

**In the Matter Of:**

**VILLAGE OF FARMINGDALE**

---

**PLANNING BOARD AND ARB HEARINGS**

*September 24, 2024*

---



**ACRS**

Accurate Court Reporting Services, Inc.

[www.accuratecorp.com](http://www.accuratecorp.com)

631-331-3753

2

3

4

5

INCORPORATED VILLAGE OF FARMINGDALE

6

PLANNING BOARD AND ARCHITECTURAL REVIEW BOARD

7

8

361 Main Street

9

Farmingdale, New York

10

11

September 24, 2024

12

7:00 p.m.

13

14

15

16

17 RE: 261 Main Street

18 313 Main Street

19 215 Prospect Street

20

21

22

23

24

ACCURATE COURT REPORTING SERVICE, INC.

25

866-388-2277 info@accuratecorp.com 631-331-3753

1 PLANNING BOARD AND ARB - 9/24/24

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

3 JOSEPH STAUDT, Chairman

4 CRAIG ROSASCO, Past-Chairman

5 BERNARD HOTHERSALL, Member

6 TOM RYAN, Member

7 CARMELA SCHOTT, Alternate Member (Non-Voting)

8 CLAUDIO DeBELLIS, ESQ., Village Attorney

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

10 MANJINDER KAUR, Legal Assistant,  
11 WALSH MARKUS MCDOUGAL &  
12 DeBELLIS, LLP  
13 1600 Calebs Path, Suite 1600  
14 Hauppauge, New York

13

14 NICHOLAS SICILIANO, Level Five Design,  
15 For 261 Main Street

15

16 JULIANO PEREIRA, Mineola Sign and Awning,  
17 For 313 Main Street

16

17 JOSEPH OLIVIERI, Garten Associates,  
18 For 215 Prospect Street

18

19 ANTHONY ADDEO, 215 Prospect Street LLC,  
20 For 215 Prospect Street

19

20

21

22

23

24

25

1 PLANNING BOARD AND ARB - 9/24/24

2 CHAIRMAN STAUDT: Good  
3 evening, everyone. This is the  
4 September meeting of the Village of  
5 Farmingdale's Planning Board.

6 To get started tonight, if  
7 everyone could stand.

8 Craig, if you could lead us in  
9 the Pledge of Allegiance.

10 MR. ROSASCO: Absolutely. I'd  
11 ask everybody to just put their right  
12 hand over their heart and join us in  
13 the rendition of the Pledge of  
14 Allegiance.

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

18 CHAIRMAN STAUDT: If everyone  
19 could remain standing for one moment,  
20 so we can take a moment to remember  
21 our first responders, our military  
22 serving overseas, and everyone who  
23 keeps us safe.

24 (WHEREUPON, a moment of silence  
25 was observed by the assemblage, after

1 PLANNING BOARD AND ARB - 9/24/24  
2 which the following transpired:)

3 CHAIRMAN STAUDT: Okay.  
4 Thanks very much, everyone. Please  
5 be seated.

6 So tonight we have a bit of a  
7 scheduling quirk compared to normal.  
8 We're going to hear the two applicants  
9 -- 261 Main Street and 313 Main Street  
10 -- tonight at 7:00.

11 If anyone is here for the  
12 Public Hearing for 215 Prospect, that  
13 is going to be at 8:00 tonight because  
14 that's how the Village noticed it to  
15 the community -- at 8:00.

16 So we will hear the other two  
17 now, and then we'll adjourn for  
18 whatever time we have from now and  
19 8:00.

20 Is anyone here representing 261  
21 Main Street?

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

25 CHAIRMAN STAUDT: Great. Come

1 PLANNING BOARD AND ARB - 9/24/24  
2 on up. We're going to do you first.

3 If you could state your name  
4 and address for the record.

5 MR. SICILIANO: It's Nicholas  
6 Siciliano, Level Five Design, 7 Devon  
7 Street, Lynbrook, New York. The  
8 address I'm here on behalf of is 261  
9 Main Street.

10 CHAIRMAN STAUDT: Excellent.  
11 All right. Nicholas, if you could  
12 walk us through your proposal.

13 MR. SICILIANO: We're going to  
14 be putting up two 3' x 10' signs made  
15 with 3/4 inch PVC, and they will be  
16 screwed directly through with  
17 galvanized screws into an existing  
18 wood platform that's, actually,  
19 bolted to the building. And it will  
20 be on both sides of the corner.

21 And I believe that there is  
22 already -- there is also a hanging  
23 sign that has the address on it, 261.  
24 It will all be this material  
25 (indicating). This is, basically, a

1 PLANNING BOARD AND ARB - 9/24/24  
2 small replica of what it's going to  
3 look like (indicating).

4 MR. RYAN: That wood it's  
5 mounted on is what was originally  
6 there?

7 MR. SICILIANO: Yeah. Yeah.  
8 It was there already. I inspected  
9 it, and it's pretty solid. It's not  
10 going to come off. But I may throw  
11 some extra anchors in there just to  
12 be safe.

13 CHAIRMAN STAUDT: So the sign  
14 is going to be affixed to that wood?

15 MR. SICILIANO: Yes. It's  
16 going to be affixed to the wood only  
17 because I would end up having to put  
18 wood back up in order to make it  
19 easier. So the wood is in good  
20 shape. Like I said, I'm going to put  
21 some extra anchors in it just to make  
22 sure that it's even safer.

23 And then around the edge --  
24 because the wood sits off of the  
25 building -- I'm going to do black

1 PLANNING BOARD AND ARB - 9/24/24  
2 aluminum or painted black PVC just to  
3 cover that wood so that it looks nice.

4 CHAIRMAN STAUDT: Okay. One  
5 of the questions I had looking at it  
6 -- well, one thing you didn't  
7 mention, you're also doing the  
8 address sign.

9 MR. SICILIANO: Yeah. It  
10 hangs -- there's this, like, wrought  
11 iron --

12 CHAIRMAN STAUDT: Well, that's  
13 the blade. In the proposal, I see  
14 the blade sign has the "B" logo,  
15 which is the hanging sign.

16 MR. SICILIANO: Right.

17 CHAIRMAN STAUDT: But the  
18 address --

19 MR. SICILIANO: Oh, I'm sorry.  
20 That's right. The address is  
21 directly above the front door in that  
22 small, little section. And it's the  
23 same exact material, and it's going  
24 to be affixed the same way.

25 CHAIRMAN STAUDT: Okay. The



1 PLANNING BOARD AND ARB - 9/24/24  
2 only question I have looking at your  
3 proposal currently is I don't see any  
4 -- we have a metallic requirement in  
5 the Village for all signage.

6 Usually, it manifests in the  
7 border or the lettering. It's either  
8 gold leaf or silver leaf.

9 MR. SICILIANO: Okay.

10 CHAIRMAN STAUDT: There's none  
11 of that represented in your signage  
12 now. Would you be willing to do a  
13 border in -- I guess silver leaf  
14 would make the most sense.

15 MR. SICILIANO: Around the  
16 lettering like this (indicating)?

17 CHAIRMAN STAUDT: That or --

18 MR. SICILIANO: Okay.

19 CHAIRMAN STAUDT: I don't want  
20 to ask you to mess with your logo  
21 because you have a border in the "B."  
22 If you want to leave that  
23 undisturbed, you could do the border  
24 around the entire sign, sure.

25 MR. SICILIANO: Yeah. We can

1 PLANNING BOARD AND ARB - 9/24/24  
2 do that. Gold leaf is very  
3 expensive, so --

4 CHAIRMAN STAUDT: It doesn't  
5 have to be gold.

6 MR. SICILIANO: Okay.

7 CHAIRMAN STAUDT: It could be  
8 silver, right?

9 MR. RYAN: I'm sorry, you said  
10 you might put silver around the  
11 boarder itself?

12 MR. SICILIANO: Would you want  
13 it going around the entire sign  
14 basically?

15 MR. RYAN: That's the ideal  
16 thing.

17 MR. ROSASCO: You could do a  
18 black edge and then do a silver leaf  
19 inside it.

20 That probably would look best,  
21 right?

22 MR. SICILIANO: Yeah. That  
23 would be a good idea.

24 MR. RYAN: Yeah. I think that  
25 would be better.

1 PLANNING BOARD AND ARB - 9/24/24

2 MR. ROSASCO: Are you good  
3 with that, Mr. Chairman?

4 CHAIRMAN STAUDT: Absolutely.  
5 That works.

6 MR. SICILIANO: Okay. Do you  
7 need to see a --

8 CHAIRMAN STAUDT: No. As long  
9 as you understand.

10 MR. SICILIANO: Yeah. Yeah.  
11 Sure.

12 CHAIRMAN STAUDT: So as long  
13 as that is represented in all three  
14 of the signs.

15 MR. RYAN: And that lighting  
16 is the same that was there  
17 originally?

18 MR. SICILIANO: It's going to  
19 be, yeah. The original lights.

20 CHAIRMAN STAUDT: Same  
21 goosenecks.

22 MR. SICILIANO: I have nothing  
23 to do with the lights. If they ever  
24 wanted to change the lights, they  
25 would have to contact an electrician

1 PLANNING BOARD AND ARB - 9/24/24  
2 to do that.

3 CHAIRMAN STAUDT: And if they  
4 ever wanted to change the lights,  
5 they'd have to reappear here.

6 MR. SICILIANO: Okay. I'll  
7 let them know.

8 CHAIRMAN STAUDT: The only  
9 thing I ask, in terms of the  
10 lighting, if you could send this back  
11 to whoever is going to do the  
12 lighting. The color temperature of  
13 the bulbs, if they can just make sure  
14 that that's -- we prefer the warmer  
15 color.

