

In the Matter Of:

VILLAGE OF FARMINGDALE - PLANNING BOARD and ARB

November 22, 2022



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INCORPORATED VILLAGE OF FARMINGDALE
PLANNING BOARD FOR THE ARCHITECTURAL REVIEW
BOARD AND PUBLIC HEARING
FARMINGDALE, NEW YORK

November 22, 2022

7:00 p.m.

- 200 Fulton Street
- 125 Secatogue Avenue
- 159 Oakview Avenue
- 38 Staples Street
- 8 Toretta Lane

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1 PLANNING BOARD - NOVEMBER 22, 2022

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

3 CRAIG ROSASCO, Chairman

4 EVA PEARSON, Member

5 JOSEPH STAUDT, Member

6 THOMAS RYAN, Member

7 STEVE FELLMAN, Building Superintendent

8 ARCHITECTURAL REVIEW BOARD:

9 CHARLES PROKOP
10 APPLICANT
11 200 Fulton Street

12 MICHAEL NAPOLITANO
13 APPLICANT
14 125 Secatogue Avenue

15 PUBLIC HEARING:

16 LAURA COLETTI
17 IMPACT ARCHITECTURE

18

19 BEN AND SYLVIA CLAASE
20 APPLICANTS
21 159 Oakview Avenue
22 38 Staples Street

23

24 JENNIE MAY, Resident

25 TODD O'CONNELL
 ARCHITECT
 8 Toretta Lane

 KAREN DILLON, Resident

 CEIL DILLON, Resident

1 PLANNING BOARD - NOVEMBER 22, 2022

2 CHAIRMAN ROSASCO: Good evening,
3 everybody.

4 My name is Craig Rosasco, I am the
5 Chairman of the Planning Board here at the
6 Village of Farmingdale, thank you for
7 coming this evening.

8 We've got four applications on the
9 agenda for this evening. Two of them are
10 public hearings, two of them are
11 Architectural Review Board.

12 For brevity's sake, we're going to
13 do the first two, the signage that's on --
14 there's two different signs on. Those
15 tend to be relatively quick, and then if
16 you've ever come down on a public hearing,
17 they tend to be a little bit more
18 involved. So we'll do those two second
19 but we'll do it as expeditiously as
20 possible.

21 In the interim, as it's seven
22 o'clock, I'm going to ask you all just to
23 rise, and we're going to say the Pledge of
24 Allegiance.

25 Joe, would you like to take us away

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2 on that?

3 MR. STAUDT: Sure.

4 (WHEREUPON, the Pledge of
5 Allegiance was recited by the assemblage.)

6 CHAIRMAN ROSASCO: And if you all
7 could just remain standing for just one
8 moment as we recognize our first
9 responders and our military that provide
10 us the freedoms that we enjoy every day,
11 and hopefully, everybody has a great
12 holiday.

13 (WHEREUPON, a moment of silence was
14 observed by the assemblage.)

15 CHAIRMAN ROSASCO: Thank you, very
16 much. Take a seat.

17 As I mentioned earlier, my name is
18 Craig Rosasco. With me are fellow Board
19 members, Eva Pearson, Joe Staudt and Tom
20 Ryan.

21 We've got four applications on the
22 agenda for this evening, and it's looking
23 like -- by a show of hands, who's here --
24 I know you're here on 200 Fulton.

25 MR. PROKOP: Yes.

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2 CHAIRMAN ROSASCO: Anybody else
3 here on 200 Fulton?

4 AUDIENCE MEMBER: I'm with him.

5 CHAIRMAN ROSASCO: You're with
6 him? Okay, and who's here on Nunzi's?

7 Nobody's here on Nunzi's; right?
8 Correct?

9 And then who's here on 8 Toretta?

10 MS. CLAASE: That's us.

11 CHAIRMAN ROSASCO: Okay, and then
12 who's here on 159 Oakview?

13 Okay, very good. All right, so
14 we're going to do the signs first because
15 they'll be quicker, and then we'll open up
16 the forum for the public hearing.

17 Nunzi's is not present yet, so 200
18 Fulton Street --

19 MR. PROKOP: Yes.

20 CHAIRMAN ROSASCO: (Continuing) --
21 you are up.

22 If you could just stand up, give
23 the young woman your name and address for
24 the record and then make your presentation
25 in regards to what you're looking to do.

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2 MR. PROKOP: Sure. Thank you.

3 It's Charles Prokop, P-R-O-K-O-P,
4 200 Fulton Street, Farmingdale.

5 COURT REPORTER: Thank you.

6 MR. PROKOP: Okay.

7 CHAIRMAN ROSASCO: What is you
8 association with the property; Charles?

9 MR. PROKOP: President.

10 CHAIRMAN ROSASCO: President of the
11 company?

12 MS. PEARSON: Thank you.

13 MR. PROKOP: So what we did was we
14 put some artificial AstroTurf on the front
15 of the building and some artificial
16 flowers to make it, you know, more
17 appealing and attractive.

18 In that packet you have, I had a
19 professional company that came in and did
20 it -- professional floral company. They
21 anchored it with leg bolts and everything
22 so it's very secure. With the wind storms
23 that we had last month, nothing came down,
24 so it's good.

25 CHAIRMAN ROSASCO: What was under

1 PLANNING BOARD - NOVEMBER 22, 2022

2 there previously, because we typically
3 don't allow signage on what's called a
4 mansard.

5 MR. PROKOP: Okay.

6 CHAIRMAN ROSASCO: Underneath that,
7 was that asphalt?

8 MR. PROKOP: That was --

9 CHAIRMAN ROSASCO: Pink shingle?

10 MR. PROKOP: It was shingle, and
11 it's pretty good shingles. Nothing has
12 come down in --

13 CHAIRMAN ROSASCO: Right.

14 MR. PROKOP: (Continuing) -- in the
15 20 years that we had it.

16 CHAIRMAN ROSASCO: So in your 30
17 year of your asphalt shingles, you're in
18 the tenth year, you have 20 years of life
19 left on it; right?

20 All right, so how do we circumvent
21 to get around the issue of -- we give you
22 a primary sign, and we give you a
23 secondary sign, which you've already got
24 both; right?

25 MR. PROKOP: Okay.

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2 CHAIRMAN ROSASCO: You got a
3 primary --

4 MR. PROKOP: The light box on the
5 front of the building is the first one?

6 CHAIRMAN ROSASCO: Yeah, the light
7 box is completely out of code.

8 MR. PROKOP: Well, that's from 20
9 years ago.

10 CHAIRMAN ROSASCO: I understand.

11 MR. PROKOP: So I went through this
12 already with them last year --

13 CHAIRMAN ROSASCO: Mm-hmm.

14 MR. PROKOP: (Continuing) -- after
15 COVID, they had a light fund or something,
16 lighting fund with Vision.

17 CHAIRMAN ROSASCO: The sign
18 program.

19 MR. PROKOP: Elissa, yeah.

20 CHAIRMAN ROSASCO: Yeah, yeah.

21 MR. PROKOP: And that just didn't
22 go anywhere. I came back six times, I met
23 with Bob Cook, and I met everybody --

24 CHAIRMAN ROSASCO: Okay.

25 MR. PROKOP: (Continuing) -- was

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2 compliant, and they just put it to the
3 side for right now.

4 CHAIRMAN ROSASCO: Okay.

5 MR. PROKOP: So I looked on the
6 sign, on your sign village codes online.
7 I didn't see anything about asphalt so the
8 gentleman came, he says, come see you
9 guys, and see what -- there's no precedent
10 for it, so what do we do?

11 MR. RYAN: Right.

12 MR. PROKOP: It's not ugly, I don't
13 think. I mean, I hope you guys -- I'm
14 trying to just attract more attention so
15 we can be sustainable and get through this
16 pandemic nonsense.

17 CHAIRMAN ROSASCO: I understand. I
18 mean, we factor that in, you know.

19 MR. PROKOP: Mm-hmm.

20 CHAIRMAN ROSASCO: It's a balancing
21 act here.

22 MR. PROKOP: Right.

23 CHAIRMAN ROSASCO: So this is
24 technically considered a sign and a
25 decorative item. Signs aren't allowed to

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2 be more than 80 percent of the frontage of
3 the sign, and the flowers are going all
4 the way across from, I guess, that's from
5 west to east.

6 MR. PROKOP: Mm-hmm.

7 CHAIRMAN ROSASCO: Right? And what
8 is this Say Yes made out of; what is that?

9 MR. PROKOP: Wood.

10 MR. RYAN: Plywood?

11 MR. PROKOP: Yeah.

12 CHAIRMAN ROSASCO: So it's plywood
13 that's, I guess, screwed into asphalt and
14 then painted?

15 MR. PROKOP: It came pre-painted
16 like that.

17 CHAIRMAN ROSASCO: Okay.

18 MR. PROKOP: You special order them
19 through the florist and Say Yes, you know,
20 to getting -- Say Yes to the Dress, you
21 know the show on TV?

22 CHAIRMAN ROSASCO: Sure.

23 MR. PROKOP: That's where I got
24 that from.

25 CHAIRMAN ROSASCO: I understand.

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2 MR. PROKOP: And I thought it would
3 be, you know, attractive and complementary
4 and make the building look nicer than just
5 plain old 20-year-old asphalt.

6 Again, the contractor is there from
7 the florist, it's a professional company
8 that did it, so --

9 CHAIRMAN ROSASCO: How is it lit?

10 MR. PROKOP: It's not, so I'd like
11 to put goosenecks on top.

12 CHAIRMAN ROSASCO: We don't even
13 allow goosenecks on roofs. Now you're on
14 the roof.

15 MR. PROKOP: No, not on -- oh, on
16 the overhang on the top of the Say Yes,
17 hang them over?

18 CHAIRMAN ROSASCO: Yeah, yeah. You
19 got two issues.

20 MR. PROKOP: Okay.

21 CHAIRMAN ROSASCO: You're coming
22 into a third sign, you're going against
23 the architectural recommendation of the
24 village, wherein, if you look at CVS --

25 MR. PROKOP: Mm-hmm.

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2 CHAIRMAN ROSASCO: (Continuing) --
3 what we did over there. We like the --
4 it's like the village building here --

5 MR. PROKOP: Mm-hmm.

6 CHAIRMAN ROSASCO: (Continuing) --
7 a big mansard.

8 MR. PROKOP: Right.

9 CHAIRMAN ROSASCO: We like the
10 asphalt --

11 MR. PROKOP: Mm-hmm.

12 CHAIRMAN ROSASCO: (Continuing) --
13 or the slate tile look; you know?

14 MR. PROKOP: Right.

15 CHAIRMAN ROSASCO: You've
16 essentially buried it and grabbed another
17 sign out of the process, and I don't know
18 how you're going to light it without
19 putting goosenecks up over the top
20 attached to the roof which is against the
21 code.

