

In the Matter Of:

VILLAGE OF FARMINGDALE

PLANNING BOARD AND ARC HEARINGS

August 27, 2024



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INCORPORATED VILLAGE OF FARMINGDALE
PLANNING BOARD FOR THE
ARCHITECTURAL REVIEW BOARD

August 27, 2024

7:00 p.m.

Re: 14 Heisser Lane
502 Main Street

ACCURATE COURT REPORTING SERVICE, INC.
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1 8/27/24 - PLANNING BOARD AND ARC

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

3 JOSEPH STAUDT, Chairman

4 CRAIG ROSASCO, Member

5 CARMELA SCHOTT, Member

6 ANTHONY IGNERI, APPLICANT
 14 Heisser Lane

7

8 SCOTT BEICKERT
 BULLSEYE SIGN & GRAPHIC CO., INC.
9 502 Main Street

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1 8/27/24 - PLANNING BOARD AND ARC

2 CHAIRMAN STAUDT: Good evening,
3 my name is Joe Staudt, I'm the Chairman
4 of Farmingdale Village's Planning
5 Board. We're going to convene the
6 August meeting of the Planning Board.

7 If you could please stand,
8 we're going to take a moment to say
9 the Pledge of Allegiance.

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

12 CHAIRMAN STAUDT: If you could
13 remain standing for one moment while we
14 remember our first responders, our
15 troops overseas, all those who keep us
16 safe.

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

19 CHAIRMAN STAUDT: Okay, please
20 be seated.

21 Sir, I see you're the only one
22 with us this evening. What address
23 are you here for?

24 MR. IGNERI: 14 Heisser.

25 CHAIRMAN STAUDT: 14 Heisser,

1 8/27/24 - PLANNING BOARD AND ARC
2 okay. We're going to start with you.
3 If you could stand for us, give your
4 full name and address.

5 MR. IGNERI: My name is
6 Anthony T. Igneri, and it's 86 Calvin
7 Avenue, Syosset, New York.

8 CHAIRMAN STAUDT: Wonderful.
9 All right, Anthony, do you
10 want to walk us through exactly what
11 you're proposing before us this
12 evening.

13 MR. IGNERI: Okay, well, I don't
14 know if you're familiar with the
15 Heisser Lane? My wife was here two
16 years ago when you -- when they tried
17 to put, across the street, in the gas
18 station, they put a, like, fast food
19 kind of thing. Parking has always been
20 an issue there, it's kind of, like,
21 horrendous. Even between the gas
22 station and the burger place, whenever
23 there's a lot of cars, they all seem to
24 be in front of that house, the house
25 that I own, and now, even with the

1 8/27/24 - PLANNING BOARD AND ARC
2 Islamic Masjid, I don't know how you
3 say it, the --

4 MS. SCHOTT: Oh, on Prospect.

5 MR. ROSASCO: Yeah.

6 MR. IGNERI: (Continuing) -- the
7 Islamic Center.

8 MR. ROSASCO: Right.

9 MR. IGNERI: When they have a
10 function, the cars are all on Heisser
11 Lane, it is incredible.

12 So that's why I came in here
13 to see if I could get some additional
14 space because currently I only have a
15 two-car driveway, and I'd like to get
16 some more because it's a real pain in
17 the neck when you can't park in front
18 of the house.

19 CHAIRMAN STAUDT: So you're
20 looking to add an additional driveway,
21 18 feet deep --

22 MR. IGNERI: Yeah.

23 CHAIRMAN STAUDT: (Continuing)
24 -- 10 feet wide on the other side,
25 essentially, on the south side of your

1 8/27/24 - PLANNING BOARD AND ARC

2 lawn --

3 MR. IGNERI: Exactly, yeah.

4 CHAIRMAN STAUDT: (Continuing)

5 -- over there. Okay.

6 MR. IGNERI: I'll do whatever
7 you guys tell me I can do just to add
8 more space.

9 CHAIRMAN STAUDT: So the issue
10 -- we were reviewing the proposal back
11 there, and so what's most likely going
12 to happen, we're probably going to have
13 to defer this evening because we need
14 more information, and we need to confer
15 with the Building Department.

16 MR. IGNERI: Okay.

17 CHAIRMAN STAUDT: There are a
18 number of regulations that specify what
19 you're allowed to do in your front --
20 the front parcel of your property, the
21 front yard, and so one of the issues
22 is, we want to -- we need to verify
23 that if we were to approve a second
24 driveway that it wouldn't violate the
25 35 percent coverage rule in the front

1 8/27/24 - PLANNING BOARD AND ARC
2 yard which essentially says you can't
3 pave over more than 35 percent.

