

**In the Matter Of:**

**VILLAGE OF FARMINGDALE**

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**PLANNING BOARD AND ARB**

*June 25, 2024*

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INCORPORATED VILLAGE OF FARMINGDALE VILLAGE

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PLANNING BOARD FOR THE ARCHITECTURAL REVIEW BOARD

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FARMINGDALE, NEW YORK

7

June 25, 2024

8

7:00 p.m.

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Re: 231 Conklin Street

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255 Staples Street

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1 PLANNING AND ARC BOARD - 6/25/24

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

3 JOSEPH STAUDT, Chairman

4 TOM RYAN, Member

5 EVA PEARSON, Member

6 SCOTT BEICKERT BULLSEYE SIGNS  
231 CONKLIN STREET

7 JARED SANTI APPLICANT  
8 255 STAPLES STREET.

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1 PLANNING AND ARC BOARD - 6/25/24

2 CHAIRMAN STAUDT: Hello, I'm  
3 Joe Staudt, the Chair of the Planning  
4 and Architectural Review Board. This  
5 is the June meeting.

6 If everyone could stand, we're  
7 going to do the Pledge of Allegiance.

8 Tom, do you want to take us away  
9 with the Pledge?

10 MR. RYAN: Sure.

11 (WHEREUPON, the Pledge of  
12 Allegiance was recited.)

13 MR. RYAN: And one moment of  
14 silence just to think about our first  
15 responders.

16 (WHEREUPON, a moment of silence  
17 was observed.)

18 CHAIRMAN STAUDT: All right,  
19 please be seated.

20 We have two applications before  
21 us tonight. We're going to take 231  
22 Conklin Street first.

23 Is someone here for --

24 MR. BEICKERT: Okay, that's me.  
25 This gentlemen was here ahead of me,

1 PLANNING AND ARC BOARD - 6/25/24  
2 though.

3 CHAIRMAN STAUDT: It's all  
4 right.

5 MR. BIECKERT: It's okay?

6 CHAIRMAN STAUDT: So if you  
7 could just state your name and address  
8 for the record.

9 MR. BEICKERT: Sure, Scott  
10 Beickert, 7 Canary Court, Huntington,  
11 New York 11742.

12 COURT REPORTER: B-I-K-E-R?

13 MR. BEICKERT: B-E-I-C-K-E-R-T,  
14 and I'm with Bullseye Signs d/b/a  
15 American Classic Signs.

16 MS. PEARSON: So you're  
17 representing the applicant this  
18 evening.

19 MR. BEICKERT: Yes, ma'am.

20 MS. PEARSON: Okay.

21 MR. BEICKERT: Yes, ma'am.

22 CHAIRMAN STAUDT: Do you want  
23 to walk us through what we're looking  
24 to do here?

25 MR. BEICKERT: Sure, sure. The

1 PLANNING AND ARC BOARD - 6/25/24  
2 sign in its entirety, of course, it's  
3 a monument sign as you see, is going  
4 to be about 88 inches wide by -- it  
5 might have to go to close to six foot  
6 high. The reason I say this is  
7 there's a crossmember on the bottom,  
8 and that needs to clear the stone that  
9 he has there, that little stone garden  
10 thing that you see there, that little  
11 wall. So there's no use putting the  
12 crossmember unless I bring that up  
13 which means the sign itself would  
14 probably have to go to about six foot  
15 at its highest.

16 CHAIRMAN STAUDT: Mm-hmm. It's  
17 interesting, the rendering that we got  
18 marked -- identifies it as seven feet  
19 high.

20 MR. BEICKERT: Oh.

21 CHAIRMAN STAUDT: I was going  
22 to ask you about that because six feet  
23 is our maximum height.

24 MR. BEICKERT: Okay, you know,  
25 just before -- okay, I could see that

1 PLANNING AND ARC BOARD - 6/25/24  
2 happening. If six is it, then that's  
3 just fine by me. I see where the  
4 mixup is, though. I actually didn't  
5 have that exact drawing when I  
6 reviewed before I came here, and the  
7 post really only went up to about six.  
8 I'm sorry, five and change, five feet  
9 and change. So I didn't really have  
10 that writing, you know, written  
11 down there. Sorry about that. I  
12 didn't have the same copy.

13 MS. PEARSON: I'm sorry, what  
14 was your last name?

15 MR. BEICKERT: It's Beickert.

16 MS. PEARSON: Beickert. Mr.  
17 Beickert, I have a question for you.

18 MR. BEICKERT: Sure, sure.

19 MS. PEARSON: So I'm glad to  
20 hear that the sign will be six feet  
21 and not seven because that was --

22 MR. BEICKERT: Yes, ma'am.

23 MS. PEARSON: (Continuing) --  
24 as Joe mentioned, our first concern.

25 MR. BEICKERT: Sure.

1 PLANNING AND ARC BOARD - 6/25/24

2 MS. PEARSON: But I hadn't  
3 thought of the stone. So how high --  
4 like, how much height does the stone  
5 pedestal add to the height? Like, are  
6 we now at seven feet? Is it an 18-  
7 inch high brick, stone thing?

8 MR. BEICKERT: I would say -- I  
9 would say, hopefully 16 or something  
10 like that. I can get a look at that  
11 but the crossmember must be about ten  
12 inches.

13 MS. PEARSON: Mm-hmm.

14 MR. BEICKERT: And then you  
15 have a little space in between, and  
16 then the three foot sign. So three  
17 foot, four foot, five, you know, six  
18 with the thing. I mean, I'll  
19 definitely keep -- I'll do what I have  
20 to do to keep it at six foot. I'm not  
21 going to, you know, mess with.

22 MR. RYAN: Six from the ground.

23 MR. BEICKERT: I don't want to  
24 have to come back.

25 CHAIRMAN STAUDT: Is the sign



1 PLANNING AND ARC BOARD - 6/25/24  
2 made yet or no?

3 MR. BEICKERT: No, no.

4 CHAIRMAN STAUDT: Okay. Is  
5 there a way -- we were discussing in  
6 the back, one of the issues, because  
7 of -- I know there are other similar  
8 style signs on Conklin down there.

9 MR. BEICKERT: Sure.

10 CHAIRMAN STAUDT: The issue we  
11 run into here is, the yard is, it's  
12 not a deep yard.

13 MR. BEICKERT: Yes.

14 CHAIRMAN STAUDT: And so we  
15 don't want to run into a situation  
16 where the whole yard is signage.

17 MR. BEICKERT: Mm-hmm.

18 CHAIRMAN STAUDT: And then in  
19 addition to that, within the village  
20 code, we're not allowed to have a sign  
21 obstruct any traffic, and so, I pulled  
22 into that driveway today, and so I'm  
23 concerned if we go full into -- if we  
24 use the size that you're proposing --

25 MR. BEICKERT: Mm-hmm.

1 PLANNING AND ARC BOARD - 6/25/24

2 CHAIRMAN STAUDT: (Continuing)

3 -- that we might run into issues with  
4 the oncoming traffic. So I was  
5 wondering if it's possible to scale it  
6 down slightly.

7 MR. BEICKERT: Of course.

8 CHAIRMAN STAUDT: Like if you  
9 were planning for six as the height,  
10 maybe if we brought it down to five  
11 and then scaled in the edges to match.

12 MR. BEICKERT: Sure. Well,  
13 whatever you tell me is fine by me,  
14 Mr. Staudt. Is there -- aren't there  
15 bushes there? Maybe I'm wrong, but  
16 aren't there bushes there, anyway? In  
17 other words --

18 CHAIRMAN STAUDT: Not -- I have  
19 it here.

20 MR. BEICKERT: Okay, yeah.

21 CHAIRMAN STAUDT: If you want  
22 to take a look.

23 MR. BEICKERT: If you don't  
24 mind. I actually just went there.

25 CHAIRMAN STAUDT: This is the

1 PLANNING AND ARC BOARD - 6/25/24  
2 driveway, and this would be the sign.  
3 So I'm just concerned that drivers  
4 pulling out of here would have --  
5 like, I was just using --

6 MR. BEICKERT: Yeah.

7 CHAIRMAN STAUDT: (Continuing)  
8 -- this as my --

9 MR. BEICKERT: No, it makes  
10 good sense, you know.

11 MR. RYAN: Yeah, and these are  
12 the pictures you took today. There's  
13 no bushes there.

14 CHAIRMAN STAUDT: Yeah.

15 MR. BEICKERT: Okay, yeah, the  
16 fence then, I guess, is what I'm  
17 thinking there, you know.

18 CHAIRMAN STAUDT: Yeah.

19 MR. BEICKERT: I knew there was  
20 some sort of --

21 CHAIRMAN STAUDT: Yeah, that's  
22 set back a solid 15, 20 feet from --

23 MR. BEICKERT: Okay.

24 CHAIRMAN STAUDT: Your sign.

25 MR. BEICKERT: Okay, so if you

1 PLANNING AND ARC BOARD - 6/25/24

2 want me to scale that back.

3 CHAIRMAN STAUDT: Well, why  
4 don't we do that, why don't we scale  
5 the top to five, and then if you bring  
6 the edges in just to match so the  
7 dimensions match what you're  
8 proposing.

9 MR. BEICKERT: Okay, so top to  
10 five -- so in other words, to scale it  
11 back, you know, per scale, five foot  
12 high.

13 CHAIRMAN STAUDT: Correct.

14 MR. BEICKERT: Okay, okay.

15 CHAIRMAN STAUDT: And then,  
16 yeah.

17 MR. BEICKERT: Yeah.

18 CHAIRMAN STAUDT: I think the  
19 other issue -- not issue but the  
20 question we had was color just because  
21 our renderings are all printed on, you  
22 know, not great printers.

