

In the Matter Of:

VILLAGE OF FARMINGDALE

PLANNING BOARD AND ARB BOARD

May 28, 2024



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

May 28, 2024
7:02 p.m.

RE: 300 Van Cott Avenue
368 Melville Road

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

1 PLANNING AND ARC BOARD - 5-28-24

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

3 JOSEPH STAUDT, Chairman

4 CRAIG ROSASCO, Member

5 BERNARD HOTHERSALL, Member

6 CARMELA SCHOTT, Member (Non-Voting)

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

8 ANTHONY AND MARCY MASTRELLI, Homeowners,
For 300 Van Cott Avenue

9 ANDREW S. FILIPAZZI, ESQ.,
10 Harris, Bloom & Archer, LLP
445 Broad Hollow Road
11 Melville, New York 11747
For 368 Melville Road

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13 NEIL BLOOM, CARLL DRIVE LLC., Property Owner,
14 For 368 Melville Road

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1 PLANNING AND ARC BOARD - 5-28-24

2 CHAIRMAN STAUDT: Hello,
3 everyone.

4 This is the May meeting of the
5 Farmingdale Planning and Architectural
6 Review Board.

7 I am your chairman, Joe Staudt.
8 With me today I have member and former
9 chairman, Craig Rosasco. I have Bernard
10 Hothersall and Carmela Schott.

11 If everyone could stand, Craig
12 is going to take us into the Pledge.

13 MR. ROSASCO: Ready. All hats
14 off. Young man? There we go. Join
15 us.

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

19 CHAIRMAN STAUDT: If everyone
20 could remain standing for a moment
21 while we take a moment of silence.

22 It's customary here in the
23 Village to take a moment out of respect
24 for all of our first responders, our
25 military serving overseas, and everyone

1 PLANNING AND ARC BOARD - 5-28-24

2 who keeps us safe.

3 (WHEREUPON, a moment of silence
4 was observed by the assemblage, after
5 which the following transpired:)

6 CHAIRMAN STAUDT: Please be
7 seated.

8 We have two applicants on our
9 docket tonight. We are going to take,
10 if they are here, 300 Van Cott Avenue.

11 Is anyone here?

12 (WHEREUPON, a member of the
13 assemblage raised a hand to be
14 recognized.)

15 CHAIRMAN STAUDT: Great. We're
16 going to take you first. If you could
17 come and stand and give your name and
18 address for the record.

19 MR. MASTRELLI: Anthony and
20 Marcy Mastrelli, 300 Van Cott Avenue.

21 CHAIRMAN STAUDT: Mr. Mastrelli,
22 we met earlier today.

23 MR. MASTRELLI: Yes, sir.

24 CHAIRMAN STAUDT: It's nice to
25 see you again.

1 PLANNING AND ARC BOARD - 5-28-24

2 After conferring with my
3 colleagues, so, what's going to happen
4 tonight is we're going to end up
5 adjourning this to the ZBA.

6 MR. MASTRELLI: Okay.

7 CHAIRMAN STAUDT: In the
8 original letter you received from the
9 Building Department, they issued you
10 your initial denial. We wanted to walk
11 you through the issues that the
12 Building Department and this Board see
13 before you go to the ZBA.

14 MR. MASTRELLI: Okay.

15 CHAIRMAN STAUDT: Because the
16 ZBA is the board that's empowered to
17 grant you the variances that you're
18 asking for. However, you might want to
19 take a look at some of the issues that
20 we'll lay out for you here just so
21 you're aware of them.

22 MR. MASTRELLI: Okay.

23 CHAIRMAN STAUDT: You can either
24 go to the ZBA and present as you're
25 presenting to us, or you can modify

1 PLANNING AND ARC BOARD - 5-28-24
2 your proposal before you bring it to
3 them to make the chances better that
4 you would succeed.

5 MR. MASTRELLI: Okay.

6 CHAIRMAN STAUDT: So the first
7 issue is you're asking for your
8 driveway to, essentially, go within one
9 foot of the property line.

10 MR. MASTRELLI: Correct.

11 CHAIRMAN STAUDT: The setback
12 code within the Village is three feet.
13 You're allowed to have the driveway
14 come within three feet.

15 MR. MASTRELLI: Okay.

16 CHAIRMAN STAUDT: So, generally
17 speaking, we do not grant a variance up
18 to the property line.

19 MR. MASTRELLI: Okay.

20 CHAIRMAN STAUDT: I know there
21 are others on your block that have it.

22 MR. MASTRELLI: We have many.

23 CHAIRMAN STAUDT: I don't know
24 when those were done, how grandfathered
25 in they are. Some of them look like

1 PLANNING AND ARC BOARD - 5-28-24
2 they were redone recently, but the curb
3 cuts themselves have been there for a
4 long time. So the ZBA will definitely
5 -- you can discuss that with them.

6 The other issue is drainage.
7 The drainage that you submitted is
8 insufficient, from our perspective, to
9 meet the code of two inches per hour.

10 Normally, what we ask people to
11 do is install a drainage channel along
12 the front of the driveway that would
13 catch all of the rainwater and have a
14 dry well installed. I don't know if --
15 under your lawn or under the driveway
16 itself to absorb that water. That's
17 pretty standard in the Village now.

18 MR. MASTRELLI: Okay.

19 CHAIRMAN STAUDT: Because,
20 generally, we don't allow water to run
21 off the property.

22 MR. MASTRELLI: So, like, a
23 French drain kind of thing.

24 CHAIRMAN STAUDT: Right. At the
25 edge of the sidewalk there.

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2 MR. MASTRELLI: Okay. Because
3 there is a storm drain right next to
4 us, but, okay.

5 CHAIRMAN STAUDT: Generally
6 speaking, and, you know, we've seen it
7 this winter. The Village Code really
8 is trying to minimize the amount of
9 water coming off people's properties
10 and into the drainage system. Because,
11 as I'm sure you have heard, there's
12 been areas of the Village where the
13 drainage system just gets overwhelmed,
14 and we end up with standing water on
15 people's properties.

16 And then the other issue
17 overall, which will probably come up at
18 the ZBA, is just the overall coverage
19 with the driveway extension plus the
20 porch extension.

21 You're going to exceed the 35
22 percent allowance on the front lawn in
23 terms of development. And, so, that
24 might become an issue if you intend to
25 do both -- where you're bringing out

1 PLANNING AND ARC BOARD - 5-28-24
2 the porch the seven feet that you're
3 requesting and extending the driveway
4 to your property line.

5 Those are the three issues that
6 are going to come up at the ZBA.

7 MR. MASTRELLI: Okay.

8 CHAIRMAN STAUDT: But your
9 opportunity will be there with them,
10 and I'll make sure that you're on their
11 docket.

12 MR. MASTRELLI: Okay.

13 CHAIRMAN STAUDT: It's Thursday,
14 June 13th, at 8:00 p.m.

15 MR. MASTRELLI: Okay.

16 CHAIRMAN STAUDT: And I'll speak
17 to the Building Department in the
18 morning and make sure they get you on
19 that.

20 MR. MASTRELLI: Okay.

21 MS. MASTRELLI: Is that going to
22 be written down somewhere?

23 MR. ROSASCO: You're going to
24 want to go down there and fill out an
25 application to get on their calendar.

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2 So it's two inches every 24
3 hours that it has to contain. And the
4 reason we tell you about the stormwater
5 is on the other items you don't really
6 have much room to vary.

7 MR. MASTRELLI: Right.

8 MR. ROSASCO: You don't have
9 much room on the side of your setbacks
10 to vary on that. So you're going to be
11 asking the Zoning Board of Appeals to
12 vary for a variance in an appeal for
13 that.

14 So I have to impress this. If
15 you mitigate some of the problems and
16 offer up the dry well -- I'm going to
17 contain this and adhering to this part
18 of the Code, and this is not completely
19 within Code -- it's a push and pull.