22 MR. PROKOP: They have long, I
23 guess, eight foot, like LED lights that
24 you put, it's a strip light, a shop light,
25 and you anchor it to the building coming

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2 out, so it's this way, not a gooseneck but
3 it's coming out facing this way
4 (indicating) shining down.

5 I don't know about the gooseneck
6 issue because the building next to us, the
7 190 Fulton, the three-story apartment
8 complex, they got goosenecks coming out of
9 the front of the building lighting it.

10 CHAIRMAN ROSASCO: Off the roof?

11 MR. PROKOP: Right off the brick,
12 the facade or the brick.

13 CHAIRMAN ROSASCO: The facade is
14 different than --

15 MR. PROKOP: Yeah.

16 CHAIRMAN ROSASCO: So if you look
17 at Goodyear, Goodyear has their goosenecks
18 attached to the sign --

19 MR. PROKOP: Mm-hmm.

20 CHAIRMAN ROSASCO: (Continuing) --
21 as opposed to the roof.

22 MR. PROKOP: So what if I attached
23 it -- instead of the roof, attach it to
24 the front, instead of the actual soffit of
25 the roof going towards the front right

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2 above the Say Yes?

3 CHAIRMAN ROSASCO: You're about to
4 mutilate a goose and make him go like this
5 (indicating)? Is that the game plan here?

6 Look, we try to keep everything in
7 uniformity --

8 MR. PROKOP: I understand.

9 CHAIRMAN ROSASCO: (Continuing) --
10 you know, and this is kind of -- for me,
11 personally, it's a little over the top but
12 I don't know.

13 What are you guys thoughts?

14 MR. STAUDT: I have a question. .

15 I'm just curious where the
16 breakdown in the process was, because
17 you're coming to us -- it's already done;
18 right? Like, this --

19 MR. PROKOP: Yes.

20 MR. STAUDT: Right.

21 MR. PROKOP: Yes, somebody came by,
22 the inspector, I forgot his name.

23 MR. RYAN: Steve?

24 MR. PROKOP: Steve.

25 CHAIRMAN ROSASCO: Yeah, Steve.

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2 MR. PROKOP: Took a picture, and
3 then he brought the paperwork, and I came
4 the very next day, and I said, what do I
5 have to do? He said, pay the permit fee,
6 and let's get it in motion because I was
7 unaware, I didn't see anything, that
8 facade, changing of the facade. So I
9 didn't do it intentionally to be --

10 CHAIRMAN ROSASCO: No, no.

11 MR. PROKOP: So --

12 CHAIRMAN ROSASCO: By the same
13 token, you didn't see any AstroTurf on any
14 of the mansards in the Village; did you?

15 MR. PROKOP: Hey, you know, I'm one
16 of a kind.

17 MR. RYAN: Yeah.

18 MR. PROKOP: The purpose is to
19 bring more traffic.

20 CHAIRMAN ROSASCO: I understand.

21 MR. PROKOP: We've been doing
22 business for over 50 years, I want to keep
23 it that way, and I gave you the color
24 photo; right?

25 CHAIRMAN ROSASCO: Yeah, yeah.

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2 MR. RYAN: Yeah.

3 MS. PEARSON: We're looking at it.

4 CHAIRMAN ROSASCO: I enjoy the Say
5 Yes thing.

6 MR. RYAN: Right.

7 CHAIRMAN ROSASCO: I guess, my
8 biggest issue, and there's going to be
9 four votes here tonight.

10 MR. PROKOP: Okay.

11 CHAIRMAN ROSASCO: So you don't
12 have to answer me, but it's just the
13 mansard covering.

14 MR. PROKOP: So covering up the
15 roof.

16 CHAIRMAN ROSASCO: The AstroTurf --

17 MR. PROKOP: The shingles.

18 CHAIRMAN ROSASCO: (Continuing) --
19 on the roof, yeah. If there was a way
20 that we could finagle a Say Yes sign into
21 there, I'm not terribly opposed to it.

22 What are those champagne glass
23 signs made out of?

24 MR. PROKOP: Those are going to be
25 out of plexiglass and those are going to

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2 be anchored on there, and in the champagne
3 glass with the yellow champagne will be
4 sparkles so when I hit it with the light
5 it'll shine and bring more attention to
6 the building. I did it classy and
7 tasteful, not, you know, neon signs and --

8 CHAIRMAN ROSASCO: Well, neon's not
9 permitted.

10 MR. PROKOP: I know.

11 CHAIRMAN ROSASCO: You know that,
12 so --

13 MR. STAUDT: Were the flowers part
14 of this or they were already there?

15 MR. PROKOP: Part of what?

16 MR. STAUDT: The flowers --

17 MR. PROKOP: Yes.

18 MR. STAUDT: (Continuing) -- that
19 line underneath. Was that part of this?

20 MR. PROKOP: Yes, this is all one
21 package, yes. The flowers and the
22 AstroTurf, yes.

23 MS. PEARSON: The flowers were not
24 there previous.

25 MR. PROKOP: No, no, no, no. The

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2 flowers were the new installation and the
3 AstroTurf and the Say Yes.

4 MS. PEARSON: I've driven past
5 this, your establishment, countless times
6 over the past 15 years.

7 Did the Princess Bridal sign
8 change? Like, did that have to get
9 updated at any point in the past ten years
10 to village code?

11 MR. PROKOP: The light box?

12 MS. PEARSON: The regular one that
13 says Princess Bridal.

14 MR. PROKOP: No, that I did when we
15 got the building 22 years ago. They got
16 the sign grant and they said -- we went
17 back and forth and they just kind of left
18 it. I came back, I think it was six
19 times, and Bob Cook says just leave it,
20 you're here, you came, you're upstanding,
21 you came every time we called, just leave
22 it be for now because they were working
23 out an arrangement with they pay 80
24 percent and we pay 20 percent.

25 MR. RYAN: Right.

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2 MR. PROKOP: But at that point, to
3 replace that light box would be \$5,000.

4 MS. PEARSON: Yeah, I will just say
5 that, you know, I appreciate that you're
6 trying to draw more attention to your
7 business. I happen to like the flowers
8 that you added. I think that the Say Yes
9 is -- I'm just going to share as sort of a
10 resident, I thought you were changing the
11 store name because it's larger than
12 Princess Bridal.

13 MR. PROKOP: Mm-hmm.

14 MS. PEARSON: Just my two cents
15 worth, but --

16 MR. PROKOP: That's an accurate
17 observation but I'm trying to cash in on
18 the TV show.

19 MS. PEARSON: Right.

20 MR. PROKOP: Let's give it a shot.

21 MS. PEARSON: Let's hope they don't
22 find out.

23 MR. PROKOP: They didn't trademark
24 that slogan, so --

25 MR. RYAN: Right.

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2 MS. PEARSON: You checked on that.

3 MR. RYAN: Good.

4 MR. STAUDT: I won't tell.

5 MR. RYAN: I can live with it.

6 MS. PEARSON: The part I liked the
7 best is the flowers.

8 MR. RYAN: Yeah.

9 MR. STAUDT: Yeah.

10 MS. PEARSON: I think it's --

11 MR. STAUDT: I think the part I
12 struggle with, if there's one part, is the
13 lawn on the roof. I think that --

14 MR. RYAN: The AstroTurf.

15 MR. STAUDT: Yeah, versus the sort
16 of conformed shingles.

17 MS. PEARSON: I don't know if --
18 and I will be transparent in that I don't
19 know if we have something in the code that
20 prevents that, but I am being mindful that
21 we've made some very -- given a lot of
22 leeway to other --

23 MR. STAUDT: It's true.

24 MS. PEARSON: (Continuing) --
25 establishments nearby in recent weeks and

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2 months.

3 MR. STAUDT: It's a valid point.

4 MR. RYAN: And I've seen it more
5 and more on buildings, you know, the
6 AstroTurf becoming more popular.

7 MR. PROKOP: A couple on Fulton
8 Street and 109 has them.

9 MR. RYAN: Yeah, yeah.

10 MR. PROKOP: And the Haunted
11 Hamburger place is awesome with all his
12 stuff.

13 CHAIRMAN ROSASCO: But nothing on
14 their mansards.

15 MR. PROKOP: No.

16 MR. RYAN: Yeah.

17 MR. STAUDT: And they did it --
18 when they came to us they were looking to
19 do a lot more up on the roof area, and we
20 compromised.

21 MR. RYAN: Right.

22 MR. STAUDT: That's one of the
23 struggles I have is because this is
24 already done. It's hard to have you go
25 back and undo anything.

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2 MR. PROKOP: Yeah.

3 MR. STAUDT: Like, if this was a
4 conversation you were thinking about doing
5 it --

6 MR. PROKOP: Mm-hmm.

7 MR. STAUDT: (Continuing) -- it
8 would be easier because we certainly don't
9 want you to go and have to spend more
10 money --

11 MR. PROKOP: Of course.

12 MR. STAUDT: (Continuing) --
13 undoing it.

14 MR. PROKOP: If you see the price
15 tag on the contract, it wasn't cheap.

16 MR. RYAN: Right.

17 MR. PROKOP: I mean, is it --
18 there's nothing on the books, and it's not
19 that ugly.

20 MR. RYAN: I don't have an issue
21 with it.

22 MS. PEARSON: I would just ask,
23 moving forward, you know, we haven't voted
24 on this yet, but it would -- it is being
25 requested that if there's any additional

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2 changes that perhaps you come to us prior
3 to spending your money on a contract or
4 making changes to the exterior of the
5 building.

