing) -- at
24 that point.

25 MR. O'BRIEN: Right, but I don't

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2 want to say that's not to be accommodated
3 for, you know, purposes of managing the
4 fence.

5 MR. I. EZRATTY: Right.

6 MR. AVRUTINE: But that might be
7 something that can be discussed. In other
8 words, until they're working at that space
9 --

10 MR. I. EZRATTY: Exactly, until
11 they're working, so they do have access to
12 the building.

13 MR. AVRUTINE: (Continuing) --
14 around that area so that you guys could
15 use it.

16 MR. O'BRIEN: Yeah.

17 MR. I. EZRATTY: Right.

18 MR. AVRUTINE: And you know,
19 there's no reason not to if it can be
20 accommodated, and I think, you know,
21 hopefully, there'll be a good neighborly
22 approach.

23 MR. I. EZRATTY: We all have to
24 live together, so --

25 MR. AVRUTINE: Exactly, that's the

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2 idea.

3 CHAIRMAN ROSASCO: Great. Well,
4 thank you, for the updated changes. Does
5 anybody else have any questions or
6 commentary prior to us closing the record
7 this evening?

8 MR. HONG: I'm sorry, I don't know,
9 I lost the first parts, so what's going
10 on, I want to know, so I'm so sorry, but I
11 understand they're starting at 8:00, so --

12 CHAIRMAN ROSASCO: Yeah, so this is
13 the Planning Board.

14 MR. HONG: Uh-huh.

15 CHAIRMAN ROSASCO: We go at 7:00,
16 which is not a problem, but I will give
17 you the summarized version of what they've
18 done.

19 AUDIENCE MEMBER: The condensed
20 version.

21 CHAIRMAN ROSASCO: Okay? Have you
22 seen any update of the plans?

23 MR. HONG: Yeah, yeah, I saw that.

24 CHAIRMAN ROSASCO: You saw the two
25 spots they've agreed to allow you.

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2 MR. HONG: Yeah, but I have
3 question on that spot.

4 CHAIRMAN ROSASCO: I'm sure.

5 MR. HONG: Last time I came here
6 that I heard that their commitment,
7 they're going to leave the -- remove the
8 check floor to the parking space, so
9 there's -- they can, no blocking there but
10 I saw that the plans, they put the two
11 parking space, and the other two parking
12 space is with the sidewalk, with the curb,
13 the sidewalk is tall, it mean the tall or
14 blocking but it make a total difference
15 from them the last time, I mean the last
16 union, so I can't understand, why change
17 it?

18 CHAIRMAN ROSASCO: Would you prefer
19 not to have parking spots?

20 MR. HONG: No, I mean, your guy
21 decided, your guy decided that they're
22 going to leave the space for the traffic,
23 the car can pass --

24 MS. PEARSON: He's talking about
25 the curb cut.

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2 MR. HONG: (Continuing) -- each
3 other.

4 CHAIRMAN ROSASCO: We haven't
5 decided anything. These are all
6 preliminary discussions.

7 MR. HONG: No, discussion is -- we
8 going to let them, they cut through pass.

9 CHAIRMAN ROSASCO: That was one of
10 the discussions.

11 MR. RYAN: Right.

12 CHAIRMAN ROSASCO: To allow your
13 cars --

14 MR. HONG: That was question.

15 CHAIRMAN ROSASCO: Go ahead, you
16 speak.

17 MR. HONG: There was discussion,
18 but like you said, I just, we're
19 discussing, but still we have to
20 discussing for this time I saw the plan
21 there is closed, totally closed, because
22 looks like open but is closed because two
23 parking, all of the two parking behind the
24 parking, in between the parking, I had
25 sidewalk. One is three feet, one is five

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2 feet is you help, also, they say, I don't
3 know why need the bicycle rack for the --
4 I don't understand, that's the gas
5 station, gas station, bicycle doesn't need
6 any gas, so I don't know why they needed a
7 bicycle rack in there, I don't understand.

8 CHAIRMAN ROSASCO: So would you
9 prefer just a drive-through there and no
10 parking spots?

11 MR. HONG: Right, just go through,
12 pass.

13 CHAIRMAN ROSASCO: Okay, what's the
14 benefit of that for you because then you
15 have no parking. They're offering you
16 parking spots; correct? What's the
17 benefit of a drive-through? You want to
18 have a little --

19 MS. HONG: Excuse me. So like I
20 say, we lost the first part, okay, so
21 those two parking lot is open or people
22 can go, come from --

23 MR. HONG: No.

24 MS. PEARSON: It's two closed spots

25 --

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2 MS. HONG: Mm-hmm.

3 MS. PEARSON: (Continuing) -- on
4 the side of your businesses --

5 MS. HONG: Mm-hmm.

6 MS. PEARSON: -- and then grass --

7 MS. HONG: Mm-hmm.

8 MS. PEARSON: (Continuing) -- and
9 then parking on the 7-Eleven gas station
10 side.

11 MS. HONG: Right.

12 MS. PEARSON: But you cannot go
13 through --

14 MS. HONG: Okay.

15 MS. PEARSON: (Continuing) -- with
16 a car.

17 MS. HONG: For when I talk to the
18 customers who are coming from north side,
19 they're all talking. I even talked to the
20 7-Eleven owner this morning, too. We talk
21 about that, too.

22 When they come to my store, and
23 then they park and then they go to the
24 7-Eleven or they go to 7-Eleven, they come
25 to us. I know you give a parking spot,

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2 that's one idea, too, but most time people
3 go both sides through together, but I know
4 if you're giving me two parking spot that
5 means, also, but for them it's very
6 inconvenient because you have to go out
7 and to drive there, and then come out and
8 drive through.

9 MR. FELLMAN: They can walk.

10 MR. STAUDT: One thing that was
11 discussed before you walked in is, they
12 have created pedestrian access between the
13 two properties that lines up with the
14 front of your building.