4 MR. IGNERI: Yeah, actually, the
5 numbers are right there, it's at 34
6 percent. I kind of figured that in
7 already.

8 CHAIRMAN STAUDT: Mm-hmm.

9 MR. IGNERI: That's at like 34.

10 CHAIRMAN STAUDT: The other part
11 of it is, beyond that, and again, we
12 would want verification from the
13 Building Department.

14 MR. IGNERI: Yeah.

15 CHAIRMAN STAUDT: They would
16 come and measure and make sure that --

17 MR. IGNERI: Okay.

18 CHAIRMAN STAUDT: -(Continuing)
19 -- is also just the removal of the curb
20 cut which would, essentially, remove
21 two spots from in front of your house.

22 MR. IGNERI: Okay.

23 CHAIRMAN STAUDT: In addition to
24 a lack of -- there's no drainage plan
25 with this driveway, which is required.

1 8/27/24 - PLANNING BOARD AND ARC
2 MR. IGNERI: Right, I know that.
3 CHAIRMAN STAUDT: Yeah.
4 MR. IGNERI: Well, this was -- I
5 just didn't want to spend on an
6 architect or --
7 MR. ROSASCO: No, that's fine.
8 MR. IGNERI: I wanted to come
9 in --
10 CHAIRMAN STAUDT: Yeah.
11 MR. IGNERI: (Continuing) -- and
12 see what you would allow me to do.
13 CHAIRMAN STAUDT: Yeah.
14 MR. IGNERI: That's why I'm
15 here.
16 CHAIRMAN STAUDT: The answer's
17 not no.
18 MR. IGNERI: Okay.
19 CHAIRMAN STAUDT: The answer is
20 we want to make sure we get it right
21 before --
22 MR. IGNERI: Okay.
23 CHAIRMAN STAUDT: (Continuing)
24 -- we send you on your way.
25 We also -- we have to verify

1 8/27/24 - PLANNING BOARD AND ARC
2 that this Board would be empowered to
3 approve it, because essentially,
4 you're asking for a second driveway,
5 whereas, the code, for a second
6 driveway of the nature you're asking
7 for, the way the code's written
8 today, the only type of driveway we
9 could approve on that side would be
10 if it was leading back to an existing
11 garage, which, on this side of your
12 house there's not.

13 MR. IGNERI: Right.

14 CHAIRMAN STAUDT: So it might be
15 -- at the end of the day, it might be
16 something that ends up with the ZBA who
17 would have the authority to approve it,
18 but this is something we want to verify
19 for you --

20 MR. IGNERI: Okay.

21 CHAIRMAN STAUDT: (Continuing)
22 -- before -- we don't want to waste
23 your time.

24 MR. IGNERI: Okay.

25 CHAIRMAN STAUDT: So we're going

1 8/27/24 - PLANNING BOARD AND ARC
2 to work with the Building Department to
3 find out where this needs to land next.

4 MR. IGNERI: Okay. Can you tell
5 me what I can do? Can I do a U-shaped
6 driveway? I understand if I go less
7 than 75, if my property is 75, I can a
8 do a U-shaped driveway; is that
9 correct?

10 MR. ROSASCO: Yeah, so the
11 circular driveways are permitted. You
12 have to have more than 75 feet of
13 street frontage.

14 MR. IGNERI: I have 75 exactly.

15 MR. ROSASCO: Okay, so I mean,
16 that is probably more in the code than
17 what you're currently asking for.

18 MR. IGNERI: Okay, could I do
19 that? Like, in other words --

20 MR. ROSASCO: Well, then we got
21 to look back at the 35 percent thing.

22 MR. IGNERI: Okay.

23 MR. ROSASCO: So it still comes
24 back to that.

25 Let me ask you a question.

1 8/27/24 - PLANNING BOARD AND ARC
2 It's a legal two-family that house?
3 MR. IGNERI: Yes.
4 MR. ROSASCO: Okay.
5 MR. IGNERI: It is a legal
6 two-family.
7 MR. ROSASCO: Okay, that helps.
8 MR. IGNERI: It is a legal
9 two-family.
10 MR. ROSASCO: All right, that
11 makes sense.
12 MR. IGNERI: And there's only
13 two spots, and it's a horrible street
14 to want to park.
15 MR. ROSASCO: All right, so
16 let's play devil's advocate. There's
17 no parties going on tonight; right?
18 MR. IGNERI: No.
19 MR. ROSASCO: There's five cars
20 in front of that house. So you can't
21 even blame it on Haunted Hamburger.
22 How many people do you have
23 living in those two apartments?
24 MR. IGNERI: I have three people
25 Living in that house.

