

**In the Matter Of:**

**VILLAGE OF FARMINGDALE - PLANNING BOARD MEETING**

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**PLANNING BOARD AND ARCHITECTURAL REVIEW BOARD**

*March 23, 2021*

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VILLAGE OF FARMINGDALE

4

PLANNING BOARD

5

AND

6

ARCHITECTURAL REVIEW BOARD MEETING

7

8

March 23, 2021

9

7:00 P.M.

10

11 Due to the Novel Coronavirus (COVID-19) Pandemic and  
12 recent Executive Orders issued by the Governor, the  
13 Village of Farmingdale, Planning Board and  
14 Architectural Review Board Meeting was held  
15 electronically via Zoom Webinar.

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2     A P P E A R A N C E S :

3     CRAIG ROSASCO - Chairman

4     JOAN FLAUMENBAUM - Board member

5     CHARLES GOSLINE - Board member

6     MICHAEL MANCHIN - Board member

7     CLAUDIO DE BELLIS, ESQ., Village Attorney

8     STEVE FELLMAN - Building Inspector, Incorporated  
Village of Farmingdale

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10    KEVIN WOOD - Zoom Moderator

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1                                   3-23-21

2                   CRAIG ROSASCO: Good evening  
3 everybody. My name is Craig Rosasco and I  
4 am the Chairman of the Planning Board, the  
5 Architectural Review Board here in the  
6 Village of Farmingdale.

7                   With us tonight, we've got several  
8 panelists from the Planning Board; Chuck  
9 Gosline, Michael Manchin and Joan  
10 Flaumenbaum. We are also joined by some  
11 administrative officials within the  
12 Village of Farmingdale. But we are going  
13 to start off tonight's meeting for  
14 March 23rd, with the Pledge of Allegiance.  
15 And in the past, you've done such a great  
16 job, we're going to let Mr. Manchin lead  
17 us through the Pledge of Allegiance.

18                   Mike, do you want to take it away?

19                   (WHEREUPON, the Pledge of  
20 Allegiance was recited by all those  
21 present, after which the following  
22 transpired:)

23                   MICHAEL MANCHIN: If I could ask  
24 you for a moment of silence for all the  
25 soldiers, police officers, firemen and

1                                   3-23-21

2    first responders that shed their blood and  
3    lives and health for us that we be safe  
4    and God bless them.

5                   (WHEREUPON, a moment of silence was  
6    observed by all those present, after which  
7    the following transpired:)

8                   CRAIG ROSASCO: Thank you, Michael,  
9    for starting this evening's agenda off  
10   great once again.

11                  On tonight's agenda, we do have  
12   three items. There are two review boards  
13   for signage at 503 Conklin and also 497  
14   Main, and then there is a site plan review  
15   for 860 through 906 Fulton Street.

16                  If we have anybody present -- let  
17   me check to see if there's anybody present  
18   for 503 Conklin. If they could raise  
19   their Zoom hand, Kevin will bring them  
20   into the meeting and they can present  
21   their application on the signage for the  
22   Sesame Chinese Kitchen.

23                  KEVIN WOOD: Coming in, Mr.  
24   Chairman, we have two people coming in.  
25   You will see on the screen shortly. And I

1                                   3-23-21

2     will ask -- and forgive my pronunciation  
3     -- Franco and Sharon, to unmute, which  
4     I've asked you to do, and away we go.

5                   CRAIG ROSASCO:   Fantastic.   Sharon,  
6     are you able to hear us?   Franco, are you  
7     able to hear us?

8                   SHARON ZHOU:   Oh, yes.

9                   FRANCO CHANG:   Yup, can hear you  
10    all right.

11                  CRAIG ROSASCO:   Fantastic.   Welcome  
12    to the Farmingdale Village Planning Board  
13    meeting for March 23rd.   How are you folks  
14    doing?

15                  FRANCO CHANG:   Good.   How are you?

16                  CRAIG ROSASCO:   Fantastic.

17                  So you've got an application  
18    pending here this evening.   If you can  
19    both state your name and your address for  
20    the record, and then just if you want to  
21    make a presentation to us regarding your  
22    signage application, that would be greatly  
23    appreciated.

24                  SHARON ZHOU:   Okay.   My name is  
25    Sharon, and our address is 503 Conklin

1                                   3-23-21

2       Street, Farmingdale, New York 11735.

3                   CRAIG ROSASCO:   And, Sharon, what's  
4       your relationship to the property?

5                   SHARON ZHOU:   I'm the manager of  
6       the restaurant.

7                   CRAIG ROSASCO:   Okay.   And also  
8       with us is Franco Chang.   Franco, are you  
9       there?   Can you hear us?

10                  FRANCO CHANG:   Yes, I can hear you  
11       guys.

12                  CRAIG ROSASCO:   Okay, can you just  
13       state your name and your address for the  
14       record?

15                  FRANCO CHANG:   Yes, my name is  
16       Franco Chang.   I'm the designer for the  
17       sign.   I'm actually located in Toronto,  
18       Canada.

19                  CRAIG ROSASCO:   Okay.   Welcome,  
20       across the border, my friend.

21                  FRANCO CHANG:   Yeah, thank you.  
22       Well, virtually.

23                  CRAIG ROSASCO:   So we are in  
24       receipt of the application for 503  
25       Conklin.   Why don't you run us through it.

1                                   3-23-21

2       Tell us what your plans are.

3                   SHARON ZHOU:   Can you hear me?

4       Hello?

5                   CRAIG ROSASCO:   Sure, I can hear  
6       you.

7                   SHARON ZHOU:   Yes.  We just want to  
8       change our sign because we did take over  
9       the business.

10                  CRAIG ROSASCO:   Okay.  And is the  
11       signage, the information that you  
12       provided, on the sizing on the sign, is  
13       there a blade -- are you looking to do a  
14       sign --

15                  SHARON ZHOU:   Yeah, (inaudible) and  
16       the blading.

17                  CRAIG ROSASCO:   And what size is  
18       the primary sign?

19                  SHARON ZHOU:   The primary sign is  
20       -- the white is 156 inches; the height is  
21       24 inches.  The same sign like before.

22                  CRAIG ROSASCO:   Okay, no problem.  
23       And what type of material is that?  
24       Because you have it checked off as a  
25       channel sign.  Is that the material?



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2 SHARON ZHOU: Oh, yes. Actually,  
3 the backboard aluminum and the (inaudible)  
4 is PVC.

5 CRAIG ROSASCO: Fantastic. And  
6 what are the colors that -- the ones that  
7 I got were black and white. What colors  
8 are they?

9 SHARON ZHOU: Yeah, the back is  
10 black and the (inaudible) is white and  
11 red.

12 CRAIG ROSASCO: And just tell us  
13 about the blade sign also. I did check  
14 the measurements. It appears as though  
15 you are within the 720 square inch  
16 maximum. You come in at about 575.

17 SHARON ZHOU: Yeah. Okay, this is  
18 for the front sign, yeah. And this is --  
19 the size I think -- the vertical will  
20 be --

21 CHARLES GOSLINE: The blade sign;  
22 right?

23 SHARON ZHOU: Yeah, it is a blade.

24 CRAIG ROSASCO: Okay. And Sharon  
25 or Franco, do you know how that blade sign

1                                   3-23-21

2       will be attached to the building?

3                   SHARON ZHOU:  It do have (sic) the  
4       blade already, we just replace the blade  
5       (sic).

6                   CRAIG ROSASCO:  Okay, so you're  
7       just actually replacing the physical sign,  
8       yet the mounting bracket will remain the  
9       same?

10                  SHARON ZHOU:  Yeah.

11                  FRANCO CHANG:  Yeah.

12                  CRAIG ROSASCO:  Very good.

13                  Are you planning on doing any  
14       lighting on this sign, Sharon or Franco?

15                  SHARON ZHOU:  No.

16                  CRAIG ROSASCO:  No lighting?

17                  SHARON ZHOU:  No lighting.

18                  CRAIG ROSASCO:  Okay.  Does anybody  
19       within the Board have any questions  
20       regarding this application?

21                  (WHEREUPON, no response was heard.)

22                  CRAIG ROSASCO:  I'm going to take  
23       that as a no.

24                  Does anybody have an application to  
25       make a motion on this application?

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2 MICHALE MANCHIN: I'll make a  
3 motion that we approve the application --  
4 3791 -- located at 503 Conklin Street,  
5 Farmingdale.