15 So essentially, regardless of
16 whether a customer parks at 7-Eleven or in
17 your lot --

18 MS. HONG: Mm-hmm.

19 MR. STAUDT: (Continuing) --
20 they're able to walk between the two
21 properties without any obstruction right
22 from the front of your building. They
23 wouldn't have to walk out to the sidewalk
24 of Merritts. They could walk right from
25 in front of your building --

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2 MS. HONG: Right.

3 MR. STAUDT: (Continuing) -- to the
4 7-Eleven.

5 MS. HONG: So when I saw the new
6 drawing, so if someone park the new
7 parking space, and then let's say someone
8 park there and then they come 7-Eleven,
9 they come to us, but when they go out,
10 they have to go back to the behind; right?
11 But there's another parking, two parking
12 space and bike racks. How they go out
13 that way?

14 CHAIRMAN ROSASCO: They don't.

15 MS. PEARSON: They can't drive,
16 they would have to only walk.

17 MR. STAUDT: If they drive in to
18 your parking lot, they'd have to exit your
19 parking --

20 MR. HONG: I'm saying, last time
21 discussing you going to use it open or
22 not. This time I came in, it's totally
23 closed, so --

24 MR. STAUDT: I think they're trying
25 to find a reasonable accommodation that

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2 works for both.

3 MR. HONG: Why change it so
4 quickly, why change it, the decision, good
5 decision, I don't know, I can't
6 understand, I want to -- also the why the
7 7-Eleven, the trash, the housing on the
8 trash, the --

9 MS. PEARSON: Dumpster?

10 MR. RYAN: The dumpster?

11 MR. HONG: Why put it next to the
12 7-Eleven? It mean the front of my store
13 is -- we can't move to the garbage to the
14 other side, other spot, and then it's
15 going to be moved totally -- it's going to
16 be open, totally open. Also, we can make
17 parking spot there, parking spot in there,
18 so it's been -- you can, we can create
19 another spot, for example, corner of the
20 other spot is --

21 CHAIRMAN ROSASCO: Step up to the
22 Board, let's talk.

23 MR. HONG: Sure, let's talk.

24 CHAIRMAN ROSASCO: Have you seen
25 these new plans; yes or no?

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2 MR. HONG: Yeah, I saw them.

3 CHAIRMAN ROSASCO: You did, okay.

4 So, you'd like to put the dumpsters on
5 this side of the building?

6 MR. HONG: No, no, no, no, I'm
7 saying, okay, we put the dumpster in here,
8 anyway --

9 CHAIRMAN ROSASCO: Wait, wait, hold
10 on. Dumpster on the corner of the --

11 MR. HONG: Yes.

12 CHAIRMAN ROSASCO: (Continuing) --
13 entranceway to my village?

14 MR. HONG: Yes, yes, anyway, no,
15 no, yeah.

16 CHAIRMAN ROSASCO: Do you think
17 that's a good idea; seriously?

18 MR. HONG: Corner with the big sign
19 of the price of the oil price sign will be
20 covered. Also, it's not only one, it's --

21 CHAIRMAN ROSASCO: So the garbage
22 truck should pull up to the corner of the
23 entranceway of the --

24 MR. HONG: Yeah.

25 CHAIRMAN ROSASCO: (Continuing) --

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2 village --

3 MR. HONG: Yeah.

4 CHAIRMAN ROSASCO: The entryway to
5 my village, and back up the dumpsters and
6 pull the dumpsters in.

7 MR. HONG: Yeah, because you go to
8 the, from the city, they have the front,
9 the big dumpster covered with the white
10 siding. Nice, look nice, yeah.

11 MS. HONG: This I don't understand,
12 some of the things -- go this way.

13 CHAIRMAN ROSASCO: Mm-hmm.

14 MS. HONG: Come here, park here;
15 right?

16 CHAIRMAN ROSASCO: They can't park
17 there, this is a blocked-off curb.

18 MS. HONG: What do you mean; so
19 this is open?

20 CHAIRMAN ROSASCO: This is open to
21 you, so you could park in there.

22 MS. HONG: Oh, so this is open.

23 CHAIRMAN ROSASCO: This is you;
24 right? They're giving you these two
25 spots.

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2 MS. HONG: Mm-hmm.

3 CHAIRMAN ROSASCO: You could back
4 out -- you should take your big Tahoe and
5 park it right there, and open up these
6 other spots for everybody else.

7 MR. HONG: No, no, no, no, please,
8 everybody going to say also helps moving
9 the Tahoe. Everybody say you block the --
10 you block this spot, so I'm not parking
11 here.

12 CHAIRMAN ROSASCO: We're taking
13 recommendations. So you want this open?

14 MR. HONG: Maybe we parking on the
15 street.

16 CHAIRMAN ROSASCO: Okay, that's
17 fine.

18 MS. HONG: We think -- okay, I know
19 7-Eleven owner, I spoke with him, he said
20 about the liability --

21 CHAIRMAN ROSASCO: Mm-hmm.

22 MS. HONG: (Continuing) -- all
23 those things, too.

24 CHAIRMAN ROSASCO: Right.

25 MS. HONG: But for people who

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2 coming this area, like I, you know,
3 because I spoke with them more than
4 anybody, the residents there.

5 CHAIRMAN ROSASCO: Right.

6 MS. HONG: Okay? So they say if
7 they come, like you say you park it, you
8 can go there, but if someone comes, and if
9 they want to go to the 7-Eleven, it's all
10 the way right here.

11 CHAIRMAN ROSASCO: This walkway
12 connects your building straight across --
13 they're going to walk straight across
14 there to go to the building.

15 MS. PEARSON: May I say something?

16 CHAIRMAN ROSASCO: That's for you.

17 MS. PEARSON: May I say something?

18 MS. HONG: Yeah.

19 MS. PEARSON: Hi.

20 MS. HONG: Yeah.

21 MS. PEARSON: I'm sorry, I don't
22 know your name.

23 MS. HONG: Chris.

24 MS. PEARSON: I will share with
25 you, and that I have a concern that people

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2 are going to turn into the 7-Eleven gas
3 station off of Fulton Street and cut
4 through because we know that's a very busy
5 intersection.