6 MR. STAUDT: Well, it's not even a
7 request, you have to.

8 MR. RYAN: Right.

9 MS. PEARSON: I'm trying to be
10 nice, Joe.

11 MR. RYAN: Now you have a history;
12 right?

13 MS. PEARSON: I'm trying to say it
14 nicely.

15 MR. RYAN: Right.

16 CHAIRMAN ROSASCO: So --

17 MR. STAUDT: I can live with the --
18 I guess I'm always thinking forward, you
19 know? Like, are we setting a precedent
20 that now this is backhandedly built into
21 the code that you can go and throw a lawn
22 on the roof.

23 MS. PEARSON: I'm just -- I mean, I
24 had that same concern when we were talking
25 about Haunted Hamburger.

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2 MR. STAUDT: Right.

3 MS. PEARSON: I said this is going
4 to be a gateway into, you know, other
5 businesses taking other artistic freedom.
6 So I feel like that day has come and gone.

7 MR. RYAN: Probably it needed to,
8 so --

9 CHAIRMAN ROSASCO: So I guess, from
10 a code perspective, per the law, we've got
11 a box sign, which is the Princess
12 Bridal --

13 MR. PROKOP: Mm-hmm.

14 CHAIRMAN ROSASCO: (Continuing) --
15 which is technically, at this point,
16 obsolete --

17 MR. PROKOP: Right.

18 CHAIRMAN ROSASCO: (Continuing) --
19 and out of code.

20 MR. PROKOP: Right.

21 CHAIRMAN ROSASCO: We've got a
22 secondary sign which is allowed to be 12
23 inches high and is about six feet tall;
24 right? And now we're going into a third
25 sign that you're not even allowed. You're

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2 allowed a blade sign as a third sign.

3 MR. PROKOP: What's the third sign;
4 what do you mean?

5 CHAIRMAN ROSASCO: The Say Yes.

6 MR. PROKOP: Yeah.

7 CHAIRMAN ROSASCO: And the
8 entire --

9 MR. PROKOP: The box is the first
10 sign, the light box.

11 CHAIRMAN ROSASCO: Mm-hmm.

12 MR. PROKOP: The Say Yes you're
13 calling the second sign.

14 CHAIRMAN ROSASCO: No, I'm -- I
15 would say your front sign is a secondary
16 sign.

17 MR. PROKOP: Okay.

18 MS. PEARSON: The Princess Bridal?

19 CHAIRMAN ROSASCO: No, he's got a
20 big white sign out in front of the
21 building --

22 MS. PEARSON: Oh, I see.

23 CHAIRMAN ROSASCO: (Continuing) --
24 that stands six feet tall.

25 MR. PROKOP: Oh, the monument sign.

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2 CHAIRMAN ROSASCO: Right.

3 MR. RPOKOP: Right next to the --
4 that's the one I came before you guys --

5 CHAIRMAN ROSASCO: Right.

6 MR. PROKOP: (Continuing) -- and
7 they didn't rule on it. They just said,
8 you came six times, you're an upstanding
9 citizen, leave it be. Bob Cook says leave
10 it be, and that's how it's been because
11 they were unsure about the funds for the
12 sign.

13 CHAIRMAN ROSASCO: I get it. That
14 doesn't mean I take a shovel and strap
15 more stuff on top of it.

16 MR. PROKOP: You know, but nobody
17 told me to take it down, they let it be.

18 CHAIRMAN ROSASCO: I understand.
19 I'm just giving you an accounting --

20 MR. PROKOP: Right.

21 CHAIRMAN ROSASCO: (Continuing) --
22 for it.

23 MR. PROKOP: Okay.

24 CHAIRMAN ROSASCO: You know, I have
25 to account for it.

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2 MR. PROKOP: Okay.

3 CHAIRMAN ROSASCO: I guess the
4 biggest issue that we probably have is
5 that there is a portion of the code that
6 says the sign shall not obscure important
7 architectural details and if one of the
8 architectural details is mansards.

9 Just bring it to the vote.

10 MR. PROKOP: I promise not to do
11 anything else without asking. Search and
12 look at the codes and ask. I thought it
13 was my building, I can improve it. I
14 didn't realize it was considered that, so
15 I apologize.

16 CHAIRMAN ROSASCO: I get it.

17 MS. PEARSON: I think before we
18 vote, we still haven't resolved the light
19 issue.

20 CHAIRMAN ROSASCO: I don't think he
21 has a choice.

22 MS. PEARSON: Okay.

23 CHAIRMAN ROSASCO: If we're going
24 to vote and it's going to get approved,
25 he's got to come up from behind the

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2 flowers. He can't strap goosenecks over
3 the top of that like some type of radar
4 dish, satellite dish, off the top of his
5 roof line.

6 MR. STAUDT: So you're saying up
7 light it from below?

8 CHAIRMAN ROSASCO: He's going to
9 have to.

10 MR. STAUDT: Yup.

11 CHAIRMAN ROSASCO: (Continuing) --
12 which is another --

13 MR. STAUDT: Application.

14 CHAIRMAN ROSASCO: Because
15 technically it's supposed to be a
16 gooseneck; right?

17 MR. PROKOP: On the top of the Say
18 Yes on the roof, the facade, there's about
19 this much (indicating) on the top of the
20 roof. So it comes up and it comes over.

21 CHAIRMAN ROSASCO: Is it a flat
22 roof or a ridge roof?

23 MR. PROKOP: No, it's a flat roof
24 here. This is all you can -- you can
25 stand up here. So the flat roof is where

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2 the Say Yes is, the roof line.

3 CHAIRMAN ROSASCO: Okay.

4 MR. PROKOP: Which as you come up
5 and it goes over, you have an overhang of
6 about this much (indicating) on top.

7 CHAIRMAN ROSASCO: Right.

8 MR. PROKOP: More than enough to
9 put a plate or an electrical box for the
10 gooseneck.

11 CHAIRMAN ROSASCO: If you could fit
12 a gooseneck in between the words and the
13 top of the ridge line that would at least
14 keep it within the code there.

15 MR. PROKOP: Okay.

16 CHAIRMAN ROSASCO: You know?

17 MR. PROKOP: Or if they don't
18 prefer a gooseneck, a long fluorescent
19 they make. We could attach it and it
20 lights it.

21 MS. PEARSON: Don't we have code
22 about fluorescent?

23 CHAIRMAN ROSASCO: Yeah.

24 MR. PROKOP: But natural, LED.

25 MR. RYAN: LED, yeah.

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2 MR. PROKOP: But if you think a
3 gooseneck attached on top of the words,
4 and that's okay, I'll fill out whatever
5 paperwork you need.

6 CHAIRMAN ROSASCO: How many lights
7 are you looking to put up there; Charles?

8 MR. PROKOP: Four.

9 CHAIRMAN ROSASCO: Is that in this
10 application?

11 Do you have any type of metallic in
12 the sign because that's all over the code.
13 There's supposed to be either silver leaf
14 or gold leaf.

15 MR. PROKOP: Yes, there is silver
16 in the Say Yes, so when it does get lit up
17 there's supposed to be adequate silver
18 metallic sparkles on there so it would
19 shine.

20 MR. STAUDT: So when you're saying
21 four goosenecks, you're thinking two over
22 the two champagne?

23 MR. PROKOP: Yes.

24 MR. STAUDT: And then two over the
25 Say Yes.

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2 MR. PROKOP: Say Yes. I think that
3 should be sufficient depending on the
4 angle of the gooseneck but I would get the
5 electrician in to see exactly, and then
6 submit the application for exactly how
7 many we -- I think four should be suffice.

8 CHAIRMAN ROSASCO: All right.

9 So as far as we're concerned, this
10 application, as presented, to be voted on.
11 The only addition that there is, he
12 doesn't have on here, the four goosenecks;
13 am I correct?

14 MR. PROKOP: Yes.

15 CHAIRMAN ROSASCO: The only thing
16 that's not on this application.

17 The smartest thing you put in this
18 application, my friend, is the amount of
19 money you spent on this whole thing. I'm
20 being honest. Because if I hadn't seen
21 what you spent on this thing, I would
22 reject it every time. I'm being honest.

23 So that being said, let's put it to
24 a vote and see where we stand.

25 In regards to the application --

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2 anybody have any additional questions?

3 MR. RYAN: Nope.

4 CHAIRMAN ROSASCO: In regards to
5 the application as submitted on 200 Fulton
6 Street, there is an amendment to the
7 application which will include four
8 goosenecks that are to be mounted against
9 the front facade, not up on the roof, in
10 between the Say Yes, and you may have to
11 lower the champagne glasses -- if you're
12 going to go directly over them.

13 MR. PROKOP: Yeah, that's just a
14 rendering, it's not going to be -- I can
15 always change it.

16 CHAIRMAN ROSASCO: Okay, so you're
17 going to have to pull those down so you
18 have room to put a gooseneck.

19 MR. PROKOP: Yes.

20 CHAIRMAN ROSASCO: Okay. As
21 presented, in regards to 200 Fulton
22 Street, can we get a second to approve
23 this?

24 MR. RYAN: Second.

25 CHAIRMAN ROSASCO: All those in

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2 favor?

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

6 CHAIRMAN ROSASCO: Passed three to
7 one.

8 You did good, good luck.

9 MR. PROKOP: Thank you.

10 CHAIRMAN ROSASCO: You got to keep
11 it clean. There is a 110 mile-an-hour
12 requirement on flowers and Say Yes
13 signs --

14 MR. PROKOP: Mm-hmm.

15 CHAIRMAN ROSASCO: (Continuing) --
16 and everything like that. So just make
17 sure whatever they used to strap it down,
18 it's bolted solid.

19 MR. PROKOP: It is. With the wind
20 we had last month, with the rain, nothing
21 came down.

22 CHAIRMAN ROSASCO: All right.

23 MS. PEARSON: Please kindly
24 remember our request --

25 MR. PROKOP: Yes.

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2 MS. PEARSON: (Continuing) -- to
3 come back here first before you make any
4 additional changes in the future.