20 MR. MASTRELLI: Right. So that
21 would be a good thing to amend that.

22 MR. ROSASCO: Put it on your
23 plans, see what they say. You're not
24 going to do it until they look at it
25 anyway, so why not go in with it on

1 PLANNING AND ARC BOARD - 5-28-24
2 paper. It's a no-brainer.

3 MR. MASTRELLI: Yeah. Yeah.
4 Right.

5 CHAIRMAN STAUDT: And then the
6 only other thing that I would
7 recommend, at least based on the
8 paperwork you submitted to us, it
9 didn't contain any kind of a rendering
10 of what that front porch is going to
11 look like.

12 MR. MASTRELLI: Oh, okay. I
13 thought he did. I might have it in
14 here.

15 CHAIRMAN STAUDT: If they have
16 it. Just make sure the Building
17 Department has it so that it's part of
18 the application process for the ZBA
19 because they're going to want to see
20 that.

21 MR. MASTRELLI: I did submit
22 plans and stuff from the architect, and
23 he did the drawings on there.

24 CHAIRMAN STAUDT: I have the
25 overhead drawing, which just shows how

1 PLANNING AND ARC BOARD - 5-28-24

2 far out it's going.

3 MR. MASTRELLI: Okay.

4 CHAIRMAN STAUDT: But, again,
5 because we're going to adjourn it
6 tonight, that would be for the Building
7 Department and the ZBA.

8 MR. MASTRELLI: Okay.

9 CHAIRMAN STAUDT: So with that,
10 I'm going to make a motion to adjourn
11 this back to the Building Department
12 where you're going to fill out an
13 application to appear before the ZBA.

14 MR. ROSASCO: I'll second that
15 motion.

16 CHAIRMAN STAUDT: Can I get a
17 vote?

18 MR. ROSASCO: All in favor?

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

22 * * * *

23 CHAIRMAN STAUDT: Okay. Next
24 up, we have a Public Hearing for 368
25 Melville Road.

1 PLANNING AND ARC BOARD - 5-28-24

2 Are the applicants here?

3 (WHEREUPON, a member of the
4 assemblage raised a hand to be
5 recognized.)

6 CHAIRMAN STAUDT: Excellent. So
7 the first thing we're going to do is
8 open the Public Hearing.

9 I'm going to make a motion to
10 open the Public Hearing for 368
11 Melville Road.

12 Can I get a second on that?

13 MR. ROSASCO: I'll second that
14 motion.

15 CHAIRMAN STAUDT: All in favor?

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

19 CHAIRMAN STAUDT: All right. So
20 I just want to make everyone aware --
21 all of you are here for this applicant
22 I assume -- how this is going to work.

23 The applicant is going to lay
24 out his proposal as he sees fit. The
25 Board then gets its opportunity to ask

1 PLANNING AND ARC BOARD - 5-28-24
2 questions, and from there we will open
3 it to public comment.

4 I would ask everyone here not to
5 speak up or ask questions before we
6 open it up to public comment. Once we
7 do, we ask that you go one at a time.
8 This meeting is being recorded, and,
9 so, we want to be able to give the
10 court reporter an opportunity to record
11 everyone one at a time. That will just
12 make for a smooth meeting overall.

13 Your name and address for the
14 record?

15 MR. FILIPAZZI: Good evening.
16 Andrew Filipazzi of Harris, Bloom &
17 Archer, 445 Broad Hollow Road,
18 Melville, New York, on behalf of the
19 applicant/owner Carll Drive LLC.

20 Just before I get started, I
21 want to hand up the green card
22 mailings, the affidavit, and the proof
23 that the posting was done.

24 (WHEREUPON, documentation was
25 handed from Mr. Filipazzi to Chairman

1 PLANNING AND ARC BOARD - 5-28-24
2 Staudt.)

3 CHAIRMAN STAUDT: Thank you.

4 MR. FILIPAZZI: As you are
5 aware, we are here for a proposed
6 subdivision of 368 Melville Road;
7 section, block, and lot 49, 59 and lots
8 22, 48, and 49.

9 As I mentioned, our office
10 represents the applicant/owner Carll
11 Drive LLC.

12 For this property, we have
13 previously appeared before this Board
14 back in 2020, 2021. We, subsequently,
15 appeared before the Board of Trustees
16 and received a subdivision approval on
17 August 2, 2021. A copy of the
18 Resolution and the minutes were
19 submitted with our submission.

20 Subsequent to that hearing in
21 '21, it was discovered that the boundary
22 line between the Village of Farmingdale
23 and the Town of Oyster Bay runs through
24 this property.

25 Based on the proposed

1 PLANNING AND ARC BOARD - 5-28-24
2 subdivision at that time, it would have
3 created -- or it did create one lot
4 that was wholly within the Village and
5 one lot that was predominantly within
6 the Town of Oyster Bay.

7 When we had gone to the Town of
8 Oyster Bay seeking a waiver of
9 subdivision approval or a Letter of
10 Zoning Compliance, they informed us
11 that because of the percentage of the
12 house and the property that was within
13 the Town, the Town Zoning Code applied,
14 and we had to comply with that.

15 Since that time, we hired a new
16 architect. The plans changed slightly.
17 We went through the process with the
18 Town of Oyster Bay that required a
19 minor variance due to the rear of the
20 Town property only being 50 feet wide.
21 We received that variance.

22 A copy of that decision and the
23 zoning compliance letter was also
24 submitted to the Village because we're
25 coming back now to ask the Village for

1 PLANNING AND ARC BOARD - 5-28-24
2 a modified subdivision approval.

3 Substantially, materially,
4 however you want to define it, the plan
5 is, essentially, the same as what was
6 approved back in 2021.

7 We had to move over the dividing
8 line a few feet to the west so that we
9 could substantially comply with the
10 Town zoning requirements while still
11 maintaining compliance with the Village
12 zoning requirements.

13 And, so, that's really where we
14 are. We had to move the dividing line
15 slightly. We're still proposing two
16 single-family homes that would, at this
17 point, meet all of the applicable
18 zoning requirements.

19 The homes will be in the same
20 style and character of the
21 neighborhood, but I'm not going to get
22 into that tonight because we're only
23 asking for subdivision for the lot that
24 is within the Village and is the
25 jurisdiction of the Village. We'll

1 PLANNING AND ARC BOARD - 5-28-24
2 have to come back for site plan and
3 architectural review when those
4 full plans are submitted. So this
5 will, unfortunately, not be the last
6 time that you're hearing about this
7 property.

8 But that is all we're asking for
9 tonight -- your recommendation to the
10 Board of Trustees to reapprove the
11 subdivision based on this minor
12 modification.

13 CHAIRMAN STAUDT: Correct. And
14 just to bring the public in on how it's
15 going to work.

16 So this Board, essentially,
17 serves as advisory and consent to the
18 Trustee Board tonight. We won't be
19 voting to approve or deny this request.

20 Essentially, we're here to learn
21 from the applicant details of this
22 application and then give you the
23 opportunity to ask your questions and
24 to give your feedback to us. Then we
25 submit recommendations to the Trustee

1 PLANNING AND ARC BOARD - 5-28-24
2 Board who would then, at a later date,
3 set a future Public Hearing during one
4 of the Trustee meetings to vote to
5 either approve, deny, or request
6 amendments to this proposal.

7 Just so you're all aware, we're
8 not approving or denying this tonight.

9 MR. FILIPAZZI: And just to that
10 point, we still have to go to the Board
11 of Trustees. And because of the
12 location being on a County road -- or
13 partially on a County road and within
14 300 feet of another municipality -- we
15 have to go to Nassau County Planning
16 Commission for subdivision approval as
17 well. So we are not quite at the end
18 of our process.

