

In the Matter Of:

VILLAGE OF FARMINGDALE - PLANNING BOARD AND ARB

PLANNING BOARD AND ARB

August 25, 2026



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5 INCORPORATED VILLAGE OF FARMINGDALE

6 PLANNING BOARD AND ARCHITECTURAL REVIEW BOARD

7

8 361 Main Street

9 Farmingdale, New York

10

11 August 25, 2026

12 7:00 p.m.

13

14

15 RE: 123 Fulton Street

16 156 Jefferson Road

17 356 Conklin Street

18 95B Fulton Street

19 725 Fulton Street

20 51 Jerome Drive

21 511 Conklin Street

22

23

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1 PLANNING BOARD AND ARB - 8/25/26

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

3 JOSEPH STAUDT, Chairman

4 THOMAS RYAN, Member

5 CARMELA SCHOTT, Member

6 CLAUDIO DeBELLIS, ESQ., Village Attorney

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

8 DENISE J. VISTA, ESQ., Amato Law Group, PLLC.
 666 Old Country Road
9 Garden City, New York 11530
 For 123 Fulton Street

10

11 ROBERT TOMS, P.E., MTM Design Group
 13 Vine Street
 Waldwick, New Jersey 07463
12 For 123 Fulton Street

13 DAVID M. WORTMAN, Director of Environmental
 Services
14 VHB Engineering Group
 100 Motor Parkway, Suite 350
15 Hauppauge, New York 11788
 For 123 Fulton Street

16

17 THOMAS AND KERRI REDDY, Homeowners
 For 156 Jefferson Road

18 SAMUEL RIVERA, Fast Signs
 921 Lincoln Avenue
19 Holbrook, New York 11741
 For 95B Fulton Street

20

21 GEORGE KAVLESKI, Capitol Signs
 61 Cabot Street
 West Babylon, New York 11704
22 For 725 Fulton Street

23 TEDDY MCLEAN, Valle Signs
 55 Decker Street
24 Copiague, New York 11726
 For 511 Conklin Street

25

1 PLANNING BOARD AND ARB - 8/25/26

2 CHAIRMAN STAUDT: Hello,
3 everyone. This is the August
4 meeting of the Farmingdale Village
5 Planning and Architectural Review
6 Board.

7 We normally start each
8 meeting with the Pledge of
9 Allegiance. If everyone wouldn't
10 mind standing.

11 Tom, if you would, lead us
12 in the Pledge of Allegiance.

13 MR. RYAN: Sure.

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

18 CHAIRMAN STAUDT: If
19 everyone could remain standing.
20 It's a tradition here in the
21 Village when we open a meeting to
22 take a moment of silence to think
23 about all of our first responders,
24 people who keep us safe, and,
25 especially, our troops overseas.

1 PLANNING BOARD AND ARB - 8/25/26

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

6 CHAIRMAN STAUDT: All right.
7 Thank you. You can all be seated.

8 We have a number of
9 applications on the docket tonight.

10 We're going to start with
11 the Verizon proposal over in the
12 Palmer's Shopping Center, which, I
13 guess, is 123 Fulton Street for the
14 record.

15 Nice to see you again.

16 MS. VISTA: Good evening,
17 everyone. Nice to see everyone
18 again.

19 CHAIRMAN STAUDT: If you can
20 state your names and addresses for
21 the record. I know we've had you
22 before us before, but just for our
23 records.

24 MS. VISTA: Sure. Denise
25 Vista, Amato Law Group, 666 Old

1 PLANNING BOARD AND ARB - 8/25/26
2 Country Road, Garden City, New
3 York, 11530. I'm here on behalf of
4 the applicant, New York SMSA
5 Limited Partnership, doing business
6 as Verizon Wireless.

7 CHAIRMAN STAUDT: All right.
8 We appreciate you coming down.
9 We've had your team before us
10 before. And if memory serves, the
11 last time we were discussing two
12 concurrent proposals on adding cell
13 phone equipment to the existing
14 clock tower over in that shopping
15 center. So if you want to walk us
16 through?

17 MS. VISTA: Sure. Yeah. So
18 we were last here on May 26th. We
19 had presented, as you mentioned,
20 the original design for the
21 facility, which is the
22 flush-mounted antenna -- painted to
23 match -- and the equipment is,
24 obviously, within the building.
25 And the generator is in the rear of

1 PLANNING BOARD AND ARB - 8/25/26
2 the building.

3 The alternative that we had
4 presented was based upon the
5 Village's wireless consultant's
6 recommendation to add screenings.
7 So we proposed a portion of the
8 clock tower to be screened. And
9 based upon the Board's collective
10 response to that, you had requested
11 that we look to see -- investigate
12 to see if the concealment could go
13 to the roof.

14 So after several site visits
15 with the engineer -- who is here
16 this evening -- the contractors,
17 and Verizon Wireless, we submitted
18 materials on July 29th reflecting
19 that.

20 So I'm not sure if you've
21 had a chance to look at them, but I
22 can, certainly, generally, walk you
23 through. And then Bob Toms, the
24 engineer with MTM, will give a more
25 detailed description.

1 PLANNING BOARD AND ARB - 8/25/26

2 CHAIRMAN STAUDT: Okay.

3 MS. VISTA: But, generally,
4 we were able to achieve the full
5 concealment going down to the
6 roofline. But with that, because
7 of the additional loading, we had
8 to add substantial reinforcements
9 to the roof, which required, I
10 think, about 10 steel beams and
11 bracing.

12 So if you're looking on both
13 the exhibit and the visibility
14 analysis that was submitted, you
15 will see those reflected.

16 CHAIRMAN STAUDT: Mm-hmm.

17 MS. VISTA: And as a
18 result --

19 MR. RYAN: Is that
20 configuration two?

21 MS. VISTA: Yes. Correct.
22 And alternate configuration one is
23 the half portion of the clock tower
24 that's concealed.

25 So you will also see a

1 PLANNING BOARD AND ARB - 8/25/26
2 walkway system in those photo sims
3 and on the exhibit. Those are to
4 be placed over the steel beams as
5 required by OSHA. That's required
6 for Verizon's operation team when
7 they go for maintenance of the
8 site.

9 CHAIRMAN STAUDT: Okay.

10 MS. VISTA: So we can have
11 Bob Toms go through that in more
12 detail. Unless you just have
13 specific questions that you want to
14 ask about that?

15 CHAIRMAN STAUDT: I don't
16 know. Maybe. Bob, if you want to
17 walk us through and give us your
18 version of it so we can --
19 sometimes we don't know what we
20 don't know. So we might as well
21 get all the information in front of
22 us.

23 MS. VISTA: I just want to
24 make sure you have an exhibit.
25 It's SK-1. It's five sheets, and

1 PLANNING BOARD AND ARB - 8/25/26

2 it's revised 7/7.

3 CHAIRMAN STAUDT: Mm-hmm.

4 MS. VISTA: Okay. And then
5 the visibility analysis that you
6 have reflects all three of the
7 designs: Original, alternate one
8 -- which is the half concealment --
9 and alternate two, which is the
10 full concealment with the
11 structural reinforcement.

12 CHAIRMAN STAUDT: Right.

13 MR. TOMS: Okay. As
14 requested the last time, we went
15 back, we investigated the
16 roof, opened the roof up, tried to
17 get options on how we could brace
18 the tower.

19 What we came up with was we
20 have to span the roof with steel
21 beams. It would be approximately
22 24 to 27 inches deep -- because
23 it's about a 50-foot span -- put
24 some layers of steel in there, kick
25 the braces back from, basically, a

1 PLANNING BOARD AND ARB - 8/25/26
2 ring that we would put around the
3 clock tower to, kind of, collar
4 around it to support the bracing on
5 the east side. We're proposing
6 four braces to kick back to the
7 steel.

8 Unfortunately, we need the
9 steel platform because of
10 structural reasons. The existing
11 roof, basically, consists of two by
12 12s with some intermediate steel
13 beams, but the beams are spanning
14 east to west.

15 So the roof we found was --
16 we were unable to just brace back
17 to it without significantly
18 overstressing it, so that is how we
19 came up with the idea --

20 MR. RYAN: And the steel
21 beams are only on one side of it,
22 correct?

23 MR. TOMS: Yeah. Only on
24 one side because, believe it or
25 not, the 50-foot span was a better

1 PLANNING BOARD AND ARB - 8/25/26
2 span than the west side. The west
3 side, I think, was on six feet on
4 70 feet.

5 MS. VISTA: Do you want to,
6 maybe, bring up SK-3 because that
7 has the more zoomed in version.

8 MR. TOMS: Yeah. Let me
9 bring up SK-3. Here we are right
10 here. So this allows us to
11 approach through on the north,
12 south, and east -- west sides.
13 Three sides: North, south, and
14 west. With the screening.