5 MR. PROKOP: As far as the
6 electrical, do you need a certificate from
7 whoever's putting it up; what's the rule?

8 CHAIRMAN ROSASCO: No, four
9 goosenecks. Just make sure they're
10 mounted in between the signs and the roof
11 line.

12 MR. PROKOP: Mm-hmm.

13 CHAIRMAN ROSASCO: It cannot go up
14 on the roof.

15 MR. PROKOP: Correct.

16 CHAIRMAN ROSASCO: Okay, and then I
17 would say spatially present them, two over
18 Say Yes, and two over your champagne
19 glasses.

20 MR. PROKOP: Okay.

21 MR. STAUDT: Soft warm lighting, 27
22 to 3,000 Kelvins. Like warm, like indoor.
23 Not, like, cold.

24 CHAIRMAN ROSASCO: Not septic
25 white.

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2 MR. PROKOP: 2,700?

3 MR. STAUDT: To 3,000 Kelvins.

4 MR. PROKOP: Okay. All right,

5 thank you.

6 CHAIRMAN ROSASCO: All right, you

7 got it.

8 (WHEREUPON, this application was

9 concluded.)

10 * * * *

11 CHAIRMAN ROSASCO: All righty.

12 Hopefully, the next one goes a little bit

13 easier.

14 I believe that someone showed up

15 from Nunzi's, 125 Secatogue?

16 Come on up, I heard you were

17 running a little bit late.

18 MR. NAPOLITANO: Yeah, I don't know

19 if I'm prepared for the interrogation but

20 I hope I am.

21 CHAIRMAN ROSASCO: Yeah, we've had

22 some preliminary discussion on your

23 application, so --

24 COURT REPORTER: Sir, can I just

25 get your name and address?

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2 MR. NAPOLITANO: My name is Michael
3 Napolitano. The restaurant address is 125
4 Secatogue Avenue. It's called Nunzi's,
5 N-U-N-Z-I-S.

6 COURT REPORTER: N-A-P-O-L-I-T-A-N-
7 O?

8 MR. NAPOLITANO: That's the first
9 time I ever heard it in one shot, very
10 nice.

11 COURT REPORTER: Thank you.

12 CHAIRMAN ROSASCO: Mike, what's
13 your association with the property?

14 MR. NAPOLITANO: We're just tenants
15 there.

16 CHAIRMAN ROSASCO: You're tenants
17 there, okay.

18 MR. NAPOLITANO: We're tenants,
19 we're the owner of the restaurant.

20 CHAIRMAN ROSASCO: So previously,
21 the last time you came, we approved you
22 for a blade sign.

23 MR. NAPOLITANO: Yeah.

24 CHAIRMAN ROSASCO: And since then
25 we've opted to get a little more exposure,

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2 which I'm not surprised by.

3 MR. NAPOLITANO: Yes.

4 CHAIRMAN ROSASCO: And you also
5 built an alcove; right? Around the front
6 doors?

7 MR. NAPOLITANO: That's retractable
8 so we only had it up for the winter.

9 CHAIRMAN ROSASCO: Okay.

10 MR. NAPOLITANO: And then we
11 brought it back in, yeah.

12 CHAIRMAN ROSASCO: And so my
13 question to you is this, is that there's
14 two sets of goosenecks, you're only
15 looking to do one sign; right?

16 MR. NAPOLITANO: Yes.

17 CHAIRMAN ROSASCO: Okay, and that
18 was going to be directly over --

19 MR. NAPOLITANO: Directly over the
20 door, it's two and-a-half by five.

21 CHAIRMAN ROSASCO: Okay.

22 MR. NAPOLITANO: I don't know if he
23 gave the one with all the options and
24 everything. I think it's the second
25 option we're going with but they're all

1 PLANNING BOARD - NOVEMBER 22, 2022

2 about the same size, yeah.

3 CHAIRMAN ROSASCO: Okay, and the
4 trim, so we have this part of our code
5 that talks about metallic.

6 MR. NAPOLITANO: Mm-hmm.

7 CHAIRMAN ROSASCO: And gold leaf
8 metallic or silver leave metallic. I
9 think that previously you guys did
10 something on either silver leaf or gold
11 leaf on that original blade sign.

12 MR. NAPOLITANO: We changed it.

13 CHAIRMAN ROSASCO: Whatever you did
14 on that, just replicate it.

15 MR. NAPOLITANO: Oh, just replicate
16 it?

17 CHAIRMAN ROSASCO: Well, if you
18 used gold leaf or silver leaf previously,
19 you could just replicate it. I can't
20 tell. It doesn't indicate on this as to
21 whether or not there's gold leaf or
22 metallic, silver metallic leaf.

23 MR. NAPOLITANO: I want to say
24 silver metallic but for some reason I'm
25 just blanking on that.

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2 CHAIRMAN ROSASCO: Okay. It does
3 look like it's got a gold rim around it.

4 MR. NAPOLITANO: Yeah, the trim on
5 the outside looks like it --

6 CHAIRMAN ROSASCO: Right.

7 MR. NAPOLITANO: (Continuing) --
8 but, yeah.

9 CHAIRMAN ROSASCO: Okay.

10 MS. PEARSON: It says metallic gold
11 satin finish.

12 CHAIRMAN ROSASCO: Oh, where does
13 that say? My eyes are terrible. Up
14 there.

15 MR. NAPOLITANO: I don't know if
16 that's for the new sign or if that --

17 CHAIRMAN ROSASCO: Finish schedule.
18 Okay, good, P3.

19 MR. STAUDT: It wound up near the
20 blade.

21 CHAIRMAN ROSASCO: Yeah, near the
22 blade.

23 MR. RYAN: Near the blade.

24 CHAIRMAN ROSASCO: Other than that,
25 this is Komacel. I've got no questions

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2 about this one.

3 MR. STAUDT: I have one question,
4 and it's unrelated, I guess, to the actual
5 sign, but why wasn't there a sign
6 initially; what was the thought process?

7 MR. NAPOLITANO: We're the first
8 tenants under Fairfield, under the new
9 Fairfield properties, I believe.

10 CHAIRMAN ROSASCO: Ah.

11 MR. NAPOLITANO: Everybody else was
12 there already.

13 CHAIRMAN ROSASCO: Oh, I gotcha,
14 okay.

15 So it was there for Starbucks and
16 the cleaners was there.

17 MR. NAPOLITANO: Everybody was
18 already there.

19 CHAIRMAN ROSASCO: I gotcha. All
20 right, cool.

21 Any additional questions?

22 MR. RYAN: No.

23 CHAIRMAN ROSASCO: In regards to
24 the application on 125 Secatogue Avenue,
25 as presented, there are no changes being

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2 requested. The goosenecks are already up.

3 Can I get a second on the motion to
4 approve this?

5 MR. STAUDT: I second that.

6 CHAIRMAN ROSASCO: All those in
7 favor?

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

11 CHAIRMAN ROSASCO: Michael, good
12 luck.

13 MR. NAPOLITANO: Thank you, very
14 much.

15 CHAIRMAN ROSASCO: Good work. Good
16 luck.

17 (WHEREUPON, this application was
18 concluded.)

19 * * * *

20 CHAIRMAN ROSASCO: All right. By a
21 show of hands, who's here on Oakview and
22 who's here on Toretta?

23 MR. CLAASE: Oakview.

24 CHAIRMAN ROSASCO: Oakview? Let's
25 do Oakview first. No, I was asking by a

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2 show of hands, who's Oakview and who's
3 here on Toretta?

4 All right. By numbers we're going
5 to do Oakview first; okay? And only by
6 experience I know that you guys get a
7 little windy over there.

8 MS. K. DILLON: That's because you
9 planned it for Thanksgiving week --

10 CHAIRMAN ROSASCO: Yeah.

11 MS. K. DILLON: (Continuing) -- and
12 the rest of our planning for the holiday.

13 CHAIRMAN ROSASCO: All right. For
14 the record, would you be so kind to state
15 your name and address for the record?

16 MS. COLETTI: Laura Coletti,
17 Impact Architecture, 399 Conklin Street,
18 Farmingdale, New York.

19 CHAIRMAN ROSASCO: Welcome, Laura.

20 MS. COLETTI: Okay. So this is a
21 family-owned piece of property, the family
22 owned both pieces, front and back.
23 They're looking to retain one of the
24 properties and sell the other property as
25 the mom is getting a little up there in

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2 years, and they need the revenue and wish
3 to reduce the burden on mom.

4 So I kind of color coded a little
5 so it would be a little more --

6 CHAIRMAN ROSASCO: Sure.

7 MS. COLETTI: (Continuing) -- easy
8 to understand.

9 CHAIRMAN ROSASCO: Right, please.

10 MS. COLETTI: The yellow is the
11 existing lot lines (indicating).

12 CHAIRMAN ROSASCO: Okay.

13 MS. COLETTI: And they're --

14 CHAIRMAN ROSASCO: They're
15 back-to-back; correct?

16 MS. COLETTI: Back-to-back.

17 CHAIRMAN ROSASCO: Fifty feet wide
18 by 300 deep; correct? In totality?

19 MS. COLETTI: Totality, yeah. It's
20 150 deep each one.

21 So the plan was to keep the garage
22 for the property they're maintaining, and
23 move the property line back so that this
24 property on Staples Street, which is a
25 legal two-family by C of O since 1958,

1 PLANNING BOARD - NOVEMBER 22, 2022

2 have that have its own property. It still
3 has a long driveway with a curve to it
4 that can fit four cars as required for the
5 two-family.

6 CHAIRMAN ROSASCO: That driveway
7 comes up -- which side is that? That's
8 what side?

9 MS. COLETTI: It's on the --

10 CHAIRMAN ROSASCO: The south side.

11 MS. COLETTI: (Continuing) -- south
12 side. Is it the south side?

13 CHAIRMAN ROSASCO: Asphalt
14 driveway.

15 MS. COLETTI: No, it's the north
16 side. Yeah, the north side.

17 CHAIRMAN ROSASCO: Oh, I'm sorry.

18 MS. COLETTI: Yes, it's an asphalt
19 driveway existing on the north side.

20 CHAIRMAN ROSASCO: Okay, and does
21 that open up behind the rear of the house?

22 MS. COLETTI: Yes.

23 CHAIRMAN ROSASCO: To go -- it kind
24 of fans out towards that garage.

25 MS. COLETTI: It kind of fans out

1 PLANNING BOARD - NOVEMBER 22, 2022

2 to go towards the garage but the garage
3 actually is -- has doors on this side
4 (indicating) for this drive.

