

In the Matter Of:

Village of Farmingdale - Planning Board Hearings

PLANNING BOARD AND ARB

February 28, 2023



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VILLAGE PLANNING BOARD FOR THE ARCHITECTURAL REVIEW

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BOARD

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FARMINGDALE, NEW YORK

9

February 28, 2023

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16 769 Fulton Street

17 Secatogue Avenue

18 169 Main Street

19 331-337 Main Street

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1 2/28/23

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

3 CRAIG ROSASCO, Chairman

4 TOM RYAN, Member

5 EVA PEARSON, Member

6 CARMELA SCHOTT, Member

7 BERNIE HOTHERSALL, Member

8 RALPH VIRGA

PREMIER BUILDING

9 APPLICANT 769 Fulton Street

10 SEAN KELLY

MILLER, MOHR AND KELLY DESIGN GROUP

11 FOR THE APPLICANT

FAIRFIELD PROPERTIES

12 81 Secatogue Avenue

13 JORGE SANTOS

APPLICANT

14 MY GRANDMOTHER'S KITCHEN

169 MAIN STREET

15

VALENTIN STALLER

16 SPA SPACE 79 ELP

APPLICANT

17 331-337 Main Street

18

19

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21

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2 CHAIRMAN ROSASCO: If everybody
3 could please stand.

4 Tonight's meeting is for
5 February 28th of the Planning Board and
6 the arbitration agenda.

7 I am the Commissioner of the
8 Planning Board. These are my fellow
9 members. And we're going to start tonight
10 off with the national anthem, so I would
11 ask you to please place your right --

12 MS. PEARSON: Pledge of Allegiance.

13 CHAIRMAN ROSASCO: Pledge of
14 Allegiance. No, we're not going to sing
15 the national anthem.

16 MS. PEARSON: No.

17 CHAIRMAN ROSASCO: You don't know
18 my skill set.

19 All right, so let's go gang.

20 (WHEREUPON, the Pledge of
21 Allegiance was recited.)

22 CHAIRMAN ROSASCO: And as we always
23 do, if we could all just take a minute for
24 a moment of silence in honor and
25 recognition of our military and our first

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2 responders who protect our liberties every
3 day.

4 (WHEREUPON, a moment of silence was
5 observed.)

6 CHAIRMAN ROSASCO: Thank you, very
7 much. Please be seated.

8 We've got four items on the agenda
9 for this evening.

10 As before mentioned, my name is
11 Craig Rosasco, with me is fellow members
12 Tom Ryan, Eva Pearson, Carmela Schott and
13 Bernie --

14 MR. HOTHERSALL: Hothersall.

15 CHAIRMAN ROSASCO: (Continuing) --
16 over here.

17 We're going to hold off on doing
18 331-337 Main Street because that is a site
19 plan review, it may be a little bit more
20 involved.

21 So the first application on
22 tonight's agenda is going to be 769 Fulton
23 Street.

24 If you're here to present for the
25 property, I ask you to just stand, name

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2 yourself, and give your address for the
3 record, and then you can go ahead and make
4 your presentation; okay?

5 MR. VIRGA: It's Ralph Virga from
6 Premier, 769 Fulton Street, for Premier
7 Building.

8 COURT REPORTER: Can you just spell
9 your last name?

10 MR. VIRGA: Virga, V as in Victor,
11 I-R-G-A.

12 COURT REPORTER: Thank you.

13 CHAIRMAN ROSASCO: Welcome, Ralph.

14 MR. VIRGA: How are you doing
15 tonight?

16 CHAIRMAN ROSASCO: Okay. So in
17 some pre-hearing conversation, we did
18 understand and confer, and the signs that
19 you are here on this evening have already
20 been made; is that accurate?

21 MR. VIRGA: Yes, they have.

22 CHAIRMAN ROSASCO: Okay, so you're
23 here to present in regards to those signs.
24 Why don't you tell us what's going on over
25 on Fulton Street.

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2 MR. VIRGA: We just basically have
3 three emblems that need to be placed at
4 the eaves of our building on the reverse
5 gables. It's basically a visual item when
6 you're coming down Fulton Street.

7 As far as the item, it's basically
8 a small emblem, Premier, that's basically
9 it. It's a black emblem with a -- it's
10 like an acrylic white, it's silvery white.
11 I know you guys basically have a color
12 palette that you do go by, and basically,
13 in passing through the neighborhood, with
14 different colors and different things
15 going on, so it was just one of those on
16 that.

17 CHAIRMAN ROSASCO: Okay. Do you
18 know the thickness of the sign; Ralph?

19 MR. VIRGA: It's only raised.

20 CHAIRMAN ROSASCO: Okay.

21 MR. VIRGA: I do have a -- you can
22 look at it. You do have, basically, the
23 make up and receipt of the actual panel.

24 CHAIRMAN ROSASCO: I didn't see it
25 on the Signarama item.

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2 MR. RYAN: Quarter inch.

3 MS. SCHOTT: Quarter inch.

4 MR. RYAN: Brushed aluminum, it's
5 multi-layered. Maybe it's --

6 CHAIRMAN ROSASCO: Yeah, all right.
7 There are currently no other signs
8 on that property; correct?

9 MR. VIRGA: Nothing.

10 CHAIRMAN ROSASCO: Okay, and the
11 edges of the sign, I didn't see the edges,
12 whether or not they were standard or
13 polished, the entire edges.

14 MR. VIRGA: They're probably all
15 the way through, they're probably
16 polished --

17 CHAIRMAN ROSASCO: Polished.

18 MR. VIRGA: (Continuing) -- to
19 match the white, yeah.

20 CHAIRMAN ROSASCO: Okay, and I know
21 that in the sign it talks about Matthews
22 outdoor paint. These signs are already
23 made; correct?

24 MR. VIRGA: Yes, they are.

25 CHAIRMAN ROSASCO: And Matthews

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2 specializes in outdoor paint, that's my
3 understanding; correct?

4 MR. VIRGA: Yes.

5 CHAIRMAN ROSASCO: All right, and
6 the colors that we use were primarily --
7 because we do have a black requirement
8 under the palette, the color palette code
9 of the Twilight Zone. You guys did a
10 standard black already?

11 MR. VIRGA: Yes, a standard black.

12 CHAIRMAN ROSASCO: Standard black,
13 okay, and we do have a metallic leaf
14 requirement on all signs in the village.
15 There is no metallic leaf on these signs;
16 correct?

17 MR. VIRGA: No.

18 CHAIRMAN ROSASCO: However, it's
19 also my understanding you do have some
20 brushed aluminum on there which we could
21 argue may be substituted for any type of
22 metallic leaf; is that correct?

23 MR. VIRGA: Yes.

24 CHAIRMAN ROSASCO: So the primary
25 face of your sign is the brushed metallic;

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2 correct?

3 MR. VIRGA: Yes.

4 CHAIRMAN ROSASCO: Okay, and it's
5 layered acrylic on top of that?

6 MR. VIRGA: Yes.

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

9 MR. RYAN: No.

10 MR. HOTHERSALL: No.

11 MS. PEARSON: There's been no signs
12 for this building in the time that this
13 business has been here?

14 MR. VIRGA: Not that I know of but
15 I've only been there eight months. I have
16 no understanding of it.

17 CHAIRMAN ROSASCO: I've never seen
18 any.

19 MR. RYAN: I never saw any signs.
20 I know you had the samples along the fence
21 there. I'm not sure if they're still
22 there.