15 The east side we needed to
16 hold up a little bit farther off
17 the roof, but it's directly above
18 the equipment we had going along
19 that face, which I know, last time,
20 we were talking about it, and you
21 said if we could approach that.
22 Unfortunately, they'd be in the
23 same plane, so you need to keep,
24 like, an open clearance for it.

25 As Denise was saying, the

1 PLANNING BOARD AND ARB - 8/25/26
2 operational team from Verizon has
3 got to be 100 percent by OSHA
4 compliance for them, needed a way
5 to get into this equipment. So we
6 had a fixed ladder coming up
7 (indicating), a walkway across
8 (indicating), and a fixed ladder
9 back down (indicating) so they can
10 access this space for the equipment
11 (indicating).

12 CHAIRMAN STAUDT: Let me ask
13 you, does that walkway that you
14 have to construct, is that only in
15 this third proposal, or did that
16 exist in the other proposal too?

17 MR. TOMS: This is the only
18 proposal. Only the third proposal.
19 Because we are introducing the
20 steel beams to support the bracing.

21 CHAIRMAN STAUDT: Gotcha.

22 MR. TOMS: The others didn't
23 have the need for the beams.

24 MS. VISTA: So no structural
25 reinforcements were required for

1 PLANNING BOARD AND ARB - 8/25/26
2 the "half concealment" we'll call
3 it.

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

7 CHAIRMAN STAUDT: And just
8 for the record, I remember our main
9 concern with that second proposal.
10 We liked the idea of screening the
11 equipment. It, essentially,
12 future-proofed because with the
13 first proposal, you were making a
14 lot of accommodations to,
15 essentially, paint match a lot of
16 the equipment.

17 My thought was, you know,
18 down the road when equipment needs
19 to be swapped out or maintenance
20 issues come up, like, would all
21 future equipment, essentially,
22 resemble what's being put on there
23 now, and the answer is, who knows.

24 So the idea of just creating
25 that screened area where Verizon

1 PLANNING BOARD AND ARB - 8/25/26
2 can put what they need to put
3 behind that screening, the Board
4 liked that idea.

5 It was just that with that
6 just being the top half of the
7 tower, it presented, visually, like
8 a top hat almost, and it was, sort
9 of, an odd change to the visual
10 that's there now. And the idea of
11 having it come all the way down to
12 the roofline would, at least,
13 visually, make the clock tower look
14 very similar to what's there today,
15 just, sort of, a beefed up version
16 of it with the screening
17 matching the existing color.

18 And then you guys were
19 putting a new clock face on what
20 would be the new tower.

21 MR. TOMS: Exactly.

22 MS. VISTA: Well, a new
23 clock would be added for all three
24 designs.

25 CHAIRMAN STAUDT: Yeah.

1 PLANNING BOARD AND ARB - 8/25/26

2 MR. RYAN: Right.

3 MR. TOMS: Yeah. That's
4 correct. And I will say that with
5 Verizon -- I know what you're
6 saying with other carriers as far
7 as the painting option. Verizon is
8 very good about -- it's one of the
9 better carriers about going out and
10 making sure they keep blending if
11 they swap out antennas. I mean,
12 just for the record.

13 CHAIRMAN STAUDT: So the
14 issue now is, you've, essentially,
15 given us what we had asked for --
16 or what we were, like, essentially,
17 discussing last time. It just
18 required that additional bracing
19 just because of the structure of
20 the roofline.

21 MR. TOMS: Yeah. It
22 requires the steel platform that
23 spans the roof, additional
24 beams, and the bracing.

25 CHAIRMAN STAUDT: But that

1 PLANNING BOARD AND ARB - 8/25/26
2 platform is, essentially -- the
3 closest it gets to the front of the
4 building is halfway, like,
5 essentially, in the middle of the,
6 like, from north to south, it's in
7 the middle, right?

8 MR. TOMS: The platform
9 itself is going to be about six
10 foot clear of the front wall.

11 CHAIRMAN STAUDT: Okay.

12 MR. TOMS: But the front
13 wall also has -- I think the center
14 is -- actually, it might be -- it's
15 four foot, seven, and it steps to
16 six feet. I think the center is
17 six feet, and then it steps down to
18 four, seven on the sides. I could
19 be mistaken on it.

20 But the front wall, I know,
21 will be above the level of the
22 steel. Probably not fully above
23 the level of the walkway because
24 you have railings along the side of
25 that.

1 PLANNING BOARD AND ARB - 8/25/26

2 CHAIRMAN STAUDT: Say that
3 again? I'm trying to understand
4 exactly what you're referring to.

5 MR. TOMS: All right. We're
6 going to have to -- like I said,
7 we're going to have 24- to 27-inch
8 deep beams. The long ones here are
9 going to be long (indicating).

10 CHAIRMAN STAUDT: Correct.

11 MR. TOMS: They're going to
12 be big. We, typically, like to
13 hold one foot, six to allow for
14 re-roofing. I mean, there might be
15 instances such as this where these
16 other beams are not going to be as
17 deep (indicating), so we might be
18 able to nudge that down a little.
19 But by the end of it, you're going
20 to be looking at the top of steel
21 about three foot, six above the
22 roof level.

23 CHAIRMAN STAUDT: The top of
24 the steel braces?

25 MR. TOMS: The top of the

1 PLANNING BOARD AND ARB - 8/25/26
2 steel beams that are coming over.

3 CHAIRMAN STAUDT: Will be
4 three and a half feet --

5 MR. TOMS: Three foot, six
6 off the roof. So it will be this
7 high (demonstrating).

8 CHAIRMAN STAUDT: When I
9 look at the building now, there are
10 elements of the facade that are
11 above the roofline. So,
12 essentially, a good chunk of these
13 braces would be concealed by the
14 existing facade of the building,
15 right?

16 I'm just trying to determine
17 how much of this -- I don't want to
18 solve one problem by creating
19 another. Essentially.

20 MR. TOMS: To answer your
21 question, the braces are going to
22 go up to the actual existing clock
23 tower. It's going to be about 15
24 feet off the roof level.

25 CHAIRMAN STAUDT: Oh.

1 PLANNING BOARD AND ARB - 8/25/26

2 That's what I'm asking.

3 MR. TOMS: And they're
4 sloping.

5 CHAIRMAN STAUDT: Okay. I
6 thought we were talking three and a
7 half feet --

8 MR. TOMS: I'm talking about
9 the platform that's going to
10 support the bracing.

11 MS. VISTA: So there's two
12 different -- I think, maybe,
13 there's confusion. So there's the
14 bracing; the four braces that come
15 from the clock tower. And those
16 are about 15 feet off the roof,
17 Bob?

18 MR. TOMS: They're going to,
19 basically, touch -- yeah,
20 basically, attach about 15 feet off
21 the roof to the clock tower.

22 MS. VISTA: And then there's
23 the steel beams that are --

24 MR. RYAN: And what's the
25 height of the clock tower? It's

1 PLANNING BOARD AND ARB - 8/25/26

2 about halfway I'm assuming?

3 MR. TOMS: It's about
4 two-thirds of the way. And now
5 you're going to have the screening
6 offset. So by the time of the
7 incline, you're, probably, going to
8 lose about a foot of visibility
9 because it's going to be behind the
10 screening. And then it's going to
11 have to protrude through the
12 screening down to the steel.

13 We're, basically, proposing
14 about a two -- well, yeah, two
15 vertical to one horizontal so that
16 it's going to come down like this
17 (demonstrating). And being that
18 we're cutting down the steel, we
19 can design it for that vertical
20 load that it's going to be taking.

21 MS. VISTA: If you look at
22 the photo simulation package four,
23 that gives you the best idea.

24 CHAIRMAN STAUDT: Yeah. I'm
25 on that photo now.

1 PLANNING BOARD AND ARB - 8/25/26

2 MS. VISTA: Yes. So we
3 opted to paint the bracing the same
4 color as the clock tower so that
5 helps blend it in. There is some
6 impact, and Dave Wortman from VHB
7 can talk about it.