6 MS. HONG: Right.

7 MS. PEARSON: Cut through your
8 parking lot --

9 MS. HONG: Mm-hmm.

10 MS. PEARSON: (Continuing) -- where
11 your business is just to get to Merritts
12 instead of waiting for the light and
13 waiting for the traffic.

14 MS. HONG: Right.

15 MS. PEARSON: So I do have a
16 concern --

17 MS. HONG: Mm-hmm.

18 MS. PEARSON: (Continuing) -- that
19 what you're suggesting --

20 MS. HONG: Yes.

21 MS. PEARSON: (Continuing) -- might
22 also be a safety issue.

23 MS. HONG: Right, that's what I
24 said. Open here is for every -- for
25 people who are here, who live there with

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2 all my customers this is -- I think this
3 is the best thing.

4 MR. HONG: Also --

5 MS. HONG: That's what I --

6 MR. HONG: Also, I'm not see the
7 traffic guy --

8 MS. PEARSON: We're listening,
9 we're listening.

10 MR. HONG: I don't see the traffic
11 guy, the -- sorry, I don't see the traffic
12 guy but I have to mention something, this
13 is rental check; right? Why don't -- I'm
14 here about 33 years.

15 CHAIRMAN ROSASCO: Right.

16 MR. HONG: But in that time we have
17 a crosswalk in front of the -- right in
18 front of the railroad track, and then they
19 change it, they put the two -- a couple of
20 years later they have two crossing track
21 sign but now they're putting only one;
22 what happened?

23 I know had a lot of problem in the
24 accidents even the car accidents, hit by
25 the trains with the truck, hit by the --

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2 almost hit by the car. I have, you want
3 to see, I have some --

4 MS. HONG: We always call the
5 police, we always go out, clean the --

6 MR. HONG: Sometime I have, you
7 know, I have to climb to the truck to open
8 to rescue the --

9 MS. PEARSON: Ambulance.

10 MR. HONG: (Continuing) -- the
11 driver. Ambulance doesn't come right on
12 time so I have to go myself to rescue the
13 driver, and I open, you know, wait, thank
14 God.

15 MS. HONG: That's why --

16 CHAIRMAN ROSASCO: All right, so
17 with --

18 MS. PEARSON: Okay, so why --

19 MR. HONG: It's a safety issue, big
20 safety issue.

21 MS. PEARSON: Okay, so the safety
22 issue, if I'm understanding you correctly.

23 MR. HONG: Yeah.

24 MS. PEARSON: Is you think that the
25 location of where the driveway is being

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2 proposed is not safe; is that correct?

3 MR. HONG: No, no, it need another
4 railroad sign in front of the --

5 CHAIRMAN ROSASCO: The railroad
6 track's over here.

7 MR. HONG: Right.

8 CHAIRMAN ROSASCO: Way over here
9 (indicating).

10 MR. HONG: Another one -- yeah,
11 yeah, right, another one here is going to
12 be -- the car when it's busy time, it --
13 the car traffic, it will stop before, they
14 not advance, so they're not stuck on
15 railroad track.

16 CHAIRMAN ROSASCO: That's the way
17 it is now; right?

18 MR. HONG: No, they move, they
19 move. I looking for the traffic guys.

20 CHAIRMAN ROSASCO: Okay.

21 MR. HONG: I want to complain but
22 this time they didn't came, so -- so this
23 time please a make a little track sign in
24 here before the railroad track, and then
25 car, any car, when it is low speed,

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2 they're going to stop, they going to stop.
3 They going to look at it, what happened,
4 what's going on. The train coming or not
5 or the radio not coming down or not, but
6 we lost the sign, we have more problem but
7 this time your guys say something to the
8 Nassau County or the state, it puts a
9 sign, please, and less problem happen.

10 Also, when the traffic came from
11 the -- my entrance goes through, came up
12 from this side or this side, I notice we
13 have, the 7-Eleven has a less outlet or
14 inlet, so it's going to very busy. Thank
15 God they put some track, it's okay, but
16 still we have a problems, less entrance, a
17 lot of jammed traffic in here to come out,
18 come in, so but if make another -- if they
19 label the tracks, we just flowing in here,
20 we going to have less problems. Also,
21 it's a safety issue.

22 MR. RYAN: Four curb cuts to two;
23 right?

24 MR. STAUDT: The state DOT is going
25 to disagree with you.

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2 MR. RYAN: Right, absolutely.

3 CHAIRMAN ROSASCO: The gentleman
4 that came down and presented, their
5 conversations from the state DOT, they
6 said they wanted to reduce the four inlets
7 to two for safety issues.

8 MR. HONG: Yeah, they trying safe.

9 MS. HONG: That's a safe issue?

10 MR. HONG: That's a safe -- no, no,
11 it got to be -- it's got to be to -- the
12 tracks are on this side, it's okay. It
13 much better.

14 MR. RYAN: It is much better with
15 the two, it's much safer.

16 MS. PEARSON: No, he's saying it's
17 better.

18 MR. HONG: When it's fast coming
19 in/coming out, it's the same like the
20 water flow is when it's jamming, pushing
21 more, go faster, okay. But when it's
22 jammed, doesn't go, it's stuck, it
23 problem.

24 CHAIRMAN ROSASCO: In your lot or
25 in the 7-Eleven lot?

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2 MR. HONG: Same thing. I'm telling
3 you, make another -- this one in front of
4 the -- before the railroad track, and then
5 it's going to be in front of the, I think,
6 my entrance.

7 CHAIRMAN ROSASCO: Another what?

8 MR. HONG: My parking lot.

9 CHAIRMAN ROSASCO: Another what?

10 MS. PEARSON: The railroad.

11 CHAIRMAN ROSASCO: Another sign?

12 MR. HONG: Another sign.

13 CHAIRMAN ROSASCO: Okay, so you
14 want a sign on your pass-through. I'm
15 trying to understand what --

16 MR. HONG: Okay, okay, sorry, I
17 have bad English.

18 CHAIRMAN ROSASCO: No, speak
19 slowly, it's okay, we'll listen.

20 MR. HONG: So the car traffic and
21 came through passing here, after making
22 the slow down, jamming here.

23 CHAIRMAN ROSASCO: Don't you think
24 people are going to race through the two
25 buildings? Oh, I'm at the cleaners, let

1 PLANNING BOARD - 6/28/22

2 me run over and get a Lotto ticket
3 (gesturing), swing around.