5 MR. STAUDT: Really?

6 MS. CLAASE: There's doors on both.

7 MS. COLETTI: It has doors on both
8 sides.

9 MS. CLAASE: I was born and raised
10 in the other house. My father built the
11 double-car garage and had the doors. So
12 when he built the new house, he just put
13 another set of exact same doors on this
14 side and started using it from this side.
15 Sometimes from this side but very rarely.

16 MR. STAUDT: That makes this
17 scenario easier for you.

18 MR. RYAN: Right.

19 MS. COLETTI: Yes.

20 MS. CLAASE: Yes, for my mom.

21 CHAIRMAN ROSASCO: All right, so
22 now where are we looking to go with this
23 garage?

24 MS. COLETTI: The garage will
25 remain with the Oakview property, and the

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2 property line will be pushed back this way
3 (indicating) making the new Staples Street
4 property 50-by-100.

5 CHAIRMAN ROSASCO: So you're taking
6 50 feet off of the Oakview property;
7 right?

8 MS. COLETTI: We're taking 50 feet
9 off of the Staples Street property --

10 CHAIRMAN ROSASCO: Oh, Staples.

11 MS. COLETTI: (Continuing) -- and
12 giving it to Oakview.

13 MS. PEARSON: So the structure
14 itself is not moving.

15 MS. CLAASE: No.

16 MS. COLETTI: No, just the
17 property line.

18 MR. STAUDT: What would the
19 distance -- the new property line, how far
20 off of the Staples Street back, the back
21 line of the house, how far -- what's the
22 setback from the new property line to the
23 house?

24 MS. CLAASE: It's pretty deep.

25 CHAIRMAN ROSASCO: Which house?

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2 MS. COLETTI: I have the numbers on
3 one of the zoning --

4 CHAIRMAN ROSASCO: You're talking
5 about the garage; how far is the --

6 MR. STAUDT: No, no, so they're
7 going to move the line here.

8 CHAIRMAN ROSASCO: Oh, I see.

9 MS. CLAASE: It's deep.

10 CHAIRMAN ROSASCO: Because in
11 Residence BB there is a rear setback of 35
12 feet.

13 MS. COLETTI: The rear yard is --
14 allowable is 25 feet, and what we will end
15 up with is 45 feet.

16 MR. STAUDT: Is the intention just
17 to put a fence up and have that asphalt
18 driveway that opens up in the back just
19 dead end?

20 MS. CLAASE: Dead end.

21 MR. CLAASE: Correct.

22 MS. CLAASE: Yeah.

23 CHAIRMAN ROSASCO: Do you guys
24 still live on the property?

25 MS. CLAASE: Yes.

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2 CHAIRMAN ROSASCO: You live next
3 door?

4 MS. CLAASE: We live next door.

5 CHAIRMAN ROSASCO: Are these rental
6 properties?

7 MS. CLAASE: We live in the 125
8 year old house built next to the house
9 that my parents built.

10 CHAIRMAN ROSASCO: I know that,
11 okay.

12 MR. RYAN: Right.

13 MR. CLAASE: And her mom lives in
14 159 Oakview.

15 MS. CLAASE: Right.

16 MR. CLAASE: Which we're looking to
17 put the garage to.

18 MS. CLAASE: Right, right.

19 MR. CLAASE: The other property is
20 two-family --

21 MS. CLAASE: So it's L-shaped.

22 MR. CLAASE: And then it's rentals.

23 MR. STAUDT: You're going to sell
24 this property?

25 MR. CLAASE: Down the road.

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2 MS. CLAASE: Down the road.

3 MR. STAUDT: Okay, you're getting
4 there.

5 MR. CLAASE: Down the road, and
6 when we need the funds to --

7 MR. STAUDT: Sure.

8 MR. CLAASE: (Continuing) -- pay
9 for her care.

10 MS. CLAASE: We just put a new roof
11 on 38 Staples Street. We just did that
12 two months ago.

13 MR. RYAN: Right.

14 CHAIRMAN ROSASCO: Now, who is it
15 that lives at 159? Your mother lives
16 there?

17 MS. CLAASE: My mom lives there.

18 CHAIRMAN ROSASCO: Okay, and she's
19 the only resident there?

20 MS. CLAASE: She's 90, yeah.

21 CHAIRMAN ROSASCO: Gotcha.

22 MS. CLAASE: We're trying to keep
23 her in her house.

24 CHAIRMAN ROSASCO: And there's no
25 plans on making that garage an accessory

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2 apartment or anything like that; right?

3 MR. CLAASE: No, no, no, no, I got
4 cars.

5 CHAIRMAN ROSASCO: I've got to ask
6 you. You'd be surprised what people do
7 around here.

8 MS. CLAASE: My mom's old Caddy is
9 still in there, and his car is in there.
10 It's a whole family compound.

11 MR. RYAN: Sure.

12 CHAIRMAN ROSASCO: Okay.

13 MR. CLAASE: And my snowblower.

14 MR. RYAN: Snowblower.

15 CHAIRMAN ROSASCO: Well, I mean,
16 fortunately for you, you're grandfathered
17 in on the setbacks, you know, and you're
18 not moving anything.

19 MR. CLAASE: We're not moving
20 anything.

21 CHAIRMAN ROSASCO: So I don't
22 really have any objection to this.

23 So it comes before us here at the
24 Planning Board, then we make
25 recommendations to the Board of Trustees;

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2 okay?

3 In addition to that, there are some
4 people here that -- either of you guys
5 have any additional questions?

6 MR. RYAN: I understand what's
7 going on.

8 CHAIRMAN ROSASCO: Otherwise we'll
9 open it up for public discussion.

10 MR. RYAN: I'm good.

11 CHAIRMAN ROSASCO: Can I get a
12 motion to open this for public discussion?

13 MS. PEARSON: I make a motion.

14 MR. RYAN: I make a motion we open
15 for public discussion.

16 CHAIRMAN ROSASCO: We need a
17 second.

18 MR. STAUDT: I'll second.

19 CHAIRMAN ROSASCO: All those in
20 favor?

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

24 CHAIRMAN ROSASCO: Very good. All
25 right, so now we're open for public

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2 comments on the property.

3 We've asked some questions about
4 what you want to do on it. I don't have a
5 significant problem with what you're
6 looking to do, and I completely understand
7 what you're looking to do. That being
8 said, there are other people that have
9 voices in regards to this.

10 Anybody here in regards to the
11 application for 159 Oakview or I guess
12 that's 38 Staples and have any commentary
13 in regards to that knowing now what
14 they're planning on doing?

15 MS. MAY: I just have one question.

16 CHAIRMAN ROSASCO: Sure.

17 COURT REPORTER: Ma'am, can you
18 introduce yourself?

19 CHAIRMAN ROSASCO: Stand up, and
20 state your name for the record.

21 MS. MAY: Oh, I'm Jeanne May.

22 CHAIRMAN ROSASCO: And address?

23 MS. MAY: 42 Staples Street.

24 CHAIRMAN ROSASCO: Okay.

25 MS. MAY: I live right next door.

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2 CHAIRMAN ROSASCO: Okay.

3 MS. MAY: I was just wondering,
4 when they do, you know, make this smaller
5 property, and they -- and in the future,
6 if they sell it off, can a garage be put
7 on that property because it would
8 really --

9 CHAIRMAN ROSASCO: No.

10 MS. MAY: (Continuing) -- kind of
11 crowd out that whole --

12 CHAIRMAN ROSASCO: No, you're in
13 Residence BB. The setbacks in Residence
14 BB, in a non-multi-family dwelling, you
15 got to have 25 feet in the front, which
16 they've got. But on the rear, they've got
17 to have 35 feet, which they can never get
18 35 feet off of that back property line and
19 still put a garage in there.

20 MS. MAY: Okay, that's all I
21 wanted to know.

22 CHAIRMAN ROSASCO: Yeah, I don't
23 see that happening.

24 MS. MAY: I didn't want to see
25 another building put in.

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2 MR. STAUDT: Yeah.

3 MS. COLETTI: Isn't there a
4 different setback for accessory buildings,
5 though, or is it the same setback?

6 CHAIRMAN ROSASCO: The same.

7 MS. MAY: Yeah, that's the way I
8 want to keep it, just for aesthetic, you
9 know, value, so --

10 CHAIRMAN ROSASCO: Yeah. Any
11 additional public commentary?

12 (WHEREUPON, no response was heard.)

13 CHAIRMAN ROSASCO: Okay. So we're
14 not going to vote on this because we're
15 here to make a recommendation to the Board
16 of Trustees. However, you can take the
17 conversation as to how you'd like to take
18 it and understand that from the Board's
19 perspective, I don't believe anybody up
20 here had any significant problem with what
21 you're looking to do. Everybody
22 understands what you're looking to do, and
23 the people that came down here to hear
24 what you're looking to do, essentially,
25 are walking out waving their arms at us;

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2 okay?

3 MR. STAUDT: Good luck.

4 CHAIRMAN ROSASCO: Have a nice
5 holiday.

6 So the village will be in touch
7 with you; okay? And have a happy holiday.

8 You guys are all set.

9 COURT REPORTER: Can I just get
10 both of your names; please? I just need
11 your names because you testified.

12 MR. CLAASE: It's Ben Claase,
13 C-L-A-A-S-E, 151 Oakview Avenue,
14 Farmingdale, New York.

15 COURT REPORTER: Okay.

16 MR. CLAASE: And her name is Sylvia
17 Claase, C-L-A-A-S-E, 151 Oakview Avenue.

18 COURT REPORTER: Thank you.

19 MR. CLAASE: Thank you.

20 CHAIRMAN ROSASCO: Thank you, have
21 a nice holiday.

22 MR. CLAASE: All right, thank you.

23 CHAIRMAN ROSASCO: You're welcome.
24 Have a happy Thanksgiving.

25 (WHEREUPON, this public hearing was

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2 concluded.)

3 * * * *

4 CHAIRMAN ROSASCO: All right,

5 they're back. The Toretta is back.