8 CHAIRMAN STAUDT: Again, the
9 angle of the photo you selected,
10 essentially, visually creates the
11 blend probably as good as it would
12 look. Like if I'm standing, you
13 know, directly in front of the
14 tower from, like, if I'm standing
15 on Hempstead Turnpike looking,
16 like, exactly across from the
17 tower, I'm going to see,
18 essentially, a diagonal brace line
19 on one side running from halfway
20 up, down. And that's just metal
21 beams, right, there's nothing under
22 it?

23 MR. TOMS: Those are steel
24 tubes that would be coming down.

25 CHAIRMAN STAUDT: Right.

1 PLANNING BOARD AND ARB - 8/25/26

2 Oh, my. Well, each proposal
3 creates its challenges.

4 MR. TOMS: Yeah.

5 CHAIRMAN STAUDT: There's
6 been no clean --

7 MR. TOMS: And just for the
8 walkway, just so you know, we
9 extended it towards the south to
10 allow -- well, for two reasons.

11 Primarily, a lot of times
12 when we deal with local fire
13 departments and they have a
14 platform like this, they want it to
15 go front to back. It allows for
16 access if they have to fight a
17 fire. That's the primary reason.

18 Also for the owner if he has
19 any construction, re-roofing or
20 whatever. It allows for ease of
21 traveling over the platform.

22 CHAIRMAN STAUDT: Yeah. Do
23 any of you guys have any thoughts
24 or questions?

25 MR. RYAN: It's a

1 PLANNING BOARD AND ARB - 8/25/26
2 compromise. I think,
3 aesthetically, it's not going to be
4 displeasing. And the challenges
5 you had with the other look, I
6 think, were more challenging.

7 CHAIRMAN STAUDT: Yeah. I
8 don't disagree with that.

9 MR. WORTMAN: Another
10 viewpoint worth considering is
11 photo six. That's the view from
12 along Merritts Road.

13 And, so, your point earlier
14 is that the front architectural
15 elements, the parapet, et cetera,
16 would serve to screen some of the
17 bracing from the views from the
18 front, which is true. And from
19 this angle, it doesn't have the
20 same benefit as that because that's
21 only along the front of the
22 existing building.

23 But as you can see among the
24 way the roof is currently improved
25 and among the rest of the building

1 PLANNING BOARD AND ARB - 8/25/26
2 features, this gives you the best
3 idea of, you know, how the catwalk
4 improvements, the steel beams, et
5 cetera, would be there.

6 CHAIRMAN STAUDT: You're
7 talking about this (indicating).

8 MS. VISTA: Yes. Yes.

9 MR. WORTMAN: Correct.
10 Exactly.

11 MS. VISTA: And the
12 alternate configuration too. I
13 mean, with that said, it does blend
14 in with their substantial
15 mechanical equipment on the roof,
16 so this is a different --

17 CHAIRMAN STAUDT: No. I
18 know. And I'm factoring that in.
19 The walkway, honestly, bothers me
20 little. I'm more concerned for the
21 visual braces.

22 MS. VISTA: With the
23 bracing.

24 CHAIRMAN STAUDT: But to
25 Tom's point, the bracing is a minor

1 PLANNING BOARD AND ARB - 8/25/26
2 visual, sort of, wrinkle compared
3 to the top hat version that I think
4 everyone in the room, kind of, knew
5 was uncomfortable with that one.

6 MS. VISTA: If I may? With
7 respect to -- we'll call it the
8 "top hat" version as opposed to the
9 flush mount. I mean, I know we've
10 said we think that's the cleanest
11 design. I know a lot of times
12 people think that the concealment
13 helps. It does in some instances.
14 In this instance, with the flush
15 mounted painted to match, it could
16 be deemed cleaner.

17 But if your concern is
18 future improvements to the facility
19 that may change what is installed
20 up there, but you're concerned
21 about the impact of, say, the
22 catwalk or the bracing, then the
23 top hat version is your best
24 option. Because that will conceal,
25 you know, any future antennas or

1 PLANNING BOARD AND ARB - 8/25/26
2 equipment that is placed up there,
3 which, at this time, we have,
4 obviously, no intention of. But
5 technologies change as you know.

6 CHAIRMAN STAUDT: Sure. I
7 mean the reason to go towards some
8 version of concealment is there's
9 multiple reasons to do that.

10 Obviously, we're concerned
11 for the comfort of the residents
12 nearby. There's homes behind this
13 building. There's several blocks
14 of homes behind this building.
15 Visually asking them to look at
16 this equipment that doesn't exist
17 today, you know, just, again, the
18 act of screening it, to me, is a
19 win on both sides.

20 You're removing that visual
21 frustration from the residents and
22 then also giving you guys an
23 opportunity to do the maintenance
24 and changes you would need in the
25 background without, like,

1 PLANNING BOARD AND ARB - 8/25/26
2 incurring, you know, people who
3 would notice that change over time
4 and then would want to relitigate
5 it, essentially, with the Village.
6 So, to me, it makes sense that we
7 go towards one of these concealment
8 approaches.

9 The only issue is the
10 bracing, you know? I understand
11 that it -- I know that you guys
12 have gone back and reworked this,
13 and this is the best we can
14 probably do in terms of coming up
15 with a way to achieve the
16 concealment without -- because I
17 know last time there was a lot of
18 concern on your end that it wasn't
19 doable at all. So, obviously, you
20 were able to go back and figure out
21 a way.

22 MR. TOMS: Yeah. We had to
23 dig deeper into the roof and, you
24 know, I believe -- and I could be
25 wrong -- but I believe the recent

1 PLANNING BOARD AND ARB - 8/25/26
2 upgrades by the building and some
3 of the HVAC that might have been in
4 the way previously years ago over
5 here (indicating) was taken out.
6 So we had to first make sure that
7 area was clear.

8 CHAIRMAN STAUDT: Yeah.

9 (WHEREUPON, there was a
10 sidebar discussion held between
11 Chairman Staudt and Ms. Schott.)

12 MS. VISTA: Photos three,
13 four, and six really are your best
14 viewpoints, so you can see all the
15 configurations. We do have larger
16 versions that Dave could go over if
17 you'd like?

18 CHAIRMAN STAUDT: What do
19 you mean larger versions?

20 MR. WORTMAN: Just mounted
21 board versions.

22 CHAIRMAN STAUDT: I mean, if
23 there's people from the community
24 that want to see it.

25 (WHEREUPON, no response was

1 PLANNING BOARD AND ARB - 8/25/26

2 heard.)

3 CHAIRMAN STAUDT: I can
4 definitely see it visually.

5 MR. RYAN: I can see it from
6 the pictures.

7 MS. VISTA: Okay.

8 CHAIRMAN STAUDT: So from my
9 perspective, this is, as Tom
10 alluded to, the compromise
11 solution. Essentially.

12 MS. VISTA: Yes.

13 CHAIRMAN STAUDT: It,
14 visually, is much cleaner,
15 especially, from the west side. It
16 doesn't have this bracing, right?
17 So, essentially, on the west side
18 of the structure, it's pretty clean
19 looking. And that tower will,
20 visually, appear -- top to bottom
21 -- to be relatively the same
22 thickness?

23 MR. TOMS: Correct. This is
24 only the east side. And the east
25 side roof is also lower. We didn't

1 PLANNING BOARD AND ARB - 8/25/26
2 want to have the steel up on the
3 high roof because then you're up
4 two foot, four high.

5 CHAIRMAN STAUDT: The
6 purview of this Board is,
7 essentially, what this Board would
8 recommend to the Trustee Board, who
9 would, ultimately, be the final
10 decider in how, visually, it moves
11 forward and if it moves forward.

12 From my perspective, I'm
13 recognizing this as a compromise,
14 you know, wrinkles included. But I
15 still think of the three proposals,
16 from my perspective, it's the best
17 of the three.

18 I don't know if anyone on
19 the Board has any issue and wants
20 to -- any questions on it?

21 MR. RYAN: No. I would
22 concur. I think the photos are
23 good. It's a good alternative.

24 CHAIRMAN STAUDT: Claudio,
25 did you have input you wanted to

1 PLANNING BOARD AND ARB - 8/25/26
2 add?

3 MR. DEBELLIS: No.

4 CHAIRMAN STAUDT: All right.
5 Well, then, I will make a motion
6 then. Essentially, we're not
7 approving this per se. What we're
8 doing is we would be voting,
9 essentially, to just have this be
10 the recommended proposal from the
11 Planning Board to the Trustee
12 Board.