4 MR. HONG: No, so that's right,
5 don't make that car, don't make with the
6 sidewalk to U-shape. We don't need a
7 bicycle for bicycle rack, the gas station,
8 bicycle doesn't take any gas; why?

9 MR. STAUDT: It's a convenience
10 store.

11 MR. HONG: No one bicycle, no one.
12 Sometimes summer, it's a hot day, maybe
13 couple of guys from the -- maybe they
14 bring the bicycle to take, but otherwise,
15 never, I never seen those bicycles, but
16 this is -- right after the -- doesn't use
17 a bicycle. They don't put everything in
18 here. The town doesn't need a super
19 7-Eleven; do you understand? Convenience,
20 convenience needed. We need convenience
21 for the --

22 MR. STAUDT: Sir, but the property
23 owner is entitled to put --

24 MR. HONG: My client need
25 convenience.

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2 MS. PEARSON: Okay, so --

3 MR. HONG: That's why I call the
4 convenience store 7-Eleven. Also, we need
5 convenience is together.

6 MS. PEARSON: Sir?

7 MR. HONG: This convenience; do you
8 understand?

9 MS. PEARSON: Sir?

10 MR. HONG: Okay, yes.

11 MS. PEARSON: Your business --

12 MR. HONG: Yes.

13 MS. PEARSON: (Continuing) -- and
14 please correct me if I'm wrong, your
15 business is not owned by the same people
16 who own 7-Eleven; is that correct?

17 MR. HONG: They different, yes.

18 MS. PEARSON: It's a different
19 owner?

20 MR. HONG: Right, yeah.

21 MS. PEARSON: So up until now, if
22 your customers have been parking in the
23 7-Eleven parking lot, the owners of
24 7-Eleven have been doing you a courtesy,
25 and I think by providing you with these

1 PLANNING BOARD - 6/28/22

2 two spots, they're trying to still give
3 you that courtesy because technically,
4 they don't have to provide any parking,
5 either now in the current set-up or in
6 this revision.

7 So I just want you to be mindful
8 that if your customers are parking at
9 7-Eleven, that's actually on a completely
10 different property than your business.

11 MR. HONG: Yes, but always, we
12 been, share the -- also the 7-Eleven, he
13 been here 33 years, so we --

14 MS. PEARSON: Good neighbors.

15 MR. HONG: Yeah, good neighbors, no
16 problem at all.

17 MS. PEARSON: I understand, and I'm
18 saying, I think they're trying to be good
19 neighbors now, too.

20 MR. HONG: Yeah, no, this is the
21 truck, delivery truck.

22 MS. PEARSON: May I see?

23 MR. HONG: They park in front of my
24 store. I'm okay.

25 MS. PEARSON: I see.

1 PLANNING BOARD - 6/28/22

2 MR. HONG: They fully takes all
3 parking lot. Maybe four, five parking,
4 okay. But I understand, it happens, okay.

5 Also, my cleaners doesn't take that
6 much long time, maybe --

7 MS. PEARSON: In and out.

8 MR. HONG: Five -- in and out, in
9 and out; you understand?

10 MS. PEARSON: Mm-hmm, I do.

11 MR. HONG: So --

12 MS. PEARSON: I'm just -- I hear
13 you, and I understand your concerns.

14 MR. HONG: Thank you.

15 MS. PEARSON: And I live nearby,
16 and I appreciate that you want an extra
17 sign to keep that --

18 MR. HONG: Yes, yes.

19 MS. PEARSON: (Continuing) -- road
20 safe because of the railroad.

21 MR. HONG: Yes.

22 MS. PEARSON: And I just -- I hear
23 your concerns, and I think that they are
24 trying to provide you with the spaces that
25 you need so that your customers can still

1 PLANNING BOARD - 6/28/22

2 go in and out.

3 MR. HONG: Right.

4 MS. PEARSON: Because it sounds
5 like that's what they're giving you now,
6 informally, by allowing you to park at
7 the 7-Eleven parking lot; correct?

8 Like, do you think your customers
9 use more than two parking spaces now in
10 the 7-Eleven lot when they're running in
11 and out and getting their dry cleaning?

12 MR. HONG: I'm not only using this
13 parking lot.

14 MS. PEARSON: Mm-hmm.

15 MR. HONG: I have next door.

16 MS. PEARSON: Mm-hmm.

17 MR. HONG: This area.

18 MS. PEARSON: Yeah.

19 MR. HONG: So I cannot tell you
20 exactly but it's not only -- sometime my
21 customers, my clients came from, for me,
22 and then they can go to the 7-Eleven to
23 take buying something.

24 MS. PEARSON: Mm-hmm.

25 MR. HONG: Sometime they buying

1 PLANNING BOARD - 6/28/22

2 something, and they can stop by my store.

3 That's called a convenience.

4 MS. PEARSON: Absolutely, and I
5 appreciate that it's been good neighbors,
6 and I'm just saying, I think they're
7 trying to still be good neighbors
8 because --

9 MR. HONG: Thank you.

10 MS. PEARSON: (Continuing) -- if
11 they wanted to, they could just put a
12 fence and not have any spots for you and
13 your businesses, and luckily, as you said,
14 it's been good neighbors for over 30
15 years, and I think they're trying to
16 continue that. I don't want to speak for
17 the owner if they're here.

18 MR. HONG: Yeah.

19 MS. PEARSON: But that's my
20 perception.

21 MR. HONG: I spoke with him this
22 morning, he say, no problem, we are good
23 neighbor, we never had problems in 30
24 years, so it's open, it's okay for the
25 customers. He said it's more important to

1 PLANNING BOARD - 6/28/22

2 us, to him, also, to be -- we're very
3 happy it's open; okay?

4 Also, last time, last month, I
5 talked with the owner of the property of
6 the gas station.

7 MS. PEARSON: Mm-hmm.

8 MR. HONG: He say, first time he
9 saw me, don't worry, we going to open for
10 you, you can park in my spot, no problem,
11 no problem.