19 CHAIRMAN STAUDT: What a
20 bureaucratic road you're on.

21 MR. FILIPAZZI: That's what we
22 get paid for.

23 So that's where we are now. If
24 the Board has any questions -- I see
25 there's a handful of neighbors here,

1 PLANNING AND ARC BOARD - 5-28-24

2 I'm sure they have additional questions
3 -- I'm more than happy to answer them.

4 But in sum, this isn't really
5 anything different than what was
6 approved back in 2021.

7 CHAIRMAN STAUDT: Understood.
8 Knowing that this, obviously, is not
9 going to break ground any time soon, I
10 was over at the property today, and I
11 noticed it's, essentially, in a state
12 of abandonment and squalor.

13 Is there a way to have your
14 client -- especially now that we're in
15 the spring, there's a lot of weeds
16 popping up. And what was the lawn is
17 now, probably, as high as my hips in
18 some areas. It would be nice to have
19 that corner cleaned up prior to --
20 while we're waiting for the final
21 approval on this.

22 MR. FILIPAZZI: Yes. We were
23 advised probably a month or so ago.
24 The owner went out there, got it taken
25 care of, but he's going to have to make

1 PLANNING AND ARC BOARD - 5-28-24

2 sure his landscaper comes back.

3 CHAIRMAN STAUDT: He's probably
4 going to have to do weekly maintenance,
5 at this point, through the summer.

6 MR. FILIPAZZI: Understood.

7 MR. HOTHERSALL: I was just
8 going to say, do you want to go over
9 the lot sizes for the group or what was
10 changed from the prior because you said
11 you made it just five feet wider.

12 MR. FILIPAZZI: So the dividing
13 line had to shift a few feet over
14 towards the west. So Lot B got
15 slightly larger -- I'm sorry -- Lot A
16 got slightly larger, Lot B got slightly
17 smaller. But because of how the codes
18 are written and you're dealing with
19 percentages, it's, probably, less than
20 100-square-feet of house size either
21 way.

22 CHAIRMAN STAUDT: And from what
23 I see here, you're still within the
24 setback code for Lot B's rear of the
25 home.

1 PLANNING AND ARC BOARD - 5-28-24

2 MR. FILIPAZZI: Yes. The
3 Village of Farmingdale lot is 100
4 percent conforming with setbacks, with
5 lot size, will be with building area
6 and parking and FAR.

7 Other than the one variance to
8 lot width that you see in the rear of
9 Lot A, both of these lots are fully
10 conforming.

11 CHAIRMAN STAUDT: And Lot A is
12 the lot that resides the majority in
13 the Town of Oyster Bay and not the
14 Village.

15 MR. FILIPAZZI: Yes. The
16 boundary line between the Village and
17 the Town, kind of, runs on an angle.
18 So there is the triangular piece of,
19 maybe, 200-square-feet,
20 300-square-feet. I'll have the
21 surveyor give you the exact number that
22 is within the Village.

23 So that lot is --

24 CHAIRMAN STAUDT: So,
25 essentially, what he means is the lot

1 PLANNING AND ARC BOARD - 5-28-24
2 in the Village, Lot B, is the corner
3 lot. And then the deep lot next to it,
4 that resides the majority in the Town
5 of Oyster Bay.

6 MR. FILIPAZZI: Yes. And that
7 lot now is fully conforming to Town
8 zoning.

9 CHAIRMAN STAUDT: Gotcha.
10 Craig, you have any questions?

11 MR. ROSASCO: Andrew, I guess my
12 only question is, obviously, we're
13 aware of the parking requirements that
14 are on that lot, and I'm assuming
15 that's why we have this, kind of, odd
16 parking situation there?

17 MR. FILIPAZZI: Yes.

18 MR. ROSASCO: I guess there was
19 no other way that we could have made
20 that look a little more conforming to
21 the neighborhood. Because,
22 essentially, it looks like there's --
23 is there a sidewalk on that property
24 there?

25 CHAIRMAN STAUDT: Yes.

1 PLANNING AND ARC BOARD - 5-28-24

2 MR. ROSASCO: So my question to
3 you is, that one spot there is going
4 to, pretty much, be parked up
5 subsequent and symmetrical to the
6 sidewalk?

7 MR. FILIPAZZI: Yes. There's a
8 curve there. The Village has its
9 parking requirements.

10 If I can speak practically for a
11 moment -- there are two spots that are
12 straight in on the driveway.

13 MR. ROSASCO: I see that.

14 MR. FILIPAZZI: Plus the garage.
15 So the likelihood of that being used a
16 lot is fairly minimal, but it does
17 comply.

18 CHAIRMAN STAUDT: Are we to
19 assume -- because we were looking at
20 the paperwork before we came out here
21 -- these are going to be four-bedroom
22 homes?

23 MR. FILIPAZZI: Yes. I think
24 four bedroom, two bath -- two
25 and-a-half bath. Within the character

1 PLANNING AND ARC BOARD - 5-28-24
2 of the neighborhood.

3 We're not proposing apartment
4 buildings or condos or even
5 two-families. These are single-family
6 homes within the applicable zoning.

7 MR. ROSASCO: So that parking
8 spot. Is that, essentially, in the
9 front of the front doorway, like, from
10 the street?

11 MR. FILIPAZZI: More or less.

12 MR. ROSASCO: Okay.

13 MR. FILIPAZZI: But, again,
14 that's because we don't want to have a
15 second curb cut on Melville Road.
16 That's not safe. And safety is of the
17 utmost importance not only to us and
18 the people that are going to live here,
19 but for the rest of the neighbors.

20 MR. ROSASCO: Why is the
21 property so tight to that house that's
22 on -- I guess that's the south side --
23 when you have so much room on the north
24 side of that property?

25 MR. FILIPAZZI: I believe it's

1 PLANNING AND ARC BOARD - 5-28-24
2 because of the curvature of the road
3 and the constantly changing front yard
4 setback.

5 (WHEREUPON, there was a sidebar
6 discussion held between Chairman Staudt
7 and Mr. Rosasco.)

8 MR. ROSASCO: I gotcha. It's
9 complicated.

10 MR. FILIPAZZI: Yes.

11 MR. ROSASCO: I get it.

12 MR. FILIPAZZI: Yes. But that
13 is a side yard, and it is conforming to
14 the Village requirements.

15 MR. ROSASCO: Got it. Okay.

16 CHAIRMAN STAUDT: Carmela, do
17 you have any questions?

18 MS. SCHOTT: No. I don't think
19 so.

20 CHAIRMAN STAUDT: All right.
21 With that, I'm going to open it up to
22 public comment.

23 Again, I'll ask you to raise
24 your hand, I'll call on you. You're
25 going to give your name and address for

1 PLANNING AND ARC BOARD - 5-28-24
2 the record, and we'll go one at a time.

3 So with that, I'm going to make
4 a motion to open up the Public Hearing
5 for public comment.

6 Can I get a second?

7 MR. ROSASCO: I'll second that
8 motion.

9 CHAIRMAN STAUDT: All in favor?

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

13 CHAIRMAN STAUDT: All right.
14 Who would like to swing first?

15 (WHEREUPON, a member of the
16 assemblage raised a hand to be
17 recognized.)

18 CHAIRMAN STAUDT: Sir.

19 MR. GILBERT: Hi. Jeff Gilbert,
20 15 Balcom Road.

21 I have one to two questions
22 before I give my little speech here.

23 So you moved the line back. I
24 have a survey that was done in 12/12/19,
25 okay, so I assume this is obsolete?

1 PLANNING AND ARC BOARD - 5-28-24

2 CHAIRMAN STAUDT: Do you want to
3 see this (indicating)?

4 MR. GILBERT: Well, I asked
5 about seeing it earlier in the week.

6 (WHEREUPON, Mr. Gilbert
7 approached the bench.)