16 MR. SICILIANO: Okay.

17 CHAIRMAN STAUDT: That's 2,700  
18 to 3,000 kelvin is generally what we  
19 ask for.

20 MR. SICILIANO: Sure.

21 CHAIRMAN STAUDT: Anyone else  
22 have any questions?

23 MR. ROSASCO: I do. Nicholas,  
24 that wood extends the entire border  
25 of the front of that side, right?

1 PLANNING BOARD AND ARB - 9/24/24

2 MR. SICILIANO: Yeah. I'm  
3 going to be trimming it down to the  
4 size.

5 MR. ROSASCO: You're going to  
6 pull it back?

7 MR. SICILIANO: Yeah.

8 MR. ROSASCO: Because,  
9 otherwise, you'd have wood -- unless  
10 you ran that sign completely --

11 MR. SICILIANO: No. You're  
12 not going to see it.

13 MR. ROSASCO: Okay. Do you  
14 have any idea as to how much you're  
15 going to pull it back?

16 MR. SICILIANO: Well, it's  
17 going to be centered on each side.  
18 So whatever center is going to be.

19 MR. ROSASCO: To the  
20 goosenecks maybe?

21 MR. SICILIANO: Yes. Centered  
22 to the middle of the goosenecks.  
23 Exactly. You won't see any of that  
24 wood when I'm done. That will be  
25 behind this (indicating).

1 PLANNING BOARD AND ARB - 9/24/24

2 MR. ROSASCO: That was my only  
3 concern. Cool.

4 CHAIRMAN STAUDT: Any other  
5 questions?

6 (WHEREUPON, no response was  
7 heard.)

8 CHAIRMAN STAUDT: With that,  
9 I'll make a motion to approve this  
10 applicant's application as submitted  
11 with the amendment that he agrees to  
12 add the silver and black border to  
13 all three -- the two primary signs  
14 and the address secondary sign.

15 MR. ROSASCO: I will second  
16 the motion.

17 CHAIRMAN STAUDT: All in  
18 favor?

19 (WHEREUPON, there was a  
20 unanimous, affirmative vote of the  
21 Board members present. Motion passed  
22 4-0.)

23 MR. SICILIANO: Thank you.

24 CHAIRMAN STAUDT: Thanks very  
25 much.

1 PLANNING BOARD AND ARB - 9/24/24

2 Good luck.

3 \* \* \* \*

4 CHAIRMAN STAUDT: All right.

5 Next up is 313 Main Street. If you  
6 would state your name and address for  
7 the record.

8 MR. PEREIRA: Sure. My name  
9 is Juliano Pereira, Mineola Signs and  
10 Awning, 255 Mineola Boulevard,  
11 Mineola, New York. I'm here for 313  
12 Main Street in Farmingdale, New York.

13 CHAIRMAN STAUDT: All right.  
14 What are you proposing tonight?

15 MR. PEREIRA: I'm also  
16 proposing a sign to go to Vico  
17 restaurant. And as you can see, we  
18 are also using the material that the  
19 previous gentleman was using. It's a  
20 PVC material. It will last you  
21 longer.

22 This is the gold color that  
23 goes in the background (indicating).  
24 And then the letters are also made  
25 with the same material. It's a raised

1 PLANNING BOARD AND ARB - 9/24/24  
2 letter, so they're made to look  
3 almost, like, 3-D. Like they're  
4 coming out.

5 And the bottom one is also the  
6 same material. It looks like a  
7 ribbon, but it's cutout vinyl, so it  
8 can be nice and visible. We tried to  
9 do it with this before (indicating),  
10 and the visibility is not that good.  
11 So we prefer to always put vinyl, so  
12 this way it can read better.

13 And they're going to be pin  
14 mounted on the wall over here  
15 (indicating). And we're going to  
16 adjust the pins according to the back  
17 of the wall. As you can see, a lot of  
18 those stones, sometimes, are not  
19 level. So we'll go according to that  
20 so that we can mount it, and it will  
21 be secure there.

22 CHAIRMAN STAUDT: Understood.

23 One question I had looking at  
24 your proposal tonight is not only are  
25 they putting a sign up, but they're



1 PLANNING BOARD AND ARB - 9/24/24  
2 making a modification to their  
3 previous logo compared to the banner  
4 that's up there now.

5 MR. PEREIRA: Yes.

6 CHAIRMAN STAUDT: There's a  
7 blade sign in the front of the  
8 building. There's nothing in the  
9 proposal about the blade sign, so I  
10 was curious if that's going to stay  
11 as is for now?

12 MR. PEREIRA: Yes. As for  
13 right now. Because we're working  
14 with the landlord. The landlord is  
15 the one that is doing the renovation  
16 for the restaurant. So as of  
17 currently, right now, they are  
18 keeping the same blade sign as it is.  
19 We are just doing pieces by pieces.

20 As you can see, we're just  
21 doing the sign first. Hopefully, she  
22 gets to do all the renovations and the  
23 blade sign so that everything is  
24 consistent. But as of right now, this  
25 is what they asked for.

1 PLANNING BOARD AND ARB - 9/24/24

2 CHAIRMAN STAUDT: Okay. From  
3 the Village's perspective, it would  
4 be nice to get it consistent.

5 MR. PEREIRA: Like I said, I  
6 will mention it to them. I have  
7 brought this up to them, but I guess  
8 they are doing current renovations  
9 now with that piece. So I guess they  
10 want to take it little step by step.

11 I'm going to recommend to them  
12 again, so we can keep everything  
13 consistent as one look.

14 (WHEREUPON, there was a sidebar  
15 discussion held between Chairman  
16 Staudt and Mr. Rosasco.)

17 CHAIRMAN STAUDT: So what  
18 we're going to propose is we will  
19 allow the blade sign, which we don't  
20 believe ever came before this Board  
21 to get approved because the banner  
22 and the blade sign were temporary in  
23 nature when they originally went up.

24 So what we can do is we'll  
25 extend the ability for that to stay up

1 PLANNING BOARD AND ARB - 9/24/24  
2 for 120 days. And, hopefully, within  
3 that 120 days it can get squared away  
4 with the landlord.

5 MR. PEREIRA: We're talking  
6 about the blade sign?

7 CHAIRMAN STAUDT: Yes.

8 MR. PEREIRA: Okay. So in  
9 case they don't want to do it in 120  
10 days, would you like us to take it  
11 down?

12 MR. ROSASCO: Or replace it.  
13 After 120 days, that's it. It's  
14 already extended above and beyond  
15 what's permissible for the temporary  
16 signs anyway.

17 MR. PEREIRA: Of course.

18 MR. ROSASCO: We'll give them  
19 a little extra time.

20 MR. PEREIRA: I appreciate  
21 that. So I will bring that up to  
22 them. Of course, my first option is  
23 to change it to make it look better.  
24 That's always the first option. But  
25 if not, in 120 days --

1 PLANNING BOARD AND ARB - 9/24/24

2 MR. ROSASCO: We'll do that  
3 for you. Tell them they have 120  
4 days to fix it.

5 MR. PEREIRA: Beautiful. I'll  
6 let them know.

7 MR. ROSASCO: You got it.

8 MR. RYAN: They've got the  
9 gold on there for meeting the  
10 requirements?

11 CHAIRMAN STAUDT: It was one  
12 of the questions. So as with the  
13 previous applicant, we have a  
14 requirement for a silver or metallic  
15 element to each sign. I see you have  
16 a gold backing, but I'm assuming  
17 that's not gold leaf.

18 MR. PEREIRA: No. This is the  
19 gold material that goes on it. So  
20 it's like this (indicating). It's  
21 not gold leaf. It's a gold material.

22 CHAIRMAN STAUDT: So would you  
23 be willing to modify the border to a  
24 metallic to meet the requirement?

25 MR. PEREIRA: The black

1 PLANNING BOARD AND ARB - 9/24/24  
2 border?

3 CHAIRMAN STAUDT: Yes.

4 MR. PEREIRA: Sure.

5 MR. ROSASCO: Maybe you can  
6 just do a gold line inside the black  
7 trim. Then it meets the requirement.  
8 I like the black border. It gives it  
9 definition.

10 MR. PEREIRA: What do you  
11 mean, do a trim right next to the  
12 black border?

13 MR. ROSASCO: Yeah.

14 MR. PEREIRA: And do another  
15 one of silver?

16 CHAIRMAN STAUDT: You can't  
17 put gold on top of gold, but at least  
18 it meets the metallic requirement.  
19 It can be thin.

20 MR. PEREIRA: Okay.

21 MR. ROSASCO: It doesn't need  
22 to be anything extravagant.

23 MR. PEREIRA: Okay.

24 MR. ROSASCO: But just on the  
25 inside. What I would recommend is

1 PLANNING BOARD AND ARB - 9/24/24  
2 run around the inside of the black  
3 trim with a line of gold metallic.  
4 And then we can say, if someone  
5 says they don't have gold metallic,  
6 yes, they do.

7 MR. PEREIRA: Do you mind if I  
8 come up close to you just to  
9 understand?

10 MR. ROSASCO: Sure.

11 (WHEREUPON, there was a sidebar  
12 discussion held between Chairman  
13 Staudt, Mr. Rosasco, Mr. Ryan, and Mr.  
14 Pereira.)

15 CHAIRMAN STAUDT: The only  
16 other thing I would request, again,  
17 with the lighting and the goosenecks  
18 hanging over. I didn't see it  
19 tonight, but I know in the past it's  
20 been, like, a harsh blue-white light.  
21 If you could just request that they  
22 change those to the warm color  
23 temperatures that we prefer on Main  
24 Street -- 2,700 to 3,000 kelvin.

25 MR. PEREIRA: I will let them

1 PLANNING BOARD AND ARB - 9/24/24

2 know.

3 CHAIRMAN STAUDT: Thank you.

4 Otherwise, I will make a motion to

5 approve this application as

6 submitted.

7 Can I get a second on that?

8 MR. ROSASCO: I'll second that

9 motion.

10 CHAIRMAN STAUDT: All in

11 favor?

12 (WHEREUPON, there was a  
13 unanimous, affirmative vote of the  
14 Board members present. Motion passed  
15 4-0.)