23 CHAIRMAN ROSASCO: Right.

24 MR. VIRGA: No, I don't believe so.

25 MR. RYAN: Okay.

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2 CHAIRMAN ROSASCO: Ralph, are both
3 the "B" and the "P," are they the same
4 colors?

5 MR. VIRGA: I honestly, I don't
6 know, I've never actually seen them. I
7 think they're -- I think it's probably a
8 shade off, just to show a mirrored image
9 behind it --

10 CHAIRMAN ROSASCO: Right.

11 MR. VIRGA: (Continuing) -- so it's
12 casting a shadow. It's more of a design.

13 CHAIRMAN ROSASCO: Right, that's
14 what it looks like to me.

15 MS. PEARSON: Are these already
16 mounted? No?

17 MR. VIRGA: No, they're not
18 mounted. That's an actual -- that's an
19 architectural --

20 MS. PEARSON: Got it.

21 MR. VIRGA: (Continuing) --
22 photograph.

23 MS. PEARSON: Thank you.

24 CHAIRMAN ROSASCO: All right, that
25 being said, any additional questions;

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2 gang?

3 MS. PEARSON: No questions.

4 MR. RYAN: No questions.

5 CHAIRMAN ROSASCO: All right. So
6 why don't I make a motion with the
7 provision that in the future all signs
8 would be approved in advance --

9 MR. VIRGA: Of course.

10 CHAIRMAN ROSASCO: (Continuing) --
11 of production.

12 MR. VIRGA: Yeah, I got you.

13 CHAIRMAN ROSASCO: And the signs as
14 submitted, we can make a motion that they
15 be approved in their entirety.

16 Any idea as to when these signs
17 will go up?

18 MR. VIRGA: Immediately.

19 CHAIRMAN ROSASCO: Immediately. Do
20 we have a motion to approve this
21 application?

22 MS. PEARSON: I make a motion.

23 CHAIRMAN ROSASCO: Do we have a
24 second?

25 MR. RYAN: Second.

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2 CHAIRMN ROSASCO: All those in
3 favor?

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

7 CHAIRMAN ROSASCO: Ralph, good
8 luck.

9 MR. VIRGA: Thank you, so much.

10 CHAIRMAN ROSASCO: Tell Ralph I
11 said hello.

12 MR. VIRGA: Have a good night.

13 CHAIRMAN ROSASCO: You got it.

14 MR. VIRGA: Safe travels tonight.

15 (WHEREUPON, this application was
16 concluded.)

17 * * * *

18 CHAIRMAN ROSASCO: All right. So
19 we're going to move now to 81 Secatogue
20 Avenue.

21 MR. KELLY: How are you doing?

22 CHAIRMAN ROSASCO: How are you?

23 MR. KELLY: Good, good.

24 My name is Sean Kelly, I'm from
25 Miller, Mohr and Kelly Design Group

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2 representing Fairfield Properties.

3 The property currently has an
4 existing sign, it's from a previous owner.
5 It has an overlay with the new property
6 name on it which is Fairfield Properties,
7 and we're proposing to replace that sign
8 with a nicer carved and gilded sign on an
9 aluminum structure similar to some of the
10 signs you've seen around town with the
11 other Fairfield properties.

12 CHAIRMAN ROSASCO: Okay. Sean, do
13 you know if it's their intention or
14 Michael's intention to keep that other
15 sign that's already up there because
16 technically you have two signs on that
17 entranceway; right?

18 MR. KELLY: Well, there's the one
19 that's overlooking the fence.

20 CHAIRMAN ROSASCO: Right.

21 MR. KELLY: I believe they want to
22 keep that one just for the visibility. We
23 could propose something nicer there
24 because it is an older sign.

25 CHAIRMAN ROSASCO: Sure.

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2 MR. KELLY: But we would just be
3 proposing the main sign at this point.

4 MS. PEARSON: So you are proposing,
5 if I'm -- just to clarify, that this
6 existing sign that's over the fence, that
7 is the white that you're replacing.

8 MR. KELLY: That one I'm not
9 proposing, that's not on the --

10 MS. PEARSON: No, I understand.
11 What I'm saying is that then there would
12 be this green sign that you're
13 proposing --

14 MR. KELLY: Yes.

15 MS. PEARSON: (Continuing) -- the
16 new sign that says Farmingdale -- I'm
17 sorry, Fairfield Knolls, and then the old
18 sign would remain that just says Fairfield
19 with the white.

20 MR. KELLY: Yes.

21 MS. PEARSON: These signs are not
22 going to match is what I'm trying to get
23 at.

24 MR. KELLY: Right, right. So that
25 existing sign, that was an older sign that

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2 we overlaid over the previous owner's
3 sign. So that was just to get the
4 Fairfield name on there. But we can
5 propose a newer sign for that, as well. I
6 think that should be replaced.

7 MR. RYAN: Yes, that makes sense.

8 CHAIRMAN ROSASCO: All right, a
9 couple of things.

10 The gold is leafing; correct?

11 MR. KELLY: Correct.

12 CHAIRMAN ROSASCO: On the sign.

13 MR. KELLY: 24 karat gold.

14 CHAIRMAN ROSASCO: Is it all gold
15 leaf or is it just the Fairfield Knolls
16 portion; do you know?

17 MR. KELLY: The logo, the Fairfield
18 Knolls, would be gold. The only thing
19 that would not be gold is the lettering
20 underneath with the phone number and
21 website. That would be in vinyl.

22 CHAIRMAN ROSASCO: Okay.

23 MR. KELLY: But the rest of that is
24 24 karat gold color leaf.

25 CHAIRMAN ROSASCO: Okay, and do we

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2 know what color green it is that we're
3 using because we do have a color palette.
4 It looks as though it is the Hunter Green,
5 although it looks --

6 MR. KELLY: It is the Hunter Green.

7 CHAIRMAN ROSASCO: The Hunter
8 Green? That's 2041-10 under the Benjamin
9 Moore code.

10 Okay.

11 MS. PEARSON: I cant recall, is
12 there a requirement for lighting the sign?

13 CHAIRMAN ROSASCO: No.

14 MS. PEARSON: No?

15 CHAIRMAN ROSASCO: No, they don't
16 have any lighting on this application;
17 correct?

18 MS. PEARSON: No, that's why I
19 asked.

20 MR. KELLY: I believe there's
21 existing lighting on the ground.

22 MS. PEARSON: There is?

23 CHAIRMAN ROSASCO: Is there
24 existing lighting there?

25 MR. KELLY: An upright. There's

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2 just one there.

3 MS. SCHOTT: Is this sign going to
4 be higher than the one that's there now or
5 it's the same height?

6 MR. KELLY: It might be six inches
7 higher, tops. I think it's about the same
8 size, though.

9 CHAIRMAN ROSASCO: So it seems from
10 the bottom to the top it's going to be a
11 solid seven and-a-half to eight feet and
12 90 inches high.