6 SHARON ZHOU: Thank you.

7 CHARLES GOSLINE: Can I get a quick  
8 -- I'm sorry, I think I went on mute.

9 I was asking if the sign is simply  
10 one PVC panel or is it actually -- I think  
11 there's a box sign there right now.

12 SHARON ZHOU: They don't have box  
13 sign now (sic). We don't.

14 CHARLES GOSLINE: Just the one --  
15 it's a PVC?

16 SHARON ZHOU: Oh, yeah. I have the  
17 backboard --

18 CHARLES GOSLINE: It's a flat  
19 panel?

20 SHARON ZHOU: Yeah, that's correct.

21 CHARLES GOSLINE: Okay, so it's not  
22 lit?

23 MICHALE MANCHIN: Chuck, you're  
24 talking about the primary sign in front  
25 now?

1                                   3-23-21

2                   CHARLES GOSLINE:   Yes.

3                   MICHALE MANCHIN:   Yeah, okay.

4                   CHARLES GOSLINE:   Okay, so it's not  
5 a box sign.   Okay.

6                   SHARON ZHOU:   No.

7                   CRAIG ROSASCO:   Anybody else have  
8 any additional inquiries before I take a  
9 motion to vote on this one?

10                   (WHEREUPON, no response was heard.)

11                   CRAIG ROSASCO:   Okay, Michael, why  
12 don't you reignite your motion there my  
13 friend?

14                   MICHALE MANCHIN:   Yeah, I make a  
15 motion that we approve the application for  
16 the applicant at 503 Conklin Street,  
17 Farmingdale, for a sign, the Sesame  
18 Chinese Kitchen.

19                   SHARON ZHOU:   Thank you.

20                   CHARLES GOSLINE:   I'll second it.

21                   CRAIG ROSASCO:   Okay, is there a  
22 second on that motion?

23                   CHARLES GOSLINE:   I'll second it.

24                   CRAIG ROSASCO:   All those in favor,  
25 vote aye.

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2                   CHARLES GOSLINE:   Aye.

3                   JOAN FLAUMENBAUM:   Aye.

4                   MICHALE MANCHIN:   Aye.

5                   CRAIG ROSASCO:   Franco and Sharon,  
6   best of luck.

7                   CHARLES GOSLINE:   Yeah, good luck.

8                   CRAIG ROSASCO:   If you need a  
9   permit for the sign, you can get one down  
10   at Farmingdale Village Hall, or just call  
11   the Building Department; okay?

12                  SHARON ZHOU:   Okay, thank you.

13                  FRANCO CHANG:   Thank you so much,  
14   guys.

15                  CRAIG ROSASCO:   You're very  
16   welcome.   Thank you.   Good luck, guys.

17                  JOAN FLAUMENBAUM:   Good luck.

18                  SHARON ZHOU:   Thanks.

19                  KEVIN WOOD:   Mr. Chairman, hold for  
20   a second.   I just want to make sure Elissa  
21   is not raising her hand for this  
22   particular project.   I guess you can ask  
23   that or I can bring her in; whatever you'd  
24   like?

25                  CRAIG ROSASCO:   I see her hand

1                                   3-23-21

2       raised.

3                   KEVIN WOOD:   I'm going to allow  
4       Elissa to talk.

5                   CRAIG ROSASCO:   Sure.

6                   KEVIN WOOD:   Hey, Elissa, you can  
7       hear us now, I'm sure.

8                   ELISSA KYLE:   Yeah, I was just  
9       raising my hand because -- just to clarify  
10      something.  This property, under the  
11      previous owners, was in the program.  So  
12      there's a carved sign there now and there  
13      are existing gooseneck lights to  
14      illuminate the new sign when it goes up.  
15      That was all.  I just wanted to clarify  
16      that.

17                  CHARLES GOSLINE:   Okay.

18                  CRAIG ROSASCO:   Thank you for your  
19      contribution, Elissa.

20                  ELISSA KYLE:   No problem.  I'm  
21      quite familiar with it.

22                  CRAIG ROSASCO:   Okay, great.  Thank  
23      you, Elissa.

24                  KEVIN WOOD:   Okay, Elissa's back as  
25      an attendee.  And continue.

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2                   CRAIG ROSASCO:   Okay, now with 503  
3 completed, we move on to 497 Main Street.

4                   If you are involved in the  
5 application at 497 Main Street, which is  
6 the Kluepfel and Cascone law firm  
7 application, raise your Zoom hand and  
8 Kevin will bring you into the audio.

9                   KEVIN WOOD:   I'd like to be able to  
10 give everybody the chance to come in, in  
11 audio, or video.

12                  No Zoom hands raised -- ah, we got  
13 one right now.   Here we go.

14                  Elissa's back.   Am I saying it  
15 right -- your name, right -- Elissa?   If  
16 feel like I want to say Alyssa.

17                  STEVE FELLMAN:   It's Elissa.

18                  KEVIN WOOD:   It is Elissa.   That's  
19 all right.

20                  ELISSA KYLE:   I was just able to  
21 unmute myself now.

22                  Okay, yeah, so I guess if I'm going  
23 to share my screen, I'm going to need  
24 video.   Can I do that?

25                  KEVIN WOOD:   Yup, you're going to

1                               3-23-21

2       be able to do that in one second.

3                               Good to go.

4                               ELISSA KYLE:   Okay, I think  
5       everyone just got muted.

6                               KEVIN WOOD:   You're good to go.

7                               ELISSA KYLE:   Okay.   All right.

8       And I'm going to share my screen.   It's  
9       Cascone and Kluepfel.   I believe they will  
10      have other applications for site plan.

11                              Hold on.   Okay here we go.

12                              This is just for a sign  
13      application.   They're doing other work on  
14      the building, and I believe we will be  
15      submitting site plan application for some  
16      parking and other things, or I think they  
17      have submitted it but not in time for this  
18      hearing, I believe.

19                              The existing Avanti Store -- we're  
20      going to be removing the very old Fox  
21      (phonetic) sign over the front entrance  
22      and instead having pin letters mounted to  
23      both the front and the side of Richard and  
24      Main Streets with gooseneck lights above  
25      each.   We're going to have to kind of



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2       split it because there's vertical -- I  
3       guess pallasters -- the architectural term  
4       is escaping me now, but -- so we have to  
5       kind of split it, you know, one side and  
6       the other with their logo. It's going to  
7       be black letters with gold leaf on the  
8       ampersand and the abstracted "K" in the  
9       logo. They're also looking to do their  
10      logo on the -- and decals on the  
11      (inaudible) stores at the corner as well.

12                    The letters on Main Street I think  
13      -- what do we have here? Twenty-inch  
14      letters on Main Street and 16-inch on  
15      Richard Street. This says like "Attorneys  
16      at Law, LLP." or something like that  
17      underneath with a subtitle.

18                    CRAIG ROSASCO: Elissa, is that  
19      "Attorneys at Law," only on the -- it  
20      looks like the south side of the building,  
21      towards Goodyear?

22                    ELISSA KYLE: Yeah, I believe that  
23      is how they want it to be, just on the one  
24      side.

25                    CRAIG ROSASCO: Okay. And what's

1 3-23-21

2 the material on the pin letters?

3 ELISSA KYLE: You know, that's a  
4 good question. I -- the sign (inaudible)  
5 I believe he purchases those letters  
6 prefabricated and then customizes the  
7 color, so I don't know, it's some sort of  
8 a synthetic that's lot (sic) resistant and  
9 stuff, but I don't know.

10 CRAIG ROSASCO: Okay. And,  
11 essentially, the plan is black letters and  
12 black goosenecks?

13 ELISSA KYLE: Uh-hum.

14 CRAIG ROSASCO: What's the footage  
15 on the -- either the letters on the  
16 goosenecks -- do you know?

17 ELISSA KYLE: You mean as far as  
18 like gloss or sheen?

19 CRAIG ROSASCO: Gloss, matte.

20 ELISSA KYLE: Do you have a  
21 preference? We never got into that  
22 discussion. I'm not sure if any of the  
23 owners are on right now, but it was never  
24 really discussed. I mean I would imagine  
25 it wouldn't be totally flat because dark

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2 colors look kind of chalky when they're  
3 totally flat.