16 MR. PEREIRA: Thank you so  
17 much.

18 CHAIRMAN STAUDT: Thank you.

19 \* \* \* \*

20 CHAIRMAN STAUDT: All right.

21 With that, we will temporarily  
22 adjourn until 8:00 p.m. for the  
23 Public Hearing for Prospect Street.

24 Should I make a motion?

25 MR. ROSASCO: You can make a

1 PLANNING BOARD AND ARB - 9/24/24  
2 motion to adjourn for the time being.

3 CHAIRMAN STAUDT: I'll make a  
4 motion to temporarily adjourn until  
5 8:00 p.m.

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

8 CHAIRMAN STAUDT: All in  
9 favor?

10 (WHEREUPON, there was a  
11 unanimous, affirmative vote of the  
12 Board members present. Motion passed  
13 4-0.)

14 (WHEREUPON, a short recess was  
15 taken beginning at 7:16 p.m. with the  
16 proceedings resuming at 8:00 p.m. as  
17 follows:)

18 CHAIRMAN STAUDT: All right,  
19 everyone, it's 8:00. With that, I'm  
20 going to make a motion to reopen the  
21 September Planning Board meeting for  
22 the Village of Farmingdale.

23 Can I get a second?

24 MR. HOTHERSALL: I second that  
25 motion.



1 PLANNING BOARD AND ARB - 9/24/24

2 CHAIRMAN STAUDT: All in  
3 favor?

4 (WHEREUPON, there was a  
5 unanimous, affirmative vote of the  
6 Board members present. Motion passed  
7 4-0.)

8 CHAIRMAN STAUDT: All right.  
9 We are reopened.

10 So with that -- I have to make  
11 a motion to open the Public Hearing,  
12 right?

13 MR. ROSASCO: Yes.

14 CHAIRMAN STAUDT: I'll make a  
15 motion to open the Public Hearing for  
16 215 Prospect Street.

17 Can I get a second?

18 MR. RYAN: Second.

19 CHAIRMAN STAUDT: All in  
20 favor?

21 (WHEREUPON, there was a  
22 unanimous, affirmative vote of the  
23 Board members present. Motion passed  
24 4-0.)

25 CHAIRMAN STAUDT: Okay. Who

1 PLANNING BOARD AND ARB - 9/24/24  
2 is here to present for 215 Prospect  
3 Street?

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

7 CHAIRMAN STAUDT: If you could  
8 give your name and address for the  
9 record. I know we've already been  
10 discussing this, but this is all for  
11 the record.

12 MR. OLIVIERI: Do you mind if  
13 I sit?

14 CHAIRMAN STAUDT: Sure.

15 MR. OLIVIERI: Joe Olivieri,  
16 Garten Associates, 680 Larkfield  
17 Road, East Northport, New York,  
18 11731, and I'm representing Anthony  
19 Addeo.

20 CHAIRMAN STAUDT: Excellent.  
21 All right. You want to walk us  
22 through your proposal?

23 MR. OLIVIERI: Sure.  
24 Absolutely.

25 Tonight we are seeking the

1 PLANNING BOARD AND ARB - 9/24/24  
2 Board's approval to reinstate the  
3 legal two-family status of the subject  
4 lot. This is going to be a house that  
5 was destroyed by fire on August 21,  
6 2023.

7 In December, 2023, the  
8 insurance company notified my client,  
9 Mr. Addeo, that the house was a  
10 complete loss and needed to be  
11 completely rebuilt.

12 We previously brought a  
13 proposal in to this Board for a  
14 slightly larger house than the  
15 original house -- completely new, new  
16 foundation, new house completely --  
17 and based on the comments received  
18 from the community and this Board and  
19 from the Building Department of the  
20 Village, we made some modifications.

21 And what we have done is we  
22 designed a new house that's going to  
23 be a smaller total square-footage. I  
24 think it's, like, seven square-feet  
25 net loss.

1 PLANNING BOARD AND ARB - 9/24/24

2 CHAIRMAN STAUDT: From the  
3 original.

4 MR. OLIVIERI: From the  
5 original house. The house is going  
6 to have the same bedroom count --  
7 three bedrooms on the first floor,  
8 two bedrooms on the second floor --  
9 so there will be no increase in  
10 bedrooms.

11 The new structure will meet all  
12 of the Village zoning laws, so there  
13 is no variance required. And it is  
14 approximately half of the size of the  
15 house that we would be permitted to  
16 build under normal circumstances.

17 So, really, we're here strictly  
18 to talk about reinstating the  
19 two-family status, which we have been  
20 told by the Building Department and, I  
21 believe, the Mayor that we have met  
22 all of the criteria for reinstating  
23 the two-family status.

24 The new proposed house is  
25 2,578-square-feet. The old house was

1 PLANNING BOARD AND ARB - 9/24/24  
2 2,585-square-feet. Again, that's a  
3 net deficit of seven square-feet.

4 The side yard and rear yard  
5 setbacks have been respected as well.  
6 The entire project as proposed is in  
7 compliance and is as of right. The  
8 only thing we are here for is the  
9 two-family status.

10 We feel that this new design is  
11 still going to be very tastefully  
12 constructed, and that will increase  
13 property values of the local residents  
14 on the street and in the Village.

15 We have afforded every possible  
16 opinion and change that the Town Board  
17 and the Building Department have  
18 requested of this project, and we seek  
19 your approval to move forward in order  
20 to sit in front of the Planning Board  
21 to get that site plan approved tonight  
22 and then the two-family use  
23 reinstated. And that's really what we  
24 have to say.

25 CHAIRMAN STAUDT: Okay. Just

1 PLANNING BOARD AND ARB - 9/24/24  
2 to make clear about the Planning  
3 Board's role tonight.

4 So the Planning Board, for this  
5 Public Hearing, we exist to provide  
6 our advice to the Trustee Board who  
7 will make the final decision regarding  
8 the two-family status.

9 We're here to hear your  
10 presentation, ask our questions, and  
11 allow the community their opportunity  
12 to ask their questions. And then  
13 we'll make recommendations to the  
14 Board of Trustees for the Village --  
15 our opinions and the community's  
16 opinions -- and then it's them.

17 I believe October 7th is the  
18 next scheduled Trustee meeting?

19 MR. DeBELLIS: That's correct.

20 CHAIRMAN STAUDT: And that's  
21 where the final decision would be  
22 made on the status of the property  
23 regarding the two-family and then the  
24 final approval for the site plan and  
25 the design of the house.

1 PLANNING BOARD AND ARB - 9/24/24

2 Just so we're all -- so we're  
3 not taking a vote tonight to approve  
4 or deny this property. We're taking  
5 in all the information -- similar to  
6 the last Public Hearing that we had on  
7 the original proposal -- taking that  
8 in and making recommendations to the  
9 Board thereafter.

10 With that, anyone have any  
11 questions here on the Board?

12 MR. ROSASCO: I had some  
13 questions in regard to -- it looks  
14 like the batten board siding on the  
15 house was Hardy.

16 Is the plank board also going  
17 to be a Hardy product?

18 It doesn't quantify that in the  
19 plans.

20 MR. OLIVIERI: So we're going  
21 to use regular vinyl siding for the  
22 house.

23 MR. ROSASCO: Vinyl siding but  
24 you're using Hardy concrete batten  
25 board?

1 PLANNING BOARD AND ARB - 9/24/24

2 MR. OLIVIERI: Yes. As was  
3 specified. Yes. Just to give the  
4 corners a little bit of a pop.  
5 Something different.

6 MR. ROSASCO: Okay. Have you  
7 guys made any decisions yet on color  
8 scheme?

9 MR. OLIVIERI: No.

10 MR. ROSASCO: Nothing?

11 MR. OLIVIERI: We need our  
12 approval first, then we'll go  
13 forward. We've done construction  
14 documents on the original house, and  
15 now we have new construction drawings  
16 for this house, and we're really  
17 hoping for an approval. Otherwise,  
18 we'll have to do a third set of  
19 construction documents.

20 MR. ROSASCO: Understood.

21 CHAIRMAN STAUDT: The  
22 intention is still for the driveway  
23 and the existing two-car garage to  
24 remain undisturbed?

25 MR. OLIVIERI: Yes.



1 PLANNING BOARD AND ARB - 9/24/24

2 MR. RYAN: And that driveway  
3 will fit three cars?

4 MR. OLIVIERI: Easily. It's  
5 very long.

6 MR. RYAN: Plus the two in  
7 the --

8 CHAIRMAN STAUDT: Plus the  
9 two. Because the requirement by  
10 Village Code is five for the five  
11 bedrooms.

12 MR. OLIVIERI: Yes. It's a  
13 very long driveway.

14 MR. RYAN: Right.

15 MR. ROSASCO: Although I see  
16 it on the plans, it looks as though  
17 there are sufficient egress windows  
18 for the second floor?

19 MR. OLIVIERI: Absolutely. It  
20 would never be approved by the  
21 Building Department without proper  
22 egress.

23 MR. ROSASCO: Just making a  
24 record. I don't have any further  
25 comments.

1 PLANNING BOARD AND ARB - 9/24/24

2 CHAIRMAN STAUDT: Anything  
3 else?

4 (WHEREUPON, no response was  
5 heard.)

6 CHAIRMAN STAUDT: All right.  
7 With that, I'll make a motion to open  
8 up the Public Hearing for public  
9 comment.

10 Can I get a second?

11 MR. ROSASCO: So moved.

12 CHAIRMAN STAUDT: All in  
13 favor?

14 (WHEREUPON, there was a  
15 unanimous, affirmative vote of the  
16 Board members present. Motion passed  
17 4-0.)

18 CHAIRMAN STAUDT: All right.  
19 We would like to do this tonight. If  
20 everyone could speak one at a time so  
21 that we can have an accurate record  
22 and have a civil discussion regarding  
23 the plans before us tonight.