8 MR. GILBERT: So the first
9 question is, so we still have a 25-foot
10 setback from the other property?

11 CHAIRMAN STAUDT: Yes.

12 MR. GILBERT: And I see -- the
13 second question, I guess, is that this
14 proposed house number two is now
15 abutting the property line.

16 And this is six foot next to it?

17 CHAIRMAN STAUDT: Correct.
18 That's what Craig was just asking about
19 too.

20 MR. ROSASCO: In Residence B,
21 that's the setback there (indicating).

22 MR. GILBERT: Can I get a copy
23 of this when you get a minute?

24 MR. ROSASCO: Of course.

25 MR. GILBERT: Okay. So I've

1 PLANNING AND ARC BOARD - 5-28-24
2 lived there 48 years. The house on the
3 corner is there more than 48 years. I
4 bought my house from the original
5 secretary or treasurer in Farmingdale.
6 It's always been a one house. It's
7 always fit the neighborhood, okay?

8 I understand it has the number
9 of square-footage it needs to be,
10 technically, broken up into two lots;
11 however, it is an irregular shaped "L."

12 My property abuts it in that
13 50-foot area on the back of the house,
14 okay, and if you look at the original
15 proposals, property Lot A is tremendous
16 compared to property Lot B.

17 And, of course, you know, to
18 have a four-bedroom house on Balcom
19 Road does not, actually, fit the
20 neighborhood at all -- especially with
21 the curve in the street the way it
22 comes in, et cetera -- so it's
23 irregular shaped. And, again, I
24 understand it meets the 6,000 foot
25 requirements, but it definitely does

1 PLANNING AND ARC BOARD - 5-28-24
2 not necessarily fit into the
3 neighborhood. You can note on my copy
4 anyway where the prior house did fit
5 into the neighborhood, et cetera.

6 I'm not sure -- now that I
7 looked at that (indicating), I see
8 where the actual houses are being put
9 up. But the interesting thing that I
10 find -- and not exactly comfortable --
11 is, originally, property A, which is
12 tremendous, was going to have a
13 2,900-foot house and property B a
14 2,800-foot house.

15 As you can see by the survey
16 there, I mean, you're putting a
17 2,800-square-foot house into a totally
18 irregular lot, okay, and I don't know
19 how you're going to get four cars on
20 that small property off of Balcom Road,
21 okay. It's just not going to be
22 aesthetic, and it's going to block a
23 lot of people coming in and out of
24 Balcom.

25 We do have another way out of

1 PLANNING AND ARC BOARD - 5-28-24
2 the neighborhood, which is through
3 Sullivan Street. Because if you've
4 been up our blocks recently, the
5 college has gotten so big that during
6 rush hour you can't get down the block.

7 And now that there's so many
8 Amazon trucks and UPS trucks coming
9 down the block, it's every four years
10 that they put deep ruts into it because
11 nobody abides by the 6,000 pound limit,
12 okay, so they use it as a short cut.

13 So we've got a tremendous amount
14 of traffic, and you're adding another
15 house to the neighborhood. If you go
16 down Melville towards Route 110, you'll
17 note that every house does not,
18 necessarily, have a 25-foot setback.
19 But more importantly, those houses that
20 all abut my property -- I have nine
21 houses that abut my property -- all of
22 those houses are 75 feet away from my
23 property, okay?

24 And your property Lot A has the
25 potential -- if they move it around to

1 PLANNING AND ARC BOARD - 5-28-24
2 get the variance, et cetera -- to,
3 basically, not be in line with the rest
4 of those houses on the block. So,
5 aesthetically, that's not going to work
6 either.

7 And I appreciate that you guys
8 are not making a decision tonight, but
9 I'm, kind of, bewildered. Because
10 after being an accountant for 45 years
11 and running a 200 man company -- okay
12 -- I'd like to have all the facts --
13 through the buildings, through where
14 everything is going to be going, et
15 cetera -- before I necessarily approve
16 a subdivision. Or in my case, make a
17 business decision.

18 But I assume -- and correct me
19 if I'm wrong -- it's really not going
20 to be your decision. It's going to be
21 the Board of Trustees who say, hey, we
22 like this architectural drawing, and,
23 you know, we'll accept it.

24 We're just voting -- or you're
25 passing a vote tonight, but you're just

1 PLANNING AND ARC BOARD - 5-28-24
2 listening to comments as far as the
3 fact that it does meet the 12,000 feet
4 -- 6,000 feet per lot -- requirement.

5 And I'm, basically, saying that,
6 you know, I was going to ask you to
7 postpone judgment, but I don't have to
8 ask you to postpone judgment anymore.

9 And I just found out tonight
10 that I'm the one that should have
11 objected to that 50 foot in the rear --
12 okay -- and did not know. The question
13 is, is any of that 50 foot in the rear
14 part of Farmingdale, or is it all in
15 Town of Oyster Bay?

16 Because if they move the
17 property line further west, then
18 property A -- or Lot A -- moves into
19 the Village of Farmingdale -- okay --
20 which then, maybe, opens that up.

21 (WHEREUPON, there was a sidebar
22 discussion held between Chairman Staudt,
23 Mr. Rosasco, and Mr. Gilbert.)

24 MR. GILBERT: So that is all I
25 have to say, other than I'm not in

1 PLANNING AND ARC BOARD - 5-28-24
2 favor of two houses on Melville.

3 CHAIRMAN STAUDT: Understood.
4 And we appreciate the feedback.

5 And, again, our role tonight is
6 to make sure that feedback gets to the
7 Board of Trustees prior to the Public
8 Hearing where they're voting on it.
9 That's, essentially, the Planning
10 Board's role.

11 MR. GILBERT: I think after 48
12 years of knowing everybody on the Board
13 of Trustees, I'll make sure it gets to
14 them too.

15 CHAIRMAN STAUDT: Okay.

16 MR. GILBERT: Thanks.

17 CHAIRMAN STAUDT: Who's up next?

18 (WHEREUPON, a member of the
19 assemblage raised a hand to be
20 recognized.)

21 CHAIRMAN STAUDT: Sir.

22 MR. HAUSS: My name is William
23 Hauss, 11 Balcom, which is right next
24 to that property.

25 May I actually see -- because I

1 PLANNING AND ARC BOARD - 5-28-24
2 -- this is, like Mr. Gilbert said, kind
3 of, piecemeal all together. I would
4 like to see the overall picture.

5 CHAIRMAN STAUDT: You can come
6 on up and see.

7 MR. HAUSS: Can I bring my wife?

8 CHAIRMAN STAUDT: Sure.

9 THE COURT REPORTER: If you are
10 planning on speaking, I will need your
11 name, please.

12 MS. GLOSS-HAUSS: Dulcinea
13 Gloss. Actually, Hauss, but the
14 property is Gloss.

15 (WHEREUPON, Mr. Hauss and Ms.
16 Gloss-Hauss approached the bench.)

17 MR. HAUSS: Thank you.

18 MS. GLOSS-HAUSS: Can I take a
19 picture?

20 CHAIRMAN STAUDT: Sure.

21 MS. GLOSS-HAUSS: Thank you.

22 MR. ROSASCO: Mr. Hauss, on the
23 map here, which one is you?

24 MR. HAUSS: Right here
25 (indicating).

1 PLANNING AND ARC BOARD - 5-28-24

2 MR. ROSASCO: Step back so
3 everyone can hear you. Also she's
4 going to record you with what you say.

5 What size is your property?

6 MR. HAUSS: 0.2.

7 MR. ROSASCO: 0.2?

8 (WHEREUPON, there was
9 simultaneous crosstalk from the bench,
10 after which the following transpired:)

11 THE COURT REPORTER: Excuse me,
12 Chairman Staudt. If they are going to
13 speak, I have to be able to hear them.
14 I cannot hear the conversation.