23 Do you know what color the  
24 background is? Is that a dark blue?

25 MR. BEICKERT: No, actually

1 PLANNING AND ARC BOARD - 6/25/24

2 black. He likes the black. I think  
3 he said it matches his shingle.

4 CHAIRMAN STAUDT: We do have  
5 black on the palette.

6 MR. RYAN: Yeah, that is on the  
7 palette.

8 CHAIRMAN STAUDT: And then the  
9 yellow, is that a gold leaf?

10 MR. BEICKERT: Actually, he  
11 didn't opt for the gold leaf or the  
12 gold leaf price. So it's going to be  
13 a high-quality gold paint which is --  
14 honestly, I'm 36 years in the  
15 business, it's an excellent, excellent  
16 paint. It holds up real well and it  
17 does have a shine. A lot of people  
18 don't even realize that it's not gold  
19 leaf, actually.

20 CHAIRMAN STAUDT: Well, so we  
21 do have a metallic requirement --

22 MR. BEICKERT: Mm-hmm.

23 CHAIRMAN STAUDT: (Continuing)  
24 -- on all village signage, so he needs  
25 some form of either silver leaf or

1 PLANNING AND ARC BOARD - 6/25/24  
2 gold leaf on the sign somewhere on  
3 there, whether it's the border or if  
4 you can convince him to do the letters  
5 in gold leaf.

6 MR. BEICKERT: Okay.

7 CHAIRMAN STAUDT: Yeah, it's a  
8 requirement within the --

9 MR. BEICKERT: Okay, and as I  
10 -- try to talk me down on the sign to  
11 begin it, so I -- good luck with that.

12 MS. PEARSON: Mr. Beickert, I  
13 don't recall if -- I seem to think  
14 that you have done signs for the  
15 village before.

16 MR. BEICKERT: Mm-hmm.

17 MS. PEARSON: Your company's  
18 name seems familiar.

19 MR. BEICKERT: One or 50.

20 MS. PEARSON: Yeah, exactly.

21 MR. BEICKERT: I just did  
22 Candy's and Grandmother's.

23 MS. PEARSON: So you're aware  
24 that we have a color palette within  
25 the village code of approved paint

1 PLANNING AND ARC BOARD - 6/25/24

2 colors.

3 MR. BEICKERT: Yes.

4 MS. PEARSON: Yeah, okay, I'm  
5 just saying. So there's, you know, a  
6 black in there.

7 MR. BEICKERT: Right.

8 MS. PEARSON: There is a  
9 yellow, but if you use the yellow  
10 that's approved in the village palette  
11 that doesn't satisfy what Joe was just  
12 talking about with the need for the  
13 metallic in the sign.

14 MR. BEICKERT: The -- I'll tell  
15 you --

16 MS. PEARSON: Your client isn't  
17 here, but --

18 MR. BEICKERT: Well, that looks  
19 like yellow because of the, you know,  
20 the copy.

21 MS. PEARSON: Mm-hmm.

22 CHAIRMAN STAUDT: Right, you're  
23 saying it's going to be gold.

24 MR. BEICKERT: It really is a  
25 -- it's really an excellent gold. I

1 PLANNING AND ARC BOARD - 6/25/24  
2 mean, I wouldn't doubt if there's  
3 metallic in it or they make it that  
4 way. It's made by Ronan and Company.  
5 They've been in business for over 100  
6 years. It's just an excellent,  
7 excellent --

8 CHAIRMAN STAUDT: What color is  
9 the border around that little line  
10 that goes around the edges of the  
11 sign? Is that also yellow or is that  
12 a white or --

13 MR. BEICKERT: I thought it was  
14 white. I apologize for not having it  
15 in front of me.

16 MS. PEARSON: It's white.

17 MR. BEICKERT: Yeah.

18 MR. RYAN: Make that gold leaf,  
19 you're in good shape; right?

20 CHAIRMAN STAUDT: Yeah, that  
21 or --

22 MR. BEICKERT: I can also show  
23 you a picture, if you'd like. I just  
24 refurbished a sign, they put that same  
25 gold on it.



1 PLANNING AND ARC BOARD - 6/25/24  
2 CHAIRMAN STAUDT: Sure.  
3 MR. BEICKERT: And it really  
4 came out fantastic.  
5 MS. PEARSON: We love the idea  
6 of the gold paint.  
7 MR. BEICKERT: Sure.  
8 MS. PEARSON: But your client  
9 apparently is in disagreement.  
10 MR. BEICKERT: Listen, that's  
11 okay, I understand. This right here,  
12 it's a sign I refurbished over in  
13 Valley Stream a few weeks ago, and it  
14 really has a shine and everything to  
15 it.  
16 MS. PEARSON: Mm-hmm.  
17 MR. BEICKERT: It's not just  
18 flat; you know, so --  
19 MR. RYAN: Right, well --  
20 MS. PEARSON: Is that the color  
21 you're using on this sign?  
22 MR. BEICKERT: That would be  
23 the same gold paint that I would use  
24 on his sign.  
25 MS. PEARSON: Yeah, I agree.

1 PLANNING AND ARC BOARD - 6/25/24

2 MR. RYAN: That's agreeable  
3 since you're going to drop the sign to  
4 five feet.

5 MR. BEICKERT: Yeah,  
6 absolutely.

7 MR. RYAN: All right.

8 MS. PEARSON: Okay.

9 CHAIRMAN STAUDT: Anyone else  
10 have any other questions?

11 MS. PEARSON: Nope, size and  
12 colors, that's it.

13 CHAIRMAN STAUDT: All right,  
14 and with that, I'm going to make a  
15 motion to approve the applicant, as  
16 submitted, with the exception that  
17 he's going to reduce the height of the  
18 sign to a maximum height of five feet,  
19 and you'll reduce the side dimensions  
20 to --

21 MR. BEICKERT: To what they  
22 become.

23 CHAIRMAN STAUDT: Correct, to  
24 equal out based on the proposal that  
25 you have submitted to us.

1 PLANNING AND ARC BOARD - 6/25/24

2 Can I get a second on that?

3 MS. PEARSON: I'll second.

4 CHAIRMAN STAUDT: All in favor?

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

8 CHAIRMAN STAUDT: Okay.

9 MR. BEICKERT: I'm in favor,  
10 too. Thank you, very much. Have a  
11 blessed evening, everybody, nice  
12 talking to you.

13 MS. PEARSON: Did you put it on  
14 the record?

15 CHAIRMAN STAUDT: No, I'll add  
16 it to the record.

17 MR. BEICKERT: Thank you for  
18 the approval.

19 MS. PEARSON: Thank you.

20 CHAIRMAN STAUDT: No problem.  
21 I just want to add to the record.  
22 So the applicant has agreed to  
23 use gold paint and with a black  
24 background.

25 (WHEREUPON, this application was

1 PLANNING AND ARC BOARD - 6/25/24  
2 concluded.)  
3 \* \* \* \*  
4 CHAIRMAN STAUDT: All right,  
5 next up is Staples Street.  
6 MR. SANTI: Yes.  
7 CHAIRMAN STAUDT: All right,  
8 come on up, state your name and  
9 address for the record, and we'll get  
10 started.  
11 MR. SANTI: Okay, Jared Santi.  
12 COURT REPORTER: S-A-N-T-I?  
13 MR. SANTI: Correct.  
14 COURT REPORTER: Thank you.  
15 MR. SANTI: 255 Staples Street.  
16 CHAIRMAN STAUDT: Jared Santi,  
17 who I went to elementary school with,  
18 perhaps? Maybe?  
19 MR. SANTI: Joe Staudt, Joe  
20 Staudt?  
21 CHAIRMAN STAUDT: The one and  
22 only. I knew the name was familiar.  
23 MR. SANTI: May I approach?  
24 Can I just give you a hello and a  
25 handshake?

1 PLANNING AND ARC BOARD - 6/25/24  
2 CHAIRMAN STAUDT: Nice to see  
3 you.  
4 MR. SANTI: Wow, you look like  
5 a million bucks, my friend.  
6 CHAIRMAN STAUDT: Nice to see  
7 you.  
8 MR. SANTI: You, too. Very  
9 good.  
10 MR. RYAN: Was this  
11 Farmingdale?  
12 CHAIRMAN STAUDT: No, this was  
13 in Merrick; right?  
14 MR. RYAN: Merrick.  
15 MR. SANTI: That's right.  
16 CHAIRMAN STAUDT: Cure of Ars.  
17 MR. SANTI: Cure of Ars.  
18 CHAIRMAN STAUDT: Yeah.  
19 MR. SANTI: Wow, amazing.  
20 CHAIRMAN STAUDT: Both end up  
21 in Farmingdale.  
22 MS. PEARSON: Mr Santi, how  
23 long have you been in Farmingdale?  
24 MR. SANTI: We're pushing 15  
25 years or so, my wife and I.