13 MR. KELLY: Oh, yes, yes.

14 CHAIRMAN ROSASCO: Okay, all right.

15 MR. KELLY: We have room to adjust
16 that, as well. We could lower it a tiny
17 bit. It's all custom fabrication so it
18 can be adjusted.

19 CHAIRMAN ROSASCO: Right, right. I
20 don't have a significant problem. I think
21 the other sign looks higher than this one,
22 though. That's why I asked. The old sign
23 would certainly appear as if it's on top
24 of probably a five foot fence. That one's
25 probably a solid eight feet high. The

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2 rendering just doesn't look as though
3 that's eight feet high; right?

4 MR. KELLY: No, no, well it is --
5 the sign itself, the sign face is 48
6 inches tall.

7 CHAIRMAN ROSASCO: Right.

8 MR. KELLY: And then the post
9 structure itself is 90 total --

10 CHAIRMAN ROSASCO: Right.

11 MR. KELLY: (Continuing) -- out of
12 the ground.

13 CHAIRMAN ROSASCO: So eight feet
14 would be 96, so this is right at seven
15 and-a-half feet at a height.

16 Okay. Other than that, it's in
17 fair compliance with the code. The
18 question would be as to whether or not
19 there is a secondary sign that's
20 permissible because there are sign
21 limitations on the size of the secondary
22 sign.

23 MR. KELLY: Okay.

24 CHAIRMAN ROSASCO: And the first
25 sign you have up over the fence is

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2 ginormous, and in this one if it's going
3 to go eight feet high is also going to
4 appear ginormous.

5 So that other sign probably needs
6 to come back on application or the sign
7 needs to come down a little bit lower.

8 MR. KELLY: Okay.

9 CHAIRMAN ROSASCO: Okay, so maybe
10 you can --

11 MR. KELLY: Just as far as the
12 height goes, you mean.

13 CHAIRMAN ROSASCO: Yeah.

14 MR. KELLY: Yeah, so we could lower
15 this sign, definitely.

16 CHAIRMAN ROSASCO: Okay.

17 MR. KELLY: It's all adjustable.
18 The bases underneath is what raises it up,
19 so I can lower those bases and take the
20 whole sign down another foot.

21 CHAIRMAN ROSASCO: Okay.

22 MS. PEARSON: I would --

23 CHAIRMAN ROSASCO: You okay with
24 that?

25 MS. PEARSON: No, I think the signs

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2 need to match. I think it --

3 CHAIRMAN ROSASCO: I agree, sure.

4 MS. PEARSON: I think one says
5 Fairfield, the other one says --

6 CHAIRMAN ROSASCO: I agree, yeah.
7 I think that's --

8 MR. RYAN: Yeah, yeah, another
9 application.

10 CHAIRMAN ROSASCO: Once we get
11 through this application --

12 MS. PEARSON: Right.

13 CHAIRMAN ROSASCO: (Continuing) --
14 I agree that it should be a --

15 MS. PEARSON: But I think that
16 needs to be a condition of approval.

17 CHAIRMAN ROSASCO: Okay.

18 MS. PEARSON: Is that they come
19 back and --

20 CHAIRMAN ROSASCO: Okay.

21 MS. PEARSON: (Continuing) --
22 remediate this other sign.

23 CHAIRMAN ROSASCO: I would agree.
24 Anybody else have any additional
25 questions?

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2 (WHEREUPON, no response was heard.)

3 CHAIRMAN ROSASCO: With that being
4 the case, I would make the recommendation
5 that fellow member Pearson make the motion
6 on this one.

7 MS. PEARSON: Go ahead, you can
8 take it, I'm just having a drink.

9 CHAIRMAN ROSASCO: Oh, you're
10 having a drink, oh.

11 All right. So, the application on
12 81 Secatogue is considered to be approved
13 as submitted with the provision that: A)
14 the height of the sign be topped out at
15 seven feet on the sign which is to the
16 left of the entryway; right.

17 MR. RYAN: Correct.

18 CHAIRMAN ROSASCO: And then
19 additionally, with the provision that the
20 other sign is going to come back before
21 the Board for additional approval on that
22 sign.

23 MR. KELLY: Okay.

24 CHAIRMAN ROSASCO: Okay? Do I have
25 a second on that motion?

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2 MS. PEARSON: Second.

3 CHAIRMAN ROSASCO: All those in
4 favor?

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

8 CHAIRMAN ROSASCO: Good luck.

9 MR. KELLY: Appreciate it.

10 COURT REPORTER: It's K-E-L-L-Y?

11 MR. KELLY: Yes.

12 COURT REPORTER: Thank you.

13 MS. PEARSON: Thank you.

14 CHAIRMAN ROSASCO: You're welcome.

15 MS. PEARSON: You just do it so
16 well.

17 (WHEREUPON, this application was
18 concluded.)

19 CHAIRMAN ROSASCO: And then the
20 last one we have before we get to the site
21 plan review is Grandma's. Is it George?
22 Is it Jorge? What do you prefer?

23 MR. SANTOS: Jorge.

24 CHAIRMAN ROSASCO: Jorge, welcome
25 to the Village of Farmingdale.

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2 MR. SANTOS: Thank you.

3 CHAIRMAN ROSASCO: How's business?

4 MR. SANTOS: Good, good.

5 CHAIRMAN ROSASCO: Good, excellent.

6 Just state your name and address

7 for the record so we can get you on the

8 record here.

9 MR. SANTOS: 169 Main Street, Jorge
10 Santos.

11 COURT REPORTER: S-A-N-T-O-S?

12 MR. SANTOS: S-A-N-T-O-S, yes.

13 COURT REPORTER: Thank you.

14 CHAIRMAN ROSASCO: Okay, Jorge, why
15 don't you tell us what you're looking to
16 do here.

17 MR. SANTOS: We're trying to put
18 two signs, one on the west side and the
19 other one on the south, south side.

20 CHAIRMAN ROSASCO: Okay, right, so
21 the front edge along the tracks; right?

22 MR. SANTOS: South on top.

23 CHAIRMAN ROSASCO: Okay, okay.
24 Currently, the only signs you have are
25 temporaries; right?

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2 MR. SANTOS: Yes, yes.

3 CHAIRMAN ROSASCO: These are
4 temporary signs.

5 MR. SANTOS: Yes.

6 CHAIRMAN ROSASCO: Okay. So tell
7 me about these signs you want to do.
8 What's the logo? Is that grandma?

9 MR. SANTOS: It's going to be the
10 Grandma's logo --

11 CHAIRMAN ROSASCO: Mm-hmm.

12 MR. SANTOS: (Continuing) -- on top
13 of the name. It's going to be "My
14 Grandmother's Kitchen."

15 CHAIRMAN ROSASCO: Mm-hmm.

16 MR. SANTOS: Home-style breakfast
17 and lunch. Something simple like light
18 green, the color. It's going to be 29
19 long.

20 CHAIRMAN ROSASCO: Mm-hmm, and you
21 were working with Elissa on this; correct?

22 MR. SANTOS: Yes.

23 CHAIRMAN ROSASCO: From Visionworks
24 (sic)?

25 MR. SANTOS: Correct.

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2 CHAIRMAN ROSASCO: And did she ever
3 go over with you the color palette code
4 that we have in the village as to what
5 colors are permissible on signs?