15 MR. HAUSS: Yes. I apologize.
16 I have not seen anything so --

17 CHAIRMAN STAUDT: If you want to
18 come back up, you can take this with
19 you.

20 MR. ROSASCO: Why don't you take
21 a look at it, and then we will recall
22 you guys up.

23 MR. HAUSS: Yes, please.

24 MR. ROSASCO: That's no problem.

25 MR. HAUSS: Actually, so --

1 PLANNING AND ARC BOARD - 5-28-24

2 MR. ROSASCO: Just speak up.

3 CHAIRMAN STAUDT: Speak out loud
4 so that she can hear you.

5 MR. HAUSS: I just want to know
6 the front of this house (indicating)
7 compared to mine.

8 CHAIRMAN STAUDT: So this is
9 going to be set back 25 feet from the
10 sidewalk (indicating).

11 MR. HAUSS: And my house is set
12 back --

13 MR. ROSASCO: This isn't
14 accurate with these lines here
15 (indicating).

16 (WHEREUPON, there was a sidebar
17 discussion held between Chairman Staudt,
18 Mr. Rosasco, and Mr. Hauss.)

19 MR. HAUSS: I appreciate it.
20 Thank you.

21 MR. ROSASCO: I apologize, was
22 it Mr. Colbert who spoke earlier?
23 You, sir (indicating).

24 MR. GILBERT: Gilbert.

25 MR. ROSASCO: Gilbert. Which

1 PLANNING AND ARC BOARD - 5-28-24

2 house are you located in?

3 MR. GILBERT: Next door to them,
4 further south.

5 MR. ROSASCO: So you're that big
6 pie-shaped lot?

7 MR. HAUSS: Yes.

8 MR. GILBERT: Yeah.

9 MR. HAUSS: That's why he's
10 connected to all those --

11 MR. GILBERT: I'm abutting that
12 50 foot.

13 MR. ROSASCO: You're abutting
14 that whole neighborhood.

15 MR. GILBERT: I have nine
16 neighbors.

17 MR. ROSASCO: Thank you, Mr.
18 Gilbert.

19 MR. GILBERT: I'm not the
20 richest on the block, I just have,
21 maybe, the most property.

22 CHAIRMAN STAUDT: Anyone else?

23 (WHEREUPON, a member of the
24 assemblage raised a hand to be
25 recognized.)

1 PLANNING AND ARC BOARD - 5-28-24

2 CHAIRMAN STAUDT: Sir.

3 MR. MILLER: George Miller, 31
4 Balcom.

5 Just listening here, it's my
6 understanding that TOB has approved the
7 one lot without any variances or
8 anything.

9 CHAIRMAN STAUDT: Correct. So
10 they modified the original application.

11 MR. MILLER: But they'll be able
12 to build, right?

13 CHAIRMAN STAUDT: After it's
14 been approved in the Town of Oyster
15 Bay, correct?

16 MR. FILIPAZZI: We were granted
17 a variance for that rear lot width, so
18 it is now zoning compliant. But as a
19 proposed subdivision, nothing further
20 is going to go until the Village
21 approves it and Nassau County Planning
22 approves it.

23 CHAIRMAN STAUDT: Understood.

24 MR. MILLER: So you're able to
25 disapprove the Oyster Bay lot?

1 PLANNING AND ARC BOARD - 5-28-24

2 CHAIRMAN STAUDT: Well,
3 essentially, the entire lot needs to be
4 approved by both sides before anything
5 can happen.

6 MR. MILLER: Okay. Now, let's
7 say the permits are issued, who takes
8 precedence on what lot?

9 The Village, as far as the
10 Building Department is concerned on
11 both lots, or does Oyster Bay do their
12 own?

13 CHAIRMAN STAUDT: So it looks
14 like the corner lot would be the
15 purview of the Village. And then the
16 deeper lot, essentially, on Melville
17 Road, would be Town of Oyster Bay.

18 MR. MILLER: Can you put into
19 this that no high ranches are to be
20 built and no outside basement
21 entrances?

22 The reason being, I do a little
23 building. And Hicksville has become a
24 really big problem where the Town of
25 Oyster Bay now has put into their Code

1 PLANNING AND ARC BOARD - 5-28-24
2 -- they can't have a basement higher
3 than 6' 11" to do away with all these
4 basement apartments, which have created
5 a tremendous amount of cars, people,
6 garbage. So that house is going to be
7 6' 11" unless they filed for a variance
8 to, you know, get an eight footer.

9 But that's what I'd like to see.
10 I would hate to see it be a high ranch
11 turned into rentals. And then rentals
12 are just going to degrade the whole
13 property.

14 CHAIRMAN STAUDT: And the
15 reasoning behind not wanting a high
16 ranch is that the first floor would be
17 used as a --

18 MR. MILLER: Yeah. Your first
19 and second you're going to have two
20 apartments. If they put a basement in,
21 you could have three.

22 MR. ROSASCO: So we don't allow
23 two-family homes in the Village any
24 longer.

25 MR. MILLER: I thought so.

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2 CHAIRMAN STAUDT: And we also
3 have a team now who goes out and
4 inspects any and all properties. And,
5 certainly, I assume they want double
6 meters on those places.

7 But as part of the process of
8 certifying the property, they go
9 through building stages -- framing,
10 electric, and those things -- I think
11 we can get an idea.

12 If they're putting in GFIs
13 downstairs in the middle of the room,
14 we should be concerned, right?

15 MR. MILLER: Yeah. It can be
16 done afterwards too.

17 CHAIRMAN STAUDT: That can be
18 done anywhere though.

19 MR. MILLER: As far as drainage,
20 you're going to require certain dry
21 wells if needed. Not that they have
22 that water running into Balcom.

23 MR. ROSASCO: They have to
24 adhere to two inches every two hours,
25 and that's going to require a dry well

1 PLANNING AND ARC BOARD - 5-28-24
2 with, probably, a French drain along
3 the entire length of the front of the
4 driveway.

5 MR. MILLER: Okay. I'm done.

6 MR. ROSASCO: We will take care
7 of your recommendations.

8 MR. MILLER: Thank you.

9 MS. GLOSS-HAUSS: So my --
10 sorry. Dulcinea Hauss, 11 Balcom.

11 My biggest concern is how close
12 property Lot B is to our property. As
13 you can see from the plans, the offset
14 from Melville Road is really offset
15 towards our property line where there's
16 going to be a driveway, there's a
17 garage.

18 We have small children, and,
19 like, our own home is about
20 1,500-square-feet. So to build a
21 2,800-square-foot home in that lot,
22 like Mr. Gilbert said, it doesn't
23 conform to the rest of the
24 neighborhood. It doesn't conform to
25 the rest of the streets.

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2 So it does bring about a privacy
3 issue, a noise issue, a -- it doesn't
4 feel like Farmingdale any more with the
5 amount of -- with the lack of space.

6 CHAIRMAN STAUDT: In fairness, I
7 was over there today. Your house is
8 six to eight feet from the property
9 line as well, correct?

10 MR. HAUSS: Yes.

11 MS. GLOSS-HAUSS: How much is --
12 if I'm reading this properly, they're
13 how many feet from us?

14 CHAIRMAN STAUDT: Six.

15 MS. GLOSS-HAUSS: Six.

16 CHAIRMAN STAUDT: Yes. Any
17 other questions?

18 MR. HAUSS: I'm formulating
19 something.

20 MS. GLOSS-HAUSS: I just feel we
21 are not in agreement with how close
22 this is or the enormity of it.

23 Because, like, Debbie's house,
24 which was the original owner there, I
25 mean, it was a one property house with

1 PLANNING AND ARC BOARD - 5-28-24
2 beautiful gardens, beautiful space,
3 aesthetically pleasing, conforming to
4 the neighborhood, which I feel that has
5 been lost or, potentially, is going to
6 be lost.