13 The Trustee Board is within
14 its power to review all of the
15 proposals that have come before us
16 and also bring their own ideas to
17 the table when you meet before
18 them.

19 But I'll make a proposal
20 now, formally, to recommend this
21 third proposal that, essentially,
22 would screen the clock tower --
23 from top to bottom -- with this
24 proposed screening, including the
25 bracing and the additional walkway.

1 PLANNING BOARD AND ARB - 8/25/26

2 All of it to be color matched to
3 the existing tower to, visually,
4 hide as much of it as possible.

5 Can I get a second on that motion?

6 MS. VISTA: Wait. I'm
7 sorry. Before you vote on that,
8 you said color match. What are you
9 looking to be color matched? Right
10 now we have the bracing.

11 CHAIRMAN STAUDT: The
12 bracing and --

13 MR. DEBELLIS: As per the
14 rendering, right?

15 CHAIRMAN STAUDT: The
16 bracing and the walkway now.

17 MS. VISTA: Okay. Because
18 the walkway, as shown on there, is
19 just steel. Gray color. So if
20 you're okay with that --

21 MR. TOMS: We can paint it
22 black.

23 MS. VISTA: We can paint it,
24 but, honestly, we left it that
25 color because, you know, there are

1 PLANNING BOARD AND ARB - 8/25/26
2 varying colors on the building. So
3 if there is a color that you
4 prefer, then --

5 CHAIRMAN STAUDT: My
6 default, without, you know -- I see
7 what you're saying. Visually, it's
8 messy. There's a lot going on
9 there. My default is to have it
10 just, visually, color match the
11 tower itself because that's the
12 most imposing background at most
13 angles.

14 MS. VISTA: Okay.

15 CHAIRMAN STAUDT: The
16 Trustee Board, perhaps, will weigh
17 in on that as well. But that would
18 be my recommendation -- or the
19 proposed recommendation of this
20 Board, essentially, once we vote on
21 it.

22 All right. So I'll just
23 restate all that. I'm going to
24 make a motion to recommend the
25 third --

1 PLANNING BOARD AND ARB - 8/25/26

2 MR. DEBELLIS: Alternate
3 configuration two.

4 MS. VISTA: Yes.

5 CHAIRMAN STAUDT:

6 (Continuing) -- alternate
7 configuration two to the Board of
8 Trustees from the Planning Board.
9 Can I get a second on that motion?

10 MR. RYAN: I'll second the
11 motion.

12 CHAIRMAN STAUDT: All in
13 favor?

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

18 MS. VISTA: Thank you very
19 much.

20 * * * *

21 (WHEREUPON, Mr. DeBellis
22 excused himself from the remainder
23 of the meeting.)

24 * * * *

25 CHAIRMAN STAUDT: Next up on

1 PLANNING BOARD AND ARB - 8/25/26
 2 the docket, is there anyone here
 3 representing 156 Jefferson Street?
 4 (WHEREUPON, a member of the
 5 assemblage raised a hand to be
 6 recognized.)
 7 CHAIRMAN STAUDT: Okay. If
 8 you guys want to come on up, state
 9 your name and address for the
 10 record.
 11 MR. REDDY: Hello. Thomas
 12 Reddy, 156 Jefferson Road.
 13 MS. REDDY: I'm Kerri Reddy,
 14 156 Jefferson Road.
 15 CHAIRMAN STAUDT: All right,
 16 guys, you want to walk us through
 17 what you're proposing tonight?
 18 MR. REDDY: So I believe
 19 we're here for the driveway.
 20 CHAIRMAN STAUDT: Just the
 21 driveway?
 22 MR. REDDY: I don't know if
 23 the porch was also part of the
 24 Planning Board or part of the
 25 Zoning Board.

1 PLANNING BOARD AND ARB - 8/25/26

2 CHAIRMAN STAUDT: So that is
3 a valid question.

4 MR. REDDY: We can address
5 both?

6 CHAIRMAN STAUDT: We can
7 address both. Yeah. But we can
8 start with the driveway.

9 MR. REDDY: Okay. The
10 driveway is on that plot plan. The
11 problem -- not problem -- why we're
12 here is, we would like to go to the
13 property line. There should be a
14 plot plan.

15 CHAIRMAN STAUDT: There is.
16 Give us just one second.

17 MR. REDDY: Take your time.

18 (WHEREUPON, there was a
19 sidebar discussion held between
20 Chairman Staudt and Mr. Ryan.)

21 CHAIRMAN STAUDT: So the
22 driveway today is, essentially,
23 coming straight off the house right
24 now, right?

25 MR. REDDY: Yes. Single

1 PLANNING BOARD AND ARB - 8/25/26
2 car.

3 CHAIRMAN STAUDT: I was over
4 there today looking. And, so,
5 then, essentially, you're asking to
6 shift the direction. From what I'm
7 looking at on this rendering, the
8 driveway would now be on -- is it
9 on an angle, or am I just looking
10 at the arrows that were drawn?

11 MR. REDDY: I think you're
12 looking at the arrows.

13 CHAIRMAN STAUDT: So the
14 driveway would go all the way to
15 the property line from the house to
16 the street?

17 MR. REDDY: Yes.

18 CHAIRMAN STAUDT: Okay. And
19 why is that exactly? So that would
20 be a 32-foot wide driveway.
21 Currently, it's single car, so that
22 would give you, essentially, a two
23 car --

24 MR. REDDY: It's about two
25 and a half.

1 PLANNING BOARD AND ARB - 8/25/26

2 CHAIRMAN STAUDT: Two and a
3 half. So that's why I'm asking.
4 Why two and a half? Because the
5 setback for the driveway -- the
6 required setback is not -- I don't
7 think we allow them to go all the
8 way to the line. How long have you
9 lived in the house?

10 MR. REDDY: We've owned the
11 house for three years. We moved in
12 about two years ago.

13 CHAIRMAN STAUDT: Okay.

14 MR. RYAN: So the setback
15 requirement is 30 foot, and you're
16 at 27.5 feet.

17 CHAIRMAN STAUDT: Well,
18 that's for the perimeter. I'm
19 talking about the setback on the
20 driveway. So, essentially, he's
21 wants the driveway to go right to
22 the neighbor's property line.

23 MR. REDDY: I don't know if
24 this helps, but I have, like, an AI
25 rendering that will help you get

1 PLANNING BOARD AND ARB - 8/25/26
2 your bearings.

3 CHAIRMAN STAUDT: Yeah,
4 sure. Please.

5 (WHEREUPON, a document was
6 handed from Mr. Reddy to Chairman
7 Staudt.)

8 MR. REDDY: It's not exact,
9 it's just AI. It's not perfect
10 either.

11 MR. RYAN: Do you have a
12 good relationship with your
13 neighbors?

14 MR. REDDY: Yes.

15 CHAIRMAN STAUDT: Is the --
16 the curb cut is not being adjusted,
17 right?

18 MR. REDDY: Yes. It is.

19 CHAIRMAN STAUDT: It is
20 being adjusted.

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

24 CHAIRMAN STAUDT: Sorry.
25 I'm looking up the Code.

1 PLANNING BOARD AND ARB - 8/25/26

2 MR. REDDY: No rush.

3 CHAIRMAN STAUDT: Three feet
4 from the property line. So what
5 drainage are you proposing for this
6 driveway?

7 MR. REDDY: The drainage
8 specs are on the plans.

9 CHAIRMAN STAUDT: Oh, I see.
10 So you would be the trench drain.
11 Are you proposing --

12 MR. REDDY: A dry well.

13 CHAIRMAN STAUDT: There will
14 be a dry well?

15 MR. REDDY: Yeah.

16 CHAIRMAN STAUDT: Okay.

17 MR. REDDY: I believe it's
18 1,400 gallons. It's on the first
19 page.

20 CHAIRMAN STAUDT: So that
21 would meet the requirement. So,
22 essentially, since it doesn't deny
23 you the two-car widening, I don't
24 believe I would be comfortable --
25 we would want to maintain the

1 PLANNING BOARD AND ARB - 8/25/26
2 three-foot setback off the property
3 line.

4 MR. REDDY: Okay.

5 CHAIRMAN STAUDT: It's
6 something that we pretty
7 consistently -- unless there is,
8 like, a necessary or immediate
9 reason such as, you know, there's
10 not enough square footage, like,
11 doing the widening would be,
12 essentially, useless because you
13 wouldn't achieve -- like a two-car
14 driveway would be a reason to
15 consider going all the way to the
16 property line. Or, like, your
17 neighbor's driveway is already at
18 the property line on the other
19 side. But in this case, you're,
20 essentially, asking to pave over
21 green real estate.