1 PLANNING AND ARC BOARD - 6/25/24  
2 CHAIRMAN STAUDT: Wow.  
3 MS. PEARSON: Oh, wow.  
4 MR. SANTI: Yeah, we just --  
5 our son is turning four July 7th. We  
6 just bought the house, I guess, oh,  
7 maybe it's like eight, nine months  
8 ago, and just trying to get a couple  
9 of updates in before we, you know --  
10 MS. PEARSON: Have a baby.  
11 MR. SANTI: (Continuing) -- get  
12 in there.  
13 MS. PEARSON: Have a four-year-  
14 old.  
15 MR. SANTI: Have a four-year-  
16 old.  
17 MS. PEARSON: Yeah.  
18 MR. SANTI: Yeah.  
19 CHAIRMAN STAUDT: All right, do  
20 you want to walk us through --  
21 MR. SANTI: 100 percent.  
22 CHAIRMAN STAUDT: (Continuing)  
23 -- what you're proposing?  
24 MR. SANTI: So what we're  
25 looking at doing is an asphalt

1 PLANNING AND ARC BOARD - 6/25/24  
2 driveway and extending it on the side  
3 of the house. Sorry about that, my --

4 CHAIRMAN STAUDT: Holy moly.  
5 There we go.

6 MR. RYAN: Look at you.

7 MR. SANTI: When you say to  
8 scale, the guy that I had doing me the  
9 printing, he's like, well, this is  
10 scale, it's a quarter-inch.

11 CHAIRMAN STAUDT: Yeah.

12 MR. SANTI: That's the standard  
13 stuff, so sorry about that. I did  
14 include in the packets an eight  
15 and-a-half by 11 version of exactly  
16 that.

17 MR. RYAN: Right.

18 MR. SANTI: You have it in the  
19 packets. It might be a little easier  
20 to handle.

21 CHAIRMAN STAUDT: You have  
22 this?

23 MS. PEARSON: No.

24 MR. SANTI: Not even just the  
25 printout that I made, but an actual of

1 PLANNING AND ARC BOARD - 6/25/24  
2 that big 10-footer.

3 CHAIRMAN STAUDT: Right.

4 MR. RYAN: Yeah.

5 MR. SANTI: The exact same copy  
6 on this paper. It should be in that  
7 packet.

8 CHAIRMAN STAUDT: Gotcha.

9 MR. SANTI: Okay? So  
10 essentially, we want to do a paver  
11 walkway leading up to the house where  
12 there really was none originally, and  
13 that's going to be touching the  
14 asphalt driveway that's, like,  
15 directly in front of the garage. So  
16 like where the original driveway was.

17 CHAIRMAN STAUDT: Mm-hmm.

18 MR. SANTI: Then, much like our  
19 neighbors, cobblestone or Belgian  
20 block, whatever that material would  
21 be, kind of swoop up a little bit in  
22 that sweep pattern and meet the side  
23 of the house where there'd be more  
24 asphalt driveway.

25 CHAIRMAN STAUDT: Right.



1 PLANNING AND ARC BOARD - 6/25/24

2 MR. SANTI: Which actually,  
3 that chunk of it, our intention with  
4 that is to fence off so my son would  
5 have a little chalk area, scoot  
6 around, with the fence keeping him  
7 from what we now realize is a very  
8 busy cut-through street, Staples.

9 MR. STAUDT: Yeah.

10 MR. SANTI: Which was, you  
11 know, we weren't -- we've never been  
12 on Staples, so we're just like, all  
13 right, now that we --

14 MS. PEARSON: I greatly  
15 empathize. My first house in  
16 Farmingdale was also on Staples.

17 MR. SANTI: Is that right?

18 MS. PEARSON: And I also did  
19 not realize that it was such a busy  
20 cut-through street.

21 MR. SANTI: Yeah, and you  
22 think, like, into the evening it's  
23 going to get a little better but  
24 that's when everybody's parked, not --  
25 then it shrinks; you know what I mean?

1 PLANNING AND ARC BOARD - 6/25/24  
2 Because everybody's parked on -- with  
3 all that street parking, whatever it  
4 is.

5 MS. PEARSON: So you have, I  
6 mean, we're going to discuss a couple  
7 of things.

8 MR. SANTI: Sure.

9 MS. PEARSON: But you're  
10 saying, I'm looking at, there was  
11 pictures today. There's presently  
12 bricks, gray bricks, that are lining  
13 where you want the asphalt to go.  
14 You're saying it's going to be a  
15 fence?

16 MR. SANTI: So the fence would  
17 be kind of like around the front here  
18 going across to there, so that the  
19 play area would be --

20 MS. PEARSON: I see, I see. So  
21 this is not -- what you are proposing  
22 is not intended for vehicles.

23 MR. SANTI: The back portion,  
24 no.

25 MS. PEARSON: Okay.

1 PLANNING AND ARC BOARD - 6/25/24

2 MR. SANTI: My wife and I only  
3 have two vehicles, so really, they  
4 would stay there. The only other  
5 issue for connecting to that play area  
6 with that little sweep, to kind of  
7 squeeze an extra vehicle in for my  
8 mom.

9 MS. PEARSON: Got it. So I  
10 just want to share with you, since  
11 again, I bought a house on Staples  
12 Street when -- back in 2008, prior to  
13 knowing it was so busy, also did not  
14 realize, you know, that the village,  
15 living within the village confine, had  
16 a multitude of rules that were  
17 different than, say, a township and  
18 whatnot.

19 MR. SANTI: Of course.

20 MS. PEARSON: So you know that,  
21 you know, there are rules that are  
22 going to govern our decision this  
23 evening about the driveway. There's  
24 also guidelines about fences. So  
25 before you put any fence up.

1 PLANNING AND ARC BOARD - 6/25/24

2 MR. SANTI: I already got  
3 the --

4 MS. PEARSON: Okay, great.

5 MR. SANTI: (Continuing) --  
6 permit --

7 MS. PEARSON: All right, good.

8 MR. SANTI: (Continuing) -- was  
9 issued for the fence, yes.

10 MS. PEARSON: Good to hear,  
11 good to hear. Just wanted to give you  
12 a heads up.

13 MR. SANTI: I had a discussion  
14 with Ron, I believe it is?

15 CHAIRMAN STAUDT: Yeah, the  
16 building inspector.

17 MR. SANTI: Yeah, yeah, yeah,  
18 when I had a discussion with him, you  
19 know, he was very helpful, a lot of  
20 guidance, so I appreciated that a lot,  
21 and yeah, the fence permit came back.

22 MS. PEARSON: Because you  
23 started this driveway without the  
24 permit; correct?

25 MR. SANTI: Correct.

1 PLANNING AND ARC BOARD - 6/25/24

2 MS. PEARSON: And so now you,  
3 if I understand correctly, you were  
4 asked to stop the work.

5 MR. SANTI: Right.

6 MS. PEARSON: Okay.

7 CHAIRMAN STAUDT: So I'm going  
8 to walk you through -- so here's the  
9 challenge. I'm going to walk you  
10 through a number of the issues that --  
11 where you're asking for something  
12 that's, like, not within the village  
13 code.

14 This Board is limited in what we  
15 can do. Our role really is to ensure  
16 that the code is followed, and  
17 obviously, every property and situation  
18 is different. So we make, you know --  
19 we fine tune it along the edges when  
20 people come before us. Some of what  
21 you're proposing goes beyond what we  
22 can approve here. I'll walk you  
23 through that, and then give you your  
24 options from here.

25 MR. SANTI: Okay.

1 PLANNING AND ARC BOARD - 6/25/24

2 CHAIRMAN STAUDT: So the code  
3 requires, within the village, that any  
4 paved area that you're going to put  
5 has at least a three foot setback from  
6 the property line.

7 Now I know, I was over at your  
8 house today, and I know that the  
9 neighbor's driveway abuts right up to.  
10 I don't know when that was done, I  
11 don't know if it was done at a time  
12 when the code allowed that, but we  
13 can't -- our decision making can't  
14 really be dictated by what someone did  
15 30 years ago, 40 years ago, whether the  
16 code allowed it or not. So there's a  
17 three foot setback requirement.

18 The other -- the second issue is,  
19 the village code only allows a side  
20 driveway if it's going to a garage in  
21 the backyard, and even then, it only  
22 allows a nine foot paved driveway, it  
23 does not allow a 22-foot paved area that  
24 goes all the way to your property line.  
25 So that's the second.

1 PLANNING AND ARC BOARD - 6/25/24

2 The third issue is that, all  
3 driveway, all new driveways or  
4 refurbished driveways in the village  
5 require a drainage plan that the  
6 village, and really, most of the towns  
7 on Long Island no longer allow  
8 stormwater to pour into the streets, we  
9 don't want to add any stormwater to the  
10 already overwhelmed stormwater system.

11 MR. SANTI: Mm-hmm.

12 CHAIRMAN STAUDT: So most times  
13 what people who are doing new  
14 driveways do is, they will install a  
15 dry well and then do a channel drain  
16 at the entrance to the driveway so the  
17 water heading towards the sidewalk  
18 will be funneled into the driveway.  
19 The area you're requesting to pave is  
20 so large, you'd probably need, you  
21 know, that front one, and then  
22 probably one in that side area.

23 But I -- at least, I can only  
24 speak for myself. I'm not in a  
25 position tonight where I can approve

1 PLANNING AND ARC BOARD - 6/25/24

2 such a large variance from the code.

3 MR. SANTI: So in terms of the  
4 variance then -- to understand better  
5 what a variance means, because I know  
6 I've heard that word thrown around,  
7 and obviously, this is my first  
8 project.

9 CHAIRMAN STAUDT: It means  
10 you're -- a variance basically gives  
11 you an exception from the allowed  
12 code.

13 MR. SANTI: So in other words,  
14 a variance would allow what we're kind  
15 of trying to establish here?

16 CHAIRMAN STAUDT: So your  
17 option would be -- you would have two  
18 options tonight assuming that we can't  
19 approve this.