7 CHAIRMAN STAUDT: Understood.
8 It's all valid feedback, and we
9 appreciate it. Thank you.

10 Anyone else this evening?

11 (WHEREUPON, a member of the
12 assemblage raised a hand to be
13 recognized.)

14 CHAIRMAN STAUDT: Sir.

15 MR. STEIL: Yes. Hi. My name
16 is Joseph Steil. I live on 12 Balcom,
17 which is across from the lot that
18 you're talking about, 368.

19 My main concern is going to be a
20 little bit too much more congestion.
21 The status quo is going to be gone
22 compared to what was there to begin
23 with. And with the congestion that's
24 going to be on that corner as it's a
25 multi-stop sign, kind of, an

1 PLANNING AND ARC BOARD - 5-28-24
2 intersection.

3 You can only see the format of
4 what's going to happen. I mean, you
5 have the every day deliveries. You
6 have landscapers, you have everything
7 coming in that area making turns --
8 UPS, FedEx -- and they're all in that
9 area.

10 And I sit on the corner, you
11 know, playing with the lawn mower and
12 everything else like that. And not
13 even getting into anything that's going
14 to be there, and you can just see
15 what's going to happen.

16 They really can't park on
17 Melville. Melville's a drag strip.
18 There's no place to go with that. I
19 listen to them all day long with my
20 morning coffee blasting off the stop
21 signs. So, again, you're sitting like
22 this going (demonstrating).

23 Can you imagine, in your world,
24 having two houses on that corner, and
25 it's just going to be the same?

1 PLANNING AND ARC BOARD - 5-28-24

2 And they're talking about four
3 cars -- excuse me, a four-car setup in
4 a way with garages without even
5 thinking about it. You know there's
6 going to be extended family and friends
7 and having their kids and everything
8 else.

9 Where is that all going to fit,
10 let's say, in that little short little
11 area?

12 I can't see it. I mean, I look
13 at it every day, and I still see it
14 every day. And I look at it going I
15 can't see it, you know. It's a ticking
16 time bomb. You know what I mean?

17 As it is, during the week, I
18 have the local police in my driveway
19 watching them taking off for guys that
20 are not stopping for the stop signs.
21 And, again, once again, because they
22 know it's happening. And those houses
23 are not even there yet.

24 So I sit there and I laugh, and
25 I talk to the officer. We go back and

1 PLANNING AND ARC BOARD - 5-28-24
2 forth. And he looks at me, I look at
3 him, and I go, yup. He goes, hold on,
4 give me a second, I'll be right with
5 you. Gets them, comes back. Gets
6 them, comes back.

7 And, again, you have kids. You
8 have the joggers -- excuse me once
9 again, talking too much -- and you have
10 the college down the block. They're
11 always jogging back and forth for one
12 reason or another. They get their
13 latte at 7-Eleven, whatever the case
14 may be. You've got the normal people
15 in the morning going for the trains,
16 which is right down by Main Street,
17 and, again, you can see that flow.

18 And, again, I tell myself, does
19 anybody else see this but me? I just
20 can't. You know what I mean? You just
21 see it. And then you ask yourself, are
22 they trying to convert this place to
23 Queens, is that what it's going to be?

24 Because that's exactly what it's
25 going to be. It's going to be Queens.

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2 Nobody wants to see that.

3 I work for the City, and I drive
4 throughout the city -- Bronx, Manhattan
5 -- that's what I do all day long, more
6 or less, so I see this all day long.
7 And the Bronx is gone. Like I tell
8 everybody, you know, thank God I go
9 home and I don't deal with this.

10 But, now, to bring this in,
11 you're just opening a can of worms, you
12 know what I mean?

13 That's all I can say. That's my
14 input without doing any more than
15 whatever.

16 CHAIRMAN STAUDT: We appreciate
17 it. And, look, we're all volunteers
18 too. We're your neighbors essentially.

19 MR. STEIL: Yeah, yeah, no, no.
20 I know. It's just sometimes you have
21 to get it off your chest, you know what
22 I mean?

23 Because, again, you tell
24 yourself you've got to say something.
25 If you don't say nothing, you shouldn't

1 PLANNING AND ARC BOARD - 5-28-24

2 be complaining.

3 CHAIRMAN STAUDT: Absolutely.

4 One way or another, this property will
5 be developed in some way. And all of
6 your feedback is important -- as well
7 as ours -- to make sure that, you know,
8 this is our opportunity, now, to make
9 sure that --

10 MR. STEIL: Sure. Because I
11 just don't see the safety issue of it
12 all. The kids, the traffic. You see
13 the mothers walking their carriages
14 around and stuff. And it's just the
15 regular hustle bustle every day.

16 But to have two other houses
17 across from where I am, you guys are
18 nuts. I mean, somebody's not drinking
19 the same stuff I'm drinking that's for
20 damn sure, you know what I mean?

21 But, again, you know, when
22 something goes wrong, you know, you got
23 the guy in the back going
24 (demonstrating). I told them. I
25 told them. You know what I mean?

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2 CHAIRMAN STAUDT: I appreciate
3 that.

4 MR. STEIL: Thank you.

5 (WHEREUPON, a member of the
6 assemblage raised a hand to be
7 recognized.)

8 CHAIRMAN STAUDT: You, sir, in
9 the back. In the green.

10 MR. ZEIGLER: Mike Zeigler. I
11 live here in Farmingdale.

12 CHAIRMAN STAUDT: Are you on the
13 block?

14 MR. ZEIGLER: No.

15 CHAIRMAN STAUDT: Okay. I was
16 just asking.

17 MR. ZEIGLER: I drive down
18 there --

19 THE COURT REPORTER: Address
20 please, sir.

21 MR. ZEIGLER: One Atlantic
22 Avenue. In the condos, Springdale.
23 I'm on the Board. Don't ever go on a
24 Board.

25 So my concern is I assume that

1 PLANNING AND ARC BOARD - 5-28-24
2 -- I've seen the property over the
3 years from when it was a house and then
4 they took it down. It's a beautiful
5 piece of property. I assume that
6 the property is going to be developed
7 as an income generating property, like,
8 rental, or is it --

9 CHAIRMAN STAUDT: It's being
10 proposed as two one-family homes.

11 MR. ZEIGLER: Two purchased
12 family homes. That's someone that's
13 going to come in and buy the house as
14 opposed to somebody using it as a
15 rental property.

16 CHAIRMAN STAUDT: Do you want to
17 answer that in the affirmative?

18 MR. BLOOM: The properties are
19 going to be for sale, and you hope that
20 families buy them. It's going to be
21 meant to be single-family homes. I'm
22 not looking at multi-families.

23 MR. FILIPAZZI: And remember
24 also, for everybody's benefit, this is
25 not to approve the actual building of

1 PLANNING AND ARC BOARD - 5-28-24
2 the homes and the size of the homes and
3 all those other things. Even the next
4 hearing is not for that.

5 Ultimately, when a subdivision
6 is approved, you have to come back and
7 then approve what the houses are going
8 to be.

9 MR. ZEIGLER: Okay.

10 MR. BLOOM: So I'm --

11 CHAIRMAN STAUDT: Did you give
12 your name, I'm sorry, sir.

13 MR. FILIPAZZI: Sorry.

14 MR. BLOOM: Neil Bloom,
15 B-L-O-O-M.

16 CHAIRMAN STAUDT: You're the
17 property owner?

18 MR. BLOOM: Yes.

19 MR. ZEIGLER: So I'm clearer now
20 that it's not being set up as rental
21 homes.

22 MR. BLOOM: No. It will be sold
23 to people -- sold to families.

24 CHAIRMAN STAUDT: Nor does the
25 Village permit multi-family rentals

1 PLANNING AND ARC BOARD - 5-28-24
2 currently anywhere in the Village,
3 unless it's an apartment building or a
4 complex.