22 MR. REDDY: It's not green
23 over there. Grass doesn't grow on
24 that side of the house there.

25 CHAIRMAN STAUDT:

1 PLANNING BOARD AND ARB - 8/25/26

2 Nevertheless, it's not paved.

3 MR. REDDY: No. It's not
4 paved.

5 CHAIRMAN STAUDT: One of the
6 things this Board -- we're very
7 protective of -- you know, a lot of
8 people move into the Village, they
9 love the character of the Village.
10 We have very specific and strict
11 coverage requirement restrictions.

12 A lot of people move into
13 the Village, they say we love it
14 here, and then they propose a
15 paving of their, essentially, a
16 hardening of their entire property.
17 That's not what I'm seeing here.

18 By our nature, this Board is
19 very protective of that. That's
20 why these setbacks exist so that we
21 don't end up in situations where a
22 driveway goes to the property line
23 and the next neighbor's driveway,
24 essentially, can meet it there and
25 continue a concrete extension.

1 PLANNING BOARD AND ARB - 8/25/26

2 MR. REDDY: So this isn't
3 creating a new norm though. The
4 entire block has driveways to the
5 property line. I have a list of
6 addresses if that's something
7 you're interested in.

8 MR. RYAN: I walk by that
9 block every day, I should know. If
10 you see a guy with an Irish terrier
11 walking --

12 MR. REDDY: I'll make sure
13 to say hello.

14 MS. REDDY: I probably have
15 seen you.

16 CHAIRMAN STAUDT: What is
17 the necessity of asking for the
18 variance?

19 MR. REDDY: So the whole
20 reason I want that driveway to go
21 to the property line is, one, not
22 that I plan on storing anything on
23 the side of the house, but we have
24 boats. And, occasionally, I have
25 to bring a boat home. So it's on

1 PLANNING BOARD AND ARB - 8/25/26
2 the side of the house, it's not in
3 the driveway, it's not going to be
4 an eyesore.

5 I do plan, in the future, to
6 be building a detached garage in
7 the backyard, if possible, so I
8 would like to have that driveway
9 already there, ready to go. If she
10 wants a pool -- she grew up with a
11 pool -- it's not in the cards right
12 now, but I'm going to have to get
13 around there with equipment
14 eventually to get her what she
15 wants.

16 So I'd like to do this all
17 now, and that way I don't have to
18 come back to it in the future.

19 MR. RYAN: Yeah. I mean,
20 obviously, if there are other
21 driveways going to the property
22 line on the block, that's something
23 that we didn't have the approval
24 of, but if it's, kind of, been the
25 norm and a precedent, and you have

1 PLANNING BOARD AND ARB - 8/25/26

2 a good neighbor next door --

3 MR. REDDY: I think my
4 neighbor would prefer pavers rather
5 than the --

6 MR. RYAN: I get it.
7 There's just sometimes -- we call
8 it green space -- but when it's
9 dirt and rocks, you can't grow
10 green there. So I wouldn't have an
11 issue with this.

12 CHAIRMAN STAUDT: Okay. Any
13 other questions?

14 MS. SCHOTT: I think I'm
15 okay with it.

16 CHAIRMAN STAUDT: Where is
17 the -- I am now very curious --
18 sorry to, sort of, bungle through
19 this.

20 MR. REDDY: No. No. I'm
21 sorry I didn't bring my posters and
22 engineers.

23 CHAIRMAN STAUDT: No. No.
24 That's not the expectation. We all
25 walk through this together.

1 PLANNING BOARD AND ARB - 8/25/26

2 I'm looking for their actual
3 paperwork because he mentioned he
4 didn't know if the porch --

5 (WHEREUPON, a document was
6 handed from Ms. Schott to the
7 Chairman Staudt.)

8 CHAIRMAN STAUDT: Regarding
9 the two porches, have you been
10 before Zoning?

11 MR. REDDY: No.

12 CHAIRMAN STAUDT: What
13 information from the Building
14 Department have you received?

15 MR. REDDY: So I was told --
16 the problem is, Peter, the
17 superintendent?

18 CHAIRMAN STAUDT: Yes.

19 MR. REDDY: He's been
20 calling my architect instead of me.
21 And my architect is the nicest guy
22 in the world, but he's got a
23 hundred other projects right now,
24 so I'm not getting the information.

25 CHAIRMAN STAUDT: Gotcha.

1 PLANNING BOARD AND ARB - 8/25/26

2 MR. REDDY: I was told I was
3 here for the driveway, and I will
4 have to go to the Zoning Board for
5 the porch.

6 CHAIRMAN STAUDT: Okay.

7 MR. REDDY: But I'm only two
8 and a half feet over on the setback
9 for the porch.

10 CHAIRMAN STAUDT: Right.

11 MR. REDDY: So to avoid the
12 Zoning Board, I'm willing to cut it
13 back two and a half feet if I only
14 have to come to the Planning Board.

15 CHAIRMAN STAUDT: Yeah. I
16 don't know the answer to that.
17 That was our discussion offline
18 just in terms of, like, you know,
19 just, sort of, touching base on
20 making sure we'd all seen the
21 proposal.

22 It was just when I go and
23 see your property, your property,
24 sort of, makes that turn, so that's
25 where you're getting that extra

1 PLANNING BOARD AND ARB - 8/25/26
2 frontage to be able to do that bump
3 out.

4 MR. REDDY: Yes.

5 CHAIRMAN STAUDT: And,
6 visually, my concern was that when
7 you look at the block, there's,
8 certainly, no expectation that all
9 of the houses look the same, but
10 from a setback standpoint, they're
11 all, essentially, operating under
12 the same setback right now. And,
13 so, this porch would bump out in
14 front of all of that.

15 MR. REDDY: It would be
16 about even with my neighbor's
17 house.

18 CHAIRMAN STAUDT: Your
19 neighbor on the other side.

20 MR. REDDY: Yes.

21 CHAIRMAN STAUDT: But
22 everything going the other way
23 would not. And, so, that was,
24 essentially, where we landed.

25 Okay. Maybe this is not --

1 PLANNING BOARD AND ARB - 8/25/26
2 it probably wouldn't be appropriate
3 to push it in front of the setback
4 requirements since, visually, it
5 would stick out.

6 MR. REDDY: Which is totally
7 understandable.

8 CHAIRMAN STAUDT: This Board
9 would probably be fine if it met
10 the setback. And we can,
11 certainly, put that on the record.

12 And I will discuss it with
13 the Building Department because I'm
14 not exactly sure. We do,
15 occasionally, get, like, site plan
16 review, and, so, I don't know
17 whether or not you're here just
18 because the driveway is a part of
19 that or if the porch, which is,
20 obviously, marked in all of these
21 renderings, was also something we
22 needed to review from a setback
23 perspective because we do look at
24 all the setbacks.

25 MR. REDDY: I'm happy to cut

1 PLANNING BOARD AND ARB - 8/25/26
2 it back to a 30-foot setback.

3 MR. RYAN: Well, that would
4 be perfect.

5 MR. REDDY: And I think that
6 would avoid me going to the Zoning
7 Board altogether.

8 CHAIRMAN STAUDT: So I will
9 take the lead in discussing with
10 the -- we'll make the motion
11 tonight to put it on the record
12 where this Board stands. And if
13 the Building Department is
14 comfortable with that being
15 sufficient, tomorrow I'll make sure
16 they let you know that that's been
17 satisfied from the Village's
18 standpoint.

19 MR. REDDY: Okay.

20 CHAIRMAN STAUDT: I don't
21 want to say something that isn't
22 true. I'll get that confirmed for
23 you guys.

24 MR. RYAN: That's a good
25 compromise.

1 PLANNING BOARD AND ARB - 8/25/26

2 CHAIRMAN STAUDT: I would be
3 comfortable with that.

4 MR. REDDY: I think that's
5 the way to go.

6 CHAIRMAN STAUDT: And from
7 your perspective, you feel strongly
8 about going to the property line on
9 the driveway?

10 MR. REDDY: Yeah.
11 Absolutely. That's the whole
12 reason we're here.

13 CHAIRMAN STAUDT: Okay.
14 Okay.

15 MS. SCHOTT: The picture
16 shows a fence going all the way
17 across. Is that --

18 MR. REDDY: Oh, no. That's
19 an AI picture. They make up their
20 own things. It was just to, kind
21 of, get your bearings.