1 8/27/24 - PLANNING BOARD AND ARC

2 MR. ROSASCO: Where are all
3 those cars coming from? Because
4 there's no parties, there's no
5 hamburger party, there's no --

6 MR. IGNERI: Can I tell you
7 where lots of cars come from? People
8 that drop their car off at the
9 mechanics leave their cars there that
10 night before --

11 MR. ROSASCO: We corrected that.

12 MR. IGNERI: What's that?

13 MR. ROSASCO: Check with your
14 tenants to see if that's actually
15 what's happening because we corrected
16 that. When you guys had complaints
17 regarding the cafe, and also, more
18 importantly, we had fought on your
19 behalf for the mechanics to keep all
20 their cars parked on their property and
21 do the shuffle there.

22 MR. IGNERI: Do you know how
23 many times my tenants call me up and
24 say, I can't park in front of my house
25 because of the guy across the street,

1 8/27/24 - PLANNING BOARD AND ARC
2 and you know, I don't -- everybody has
3 to make a living.

4 MR. ROSASCO: Right.

5 MR. IGNERI: You know what I'm
6 saying.

7 MR. ROSASCO: No, you could call
8 the town -- the village, though,
9 because we've addressed that already.
10 We've told them --

11 MR. IGNERI: Right.

12 MR. ROSASCO: (Continuing) --
13 that in order to stay on that property
14 they have to --

15 MR. IGNERI: Right.

16 MR. ROSASCO: (Continuing) --
17 contain all their vehicles on site.

18 MR. IGNERI: Yeah, but did you
19 ever see how much space they have?

20 MR. ROSASCO: Oh, I know, it's
21 tight over there.

22 MR. IGNERI: I got nothing.

23 MR. ROSASCO: No, I'm with you.

24 MR. IGNERI: I got nothing.

25 MR. ROSASCO: I'm not denying

1 8/27/24 - PLANNING BOARD AND ARC
2 anything you said, I'm just trying --

3 MR. IGNERI: You know, I have
4 nothing there.

5 Is there anything that I can
6 do within the parameters that I've
7 already given you or no?

8 MR. ROSASCO: Like we just said,
9 you could do a circular driveway but
10 then we got to investigate the 35
11 percent. We need plans.

12 MR. IGNERI: It's going to be
13 over 35 percent because it's a two-car
14 driveway.

15 MR. ROSASCO: Go to the ZBA.

16 MR. IGNERI: The most -- the
17 most I could have was that driveway was
18 there and that was at 34 percent, the
19 one that I proposed.

20 CHAIRMAN STAUDT: Right, but the
21 problem is you're asking for a second
22 driveway without a -- not leading to a
23 garage which is what the code allows.

24 MR. ROSASCO: I think if we
25 defer, and we send you to the ZBA,

1 8/27/24 - PLANNING BOARD AND ARC
2 you're going to get an extra trinket in
3 your pocket because we know what's
4 going on over there.

5 MR. IGNERI: Okay.

6 MR. ROSASCO: That's what I
7 would tell you.

8 MR. IGNERI: Okay, tell me --
9 all right.

10 MR. ROSASCO: Because --

11 MR. IGNERI: We'll do that.

12 MR. ROSASCO: Right.

13 MR. IGNERI: We'll do that,
14 okay, that's fine, that's fine.

15 So now, what happens?

16 CHAURMAN STAUDT: So
17 essentially, what we would do is, we
18 would go back to the -- we're not going
19 to vote on this tonight.

20 MR. IGNERI: Okay.

21 CHAIRMAN STAUDT: Because
22 essentially, your proposal, we don't
23 feel we have the authority to approve
24 your proposal.

25 MR. IGNERI: Okay.

1 8/27/24 - PLANNING BOARD AND ARC

2 CHAIRMAN STAUDT: And so, we'll
3 contact the Building Department
4 tomorrow, and then we'll make sure that
5 you're -- you'll work with them to be
6 put onto the docket for the ZBA.

7 MR. IGNERI: Okay.

8 CHAIRMAN STAUDT: Essentially,
9 you can either propose this exactly or
10 even come to them with options.

11 MR. IGNERI: Right.

12 CHAIRMAN STAUDT: And that way,
13 get something --

14 MR. IGNERI: Okay.

15 CHAIRMAN STAUDT: (Continuing)
16 -- that will help you out and that will
17 work within the village code and in
18 that neighborhood.