12 MS. PEARSON: How many years have
13 you been in business in that location?

14 MR. HONG: 34, 35 years.

15 MS. PEARSON: So for 35 years, I
16 just want to say that I suspect your
17 customers are going to still come to you
18 whether or not there's a cut-through or
19 not because if you are in business in
20 Farmingdale for 35 years, you must be an
21 exceptional business.

22 MR. HONG: Yeah, but still, I'm --
23 I don't know, maybe first time see you;
24 right? You never been my store.

25 MS. PEARSON: Well, I will now.

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2 MR. RYAN: I'll be there.

3 MR. HONG: I need business, called
4 new customers.

5 MS. PEARSON: Yes.

6 MR. HONG: So I can't survive if
7 existence these customers because these
8 days, almost with the cleaner dying.

9 MS. PEARSON: Because less people
10 at work.

11 MR. HONG: Yeah, exactly. We need
12 more customer and more customer can come
13 with a convenience but without the
14 convenience, hey, c'mon, I can't, yeah,
15 yeah, this is business, I'm going on the
16 spot, the spot is more convenience to
17 customer, so you have best location,
18 sorry.

19 MR. STAUDT: Keep in mind, too, the
20 enlarged, the 7-Eleven --

21 MR. HONG: I want to survive.

22 MR. STAUDT: Sir, sir.

23 MR. HONG: I'm saying you.

24 MR. STAUDT: I understand what
25 you're saying, but keep in mind, there are

1 PLANNING BOARD - 6/28/22

2 perhaps --

3 MR. HONG: Do me a favor, please.

4 MR. STAUDT: I understand that
5 you're concerned that the traffic flow is
6 going to change. However, some of the
7 changes might be beneficial to you. The
8 parking lot at 7-Eleven is configured much
9 more conveniently for people now, there
10 are more spaces than when they started
11 this. They've added space, they've given
12 you the two, but they've also -- the lot
13 is going to be larger than the lot that's
14 there now.

15 MR. HONG: No, the problem is only
16 one. We have the maybe six parking spot,
17 it come out, it go back to the -- now they
18 lost the right side, already left side.

19 MR. STAUDT: All right, sir, okay.

20 MR. HONG: Car coming into the --
21 we have only --

22 MR. STAUDT: I understand that, but
23 what --

24 MR. HONG: It's coming, cars
25 stopping here, jamming here, and the right

1 PLANNING BOARD - 6/28/22

2 after the layer of the traffic there, the
3 layer of the track, the car is waiting for
4 the coming to my store, and the car is
5 trying to go out, and it gets stuck in
6 there.

7 MR. STAUDT: I understand, the
8 point --

9 MR. HONG: The jam is in the
10 traffic, totally traffic is going to be
11 more problem.

12 If you want I can show you the
13 accidents, I have --

14 MR. STAUDT: I live right over
15 there. I understand where --

16 MR. HONG: One car stop, coming,
17 keep coming, keep coming, stuck in there,
18 train came in, train came in, almost hit
19 by tails of the car. The car doesn't move
20 anything, they staying there. Sometime,
21 my wife Chris go out, move your car, move
22 you car, they doesn't --

23 MR. STAUDT: Sir, you have to allow
24 me to finish my point.

25 MR. HONG: Okay.

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2 MR. STAUDT: The point I'm making
3 is, if this updated site plan becomes
4 successful, if the 7-Eleven thrives, and
5 there's a pedestrian crossover to your
6 property, that could end up being
7 beneficial to you in the long run.

8 MR. HONG: That, I understand.

9 MR. STAUDT: The existing site, not
10 including your property, currently is
11 dilapidated. The 7-Eleven and the
12 existing gas station, both are past their
13 prime. This is going to be an updated
14 prime location now with a brand new
15 facility on it, and you're sitting right
16 next to it. I think this has a lot of
17 potential to add to your business.

18 MR. HONG: Yeah, thank you, thank
19 you, but my customer or my neighbor, they
20 wonder having go through. That's more
21 benefit to the people, to the village
22 people, not just for me.

23 MR. STAUDT: I understand that.

24 MR. HONG: I'm not driving with
25 car, I'm just park and go out. Therefore,

1 PLANNING BOARD - 6/28/22

2 my neighbor, not for me; do you
3 understand?

4 MR. STAUDT: Understood.

5 MR. HONG: This is my landlord, I'm
6 not landlord. After I finish I'm going
7 out, I don't care, but my neighbor is
8 still living in village; do you
9 understand?

10 MR. STAUDT: Understood.

11 MR. HONG: Okay, some people, I've
12 been here 34, 35 years. Some people, they
13 -- I've been here 50 years, older than
14 you, but they people, they some, they
15 total, they going to live in one of the 50
16 years in Farmingdale. They need
17 convenience, they still living in there
18 with you, not with me, after; right? So
19 think about that for the people of the
20 village.

21 MR. STAUDT: Understood.

22 Well, I hear your perspective.

23 MR. HONG: Nice, thank you, giving
24 me two spots but it's not, I'm not two
25 spots.

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2 CHAIRMAN ROSASCO: Do you realize
3 your cars will be backing up into the
4 through traffic; right?

5 MR. HONG: Yeah.

6 CHAIRMAN ROSASCO: I'm just playing
7 devil's advocate. Let's look at both
8 sides of it.

9 So coming around those dumpsters,
10 me, when I was a kid, speeding around the
11 side of the dumpsters to get out of there
12 because it's backed up.

13 MR. HONG: So --

14 CHAIRMAN ROSASCO: Your people are
15 going to be backing up into those --

16 MR. HONG: I told you dumpster, you
17 can move from the corner and a lot of spot
18 in there. You can go to Honda City in the
19 -- they have the big white with the
20 siding, nice, looks nice, but --

21 CHAIRMAN ROSASCO: You realize
22 that's the entranceway to our village;
23 correct?

24 MR. HONG: Huh?

25 CHAIRMAN ROSASCO: You realize this

1 PLANNING BOARD - 6/28/22

2 is the entranceway to our village.