24 Anyone have any questions?

25 (WHEREUPON, a member of the

1 PLANNING BOARD AND ARB - 9/24/24  
2 assemblage raised a hand to be  
3 recognized.)

4 MS. STEINLE: Joan Steinle,  
5 209 Prospect Street.

6 I just want to go over -- what  
7 was the square-footage now of this  
8 house that's going to be?

9 CHAIRMAN STAUDT: 2,578. The  
10 old house was 2,585 -- the house that  
11 burned down.

12 And, I think, Mr. Addeo said  
13 earlier tonight that the proposal  
14 several months ago was roughly  
15 400-square-feet more.

16 MS. STEINLE: Yeah. A lot  
17 more. Okay. And there's one  
18 entrance in the back?

19 CHAIRMAN STAUDT: For the  
20 second floor apartment.

21 MS. STEINLE: Now, is there an  
22 entrance in the back for the ground  
23 floor?

24 CHAIRMAN STAUDT: I don't  
25 think there is.

1 PLANNING BOARD AND ARB - 9/24/24

2 MR. RYAN: No.

3 MR. ROSASCO: It's a separate  
4 entrance. So the back is used for  
5 upstairs and the front --

6 MS. STEINLE: And downstairs?  
7 So the back is used for upstairs and  
8 downstairs?

9 MR. ROSASCO: No.

10 CHAIRMAN STAUDT: No. So the  
11 front door you see is for the first  
12 floor. The back door, there's two  
13 doors. There's a door for access to  
14 the basement and utility room, and  
15 there's a door for access to the  
16 second floor apartment.

17 MS. STEINLE: How are the  
18 people on the down floor going to go  
19 out to their backyard?

20 CHAIRMAN STAUDT: The front  
21 door I assume.

22 MS. STEINLE: The front door  
23 and go around?

24 That's inconvenient if you  
25 think about it.

1 PLANNING BOARD AND ARB - 9/24/24

2 CHAIRMAN STAUDT: That's  
3 accurate, right?

4 MR. OLIVIERI: Yes.

5 MS. SCHOTT: Is there a patio  
6 on the back of the house?

7 MR. OLIVIERI: There's a rear  
8 covered deck and a front covered  
9 deck. So the people on the second  
10 floor can sit outside in the back,  
11 and the people on the first floor can  
12 sit outside in the front. And the  
13 yard is to share.

14 MS. STEINLE: Yeah, but, they  
15 can't get in the backyard from the  
16 down floor. That's inconvenient.

17 MR. ROSASCO: We're not here  
18 to discuss convenience. We are here  
19 to discuss conformity.

20 MS. STEINLE: I'm just saying.

21 MR. ROSASCO: I happen to  
22 agree with you.

23 MS. STEINLE: Okay. Thank  
24 you.

25 (WHEREUPON, a member of the

1 PLANNING BOARD AND ARB - 9/24/24  
2 assemblage raised a hand to be  
3 recognized.)

4 CHAIRMAN STAUDT: Yes. Just  
5 your name and address for the record.

6 MR. STEINLE: Anton Steinle,  
7 209 Prospect Street. You're saying  
8 there's a deck out the back, two  
9 stories up?

10 MR. ROSASCO: No.

11 CHAIRMAN STAUDT: No. There's  
12 a patio -- so you can speak  
13 (indicating).

14 MR. OLIVIERI: Can I show you  
15 the plans?

16 MS. STEINLE: Sure.

17 (WHEREUPON, documentation was  
18 displayed for assemblage to view.)

19 MS. STEINLE: There's an open  
20 deck in the back?

21 MR. OLIVIERI: Just a covered  
22 porch (indicating).

23 MR. STEINLE: Oh, okay.

24 MR. OLIVIERI: In the front,  
25 for the ground level, you have a

1 PLANNING BOARD AND ARB - 9/24/24  
2 covered porch in the front  
3 (indicating). It's very small. Then  
4 you come in the front door.

5 MR. STEINLE: Right.

6 MR. OLIVIERI: For the back,  
7 if you live upstairs, you walk up  
8 onto this covered entry (indicating),  
9 and you come in this door  
10 (indicating), and you go up the  
11 stairs.

12 MR. STEINLE: Okay. All  
13 right. I see that. I thought maybe  
14 -- because we already had to deal  
15 with the house in the back of me with  
16 a picture window the size of Macy's.

17 CHAIRMAN STAUDT: And the  
18 stairs to the second floor, those are  
19 internal in that house, right?

20 MR. OLIVIERI: Yes. I just  
21 want to show you what the elevations  
22 look like. There's not going to be  
23 any exterior decks.

24 This is looking at it from, I  
25 think, your house.

1 PLANNING BOARD AND ARB - 9/24/24

2 MR. STEINLE: Yeah.

3 MR. OLIVIERI: We'll have a  
4 front porch for the person who has  
5 the first floor (indicating), and  
6 you'll have a little back porch the  
7 same size for the person getting in  
8 the back (indicating).

9 MR. STEINLE: Okay. All  
10 right.

11 MS. STEINLE: I'm sorry, I  
12 have another question. The driveway.  
13 How -- if you're parking all these  
14 cars in, now, whoever wants to get  
15 out, how are they going to maneuver  
16 that?

17 Are they having something in  
18 the back that they can, kind of --

19 MR. OLIVIERI: So we talked  
20 about this at the last meeting. The  
21 town does not require us to describe  
22 the manner of which cars are going to  
23 enter and exit the driveway. Just  
24 that there's enough spots.

25 So I think that if the guy in



1 PLANNING BOARD AND ARB - 9/24/24  
2 front is being blocked by two other  
3 people, they're going to have to move  
4 their car. That's pretty much it.

5 CHAIRMAN STAUDT: Right. And  
6 the driveway --

7 MS. STEINLE: I know it's a  
8 long driveway.

9 CHAIRMAN STAUDT: It meets the  
10 requirement, as he was saying, from a  
11 Code standpoint. They require spots  
12 for five cars.

13 It does widen up at the back  
14 because there's the two-car garage.  
15 So I guess, in theory, they would have  
16 an opportunity to work it out in the  
17 back or to pull it out into the street  
18 and move cars so they can get in and  
19 out.

20 MR. OLIVIERI: I'm going to  
21 learn quickly how this parking  
22 shuffling works because I have three  
23 children that will, eventually, have  
24 cars.

25 So we will, eventually, have

1 PLANNING BOARD AND ARB - 9/24/24  
2 five cars in a driveway that's only  
3 two cars wide. And the bottom line is  
4 we're going to have to be smart as to  
5 how we park so that the cars are in  
6 the order that they need to leave in  
7 the morning.

8 MS. STEINLE: Correct.

9 MR. DeBELLIS: Spoken like  
10 someone who really doesn't have kids  
11 because my kids really don't think  
12 about that.

13 MR. OLIVIERI: Well, my kids  
14 aren't of driving age yet. They're  
15 not of driving age. I said it's  
16 coming. It's in the future.

17 CHAIRMAN STAUDT: It's also a  
18 little more complicated to coordinate  
19 that amongst two separate families  
20 living in two separate apartments  
21 versus your kids.

22 MS. STEINLE: Exactly.

23 CHAIRMAN STAUDT: It's a valid  
24 point.

25 MR. OLIVIERI: From a house

1 PLANNING BOARD AND ARB - 9/24/24  
2 that's been there for as many years  
3 as it has as a legal two-family, it's  
4 been working out all this time. So  
5 we hope that it will continue.

6 MS. STEINLE: Well, there  
7 wasn't that many cars.

8 MR. STEINLE: I noticed you're  
9 trying to make it a two-family house  
10 and it's only one electric meter on  
11 there. How does that work?

12 MR. OLIVIERI: Sir, we're not  
13 trying to make it a two-family house,  
14 it is a two-family house.

15 MS. STEINLE: It is a  
16 two-family.

17 MR. OLIVIERI: We're just  
18 trying to rebuild to what we had  
19 before. It's not a single-family  
20 residence now. It's a legal  
21 two-family now. It's just that it  
22 burned down, so we want to rebuild  
23 it.

24 MR. STEINLE: Okay. So you're  
25 saying that it's not a two-family

1 PLANNING BOARD AND ARB - 9/24/24  
2 house right now that you're building,  
3 but two families will be living in  
4 there?

5 MR. OLIVIERI: No. It is a  
6 two-family, it was a two-family, and  
7 it's going to be a two-family. It's  
8 always been a two-family.

9 MS. STEINLE: Well, shouldn't  
10 there be two meters?

11 MR. OLIVIERI: Yes. The  
12 meters will be handled with the  
13 electric company.

14 MR. STEINLE: How do you  
15 handle that?

16 MR. OLIVIERI: That will be  
17 handled through the electric company.

18 MR. STEINLE: The electric  
19 company?

20 MR. OLIVIERI: The electric  
21 company is responsible for --

22 CHAIRMAN STAUDT: I think what  
23 he's saying, basically, is the  
24 rendering doesn't reflect the actual  
25 meter setup that will be there. It's

1 PLANNING BOARD AND ARB - 9/24/24  
2 just showing you where the meter is  
3 going to be.

4 But, obviously, they're going  
5 to have two meters since it's two  
6 legal apartments. It's not going to  
7 be one electric bill for this  
8 structure. It will be two electric  
9 bills.

10 MR. STEINLE: Mm-hmm. Okay.

11 CHAIRMAN STAUDT: Any other  
12 questions?

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

16 CHAIRMAN STAUDT: Yes.

17 MS. MONTALBANO: Kristy  
18 Montalbano, 203 Prospect Street.

19 I just wanted to confirm that  
20 the basement area is unfinished, and  
21 it's not going to be used for living  
22 space since it has a separate  
23 entrance.