5 But a single-family home being
6 built would not ever be allowed to
7 become a two-family rental. Once our
8 Building Department found out, it would
9 be shut down.

10 MR. ZEIGLER: Okay. That's good
11 to know.

12 (WHEREUPON, a member of the
13 assemblage raised a hand to be
14 recognized.)

15 CHAIRMAN STAUDT: Yes, sir.

16 MR. HAUSS: William Hauss. Sir,
17 can I ask the property owner a question
18 real fast?

19 CHAIRMAN STAUDT: Sure.

20 MR. HAUSS: Sir, you own the
21 property. I assume you also own a
22 house on Long Island.

23 MR. BLOOM: I do.

24 MR. HAUSS: What's the offset
25 from your property line, is it more

1 PLANNING AND ARC BOARD - 5-28-24

2 than 12 feet?

3 MR. BLOOM: I, honestly, would
4 have to measure that. I don't know
5 what my personal setback is at my
6 house.

7 MR. HAUSS: Eyeball it.

8 MR. BLOOM: It's more than 12
9 feet.

10 MR. HAUSS: Can you understand
11 my disagreement of having a two-story
12 monstrosity next to me, less than 12
13 feet away from my house?

14 MR. FILIPAZZI: Okay, I --

15 MR. HAUSS: I know it's within
16 the Village thing, but I'm just saying,
17 you know, it impedes on the quality of
18 my life.

19 Even though that it meets all
20 standards and specifications, I'm cool
21 with that, it's on the up and up, I
22 don't care. But I do care that I'm
23 going to have a two-story monstrosity,
24 potentially, in front of my house
25 because I'm pretty sure my offset is

1 PLANNING AND ARC BOARD - 5-28-24
2 even back.

3 And like Mr. Gilbert has
4 mentioned, it's probably not going to
5 be -- how can I say -- conducive to the
6 current neighborhood set up.

7 CHAIRMAN STAUDT: Well, like Mr.
8 Filipazzi said, you're going to have an
9 opportunity to look at it once the --
10 assuming this does, in some form, get
11 approved as two single-family homes,
12 there will be additional hearings to
13 look at what these homes are going to
14 look like, how big the square-footage
15 is.

16 MR. HAUSS: I appreciate that.

17 CHAIRMAN STAUDT: And the
18 Village has to balance -- this Board
19 and the Trustee Board -- will have to
20 balance the rights of both you, as a
21 property owner, and Mr. Bloom.

22 MR. HAUSS: Of course. Of
23 course.

24 CHAIRMAN STAUDT: There will be
25 something going on that property at

1 PLANNING AND ARC BOARD - 5-28-24

2 some point.

3 MR. HAUSS: Exactly.

4 CHAIRMAN STAUDT: And I
5 completely understand that the
6 residents have become accustomed to
7 there not having anything there for the
8 last few years.

9 MR. HAUSS: No, no. I would
10 like a house there. Don't get me
11 wrong. I really miss the original
12 owner very much. She was a sweetheart.
13 But progress does happen. I just want
14 progress not to impede on my rights.

15 CHAIRMAN STAUDT: Understood.
16 That's why we appreciate you coming
17 down.

18 MR. HAUSS: I appreciate that.

19 MR. ROSASCO: What is the
20 general consensus, do you want two
21 houses there just smaller, or do you
22 want a McMansion?

23 Because that's the options
24 you're going to face.

25 MR. STEIL: But, again, there

1 PLANNING AND ARC BOARD - 5-28-24
2 would still be less traffic and less
3 people, and that's what you've got to
4 consider. Less traffic and less people
5 will give you a better quality of life.
6 The more people --

7 MR. ROSASCO: That is not a
8 responsive answer. I'm an attorney, so
9 I would strike that from the record.

10 MR. STEIL: Okay.

11 MR. ROSASCO: What would you
12 like to have there?

13 MS. GLOSS-HAUSS: One McMansion
14 facing Melville Road, not Balcom.

15 MR. STEIL: There you go.

16 MR. ROSASCO: Just wondering
17 where you people stand.

18 MS. GLOSS-HAUSS: One McMansion,
19 Melville Road.

20 MR. ROSASCO: So it's not about
21 conformity if you want a McMansion
22 then. Be consistent in your
23 commentary.

24 MS. GLOSS-HAUSS: Well, you gave
25 us options. You gave us those options.

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2 MR. ROSASCO: You jumped real
3 quick. You should always -- did you
4 hear the pause?

5 Always wait for the pause.

6 MR. GILBERT: Can I ask a
7 question?

8 CHAIRMAN STAUDT: Yes.

9 MR. GILBERT: I understand,
10 according to our Mayor Ralph, that
11 Farmingdale has abolished the ability
12 to have McMansions in Farmingdale,
13 okay.

14 MR. ROSASCO: You can't go over
15 34 feet in height certainly. And if
16 they are building a certain amount of
17 bedrooms, along with that comes strict
18 parking requirements that most people
19 can't reach.

20 This happens to be a very large
21 piece of property, which they can get
22 awfully creative with. As long as they
23 don't go over the height requirement,
24 they can -- in Residence B, they can
25 play with the property. It's a big

1 PLANNING AND ARC BOARD - 5-28-24
2 piece of property.

3 You and he have the biggest
4 piece of properties in the whole
5 neighborhood, correct?

6 MR. MILLER: The one house in
7 Oyster Bay can't be higher than 28
8 feet, so you're saying in the Village
9 you can go up to 34 feet?

10 MR. ROSASCO: Correct.

11 MR. MILLER: So one will be 34
12 and one will be 28?

13 MR. ROSASCO: It's two
14 and-a-half stories is what the -- the
15 current code is two and-a-half stories.

16 CHAIRMAN STAUDT: So it allows
17 the second floor and then the roof.

18 Anyone else tonight?

19 (WHEREUPON, a member of the
20 assemblage raised a hand to be
21 recognized.)

22 CHAIRMAN STAUDT: Yes.

23 MS. WRIGHT: Hi. Kate Wright,
24 W-R-I-G-H-T, 18 Balcom.

25 I apologize for speaking out of

1 PLANNING AND ARC BOARD - 5-28-24
2 turn earlier. I'm at the PTA dinner
3 down the block for Northside.

4 So just to echo safety a little
5 bit with the three-way stop sign. I've
6 been talking with Nassau County all
7 year to try to get myself a crossing
8 guard, since I do not qualify for a
9 school bus as I'm less than a quarter
10 mile from Northside. It's hard to
11 believe, but somehow, I guess, I am.

12 MR. ROSASCO: That's a crossing
13 for crossing Balcom?

14 MS. WRIGHT: So to try to make
15 it that traffic light to be able to
16 cross there instead of having to go all
17 the way to Main Street by the 7-Eleven
18 to get to Northside that way.

19 MR. ROSASCO: Okay.

20 MS. WRIGHT: And Nassau County
21 has been wonderful on this. They
22 promised to do another survey of the
23 neighborhood.

24 Because I think if they did,
25 speaking of children, there are so many

1 PLANNING AND ARC BOARD - 5-28-24
2 more that go to Northside now that live
3 here than when I was single and living
4 there. And there was a crossing guard
5 on Melville in that area. So safety is
6 a huge concern.

7 I know I mentioned the fire
8 hydrant on the corner as well. My
9 driveway is a little bit at that offset
10 angle as well when you pull into the
11 drive. There's some telephone poles
12 there, so, yeah, if there are a couple
13 of people at somebody's house, it's
14 very hard to navigate coming out of
15 your driveway.

16 My husband works a 4:00 to 12:00
17 shift job. He comes home at all
18 different times. I mostly try to park
19 in the driveway to keep it safe and
20 available, but he could be in and out
21 in a moment's notice, not come home, et
22 cetera.