6 MR. SANTOS: Yes, she told me,
7 like, you guys like light green, light
8 colors.

9 CHAIRMAN ROSASCO: Well, that's not
10 true because the only green that we have
11 on our palette is Hunter Green which is
12 the color that grandma is currently
13 wearing or around grandma.

14 MS. PEARSON: Mr. Santos, can I ask
15 a question?

16 MR. SANTOS: Sure.

17 MS. PEARSON: You haven't had these
18 signs made yet; right?

19 MR. SANTOS: No.

20 MS. PEARSON: No. I just want to
21 say thank you for that because we've seen
22 a lot of people come before this committee
23 with pre-made signs which puts us in a
24 difficult position. So I appreciate that
25 you have an artist's rendering but haven't

1 2/28/23

2 actually ordered the signs yet.

3 So thank you for that.

4 MR. SANTOS: You're welcome.

5 MS. PEARSON: But I think what Mr.

6 Rosasco is saying is that we have concerns

7 that the colors of this sign are not in

8 the color palette that the village has

9 approved.

10 MR. SANTOS: Okay.

11 MS. PEARSON: So we need to have a

12 discussion and a decision about what we

13 can do about that.

14 MR. SANTOS: Okay.

15 CHAIRMAN ROSASCO: So the general

16 concept of the signs, in my eyes, are

17 fine. The sizing, the design. I'm

18 assuming that the "My Grandmother's

19 Kitchen," I believe that they -- that's in

20 gold leaf lettering. So you meet the

21 criteria of the code, everything appears

22 to be fine. The only concern I have is

23 just the coloring, the color schemes.

24 MR. SANTOS: Okay.

25 CHAIRMAN ROSASCO: And I don't want

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2 to make recommendations to you as to what
3 you'd like to do with your place but if
4 you go on the website there's a color
5 palette code.

6 MR. SANTOS: Okay.

7 CHAIRMAN ROSASCO: Okay? So
8 probably the closest you may be able to
9 get would be, we have a Hunter Green on
10 there which is a darker green but you may
11 get some contrast between the gold leaf
12 lettering --

13 MR. SANTOS: Mm-hmm.

14 CHAIRMAN ROSASCO: (Continuing) --
15 and the darker green, and keeping in mind
16 that Farmingdale is also a green --

17 MR. SANTOS: Mm-hmm.

18 CHAIRMAN OSASCO: (Continuing) --
19 village, it may kind of match a little bit
20 better.

21 MR. SANTOS: Okay.

22 CHAIRMAN ROSASCO: We don't have a
23 light green for you, that's what I'm
24 getting at.

25 MS. SCHOTT: There's a Potpourri

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2 Green but it's kind of a --

3 MS. PEARSON: Oh.

4 MR. RYAN: That looks close, yeah.

5 CHAIRMAN ROSASCO: Well, that would
6 be a secondary color. I guess --

7 MR. RYAN: Yeah.

8 MS. SCHOTT: Oh, I see.

9 MS. PEARSON: So maybe that's the
10 color she selected.

11 MR. HOTHERSALL: Is this the logo
12 that's on the menu?

13 MR. SANTOS: Yes.

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

16 CHAIRMAN ROSASCO: Jorge just hold
17 on one moment.

18 MR. SANTOS: No problem.

19 CHAIRMAN ROSASCO: I'm just looking
20 at a possible alternative color for you.

21 (WHEREUPON, there was an
22 off-the-record discussion.)

23 CHAIRMAN ROSASCO: Ah, someone has
24 a color printer. The nerve of people.

25 MS. PEARSON: Carmela comes

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2 prepared.

3 MR. RYAN: That's pretty good.

4 CHAIRMAN ROSASCO: Are you -- do
5 you have other items inside the building
6 that are these colors? Is that why you're
7 going with these colors?

8 MR. SANTOS: Yes, basically, yes.
9 We have a green color inside but that's
10 not a case (sic). I can do like --

11 CHAIRMAN ROSASCO: Would you be
12 opposed to doing the Hunter Green? We
13 could have Elissa change out the light
14 green for darker green, and then the gold
15 writing will only pop better, you'll be
16 able to see it. You kind of -- the gold
17 gets washed out in the lighter color. A
18 darker color --

19 MR. SANTOS: Mm-hmm.

20 CHAIRMAN ROSASCO: (Continuing) --
21 the "My Grandmother's Kitchen" will pop.

22 MR. SANTOS: Mm-hmm.

23 CHAIRMAN ROSASCO: You know? Are
24 you okay with that?

25 MR. SANTOS: Sure, fine.

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2 CHAIRMAN ROSASCO: Or do you want
3 to speak to Elissa and see if Elissa can
4 come up with something different for you?

5 MR. SANTOS: Sure, that's not a
6 problem.

7 CHAIRMAN ROSASCO: Okay.

8 MR. SANTOS: Yeah.

9 CHAIRMAN ROSASCO: All right. Do
10 you guys think that a darker green would
11 work better in that situation?

12 MS. SCHOTT: But then he's going to
13 lose the --

14 MR. RYAN: Grandma might be lost.

15 CHAIRMAN ROSASCO: Right, they're
16 going to have to tweak that.

17 MR. RYAN: So that would be
18 Grandma's, the Potpourri, but I can go
19 either way assuming he's willing to work
20 with you.

21 CHAIRMAN ROSASCO: Right. So why
22 don't we do this. Why don't we make a
23 motion to provisionally approve his
24 signage because his signage is good.

25 MS. PEARSON: Yup.

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2 CHAIRMAN ROSASCO: I also have
3 questions regarding the awnings. The one
4 awning is broken on the train side; right?

5 MR. SANTOS: Yes.

6 CHAIRMAN ROSASCO: We're going to
7 repair that?

8 MR. SANTOS: Yes.

9 CHAIRMAN ROSASCO: And can we get
10 another awning for that other?

11 MR. SANTOS: Sure.

12 CHAIRMAN ROSASCO: You can get
13 that?

14 MR. SANTOS: I have it, though.

15 CHAIRMAN ROSASCO: Oh, you do?

16 Okay.

17 MR. SANTOS: Just going to hang it.

18 CHAIRMAN ROSASCO: Okay.

19 MR. SANTOS: Because I have it.

20 CHAIRMAN ROSASCO: Okay.

21 MR. SANTOS: Yes.

22 CHAIRMAN ROSASCO: Okay. So the
23 awnings appear good, the signage appears
24 good. You've got one primary, one
25 secondary, the blade -- you want to get a

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2 blade sign; right? So the blade sign --

3 MR. SANTOS: Yes.

4 CHAIRMAN ROSASCO: (Continuing) --

5 the maximum could be a 720 square inches

6 which this would appear to be within those

7 parameters.

8 Other than that, I don't really

9 have any additional concerns regarding --

10 it's spatially correct on the front, it's

11 spatially correct on the side, it's got

12 room on both sides of the side signage.

13 Jorge, I like the presentation. I

14 just need to tweak the signs -- the colors

15 a little.

16 MR. SANTOS: Okay.

17 MS. PEARSON: So I would just say

18 if he wants to go with the Potpourri Green

19 that he's entitled to do so according to

20 the code, though; right?