20 MR. SANTI: Mm-hmm.

21 MR. STAUDT: And one would be  
22 for you to go back and rework the  
23 proposal to fit more within code.

24 MR. SANTI: Mm-hmm.

25 CHAIRMAN STAUDT: Like I said,



1 PLANNING AND ARC BOARD - 6/25/24  
2 we're able to make exceptions along  
3 the edges. You know, like for  
4 example, if you told me, you know, you  
5 were willing to only go, you know,  
6 only do the nine foot driveway on the  
7 side of the house, perhaps this Board  
8 would overlook the fact that there's  
9 no garage back there that it's going  
10 to meet. So we would allow at least  
11 that nine foot slab --

12 MR. SANTI: Got it.

13 CHAIRMAN STAUDT: (Continuing)  
14 -- to go in. If you told me you were  
15 going to, you know, make sure the  
16 drainage was provided. But with --  
17 that's something you can decide to  
18 think about reworking if --

19 MR. SANTI: I don't think I  
20 have to think about the dry well. So  
21 in other words, if I were to,  
22 hypothetically, you know, have a dry  
23 well, in other words, put back here  
24 that can catch water for this area,  
25 and then a dry well perhaps over here

1 PLANNING AND ARC BOARD - 6/25/24

2 to catch water from that area?

3 CHAIRMAN STAUDT: Right.

4 MR. SANTI: And then get the  
5 trench in front before the sidewalk.

6 CHAIRMAN STAUDT: You'd have a  
7 trench drain.

8 MR. SANTI: So I'd have to --  
9 in other words, I'd have to talk to my  
10 contractor guy and say, how much for  
11 these dry wells?

12 MS. PEARSON: I don't think you  
13 need two dry wells.

14 MR. STAUDT: Well, I don't  
15 know.

16 MS. PEARSON: Yeah.

17 CHAIRMAN STAUDT: The code  
18 requirement -- and you can tell your  
19 contractor this -- is two inches per  
20 24 hour period.

21 MR. SANTI: Two inches per 24  
22 hours.

23 CHAIRMAN STAUDT: Yeah.

24 MR. SANTI: And he would know  
25 what that means.

1 PLANNING AND ARC BOARD - 6/25/24

2 CHAIRMAN STAUDT: Yes, in terms  
3 of the sizing.

4 MR. SANTI: In terms of the  
5 size.

6 CHAIRMAN STAUDT: And the  
7 Building Department would also tell  
8 you.

9 MS. PEARSON: Do you want to  
10 write that down?

11 MR. SANTI: I would love to. I  
12 got all my papers and no pen.

13 Thank you.

14 MS. PEARSON: You're welcome.  
15 You can keep that.

16 MR. SANTI: Ah, a memento.

17 All right, so that would have to  
18 be? I'm sorry, could you repeat that  
19 for me?

20 CHAIRMAN STAUDT: So it's two  
21 inches per 24 hour period, and  
22 generally, that's done through, you  
23 know -- they sink dry wells into the  
24 ground, and then a channel drain in  
25 the front, perhaps a storm drain on

1 PLANNING AND ARC BOARD - 6/25/24  
2 the back side that's swaled, you know,  
3 that's pitched towards that dry well  
4 so that takes in the water. But any  
5 driveway that comes before us in the  
6 Village of Farmingdale requires that.

7 MR. SANTI: Okay, so if I were  
8 to do something to the effect of -- so  
9 like a channel thing there, and then a  
10 whatever the specifications of a dry  
11 well that they would deem appropriate  
12 for two inches of that many square  
13 feet over 24 hours.

14 CHAIRMAN STAUDT: Mm-hmm.

15 MR. SANTI: So like in other  
16 words, a dry well with, like, some  
17 sort of a, I guess, a pipe underneath  
18 the driveway would lead to it.

19 CHAIRMAN STAUDT: Or it would  
20 be put under your driveway. I'm not  
21 an engineer, so I couldn't tell you.

22 MR. SANTI: Okay, so  
23 somewhere --

24 CHAIRMAN STAUDT: Yeah.

25 MR. SANTI: (Continuing) -- a

1 PLANNING AND ARC BOARD - 6/25/24  
2 dry well that could accommodate that  
3 much water.

4 MS. PEARSON: Mm-hmm.

5 MR. SANTI: And then,  
6 hypothetically, this would be a  
7 pipe --

8 MS. PEARSON: And then your  
9 drain at the apron.

10 MR. SANTI: Right. Okay, this  
11 kind of a drain to catch the water  
12 that's going this way.

13 MS. PEARSON: Correct.

14 MR. SANTI: To, hypothetically,  
15 a dry well here, not that it needs to  
16 -- he would just have to get these  
17 pipes to get to a dry well.

18 CHAIRMAN STAUDT: Mm-hmm.

19 MR. SANTI: I'm certainly okay  
20 with that, just throw that out there.

21 MS. PEARSON: Okay.

22 MR. RYAN: The biggest concern  
23 is the -- it's 23 feet --

24 MS. PEARSON: Twenty-two.

25 MR. RYAN: (Continuing) -- 22

1 PLANNING AND ARC BOARD - 6/25/24  
2 versus nothing.

3 MR. SANTI: Oh.

4 MR. RYAN: So that's a bit more  
5 around the edges.

6 CHAIRMAN STAUDT: And the nine  
7 is technically only allowed with a  
8 garage in the back that you're getting  
9 to.

10 MR. SANTI: Right.

11 CHAIRMAN STAUDT: Like,  
12 generally speaking, the village shies  
13 away from allowing people to pave  
14 their side yard.

15 MR. SANTI: So hypothetically,  
16 if there wasn't -- I mean, I guess I  
17 don't know how the classification  
18 would change if there was some form or  
19 affidavit -- if that's even the  
20 right word -- that that's not going to  
21 be -- oh, you mean the driveway  
22 material. Not used as a driveway.

23 CHAIRMAN STAUDT: Look, you can  
24 call it your kid's play area or  
25 whatever, it doesn't change the fact

1 PLANNING AND ARC BOARD - 6/25/24  
2 that we -- if you came to us and said,  
3 I want to pave over my entire side  
4 yard to the property line so --

5 MR. SANTI: As a play area.

6 CHAIRMAN STAUDT: (Continuing)  
7 -- the kids can play, we -- there is a  
8 35 percent coverage rule in the  
9 village. You can't pave more than 35  
10 percent --

11 MR. SANTI: Right.

12 CHAIRMAN STAUDT: (Continuing)  
13 -- of your front or rear, including  
14 the sides.

15 MR. SANTI: Because I believe  
16 -- was this under the 35 percent? I  
17 thought it was.

18 CHAIRMAN STAUDT: As a total --  
19 you're paving over 100 percent of your  
20 side yard.

21 MR. SANTI: Oh, oh, oh, I see.  
22 Side yard/backyard, side yard/front  
23 yard.

24 MS. PEARSON: Yeah, it's not  
25 cumulative.

1 PLANNING AND ARC BOARD - 6/25/24

2 MR. SANTI: Aha, okay, okay.

3 MS. PEARSON: And I just want  
4 to provide some context.

5 MR. SANTI: Yeah, please.

6 MS. PEARSON: Because I'll tell  
7 you, the first thing that came to mind  
8 for me, as we mentioned earlier, is  
9 the three feet from the property line,  
10 from your neighbor's property line,  
11 so --

12 MR. SANTI: Yeah.

13 MS. PEARSON: And again, I'll  
14 go back to my first house in  
15 Farmingdale was on Staples, had a  
16 similar set-up where the previous  
17 owner's driveway or rather the  
18 previous owner created a driveway that  
19 was -- abutted my neighbor's lawn.

20 MR. SANTI: Correct.

21 MS. PEARSON: And when this  
22 code change went into effect, I came  
23 before the Village Board and said, I'm  
24 already not in compliance with this,  
25 and they said that you are



1 PLANNING AND ARC BOARD - 6/25/24  
2 grandfathered in.

3 MR. SANTI: Right.

4 MS. PEARSON: So to Joe's  
5 point, this -- your neighbor's  
6 driveway, even though you're asking to  
7 do something similar, may have been  
8 grandfathered in because it existed  
9 prior to the code being changed --

10 MR. SANTI: Perhaps.

11 MS. PEARSON: (Continuing) --  
12 that said we needed to have the three  
13 feet between properties, so --

14 MR. SANTI: You know, because  
15 theirs doesn't go to a garage or a --

16 MS. PEARSON: Because I can see  
17 as a homeowner, you're like, well, I'm  
18 just asking what for my neighbor has.

19 MR. SANTI: It's literally what  
20 we based it off of. Theirs looks so  
21 nice, and --

22 CHAIRMAN STAUDT: Yeah.

23 MS. PEARSON: We suspected it,  
24 yeah.

25 MR. SANTI: When we were

1 PLANNING AND ARC BOARD - 6/25/24  
2 chatting with them, you know, very  
3 nice people, whatever, I know that  
4 they had done their original --

5 MS. PEARSON: Mm-hmm.

6 MR. SANTI: (Continuing) --  
7 driveway, and then they were saying,  
8 oh, yeah, you know, we just -- when  
9 they did it, I don't -- I can't say.

10 MS. PEARSON: Right, and that's  
11 my point because we don't know when  
12 they did that.

13 MR. SANTI: Yeah.

14 MS. PEARSON: But they may have  
15 done that before this particular part  
16 of the code was in effect.

17 MR. SANTI: Sure, it's nice and  
18 new to me, you know.

19 CHAIRMAN STAUDT: So the issue  
20 with that, and it does come up from  
21 time to time, it's possible they've  
22 resurfaced it.

23 MR. SANTI: Right.

24 CHAIRMAN STAUDT: Who knows  
25 when it was widened to that.

1 PLANNING AND ARC BOARD - 6/25/24

2 MR. SANTI: Of course.

3 CHAIRMAN STAUDT: Like if you  
4 wanted to -- if you were just  
5 resurfacing your driveway, you  
6 wouldn't be before this Board.