23 But I just think the quality of
24 life. When I was living there, I was
25 single. And I decided to stay there

1 PLANNING AND ARC BOARD - 5-28-24
2 because of the neighbors, the people,
3 everyone I was meeting, the strollers.
4 It seemed like a great place to be, and
5 that's what kept me here.

6 So, now, coming into the PTA at
7 Northside and finding myself more
8 involved every single day, and I would
9 just -- I know tonight's not the -- we
10 weren't even privy to seeing anything.
11 So now that I saw a little bit, I'll be
12 better prepared the next time and the
13 next time because I will be here in
14 support of everybody.

15 But I just think to consider,
16 you know, just consider our feelings,
17 which you have, and listen to us
18 tonight. But we love it. We're very
19 close. We have a neighbor chat, and
20 that's what we're looking to uphold.

21 CHAIRMAN STAUDT: Understood.
22 We've been taking down all the feedback
23 tonight, and I can assure you from past
24 experience with other applicants, your
25 feedback will be heard by the Trustee

1 PLANNING AND ARC BOARD - 5-28-24
2 Board. Again, they're your neighbors
3 as well.

4 So, essentially, it does come
5 down to balancing the rights of both
6 the applicant and all of you living
7 there in the neighborhood now. We are
8 just looking to strike the right
9 balance and find a way for the
10 applicant to get what they're looking
11 to do with the property and balance it
12 with the needs of all of you already in
13 the neighborhood.

14 And nobody knows better than you
15 guys because you're there. You know
16 the traffic issues, you know the
17 congestion issues, you know the safety
18 issues. So we appreciate you guys
19 coming down and giving us that
20 feedback.

21 Is there anyone else, any last
22 points?

23 (WHEREUPON, no response was
24 heard.)

25 CHAIRMAN STAUDT: With that, I

1 PLANNING AND ARC BOARD - 5-28-24
2 will make a motion to close the public
3 comment for this hearing.

4 Can I get a second on that?

5 MR. ROSASCO: I'll second that
6 motion.

7 CHAIRMAN STAUDT: All in favor?

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

11 MR. FILIPAZZI: If I could just
12 respond to a couple of the comments?

13 CHAIRMAN STAUDT: Absolutely.
14 Sure.

15 MR. FILIPAZZI: So, obviously,
16 neighbors they want to have their
17 voices heard. I understand. I
18 certainly understand. You lived there
19 with one thing, and then there's a
20 change, and change is different. So
21 understood.

22 Like I said before, if there's a
23 particular style of house that this
24 Board doesn't approve of, that will be
25 dealt with when we come back for site

1 PLANNING AND ARC BOARD - 5-28-24
2 plan and architectural.

3 CHAIRMAN STAUDT: It sounds like
4 high ranches are off the table.

5 MR. FILIPAZZI: We'll make sure
6 that that's not what we're coming in
7 with.

8 Because, again, we want to be
9 within the character of the
10 neighborhood. Having a huge oversized
11 lot, both of the proposed lots are
12 oversized for the zoning requirements.
13 It's not like we're shoehorning lots
14 in. These are going to meet the zoning
15 requirements.

16 The side yard setback on Balcom
17 is, actually, seven feet. The required
18 is six, we have a seven-foot setback.

19 And what I have on my zoning
20 analysis is that the proposed house is
21 to be 27.9 feet -- 28 feet -- so we're
22 well below the maximum height that's
23 there.

24 CHAIRMAN STAUDT: I think I said
25 six feet because you guys had marked

1 PLANNING AND ARC BOARD - 5-28-24
2 where six feet was, and then there's a
3 dotted line.

4 MR. FILIPAZZI: Yeah.

5 CHAIRMAN STAUDT: So I misread
6 that.

7 MR. FILIPAZZI: No. I didn't
8 pick up on it the first time either, so
9 that's fine. We are providing slightly
10 more than what's required there and,
11 so, that's with that.

12 Parking. We have the required
13 on-street parking. Yes, there will be
14 times where there will be family
15 parties that, you know -- just
16 yesterday was Memorial Day. I'm sure
17 there were plenty of people who had
18 barbecues and had extended family or
19 friends over. Things happen. I'm sure
20 if you went around to all of the other
21 homes, they don't have parking for 12
22 cars. Sometimes that's life. But
23 there's Village codes and zoning
24 requirements, and that's what we're
25 meeting.

1 PLANNING AND ARC BOARD - 5-28-24

2 And, again, just to sum up,
3 these lots are code conforming to
4 zoning. They'll have to go to the
5 Board of Trustees, they'll have to go
6 to the Nassau County Planning
7 Commission.

8 And just the last thing that
9 I'll mention. Because Melville Road is
10 a County road, we are subjected to
11 239-F, which increases the scrutiny and
12 review on both of these lots.

13 So with respect to drainage, I
14 believe it will be a County
15 requirement. And the County
16 requirement, I believe, is eight
17 inches, which is four times the Village
18 standard.

19 And they will have to look at it
20 for traffic and sight lines and for the
21 traffic device or stop sign. All those
22 things have to be reviewed before
23 shovels going in the ground.

24 So these two lots -- if we get
25 to that point -- are going to be under

1 PLANNING AND ARC BOARD - 5-28-24
2 10 times more scrutiny than almost
3 every other home that's in this area,
4 if you're not on Melville Road.

5 So just the last point is that
6 this plan is substantially the same as
7 what was approved by the Board of
8 Trustees.

9 So if the Board has any other
10 questions?

11 We've certainly heard the
12 opinions of the neighbors. And to the
13 things we can make modifications to, to
14 address some of those concerns, we
15 will.

16 MR. ROSASCO: I just have one
17 additional question.

18 Mr. Hauss, how far is your house
19 from your property line?

20 MR. HAUSS: About six feet.

21 MR. ROSASCO: Six feet. So if
22 they have seven, you're at 12, 13 max
23 house-to-house.

24 MR. HAUSS: Okay.

25 MR. ROSASCO: Thank you.

1 PLANNING AND ARC BOARD - 5-28-24

2 CHAIRMAN STAUDT: All right.

3 With that, I'm going to make a motion
4 to conclude this Public Hearing for 368
5 Melville Road.

6 Can I get a second?

7 MR. ROSASCO: I'll second that
8 motion.

9 CHAIRMAN STAUDT: All in favor?

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

13 CHAIRMAN STAUDT: All right.

14 That's the last thing on our agenda
15 tonight.

16 Again, we're going to bring all
17 your feedback back to the Board of
18 Trustees, who, again, will make the
19 final decision.

20 When this does end up on their
21 docket, you will be informed. There
22 will, most likely, be another Public
23 Hearing in the form of one of the
24 Trustee meetings, and you'll be made
25 aware.

1 PLANNING AND ARC BOARD - 5-28-24

2 Thank you very much.

3 With that, I'll make a motion to
4 close the meeting of the Planning Board.

5 Can I get a second on that?

6 MR. ROSASCO: I'll second that
7 motion.

8 CHAIRMAN STAUDT: All in favor?

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

12 CHAIRMAN STAUDT: We are
13 adjourned.

14 (WHEREUPON, this meeting was
15 concluded at 7:53 p.m.)

16 * * * *

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1 PLANNING AND ARC BOARD - 5-28-24
2 C E R T I F I C A T E
3 I, TRACIE A. CINQUEMANI, Court
4 Reporter and Notary Public in and for
5 the State of New York, do hereby
6 certify:

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

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

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

17 IN WITNESS WHEREOF, I have
18 hereunto set my hand this 28th day of
19 May, 2024.

20 *Tracie A. Cinquemani*

21 TRACIE A. CINQUEMANI
22 (Electronic signature)
23
24
25

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