24 MR. OLIVIERI: No. Not at  
25 this time.

1 PLANNING BOARD AND ARB - 9/24/24

2 CHAIRMAN STAUDT: It does have  
3 a separate entrance. We discussed  
4 this before.

5 The Village has a requirement  
6 that, actually, was passed within the  
7 last, I want to say one to two years.  
8 So all rental apartments within the  
9 Village are required to receive an  
10 inspection by the Village every two  
11 years.

12 So if ever there was -- Mr.  
13 Addeo or any future owner of the  
14 property -- if they ever tried,  
15 without the Village's knowledge, to  
16 develop that basement into an  
17 apartment, we would have cause to  
18 inspect and make sure that  
19 doesn't happen.

20 MS. STEINLE: And are there  
21 egress windows in the basement too?

22 MR. OLIVIERI: No. They're  
23 not required.

24 CHAIRMAN STAUDT: There's no  
25 bedroom.

1 PLANNING BOARD AND ARB - 9/24/24

2 MR. ROSASCO: There's no  
3 bedroom. Typically, the egress  
4 window comes with a bedroom  
5 requirement.

6 CHAIRMAN STAUDT: They have a  
7 door to exit.

8 MR. OLIVIERI: If you have a  
9 finished basement, then every  
10 individual space in that basement  
11 needs its own direct egress out.

12 MS. STEINLE: But there is an  
13 entrance out of the basement?

14 MR. OLIVIERI: There is an  
15 entrance out of the basement. Yes.  
16 This way the guys can get down to  
17 inspect the boiler, the water heater,  
18 and they don't have to go through one  
19 of the tenant spaces.

20 And maybe they'll store some  
21 Christmas decorations down there or  
22 something. Hopefully they decorate.

23 CHAIRMAN STAUDT: Anything  
24 else?

25 MS. MONTALBANO: Sorry. Is

1 PLANNING BOARD AND ARB - 9/24/24  
2 the number of parking spaces based on  
3 the number of bedrooms or the  
4 square-footage?

5 CHAIRMAN STAUDT: So it's  
6 based on the number of bedrooms. The  
7 way the Code in the Village works, it  
8 is a minimum requirement of two cars.  
9 And then any amount of bedrooms above  
10 two, for each additional bedroom, one  
11 car is added.

12 So in this case, there's five  
13 bedrooms, so that added three more  
14 cars above the original two required.  
15 So it's five cars in total.

16 MS. MONTALBANO: Because I'm  
17 just thinking, like, theoretically,  
18 there could be 10 people plus living  
19 in this house if there's two people  
20 in each bedroom and they're adults.

21 CHAIRMAN STAUDT: In theory,  
22 that could be the case in any house  
23 in the Village. But the parking  
24 requirements are what they are based  
25 on the number of bedrooms.



1 PLANNING BOARD AND ARB - 9/24/24

2 MS. MONTALBANO: Okay.

3 MR. STEINLE: What's the  
4 criteria for a family?

5 CHAIRMAN STAUDT: It's not  
6 this Board's job to try and define  
7 what a family is. But it's a  
8 two-family dwelling. So two separate  
9 families can live in the home.

10 I don't know if you want to --

11 MR. DeBELLIS: Yeah. Anything  
12 beyond that -- that definition has  
13 been changing over the last 50 years.  
14 And our Supreme Court is going to  
15 continue to get people to force the  
16 definition to change on that issue.

17 It's ever changing. That's all  
18 we can say.

19 MS. MONTALBANO: If the plan  
20 goes through and the house goes  
21 ahead, is the exterior of the garage  
22 that's existing now going to be  
23 updated to match the exterior of the  
24 house?

25 MR. OLIVIERI: Yes. We can't

1 PLANNING BOARD AND ARB - 9/24/24  
2 leave that old garage standing there  
3 next to this beautiful new house.

4 We are trying to do the right  
5 thing for the neighborhood. We really  
6 are. We redesigned an entirely new  
7 house to be smaller than the existing  
8 house, to meet all the requirements  
9 and suggestions that were made. And  
10 we're really trying to do the right  
11 thing and move forward.

12 MS. STEINLE: Now this is  
13 approved, what's the timeframe as to  
14 when they're going to start  
15 construction?

16 MR. OLIVIERI: We have a date  
17 of October 7th to come back. As soon  
18 as we get that approval, the plans  
19 will be immediately filed. And I  
20 have confirmation from Steve Fellman  
21 that the drawings will be  
22 expeditiously reviewed and permit be  
23 granted.

24 MS. STEINLE: Are we talking  
25 starting before the end of this year

1 PLANNING BOARD AND ARB - 9/24/24  
2 or we have to wait?

3 MR. OLIVIERI: As soon as  
4 possible.

5 CHAIRMAN STAUDT: Once you  
6 begin construction, what's your  
7 estimate on how long it will take to  
8 complete?

9 MR. OLIVIERI: It's outside  
10 the purview of the architect to talk  
11 about means and methods of  
12 construction. I just don't know.  
13 It's seasonal. It's impossible to  
14 predict with the world that we're  
15 living in today. Who knows what  
16 happens, right?

17 MR. DeBELLIS: Well, assuming  
18 everything goes okay, just to give  
19 the residents some idea. Is it two  
20 months --

21 MR. OLIVIERI: It will  
22 probably take six months to build  
23 this house, and, hopefully, it's  
24 enclosed by Christmas. That would be  
25 great.

1 PLANNING BOARD AND ARB - 9/24/24

2 MS. STEINLE: Next year.

3 MR. OLIVIERI: This year.

4 MS. STEINLE: This year?

5 MR. OLIVIERI: Yeah. We want  
6 the house up. We've got to get it  
7 built.

8 MS. STEINLE: You think you're  
9 going to get --

10 MR. OLIVIERI: We're going to  
11 try. Again, our construction  
12 drawings are done, our paperwork is  
13 done. We're waiting for approval  
14 from the Town Board so that the  
15 Building Department can issue a  
16 permit. And our contractor is ready  
17 to mobilize. So we're ready to go.  
18 We have all our ducks in a row.

19 CHAIRMAN STAUDT: And, again,  
20 that hearing is currently scheduled  
21 for October 7th with the Board of  
22 Trustees who will decide.

23 MR. ROSASCO: And, Ms.  
24 Steinle, he said closed up, not  
25 finished. That just means framed

1 PLANNING BOARD AND ARB - 9/24/24  
2 with plywood.

3 MS. STEINLE: Oh. Okay.

4 MR. DeBELLIS: So the snow  
5 can't get in.

6 MR. ROSASCO: So they can work  
7 on the interior.

8 MS. STEINLE: They'll work on  
9 it.

10 MR. OLIVIERI: They'll work on  
11 the interior over the winter. But  
12 knowing the contractor personally as  
13 I do, he's very anxious. He knows  
14 that Anthony has been waiting for  
15 over a year now to get started with  
16 this project. Certainly, there's  
17 some overhead to that, and we would  
18 like to afford him the option and the  
19 ability to move forward.

20 MR. STEINLE: Just one other  
21 nitpicky question, please. I got a  
22 good look every morning into the  
23 hole. I wish it was a swimming pool.  
24 Anyway, it doesn't look to me  
25 like the house was hooked up to the

1 PLANNING BOARD AND ARB - 9/24/24  
2 sewer system. I could be wrong, but  
3 I don't see any pipes going out that  
4 way.

5 MR. OLIVIERI: I can assure  
6 you the new house will be properly  
7 hooked up to the sewer system, and it  
8 will be inspected by this Village and  
9 its inspectors.

10 MR. STEINLE: I thought so.  
11 Thank you.

12 MR. OLIVIERI: I'm going to  
13 ask the contractor to make sure he  
14 removes that pipe, that it wasn't  
15 mysteriously going somewhere else.

16 CHAIRMAN STAUDT: Anything  
17 else?

18 (WHEREUPON, no response was  
19 heard.)

20 CHAIRMAN STAUDT: With that,  
21 I'll make a motion to close the  
22 public comment portion of this Public  
23 Hearing.

24 Can I get a second?

25 MR. ROSASCO: So moved.

1 PLANNING BOARD AND ARB - 9/24/24

2 CHAIRMAN STAUDT: All in  
3 favor?

4 (WHEREUPON, there was a  
5 unanimous, affirmative vote of the  
6 Board members present. Motion passed  
7 4-0.)

8 CHAIRMAN STAUDT: All right.  
9 Again, so the role of this Board  
10 tonight is to take in all of your  
11 public comment. We've reviewed these  
12 plans, and we will make  
13 recommendations.

14 Again, a lot of these revised  
15 plans are the result of the first go  
16 around that we had months ago. I  
17 think that the applicant has made some  
18 real changes to try and meet the needs  
19 of the community, everyone on Prospect  
20 Street.

21 There's less bedrooms in this  
22 version than there was, so that's less  
23 people, possibly, living in the house,  
24 less cars. So they've made a good  
25 faith effort to try and meet the needs

1 PLANNING BOARD AND ARB - 9/24/24  
2 of the community and listen to us and  
3 listen to you guys.

4 And, so, with that, does anyone  
5 else have any opinions or questions?

6 (WHEREUPON, no response was  
7 heard.)

8 CHAIRMAN STAUDT: So the next  
9 Public Hearing on this will be on  
10 October 7th.

11 And with that, I'll make a  
12 motion to close the Public Hearing.

13 Can I get a second on that?

14 MR. ROSASCO: So moved.

15 CHAIRMAN STAUDT: All in  
16 favor?

17 (WHEREUPON, there was a  
18 unanimous, affirmative vote of the  
19 Board members present. Motion passed  
20 4-0.)

21 CHAIRMAN STAUDT: All right.  
22 And with that, I'll make a motion to  
23 close the Planning Board meeting for  
24 September.