7 MS. PEARSON: Mm-hmm.

8 CHAIRMAN STAUDT: Like, you can  
9 maintenance your driveway.

10 MR. SANTI: Sure.

11 CHAIRMAN STAUDT: But if you  
12 want to go an inch one way or the  
13 other, that's where you land in front  
14 of us.

15 MR. SANTI: Right, makes sense.

16 Okay, so in terms of achieving a  
17 variance on the things that are kind of  
18 already laid out here, what are those  
19 steps in terms of like getting some  
20 numbers from my guy in terms of the dry  
21 well installation and the channel drain  
22 and all that sort of stuff?

23 CHAIRMAN STAUDT: You have  
24 multiple options. So, we can vote on  
25 your proposal tonight, as is.

1 PLANNING AND ARC BOARD - 6/25/24

2 MR. SANTI: Right.

3 CHAIRMAN STAUDT: And you can  
4 -- you have two options. You can  
5 either rework the proposal to get more  
6 within code and come back before us or  
7 you can apply to the Zoning Board of  
8 Appeals, which is kind of like the  
9 last -- it's the last stop, and the  
10 Zoning Board of Appeals has the  
11 authority, if you can prove hardship  
12 in any way, to override the village  
13 code. But as a Board, this Board does  
14 not have the ability to grant a  
15 variance to this extent where you're  
16 more than doubling the allowable paved  
17 on the side yard, you know -- like I  
18 said, it's just -- it's beyond the  
19 capabilities of this Board.

20 So it's up to you. You can  
21 either rework it --

22 MR. SANTI: Yeah.

23 CHAIRMAN STAUDT: (Continuing)  
24 -- and come back before us where it's  
25 closer to -- I can get -- the village

1 PLANNING AND ARC BOARD - 6/25/24  
2 code, if you want to write it down  
3 just so you have it, is Code  
4 600-142-E, and all of those, you know,  
5 there's 3, 4, 5 and 6, they all  
6 pertain to driveways, it's all on the  
7 village website.

8 MR. SANTI: Okay.

9 CHAIRMAN STAUDT: And it'll  
10 walk you through all the requirements.

11 MR. SANTI: Yup.

12 CHAIRMAN STAUDT: But you know,  
13 from my standpoint, I mean, we'll take  
14 a vote, I'm not going to speak for the  
15 other Board members, but I can't  
16 approve.

17 MR. SANTI: It sounds a little  
18 tricky.

19 CHAIRMAN STAUDT: Yeah.

20 MR. SANTI: Right now.

21 MR. RYAN: It's a little bit  
22 more than around the edges, yeah.

23 CHAIRMAN STAUDT: Yeah.

24 MR. SANTI: Yeah, no, totally,  
25 understandable.

1 PLANNING AND ARC BOARD - 6/25/24

2 MS. PEARSON: And Mr. Santi, I  
3 would also -- given the information  
4 you've provided about the intention of  
5 this space, I mean, I would -- you  
6 know, you obviously -- Joe has laid  
7 out the options for you, but you may  
8 want to think differently about if  
9 that's how you're going to use the  
10 space, you may not come back with a  
11 plan that is blacktop all the way to  
12 the end of your house. Do you know  
13 what I'm saying? Like, you have a  
14 patio here.

15 MR. SANTI: Which we kind of  
16 want to get rid of that.

17 MS. PEARSON: So you want to  
18 get rid of that.

19 MR. SANTI: Yeah.

20 MS. PEARSON: So what I'm  
21 saying is, like, is there an option  
22 where you create a patio space for  
23 your son. I mean, I'm not trying to  
24 tell you what to do but I'm just  
25 saying this blacktop, I think you're

1 PLANNING AND ARC BOARD - 6/25/24  
2 going to have a really challenging  
3 time before any board in the Village  
4 of Farmingdale getting this entire  
5 blacktop space.

6 MR. STAUDT: Well, yeah, I can  
7 say, I mean, the village Board -- the  
8 Board of Appeals will hear you. The  
9 variance you're -- you have to  
10 remember, we're challenged. Like, I  
11 would love to grant it to you,  
12 knowing, you know, you would do right,  
13 you would do what you're saying with  
14 your kid area but we have to think  
15 about the -- once we set that  
16 precedent --

17 MS. PEARSON: Mm-hmm.

18 CHAIRMAN STAUDT: (Continuing)  
19 -- now we've basically tossed out the  
20 code --

21 MR. SANTI: Sure.

22 CHAIRMAN STAUDT: (Continuing)  
23 -- as is, because they're all going to  
24 come to us and say, a week ago you  
25 allowed him to go all the way to his

1 PLANNING AND ARC BOARD - 6/25/24  
2 property line, and the Board of  
3 Appeals will weigh that heavily when  
4 they are deciding, because  
5 essentially, whatever they decide sets  
6 precedent for the future.

7 MR. SANTI: Right.

8 CHAIRMAN STAUDT: So I -- being  
9 honest with you, my gut is that paving  
10 all the way to your property line is  
11 not going to be approved in the  
12 village.

13 MR. SANTI: So would a better  
14 alternative -- if we did like the idea  
15 of having the blacktop, you know --  
16 because again, our cars are secondary.  
17 The whole theory behind this was just  
18 to have a safe space --

19 MS. PEARSON: Mm-hmm.

20 MR. SANTI: (Continuing) --  
21 like smooth, when he's five or six and  
22 gets roller skates --

23 MS. PEARSON: Mm-hmm.

24 MR. SANTI: (Continuing) -- you  
25 know, the little scooters, so that's



1 PLANNING AND ARC BOARD - 6/25/24  
2 why we were going -- so would it help  
3 if we made the driveway, like, pavers,  
4 which is not an asphalt? Because I --  
5 Ron had mentioned --

6 MS. PEARSON: I think it would  
7 help if you did not -- if you proposed  
8 nine feet instead of 22 feet wide.

9 MR. SANTI: So just shrinking.

10 MS. PEARSON: I think you'd  
11 have a better chance of having a  
12 discussion about it.

13 MR. STAUDT: The village is  
14 very protective of preventing  
15 urbanization on the residential  
16 streets. We're just concerned --  
17 there's a concern that as, you know,  
18 as people want to pave out wider and  
19 wider, there's just less and less  
20 green --

21 MR. SANTI: Mm-hmm.

22 CHAIRMAN STAUDT: (Continuing)  
23 -- and the character of the  
24 neighborhood changes, and so a lot of  
25 these codes are designed, not just,

1 PLANNING AND ARC BOARD - 6/25/24  
2 you know, for you, it's a real  
3 annoyance, but it's the same code that  
4 prevents, like, your neighbor from  
5 putting a skyscraper next to you; you  
6 know?

7 MR. SANTI: Yeah.

8 CHAIRMAN STAUDT: Like, these  
9 codes are designed to --

10 MR. SANTI: No, of course.

11 CHAIRMAN STAUDT: (Continuing)  
12 -- try and keep the neighborhood  
13 looking like the neighborhood you  
14 moved into.

15 MR. SANTI: Totally, totally  
16 get that.

17 CHAIRMAN STAUDT: And so if  
18 this was a patio in your backyard, out  
19 of the way, you know, it's a different  
20 discussion. The problem is that from  
21 the street side this is a lot of paved  
22 space that's currently not paved. So  
23 I just don't see how, as proposed, it  
24 would be approved.

25 MR. SANTI: How close, in your

1 PLANNING AND ARC BOARD - 6/25/24  
2 guy's opinion -- and I appreciate all  
3 of the, you know, feedback and  
4 everything, that three feet. Rather  
5 than just cut that thing in less than  
6 half and just have this skinny strip  
7 to nothing.

8 MR. STAUDT: It's -- the nine  
9 feet is the exception. You have to  
10 remember, technically --

11 MR. SANTI: It has to have --

12 CHAIRMAN STAUDT: Without a  
13 garage --

14 MR. SANTI: (Continuing) -- a  
15 garage.

16 CHAIRMAN STAUDT: (Continuing)  
17 -- there shouldn't be anything paved  
18 there except a path. So the nine feet  
19 really would be an extreme exception,  
20 that you know, I throw out there as a  
21 possibility, but I'm not even sure  
22 that this -- that would be a stretch  
23 for us. That's something maybe the  
24 appeals board might approve, but it  
25 would be, again -- it's a lot of paved

1 PLANNING AND ARC BOARD - 6/25/24  
2 area that's technically, within code,  
3 not supposed to be there.

4 MR. SANTI: Mm-hmm, mm-hmm.

5 MS. PEARSON: I think you would  
6 be very hard for us to not comply with  
7 the three feet from your property  
8 line.

9 MR. SANTI: Oh, yeah, okay, no.

10 MS. PEARSON: So --

11 MR. SANTI: I got that.

12 MS. PEARSON: (Continuing) --  
13 to Joe's point, the nine feet is meant  
14 for people who have a garage --

15 MR. SANTI: To reach a  
16 driveway.

17 MS. PEARSON: (Continuing) --  
18 at the end of the driveway.

19 MR. SANTI: I wish there was  
20 a --

21 MS. PEARSON: We're just sort  
22 of throwing out ideas about things  
23 that you could come back with, but  
24 none of that -- all of that would have  
25 to be approved and would also fall

1 PLANNING AND ARC BOARD - 6/25/24

2 under a variance; correct?