22 CHAIRMAN STAUDT: Okay. All
23 right. Then I will make a motion
24 to -- well, hold. I just want to
25 take one final look. Sorry.

1 PLANNING BOARD AND ARB - 8/25/26

2 THE COURT REPORTER: That's
3 okay.

4 CHAIRMAN STAUDT: I think I
5 should also note -- because our
6 discussion has been about the front
7 porch --

8 MR. REDDY: Mm-hmm.

9 CHAIRMAN STAUDT:
10 (Continuing) -- the back porch I
11 have no issue with. You have a
12 very deep property. It doesn't
13 effect the visual of the
14 neighborhood, and I have no issue
15 with that. Do you?

16 MR. RYAN: No.

17 CHAIRMAN STAUDT: And we can
18 put that on the record as well just
19 so that it's satisfied from this
20 Board's perspective.

21 MS. SCHOTT: Yes.

22 MR. RYAN: I'm good with
23 everything. The compromise on the
24 setback.

25 MR. REDDY: Thank you.

1 PLANNING BOARD AND ARB - 8/25/26

2 CHAIRMAN STAUDT: Okay. And
3 you are satisfying the drainage
4 requirement of the driveway.

5 MR. REDDY: Yeah. My
6 architect did it for three inches.
7 You guys requested two inches.

8 CHAIRMAN STAUDT: Correct.

9 MR. REDDY: I'm sure it
10 would be the same for two or three
11 inches.

12 CHAIRMAN STAUDT: I'm sure.
13 Especially where you guys live.
14 You understand the reasoning behind
15 these new -- it's not really new,
16 it's, actually, been in place for a
17 while. But, obviously, with some
18 of the major storms we've had, the
19 drainage system quickly -- the
20 public drainage system -- quickly
21 becomes overwhelmed.

22 So one of the first
23 things -- it, actually, started at
24 the county level and then spread to
25 the municipalities -- but having as

1 PLANNING BOARD AND ARB - 8/25/26
2 little water as possible from your
3 property, sort of, end up in the
4 street is why, philosophically,
5 they've added that requirement.

6 And, obviously, it comes
7 with an expense to the homeowner,
8 one that I'll have to consider when
9 I widen my driveway too. But I
10 understand the overall concerns.
11 They're just trying to prevent, you
12 know, as more areas of properties
13 do get paved, it, you know, it can,
14 if we didn't do something like
15 this, lead to more stormwater
16 runoff just running into the
17 streets and, potentially,
18 overwhelming the neighborhood
19 system.

20 (WHEREUPON, there was a
21 sidebar discussion held between Ms.
22 Schott and Chairman Staudt.)

23 CHAIRMAN STAUDT: The drain
24 is, essentially, at the curb cut,
25 right?

1 PLANNING BOARD AND ARB - 8/25/26

2 MR. REDDY: Yeah. Right at
3 the --

4 CHAIRMAN STAUDT: Do you
5 know how wide? The curb cut now is
6 just for that single driveway,
7 right?

8 MR. REDDY: Mm-hmm.

9 CHAIRMAN STAUDT: So we,
10 essentially, have to approve that
11 too. To approve the curb cut.
12 Okay. All right. I'm going to
13 make a motion to approve this
14 proposal as submitted. And I'm
15 going to verbally break it into
16 parts.

17 The Planning Board is -- I'm
18 making a motion to approve the
19 extended and widened driveway,
20 which includes a variance for
21 taking the driveway to the property
22 line. And extending and widening
23 the existing curb cut to the
24 proposed 34-foot wide curb cut with
25 the proposed drainage, including

1 PLANNING BOARD AND ARB - 8/25/26
2 the trench drain, which would be at
3 the end of the driveway to collect
4 all of the stormwater runoff.

5 The Planning Board also
6 approves of the proposed porch
7 extension on the front provided
8 that the homeowner has agreed to
9 shorten the width of the porch in
10 order to meet the existing Village
11 setback requirement of 30 feet on
12 the front yard.

13 And the Planning Board
14 approves rear porch as proposed
15 without any amendments. With that,
16 can I get a second on that motion?

17 MS. SCHOTT: I second it.

18 CHAIRMAN STAUDT: All in
19 favor?

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

24 MR. REDDY: Thank you.

25 * * * *

1 PLANNING BOARD AND ARB - 8/25/26
2 CHAIRMAN STAUDT: All right.
3 Next up is 356 Conklin Street.
4 Is anyone here for 356
5 Conklin?
6 (WHEREUPON, no response was
7 heard.)
8 MR. RYAN: It's the hookah
9 bar. There's nobody here for the
10 hookah bar?
11 (WHEREUPON, no response was
12 heard.)
13 CHAIRMAN STAUDT: Next up,
14 the Palmer's lot.
15 MR. RYAN: Studio and
16 Wellness?
17 (WHEREUPON, a member of the
18 assemblage raised a hand to be
19 recognized.)
20 CHAIRMAN STAUDT: Come on
21 up. 95B Fulton. Thanks for coming
22 in. If you could just state your
23 name and address for the record.
24 MR. RIVERA: Sure. Samuel
25 Rivera, 921 Lincoln Avenue, Suite

1 PLANNING BOARD AND ARB - 8/25/26
2 6, in Holbrook, New York, 11741.

3 CHAIRMAN STAUDT: Excellent.

4 MR. RIVERA: I'm here on
5 behalf of the applicant. We are
6 the sign shop. And you know the
7 plaza has all the signs that look
8 the same.

9 CHAIRMAN STAUDT: Remind me,
10 you've done most of them, right?

11 MR. RIVERA: Yes. That's
12 correct. Yes.

13 CHAIRMAN STAUDT: Did you do
14 the one -- the cafe?

15 MR. RIVERA: No. He doesn't
16 want to.

17 CHAIRMAN STAUDT: That's
18 sticking out.

19 MR. RIVERA: It's crazy.
20 We're trying to.

21 CHAIRMAN STAUDT: It's
22 unpermitted right now too. They
23 have not come before us. It will
24 be addressed by the Village.

25 MR. RIVERA: He's aware. He

1 PLANNING BOARD AND ARB - 8/25/26
2 said he can't spend the money right
3 now. That's what he says.

4 CHAIRMAN STAUDT: He spent
5 the money on the sign. Well,
6 that's neither here nor there for
7 today. I was just curious.

8 MR. RIVERA: Yes, sir.

9 CHAIRMAN STAUDT: All right.
10 You want to just walk us through
11 real quick?

12 MR. RIVERA: Yeah. It's
13 going to be backlit letters like
14 all the plaza has, like all the
15 tenants have.

16 This is, like, half the
17 normal size of the space. They,
18 actually, split the old place into
19 two places. It's going to be a
20 barber shop next to it and this
21 studio, so that's why this sign is
22 going to be, like, smaller than the
23 other ones.

24 But we're going to do the
25 same thing. It's going to be a

1 PLANNING BOARD AND ARB - 8/25/26
2 backer, it's going to be mounted to
3 the wall, the letters are going to
4 be mounted to the backer, and we've
5 got to do everything in one piece
6 to the wall because the landlord
7 doesn't like us to make all those
8 holes in the wall when we do, like,
9 individual letters, so that's why
10 we do the backers.

11 CHAIRMAN STAUDT: So when I
12 look at the rendering, so "studio"
13 and "wellness" underneath?

14 MR. RIVERA: Yes.

15 CHAIRMAN STAUDT: What is
16 that? So, obviously -- what is
17 this word?

18 MS. SCHOTT: Form.

19 CHAIRMAN STAUDT: So "form"
20 looks like all the other signs that
21 are there, where it's, sort of, the
22 haloed-out backlit.

23 MR. RIVERA: Yes. Correct.

24 CHAIRMAN STAUDT: Letter
25 channels?

1 PLANNING BOARD AND ARB - 8/25/26

2 MR. RIVERA: Correct.

3 CHAIRMAN STAUDT: Studio and
4 wellness looks almost like a box
5 sign.

6 MR. RIVERA: Can I take a
7 look?

8 CHAIRMAN STAUDT: Yeah.
9 Yeah.

10 MR. RIVERA: I didn't bring
11 my copy.

12 (WHEREUPON, a document was
13 handed from Chairman Staudt to Mr.
14 Rivera.)