21 CHAIRMAN ROSASCO: As a secondary.

22 So secondary is typically the

23 lettering.

24 MS. PEARSON: Oh, okay, I see.

25 CHAIRMAN ROSASCO: Primary is the

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2 major color of the sign and then the
3 secondary color is the -- would be the
4 lettering.

5 MS. PEARSON: What is Caldwell
6 Green; do we know? Is that the one you
7 were looking up?

8 CHAIRMAN ROSASCO: No, I looked up
9 -- well, it should be on the -- oh, is
10 there a color on that?

11 MS. PEARSON: No, it says at the
12 bottom there's additional colors not
13 shown, Caldwell Green.

14 CHAIRMAN ROSASCO: Let's take a
15 look.

16 MS. PEARSON: And Silver Pine and
17 -- well, it looks like Caldwell Green is
18 probably our --

19 CHAIRMAN ROSASCO: We're just
20 looking to see if we can give you some
21 different options.

22 MS. PEARSON: We're trying to find
23 a paint color that works.

24 MR. SANTOS: Okay.

25 CHAIRMAN ROSASCO: We'll give you

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2 your options. I think the Hunter Green
3 works but we'll see.

4 Caldwell Green, HC-124, HC-124. I
5 don't know if it's in production anymore.
6 Well, it's more of a -- that sagey green,
7 you know.

8 MS. PEARSON: Got it.

9 CHAIRMAN ROSASCO: So what do you
10 guys think? Anybody have any problem with
11 the three signs as presented?

12 MS. PEARSON: No.

13 MS. SCHOTT: No.

14 MR. RYAN: No.

15 CHAIRMAN ROSASCO: Okay. So is our
16 issue merely just a color issue, and what
17 is our preferences? Because the primary
18 is the darker color. I think he probably
19 would get better visual exposure with the
20 pop of the gold on top of a darker color,
21 and then if he wants to incorporate the
22 Potpourri Green into the upper part of the
23 signage he can, and that metallic
24 requirement, if he gets within the color
25 palette, I think he's fine.

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2 MR. RYAN: So just reverse the
3 Hunter Green for the main sign and
4 grandma, Potpourri.

5 CHAIRMAN ROSASCO: Right, right,
6 right, right.

7 MS. SCHOTT: So we're kind of
8 talking about it looking like the
9 Fairfield Knolls sign.

10 CHAIRMAN ROSASCO: In that same
11 color schemes, yes.

12 Have you seen -- Jorge, let's show
13 him, Jorge, step up, you can approach.

14 MR. HOTHERSALL: Show him the color
15 palette, too. He might be able to pick.

16 CHAIRMAN ROSASCO: So this is the
17 application that was just on before us,
18 the dark green with the gold writing.

19 MS. PEARSON: And these are the
20 options, these are the color palette.

21 MS. SCHOTT: Yeah, you can take
22 that.

23 MR. SANTOS: Okay.

24 CHAIRMAN ROSASCO: So the left-hand
25 -- so the left-hand side, those darker

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2 colors, those are the primary colors,
3 meaning the entire sign is one color and
4 then the secondary color would be the
5 lettering.

6 MR. SANTOS: Okay.

7 CHAIRMAN ROSASCO: So that's why I
8 was leaning you towards a primary color of
9 the darker green in the middle of it.
10 Yeah, right up there in the middle.

11 MR. SANTOS: This one.

12 CHAIRMAN ROSASCO: Yeah, that one.

13 MR. SANTOS: Okay.

14 CHAIRMAN ROSASCO: So if you're
15 okay with that, that would be great, we'll
16 approve your signage today. You already
17 have lighting up there.

18 MR. SANTOS: Yeah.

19 CHAIRMAN ROSASCO: Right? So we
20 don't have to change that.

21 MR. SANTOS: No, no.

22 CHAIRMAN ROSASCO: And as long as
23 you repair the awnings, we'll be good to
24 go.

25 MR. SANTOS: No, no problem.

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2 CHAIRMAN ROSASCO: What I'm going
3 to do is, I'm going to recommend and make
4 a motion to approve your signage as
5 designed with the provision that you're
6 going to swap out the colors of that
7 lighter green for the Hunter Green.

8 MR. SANTOS: Okay.

9 CHAIRMAN ROSASCO: And then if
10 Elissa wants to, she could redesign up top
11 because if you have the darker green up
12 top it may blend into grandma's hair.
13 We'll give her some leeway with that to
14 make it look very nice for you.

15 MR. SANTOS: Okay.

16 CHAIRMAN ROSASCO: Okay? You're
17 okay with that?

18 MR. SANTOS: Mm-hmm.

19 CHAIRMAN ROSASCO: Fantastic. All
20 right, so just take a seat, and I'll make
21 a motion, and then, hopefully, my fellow
22 Board members will approve it. We can
23 only hope.

24 All right, so in regards to the
25 application on 169 Main Street, Grandma's

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2 Kitchen, we are going to approve that
3 application as submitted today with the
4 provisions as follows:

5 The awnings are to be repaired on
6 the south side. There is one that is
7 broken, and there's one that's missing.
8 The proprietor has advised us he has both
9 and he will repair those.

10 In regards to the actual signage
11 themselves, the blade sign is not to
12 exceed 720 square inches, and the majority
13 of the sign that's currently submitted in
14 what appears to be a potpourri pale green
15 is to be swapped out for Hunter Green, and
16 that would be Hunter 2041-10.

17 The metallic portion has been
18 satisfied with all the lettering is in
19 gold leaf and one additional thing. Is
20 there a gold trim around the sign?

21 MR. RYAN: No, it's green.

22 CHAIRMAN ROSASCO: Okay, it can
23 stay green.

24 All right, so that being submitted,
25 do I have a second on that motion?

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2 MS. PEARSON: I'll second.

3 CHAIRMAN ROSASCO: And yeah, that
4 looked fine.

5 So all those in favor?

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

9 CHAIRMAN ROSASCO: You're approved,
10 Jorge; okay? Just swap out those colors,
11 you'll be fine.

12 MR. SANTOS: Thank you, so much.

13 CHAIRMAN ROSASCO: Okay, you're
14 very welcome.

15 MR. SANTOS: Appreciate it.

16 CHAIRMAN ROSASCO: Good luck.

17 MS. PEARSON: Mr. Santos, will the
18 grand opening signs be coming down?

19 MR. SANTOS: Yes, definitely,
20 finally.

21 CHAIRMAN ROSASCO: Okay.

22 MR. SANTOS: A lot of people said
23 the same thing.

24 CHAIRMAN ROSASCO: Okay.

25 MS. PEARSON: Thank you.

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2 CHAIRMAN ROSASCO: Good luck.

3 MR. SANTOS: Thank you, so much.

4 CHAIRMAN ROSASCO: Okay.

5 MR. SANTOS: Have a good night,
6 guys.

7 CHAIRMAN ROSASCO: Okay. They
8 should all be that cooperative.

9 MS. PEARSON: Yeah.

10 CHAIRMAN ROSASCO: Thank you,
11 Jorge.

12 MR. SANTOS: Thank you.

13 MS. PEARSON: And not make a sign
14 before they come here.

15 MS. SCHOTT: Yes.

16 (WHEREUPON, this application was
17 concluded.)