3 MR. HONG: But --

4 CHAIRMAN ROSASCO: Your
5 recommendation is to put up a big white
6 fence with a --

7 MR. HONG: No, no, no.

8 CHAIRMAN ROSASCO: (Continuing) --
9 dumpster on my entranceway.

10 MR. HONG: Anyway, will be trouble
11 with this big sign of the gas price,
12 7-Eleven maybe taller, another 7-Eleven,
13 and then name of the gas station, Exxon,
14 or whatever, gas, whatever.

15 CHAIRMAN ROSASCO: Five feet is the
16 code --

17 MR. HONG: Okay.

18 CHAIRMAN ROSASCO: (Continuing) --
19 for the height of the sign.

20 MR. HONG: Okay, okay, they can put
21 the two; right? Five feet, two, and then
22 they can put the gas price, it's very
23 important the gas price, you know, gas
24 price, another 7-Eleven or the Sunoco gas,
25 whatever. Sign totally covered.

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2 CHAIRMAN ROSASCO: So other than
3 Honda City, is this a common occurrence,
4 you see that they're putting dumpsters in
5 the front of buildings?

6 MR. HONG: They have.

7 CHAIRMAN ROSASCO: Is that the
8 cosmetic design that is currently --

9 MR. HONG: Also, we talking about
10 the concern about the garbage because the
11 front of the building. Also, same thing,
12 in front of my store, dumpster, the same
13 thing, look terrible. Most of the garbage
14 container, the gate is open for the
15 convenience. Maybe over 90 percent they
16 left open a little bit. Sometime open
17 fully. Passing by a couple of years, it
18 fell, the gate, and then they never fix
19 it.

20 Do you want to see the photo, I
21 have ten photos of the --

22 CHAIRMAN ROSASCO: Let me ask you a
23 quick question.

24 MR. HONG: (Continuing) -- of the
25 7-Eleven, this area.

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2 CHAIRMAN ROSASCO: Right.

3 MR. HONG: Normally, they open the
4 gate, huge amount of -- looks totally
5 early, I'm very sorry my next door is this
6 guy, that's right. I took the photo from
7 him but I --

8 CHAIRMAN ROSASCO: Let me ask you a
9 question.

10 MR. HONG: Yes.

11 CHAIRMAN ROSASCO: Do you have a
12 problem with the dumpster behind the
13 pizzeria, and have you made those
14 complaints because he just got fined --

15 MR. HONG: I complain, I complain.

16 CHAIRMAN ROSASCO: (Continuing) --
17 and that's disgusting back there.

18 MR. HONG: Yeah, I fight with him,
19 I fight with him, you have to bring more
20 big container.

21 CHAIRMAN ROSASCO: Did you ever
22 talk to the village about complaining
23 about that?

24 MS. HONG: No, we told them that.

25 MR. HONG: I told them so many

1 PLANNING BOARD - 6/28/22
2 times. Honestly, I fight with him. My
3 wife complain about that, he told to my
4 wife some bad words, I fight with him.
5 That's, you know, to live, I try my best,
6 you know.

7 MR. STAUDT: Look, I think at this
8 point, you know --

9 MR. HONG: Okay.

10 MR. STAUDT: (Continuing) -- we're
11 here to hear your perspective on it. I
12 think we've heard, we understand where
13 you're coming from.

14 CHAIRMAN ROSASCO: So you want a
15 sign and a pass-through; right?

16 MR. HONG: Okay.

17 CHAIRMAN ROSASCO: Is that your
18 request?

19 MR. HONG: This is normally the
20 garbage, sorry, they left them open.

21 CHAIRMAN ROSASCO: Yes.

22 MR. HONG: You see, there's open --
23 they open, looks early, open, open, open,
24 the same thing but this one has only
25 the --

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2 MS. PEARSON: So your concern is
3 that if the dumpster is where it stays in
4 the proposal that it will be open, and it
5 will look --

6 MR. HONG: Yeah, so even -- I'm
7 saying, even look nice --

8 MS. PEARSON: I'm just trying to, I
9 just --

10 MR. HONG: You going to be here --

11 MS. PEARSON: Sir, sir, let me
12 just --

13 MR. HONG: -(Continuing) - you're
14 going to live here a couple more year;
15 right? After five year, you see the
16 dumpster gate fell down --

17 MS. PEARSON: Sir, sir.

18 MR. HONG: (Continuing) -- it looks
19 early, it's part of the front of the
20 building is going be.

21 MS. PEARSON: Okay, but let me just
22 make sure --

23 MR. HONG: Yes.

24 MS. PEARSON: (Continuing) -- I
25 understand your concern. So your concern

1 PLANNING BOARD - 6/28/22

2 about the proposed dumpster location --

3 MR. HONG: Yes.

4 MS. PEARSON: (Continuing) -- is
5 that although it is in an enclosed sort of
6 gated area that those gates will be open,
7 and that'll be unsightly because it's
8 right next to your business, it's on the
9 same sort of side as your business. Your
10 concern is that the dumpster --

11 MR. HONG: I have --

12 MS. PEARSON: (Continuing) -- ugly
13 --

14 MR. HONG: (Continuing) --
15 cleaning, I have cleaning.

16 MS. PEARSON: (Continuing) -- and
17 that when customers are coming, they will
18 see the dumpster, and the gates will be
19 open; is that correct?

20 MR. HONG: Yeah, I have cleaners.

21 MS. PEARSON: I know.

22 MR. HONG: Cleaner looks nice,
23 clean, nice, please.

24 MS. PEARSON: I understand. I'm
25 just trying to understand your concern

1 PLANNING BOARD - 6/28/22

2 with the dumpster is that it won't be well
3 kept, and that it will be open, and that
4 everybody will be able to see trash.