6 MS. PEARSON: Hello, and how are

7 you?

8 MR. O'CONNELL: Doing all right;

9 and you?

10 MS. PEARSON: I'm doing well.

11 CHAIRMAN ROSASCO: Fortunately, I

12 see you've got a de minimus crowd tonight.

13 You kind of made your job a little bit

14 easier by --

15 MS. K. DILLON: She almost didn't

16 make it.

17 MR. O'CONNELL: Aww.

18 CHAIRMAN ROSASCO: All right. So

19 this is in regards to the application for

20 8 Toretta Lane. This is a public hearing.

21 If you'd be so kind to just state

22 your name and address for the record, and

23 what your association is with the

24 property, 8 Toretta Lane.

25 I'm not opening it for public

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2 commentary yet.

3 MR. STAUDT: Oh.

4 CHAIRMAN ROSASCO: We'll let him do
5 his presentation, and then we'll open it
6 for public comment.

7 MR. O'CONNELL: All right. My name
8 is Todd O'Connell, I'm the architect of
9 record on this particular project. I'm
10 doing business at 1200 Veterans Highway,
11 Hauppauge, New York, and I'm here
12 basically tonight to talk a little bit
13 about the one house that we're putting up,
14 and also to just basically put on record
15 the color selections and styling of the
16 home that we're proposing on this
17 particular lot.

18 I will also address a little bit of
19 buffering landscaping that we're proposing
20 to the adjacent neighbor, as well as
21 trying to deal with any particular
22 drainage issues.

23 So I'll start with what I think,
24 based on the last meeting, was probably
25 the most relevant was, you know, about how

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2 this affects the neighboring property.

3 MR. STAUDT: Can I stop you one
4 second.

5 MR. O'CONNELL: Sure, yes.

6 MS. STAUDT: Can you take that, and
7 put it on that chair so that they can see
8 it.

9 MR. O'CONNELL: Yes.

10 MR. STAUDT: Yeah, perfect.

11 MR. O'CONNELL: Okay. So we have
12 the property here (indicating), this is
13 where we're building a house, and what
14 we're looking to do is to put Green Giants
15 along the back of the property.

16 CHAIRMAN ROSASCO: Good.

17 MR. O'CONNELL: All right? All
18 along the back of the property. We're
19 also looking to put a six foot high PVC
20 fence along the entire back of the
21 property, and in front of these Green
22 Giants we're putting a swale which
23 actually was on the original plan, it's
24 just not constructed yet, but there'll be
25 a swale to properly divert all the water

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2 to the dry wells that are already in
3 place.

4 Right now, there's no swale.

5 There's nothing there because the property
6 is not developed, you know. So that's
7 what the plan is, as far as the buffering
8 to the neighbors that are directly
9 affected to the rear of the property
10 itself.

11 The home itself meets all the code
12 requirements; it meets all the
13 restrictions that were imposed, you know,
14 from the prior Planning Board approvals;
15 it is -- from the one side it's a one
16 and-a-half story home or a Cape-style
17 home, and the back, it's essentially the
18 same. It's just more of a dormered Cape
19 but because of the grading, it obviously
20 appears to be taller but still within the
21 village code. If it was a flat property,
22 it would not change the height of the
23 house, it would have just been a higher
24 house as opposed to working with the one
25 and-a-half story home from the front side.

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2 So the materials that we're
3 proposing to put on this house are all
4 earth tones, and I'd be happy to submit
5 some cut sheets on just the different
6 colors that we're putting on the house
7 itself.

8 If you want to pass these around,
9 there's a bunch of copies, but we're going
10 with earth tones, and the roofing is going
11 to be a Resawn Shake color. It's a
12 certain T-roof shingle. It's a
13 dimensional shingle. The siding, we're
14 going with the Perfection Cedar, and it's
15 a vinyl siding but it has that Shake-look
16 to it.

17 CHAIRMAN ROSASCO: Sure.

18 MR. O'CONNELL: And the color is
19 going to be a natural clay.

20 We're also going to be putting a
21 water table with some stone accent on the
22 bottom of the home itself which is going
23 to be an Eldorado cultured stone, again,
24 in the brown family. It's a darker stone
25 to kind of contrast with the siding and

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2 yet blend off of the roof itself.

3 The doors, the front door, as well
4 as the garage doors and windows, it's all
5 going to be a white trimming on the
6 windows as well as the fascias and the
7 gutters.

8 The columns, they're not going to
9 be aluminum. We're going to be doing a,
10 you know, a PermaWrap, a Fiberglas or
11 PermaCast column so it's not, you know,
12 just a flimsy column, you know, trying to,
13 you know, keep the character as nice as we
14 can, and hopefully, provide something the
15 village would like.

16 CHAIRMAN ROSASCO: The trim work,
17 is it aluminum or is it --

18 MR. O'CONNELL: No.

19 CHAIRMAN ROSASCO: (Continuing) --
20 is it -- it's PVC?

21 MR. O'CONNELL: No, yeah, all PVC,
22 correct, yes, and that's all on the cut
23 sheets that I've submitted for the trim
24 work.

25 CHAIRMAN ROSASCO: All right, so

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2 when I looked at it, I guess my biggest
3 concern --

4 (WHEREUPON, there was an
5 off-the-record discussion.)

6 CHAIRMAN ROSASCO: So they're going
7 to go straight off of this here, and
8 they're going to dip this down by about --
9 in this last section they're going to dip
10 it down about four feet and then drop a
11 well in there and only come up two feet
12 here.

13 (WHEREUPON, there was an
14 off-the-record discussion.)

15 CHAIRMAN ROSASCO: Todd, the
16 concern I had was the swale.

17 MR. O'CONNELL: Yes.

18 CHAIRMAN ROSASCO: I just know what
19 we're going to hear, and they're going to
20 say, how do you expect a two feet
21 retaining wall to contain that stuff? I
22 mean, I understand the swale is going to
23 prevent the water getting to the retaining
24 wall.

25 MR. O'CONNELL: Mm-hmm.

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2 CHAIRMAN ROSASCO: But the pitch
3 coming down to get to the swale is rather
4 significant. It goes from five feet down
5 to about a foot in about an eight foot
6 distance. You see where the dip is down
7 there in the bottom?

8 MR. O'CONNELL: Yeah, yeah, yeah,
9 no, I definitely see. Five foot to -- I'd
10 probably say it's actually a little less
11 that five foot because if you look at
12 where the five foot dimension is taken
13 from, it's much closer to actually the
14 house line. So that distance that you're
15 talking about is probably closer to four
16 in that area, and it's probably closer to
17 a 16-foot --

18 MR. RYAN: Sixteen foot swale,
19 yeah.

20 MR. O'CONNELL: (Continuing) -- you
21 know, length. So again, I'm not going to
22 profess to be a civil engineer but --

23 CHAIRMAN ROSASCO: Me, neither.

24 MR. O'CONNELL: (Continuing) -- you
25 know, but it's -- you know, I can tell you

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2 that, you know, originally, you know, I
3 don't even think the wall was part of
4 it --

5 CHAIRMAN ROSASCO: Right.

6 MR. O'CONNELL: (Continuing) -- nor
7 the -- so you know, so that's actually --
8 and even with the landscaping, that's
9 actually going to even help the whole
10 drainage situation to create, you know,
11 that you have the swale, which was always
12 part of it, but now you're going to get
13 the landscaping and the plantings to help,
14 you know, with the drainage in addition to
15 what was originally approved.

16 CHAIRMAN ROSASCO: I get it.

17 What is the plan on the evergreen?

18 Are you looking to do Emerald

19 Greens or are you looking to do the Thujas
20 there?

21 MR. O'CONNELL: Well, it was going
22 to be Green Giants, that is --

23 CHAIRMAN ROSASCO: Green Giants are
24 going to blow out six feet, you know that;
25 right?

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2 MR. STAUDT: He's got six feet
3 there.

4 MR. O'CONNELL: We have quite a bit
5 of space. The whole six foot area that
6 we --

7 CHAIRMAN ROSASCO: Right.

8 MR. O'CONNELL: Look, I'll give you
9 whatever you want there.

10 CHAIRMAN ROSASCO: Right.

11 MR. O'CONNELL: But it's, you know,
12 I just -- normally people ask for the
13 Green Giants because they get nice and big
14 and thick.

15 CHAIRMAN ROSASCO: They do, I just
16 think that they're going to outgrow that
17 six foot window, and then you're going to
18 have -- Steve, what's your experience
19 with the Thujas? They're almost like
20 Leylands, they grow like animals; right?
21 If they have a six foot well --

22 MS. PEARSON: The one that's out
23 there; right?

24 MR. FELLMAN: Yeah, the ones by the
25 back property line.

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2 MR. O'CONNELL: The only one we're
3 talking about is this one, that's it.
4 We're not talking about any of these.

5 CHAIRMAN ROSASCO: How wide are
6 they from front to back?

7 MR. O'CONNELL: Yes, that's
8 correct.

9 MR. STAUDT: At the bottom.

10 MR. FELLMAN: Those out there?
11 Probably 10 feet to 12 feet.

12 CHAIRMAN ROSASCO: Right. So those
13 Thujas, Todd. Look, we've got one back
14 there, it's 12 feet wide.

15 MR. FELLMAN: The whole hedge, the
16 whole row.

17 MR. O'CONNELL: Yeah, okay.

18 CHAIRMAN ROSASCO: Which they make
19 a great hedge but if they're shoehorned
20 into a six foot drop box --

21 MR. O'CONNELL: Uh-huh.

22 CHAIRMAN ROSASCO: (Continuing) --
23 they're going to a) be pushing over the
24 fence at some point or leaning up against
25 the fence pretty quickly, and then coming

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2 over -- I don't mind if they come up over
3 the top of the retaining wall but if it's
4 planted on center at three feet and it's
5 -- and it then becomes a 12-footer, it's
6 going to be three feet on the fence.

7 MR. STAUDT: What about Leylands?
8 Leylands you could hedge.

9 MR. O'CONNELL: We could do
10 Leylands. Again, I'm up for discussion,
11 whatever the Board would like to see. I
12 don't -- there's not much of a difference
13 price-wise from one to the next, so --

14 MR. STAUDT: I've seen 20-foot high
15 Leylands that have been kept that are four
16 feet wide top to bottom.

17 MR. FELLMAN: Yeah, the Leylands
18 would do okay here. The problem with
19 Leylands is if you're anywhere on the
20 South Shore, the saltwater kills it.