19 MR. IGNERI: Okay.

20 CHAIRMAN STAUDT: All right?

21 MR. IGNERI: Okay.

22 CHAIRMAN ROSASCO: All right, so
23 that being said, I'm going to make a
24 motion to adjourn the application on 14
25 Heisser Lane for further confirmation

1 8/27/24 - PLANNING BOARD AND ARC
2 and discussion with the Building
3 Department, and certainly to perform an
4 investigation to provide this gentleman
5 with some parking relief.

6 CHAIRMAN STAUDT: I'll second
7 that motion.

8 MR. ROSASCO: And all those in
9 favor?

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

13 MR. IGNERI: Thank you, thank
14 you.

15 MR. ROSASCO: We'll investigate
16 it for you, Anthony.

17 MR. IGNERI: All right, thank
18 you.

19 MR. ROSASCO: Okay?

20 CHAIRMAN STAUDT: I'll make sure
21 the Building Department knows about
22 this in the morning, too.

23 MR. IGNERI: Okay, great. All
24 right, thank you.

25 CHAIRMAN STAUDT: Thank you.

1 8/27/24 - PLANNING BOARD AND ARC

2 MR. IGNERI: Take care.

3 (WHEREUPON, this application
4 was adjourned.)

5 * * * *

6 MR. BEICKERT Good afternoon.

7 MR. ROSASCO: How are you doing;
8 young man?

9 MR. BEICKERT: Just fine,
10 thanks. Young? How are you?

11 CHAIRMAN STAUDT: Are you here
12 representing 502 Main Street?

13 MR. BEICKERT: Yes, sir, I am.

14 CHAIRMAN STAUDT: Excellent.

15 All right, so why don't you come on
16 Up?

17 MR. BEICKERT: Absolutely.

18 CHAIRMAN STAUDT: Give your name
19 and address for the record.

20 MR. BEICKERT: Sure.

21 CHAIRMAN STAUDT: And we'll get
22 started.

23 MR. BEICKERT: My name is Scott
24 Beickert with Bullseye Sign and Graphic
25 Company, Incorporated, and I'm here to

1 8/27/24 - PLANNING BOARD AND ARC
2 represent Mark Stone at 502 Main
3 Street.

4 CHAIRMAN STAUDT: Excellent.

5 Okay, so tonight you're
6 proposing adding -- I know they
7 recently re-sided that property.

8 MR. BEICKERT: Did he get the
9 re-siding done because I know he had
10 that --

11 CHAIRMAN STAUDT: I passed it
12 tonight, it looks pretty complete over
13 there.

14 MR. BEICKERT: Beautiful.

15 CHAIRMAN STAUDT: Yeah.

16 MR. BEICKERT: He said it might
17 be like the beginning of the fall type
18 thing, so it's done a little bit
19 quicker than I thought, but --

20 CHAIRMAN STAUDT: Looks like
21 they got most of it done. Maybe
22 there's some finishing touches over
23 there but it looks pretty complete.

24 MR. BEICKERT: I'll drive past
25 on the way --

1 8/27/24 - PLANNING BOARD AND ARC

2 CHAIRMAN STAUDT: Yeah.

3 MR. BEICKERT: (Continuing) --
4 the way back there.

5 CHAIRMAN STAUDT: Definitely an
6 improvement, though.

7 MR. BEICKERT: Yeah, I can
8 imagine.

9 CHAIRMAN STAUDT: Pretty
10 blighted for a while.

11 MR. BEICKERT: You could see --
12 you could see why they might need a
13 sign that's kind of large, and I must
14 admit that I made a small mistake here.
15 I've got 24 inches -- I've got 24
16 inches left to right and 32 top to
17 bottom. It's actually opposite.

18 CHAIRMAN STAUDT: It's inverted?

19 MR. BEICKERT: Yeah, it's an
20 oblong, so it's 32 left to right, 24
21 top to bottom.

22 CHAIRMAN STAUDT: Gotcha.

23 MR. BEICKERT: Just a little bit
24 of a typo there.

25 MR. ROSASCO: Not a big deal.

1 8/27/24 - PLANNING BOARD AND ARC

2 CHAIRMAN STAUDT: Understood.

3 Any of you guys have any
4 questions?

5 MR. ROSASCO: Yeah, I just
6 believe that the sign requires some
7 type of silver leaf. That white trim
8 should be done in silver, and then
9 they're in compliance.

10 MR. BEICKERT: Okay, sure. So
11 silver leaf for the actual inner
12 border, the lined --

13 CHAIRMAN STAUDT: The lined
14 border.

15 MR. BEICKERT: Pinstripe? Okay,
16 and then the other letters can be
17 white, and that's okay?

18 CHAIRMAN STAUDT: Yeah.

19 MR. BEICKERT: Okay.

20 CHAIRMAN STAUDT: I think I'm
21 okay with the -- it was a charcoal
22 color he wanted to go with, right, as
23 the background?