4 CRAIG ROSASCO: Sure.

5 ELISSA KYLE: So there would be  
6 some level of sheen to it. Probably if we  
7 could get a sheen that's similar to the  
8 one that the goosenecks come in, that  
9 would probably look nice.

10 CRAIG ROSASCO: That would be good;  
11 if they could both match up --

12 ELISSA KYLE: A semi-gloss or  
13 whatever it is, yeah.

14 CRAIG ROSASCO: Middle of the road  
15 family, either a semi or an eggshell --

16 ELISSA KYLE: Satin or whatever,  
17 yeah.

18 CRAIG ROSASCO: Okay, very good.

19 Anybody else have any questions  
20 regarding this application?

21 CHARLES GOSLINE: So this is just  
22 for the sign, Elissa, not the awning?

23 ELISSA KYLE: This is just for the  
24 sign. They're going to be -- I believe  
25 they're proposing to do an awning over the

1                                   3-23-21

2     door but it's not going to be a canvas  
3     awning, it's going to become an  
4     architectural metal awning. So I believe  
5     that's part of the architectural plans  
6     that are being -- have been submitted, but  
7     I guess --

8                   STEVE FELLMAN: If I may? If I  
9     may, Mr. Chairman.

10                   First of all, this is literally  
11     just for the sign at the moment. This  
12     application comes under the new code that  
13     was just amended for the DMU (phonetic)  
14     where with a special permit, you can have  
15     offices on the first floor. They still  
16     have to go to the Board of Trustees for  
17     the use, if you will, of offices on the  
18     first floor. They have submitted that.  
19     That's getting put in the queue, if you  
20     will.

21                   This also has to go for site plan  
22     review back to you guys. This also has to  
23     go back for architectural review for you  
24     guys. We have got their architect coming  
25     in on Thursday because the architecture,

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2     as proposed, is extremely simplistic and  
3     we're going to enlighten them with a  
4     number of things that are available for  
5     them through the sign and awning program  
6     as well as the sidewalk program. I think  
7     it's got a long way to go for the  
8     building, but at this point, it's just the  
9     sign itself so they can get started on  
10    that. But this Board will be seeing a  
11    whole bunch more.

12                   CRAIG ROSASCO: Okay, thank you,  
13    Mr. Fellman.

14                   CHARLES GOSLINE: Are they planning  
15    to paint the building, because --

16                   STEVE FELLMAN: I think they're  
17    going to change what they're thinking  
18    after Thursday's meeting.

19                   CHARLES GOSLINE: Right, right, but  
20    I'm saying -- the sign should go -- should  
21    be packaged with that entire rendering,  
22    because they're not going to put the sign  
23    up if they're going to paint the building.

24                   STEVE FELLMAN: Well, they can't  
25    put the sign up until the use is approved,

1                                   3-23-21

2       so...

3                   CHARLES GOSLINE:   Right, right,  
4       right.

5                   STEVE FELLMAN:   So, you know, they  
6       -- you know, it takes a long time to get  
7       these signs in the hopper and get them  
8       made and that's all fine.

9                   CHARLES GOSLINE:   Really?

10                  STEVE FELLMAN:   It seems, on the  
11       base of the lettering, just another thing  
12       to get done, but there's a lot more meat  
13       coming back before your Board.

14                  CRAIG ROSASCO:   Okay.   So let the  
15       record reflect that tonight's application  
16       is merely in regards to the signage.

17                  STEVE FELLMAN:   Yes.

18                  CRAIG ROSASCO:   And lighting;  
19       correct?

20                  ELISSA KYLE:   Correct.

21                  STEVE FELLMAN:   The lighting of the  
22       sign, yes.

23                  CRAIG ROSASCO:   Fair enough.

24                  Anybody else have any additional  
25       questions regarding this application?

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2                                   (WHEREUPON, no response was heard.)

3                                   CRAIG ROSASCO: If not, someone can  
4 feel free to make a motion; a simple one.

5                                   CHARLES GOSLINE: Yeah, I'll make a  
6 motion to accept the application for a  
7 sign at 497 Main Street, as presented.  
8 However, it's based on approval of a  
9 special use from the Village Board of  
10 Trustees.

11                                  CRAIG ROSASCO: Thank you, Mr.  
12 Gosline.

13                                  Do we have a second on that  
14 motion?

15                                  JOAN FLAUMENBAUM: I'll second.

16                                  CRAIG ROSASCO: All those in favor,  
17 please say aye.

18                                  CHARLES GOSLINE: Aye.

19                                  MICHALE MANCHIN: Aye.

20                                  JOAN FLAUMENBAUM: Aye.

21                                  CRAIG ROSASCO: Very good, the  
22 application passes.

23                                  Thank (inaudible) with that,  
24 Elissa.

25                                  ELISSA KYLE: All right, thank you.

1                                 3-23-21

2                                 KEVIN WOOD: Thank you.

3                                 \*           \*           \*           \*.

4                                 CRAIG ROSASCO: And the last item  
5 on the agenda this evening is a site plan  
6 review for 860 through 906 Fulton Street.  
7 If you are here to present on that site  
8 plan, if you would raise your Zoom hand,  
9 Kevin will bring you in on both audio and  
10 video and then you can identify yourself  
11 and we will hear your presentation. We've  
12 got several people checking in on this  
13 one.

14                                 KEVIN WOOD: Okay, I believe  
15 there's five folks that are just coming in  
16 now. They'll be coming up to the bottom  
17 of everybody's screen. And I'm just  
18 checking audio and video on everybody.  
19 Sorry, you've done this before. I know  
20 you've got this down.

21                                 Michael, if you want video, let me  
22 know. Michael, PE (phonetic)

23                                 STEVE FELLMAN: I think he's on. I  
24 see him on the screen.

25                                 KEVIN WOOD: Yup. Okay, he's got



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2       two accounts.     You may proceed.

3                   CRAIG ROSASCO:   Thank you, Kevin.

4                   Good evening, everybody.

5                   JOAN FLAUMENBAUM:   Good evening.

6                   CRAIG ROSASCO:   Are the additional  
7       people that have joined us, are they able  
8       to hear me?

9                   FEMALE SPEAKER:   Yes.

10                  CRAIG ROSASCO:   Great.

11                  KEVIN WOOD:   Peter Florey coming  
12       in.   Give it ten more seconds.

13                  CRAIG ROSASCO:   Okay.

14                  KEVIN WOOD:   Okay, Peter can hear  
15       you now.

16                  CRAIG ROSASCO:   Okay, great.   Thank  
17       you, Kevin.

18                  So this project is on for site plan  
19       review this evening.   Is there someone  
20       that's going to be presenting on behalf of  
21       the property?

22                  FEMALE SPEAKER:   Yes.

23                  CRAIG ROSASCO:   Okay.   Hi, Jessica.

24                  FEMALE SPEAKER:   Hi.   Good evening,  
25       Kevin.

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2                   CRAIG ROSASCO:   How are you?   If  
3   you would be so kind to just state your  
4   name and your address, for the record.

5                   JESSICA LEIS:   Sure.   My name is  
6   Jessica Leis.   I'm an attorney with  
7   Forchelli, Deegan, Terrana, with offices  
8   at 333 Earle Ovington Boulevard, in  
9   Uniondale, New York.

10                  CRAIG ROSASCO:   Great.   Thank you  
11   and welcome.

12                  JESSICA LEIS:   So we represent D&F  
13   Development.   We appear for principal,  
14   D&F.   Here tonight, Michael Marinis, the  
15   project engineer and Salvatore Coco,  
16   project architect.

17                  So it was put on the record that  
18   it's for site plan approval.   It's my  
19   understanding that we're here this evening  
20   actually based upon a referral from the  
21   Board of Trustees to make a recommendation  
22   on our special use permit.   We have,  
23   currently, an application pending the  
24   Board of Trustees for a three-story  
25   workforce housing project and we are

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2     requesting a special permit for the  
3     multi-family dwelling, as well as other  
4     zoning incentives, and that is currently  
5     scheduled April 5th, before the Board of  
6     Trustees, and pursuant to the Village's  
7     Code, the Board of Trustees can make the  
8     referral to the Planning Board to review  
9     and make a recommendation prior to that.

10                 Our fully engineered plans have not  
11     been submitted yet, so it is my  
12     understanding that we will come back at a  
13     future date for site plan review.