5 MR. HONG: We have business.

6 CHAIRMAN ROSASCO: This is your
7 view; right?

8 MR. HONG: Yes.

9 CHAIRMAN ROSASCO: What's going to
10 break on that? It's a brick wall with
11 Hardie.

12 MR. HONG: Yes.

13 CHAIRMAN ROSASCO: That's your
14 view.

15 MR. HONG: Is mandatory, is totally
16 100 percent covered is the word.

17 CHAIRMAN ROSASCO: So what's going
18 to break on that though; that's my
19 question.

20 MR. HONG: It's a wall, it's going
21 to be wall. No, I'm talking about the
22 front of the dumpster.

23 CHAIRMAN ROSASCO: So you're
24 worried about the other side.

25 MR. HONG: Other side.

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2 CHAIRMAN ROSASCO: Ah.

3 MR. HONG: You mention about the
4 view of the entrance to the village.

5 CHAIRMAN ROSASCO: Okay.

6 MR. HONG: Anyway, looks like the
7 entrance, no one can see, it's a big wall.

8 CHAIRMAN ROSASCO: Okay.

9 MR. HONG: So I need some idea, so
10 last time, I give some idea to why the --
11 you want the same spot, can't come this
12 side, and then take a less spot because
13 take the 25 to 18 feet; right?

14 Even though we have the seven feet
15 to the less take to the outside of the
16 parking spot; right?

17 So why don't put this side, insist
18 this side; right? I gave some idea,
19 nobody say, okay. Now I seen can move, we
20 can move to the that trash to the front,
21 look nice. Anyway, be covered with a sign
22 of the gas price, and the big sign for the
23 business sign will be covered, and also,
24 you say you're going to put nice outside.
25 Nobody say nothing because doesn't see.

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2 CHAIRMAN ROSASCO: Okay, okay, I
3 understand your concern.

4 MR. HONG: So I'm saying to you,
5 please, make a convenience to everybody
6 for the village people; understand?

7 CHAIRMAN ROSASCO: Do you think any
8 of the changes that they've made --

9 MR. HONG: I'm also, I --

10 CHAIRMAN ROSASCO: You speak.

11 MR. HONG: Yeah.

12 CHAIRMAN ROSASCO: Okay.

13 MR. HONG: Personally, I work with
14 my village people, you work for the --
15 officially work with the village people,
16 so think about the, a little, for the
17 neighbor, your neighbor.

18 CHAIRMAN ROSASCO: I think we've
19 been thinking about them for three months;
20 okay?

21 MR. HONG: Yes.

22 CHAIRMAN ROSASCO: And I think they
23 made a lot of modifications --

24 MR. HONG: Yeah, also --

25 CHAIRMAN ROSASCO: No, let me

1 PLANNING BOARD - 6/28/22

2 speak, I've listened to you speak the
3 whole night.

4 MR. HONG: Yeah.

5 CHAIRMAN ROSASCO: One person at a
6 time.

7 MR. HONG: I give you more idea.

8 CHAIRMAN ROSACO: Okay.

9 MR. HONG: You giving them no idea.

10 CHAIRMAN ROSASCO: Okay, your
11 commentary will be noted.

12 MR. HONG: Yeah, I give you, I gave
13 you safety issue for the train hit by
14 the --

15 CHAIRMAN ROSASCO: It's a county
16 issue, it's a county issue.

17 MR. HONG: County issue, okay, same
18 thing. This called the -- not the county
19 issue, it's called the public issue.

20 CHAIRMAN ROSASCO: It's a public
21 policy issue, I would agree with that, but
22 the road is a county road, and they're in
23 control of the signs.

24 MR. HONG: Also --

25 CHAIRMAN ROSASCO: You're asking me

1 PLANNING BOARD - 6/28/22

2 to get a sign on a county road, I can't do
3 that. You have to go to the county and do
4 that.

5 MR. HONG: No, I'm telling you,
6 you know, the -- what's the -- the lawyer
7 maker, I talk with, spoken with them
8 couple of years ago, maybe 10, 20 years
9 ago, say, okay, that's good idea, I --
10 okay, I had good idea, I going, okay, I
11 going to tell them but never happened, I
12 don't know.

13 CHAIRMAN ROSASCO: Okay, well, we
14 appreciate your commentary. We just make
15 recommendations to the Board.

16 MR. HONG: So I came this time to
17 say tonight, I'm telling you make the
18 before the railroad track, make a sign;
19 please?

20 Okay, other one, I gave to you, can
21 make a little space to the -- this side of
22 the dumpsters, this is side, make it to
23 left, same spot, same --

24 MR. STAUDT: How would they unload
25 it then?

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2 MR. HONG: But and then the car can
3 pass.

4 MR. STAUDT: No, but how would they
5 unload that -- how would a garbage truck
6 approach from Merritts Road?

7 MR. HONG: Also, best idea, to me,
8 the corner, that's huge parking spot,
9 there's huge parking spot. Corner will be
10 covered, don't worry, it will be covered.
11 All this, one feet going to see top, but
12 anyway, they covered, nobody know.

13 MS. PEARSON: Sir, I have to say, I
14 disagree with that idea because you just
15 showed us multiple pictures of dumpsters
16 around Farmingdale; am I correct?

17 MR. HONG: Yes.

18 MS. PEARSON: I guess that you're
19 saying the gates are open, and it looks
20 unsightly, and we can see the trash and
21 so, you know, to Mr. Rosasco's point, I
22 don't want a dumpster --

23 MR. HONG: Yes.

24 MS. PEARSON: (Continuing) -- on
25 the side of the road.

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2 MR. HONG: Yeah, It's going to
3 be --

4 MS. PEARSON: So if this is an
5 issue in other places of Farmingdale, I
6 don't think that this particular solution
7 is one.

8 MR. HONG: The village, anyway,
9 same thing, but putting a cone on the
10 other side, nobody can see.

11 MS. PEARSON: I want to --

12 MR. HONG: So, everybody going
13 to --

14 MS. PEARSON: Sir, I greatly
15 empathize with how frustrated you are, and
16 I greatly empathize with how concerned you
17 are for your business, and I want you to
18 know that we have heard your concerns.

19 We make recommendations to the
20 Village Trustees, so just know that this
21 body makes recommendations and not
22 decisions, but I appreciate you coming and
23 sharing your thoughts with us and
24 expressing yourself with so much passion
25 and caring so much, so thank you.