21 CHAIRMAN ROSASCO: Saltwater kills
22 it.

23 MR. RYAN: Right.

24 MR. FELLMAN: But here we're far
25 enough away from the coast that they

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2 should be okay.

3 CHAIRMAN ROSASCO: And my other
4 concern with Leylands is, and I only know
5 this from experience with this group of
6 residents that are over there, who's
7 cutting the -- who's topping the Leyland
8 Cypresses because they grow wild.

9 Now, if you were to do an Emerald
10 Green arborvitae, in a six or seven foot
11 fashion, the first year they only grow
12 about six or eight inches but in the
13 second and third year, they'll be -- if
14 you do a seven footer, they'll be ten feet
15 in two years.

16 MR. O'CONNELL: Mm-hmm.

17 CHAIRMAN ROSASCO: And literally,
18 they never need trimming.

19 MR. O'CONNELL: I'm on board with
20 that.

21 CHAIRMAN ROSASCO: What's your
22 experience with the Emerald Greens? I've
23 got 70 of them on my property out east.

24 MR. FELLMAN: Then you know them
25 better than me.

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2 CHAIRMAN ROSASCO: Yeah.

3 MR. O'CONNELL: Yeah.

4 CHAIRMAN ROSASCO: They're
5 fantastic. They're maintenance-free.

6 MR. O'CONNELL: Mm-hmm.

7 CHAIRMAN ROSASCO: Because I know
8 the next thing that is going to happen.
9 Someone is going to come down here, and
10 they're going to go, the Leyland Cypresses
11 are knocking over my fence, the Thuja
12 Giants are knocking over my fence, and
13 who's fixing them?

14 So I would prefer to just nip it in
15 the bud. If they can do Emerald Greens
16 three foot on center --

17 MR. O'CONNELL: Yeah.

18 CHAIRMAN ROSASCO: (Continuing) --
19 that would be great in a seven footer.
20 That's my recommendation and they should
21 do irrigation on them.

22 MR. FELLMAN: Yeah.

23 CHAIRMAN ROSASCO: Drip line and
24 all.

25 MR. STAUDT: Yeah, drip line.

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2 CHAIRMAN ROSASCO: Well, it's all
3 going to swale back towards the --

4 MR. RYAN: Right.

5 MR. O'CONNELL: To the dry wells.

6 CHAIRMAN ROSASCO: To the dry
7 wells.

8 MR. O'CONNELL: Which right now,
9 there's nothing. They dry wells are there
10 but there's nothing to guide the water to
11 them.

12 MR. RYAN: Right.

13 CHAIRMAN ROSASCO: And they're not
14 open, anyway, so you're going to --

15 MR. O'CONNELL: Exactly, so it's --

16 CHAIRMAN ROSASCO: So it's like a
17 locked car.

18 MR. STAUDT: You're just catching
19 the rain right now.

20 MR. O'CONNELL: Just is nothing.

21 MR. STAUDT: Yeah.

22 So, in theory, the development of
23 the property will actually enhance the
24 ability of the property to hold the water
25 that right now is running down.

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2 Are you guys on Hampshire?

3 MS. K. DILLON: Yeah.

4 MS. C. DILLON: Yes.

5 MR. STAUDT: Yeah. So as this
6 property is developed, what they're
7 talking about putting in at the property
8 line, will aid -- right now, the wells are
9 there but most of the water is just
10 passing because nothing -- once they do
11 what they're going to do and grade
12 everything so it's sloping into those
13 wells, it should go a long way towards
14 preventing most of the additional water
15 that you're seeing from coming onto your
16 side.

17 MS. K. DILLON: How does that --
18 because I know we talked about, like, the
19 last meeting, the clay, that that's going
20 to be deep enough where --

21 MR. FELLMAN: Yeah, they're all
22 installed past the clay.

23 CHAIRMAN ROSASCO: They're all
24 already in.

25 MS. K. DILLON: Oh, okay.

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2 MR. FELLMAN: One of the things you
3 should know, too, we learned from H2M, the
4 village engineer. If it was just designed
5 to the village standards, the village
6 standard is for a two-inch rainfall in a
7 24-hour period. They had to design it in
8 conjunction with the county. The county
9 made them put in dry wells for an
10 eight-inch rainfall.

11 MS. K. DILLON: Okay.

12 MR. FELLMAN: They have four times
13 the capacity that they would normally have
14 in the village.

15 MS. K. DILLON: Okay.

16 MR. FELLMAN: But I said it's like
17 a new car. Until all the pieces are on
18 the car, the car doesn't work right. So
19 if I only got two of the four tires on the
20 car, the car doesn't seem like it's a good
21 car yet.

22 So when it gets graded and finished
23 and they're all working properly, it
24 should be no problem. We made them go
25 down 40 feet with a crane, every one of

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2 those dry wells, and it's worked fine.

3 CHAIRMAN ROSASCO: Do you guys have
4 any additional questions, because before
5 they speak again, I just want to open up
6 the public portion and get you guys on the
7 record.

8 MS. K. DILLON: Oh.

9 CHAIRMAN ROSASCO: Yeah, so just
10 hold on a second.

11 Any additional questions?

12 MR. RYAN: I have no additional
13 questions.

14 CHAIRMAN ROSASCO: No? Okay, can I
15 make a motion to open up the public
16 portion of the hearing and that is on 8
17 Toretta Lane application.

18 MR. STAUDT: I'll second that.

19 CHAIRMAN ROSASCO: Okay, and all
20 those in favor?

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

24 CHAIRMAN ROSASCO: Okay. So now
25 the public portion is open. So now it's

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2 an open forum. If you have any concerns,
3 questions.

4 MS. C. DILLON: I do.

5 CHAIRMAN ROSASCO: Just state your
6 name and address for the record and then
7 tell me how long you have been living at
8 that property because you should know
9 what's going on up there more than most.

10 MS. C. DILLON: Oh, yes. I'm Ceil
11 Dillon, C-E-I-L D-I-L-L-O-N, 7 Hampshire
12 Drive. I've been there 65 years, the
13 original owner, so I've seen a lot of
14 changes. Excuse me, I have a cold.

15 CHAIRMAN ROSASCO: Take your time.

16 MS. C. DILLON: Will you be taking
17 down the fence that is there now that's
18 falling apart?

19 MR. O'CONNELL: I believe they're
20 going to be required because we're
21 requesting a new PVC fence.

22 MS. C. DILLON: Okay, so that will
23 come down.

24 MR. O'CONNELL: Yeah, and that's
25 on the plan that was submitted.

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2 MS. C. DILLON: And once the
3 property is sold, who will be responsible
4 to maintain that part of the ground?

5 MR. O'CONNELL: I suspect the
6 homeowner. Tell me if I'm wrong. That's
7 who I would suspect.

8 CHAIRMAN ROSASCO: Yeah, it's their
9 property line. It's their property line.

10 MR. FELLMAN: The homeowner would
11 be responsible.

12 MR. O'CONNELL: Yeah. Now if they
13 don't, then you could talk to the village,
14 and then I'm sure there's a method in
15 place where, you know --

16 MS. C. DILLON: Okay.

17 MR. O'CONNELL: (Continuing) --
18 they would be forced to maintain. Just
19 like cutting lawn, when it's grown too
20 high --

21 MS. C. DILLON: Right.

22 MR. O'CONNELL: (Continuing) -- you
23 know, the village will make them cut it;
24 right? So I'm sure there's something.

25 MS. C. DILLON: Okay.

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2 MR. STAUDT: I know with the
3 properties on the north side of Toretta,
4 we put into -- before the village issued
5 the C/O, it was written into those
6 contracts that the new owners -- so it was
7 written that they were responsible for
8 maintenance of the retaining wall behind,
9 you know, because the residents north of
10 that retaining wall --

11 MR. FELLMAN: Right.

12 MR. STAUDT: (Continuing) -- wanted
13 to make sure someone --

14 MR. FELLMAN: Right.

15 MR. STAUDT: (Continuing) -- it
16 wasn't no man's land --

17 MR. FELLMAN: Right.

18 MR. STAUDT: (Continuing) -- where
19 the village doesn't want to do it, the
20 residents didn't know they were -- so is
21 it possible that we just -- that our
22 recommendation would be that we put
23 something in writing in order to issue the
24 C/O.

25 MR. FELLMAN: Yeah, we could make

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2 it a condition of the C/O.

3 MR. STAUDT: The swale has to be
4 maintained by the resident.

5 MR. FELLMAN: We could put it right
6 on the C/O.

7 MR. STAUDT: Right.

8 MR. RYAN: Because the swale's part
9 of the water.

10 MR. O'CONNELL: There you go.

11 MR. RYAN: The swale's one of the
12 biggest issues.

13 CHAIRMAN ROSASCO: So Ceil, do you
14 understand that drawing as to what they're
15 going to do?

16 They're going to take down the
17 wooden fence that all you guys have it
18 propped up with sale pipes and all
19 two-by-fours.

20 MS. C. DILLON: You've seen it.

21 CHAIRMAN ROSASCO: I've seen it.
22 I've walked the property for you. I know
23 what's going on up there, and I do care
24 about the property up there.

25 So they're going to take that down,

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2 they're going to put up a six foot white
3 PVC fence. You've seen them all over the
4 place.

5 MS. C. DILLON: Yeah, yeah.

6 CHAIRMAN ROSASCO: They're
7 god-awful looking but they'll provide some
8 privacy and they're maintenance-free.
9 Worse thing you got to do is maybe take
10 some Lysol spray, and spray it. Just
11 don't let it drip down into your lawn
12 because it will kill your lawn; all right?

13 MS. C. DILLON: Yeah.

14 CHAIRMAN ROSASCO: Keep it clean,
15 you'll be fine.

16 Directly behind that, they've got a
17 six foot buffer. In that hole will be
18 Emerald Green Arborvitaes; okay?

19 MS. C. DILLON: Okay.

20 CHAIRMAN ROSASCO: They look like
21 snow cones; okay? They don't grow out
22 far, but after, say, three or four years,
23 they're about this wide (indicating), and
24 I've asked that they plant them three feet
25 on center. So every three feet they're

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2 going to plant an Emerald Green; okay?