3 CHAIRMAN STAUDT: Yeah, you'd  
4 need a variance --

5 MS. PEARSON: Yeah.

6 CHAIRMAN STAUDT: (Continuing)  
7 -- to put any paved structure on the  
8 side of the house.

9 MR. SANTI: Okay, so as far as  
10 the rest of that with the terms of the  
11 pavers getting to the house, the  
12 walkway, that's all --

13 MS. PEARSON: Mm-hmm.

14 CHAIRMAN STAUDT: I can approve  
15 -- we can approve -- if you told us  
16 that you wanted to limit tonight's  
17 vote to your walkway, we can approve  
18 that tonight, absolutely, and if you  
19 want us to table the rest of it so you  
20 can rework, we can certainly do that.

21 MR. SANTI: Let me ask this.  
22 Is there some other material that  
23 would make it not a driveway for the  
24 play area that you guys --

25 MS. PEARSON: Grass.

1 PLANNING AND ARC BOARD - 6/25/24

2 MR. RYAN: Grass.

3 MR. SANTI: Grass, grass.

4 MS. PEARSON: I mean, it's  
5 really meant to not have anything  
6 that's non --

7 CHAIRMAN STAUDT: Yeah, I mean,  
8 side yards are meant as buffers  
9 between property lines.

10 MS. PEARSON: Yeah.

11 CHAIRMAN STAUDT: You know,  
12 essentially, you know, it's for  
13 respect for your neighbor, it's  
14 supposed to go both ways. I  
15 understand that your neighbor already  
16 has an existing, although I don't  
17 think theirs covers quite the entirety  
18 of their -- yeah, it's just -- it's  
19 not meant to be an area that's  
20 developed right up to your neighbor's  
21 property line.

22 MR. SANTI: Got it, so --

23 CHAIRMAN STAUDT: The side  
24 yards are meant as a buffer between  
25 the two properties, the back and the

1 PLANNING AND ARC BOARD - 6/25/24  
2 front.

3 MR. SANTI: Is a large shed a  
4 garage somehow or another? Like, if  
5 we were to put our shed -- there's a  
6 little shed over there -- if we were  
7 to shift that, does that --

8 CHAIRMAN STAUDT: I mean, if  
9 you shift that then you're going to --  
10 and I hate to be like Mr. Bureaucracy  
11 here, but once you move that shed, now  
12 that's a structure that might be  
13 impeding on the setback rules for a  
14 structure on your neighbor's property  
15 line.

16 MR. SANTI: Got it.

17 CHAIRMAN STAUDT: All of that  
18 you can look up. I don't have that  
19 off the top of my head.

20 MR. SANTI: Sure, sure, sure,  
21 yeah.

22 CHAIRMAN STAUDT: I mean, any  
23 kind of structure there would fall  
24 within the rules of how close to your  
25 neighbor's property line you're

1 PLANNING AND ARC BOARD - 6/25/24  
2 allowed to go.

3 MR. SANTI: Okay, and so,  
4 hypothetically, if we were to, just  
5 for the sake of us getting out of the  
6 apartment and into this house.

7 CHAIRMAN STAUDT: Mm-hmm.

8 MR. SANTI: What if we were to,  
9 like, just have the -- eliminate all  
10 this, period, not even do another  
11 thing with that. I mean, it's RCA has  
12 already been compacted down but I'm  
13 sure we could put, you know -- have  
14 that taken up or put some kind of a  
15 faux grass.

16 Is faux grass allowed?

17 CHAIRMAN STAUDT: I don't think  
18 so.

19 MS. PEARSON: Oh, interesting  
20 question.

21 MR. SANTI: Turf.

22 MR. RYAN: Seeing that all over  
23 Fire Island lately.

24 CHAIRMAN STAUDT: Yeah, I'm not  
25 -- you know, I don't -- I don't know



1 PLANNING AND ARC BOARD - 6/25/24  
2 the -- that's something I would --  
3 you'd have to ask the Building  
4 Department. I would ask -- going  
5 forward, you should ask the Building  
6 Department before you go spend money  
7 on that, for sure.

8 MR. SANTI: Yeah, of course.

9 CHAIRMAN STAUDT: So you're  
10 saying --

11 MR. SANTI: Let me ask you what  
12 you think about --

13 CHAIRMAN STAUDT: (Continuing)  
14 -- if you were to limit your request  
15 to just the front.

16 MR. SANTI: Right, like, so  
17 that this would be -- so you remember  
18 my mom?

19 CHAIRMAN STAUDT: Mm-hmm.

20 MR. SANTI: Mrs. Santi?

21 CHAIRMAN STAUDT: Yeah, yeah.

22 MR. SANTI: Can't wait to tell  
23 her this story.

24 CHAIRMAN STAUDT: I'm sad that  
25 it's turning out this way.

1 PLANNING AND ARC BOARD - 6/25/24

2 MS. PEARSON: Remember that  
3 guy; Joe Staudt? He turned me down  
4 today.

5 MR. SANTI: I never liked that  
6 boy.

7 MR. RYAN: I never liked him.

8 MR. SANTI: So if I were to  
9 have my guy run the -- these are six  
10 by nine pavers --

11 CHAIRMAN STAUDT: Belgian  
12 block.

13 MR. SANTI: (Continuing) --  
14 there -- Belgian block is just for the  
15 sweep.

16 CHAIRMAN STAUDT: Oh, okay.

17 MR. SANTI: In the, you know --  
18 because we were trying to match their  
19 aesthetic.

20 CHAIRMAN STAUDT: Uh-huh.

21 MS. PEARSON: Which is lovely.

22 MR. SANTI: And of course the  
23 Belgian block is, you know, obviously  
24 more expensive than the pavers.

25 CHAIRMAN STAUDT: Mm-hmm.

1 PLANNING AND ARC BOARD - 6/25/24

2 MR. SANTI: But because it  
3 looks so nice, we're like, okay, we  
4 can do a little. So if we were to do  
5 the pavers then perhaps across there,  
6 forget about this being blacktop and  
7 figure out an alternative down the  
8 road, just not deal with that,  
9 whatsoever, and have that be a project  
10 in a few years and --

11 CHAIRMAN STAUDT: Mm-hmm.

12 MR. SANTI: (Continuing) -- you  
13 know, more work or talk to more --  
14 when we're at that stage, you know.

15 MS. PEARSON: Mm-hmm, mm-hmm.

16 MR. SANTI: Just so we have  
17 enough to get, like, my car, my wife's  
18 car, and then my mom to squeeze in  
19 when she babysits -- she's  
20 our primary caretaker for our son when  
21 we're at work, you know, and she's --

22 MS. PEARSON: I think that's  
23 moving in the right direction. I  
24 can't speak for everybody else on this  
25 Board. I think that's moving in the

1 PLANNING AND ARC BOARD - 6/25/24  
2 right direction. I'll tell you where  
3 I think you'll have to ask for a  
4 variance, and that is that your plan  
5 still abuts directly onto your  
6 neighbor's property line.

7 MR. SANTI: Right to that  
8 point.

9 MS. PEARSON: Exactly.

10 MR. SANTI: But that would be  
11 more acceptable than having it abut  
12 the entire distance.

13 MS. PEARSON: I think the  
14 entire distance is going to be  
15 consistently declined.

16 MR. SANTI: Okay.

17 MS. PEARSON: I think you would  
18 have a -- listen, I don't know how  
19 people are going to vote, but I'm just  
20 saying that I think that that's a  
21 variance that we've seen similar  
22 driveways. The one on Hill Road is  
23 very similar to that.

24 CHAIRMAN STAUDT: Yeah, I mean,  
25 from my perspective, you would need to

1 PLANNING AND ARC BOARD - 6/25/24  
2 get that three feet.

3 MS. PEARSON: Mm-hmm.

4 MR. SANTI: Even with this  
5 sweep over here.

6 CHAIRMAN STAUDT: Yeah.

7 MR. SANTI: So this sweep would  
8 have to come back three feet.

9 CHAIRMAN STAUDT: Yup, yeah.

10 MR. SANTI: Okay.

11 CHAIRMAN STAUDT: You have to  
12 be three feet off your neighbor's  
13 property line.

14 MR. SANTI: Okay, and then just  
15 fill that void with grass seed.

16 CHAIRMAN STAUDT: Grass seed,  
17 plantings, whatever, I mean, as long  
18 as it's open space.

19 MR. SANTI: If we were to go  
20 that route, and I have him pull the  
21 Belgian blocks back --

22 CHAIRMAN STAUDT: Mm-hmm.

23 MR. SANTI: (Continuing) --  
24 that 36 and catch the sweep at 36 --

25 CHAIRMAN STAUDT: Yeah.

1 PLANNING AND ARC BOARD - 6/25/24

2 MR. SANTI: (Continuing) -- or  
3 whatever that is, that potentially we  
4 would be able to kind of get moving on  
5 and at least blacktop that?

6 CHAIRMAN STAUDT: That I --

7 MR. RYAN: You'd have to come  
8 back with new plans.

9 CHAIRMAN STAUDT: You'd need a  
10 drainage plan.

11 MR. RYAN: You need the  
12 drainage plan.

13 MR. SANTI: Okay, and as far as  
14 a drainage plan goes, just so that,  
15 like, if that were to be the property  
16 line there, since you have no driveway  
17 back here, I could put like a drain --

18 CHAIRMAN STAUDT: You would  
19 only need -- in that scenario, you  
20 would only need that channel drain in  
21 the front with the dry well.

22 MS. PEARSON: Mr. Santi, can I  
23 ask you a question?

24 MR. SANTI: Yes.

25 MS. PEARSON: Is this your

1 PLANNING AND ARC BOARD - 6/25/24

2 house?