18 * * * *

19 CHAIRMAN ROSASCO: All right, so
20 let's pull out our notes on this one,
21 we've got a bunch of different things
22 going on here.

23 All right, so similar to our prior
24 applications, just state your name and
25 address for the record, let us know who

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2 you're here representing, and then make
3 your presentation.

4 MR. STALLER: Yeah, sure. Good
5 evening, thank you to the Planning Board
6 for hearing this application.

7 My name is Valentine Staller,
8 V-A-L-E-N-T-I-N, last name Staller,
9 S-T-A-L-L-E-R. I'm here representing the
10 applicant, Spa, S-P-A, Space 79 ELP, with
11 an address of 1455 Veterans Highway,
12 Islandia, New York, Suite 201, Islandia,
13 New York. I'm vice president of the
14 general partner, Spa 79 E Corp.

15 CHAIRMAN ROSASCO: Welcome,
16 Valentin.

17 MR. STALLER: Thank you.

18 If I may I'd like to briefly
19 describe the project.

20 CHAIRMAN ROSASCO: Yeah, sure.

21 MR. STALLER: This application is
22 for a new rear patio and accompanying
23 drainage at the premises known as 331-337
24 Main Street. That's Nassau County Section
25 49, Block 106, Lots 154 and 156.

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2 The building, as I'm sure you all
3 know, is presently being redeveloped to
4 allow for new tenants. The northernmost
5 portion of the building has been leased to
6 a new restaurant called Dalers which is
7 currently under construction and nearing
8 completion.

9 As part of the approvals for
10 Dalers, a rear fence and patio immediately
11 behind the restaurant and a fenced-in
12 compactor (indicating) at the east side of
13 the property were approved previously as
14 part that Dalers application.

15 Now, with this application, we've
16 designed the balance of the rear portion
17 of the property, and this was meant to
18 ensure continuity across the entire rear
19 of the building, and further, it will
20 enable us to do all of our grading and
21 drainage in a more effective and
22 comprehensive manner than if we
23 were to do it piecemeal.

24 All of the property's surface
25 stormwaters from the roof and the rear

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2 area will be captured on site in new
3 drainage structures below grade, and we're
4 proposing a new concrete patio
5 (indicating) to extend 27 feet off the
6 rear of the building, and east of that
7 will be asphalt and the previously
8 approved compactor, fenced-in, atop a
9 concrete pad. We're also proposing some
10 evergreen vegetation to screen two sides
11 of the compactor.

12 While approximately 15,000 square
13 feet of the building has yet to be leased,
14 we're preparing for the possibility of
15 enclosing all or portions of the patio
16 area for potential uses like possible
17 outdoor seating. So we've designed haunch
18 footings which could support possible
19 planter walls or fences, and we're also
20 proposing conduits for potential future
21 irrigation and electrical lines, and this
22 is also why we included trench drains on
23 the west side of those haunch footings.

24 While we're planning for possible
25 planters, walls or fences, I'd like to

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2 emphasize that there are no plans to build
3 any at this time apart from what's already
4 been approved for Dalers. If any future
5 tenant wants to enclose a portion of the
6 rear patio with a fence or planters, those
7 elements would be included in future
8 permit applications.

9 That's my presentation, so I'd now
10 be happy to answer any questions that the
11 Planning Board may have.

12 CHAIRMAN ROSASCO: Fantastic.
13 Thank you, Valentin.

14 Well, I know I've got plenty of
15 questions which would probably outnumber
16 the rest of my crew's.

17 Any of you guys have any questions
18 you want to start off with?

19 MS. PEARSON: Why don't you just
20 start off?

21 CHAIRMAN ROSASCO: Oh, all right.
22 So we've got seven roof drains along the
23 -- that is the east side in the back of
24 the building; correct?

25 MR. STALLER: Correct.

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2 CHAIRMAN ROSASCO: Will they drain
3 underwater -- underground into those pools
4 or --

5 MR. STALLER: Yes.

6 CHAIRMAN ROSASCO: Okay, it doesn't
7 specifically say that.

8 MR. STALLER: So there's a pipe
9 running laterally (indicating) across the
10 rear of the building, and this is on A-1.

11 CHAIRMAN ROSASCO: Okay, yup.

12 MR. STALLER: And then, I guess you
13 can, yeah, so then, you know, sort of
14 where the, you know, for example, where
15 the double door is --

16 CHAIRMAN ROSASCO: Yup.

17 MR. STALLER: (Continuing) -- you
18 know, you can see a line, you know, going
19 to, you know, this pool here.

20 CHAIRMAN ROSASCO: Gotcha.

21 MR. STALLER: And then the same
22 kind of thing closer to this building.

23 CHAIRMAN ROSASCO: Okay, good, and
24 similarly, I guess the one that's directly
25 behind Dalers Pizza is going to run down

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2 to that other corner roof drain, and then
3 it's going to tie into that 10-by-12 pool;
4 correct?

5 MR. STALLER: Yeah, exactly.

6 CHAIRMAN ROSASCO: All right.

7 MR. STALLER: And that one is going
8 to be below grade, and we're pitching
9 everything back to this trench drain here
10 (indicating).

11 CHAIRMAN ROSASCO: Right.

12 MR. STALLER: And then that's
13 connected here (indicating).

14 CHAIRMAN ROSASCO: Essentially, you
15 guys are swaling this approximately from
16 the back of the pizzeria back to the back
17 of the property approximately .5 inches, it
18 starts at 69 6 and goes down to, I think,
19 I saw 69 1 somewhere, I think it was on
20 A-2. You guys did some swaling.

21 MR. STALLER: Yeah, exactly, yeah,
22 yeah.

23 CHAIRMAN ROSASCO: And the back of
24 the property, you'll swale back towards
25 the pools?

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2 MR. STALLER: So there's a high
3 point where the concrete meets the
4 asphalt.

5 CHAIRMAN ROSASCO: Okay.

6 MR. STALLER: And then these are --
7 these two in the asphalt are open grade,
8 so the -- we'll grade everything to drain
9 towards the open grade leaching pools in
10 the asphalt.

11 CHAIRMAN ROSASCO: Okay.

12 MR. STALLER: So basically,
13 everything on the concrete is going to be
14 designed to drain towards these trench
15 drains which are connected to these
16 leaching pools.

17 CHAIRMAN ROSASCO: Right.

18 MR. STALLER: These leaching pools
19 are open grade, everything, and the
20 asphalt is going to be graded to drain
21 towards those open grade leaching pools.

22 CHAIRMAN ROSASCO: Got it, okay,
23 and the trench drains are one-by-six.
24 What type of material do they use on the
25 top of those?

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2 MR. STALLER: I assume it's cast
3 iron. I don't know for sure.

4 CHAIRMAN ROSASCO: Okay, good, all
5 right, good. Now the two pools on the, I
6 guess that's going to be the south side of
7 the project in the asphalt, they're
8 already there; correct? Are you just
9 going to pull them out?

10 MR. STALLER: I think we would have
11 to relocate. I think they're -- maybe
12 there's some, sorry -- oh, these two here.