25 Can I get a second on that?



1 PLANNING BOARD AND ARB - 9/24/24  
2 MR. HOTHERSALL: I'll second.  
3 CHAIRMAN STAUDT: All in  
4 favor?  
5 (WHEREUPON, there was a  
6 unanimous, affirmative vote of the  
7 Board members present. Motion passed  
8 4-0.)  
9 CHAIRMAN STAUDT: All right.  
10 Thanks, everyone, for coming out.  
11 Appreciate it.  
12 (WHEREUPON, this meeting was  
13 concluded at 8:21 p.m.)  
14 \* \* \* \* \*  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

PLANNING BOARD AND ARB - 9/24/24

C E R T I F I C A T E

I, TRACIE A. CINQUEMANI, Court Reporter and Notary Public in and for 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 24th day of September, 2024

*Tracie A. Cinquemani*

TRACIE A. CINQUEMANI

**1**

---

**10** 47:18  
**10'** 5:14  
**11731** 25:18  
**120** 18:2,3,9,13,25 19:3

---

**2**

---

**2,578** 34:9  
**2,578-square-feet** 27:25  
**2,585** 34:10  
**2,585-square-feet** 28:2  
**2,700** 11:17 21:24  
**2023** 26:6,7  
**203** 44:18  
**209** 34:5 37:7  
**21** 26:5  
**215** 4:12 24:16 25:2  
**255** 14:10  
**261** 4:9,20 5:8,23

---

**3**

---

**3'** 5:14  
**3,000** 11:18 21:24  
**3-D** 15:3  
**3/4** 5:15  
**313** 4:9 14:5,11

---

**4**

---

**4-0** 13:22 22:15 23:13 24:7,24 33:17  
**400-square-feet** 34:15

---

**5**

---

**50** 48:13

**6**

---

**680** 25:16

---

**7**

---

**7** 5:6  
**7:00** 4:10  
**7:16** 23:15  
**7th** 29:17 49:17

---

**8**

---

**8:00** 4:13,15,19 22:22 23:5,16,19

---

**9**

---

**9/24/24** 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1

---

**A**

---

**ability** 17:25  
**Absolutely** 10:4 25:24 32:19  
**access** 35:13,15  
**accurate** 33:21 36:3  
**actual** 43:24  
**add** 13:12  
**added** 47:11,13  
**Addeo** 25:19 26:9 34:12 45:13  
**additional** 47:10  
**address** 5:4,8,23 7:8,18,20 13:14 14:6 25:8 37:5  
**adjourn** 4:17 22:22 23:2,4  
**adjust** 15:16  
**adults** 47:20  
**advice** 29:6

**affirmative** 13:20 22:13 23:11 24:5,22 33:15  
**affixed** 6:14,16 7:24  
**afforded** 28:15  
**age** 41:14,15  
**agree** 36:22  
**agrees** 13:11  
**ahead** 48:21  
**aluminum** 7:2  
**amendment** 13:11  
**amount** 47:9  
**anchors** 6:11,21  
**Anthony** 25:18  
**Anton** 37:6  
**apartment** 34:20 35:16 45:17  
**apartments** 41:20 44:6 45:8  
**applicant** 19:13  
**applicant's** 13:10  
**applicants** 4:8  
**application** 13:10 22:5  
**approval** 26:2 28:19 29:24 31:12,17 49:18  
**approve** 13:9 22:5 30:3  
**approved** 17:21 28:21 32:20 49:13  
**approximately** 27:14  
**ARB** 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1  
**architect** 50:10  
**area** 44:20  
**assemblage** 4:23 25:5 34:2 37:2,18 44:14  
**Associates** 25:16  
**assume** 35:21

**assuming** 19:16 50:17

**August** 26:5

**Awning** 14:10

---

**B**

---

**back** 6:18 11:10 12:6,15 15:16  
34:18,22 35:4,7,12 36:6,10 37:8,  
20 38:6,15 39:6,8,18 40:13,17  
49:17

**background** 14:23

**backing** 19:16

**backyard** 35:19 36:15

**banner** 16:3 17:21

**based** 26:17 47:2,6,24

**basement** 35:14 44:20 45:16,21  
46:9,10,13,15

**basically** 5:25 9:14 43:23

**batten** 30:14,24

**beautiful** 19:5 49:3

**bedroom** 27:6 45:25 46:3,4  
47:10,20

**bedrooms** 27:7,8,10 32:11 47:3,  
6,9,13,25

**begin** 50:6

**beginning** 23:15

**behalf** 5:8

**bill** 44:7

**bills** 44:9

**bit** 4:6 31:4

**black** 6:25 7:2 9:18 13:12 19:25  
20:6,8,12 21:2

**blade** 7:13,14 16:7,9,18,23 17:19,  
22 18:6

**blocked** 40:2

**blue-white** 21:20

**board** 4:1 5:1 6:1 7:1 8:1 9:1 10:1  
11:1 12:1 13:1,21 14:1 15:1 16:1  
17:1,20 18:1 19:1 20:1 21:1 22:1,  
14 23:1,12,21 24:1,6,23 25:1  
26:1,13,18 27:1 28:1,16,20 29:1,  
4,6,14 30:1,9,11,14,16,25 31:1  
32:1 33:1,16 34:1 35:1 36:1 37:1

38:1 39:1 40:1 41:1 42:1 43:1  
44:1 45:1 46:1 47:1 48:1 49:1  
50:1

**Board's** 26:2 29:3 48:6

**boarder** 9:11

**boiler** 46:17

**bolted** 5:19

**border** 8:7,13,21,23 11:24 13:12  
19:23 20:2,8,12

**bottom** 15:5 41:3

**Boulevard** 14:10

**bring** 18:21

**brought** 17:7 26:12

**build** 27:16 50:22

**building** 5:19 6:25 16:8 26:19  
27:20 28:17 32:21 43:2

**bulbs** 11:13

**burned** 34:11 42:22

---

**C**

---

**car** 40:4 47:11

**cars** 32:3 39:14,22 40:12,18,24  
41:2,3,5 42:7 47:8,14,15

**case** 18:9 47:12,22

**center** 12:18

**centered** 12:17,21

**Chairman** 4:3,25 5:10 6:13 7:4,  
12,17,25 8:10,17,19 9:4,7 10:3,4,  
8,12,20 11:3,8,17,21 13:4,8,17,24  
14:4,13 15:22 16:6 17:2,15,17  
18:7 19:11,22 20:3,16 21:12,15  
22:3,10,18,20 23:3,8,18 24:2,8,  
14,19,25 25:7,14,20 27:2 28:25  
29:20 31:21 32:8 33:2,6,12,18  
34:9,19,24 35:10,20 36:2 37:4,11  
38:17 40:5,9 41:17,23 43:22  
44:11,16 45:2,24 46:6,23 47:5,21  
48:5 50:5

**change** 10:24 11:4 18:23 21:22  
28:16 48:16

**changing** 48:13,17

**children** 40:23

**Christmas** 46:21 50:24

**circumstances** 27:16

**civil** 33:22

**clear** 29:2

**client** 26:8

**close** 21:8

**Code** 32:10 40:11 47:7

**color** 11:12,15 14:22 21:22 31:7

**comment** 33:9

**comments** 26:17 32:25

**community** 4:15 26:18 29:11

**community's** 29:15

**company** 26:8 43:13,17,19,21

**compared** 4:7 16:3

**complete** 26:10 50:8

**completely** 12:10 26:11,15,16

**compliance** 28:7

**complicated** 41:18

**concern** 13:3

**concrete** 30:24

**confirm** 44:19

**confirmation** 49:20

**conformity** 36:19

**consistent** 16:24 17:4,13

**constructed** 28:12

**construction** 31:13,15,19 49:15  
50:6,12

**contact** 10:25

**continue** 42:5 48:15

**convenience** 36:18

**Cool** 13:3

**coordinate** 41:18

**corner** 5:20

**corners** 31:4

**correct** 29:19 41:8

**count** 27:6

**Court** 48:14

**cover** 7:3  
**covered** 36:8 37:21 38:2,8  
**criteria** 27:22 48:4  
**curious** 16:10  
**current** 17:8  
**cutout** 15:7

---

**D**

---

**date** 49:16  
**days** 18:2,3,10,13,25 19:4  
**deal** 38:14  
**Debellis** 29:19 41:9 48:11 50:17  
**December** 26:7  
**decision** 29:7,21  
**decisions** 31:7  
**deck** 36:8,9 37:8,20  
**decks** 38:23  
**decorate** 46:22  
**decorations** 46:21  
**deficit** 28:3  
**define** 48:6  
**definition** 20:9 48:12,16  
**deny** 30:4  
**Department** 26:19 27:20 28:17 32:21  
**describe** 39:21  
**design** 5:6 28:10 29:25  
**designed** 26:22  
**destroyed** 26:5  
**develop** 45:16  
**Devon** 5:6  
**direct** 46:11  
**directly** 5:16 7:21  
**discuss** 36:18,19  
**discussed** 45:3  
**discussing** 25:10  
**discussion** 17:15 21:12 33:22

**displayed** 37:18  
**documentation** 37:17  
**documents** 31:14,19  
**door** 7:21 35:11,12,13,15,21,22 38:4,9 46:7  
**doors** 35:13  
**downstairs** 35:6,8  
**drawings** 31:15 49:21  
**driveway** 31:22 32:2,13 39:12,23 40:6,8 41:2  
**driving** 41:14,15  
**dwelling** 48:8

---

**E**

---

**earlier** 34:13  
**easier** 6:19  
**Easily** 32:4  
**East** 25:17  
**edge** 6:23 9:18  
**egress** 32:17,22 45:21 46:3,11  
**electric** 42:10 43:13,17,18,20 44:7,8  
**electrician** 10:25  
**element** 19:15  
**elevations** 38:21  
**enclosed** 50:24  
**end** 6:17 49:25  
**enter** 39:23  
**entire** 8:24 9:13 11:24 28:6  
**entrance** 34:18,22 35:4 44:23 45:3 46:13,15  
**entry** 38:8  
**estimate** 50:7  
**eventually** 40:23,25  
**exact** 7:23  
**Excellent** 5:10 25:20  
**exist** 29:5  
**existing** 5:17 31:23 48:22 49:7