3 MR. SANTI: Yeah, the ranch,  
4 correct.

5 MS. PEARSON: So you presently  
6 have a driveway that fits two cars; is  
7 that correct?

8 MR. SANTI: Two cars, yeah.

9 MS. PEARSON: Okay, so is this  
10 going away because of the walkway  
11 you're planning?

12 MR. SANTI: Is what going away?

13 MS. PEARSON: This two-car  
14 driveway.

15 MR. SANTI: No, the two-car  
16 driveway is going to remain. You see  
17 this tiny -- that tiny little two foot  
18 sidewalk thing?

19 MS. PEARSON: Yeah.

20 MR. SANTI: That's now a row of  
21 pavers.

22 MS. PEARSON: Okay.

23 MR. SANTI: And it's going to  
24 be a paver walkway.

25 MS. PEARSON: Got it, okay.

1 PLANNING AND ARC BOARD - 6/25/24

2 MR. SANTI: That way.

3 MS. PEARSON: I was just -- so  
4 you will still have room for two cars.  
5 The problem solving you're trying to  
6 do is a play space for your son and a  
7 space for your mother's.

8 MR. SANTI: Exactly.

9 MS. PEARSON: Is that what  
10 we're hearing? Okay, all righty.

11 So you -- you presently do have  
12 space for two cars, and that's not  
13 changing with your plans.

14 MR. SANTI: Right.

15 CHAIRMAN STAUDT: That's  
16 probably required already, just -- how  
17 many bedrooms is the house?

18 MR. SANTI: Three.

19 CHAIRMAN STAUDT: Right, so you  
20 technically, you need parking for  
21 three cars, one is probably the garage  
22 counts as one, and then the driveway.

23 MS. PEARSON: Mm-hmm.

24 MR. SANTI: Oh, that makes  
25 sense, one in the garage.



1 PLANNING AND ARC BOARD - 6/25/24

2 MS. PEARSON: And it's actually  
3 a two-car garage.

4 CHAIRMAN STAUDT: Oh, so he's  
5 got more than enough. He's got  
6 parking for six right now.

7 MR. SANTI: It's called that,  
8 but inside there --

9 CHAIRMAN STAUDT: I know, I  
10 have the same thing.

11 MR. SANTI: (Continuing) -- it  
12 has some structures that they built  
13 out --

14 CHAIRMAN STAUDT: Yeah.

15 MS. PEARSON: No, no, no, we  
16 understand. We're just trying to  
17 think about it from a code  
18 perspective.

19 CHAIRMAN STAUDT: I'm just  
20 thinking about what's required.

21 MR. SANTI: Gotcha, gotcha, of  
22 course.

23 Yeah, you know what it is, and  
24 also, there's the fire hydrant takes up  
25 like a parking --

1 PLANNING AND ARC BOARD - 6/25/24

2 MS. PEARSON: Yeah.

3 MR. SANTI: (Continuing) --  
4 spot over there, and then our two  
5 neighbors across the street, I  
6 guess, kind of, you know made those  
7 two spots in front of the house kind  
8 of for themselves, you know, we got no  
9 problem --

10 CHAIRMAN STAUDT: No, sure, I'm  
11 all about trying to get all of your  
12 cars off the street, but again, we're  
13 just limited by the scope of the code.  
14 The code is attempting to protect you,  
15 your neighbor, the green space in the  
16 village.

17 MR. SANTI: Totally.

18 CHAIRMAN STAUDT: And we just,  
19 you know -- it's there for reason.

20 MR. SANTI: So when I talk to  
21 my driveway guy who is very eager to  
22 chat with me. So, theoretically, this  
23 is the channel drain that could go to  
24 a dry well here or does it matter  
25 where. Could it go on this side?

1 PLANNING AND ARC BOARD - 6/25/24

2 MR. STAUDT: It's your  
3 property.

4 MR. SANTI: So in terms of  
5 that, in terms of that location, I'm  
6 kind of --

7 CHAIRMAN STAUDT: It's all  
8 about the engineering of the -- I  
9 mean, obviously, the dry well is going  
10 to want to be able to take the water  
11 from the driveway. So whoever is  
12 designing that system would just, you  
13 know, they would --

14 MR. SANTI: In terms of the  
15 size of the dry well.

16 CHAIRMAN STAUDT: They would  
17 look at your property, they'd look at  
18 the soil content, where they're going  
19 to lay that thing, if there's clay on  
20 the property, it might make sense to  
21 put the dry well here versus there.  
22 So but again, that's all engineering  
23 that I'm not --

24 MR. SANTI: And if my son got a  
25 little older and wanted to put a

1 PLANNING AND ARC BOARD - 6/25/24  
2 basketball hoop right there. It would  
3 be a nice thing to have a basketball  
4 court.

5 CHAIRMAN STAUDT: I hear you.

6 MR. SANTI: This is all my  
7 thought process with the whole  
8 project.

9 CHAIRMAN STAUDT: Yeah.

10 MR. SILVA: So I was like --

11 CHAIRMAN STAUDT: I mean, and  
12 there's nothing stopping you from  
13 putting a basketball hoop above your  
14 garage door, like, you know, I'm just  
15 saying, as a village, we limit where  
16 and how big your driveway's going to  
17 be.

18 MR. SANTI: Gotcha.

19 CHAIRMAN STAUDT: You know,  
20 it's a reality.

21 MR. SANTI: Yup, 100 percent.

22 CHAIRMAN STAUDT: If you told  
23 me someday you're going to put, you  
24 know, a basketball court in your  
25 backyard whether or not you, you know

1 PLANNING AND ARC BOARD - 6/25/24  
2 -- like, that's a whole different  
3 discussion. But this is clearly a  
4 driveway that you're attempting to put  
5 in.

6 MR. SANTI: Yeah, yeah.

7 CHAIRMAN STAUDT: You're trying  
8 to pave your side yard, it's -- for  
9 us, the code is clearly designed to  
10 prevent --

11 MR. SANTI: So who should I be  
12 -- then when I do -- sorry to take so  
13 much of your time.

14 CHAIRMAN STAUDT: That's fine.

15 MS. PEARSON: It's okay.

16 MR. SANTI: I feel like I'm --

17 MS. PEARSON: Nope, you're  
18 fine.

19 MR. SANTI: (Continuing) -- a  
20 ship with no sails right now -- but so  
21 we freeze everything. What would I  
22 have to -- so I can't get anything  
23 approved this evening.

24 MS. PEARSON: You can get your  
25 walkway.

1 PLANNING AND ARC BOARD - 6/25/24  
2 MR. RYAN: Your walkway, yeah.  
3 MR. SANTI: Walkway.  
4 CHAIRMAN STAUDT: We can  
5 approve the walkway.  
6 MR. SANTI: And if I get a row  
7 of pavers down this way. What if I  
8 get a row of pavers down this way, can  
9 I at least have my guy come and --  
10 MS. PEARSON: That's the  
11 existing driveway; right?  
12 MR. SANTI: That's exactly  
13 right.  
14 MS. PEARSON: That's fine.  
15 MR. SANTI: Okay.  
16 MS. PEARSON: That's just  
17 renovating the existing space.  
18 MR. SANTI: Okay.  
19 MS. PEARSON: But would they  
20 need to come to us?  
21 CHAIRMAN STAUDT: If you're  
22 staying -- well --  
23 MR. RYAN: I mean, if you come  
24 in with new plans --  
25 CHAIRMAN STAUDT: Yeah.

1 PLANNING AND ARC BOARD - 6/25/24

2 MR. RYAN: (Continuing) -- with  
3 the dry well plan.

4 MR. SANTI: So this is going to  
5 be another month, you know, no  
6 driveway.

7 MR. RYAN: It's unfortunate.

8 MR. SANTI: Okay. All righty,  
9 so what I think I'm going to do then,  
10 for now, is have my guy do these  
11 pavers that match all the rest of  
12 these pavers --

13 CHAIRMAN STAUDT: Mm-hmm.

14 MR. SANTI: (Continuing) -- and  
15 go down here. I get a driveway so at  
16 least we can park our cars.

17 CHAIRMAN STAUDT: That's fine.

18 MR. SANTI: Get the walkway so  
19 that we can go into the house, and  
20 then this, reconfigure and resubmit  
21 and then --

22 MR. STAUDT: So then we're --  
23 we will take a vote on that so that  
24 your walkway is in -- is permitted.

25 MR. SANTI: And perhaps the --

1 PLANNING AND ARC BOARD - 6/25/24

2 CHAIRMAN STAUDT: Well, the  
3 driveway you can resurface because it  
4 already exists.

5 MR. SANTI: Oh, okay, great.

6 MS. PEARSON: It's just the  
7 modifications that are causing the  
8 discussion.

9 CHAIRMAN STAUDT: And because  
10 you're just resurfacing your driveway,  
11 technically, if you are just  
12 resurfacing the area of that existing  
13 driveway, it eliminates the drainage  
14 requirement.

15 MR. SANTI: Right, but perhaps  
16 I put that in thinking next --

17 CHAIRMAN STAUDT: Oh, no, yeah,  
18 if you're going to come back.

19 MR. SANTI: If we're going to  
20 come back and like say, okay --

21 CHAIRMAN STAUDT: Put that  
22 channel drain in. The village would  
23 prefer that that channel drain is  
24 there even if you're just resurfacing.  
25 I'm just saying, from a requirement



1 PLANNING AND ARC BOARD - 6/25/24  
2 standpoint, if you are just  
3 resurfacing your existing driveway,  
4 then --

5 MR. SANTI: Okay, sounds good.  
6 So I'm going to tell him we want that  
7 channel drain, we're going to drop a  
8 dry well in at the location that he  
9 deems most appropriate.