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2 MR. HONG: Thank you, thank you,
3 I'm sorry, I have bad chopped English,
4 so --

5 MS. PEARSON: No, you did great.

6 MR. RYAN: I understand you fine.

7 MS. PEARSON: You did great. Thank
8 you, very much.

9 CHAIRMAN ROSASCO: Thank you.

10 MR. HONG: Thank you.

11 CHAIRMAN ROSASCO: Okay.

12 COURT REPORTER: Excuse me, sir. I
13 need you name and your wife's name.

14 MR. HONG: Okay, Chris, last name,
15 H-O-N-G, Hong.

16 COURT REPORTER: H-O-N-G?

17 MR. HONG: Right.

18 COURT REPORTER: And your first
19 name is Chris?

20 MR. HONG: My wife Chris.

21 COURT REPORTER: Oh, and she's
22 also --

23 MR. HONG: Yeah.

24 COURT REPORTER: And your first
25 name is?

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2 MR. HONG: Augustin.

3 COURT REPORTER: Augustin?

4 MR. HONG: Yes.

5 COURT REPORTER: Okay, thank you.

6 MR. HONG: Thank you.

7 CHAIRMAN ROSASCO: Thank you. Any
8 additional commentary in response?

9 MR. AVRUTINE: I'd just like to,
10 real brief.

11 CHAIRMAN ROSASCO: Of course.

12 MR. AVRUTINE: I promise. I think,
13 unfortunately, the gentleman wasn't here
14 from the beginning, and I think what was
15 discussed, and I know you were there, Mr.
16 Rosasco, but the rest the members of the
17 Planning Board weren't at the Board of
18 Trustees hearings, and at the last
19 hearing, there was some discussion about
20 the culture of the two properties being
21 that there was a pass-through.

22 Subsequent to that hearing, we took
23 that issue up with 7-Eleven, and that's
24 not something that they could agree to or
25 would agree to, specifically, a

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2 pass-through for numerous reasons as you
3 might imagine, liability being first and
4 foremost, and the original site drawing
5 actually had fencing going all the way
6 toward Merritts, and there was actually no
7 ability for any pass-through, pedestrian
8 or vehicular, and so there's been an
9 evolution here, and so after the
10 discussions with 7-Eleven, and their
11 concerns about the authorized pass-through
12 shall we call it, since all these years
13 it's been just a -- like I said, the
14 culture of the two properties. They said,
15 well, why don't we talk about these two
16 parking spaces because it wasn't just an
17 issue of cars going through the 7-Eleven
18 lot from the property to the north but
19 also we found out from the operator of the
20 7-Eleven that many times there was use of
21 parking spaces. So that's where the
22 genesis of the two parking space idea came
23 from.

24 So even though this plan doesn't
25 allow for vehicular access, certainly, as

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2 we've discussed this evening, it does
3 allow for pedestrian, and so if I pull
4 into the dry cleaning parking lot and park
5 there and go to the cleaner, and then I
6 want to walk over and get a beverage at
7 7-Eleven, it'll become the new culture to
8 do it that way, as opposed to driving
9 through and people will get used to it.
10 Change is inevitable in every stage of all
11 of our existences.

12 So, and this will be something that
13 will require some adjustment, but with the
14 -- I think the way we've ultimately come
15 to, it'll work for everyone in a way that
16 will not diminish anybody's businesses or
17 anybody's property values or any of that.

18 So I just wanted to make sure this
19 Board was aware of what happened
20 internally with the discussions about the
21 drive-through aspect.

22 CHAIRMAN ROSASCO: That would be
23 the corporate perspective?

24 MR. AVRUTINE: Yes, sure,
25 corporate, legal and all of that, and so

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2 -- and of course, as you can imagine,
3 there's going to, you know, want to have
4 something like that going on, especially,
5 this is a self-contained property, you
6 know.

7 CHAIRMAN ROSASCO: Right.

8 MR. AVRUTINE: So this was
9 something that's sort of like a hybrid in
10 a sense that we were able to come to an
11 agreement on as far as the use of those
12 two spaces.

13 CHAIRMAN ROSASCO: Okay, thank you.

14 MR. AVRUTINE: Thank you.

15 MR. J. EZRATTY: I understand
16 everything. I just wanted to ask about
17 the timing for the next meeting, if there
18 is a -- like what happens at the next
19 meeting?

20 CHAIRMAN ROSASCO: So the Board
21 meetings are always work session at seven,
22 public meeting at eight.

23 MR. J. EZRATTY: At eight.

24 CHAIRMAN ROSASCO: This is the
25 Planning Board, we go at seven.

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2 MR. J. EZRATTY: Right, so what is
3 going to happen with this at the next --
4 this is on the calendar for the next
5 meeting?

6 CHAIRMAN ROSASCO: This is on the
7 calendar for, I believe, July 11th.

8 MR. AVRUTINE: Seventh.

9 MR. J. EZRATTY: Eleven is a
10 Monday.

11 MR. AVRUTINE: Seven eleven.

12 CHAIRMAN ROSASCO: Yes.

13 MR. FELLMAN: Oh, wow, that's
14 pretty wild, wow.

15 CHAIRMAN ROSASCO: Okay, all right.

16 Any additional commentary?

17 (WHEREUPON, no response was heard.)

18 MR. J. EZRATTY: Thank you.

19 CHAIRMAN ROSASCO: All right,
20 motion to close the record for this
21 evening?

22 MS. PEARSON: I make a motion.

23 CHAIRMAN ROSASCO: Second that
24 motion?

25 MR. STAUDT: I'll second that.

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CHAIRMAN ROSASCO: All in favor?

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

(WHEREUPON, the application was concluded.)

(WHEREUPON, this hearing was concluded at 8:20 p.m.)

* * * *

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

3 STATE OF NEW YORK)

4 SS:

5 COUNTY OF NASSAU)

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

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

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

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

18 IN WITNESS WHEREOF, I have hereunto
19 set my hand this 5th day of July, 2022.

Debbie Babino

20
21 Debbie Babino, Certified Reporter

22

23

24

25

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