14                 So the site is, again, to develop a  
15     three-story multi-family housing building  
16     and it's located from six separate lots on  
17     Fulton Street from 860 to 906 Fulton  
18     Street.

19                 To provide you with some  
20     background, the applicant, D&F is one of  
21     the leading and most respected workforce  
22     housing developers on Long Island. When  
23     the Village initially discussed creating a  
24     workforce housing district, D&F began  
25     working to acquire various parcels for the

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2     development, and over the course of about  
3     a year and-a-half they assembled the six  
4     lots along Fulton Street, totalling  
5     approximately two acres.

6                   The affordability level and the  
7     unit mix meet the eligibility requirements  
8     of the workforce housing revised code for  
9     certain zoning incentives and they're now  
10    moving forward with the proposed project.

11                  So, as I mentioned, the site is  
12    about two acres or a little over 90,000  
13    square feet, and it meets the minimum site  
14    area of 40,000 square feet for the  
15    workforce housing district.

16                  It has frontage along Fulton Street  
17    of over 300 feet, which exceeds the Code  
18    requirement of a hundred feet.

19                  The proposed building is three  
20    stories which is also code compliant. It  
21    includes 71 total units with 70 being  
22    workforce housing and one unit for the  
23    building superintendent which is required  
24    by the Code.

25                  The unit mix includes 29 one

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2   bedrooms and 42 two bedrooms over the  
3   three floors. So while the Code provides  
4   a density shell of 20 units per acre, it  
5   does permit the Board of Trustees to grant  
6   density bonus of up to 35 units per acre  
7   in exchange for additional workforce  
8   units. So we are requesting that density  
9   bonus from the Board of Trustees. Also,  
10  because parking is of primary concern for  
11  the Village, the project is providing a  
12  full 128 parking spaces required for the  
13  unit mix and we are seeking to having  
14  anywhere from six to 15 of land bank  
15  spaces to allow for more green space and  
16  larger buffers on the property. That is  
17  also relief that we are asking from the  
18  Board of Trustees.

19                   So in addition to the request for  
20  incentive bonuses and for permission to  
21  land bank the parking spaces, we're also  
22  going to be asking for a variance for the  
23  front yard set back to allow for 20 feet  
24  where 35 feet is required. A variance for  
25  the side yard set back to allow for 25

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2     feet on the east side where 35 feet is  
3     required and permission to reduce the  
4     landscape buffer in the front west side  
5     and rear of the property. And last a  
6     variance to allow for one bedroom unit at  
7     -- the one bedroom unit is to be only --  
8     to be reduced to 650 square feet where the  
9     code requires 750 but no less than 550.

10                    So this is over the relief that is  
11     contemplated within the workforce housing  
12     code that the Board of Trustees is  
13     authorized to grant. And, further, as I  
14     mentioned before, we will be returning  
15     before this Board for a site plan review.

16                    So I will turn the presentation  
17     over, in a minute, to our project  
18     engineer, but I would just like to point  
19     out that the proposed development is in  
20     harmony with the general purpose and  
21     intent of the workforce housing code.

22                    The project provides a beautiful  
23     high quality building and it is providing  
24     49 units at or below 60 percent of the  
25     AMI, which alleviates the Village's great

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2    need for affordable housing.

3                    So at this time, I'll allow our  
4    project engineer to give some details.

5                    CRAIG ROSASCO:  Jessica, before you  
6    jump up on to the engineer, have all  
7    properties been closed on, and are they in  
8    the -- are they entitled within D&F?

9                    JESSICA LEIS:  I believe, yes, but  
10   Peter can confirm.

11                   CRAIG ROSASCO:  Okay.

12                   PETER FLOREY:  Can you hear me?

13                   CRAIG ROSASCO:  Yeah, we can.

14                   PETER FLOREY:  Oh, good.  Peter  
15   Florey here.  Hi.

16                   CRAIG ROSASCO:  Hi, Peter.

17                   PETER FLOREY:  Yeah, so we've  
18   closed on three of the four parcels.  The  
19   fourth is in contract and, you know, we'll  
20   be closing on that shortly.  But they're  
21   all -- we have site control on the entire  
22   piece.

23                   CRAIG ROSASCO:  Okay.  And there  
24   was a submission back in August, Peter or  
25   Jessica.  What's changed in the

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2       submission?   Because we don't have the  
3       benefit of the submission, the original  
4       submission.   What changed in the two  
5       submissions, if you recall, or you know?

6                   MICHAEL MARINIS:   I can go through  
7       those items.

8                   JESSICA LEIS:   Michael?

9                   MICHAEL MARINIS:   Yeah.   Hi.   My  
10       name is Mike Marinis, I'm an engineer with  
11       Barrett, Bonacci and VanWeele, and our  
12       office prepared the site plan and the  
13       survey for the project.

14                   The changes, since you've last seen  
15       this application, are a few things.   One,  
16       is we added lighting for the parking area  
17       and in the front.   We added some estate  
18       fencing along the front of the property on  
19       either side of the building and stockade  
20       fencing around the perimeter.   We're  
21       proposing a landscape berm along the east  
22       side of the property (inaudible) from the  
23       residences and that's where some of the  
24       land banked parking is proposed to provide  
25       a little bit wider green area at least 25



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2     feet in width there, but it goes up to  
3     about 36 feet by the -- in the rear  
4     towards the residences when you consider  
5     the land banked parking. Those were set,  
6     the changes, since you've last seen the  
7     plan.

8                   CHARLES GOSLINE: This is Chuck.  
9     Just a quick question.

10                  There were no other structural  
11     changes like the original 825 plan with 70  
12     units?

13                  MICHAEL MARINIS: I'll let Sal go  
14     into that -- the details of the plan  
15     itself -- the building itself. I was just  
16     referring to the site changes.

17                  CHARLES GOSLINE: Oh, okay.

18                  SALVATORE COCO: I'm sorry, I don't  
19     understand the question. It's what's  
20     changed since August; is that what you're  
21     saying?

22                  CHARLES GOSLINE: Since 8/25, I  
23     think. Right, Chairman?

24                  CRAIG ROSASCO: Correct.

25                  SALVATORE COCO: I would have to

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2    look back at the 8/25.  I'm sorry, I don't  
3    remember.

4                    STEVE FELLMAN:  If I may.  I don't  
5    think the counts have changed.  We raised  
6    a lot of concerns about buffering better  
7    to the actual residential people.  They're  
8    buffering away from the -- the one side  
9    has more commercial aspect -- but better  
10   to buffer away from the residential side.  
11   We talked about land banking.  We talked  
12   about a geometry of the site.  The unit  
13   mix has never really changed.  That's a  
14   very, very sophisticated thing -- beyond  
15   my pay grade -- that if you have the time  
16   -- explain to the point where if -- the  
17   hoops they have to go through to get all  
18   the credits and (inaudible) and everything  
19   else is amazing.  But really we were  
20   concerned with kind of making sure this  
21   thing kinda gets centralized on the site;  
22   it gets buffered properly from the real  
23   residential, and we know in these projects  
24   that we have to meet parking counts but,  
25   typically -- luckily, the parking counts

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2       are a little more than is actually needed.  
3       We recommended maybe introducing some  
4       landscaping to better buffer the existing  
5       residential areas. They were buffering to  
6       the railroad at one time. I don't think  
7       the railroad needs any buffering.

8                    So, again, there's been a lot of  
9       back and forth. They've been very  
10      responsive and we thought it was really  
11      important to get this in front of you guys  
12      for some site plan review and  
13      recommendations prior to going before the  
14      Trustees meeting. That will be the public  
15      hearing. Again, this will all be coming  
16      back to you for a real -- the real site  
17      plan review and architectural review and  
18      all that good stuff. We're just trying to  
19      get you guys involved earlier in these  
20      projects rather than later.

21                   CRAIG ROSASCO: Okay, great. Thank  
22      you, Steve.

23                   STEVE FELLMAN: You're welcome.

24                   CRAIG ROSASCO: So, essentially,  
25      there's one entrance, one exit into this

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2   property; is that correct?

3                   MICHAEL MARINIS:   Yes, that's  
4   correct.

5                   One thing I'd like to point out is  
6   we did forward these plans to DOT.   Have  
7   not heard back from them.   But we are  
8   eliminating four curb cuts from the --  
9   from the main road and, obviously,  
10  (inaudible) as well.