**exit** 39:23 46:7  
**expeditiously** 49:22  
**expensive** 9:3  
**extend** 17:25  
**extended** 18:14  
**extends** 11:24  
**exterior** 38:23 48:21,23  
**extra** 6:11,21 18:19  
**extravagant** 20:22

---

**F**

---

**families** 41:19 43:3 48:9  
**family** 48:4,7  
**Farmingdale** 14:12 23:22  
**favor** 13:18 22:11 23:9 24:3,20 33:13  
**feel** 28:10  
**Fellman** 49:20  
**filed** 49:19  
**final** 29:7,21,24  
**finished** 46:9  
**fire** 26:5  
**fit** 32:3  
**fix** 19:4  
**floor** 27:7,8 32:18 34:20,23 35:12,16,18 36:10,11,16 38:18 39:5  
**force** 48:15  
**forward** 28:19 31:13 49:11  
**foundation** 26:16  
**front** 7:21 11:25 16:7 28:20 35:5, 11,20,22 36:8,12 37:24 38:2,4 39:4 40:2  
**future** 41:16 45:13

---

**G**

---

**galvanized** 5:17  
**garage** 31:23 40:14 48:21 49:2

**Garten** 25:16  
**generally** 11:18  
**gentleman** 14:19  
**give** 18:18 25:8 31:3 50:18  
**gold** 8:8 9:2,5 14:22 19:9,16,17, 19,21 20:6,17 21:3,5  
**good** 6:19 9:23 10:2 14:2 15:10  
**goosenecks** 10:21 12:20,22 21:17  
**granted** 49:23  
**great** 4:25 50:25  
**ground** 34:22 37:25  
**guess** 8:13 17:7,9 40:15  
**guy** 39:25  
**guys** 31:7 46:16

---

**H**

---

**half** 27:14  
**hand** 4:23 25:5 34:2 37:2 44:14  
**handle** 43:15  
**handled** 43:12,17  
**hanging** 5:22 7:15 21:18  
**hangs** 7:10  
**happen** 36:21 45:19  
**Hardy** 30:15,17,24  
**harsh** 21:20  
**hear** 4:8,16 29:9  
**heard** 13:7 33:5  
**Hearing** 4:12 22:23 24:11,15 29:5 30:6 33:8  
**heater** 46:17  
**held** 17:15 21:12  
**home** 48:9  
**hope** 42:5  
**hoping** 31:17  
**HOTHERSALL** 23:24  
**house** 26:4,9,14,15,16,22 27:5, 15,24,25 29:25 30:15,22 31:14,16 34:8,10 36:6 38:15,19,25 41:25

42:9,13,14 43:2 47:19,22 48:20, 24 49:3,7,8 50:23

---

**I**

---

**idea** 9:23 12:14 50:19  
**ideal** 9:15  
**immediately** 49:19  
**impossible** 50:13  
**inch** 5:15  
**inconvenient** 35:24 36:16  
**increase** 27:9 28:12  
**indicating** 5:25 6:3 8:16 12:25 14:23 15:9,15 19:20 37:13,22 38:3,8,10 39:5,8  
**individual** 46:10  
**information** 30:5  
**inside** 9:19 20:6,25 21:2  
**inspect** 45:18 46:17  
**inspected** 6:8  
**inspection** 45:10  
**insurance** 26:8  
**intention** 31:22  
**internal** 38:19  
**iron** 7:11  
**issue** 48:16

---

**J**

---

**Joan** 34:4  
**job** 48:6  
**Joe** 25:15  
**Juliano** 14:9

---

**K**

---

**keeping** 16:18  
**kelvin** 11:18 21:24  
**kids** 41:10,11,13,21  
**kind** 39:18

**knowledge** 45:15  
**Kristy** 44:17

---

**L**

---

**landlord** 16:14 18:4  
**larger** 26:14  
**Larkfield** 25:16  
**laws** 27:12  
**leaf** 8:8,13 9:2,18 19:17,21  
**learn** 40:21  
**leave** 8:22 41:6 49:2  
**legal** 26:3 42:3,20 44:6  
**letter** 15:2  
**lettering** 8:7,16  
**letters** 14:24  
**level** 5:6 15:19 37:25  
**light** 21:20  
**lighting** 10:15 11:10,12 21:17  
**lights** 10:19,23,24 11:4  
**live** 38:7 48:9  
**living** 41:20 43:3 44:21 47:18 50:15  
**local** 28:13  
**logo** 7:14 8:20 16:3  
**long** 10:8,12 32:5,13 40:8 50:7  
**longer** 14:21  
**loss** 26:10,25  
**lot** 15:17 26:4 34:16  
**luck** 14:2  
**Lynbrook** 5:7

---

**M**

---

**Macy's** 38:16  
**made** 5:14 14:24 15:2 26:20 29:22 31:7 49:9  
**Main** 4:9,21 5:9 14:5,12 21:23  
**make** 6:18,21 8:14 11:13 13:9 18:23 22:4,24,25 23:3,20 24:10,

14 29:2,7,13 33:7 42:9,13 45:18  
**making** 16:2 30:8 32:23  
**maneuver** 39:15  
**manifests** 8:6  
**manner** 39:22  
**match** 48:23  
**material** 5:24 7:23 14:18,20,25  
 15:6 19:19,21  
**Mayor** 27:21  
**means** 50:11  
**meet** 19:24  
**meet all** 27:11 49:8  
**meeting** 19:9 23:21 29:18 39:20  
**meets** 20:7,18 40:9  
**member** 4:22 25:4 33:25 36:25  
 44:13  
**members** 13:21 22:14 23:12  
 24:6,23 33:16  
**mention** 7:7 17:6  
**mess** 8:20  
**met** 27:21  
**metallic** 8:4 19:14,24 20:18 21:3,  
 5  
**meter** 42:10 43:25 44:2  
**meters** 43:10,12 44:5  
**methods** 50:11  
**middle** 12:22  
**mind** 21:7 25:12  
**Mineola** 14:9,10,11  
**minimum** 47:8  
**Mm-hmm** 44:10  
**modification** 16:2  
**modifications** 26:20  
**modify** 19:23  
**Montalbano** 44:17,18 46:25  
 47:16 48:2,19  
**months** 34:14 50:20,22  
**morning** 41:7

**motion** 13:9,16,21 22:4,9,14,24  
 23:2,4,7,12,20,25 24:6,11,15,23  
 33:7,16  
**mount** 15:20  
**mounted** 6:5 15:14  
**move** 28:19 40:3,18 49:11  
**moved** 33:11

---

**N**

---

**nature** 17:23  
**needed** 26:10  
**neighborhood** 49:5  
**net** 26:25 28:3  
**nice** 7:3 15:8 17:4  
**Nicholas** 5:5,11 11:23  
**normal** 4:7 27:16  
**Northport** 25:17  
**noticed** 4:14 42:8  
**notified** 26:8  
**number** 47:2,3,6,25

---

**O**

---

**October** 29:17 49:17  
**Olivieri** 25:12,15,23 27:4 30:20  
 31:2,9,11,25 32:4,12,19 36:4,7  
 37:14,21,24 38:6,20 39:3,19  
 40:20 41:13,25 42:12,17 43:5,11,  
 16,20 44:24 45:22 46:8,14 48:25  
 49:16 50:3,9,21  
**open** 24:11,15 33:7 37:19  
**opinion** 28:16  
**opinions** 29:15,16  
**opportunity** 29:11 40:16  
**option** 18:22,24  
**order** 6:18 28:19 41:6  
**original** 10:19 26:15 27:3,5 30:7  
 31:14 47:14  
**originally** 6:5 10:17 17:23  
**owner** 45:13

---

**P**

---

**p.m.** 22:22 23:5,15,16  
**painted** 7:2  
**park** 41:5  
**parking** 39:13 40:21 47:2,23  
**passed** 13:21 22:14 23:12 24:6,  
 23 33:16 45:6  
**past** 21:19  
**patio** 36:5 37:12  
**people** 35:18 36:9,11 40:3 47:18,  
 19 48:15  
**Pereira** 14:8,9,15 16:5,12 17:5  
 18:5,8,17,20 19:5,18,25 20:4,10,  
 14,20,23 21:7,14,25 22:16  
**permissible** 18:15  
**permit** 49:22  
**permitted** 27:15  
**person** 39:4,7  
**perspective** 17:3  
**picture** 38:16  
**piece** 17:9  
**pieces** 16:19  
**pin** 15:13  
**pins** 15:16  
**plan** 28:21 29:24 48:19  
**plank** 30:16  
**Planning** 4:1 5:1 6:1 7:1 8:1 9:1  
 10:1 11:1 12:1 13:1 14:1 15:1  
 16:1 17:1 18:1 19:1 20:1 21:1  
 22:1 23:1,21 24:1 25:1 26:1 27:1  
 28:1,20 29:1,2,4 30:1 31:1 32:1  
 33:1 34:1 35:1 36:1 37:1 38:1  
 39:1 40:1 41:1 42:1 43:1 44:1  
 45:1 46:1 47:1 48:1 49:1 50:1  
**plans** 30:19 32:16 33:23 37:15  
 49:18  
**platform** 5:18  
**point** 41:24  
**pop** 31:4  
**porch** 37:22 38:2 39:4,6

**predict** 50:14  
**prefer** 11:14 15:11 21:23  
**present** 13:21 22:14 23:12 24:6, 23 25:2 33:16  
**presentation** 29:10  
**pretty** 6:9 40:4  
**previous** 14:19 16:3 19:13  
**previously** 26:12  
**primary** 13:13  
**proceedings** 23:16  
**product** 30:17  
**project** 28:6,18  
**proper** 32:21  
**property** 28:13 29:22 30:4 45:14  
**proposal** 5:12 7:13 8:3 15:24 16:9 25:22 26:13 30:7 34:13  
**propose** 17:18  
**proposed** 27:24 28:6  
**proposing** 14:14,16  
**Prospect** 4:12 22:23 24:16 25:2 34:5 37:7 44:18  
**provide** 29:5  
**public** 4:12 22:23 24:11,15 29:5 30:6 33:8  
**pull** 12:6,15 40:17  
**purview** 50:10  
**put** 6:17,20 9:10 15:11 20:17  
**putting** 5:14 15:25  
**PVC** 5:15 7:2 14:20