15 MR. RIVERA: Well, we,
16 actually, have two versions. One
17 is, like, individual letters. But,
18 you know, I can go with either
19 option you'd like.

20 CHAIRMAN STAUDT: So,
21 essentially, we would just want it
22 to maintain the individual style.
23 We don't allow box signs in the
24 Village.

25 MR. RIVERA: I'm aware.

1 PLANNING BOARD AND ARB - 8/25/26

2 Yes.

3 CHAIRMAN STAUDT: So if the
4 letters are going to be there and
5 -- just lit like the bigger words?

6 MR. RIVERA: No. It's going
7 to be front lit. The way that it
8 looks on the drawing is going to be
9 front lit. So then we've got to
10 change that to the back lit, so it
11 matches with the other tenants. I
12 know. I know.

13 CHAIRMAN STAUDT: Okay. So
14 that's one change.

15 MR. RIVERA: Yeah.

16 CHAIRMAN STAUDT: We have
17 waived, in the past, the silver
18 metallic accent requirement on the
19 other signs, so we're comfortable
20 doing that this time as well.

21 MR. RIVERA: Yeah.

22 CHAIRMAN STAUDT: We
23 appreciate that you're maintaining
24 the similar style to the other
25 signs that are on the building.

1 PLANNING BOARD AND ARB - 8/25/26

2 Do you guys have any other?

3 MR. RYAN: No. As long as
4 they're all backlit.

5 CHAIRMAN STAUDT: And the
6 color for everything is black,
7 right?

8 MR. RIVERA: Just "form" is
9 going to be black. And, now, we're
10 going to do -- all the letters are
11 going to be white with the backlit.
12 The same way that the other tenant
13 has. White letters with the
14 backlit.

15 CHAIRMAN STAUDT: Okay. But
16 not front lit.

17 MR. RIVERA: It's not going
18 to be front lit. No.

19 CHAIRMAN STAUDT: It won't
20 be lit white at night. Those
21 letters. It will just be --

22 MR. RIVERA: It will just be
23 a halo. That's it.

24 CHAIRMAN STAUDT: Okay.
25 Excellent. All right. Then with

1 PLANNING BOARD AND ARB - 8/25/26
2 that, I'll make a motion to approve
3 this proposal as submitted with the
4 following amendment: The applicant
5 has agreed to modify the "studio"
6 and "wellness" portions of the sign
7 to be the backlit haloed-out style
8 that matches the larger portion of
9 the sign and the previous signs
10 that are also affixed to the
11 building currently.

12 Can I get a second on that
13 motion?

14 MS. SCHOTT: Second.

15 CHAIRMAN STAUDT: All in
16 favor?

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

21 MR. RIVERA: Thank you so
22 much. I appreciate it. Have a
23 good night.

24 * * * *

25 CHAIRMAN STAUDT: All right.

1 PLANNING BOARD AND ARB - 8/25/26
2 Next up on the docket, 725 Fulton
3 Street.

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

7 CHAIRMAN STAUDT: Excellent.
8 Come on down. You are the next
9 contestant.

10 MR. KAVLESKI: Thank you.
11 What prizes do I win?

12 MS. SCHOTT: A sign.

13 MR. KAVLESKI: Good evening.

14 THE COURT REPORTER: May I
15 have your name and address for the
16 record.

17 MR. KAVLESKI: My name is
18 George Kavleski. I'm the
19 superintendent of Capitol Signs at
20 61 Cabot Street in West Babylon.

21 THE COURT REPORTER: Thank
22 you very much.

23 CHAIRMAN STAUDT: And, so,
24 we are here to discuss the 7-Eleven
25 that is on the corner of Main

1 PLANNING BOARD AND ARB - 8/25/26
2 Street and Route 109 in
3 Farmingdale.

4 MR. KAVLESKI: Correct.

5 CHAIRMAN STAUDT: So walk us
6 through what you're proposing
7 today. Is this a full facade redo
8 or just a sign swap?

9 MR. KAVLESKI: So the
10 existing, as you see in "A," has
11 illuminated cabinets -- those
12 clamshells -- that all 7-Elevens
13 have. We're going to remove that,
14 put up new ACM panels, and reduce
15 the illuminated signage to
16 approximately 12 feet of each side
17 of the 7-Eleven cup.

18 CHAIRMAN STAUDT: Mm-hmm.

19 MR. KAVLESKI: ACM being the
20 brown that they all have. It's the
21 upgraded branding. We're reducing,
22 like I said, the illuminated
23 signage. I don't see any footprint
24 to town. We're not changing any
25 sizes, we're just reducing the size

1 PLANNING BOARD AND ARB - 8/25/26

2 of the signage.

3 CHAIRMAN STAUDT: So the
4 issue we have with this proposal --
5 so there is a 7-Eleven under
6 construction down the block, on the
7 other corner of the Village -- I
8 don't want to make them sound on
9 top of each other -- and they came
10 to us, originally, with a very
11 similar sign proposal.

12 And the Village does not
13 allow for, like, we were just
14 discussing, with the previous
15 applicant, for front channel lit,
16 essentially, box signs or anything
17 that appears as a box sign. We no
18 longer allow that in the Village.
19 We haven't for some time.

20 And, so, what we steer most
21 people to -- especially a tenant
22 that is anchored on Main Street --
23 would be either a gooseneck
24 solution for lighting or something
25 similar to that as opposed to the

1 PLANNING BOARD AND ARB - 8/25/26
2 signs being self-lit.

3 MR. KAVLESKI: There is an
4 existing permit for that signage.
5 This is the brand standard as in
6 they're all illuminated with those
7 bands, and they're currently lit
8 with HO lamps.

9 CHAIRMAN STAUDT: Well,
10 you're proposing you're redoing the
11 signage.

12 MR. KAVLESKI: We're going
13 to clean up the facade. We're
14 going to recut the facade to that
15 brown. We're reducing the signage.
16 But these stripes are internally
17 lit, and you're not --

18 CHAIRMAN STAUDT: We don't
19 permit them.

20 MR. KAVLESKI: Okay. Would
21 you have a recommendation?

22 CHAIRMAN STAUDT: So we've
23 had 7-Eleven before us before, and,
24 so, I know if you -- I'm trying to
25 think of places where, I mean, it's

1 PLANNING BOARD AND ARB - 8/25/26
2 not in the Village of Farmingdale,
3 but there's a 7-Eleven on the
4 corner of Route 110 and --

5 MR. RYAN: Yeah, that's got
6 to be goosenecked.

7 CHAIRMAN STAUDT: There's
8 goosenecks on it?

9 MR. RYAN: There's
10 goosenecks on it.

11 CHAIRMAN STAUDT: But I know
12 7-Eleven has several -- like,
13 they've come to us before with
14 accommodations for the Village
15 Code. I mean, there are plenty of
16 7-Elevens where you can't have
17 backlit box sign style.

18 MR. KAVLESKI: It's not
19 backlit. It's internal lit, facing
20 out. There's no backlit here.
21 It's just going to be a stripe with
22 an LED in it.

23 CHAIRMAN STAUDT: How's the
24 7-Eleven lit?

25 MR. KAVLESKI: The inside

1 PLANNING BOARD AND ARB - 8/25/26
2 sign is lit through LED on the
3 inside.

4 CHAIRMAN STAUDT: Right. So
5 it's a translucent plastic --

6 MR. KAVLESKI: Correct.

7 CHAIRMAN STAUDT: It's a box
8 sign. Essentially.

9 MR. KAVLESKI: Would you
10 just require a gooseneck over that?

11 CHAIRMAN STAUDT: If it's
12 not internally lit, yes. We can't
13 allow --

14 MR. KAVLESKI: Any internal
15 lit.

16 CHAIRMAN STAUDT: Right.
17 We're trying to -- if you drive
18 down Main Street, you'll see with
19 the Village Code --

20 MR. KAVLESKI: I see where
21 we're trying to go here.

22 CHAIRMAN STAUDT: It's, sort
23 of, a carved K macel style sign
24 with gooseneck lighting is where
25 the Code has steered most tenants

1 PLANNING BOARD AND ARB - 8/25/26
2 over time.

3 And even in cases where
4 existing tenants, with sign
5 packages similar to yours, when
6 they've come to us with, you know,
7 a restoration or a change, you
8 know, the Code exists. We get only
9 one shot however many years when
10 these things come up.