11                  CRAIG ROSASCO:   Okay.   And has a  
12  traffic study been done on this; do we  
13  know?

14                  MICHAEL MARINIS:   Yes.

15                  CRAIG ROSASCO:   There has?   Do we  
16  have that report available?

17                  MICHAEL MARINIS:   Prepared by  
18  Mulryan Engineering.   I thought it was  
19  submitted by the attorney, but if you need  
20  copies, I can certainly forward them to  
21  you.

22                  CRAIG ROSASCO:   Okay.   Do you know  
23  what the specific summary was of what  
24  their study was, and do you know -- Steve,  
25  you can confirm this.   There's parking on

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2    109 along the street.   Is that not  
3    correct?

4                    STEVE FELLMAN:   I would not like to  
5    see parking on 109 in that area.

6                    CRAIG ROSASCO:   I believe there is.

7                    STEVE FELLMAN:   That's as dangerous  
8    as it gets over there.

9                    CRAIG ROSASCO:   Well, I think that  
10   there is parking on 109.

11                   MICHAEL MARINIS:   Well, there is.  
12   There is.

13                   CRAIG ROSASCO:   All these 128  
14   vehicles are going to be making right-hand  
15   turns on cars doing 40 to 50 miles an hour  
16   at a minimum, coming down 109.   So at a  
17   minimum, I'd like to see that traffic  
18   study ASAP.

19                   JESSICA LEIS:   We can get that  
20   forwarded.   I believe it was submitted to  
21   the Board of Trustees.

22                   CRAIG ROSASCO:   Okay.

23                   JESSICA LEIS:   I could just read a  
24   brief summary, that was the findings.

25                   The IT data indicates that the

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2     proposed apartment complex will operate  
3     with the reserved parking capacity of  
4     approximately 30 percent or more during  
5     periods of peak demand. This peak parking  
6     demand will occur in the overnight hours.  
7     The estimated parking demand includes  
8     residents and guests.

9                   The overall project is stated to  
10    generate approximately one vehicle every  
11    two minutes during peak time. The  
12    proposed application will have a  
13    negligible impact on the surrounding  
14    roadway system.

15                  CHARLES GOSLINE: Sounds like most  
16    traffic studies we see.

17                  STEVE FELLMAN: Yeah. I gotta  
18    share something with you. I'm doing this  
19    a long time.

20                  There's only been one application  
21    that I've been involved with, as an  
22    architect, in 40 years, and it was the  
23    original Home Depot on Route 110 next to  
24    Adventureland, and they hired a traffic  
25    engineer, who shall remain nameless, and

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2     he came in to make a presentation for the  
3     client, and he said, "I don't know how to  
4     couch this. This isn't going to work at  
5     all. This is going to be a complete zoo."  
6     And they had had one in and out off of 110  
7     for a Home Depot. He said, "You better go  
8     buy one of those buildings out on the side  
9     street, because I can't even make up a way  
10    for these numbers to work." And they  
11    actually went out and bought a building  
12    and knocked it down and created another  
13    entrance. But in 40 years, that's the  
14    only time I heard a traffic engineer say,  
15    "This isn't going to work at all."

16                   CHARLES GOSLINE: Yeah, there is no  
17    right-of-way at the back of their complex  
18    here; right? There is no railroad  
19    right-of-way or -- there is a house right  
20    at that -- that juncture, that last -- I  
21    think it's the southeast corner.

22                   STEVE FELLMAN: Yes.

23                   CHARLES GOSLINE: There is no  
24    outlet there, but that would be a good  
25    suggestion.

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2                   STEVE FELLMAN:   But again --

3                   CHARLES GOSLINE:   I'd be curious if  
4   this traffic study addressed a second  
5   exit.

6                   STEVE FELLMAN:   Yeah, I still  
7   haven't figured out, myself -- I apologize  
8   -- this is an aside but -- do you remember  
9   when the project came along the railroad  
10  tracks there and they had the one way in  
11  and the one way out with the parking  
12  underneath the project, and we were very,  
13  very concerned about that.  You know,  
14  that's over a hundred units over there.  
15  And, honestly, I was concerned -- is this  
16  going to work or it's not going to work --  
17  to this day they been there -- I never see  
18  a car going down to the parking garage or  
19  coming out of the parking garage.  I can't  
20  explain it.  It just -- the housing stuff,  
21  they come and go all different times.  
22  There's no such thing as the old days when  
23  everybody works 9:00 to 5:00 and everybody  
24  gets on the road at the same time.  It's  
25  so strange that I've never seen a car go



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2     in and go out and there's over a hundred  
3     units there. So I don't have an  
4     explanation for it.

5                   CHARLES GOSLINE: They go in at  
6     that Tower (phonetic) restaurant and come  
7     out on Elizabeth.

8                   STEVE FELLMAN: Yeah, and have you  
9     ever seen anybody come out? I haven't.

10                  CHARLES GOSLINE: Yeah, a couple of  
11     times. Usually coming out, not going in.

12                  STEVE FELLMAN: All right.

13                  JOAN FLAUMENBAUM: I have.

14                  STEVE FELLMAN: Okay. I just --  
15     amazing to me.

16                  CRAIG ROSASCO: Okay, if we could  
17     get eyes on that traffic study, either  
18     Jessica or whoever has access to it, that  
19     would be great.

20                  My other concern with the traffic  
21     is, I would assume that -- living in  
22     Farmingdale for 53 years -- people are  
23     going to shoot out of that exitway, and  
24     they're either going to look to make a  
25     U-turn at Staples, or go down to Southern

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2     State.    Because they're either going back  
3     up to the Seaford-Oyster Bay to get up  
4     towards the northern roads that transverse  
5     east and west across Long Island, which is  
6     Northern State and the L.I.E., or they're  
7     going down to 109.    So my concern would be  
8     the parking along 109 and the cars  
9     shooting out.    Because that -- the light  
10    sequence in the morning is going to be  
11    long on 109 directionals.    Those cars are  
12    going to be moving.    So that's my one  
13    concern in regards to traffic flow.

14                    Does anybody else have any concerns  
15    in regards to the traffic flow coming out  
16    of that property?

17                    CHARLES GOSLINE:    Oh, yeah,  
18    definitely.    I think the neighbors on a  
19    couple of different projects that talked  
20    about the Hearthstone (phonetic) and how  
21    treacherous that is.    You don't really  
22    hear about it until you have an accident.  
23    But this is a lot of cars.    This is a lot  
24    of units.

25                    CRAIG ROSASCO:    Okay.    I hear you.

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2                   CHARLES GOSLINE: I would think it  
3 would be good for the traffic study to  
4 have the Fire Department weigh in on one  
5 way in, one way out, since it is a high  
6 volume of units. That would help.

7                   CRAIG ROSASCO: Jessica or Michael,  
8 what page is the lighting plan on? I did  
9 not see a lighting plan on this.

10                  MICHAEL MARINIS: I didn't put down  
11 a separate plan. I showed lighting  
12 fixtures on the new site plan.

13                  CRAIG ROSASCO: That would be on  
14 the ground level floor plan? Is that  
15 where that lighting would be?

16                  MICHAEL MARINIS: It's called site  
17 plan. Did you receive the plan that's  
18 dated today? What's the date of the site  
19 plan that you're looking at?

20                  CRAIG ROSASCO: I have 1/5/21. I  
21 received it last week. So anything that  
22 was prepared today, I did not get access  
23 to.

24                  CHARLES GOSLINE: Yeah, there is no  
25 date on the plan that we have.

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2                   MICHAEL MARINIS: I can share my  
3 screen and I can show you if that helps at  
4 all.

5                   CHARLES GOSLINE: It's number 18.  
6 It's December 18th, 2020.

7                   MICHAEL MARINIS: We have to have a  
8 more current plan.

9                   CHARLES GOSLINE: I think we need  
10 that for the next -- for the next  
11 reiteration. We don't --

12                   MICHAEL MARINIS: Okay. Just back  
13 to your conversation about the parking in  
14 the front. I note that there is parking  
15 there now in front of the building and  
16 that we don't need it. So if the Board  
17 and/or the DOT thinks it would be prudent  
18 to eliminate it, you don't need those  
19 stalls.

20                   CRAIG ROSASCO: I don't think the  
21 parking in front of you is going to be the  
22 problem. I think it's going to be the  
23 parking that's to the left. When the  
24 people pull out, that they can't see  
25 oncoming traffic.