13 CHAIRMAN ROSASCO: Yeah, those two
14 up top, the asphalt.

15 MR. STALLER: So those, we
16 actually, you know, in this business, you
17 never know what kind of tenant you're
18 going to get but since we're redeveloping
19 it, we actually put in two grease traps.
20 So these -- this is a grease trap here
21 (indicating), this is a grease trap here
22 that connects to, you know, I guess it's
23 Nassau County Sewer. So those would
24 remain.

25 CHAIRMAN ROSASCO: Okay.

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2 MR. STALLER: But you know, we'd
3 make sure that they're level at grade.

4 CHAIRMAN ROSASCO: Right.

5 MR. STALLER: So they just --
6 possibly they'd have to be raised or
7 lowered, I don't know the --

8 CHAIRMAN ROSASCO: And I did see,
9 the one that's to the left of the trash
10 compactor, you have it listed as a
11 drainage pool but on A-2 you have it as a
12 leaching pool.

13 MR. STALLER: Oh, I think that's
14 probably used interchangeably.

15 CHAIRMAN ROSASCO: You're not using
16 any leaching pools on these.

17 MR. STALLER: Well, no, they are
18 leaching pools. So basically, all the
19 stormwater, you know, is captured in these
20 drainage pools, and then slowly leaches
21 into the ground.

22 CHAIRMAN ROSASCO: Leaches out,
23 okay. That brings me to my next question.

24 Have you guys done any soil testing
25 as to what's down because these pools are

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2 14 feet deep, some of the ones that I saw.
3 Obviously, it's got to be sitting in sand.
4 If it's clay, it's not going to leach at
5 all.

6 MR. STALLER: I don't know the
7 soil condition, personally.

8 CHAIRMAN ROSASCO: Okay. We're
9 going to probably -- they're going to
10 probably want you to do some soil testing,
11 otherwise, you'd have to wick down where
12 the water can leach down to the --
13 wherever there's sand. Otherwise, it's
14 going to not leach at all or limitedly,
15 anyway.

16 Do you know how many inches per
17 24-hours this mediation system can
18 contain? That'll be stormwater.

19 MR. STALLER: Yeah, no, I
20 understand the question. I don't know the
21 answer.

22 CHAIRMAN ROSASCO: Okay. So
23 tonight, it's a plan, it's a review of the
24 site plan, you know. So what we do is we
25 ask all the questions, and then we make

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2 recommendations --

3 MR. STALLER: Sure, yeah.

4 CHAIRMAN ROSASCO: (Continuing) --
5 to the village.

6 Okay. What is the -- so up top,
7 there's going to be a fence along the top
8 of this project, also?

9 MR. STALLER: No.

10 CHAIRMAN ROSASCO: No?

11 MR. STALLER: That's just the
12 property line.

13 CHAIRMAN ROSASCO: All right, so
14 the fencing ends --

15 MR. STALLER: There's really just a
16 fence around the compactor.

17 CHAIRMAN ROSASCO: Okay.

18 MR. STALLER: Dalers has a fence
19 approved, you know, to go sort of around,
20 you know, their rear patio.

21 CHAIRMAN ROSASCO: Right.

22 MR. STALLER: It's, you know, where
23 there's sort of the flagpole, and then
24 there are the two double doors.

25 CHAIRMAN ROSASCO: Right, right.

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2 MR. STALLER: Their premises stops
3 in between those --

4 CHAIRMAN ROSASCO: Gotcha.

5 MR. STALLER: (Continuing) -- two
6 doors.

7 CHAIRMAN ROSASCO: Okay.

8 MR. STALLER: So there will sort of
9 be a fence there.

10 CHAIRMAN ROSASCO: Okay.

11 MR. STALLER: But then otherwise,
12 the only fence would be around the
13 compactor.

14 CHAIRMAN ROSASCO: Okay.

15 MR. STALLER: Now, of course, you
16 know, we could lease it to a tenant --

17 CHAIRMAN ROSASCO: Right.

18 MR. STALLER: (Continuing) -- and
19 one may want something, one may not, who
20 knows? But that's why we're, you know,
21 doing these footings, you know, to really
22 support something. If they want to do
23 something robust.

24 CHAIRMAN ROSASCO: Sure, do it
25 while you're ahead, I agree with you.

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2 Are there any current build-outs
3 going on on the rest of the building site?
4 Is there anything --

5 MR. STALLER: No, I mean, you
6 know --

7 CHAIRMAN ROSASCO: Tenants?

8 MR. STALLER: (Continuing)-- we've
9 gotten close on, you know, a number of
10 deals, but you know, we just haven't --

11 CHAIRMAN ROSASCO: Okay.

12 MR. STALLER: (Continuing) -- been
13 able to lease the balance yet.

14 CHAIRMAN ROSASCO: Lets see, all
15 right, that was all the questions I had,
16 personally.

17 Anybody else have any additional
18 questions?

19 MR. HOTHERSALL: I was just going
20 to ask. This doesn't go out so far as to
21 impede with the parking?

22 MR. STALLER: No. So this is
23 accurate (indicating) --

24 MR. HOTHERSALL: Okay.

25 MR. STALLER: (Continuing) -- based

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2 on a survey we did in September. So this
3 is the parking here. There's presently
4 asphalt between the parking, there may
5 even be curb stops here, I'm not sure. It
6 was covered in snow when I came. I don't
7 know, there's probably a good eight feet,
8 you know, the shortest, the shortest area
9 here.

10 CHAIRMAN ROSASCO: And there would
11 be no plans to ever utilize the space to
12 the east of the concrete haunches; right?

13 MR. STALLER: No, no, no, no.

14 CHAIRMAN ROSASCO: Right?

15 MR. STALLER: No.

16 CHAIRMAN ROSASCO: The asphalt is
17 always going to remain open except --

18 MR. STALLER: Yes.

19 CHAIRMAN ROSASCO: (Continuing) --
20 for that trash compactor; right?

21 MR. STALLER: Yes.

22 CHAIRMAN ROSASCO: Okay, all right,
23 and when you say trash compactor, there's
24 going to be no dumpster there? Are they
25 going to --

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2 MR. STALLER: No, no, no. So you
3 know, this is really to keep it
4 centralized.

5 CHAIRMAN ROSASCO: Right.

6 MR. STALLER: They're a lot
7 cleaner, they smell a lot better.

8 CHAIRMAN ROSASCO: Sure.

9 MR. STALLER: We, you know, with
10 Wings, we used to have dumpsters over
11 there.

12 We put a compactor, and you know,
13 it's just a lot easier, a lot cleaner.

14 CHAIRMAN ROSASCO: Sure.

15 MR. STALLER: So that's the idea
16 here.

17 CHAIRMAN ROSASCO: Okay. So there
18 won't be any trucks backing up to that.

19 MR. STALLER: Well, there would be
20 a truck that comes in, and then, you know,
21 I don't know if they take it away. They
22 may take the compactors away, and then
23 just sort of back out sort of at this
24 striped area (indicating).

25 CHAIRMAN ROSASCO: Okay, and what's

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2 the distance? I guess I'm looking for
3 what's the distance from the haunch pads
4 to the back of the property line there?
5 Like, is there enough room to back a
6 vehicle in?