3 And they'll grow together and they'll grow
4 up, and then nobody has to cut them, ever.

5 MS. C. DILLON: Good.

6 CHAIRMAN ROSASCO: They're
7 maintenance-free. I've got 80 of them.
8 They're great.

9 MS. K. DILLON: I'm going to put
10 those on my lawn.

11 CHAIRMAN ROSASCO: Yeah, it's a
12 natural hedgerow for privacy.

13 MS. K. DILLON: Yeah, yeah.

14 CHAIRMAN ROSASCO: So you've got a
15 fence, then you've got the Arborvitaes,
16 then behind that will be a retaining wall,
17 and that's what's going to protect your
18 property from water.

19 So when the water comes down from
20 the yard, it comes back up to that
21 retaining wall. It's going to hit the
22 retaining wall, and then it comes back
23 into the ground.

24 MS. C. DILLON: Which side of the
25 trees will the retaining wall be?

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2 CHAIRMAN ROSASCO: On the back side
3 from you. So you'll have a fence, you'll
4 have trees and behind that is the
5 retaining wall.

6 MS. C. DILLON: Oh, so that's good.

7 MS. PEARSON: And then the new
8 house.

9 CHAIRMAN ROSASCO: Correct.

10 MS. C. DILLON: And then the house.

11 CHAIRMAN ROSASCO: Right.

12 MS. C. DILLON: All right,
13 that's --

14 CHAIRMAN ROSASCO: And like Stevie
15 said, normally it's two inches in
16 24-hours. This is designed for the county
17 code which is eight inches.

18 MS. K. DILLON: Yeah, which is
19 good.

20 Okay.

21 CHAIRMAN ROSASCO: I think -- now,
22 there's no guarantees what happens with
23 water.

24 MS. K. DILLON: Yeah.

25 CHAIRMAN ROSASCO: You cannot

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2 control water. It's the craziest thing
3 ever.

4 MS. C. DILLON: How well I know.

5 CHAIRMAN ROSASCO: And I'm sure you
6 recall the days that there was a pond up
7 there --

8 MS. K. DILLON: Yes.

9 CHAIRMAN ROSASCO: (Continuing) --
10 across the street, you know, and Broad
11 Spring is technically right underneath
12 that property --

13 MS. K. DILLON: Yes.

14 CHAIRMAN ROSASCO: (Continuing) --
15 you know, and I think you are the only one
16 who came in here and honestly said that,
17 hey, there's always been water issues back
18 there.

19 MS. K. DILLON: Yeah.

20 CHAIRMAN ROSASCO: Everybody else
21 is saying, oh, it just came on board.

22 MS. K. DILLON: Yeah, no, no, there
23 is a stream under there.

24 CHAIRMAN ROSASCO: And I respect
25 you so much for that, and that's why I've

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2 gone out my way to try to figure this out
3 for you.

4 MS. K. DILLON: Yeah, thank you.

5 MS. C. DILLON: Thank you.

6 CHAIRMAN ROSASCO: Okay.

7 MS. K. DILLON: Appreciate it.

8 CHAIRMAN ROSASCO: Okay. Do you
9 have any additional questions?

10 MS. K. DILLON: No.

11 MS. C. DILLON: Not that I can
12 think of.

13 CHAIRMAN ROSASCO: Not that you can
14 think of?

15 All right. Well, I mean, I think
16 it's a lot better plan than what they came
17 in here with three, four months ago.

18 MS. K. DILLON: Yes.

19 MS. C. DILLON: Definitely.

20 CHAIRMAN ROSASCO: You get some
21 privacy; okay? Which was important. The
22 water remediation is important.

23 MS. K. DILLON: That was the big
24 one, that was the big one.

25 CHAIRMAN ROSASCO: And the

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2 lighting, they've said they're going to
3 work on the lighting but I think once you
4 get a buffer of a fence and some
5 Arborvitaes coming up --

6 MS. K. DILLON: You won't see the
7 light.

8 CHAIRMAN ROSASCO: No, you won't.

9 MS. K. DILLON: And that didn't
10 bother --

11 CHAIRMAN ROSASCO: Six foot
12 Arborvitaes --

13 MS. K. DILLON: (Continuing) --
14 that was just like a tag on --

15 CHAIRMAN ROSASCO: Right.

16 MS. K. DILLON: On top of
17 everything else, where's the lighting?

18 CHAIRMAN ROSASCO: Right, when
19 you're swinging, you just keep punching.
20 I get it.

21 MS. C. DILLON: I don't need a
22 night light anymore, since I --

23 CHAIRMAN ROSASCO: So probably what
24 will happen is, if they put in seven foot
25 Emerald Greens, you'll just see the tip,

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2 initially; okay? And then slowly it'll
3 grow. The first year they don't grow a
4 lot, so don't be looking out the window
5 and saying, oh, it's in the second or
6 third year they'll grow almost six to 12
7 inches a year.

8 MS. K. DILLON: Yeah.

9 MS. C. DILLON: As long as they
10 don't grow out of --

11 CHAIRMAN ROSASCO: No.

12 MS. C. DILLON: (Continuing) -- get
13 out of hand.

14 CHAIRMAN ROSASCO: No, if you look
15 them up, yeah, look them up tonight,
16 Emerald Green Arborvitaes.

17 MS. C. DILLON: Yes.

18 CHAIRMAN ROSASCO: They're like a
19 big snow cone. They grow straight up --

20 MS. C. DILLON: Yes.

21 CHAIRMAN ROSASCO: (Continuing) --
22 and no branches come out.

23 MS. C. DILLON: Yeah.

24 CHAIRMAN ROSASCO: It's prettier,
25 it's a much prettier look.

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2 MS. K. DILLON: Yes.

3 CHAIRMAN ROSASCO: You may have to
4 -- they don't grow as fast as the Thuja
5 Giants, which they are recommending, but
6 those Thuja Giants would take over that
7 six foot well in a heartbeat and next
8 thing you know, it'll be growing into your
9 fence. Your fence will be leaning over,
10 and you'd be down here yelling at me and
11 these poor people up here on the Board
12 that volunteer their time; capisce?

13 MS. K. DILLON: Yes.

14 CHAIRMAN ROSASCO: Do you have any
15 questions?

16 MS. C. DILLON: Not right now.

17 CHAIRMAN ROSASCO: All right. That
18 being said, I'm going to make a motion to
19 close the public portion of the meeting.

20 Can I get a second on that motion?

21 MR. STAUDT: Second.

22 CHAIRMAN ROSASCO: All those in
23 favor?

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

1 PLANNING BOARD - NOVEMBER 22, 2022

2 present.)

3 CHAIRMAN ROSASCO: Okay. So Todd,
4 I think what you've proposed here today,
5 there isn't much controversy to it based
6 upon the feedback. So I am going to make
7 a recommendation to the Board of Trustees
8 that this most recent rendering of D1 --

9 MR. FELLMAN: No, no, Mr. Chairman,
10 it does not go back to the Trustees.

11 CHAIRMAN ROSASCO: Yeah, right,
12 it's done, but I still have to report to
13 them or I can report to you, you're here.

14 MR. FELLMAN: Yeah, okay.

15 CHAIRMAN ROSASCO: Take it away.
16 Here.

17 No, I'll send you an e-mail on it,
18 that's no problem.

19 MR. O'CONNELL: And with the other
20 form, just so you all know, I'm going to
21 follow suit to make a nice continuous path
22 across that whole area.

23 CHAIRMAN ROSASCO: Good. Let me
24 tell you this, you'll keep a lot of people
25 happy. Put up a nice straight white fence

1 PLANNING BOARD - NOVEMBER 22, 2022
2 down the back and put a retaining wall
3 right behind it and get some bushes in
4 there. You're going to hold off on doing
5 all the bushes? I recommend that you run
6 them all at the same time this way they
7 grow the same height.

8 MR. O'CONNELL: I have no input on
9 that part, that's up to the builder,
10 unfortunately. That's a whole budget
11 thing.

12 MR. STAUDT: Unless there's, like,
13 five years between.

14 MR. RYAN: Yes.

15 CHAIRMAN ROSASCO: We know the
16 longevity on that property, so if you have
17 any sway, retaining wall, obviously, I
18 think they're going to retaining wall the
19 whole entire thing.

20 MR. O'CONNELL: I will definitely
21 make the statement to him.

22 CHAIRMAN ROSASCO: Okay. Thank
23 you. Okay.

24 MR. O'CONNELL: You got it?

25 CHAIRMAN ROSASCO: Have a nice

1 PLANNING BOARD - NOVEMBER 22, 2022

2 holiday.

3 MR. O'CONNELL: You, too.

4 CHAIRMAN ROSASCO: Take care.

5 MR. O'CONNELL: Have a nice

6 Thanksgiving, everyone.

7 CHAIRMAN ROSASCO: Ceil, you're

8 good; right?

9 MS. C. DILLON: I think so.

10 CHAIRMAN ROSASCO: Okay, good.

11 COURT REPORTER: Ma'am, I didn't

12 get your name.

13 MS. K. DILLON: Oh, Karen Dillon.

14 COURT REPORTER: Okay, thank you.

15 K-A-R-E-N?

16 MS. K. DILLON: Yes.

17 CHAIRMAN ROSASCO: That being said,

18 can I get a motion to close tonight's

19 meeting for the Planning Board Site Plan

20 and ARB agenda?

21 MS. PEARSON: I'll make a motion.

22 CHAIRMAN ROSASCO: Can I get a

23 second on that motion?

24 MR. STAUDT: I second that.

25 CHAIRMAN ROSASCO: Motion to

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adjourn is approved.

All those in favor?

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

(WHEREUPON, this meeting was
concluded at 7:55 p.m.)

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PLANNING BOARD - NOVEMBER 22, 2022

C E R T I F I C A T E

STATE OF NEW YORK)

SS:

COUNTY OF NASSAU)

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

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of November, 2022.

Debbie Babino

Debbie Babino, Certified Reporter

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