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2                   CHARLES GOSLINE: I don't know if  
3 you can make that a dedicated lane, but  
4 that would certainly make the people  
5 coming out of there feel a little bit  
6 safer.

7                   MICHAEL MARINIS: We could stripe  
8 it so it would be an acceleration lane, if  
9 you will.

10                  CHARLES GOSLINE: Right, an  
11 acceleration lane. Right.

12                  STEVE FELLMAN: That's a great  
13 point.

14                  MICHAEL MARINIS: I will discuss  
15 that with the DOT.

16                  CHARLES GOSLINE: Right. It still  
17 wouldn't save the people that are going to  
18 go across all two lanes to the turning  
19 lane. That's going to be the most  
20 dangerous --

21                  MICHAEL MARINIS: I understand your  
22 concern. I will point out that there is  
23 curb cut west of our site, about ten feet.  
24 So I don't think there was going to be any  
25 parking between our curb cut and that curb

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2     cut.    So I think there's approximately 30  
3     feet from where they're exiting as they  
4     look to the left.  We'll certainly do that  
5     site triangle and make sure -- and if  
6     needed, we could petition DOT or the  
7     Village to make a little bit more no  
8     parking to the west.  But I don't think  
9     it's going to be necessary given the fact  
10    that there's another curb cut right there.  
11    The biggest concern is that the DOT would  
12    allow curb cut at the spacing between the  
13    curb cuts, and that's part of the reasons  
14    why you see the entrance is kind of skewed  
15    a little bit.

16                   CHARLES GOSLINE:  Right.  I think  
17    the State would have the primary  
18    responsibility to weigh in on the curb  
19    cuts and that acceleration lane rather  
20    than the Village.

21                   MICHAEL MARINIS:  Yes, we did  
22    submit a phase one application to them.

23                   CRAIG ROSASCO:  And Michael can you  
24    just explain -- I was looking at the  
25    landscape.  They don't really give any

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2       specifics on the berms. Is it -- I'm  
3       assuming that based upon the topography of  
4       it, that it's highest in the middle  
5       sections; correct?

6                   MICHAEL MARINIS: Yeah, we didn't  
7       get into that level of detail. The idea  
8       there was to just point out that we're  
9       intending on screening the building in the  
10      front and along the east side where the  
11      residences are, in addition to adding the  
12      stockade fencing. But, yes, to your  
13      point, those berms would be highest in the  
14      middle areas. And actually the berm that  
15      we're proposing in the south corner, the  
16      southeast corner, could be a little bit  
17      wider and taller if we are permitted to  
18      land bank those stalls.

19                   CRAIG ROSASCO: Right. Now, that  
20      berm that you speak of on the southeast  
21      corner, Michael, there clearly is fencing  
22      that runs up until the property line cuts  
23      to the east. When that property line then  
24      runs again up north, I do not see a fence  
25      indicated along that line.

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2                   MICHAEL MARINIS:  There's existing  
3   fencing there.  We're proposing -- we're  
4   proposing to fence the entire site with  
5   stockade fence.  The question is whether  
6   or not there's fence there already that  
7   would -- you know, we wouldn't put new  
8   fence next to somebody's existing fence if  
9   it already serves the purpose.  But if you  
10  see on the plan that area presently has  
11  stockade fence and actually the neighbors  
12  fencing impinges on our property by about  
13  a foot or two.

14                  CRAIG ROSASCO:  Gotcha.  And is  
15  that the intention of the project is to  
16  run wooden stockade fence around the  
17  property line?

18                  MICHAEL MARINIS:  We hadn't gotten  
19  into that level of detail with Mr. Floyd  
20  (phonetic) but we are talking about  
21  something that cannot be seen through.

22                  CRAIG ROSASCO:  Okay.

23                  CHARLES GOSLINE:  Can I go back to  
24  something Jessica brought up about the 70  
25  units.  Did I understand you to say that



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2     49 would be at the 60 percent  
3     affordability level?

4                   JESSICA LEIS:   Forty-nine units are  
5     at or below 60 percent of the AMI  
6     (phonetic)

7                   CHARLES GOSLINE:   Okay, because I  
8     think the workforce housing has like three  
9     tiers?

10                  JESSICA LEIS:   They're -- yes.

11                  CHARLES GOSLINE:   It sounds like  
12     it's going to meet two of the tiers?

13                  JESSICA LEIS:   I'm just pulling up  
14     the code.

15                  Yes, Type I is targeted to  
16     households with incomes that are below 50  
17     and no greater than 60.   Type II is  
18     defined as households with an income at  
19     greater than 60 but less than 80.   And  
20     then Type III is greater than 80 but less  
21     than 100 percent.

22                  CHARLES GOSLINE:   Okay, so you're  
23     doing Type I and -- a mix of Type I and  
24     Type II affordability; right?

25                  JESSICA LEIS:   Peter, the other --

1                                   3-23-21

2     the remainder of the Type II between 60  
3     and 80 percent?

4                   PETER FLOREY:   Yeah.  It's -- yeah  
5     there are 49 that are below 60; one out of  
6     70; and 20 that are below 80.

7                   CHARLES GOSLINE:  So you're  
8     actually doing 100 percent affordable.

9                   JESSICA LEIS:  Yes, the whole  
10    project is affordable.

11                  CHARLES GOSLINE:  That's  
12    impressive.

13                  STEVE FELLMAN:  Chuck, I was  
14    waiting for you to suggest that they take  
15    a look at that brick building we talked  
16    about for a long time.

17                  CHARLES GOSLINE:  I understand D&F  
18    -- I've never met them -- but, you know,  
19    when we were (inaudible) on affordability,  
20    you know, his name came highly recommended  
21    and I've seen some of his projects from  
22    afar and, you know, I think they do nice  
23    work.

24                  STEVE FELLMAN:  I think we should  
25    ask them to take a look at that brick

1                               3-23-21

2     building.   You know what I'm talking  
3     about.

4                    CHARLES GOSLINE:   Yeah.

5                    Could I ask a question on the front  
6     -- the front set back that you did point  
7     out and your plans do say that you have --  
8     you have the front set back at the closest  
9     point of 20 feet, and you realize it  
10    should be 35 feet, and then the other  
11    impact is to the residential side yards --  
12    35 which you're spec'ing out at 25, which  
13    really affects the back three houses, I  
14    think.   So would the only impact to  
15    conforming to code be parking?   If you  
16    guys stood to the code as it was created  
17    and modified a couple of times, I would  
18    see that there's impact to parking but  
19    maybe not a huge impact?

20                   MICHAEL MARINIS:   Right, we were  
21    kind of trying to strike a balance between  
22    the total number of parking stalls and the  
23    buffers.

24                   CHARLES GOSLINE:   Right.

25                   MICHAEL MARINIS:   Either one or the

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2    other but really not both.

3                    CHARLES GOSLINE:   Right.  I think  
4    as the public gets a chance to vet this  
5    out, I think there will be a lot of people  
6    mentioning the project down the road a  
7    little bit, The Hearthstone, which is only  
8    like 16 feet off the curb and how citified  
9    that looks.  And I can't help but think  
10   sticking to the 35 foot front set back  
11   would be, you know, a little more  
12   pleasing.

13                   MICHAEL MARINIS:  Right and that  
14    would then end up impacting the parking  
15    count.

16                   CHARLES GOSLINE:  Yeah, I  
17    understand that.  So I just wanted to  
18    verify that you could keep the same  
19    footprint.  I'm just saying that's my --  
20    that's my view.  I don't know how the  
21    Board will be, but I would hope they would  
22    consider sticking to the code the first  
23    time out of the box.

24                   PETER FLOREY:  I think the zoning  
25    permits it with special permit.  Am I --

1                               3-23-21

2                   CHARLES GOSLINE: Oh, absolutely.

3 Absolutely. Absolutely.

4                   PETER FLOREY: Okay.

5                   CHARLES GOSLINE: A little review  
6 and a recommendation board and, you know,  
7 we just -- a lot of times we -- you know,  
8 we watch the codes deteriorate and it's --  
9 it's to the point of, you know, why can't  
10 we establish a code and work within it.  
11 But we understand that there's special  
12 incentives here and like I said before,  
13 I'm impressed that you're doing a hundred  
14 percent, so... But be that as it may, I  
15 would still really like the set back off  
16 of that crazy street to be a little bit  
17 more to the code.