---

**Q**

---

**quantify** 30:18  
**question** 8:2 15:23 39:12  
**questions** 7:5 11:22 13:5 19:12 29:10,12 30:11,13 33:24 44:12  
**quickly** 40:21  
**quirk** 4:7

---

**R**

---

**raised** 4:23 14:25 25:5 34:2 37:2 44:14  
**ran** 12:10  
**read** 15:12  
**reappear** 11:5  
**rear** 28:4 36:7  
**rebuild** 42:18,22  
**rebuilt** 26:11  
**receive** 45:9  
**received** 26:17  
**recess** 23:14  
**recognized** 4:24 25:6 34:3 37:3 44:15  
**recommend** 17:11 20:25  
**recommendations** 29:13 30:8  
**record** 5:4 14:7 25:9,11 32:24 33:21 37:5  
**redesigned** 49:6  
**reflect** 43:24  
**regard** 30:13  
**regular** 30:21  
**reinstate** 26:2  
**reinstated** 28:23  
**reinstating** 27:18,22  
**remain** 31:24  
**rendering** 43:24  
**renovation** 16:15  
**renovations** 16:22 17:8  
**rental** 45:8  
**reopen** 23:20  
**reopened** 24:9  
**replace** 18:12  
**replica** 6:2  
**represented** 8:11 10:13  
**representing** 4:20 25:18  
**request** 21:16,21

**requested** 28:18  
**require** 39:21 40:11  
**required** 27:13 45:9,23 47:14  
**requirement** 8:4 19:14,24 20:7, 18 32:9 40:10 45:5 46:5 47:8  
**requirements** 19:10 47:24 49:8  
**residence** 42:20  
**residents** 28:13 50:19  
**respected** 28:5  
**response** 13:6 33:4  
**responsible** 43:21  
**restaurant** 14:17 16:16  
**resuming** 23:16  
**reviewed** 49:22  
**ribbon** 15:7  
**Road** 25:17  
**role** 29:3  
**room** 35:14  
**Rosasco** 9:17 10:2 11:23 12:5,8, 13,19 13:2,15 17:16 18:12,18 19:2,7 20:5,13,21,24 21:10,13 22:8,25 23:6 24:13 30:12,23 31:6, 10,20 32:15,23 33:11 35:3,9 36:17,21 37:10 46:2  
**roughly** 34:14  
**run** 21:2  
**Ryan** 6:4 9:9,15,24 10:15 19:8 21:13 24:18 32:2,6,14 35:2

---

**S**

---

**safe** 6:12  
**safer** 6:22  
**scheduled** 29:18  
**scheduling** 4:7  
**scheme** 31:8  
**SCHOTT** 36:5  
**screwed** 5:16  
**screws** 5:17  
**seasonal** 50:13



**seated** 4:5  
**secondary** 13:14  
**section** 7:22  
**secure** 15:21  
**seek** 28:18  
**seeking** 25:25  
**send** 11:10  
**sense** 8:14  
**separate** 35:3 41:19,20 44:22  
 45:3 48:8  
**September** 23:21  
**set** 31:18  
**setbacks** 28:5  
**setup** 43:25  
**shape** 6:20  
**share** 36:13  
**short** 23:14  
**show** 37:14 38:21  
**showing** 44:2  
**shuffling** 40:22  
**Siciliano** 5:5,6,13 6:7,15 7:9,16,  
 19 8:9,15,18,25 9:6,12,22 10:6,  
 10,18,22 11:6,16,20 12:2,7,11,16,  
 21 13:23  
**side** 11:25 12:17 28:4  
**sidebar** 17:14 21:11  
**sides** 5:20  
**siding** 30:14,21,23  
**sign** 5:23 6:13 7:8,14,15 8:24  
 9:13 12:10 13:14 14:16 15:25  
 16:7,9,18,21,23 17:19,22 18:6  
 19:15  
**signage** 8:5,11  
**signs** 5:14 10:14 13:13 14:9  
 18:16  
**silver** 8:8,13 9:8,10,18 13:12  
 19:14 20:15  
**similar** 30:5  
**single-family** 42:19  
**Sir** 42:12

**sit** 25:13 28:20 36:10,12  
**site** 28:21 29:24  
**sits** 6:24  
**size** 12:4 27:14 38:16 39:7  
**slightly** 26:14  
**small** 6:2 7:22 38:3  
**smaller** 26:23 49:7  
**smart** 41:4  
**solid** 6:9  
**space** 44:22 46:10  
**spaces** 46:19 47:2  
**speak** 33:20 37:12  
**Spoken** 41:9  
**spots** 39:24 40:11  
**square-feet** 26:24 28:3  
**square-footage** 26:23 34:7 47:4  
**squared** 18:3  
**stairs** 38:11,18  
**standing** 49:2  
**standpoint** 40:11  
**start** 49:14  
**starting** 49:25  
**state** 5:3 14:6  
**status** 26:3 27:19,23 28:9 29:8,  
 22  
**Staudt** 4:3,25 5:10 6:13 7:4,12,  
 17,25 8:10,17,19 9:4,7 10:4,8,12,  
 20 11:3,8,17,21 13:4,8,17,24  
 14:4,13 15:22 16:6 17:2,16,17  
 18:7 19:11,22 20:3,16 21:13,15  
 22:3,10,18,20 23:3,8,18 24:2,8,  
 14,19,25 25:7,14,20 27:2 28:25  
 29:20 31:21 32:8 33:2,6,12,18  
 34:9,19,24 35:10,20 36:2 37:4,11  
 38:17 40:5,9 41:17,23 43:22  
 44:11,16 45:2,24 46:6,23 47:5,21  
 48:5 50:5  
**stay** 16:10 17:25  
**Steinle** 34:4,16,21 35:6,17,22  
 36:14,20,23 37:6,16,19,23 38:5,  
 12 39:2,9,11 40:7 41:8,22 42:6,8,  
 15,24 43:9,14,18 44:10 45:20

46:12 48:3 49:12,24  
**step** 17:10  
**Steve** 49:20  
**stones** 15:18  
**store** 46:20  
**stories** 37:9  
**street** 4:9,21 5:7,9 14:5,12 21:24  
 22:23 24:16 25:3 28:14 34:5 37:7  
 40:17 44:18  
**strictly** 27:17  
**structure** 27:11 44:8  
**subject** 26:3  
**submitted** 13:10 22:6  
**sufficient** 32:17  
**suggestions** 49:9  
**Supreme** 48:14

---

**T**

---

**taking** 30:3,4,7  
**talk** 27:18 50:10  
**talked** 39:19  
**talking** 18:5 49:24  
**tastefully** 28:11  
**temperature** 11:12  
**temperatures** 21:23  
**temporarily** 22:21 23:4  
**temporary** 17:22 18:15  
**tenant** 46:19  
**terms** 11:9  
**theoretically** 47:17  
**theory** 40:15 47:21  
**thin** 20:19  
**thing** 7:6 9:16 11:9 21:16 28:8  
 49:5,11  
**thinking** 47:17  
**thought** 38:13  
**throw** 6:10  
**time** 4:18 18:19 23:2 33:20 42:4

44:25  
**timeframe** 49:13  
**today** 50:15  
**told** 27:20  
**tonight** 4:6,10,13 14:14 15:24  
 21:19 25:25 28:21 29:3 30:3  
 33:19,23 34:13  
**top** 20:17  
**total** 26:23 47:15  
**town** 28:16 39:21  
**transpired** 4:2  
**trim** 20:7,11 21:3  
**trimming** 12:3  
**Trustee** 29:6,18  
**Trustees** 29:14  
**two-car** 31:23 40:14  
**two-family** 26:3 27:19,23 28:9,  
 22 29:8,23 42:3,9,13,14,16,21,25  
 43:6,7,8 48:8  
**Typically** 46:3

---

**U**

---

**unanimous** 13:20 22:13 23:11  
 24:5,22 33:15  
**understand** 10:9 21:9  
**Understood** 15:22 31:20  
**undisturbed** 8:23 31:24  
**unfinished** 44:20  
**updated** 48:23  
**upstairs** 35:5,7 38:7  
**utility** 35:14

---

**V**

---

**valid** 41:23  
**values** 28:13  
**variance** 27:13  
**versus** 41:21  
**Vico** 14:16

**view** 37:18  
**Village** 4:14 8:5 23:22 26:20  
 27:12 28:14 29:14 32:10 45:5,9,  
 10 47:7,23  
**Village's** 17:3 45:15  
**vinyl** 15:7,11 30:21,23  
**visibility** 15:10  
**visible** 15:8  
**vote** 13:20 22:13 23:11 24:5,22  
 30:3 33:15

---

**W**

---

**wait** 50:2  
**walk** 5:12 25:21 38:7  
**wall** 15:14,17  
**wanted** 10:24 11:4 44:19  
**warm** 21:22  
**warmer** 11:14  
**water** 46:17  
**wide** 41:3  
**widen** 40:13  
**window** 38:16 46:4  
**windows** 32:17 45:21  
**wood** 5:18 6:4,14,16,18,19,24 7:3  
 11:24 12:9,24  
**work** 40:16 42:11  
**working** 16:13 42:4  
**works** 10:5 40:22 47:7  
**world** 50:14  
**wrought** 7:10

---

**Y**

---

**yard** 28:4 36:13  
**year** 49:25  
**years** 42:2 45:7,11 48:13  
**York** 5:7 14:11,12 25:17

---

**Z**

---

**zoning** 27:12