24 MR. BEICKERT: Yes, sir.

25 CHAIRMAN STAUDT: I'm okay with

1 8/27/24 - PLANNING BOARD AND ARC
2 that because he's attempting to match
3 the new style of the house I'm
4 assuming; right?

5 MR. BEICKERT: I presume so.
6 Sorry to say that --

7 MR. ROSASCO: Maybe get a sample
8 of what he's got.

9 MR. BEICKERT: I'm sorry; sir?

10 MR. ROSASCO: Maybe get a sample
11 of what he's got. I think he's got --

12 MR. BEICKERT: The existing
13 color you're saying?

14 MR. ROSASCO: Yeah, the existing
15 color.

16 MR. BEICKERT: So try to match
17 that existing color as close as -- if
18 that's your notation to him then I'd be
19 happy to relay that to him.

20 MR. ROSASCO: I would presume
21 that's probably what he'd want to do
22 unless you want to do some type of
23 contrasting grays, which I don't really
24 see the need to.

25 MR. BEICKERT: He saw one sign

1 8/27/24 - PLANNING BOARD AND ARC
2 up and down the strip here that looked
3 pretty similar to that, so he said,
4 hey, as close as you come to that, it
5 looked already approved type of thing,
6 so --

7 MR. ROSASCO: Okay.

8 MR. BEICKERT: (Continuing) --
9 you know, if you guys liked that one
10 then, you know, then he wouldn't mind
11 that.

12 MR. ROSASCO: Do we want to
13 approve him if he wants to match the
14 colors?

15 CHAIRMAN STAUDT: Yes.

16 MR. ROSASCO: I'm not opposed to
17 that, I'd actually prefer that.

18 MR. BEICKERT: Okay.

19 MR. ROSASCO: Get a piece of his
20 Shake and take it down to your shop and
21 match them up.

22 MR. BEICKERT: Will do, sir.

23 MR. ROSASCO: All right, that's
24 not a problem.

25 MR. BEICKERT: Will do.

1 8/27/24 - PLANNING BOARD AND ARC
2 CHAIRMAN STAUDT: So with that,
3 I'll make a motion to approve this
4 applicant, as presented, with the one
5 amendment that the applicant has agreed
6 to match the background color of the
7 blade sign to match the new facade of
8 the building, and you're going to add
9 -- you're going to modify the white
10 line border to be silver leaf to
11 conform to village code.

12 MR. BEICKERT: Yes, sir, and the
13 letters being white is okay by you?

14 CHAIRMAN STAUDT: Yes.

15 MR. BEICKERT: Wonderful.

16 CHAIRMAN STAUDT: Okay, with
17 that I'll make a motion --

18 MR. ROSASCO: I'll second that
19 motion.

20 CHAIRMAN STAUDT: You'll second
21 That motion.

22 All in favor?

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

1 8/27/24 - PLANNING BOARD AND ARC
2 MR. BEICKERT: Thank you kindly.
3 Have a blessed evening.
4 MR. ROSASCO: You, too.
5 MR. BEICKERT: I appreciate your
6 time.
7 MR. ROSASCO: Okay, no problem.
8 (WHEREUPON, this application
9 was concluded.)
10 CHAIRMAN STAUDT: All right.
11 MR. ROSASCO: That's it.
12 CHAIRMAN STAUDT: I'll make a
13 motion to close the August meeting of
14 the Farmingdale Village Planning Board.
15 Can I get a second?
16 MR. ROSASCO: I'll second.
17 CHAIRMAN STAUDT: All in favor?
18 (WHEREUPON, there was a
19 unanimous, affirmative vote of the
20 Board members present.)
21 MR. ROSASCO: Nice job, Mr.
22 Chairman.
23 CHAIRMAN STAUDT: Thank you very
24 much.
25 (WHEREUPON, this meeting was

1 8/27/24 - PLANNING BOARD AND ARC
2 concluded at 7:15 p.m.)

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1 8/27/24 - PLANNING BOARD AND ARC

2 C E R T I F I C A T E

3 STATE OF NEW YORK)

4 SS:

5 COUNTY OF NASSAU)

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

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

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

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

16 IN WITNESS WHEREOF, I have hereunto set my
17 hand this 3rd day of September, 2024.

18 Debbie Babino

19 Debbie Babino, Certified Reporter

20

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25

-

-(continuing) 7:18

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