7 MR. STALLER: Yeah, so let's see,
8 that's --

9 CHAIRMAN ROSASCO: You're going to
10 have to jump a curb.

11 MR. STALLER: No, there's no curb
12 here.

13 CHAIRMAN ROSASCO: Well, there's a
14 curb -- well, you're -- I guess you're
15 either going to have to come in caddy
16 corner across the handicapped parking
17 spots; right?

18 MR. STALLER: Yeah, I mean, I don't
19 know, we sort of planned this out with our
20 carter, and they, you know, so they could
21 come in this way.

22 CHAIRMAN ROSASCO: Okay.

23 MR. STALLER: And then, you know,
24 access it this way and come back.

25 CHAIRMAN ROSASCO: What's the size

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2 on that pen for the trash compactor?

3 MR. STALLER: I'm sorry, what's the
4 pen?

5 CHAIRMAN ROSASCO: The pen, the
6 fenced-in pen around the trash compactor.

7 MR. STALLER: What's the size? You
8 know, I wish I brought my scale. It looks
9 like the -- it's 29 feet and one half
10 inch.

11 CHAIRMAN ROSASCO: Oh, I see it
12 there, okay.

13 MR. STALLER: I don't think we have
14 this dimension here. I mean, it's
15 probably 12 feet but I'm not sure.

16 CHAIRMAN ROSASCO: Okay. So that
17 trash compactor, is that something that
18 still needs to be emptied? How does
19 that --

20 MR. STALLER: Oh, yes, yeah, yeah.
21 You know, so it's electric, and --

22 CHAIRMAN ROSASCO: How often?

23 MR. STALLER: You know, it depends
24 on the tenants; right? If it's all, you
25 know, high volume restaurants, it's a lot

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2 more often than if it's, you know, one
3 restaurant and a spa. I don't know.

4 CHAIRMAN ROSASCO: Right, right.

5 MR. RYAN: Chicken wings, it's a
6 lot.

7 MR. STALLER: Yeah, exactly.

8 MR. HOTHERSALL: I worked at a
9 nursing home, and they would come, take it
10 and return it.

11 MR. STALLER: Right.

12 MR. RYAN: Yeah.

13 CHAIRMAN ROSASCO: Really?

14 MR. HOTHERSALL: So the same one.

15 MR. STALLER: Oh, it's the same
16 one.

17 MR. HOTHERSALL: Same, yeah.

18 That's my understanding, you know, because
19 I don't think that they flip-flop. I
20 think they take the one --

21 MR. STALLER: Mm-hmm.

22 MR. HOTHERSALL: (Continuing) -- go
23 to the facility and dump it --

24 MR. STALLER: Mm-hmm.

25 MR. HOTHERSALL: (Continuing) --

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2 and bring it back wherever that might be.

3 MR. STALLER: Mm-hmm.

4 MR. HOTHERSALL: That's my
5 understanding.

6 CHAIRMAN ROSASCO: Okay, yeah.
7 I've heard that also.

8 All right, anybody have any
9 additional questions?

10 MR. RYAN: I do not.

11 CHAIRMAN ROSASCO: Yeah, no, I'm
12 fine with that.

13 Anybody have any additional
14 questions?

15 (WHEREUPON, no response was heard.)

16 CHAIRMAN ROSASCO: Nobody from the
17 public in regards to public commentary on
18 the site plan review.

19 So Valentin, what we will do, we
20 will make our recommendations to, you
21 know, the Board of Trustees and the
22 Building Department. I don't see any
23 significant problems here. We're more
24 concerned with functionality, getting that
25 truck in --

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2 MR. STALLER: Sure.

3 CHAIRMAN ROSASCO: (Continuing) --
4 without interrupting the alleyway that
5 comes through because they're going to
6 kind of have to swing out and then back
7 in, you know.

8 MR. STALLER: Yeah, I guess maybe
9 they could drive around. I don't know how
10 they get the other property, but --

11 MR. HOTHERSALL: That whole area
12 behind the haunch wall is all paved;
13 right?

14 MR. STALLER: That's right.

15 MR. HOTHERSALL: So the truck
16 should be able to drive up. That's not
17 going to be part of that, yeah.

18 MR. STALLER: This way, yeah.

19 CHAIRMAN ROSASCO: So do you
20 have --

21 MR. HOTHERSALL: This drawing shows
22 the island.

23 MR. STALLER: Right.

24 CHAIRMAN ROSASCO: Do you have the
25 symbol key? You have that one there? I

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2 think the one that's in your hand.

3 MR. STALLER: I'm sorry the symbol
4 key? Oh, the survey.

5 CHAIRMAN ROSASCO: The actual
6 survey.

7 So I guess here's our concern is
8 that if you're going to -- ultimately the
9 plan is to put the compactor here;
10 correct? Right?

11 MR. STALLER: This is an old
12 survey. Do you mind if I --

13 CHAIRMAN ROSASCO: Yeah, yeah,
14 yeah.

15 MR. STALLER: (Continuing) -- give
16 you this one?

17 CHAIRMAN ROSASCO: This is a newer
18 survey?

19 MR. STALLER: Yeah, this is the
20 September one.

21 CHAIRMAN ROSASCO: All right. So
22 given that here --

23 MR. STALLER: So the compactor is
24 basically right --

25 CHAIRMAN ROSASCO: Right in this

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2 general area. I don't want to write on
3 it. So there's a curb, there's a curb
4 that runs all the way here.

5 MR. STALLER: Right.

6 CHAIRMAN ROSASCO: If there is
7 parking, which, I guess, they're going to
8 have to come in through here.

9 MR. STALLER: That's right.

10 CHAIRMAN ROSASCO: Through this,
11 and this is probably going to be curbed,
12 also. Well, no, that probably won't be
13 curbed, that won't be curbed. So he can
14 come in through here. Just -- we'll have
15 to work it out.

16 MR. STALLER: It's not easy, but
17 you know, these guys have -- they've
18 probably done worse.

19 CHAIRMAN ROSASCO: I get it, I get
20 it. I just don't want to have, you know,
21 a 40,000 pound truck jumping curbs, and
22 next thing you know we're doing curb
23 lines.

24 MR. STALLER: Yeah, yeah.

25 CHAIRMAN ROSASCO: Okay. We'll

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2 take this new survey, and we'll let them
3 know about that, and I thank you for your
4 presentation.

5 MR. STALLER: Okay, thank you.

6 CHAIRMAN ROSASCO: Okay, thank you,
7 so much, Valentin.

8 MR. STALLER: Thank you.

9 (WHEREUPON, this site plan review
10 was concluded.)

11 * * * *

12 CHAIRMAN ROSASCO: All right, with
13 that being said, if we can get a motion to
14 close tonight's meeting of the Planning
15 Board and Site Plan Review Board for the
16 hearing of February 28th of 2023.

17 MS. PEARSON: I make a motion.

18 CHAIRMAN ROSASCO: Can I get a
19 second?

20 MS. SCHOTT: Second.

21 CHAIRMAN ROSASCO: All those in
22 favor?

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

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(WHEREUPON, this meeting was
concluded at 7:40 P.M.)

* * * *

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C E R T I F I C A T E

STATE OF NEW YORK)

SS:

COUNTY OF NASSAU)

I, 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 3rd day of March, 2023.

Debbie Babino

Debbie Babino, Certified Reporter

(

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