10 CHAIRMAN STAUDT: Right.

11 MR. SANTI: That way, that'll  
12 be in place, and then when we come  
13 back with a new set of plans in a  
14 month or two or whatever, or maybe in  
15 six months, we can redo this swoop to  
16 three feet away.

17 CHAIRMAN STAUDT: Yes.

18 MR. SANTI: To accommodate an  
19 extra vehicle --

20 CHAIRMAN STAUDT: Yeah.

21 MR. SANTI: (Continuing) --  
22 that's not street parking, and then we  
23 can revisit whether we pull this back  
24 to be a nine foot blacktop strip or --

25 CHAIRMAN STAUDT: And again --

1 PLANNING AND ARC BOARD - 6/25/24

2 MR. SANTI: (Continuing) --  
3 grass or anything like that.

4 CHAIRMAN STAUDT: Right, all of  
5 that is a discussion amongst this  
6 Board and others involved. So don't  
7 spend any money --

8 MR. SANTI: Right.

9 CHAIRMAN STAUDT: (Continuing)  
10 -- getting yourself there --

11 MR. SANTI: Correct.

12 CHAIRMAN STAUDT: (Continuing)  
13 -- without coming -- like, I know you  
14 -- you started --

15 MR. SANTI: Of course not.  
16 Well, who is my first point of  
17 contact?

18 CHAIRMAN STAUDT: The Building  
19 Department.

20 MR. SANTI: So just, go there,  
21 drop off the papers --

22 CHAIRMAN STAUDT: Yeah, Lynn,  
23 in the Building Department, she'll  
24 coordinate with you between the  
25 building inspector, the head of the

1 PLANNING AND ARC BOARD - 6/25/24  
2 Building Department and then us.

3 MR. SANTI: Okay, sounds good  
4 to me.

5 CHAIRMAN STAUDT: But so,  
6 essentially, what you're asking -- so  
7 what we'll do is we'll take a vote on  
8 a modified proposal which is just  
9 completing your bluestone steps, your  
10 proposed paver walking path and then a  
11 resurfacing of your existing driveway.

12 MR. SANTI: Right.

13 CHAIRMAN STAUDT: Okay.

14 MR. SANTI: Well, does  
15 resurfacing mean rip out the old  
16 driveway, and then put RCA and  
17 asphalt?

18 CHAIRMAN STAUDT: Is that what  
19 you're doing?

20 MR. SANTI: Yes.

21 CHAIRMAN STAUDT: So you're --  
22 but it's only on the footprint of  
23 the --

24 MR. SANTI: On the footprint of  
25 the existing driveway.

1 PLANNING AND ARC BOARD - 6/25/24

2 MS. PEARSON: Of the existing  
3 driveway.

4 CHAIRMAN STAUDT: And you're  
5 going to do the drainage.

6 MR. SANTI: Correct.

7 CHAIRMAN STAUDT: Okay.

8 MS. PEARSON: Yup.

9 MR. RYAN: You're going to put  
10 the drainage in? It needs some  
11 qualifications for --

12 MR. SANTI: Right, I want to go  
13 over the qualifications -- so nice.

14 CHAIRMAN STAUDT: The Building  
15 Department is going to get an  
16 extensive review. They'll get all of  
17 this in the morning.

18 So okay, I'm going to make a  
19 motion to approve a modified proposal  
20 which includes the applicant  
21 resurfacing an area that only includes  
22 the existing driveway footprint and  
23 nothing beyond that.

24 We are also -- the applicant is  
25 also proposing that we approve a new

1 PLANNING AND ARC BOARD - 6/25/24  
2 bluestone step and proposed paver walk  
3 which will go from the house down to  
4 the street, running down the -- running  
5 down the edge of the driveway.

6 Can I get a second on that?

7 MS. PEARSON: I'll second.

8 CHAIRMAN STAUDT: All in favor?

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

12 CHAIRMAN STAUDT: I just want  
13 to make clear on the record that this  
14 Board will not approve any extension  
15 or paving beyond the existing driveway  
16 footprint or beyond the path that we  
17 just approved, and the applicant has  
18 agreed to complete drainage which  
19 meets village code of two inches per  
20 24 hour period under the existing  
21 driveway footprint.

22 MR. SANTI: And just to ask  
23 again, if I can ask one more question.  
24 So that nine foot asphalt, do you  
25 think that'll be approved even though

1 PLANNING AND ARC BOARD - 6/25/24  
2 there is no garage back there?

3 MS. PEARSON: There's no  
4 guarantee there. We're just saying  
5 that that's a possibility.

6 CHAIRMAN STAUDT: I'm throwing  
7 ways to meet you in the middle,  
8 possibly, but --

9 MR. SANTI: Slightly less than  
10 the middle because 22 and nine.

11 CHAIRMAN STAUDT: No, but you  
12 got to remember, like, my code says  
13 zero.

14 MR. RYAN: Without a garage.

15 CHAIRMAN STAUDT: Yeah.

16 MR. SANTI: Oh, yeah, yeah,  
17 exactly right. You got me there.

18 CHAIRMAN STAUDT: Yeah.

19 MR. SANTI: Okay.

20 CHAIRMAN STAUDT: And again,  
21 this is not us --

22 MR. SANTI: No, no, totally,  
23 totally.

24 CHAIRMAN STAUDT: We're just --

25 MR. SANTI: One hundred

1 PLANNING AND ARC BOARD - 6/25/24  
2 percent, 100 percent.

3 CHAIRMAN STAUDT: We don't make  
4 the code, we don't always agree with  
5 the code.

6 MR. SANTI: I'm all for it, I  
7 appreciate it.

8 CHAIRMAN STAUDT: Yeah, so  
9 sorry we didn't get you all the way  
10 there tonight. We certainly tried to  
11 help as best we could.

12 MR. SANTI: We get a couple of  
13 cars in, we'll be very happy, and  
14 we'll revisit all this, and I can't  
15 wait to see you at the next meeting,  
16 hopefully before.

17 CHAIRMAN STAUDT: For sure.

18 MR. SANTI: I hope so.

19 MS. PEARSON: Congratulations  
20 on your home.

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

23 MR. SANTI: Thank you guys, so  
24 nice meeting you all. Thank you, I  
25 appreciate it.

1 PLANNING AND ARC BOARD - 6/25/24

2 MS. PEARSON: Thank you, nice  
3 to meet you.

4 MR. SANTI: Hopefully, I come  
5 back with something a little bit more  
6 easier for you to say yay and not nay.

7 CHAIRMAN STAUDT: So are you --  
8 okay. What are you going to do with  
9 the existing Belgian block border that  
10 you've already --

11 MR. SANTI: Can that sit  
12 undisturbed for a while and not cause  
13 any problems or --

14 MR. STAUDT: I mean, just keep  
15 in mind that there's no scenario where  
16 we're going to approve it to the  
17 property line.

18 MR. SANTI: Right.

19 CHAIRMAN STAUDT: Yeah, in the  
20 absence of making you do work twice,  
21 if you want to just leave that  
22 undisturbed for now. But I'm just  
23 letting -- I mean, it's obvious, the  
24 Building Department is aware of your  
25 project. If this suddenly becomes --



1 PLANNING AND ARC BOARD - 6/25/24

2 like slowly develops.

3 MR. SANTI: If it -- overnight  
4 it becomes a paved driveway --

5 CHAIRMAN STAUDT: We're going  
6 to have -- you'll be right back here.

7 MR. SANTI: Of course.

8 CHAIRMAN STAUDT: They have  
9 made -- they just had one not too far  
10 away from you, a person just overnight  
11 decided to pave their entire front  
12 yard, and the village had them rip it  
13 out.

14 MR. SANTI: I got to tell you,  
15 honestly, just off the record, on the  
16 record, wherever we're at now -- we  
17 didn't want to do the driveway yet but  
18 my fence guy was like, well, if you're  
19 going to do the driveway --

20 CHAIRMAN STAUDT: Yeah.

21 MR. SANTI: (Continuing) --  
22 it's going to be easier for us to kind  
23 of get our thing; you know what I  
24 mean? Because levels change.

25 MS. PEARSON: Now you know --

1 PLANNING AND ARC BOARD - 6/25/24

2 CHAIRMAN STAUDT: These fence  
3 guys, always generating business.

4 MS. PEARSON: (Continuing) --  
5 that anything you do, you should  
6 probably check the village code --

7 MR. SANTI: Totally.

8 MS. PEARSON: (Continuing) --  
9 which, as Joe had mentioned, is  
10 available on the website.

11 MR. SANTI: Okay.

12 CHAIRMAN STAUDT: I'm just  
13 going to make the motion to close the  
14 meeting.

15 So can I make a motion to -- I'm  
16 going to make a motion to close this  
17 month's meeting of the Planning and  
18 Architectural Review Board.

19 Can I get a second?

20 (CONTINUED ON THE FOLLOWING PAGE)

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1 PLANNING AND ARC BOARD - 6/25/24  
2 MS. PEARSON: Second.  
3 CHAIRMAN STAUDT: All in favor?  
4 (WHEREUPON, there was a  
5 unanimous, affirmative vote of the Board  
6 members present.)  
7 CHAIRMAN STAUDT: All right,  
8 we're done.  
9 (WHEREUPON, this meeting was  
10 adjourned at 7:45 p.m.)

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PLANNING AND ARC BOARD - 6/25/24

C E R T I F I C A T E

STATE OF NEW YORK)

SS:

COUNTY OF NASSAU)

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

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd day of July, 2024.

Debbie Babino

Debbie Babino  
Certified Reporter  
(Electronic Signature)

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