18                   Maybe you can crunch some numbers.  
19 You know, it might be discussed at the  
20 Board of Trustees.

21                   CRAIG ROSASCO: Michael, the  
22 dumpsters in the -- I guess that's going  
23 to be the southwest corner, they're the  
24 only dumpsters on the property.

25                   MICHAEL MARINIS: Correct.

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2                   CRAIG ROSASCO:   Is there the  
3 possibility of moving that dumpster  
4 location into the southeast corner?

5                   MICHAEL MARINIS:   Absolutely.

6                   CRAIG ROSASCO:   That's the only  
7 visual that people driving by are going to  
8 be able to see behind the building.

9                   MICHAEL MARINIS:   I was trying to  
10 not put it near the residential  
11 (inaudible) railroad track.

12                  CRAIG ROSASCO:   I get you.   But  
13 either way, the trucks are going to -- I'm  
14 assuming the trucks are either going to  
15 swing around that residential end of the  
16 parking lot to get in and out.

17                  MICHAEL MARINIS:   They would pull  
18 straight in; load from the front and then  
19 have to circle around.

20                  CRAIG ROSASCO:   Right.

21                  MICHAEL MARINIS:   I just didn't  
22 want that activity to be right next to the  
23 neighbor where I have (inaudible).

24                  CHARLES GOSLINE:   I kind of like  
25 where you have it.   Just my input.

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2                   CRAIG ROSASCO:  Yeah.  No, I think  
3 that Michael makes a valid point there.

4                   CHARLES GOSLINE:  That's a good  
5 consideration.

6                   CRAIG ROSASCO:  Give up the  
7 cosmetic niceties of it to keep the  
8 neighborhood happy.  I don't have a  
9 problem with that.

10                   So, in essence, all the units range  
11 from -- looks like 606 in the square  
12 footage to 900 square feet?  Am I accurate  
13 in that depiction?

14                   PETER FLOREY:  That sounds about  
15 right.

16                   CRAIG ROSASCO:  Okay.  And I did  
17 have a question on the externals.  These  
18 cementitious planks, is that essentially  
19 -- is that a Hardie Board?  Is that what  
20 that is?

21                   PETER FLOREY:  Correct.

22                   CRAIG ROSASCO:  Hardie Board?

23                   PETER FLOREY:  Yes.

24                   CRAIG ROSASCO:  Okay.  And I also  
25 saw that there were asphalt shingles on

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2       some of the roofing, and then on other  
3       sections of the roofing there was cement  
4       shingles on the roofing. Is that correct?

5                   SALVATORE COCO:    No. The standing  
6       seam on the corner -- on the two corners.

7                   CRAIG ROSASCO:  Don't mind me. I  
8       don't have my draftsman's table here in my  
9       den.

10                  All right, so on the exterior  
11       elevation sheet which is A4.01 --

12                  SALVATORE COCO:  Okay.

13                  CRAIG ROSASCO:  (Continuing) -- it  
14       looks as though the roof shingles that are  
15       pointed, which is EX09A, which is fiber  
16       cement shakes. Is that a fiber cement  
17       shake on the roof as opposed to an  
18       asphalt?

19                  SALVATORE COCO:  I think the note  
20       must be inaccurate. It's an asphalt  
21       shake, yeah.

22                  CRAIG ROSASCO:  Okay. Okay. So  
23       you're not putting fiber cement shakes on  
24       the roofing; right?

25                  SALVATORE COCO:  Well, no, in the



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2       back -- in the back of the building, we  
3       are using fiber cement shakes. They are  
4       the same as Hardie siding, but they're  
5       flat and they're the same cementitious  
6       material.

7                   CRAIG ROSASCO: Okay.

8                   SALVATORE COCO: So, yeah, they're  
9       not pitched. It's flat in the back  
10      courtyard.

11                  CRAIG ROSASCO: So I'm looking at  
12      the west elevation. I don't know if you  
13      have that.

14                  SALVATORE COCO: Yeah, so the roof  
15      is pitched along the front and then on the  
16      side we have some flat facade that have  
17      shakes instead of siding on the top story.

18                  CRAIG ROSASCO: The items I'm  
19      speaking raft (phonetic) windows and I'm  
20      assuming where there's a window there's a  
21      pitch there; correct?

22                  SALVATORE COCO: Only along the  
23      front. Only along the front there's a  
24      pitch. On the sides and in the courtyard,  
25      it's flat. It's what we call an attic

1                                   3-23-21

2     story. The top story has shakes and the  
3     bottom two stories have siding. So it  
4     gives it a softer appearance. It would be  
5     more of like a white shake and then you'd  
6     have the grey Nantucket first two floors.

7                   CHARLES GOSLINE: Kind of gives the  
8     allusion that it's only two stories.

9                   SALVATORE COCO: Yup.

10                  STEVE FELLMAN: Just so you know,  
11     Mr. Chairman, HardiePlank also makes a  
12     HardieShingle.

13                  CRAIG ROSASCO: They do. I have  
14     both on my house.

15                  STEVE FELLMAN: Oh, okay. So you  
16     -- most people don't understand there's  
17     also a HardieShingle.

18                  CRAIG ROSASCO: Right. No, they  
19     have different sized plank boards,  
20     (inaudible) and there's the shingle and  
21     then also they make a batten board now.

22                  STEVE FELLMAN: All right. That  
23     one I gotta see.

24                  CRAIG ROSASCO: Okay, that's  
25     essentially all the inquiries that I had

1                                   3-23-21

2    regarding the initial element of this  
3    presentation.

4                    Anybody else within the Planning  
5    Board have any inquiries or  
6    recommendations? I anticipate that this  
7    will be an ongoing discussion amongst the  
8    Planning Board and also the Board of  
9    Trustees. Certainly, our opinion is  
10   merely recommendations in this  
11   circumstance as we move forward.

12                   CHARLES GOSLINE: Was there any  
13   zoning input that was going to take place  
14   with this, Steve?

15                   STEVE FELLMAN: I'm not sure I  
16   understand the question. The --  
17   everything they're asking for is within  
18   the power of the Trustees to grant --

19                   CHARLES GOSLINE: That's what I was  
20   asking.

21                   STEVE FELLMAN: Yeah. Based upon  
22   what's in it for the Village and, again,  
23   the Village sees this as the first time  
24   ever they're going to get an entire  
25   affordable complex.

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2                   CHARLES GOSLINE:  Yeah, that's  
3  impressive.

4                   STEVE FELLMAN:  Yeah, I -- I think  
5  we all feel that way.

6                   CRAIG ROSASCO:  Absolutely.

7                   CHARLES GOSLINE:  But still, let's  
8  stick to the code.

9                   STEVE FELLMAN:  Again, that's why  
10 we want to get your input early instead of  
11 later.

12                  CHARLES GOSLINE:  I think there's a  
13 lot of work -- as Craig just pointed out  
14 -- there's still a lot of things to  
15 happen, so I think we'd still be  
16 expecting, you know, some samples of  
17 material -- this Zoom stuff is getting  
18 kind of old and there's nothing like  
19 seeing a couple of samples at a meeting of  
20 what the exterior would look like at some  
21 point and then, of course, a better  
22 landscaping plan and -- oh, back to the  
23 floor plan -- top view.  There's two  
24 cutouts in the back.  And it's not spelled  
25 out exactly what the intentions are for

1                                   3-23-21

2       that. It looks like open area.

3                   SALVATORE COCO: Yeah, the  
4       residential units form an "E" shape and  
5       there's windows looking out on the level  
6       two and three into those courtyards.  
7       They're landscaped courtyards and they  
8       provide an open air and daylight.

9                   CHARLES GOSLINE: All right, so  
10      that --

11                  SALVATORE COCO: Yeah, and the back  
12      kind of sitting area for the residents.

13                  CHARLES GOSLINE: Yeah, I can see.  
14      The residents can use that as like a  
15      little green space.

16                  SALVATORE COCO: Exactly.

17                  CHARLES GOSLINE: Okay.

18                  MICHAEL MANCHIN: I have one  
19      question. As far as water, if they  
20      contemplate any problems with water; like  
21      catch basins or they test the soil for any  
22      clay or anything like that?

23                  MICHAEL MARINIS: All the runoff  
24      was going to be detained on site, per  
25      code. We have ordered soil borings but

1                                   3-23-21

2    they haven't come in yet.

3                   MICHALE MANCHIN:  Thank you.

4                   CHARLES GOSLINE:  Yeah, I think  
5    that's a real question because most likely  
6    you've seen the number of projects with  
7    issues.

8                   CRAIG ROSASCO:  Steve, have we had  
9    any test drillings over along the 109  
10   stretch to determine as to whether or not  
11   it's -- because, we know, block by block  
12   could change the world in Farmingdale --  
13   whether or not it's a clay composition or  
14   a sand composition?

15                  STEVE FELLMAN:  We get one or the  
16   other.  There's no in between.  We either  
17   get modeling clay or we get the best bank  
18   run (sic) known to mankind.  We don't have  
19   any borings yet.  That will come later in  
20   the actual construction drawings.  They  
21   will have to design to an inch and-a-half  
22   rainfall.  The DOT is going to weigh in  
23   heavily in terms if there's more than an  
24   inch and-a-half rainfall -- which we get  
25   all the time -- that it still stays on

1                                   3-23-21

2     site and doesn't come pouring down on  
3     their State roads. So there'll be a lot  
4     of investigation about rainfall.

5                   CHARLES GOSLINE: That's good.

6                   MICHAEL MARINIS: We'll have to  
7     prepare a (inaudible) charts for this  
8     project.

9                   CHARLES GOSLINE: There's no family  
10    cemeteries out in any of these old, old  
11    houses? These are like 1898 houses or  
12    something like that.

13                  STEVE FELLMAN: None that we're  
14    aware of. Don't rule it out.

15                  CHARLES GOSLINE: No, no, I'm not.

16                  CRAIG ROSASCO: Steve, are they  
17    essentially done with the current paving  
18    project along 109?

19                  STEVE FELLMAN: No.

20                  CRAIG ROSASCO: Where do we stand  
21    with that?

22                  STEVE FELLMAN: No, no, they have  
23    to do the whole -- the whole north side.  
24    They haven't even started that.

25                  CRAIG ROSASCO: Right.

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2                   CHARLES GOSLINE: I think mid-April  
3 is -- has been circulating as a  
4 possibility --

5                   CRAIG ROSASCO: They may have to do  
6 the entire south side once this project is  
7 done again -- between Main and Staples.

8                   CHARLES GOSLINE: Yup.

9                   STEVE FELLMAN: Yeah.

10                  CRAIG ROSASCO: All right, does  
11 anybody else have any additional inquires?

12                  JOAN FLAUMENBAUM: No, just that I  
13 do share Chuck's concerns about the --  
14 lack of adherence to the codes. So  
15 there's a lot more -- you know, just out  
16 there hanging and -- which will  
17 necessitate them coming back with more  
18 detail and more information.

19                  CRAIG ROSASCO: I agree. And thank  
20 you for your input, Joan. I think that we  
21 stand united under the precipice that the  
22 prior project up 109, that most of us  
23 weren't happy with the frontage on that  
24 job site, and so if there's any way that  
25 they can soften the elevation that will be



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2     along 109, that would certainly be  
3     appreciated. But I think that we've had  
4     some constructive discussion tonight in  
5     regards to many different areas and I am  
6     interested in seeing both the traffic  
7     study and a lighting plan and a landscape  
8     plan and other items that I'm sure that  
9     residents are going to want to possibly  
10    see in advance of that public hearing.

11                    Do we anticipate that those items  
12    are going to be available within the next  
13    ten days? They should be made available  
14    for view for the public hearing.

15                    CHARLES GOSLINE: Well, the public  
16    hearing is going to resume, so...

17                    JESSICA LEIS: We certainly are  
18    going (inaudible due to cross-talk among  
19    the parties) engineer plans to submit them  
20    for when we come back for complete site  
21    plan review is my understanding at this  
22    time with the preliminary review for the  
23    Board of Trustees is basically just to  
24    determine, you know, zoning incentives as  
25    well as a special use, in general, and

1                                   3-23-21

2       then once -- if that is approved -- you go  
3       forward with the fully engineered plans.

4                   CHARLES GOSLINE:   Right.

5                   CRAIG ROSASCO:   I'm sure the Board  
6       of Trustees will have their say on that  
7       and we'll wait to hear how they want to  
8       proceed.  And, in the interim, I want to  
9       thank Jessica and Michael and Peter for  
10      your presentations.  It's been very  
11      insightful and assistive in our way as we  
12      prod through this project.  And there are  
13      some very impressive items, like Chuck  
14      said, regarding the one hundred percent,  
15      you know, alternative income housing  
16      levels and stuff like that.  So thank you  
17      very much for your input tonight.

18                  KEVIN WOOD:   Any comments from the  
19      public?

20                  CHARLES GOSLINE:   I make a motion  
21      that we table this until the Board of  
22      Trustees makes their view and we look at  
23      the further developed plan.

24                  CRAIG ROSASCO:   I'm in full  
25      agreement with that.  Does everybody else

1                                   3-23-21

2    agree?

3                    JOAN FLAUMENBAUM:   Yes.

4                    MICHALE MANCHIN:   Aye.

5                    JOAN FLAUMENBAUM:   I'll second that  
6    if it's a motion.

7                    CRAIG ROSASCO:   Okay.  All those in  
8    favor?  Aye?

9                    JOAN FLAUMENBAUM:   Aye.

10                   CHARLES GOSLINE:   Aye.

11                   MICHALE MANCHIN:   Aye.

12                   CRAIG ROSASCO:   Great.  Thank you.  
13    Thank you again, everybody.  That was a  
14    very good presentation.

15                   SALVATORE COCO:   Thank you.

16                   PETER FLOREY:   Thank you.

17                   MICHAEL MARINIS:   Thank you.

18                   CRAIG ROSASCO:   Thank you, Michael.

19                   \*       \*       \*       \*.

20                   CRAIG ROSASCO:   All right we're  
21    back.

22                   One other minor piece of business  
23    that we need to take care of on our end.  
24    If someone could make a motion just to  
25    adopt the minutes from the hearing of

1                                   3-23-21

2     February 23rd, of 2021, that would be  
3     great.

4                   CHARLES GOSLINE:   I'll make a  
5     motion to accept the minutes.

6                   CRAIG ROSASCO:   Fantastic.

7                   CHARLES GOSLINE:   As I can  
8     remember, I skimmed through, yes.

9                   CRAIG ROSASCO:   And do we have a  
10    second on that motion?

11                  MICHALE MANCHIN:   I second it.

12                  CRAIG ROSASCO:   All those in favor?

13                  JOAN FLAUMENBAUM:   Aye.

14                  MICHALE MANCHIN:   Aye.

15                  CHARLES GOSLINE:   Aye.

16                  CRAIG ROSASCO:   Very good.   With  
17    that, does someone want to make a motion  
18    to adjourn?

19                  Joan, take us away.

20                  JOAN FLAUMENBAUM:   I make a motion  
21    to adjourn this meeting of March 23rd,  
22    2021.

23                  CRAIG ROSASCO:   Do we have a second  
24    on that motion?

25                  MICHALE MANCHIN:   I second the

1 3-23-21

2 motion.

3 CRAIG ROSASCO: And all those in  
4 favor? Aye?

5 CHARLES GOSLINE: Aye.

6 JOAN FLAUMENBAUM: Aye.

7 MICHAEL MANCHIN: Aye.

8 CRAIG ROSASCO: Thanks, everybody.

9 CHARLES GOSLINE: All right.

10 MICHAEL MANCHIN: God bless.

11 JOAN FLAUMENBAUM: Take care.

12 CRAIG ROSASCO: Have a great night.

13 Stay safe.

14 Thank you for your assistance,  
15 Kevin, as always.

16 KEVIN WOOD: As always.

17 (WHEREUPON, this meeting was  
18 adjourned.)

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3-23-21

C E R T I F I C A T I O N

STATE OF NEW YORK

Ss:

COUNTY OF SUFFOLK

I, LORRAINE D. BERARDI, Court  
Reporter and Notary Public of 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 to any of the parties to this  
matter by blood or by marriage and that I  
am in no way interested in the outcome of  
any of these matters.

IN WITNESS WHEREOF, I have hereunto  
set my hand this 20th of April, 2021.

*Lorraine D. Berardi*

LORRAINE D. BERARDI

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