11 MR. KAVLESKI: No. No. We
12 understand. We'll take that to the
13 customer. That's not a problem.

14 But I'm curious if we could
15 just backpedal. Fast Signs was
16 just before you before me with halo
17 lit signs.

18 CHAIRMAN STAUDT: Correct.

19 MR. KAVLESKI: They would be
20 internally illuminated.

21 CHAIRMAN STAUDT: They would
22 be, but they're not front
23 illuminated.

24 MR. KAVLESKI: Oh, front
25 facing. Okay.

1 PLANNING BOARD AND ARB - 8/25/26

2 CHAIRMAN STAUDT: Correct.

3 And when you leave here, there's
4 two examples of that. You'll see
5 the CVS across the street from us,
6 which is, you know, essentially,
7 their letters are lit, you know,
8 they're haloed out. But the
9 letters themselves appear as black
10 in the night.

11 MR. KAVLESKI: I just don't
12 know if we have the height here to
13 get these goosenecks in.

14 CHAIRMAN STAUDT: Yeah. I
15 mean, I, specifically, can't answer
16 that. You could, certainly, come
17 back to us with a modified
18 proposal. But I know that we
19 cannot approve this as proposed
20 tonight for sure.

21 MR. KAVLESKI: Okay.

22 CHAIRMAN STAUDT: It's just
23 not something that -- it's been one
24 of the consistent, like, we offer a
25 lot of variances and compromises on

1 PLANNING BOARD AND ARB - 8/25/26
2 many different things, but box
3 signs are slowly being eliminated
4 from the Village one by one.

5 MR. KAVLESKI: I understand.
6 We have seen this before.
7 Trendsetter, years ago, was up by
8 the Palisades Mall. And they
9 ripped through there and said there
10 will be no internally lit signage.
11 We were Radio Shack -- we did Radio
12 Shacks -- they had a current
13 permit, and the town gave, like, a
14 hundred days to remove without
15 fines.

16 CHAIRMAN STAUDT: Yeah. We
17 would never grandfather.
18 Everything that exists today, like,
19 your existing signage, we would
20 never go to a tenant and say it's
21 time to spend money because we
22 changed the Code. But you're
23 coming to us saying you're looking
24 to make a change.

25 MR. KAVLESKI: So my two

1 PLANNING BOARD AND ARB - 8/25/26
2 choices are restick and you'll
3 renew the existing sign permit --

4 CHAIRMAN STAUDT: I don't
5 believe that the -- if this is
6 staying exactly as it is, I don't
7 know that there even is a renewal
8 requirement.

9 MR. KAVLESKI: Well, they
10 have to get their sign permit every
11 year.

12 CHAIRMAN STAUDT: Okay.
13 Well, that's through the Building
14 Department. This is not being
15 triggered by the Building
16 Department saying we need your
17 signage updated.

18 MR. KAVLESKI: See, up
19 there, they ripped through the town
20 and made everybody change it. And
21 there were some people who were
22 staunched in the mud --

23 CHAIRMAN STAUDT: To my
24 knowledge, that has never happened
25 here.

1 PLANNING BOARD AND ARB - 8/25/26

2 MR. KAVLESKI: They were all
3 wood-carved signs. They required
4 wood-carved signs, like, cedar
5 signs.

6 CHAIRMAN STAUDT: Like I
7 said, that's not the requirement
8 here. We do offer options. We do
9 offer the more modern backlit
10 haloed-out channel signs like the
11 Palmer's Shopping Center -- that
12 you were just behind -- chose to go
13 with. But their original
14 signage was similar to yours when
15 they proposed it.

16 MR. KAVLESKI: Okay.

17 CHAIRMAN STAUDT: And we had
18 to steer them. They did not want
19 to do the goosenecks. They steered
20 it towards -- the sacrifice with
21 that is your sacrificing color at
22 night. Essentially.

23 MR. KAVLESKI: Correct. Do
24 you have any other recommendations
25 you can give me?

1 PLANNING BOARD AND ARB - 8/25/26

2 CHAIRMAN STAUDT: I mean, I
3 would recommend you just go look at
4 the Village Code. It has the
5 options available. Those are the
6 two most prevalent.

7 We've tried to bring the old
8 school conformity to the signage in
9 the Village. There are options
10 within there, but it all steers
11 towards that. There's not going to
12 be an option to get you close to
13 just, essentially, switching out
14 your existing front lit cabinet
15 with just a more modern version in
16 LED.

17 MR. KAVLESKI: We're an
18 installer for this company, and
19 they had a sign that didn't
20 fit someplace else. So they're
21 looking to find something that's
22 the same footprint to install this
23 signage. So I don't think they're
24 crazy to install this, but I will
25 go back to them and say there's no

1 PLANNING BOARD AND ARB - 8/25/26
2 internally illuminated. You can
3 have goosenecks, you can have
4 halos.

5 CHAIRMAN STAUDT: Yeah. And
6 I don't know if, again, we just,
7 again, probably in the last six
8 months approved -- so the 7-Eleven
9 on the corner of Hempstead Turnpike
10 is under construction. Their
11 original sign proposal was this
12 (indicating). And it was a very
13 quick conversation with them and,
14 again, they were 7-Eleven
15 representatives as well. But I
16 know that 7-Eleven has options.

17 MR. KAVLESKI: I'm sure
18 they'll bend. Absolutely. Like I
19 said, this was a wayward -- a
20 bastard sign if you'd call it --
21 and they tried to use it someplace
22 else. They said this building is
23 "x/y," we can put it over here.
24 I'm, certainly, not looking to
25 change or buck the town.

1 PLANNING BOARD AND ARB - 8/25/26

2 CHAIRMAN STAUDT: Like I
3 said, if you were outside the
4 Village of Farmingdale in the
5 unincorporated parts of the Town of
6 Oyster Bay, if there's a 7-Eleven
7 out there that needs this sign,
8 this would probably meet muster.
9 But within the Village, we hold
10 the --

11 MR. KAVLESKI: I'm sorry,
12 I'm not the PM, I'm the super over
13 there. The PM that was
14 representing this tonight, she's
15 pregnant, and she's in the hospital
16 with the baby, so they summoned me
17 up at 6:00, and I'm trying to catch
18 up here a little bit.

19 CHAIRMAN STAUDT: No
20 problem.

21 MR. KAVLESKI: I understand
22 completely the vision here. Again,
23 like I said, they had the sign that
24 they couldn't use in another spot.
25 What they did is, they had someone

1 PLANNING BOARD AND ARB - 8/25/26
2 else clad it for them and put the
3 sign up. They shipped us the sign,
4 we went there, and it was already
5 up. They went, oopsie. So they
6 just keep rolling the numbers to
7 find someone with the right
8 footprint. So I'm sure they're not
9 steadfast with it.

10 And it's identity, which
11 does a lot with signage. So I'm
12 sure they've been before you, and
13 they know. This PM, Vicki Cassock
14 (phonetic), she's trying to make it
15 fit someplace.

16 CHAIRMAN STAUDT: Gotcha.

17 MR. KAVLESKI: So if you'd
18 like a 7-Eleven sign on the back of
19 your house, I can make you a great
20 deal if you are 61 feet long.

21 CHAIRMAN STAUDT:
22 Understood. I appreciate that.

23 MR. KAVLESKI: I appreciate
24 your time. Thank you so much. I
25 will take that back to them.

1 PLANNING BOARD AND ARB - 8/25/26

2 CHAIRMAN STAUDT: So, yes,
3 essentially, what we will do is, we
4 will take no action on this
5 proposal tonight, and then I'll
6 draw up my notes to the Building
7 Department. And then if you guys
8 want to modify -- if they decide to
9 move forward with some signage,
10 it would be wonderful because I
11 think, visually, it's ready for
12 something new there.

13 MR. KAVLESKI: But you're
14 okay with recladding the ACM to the
15 right and left of this, right? To
16 clean up that mess and reduce the
17 visual?

18 CHAIRMAN STAUDT: Well,
19 here's the thing. I'm okay with
20 that, but it's an incomplete, like,
21 in order to do that, you'd have to
22 remove the existing sign, right?

23 MR. KAVLESKI: Correct. Put
24 the new sign up, we'll put the
25 goosenecks over it.

1 PLANNING BOARD AND ARB - 8/25/26

2 CHAIRMAN STAUDT: So we need
3 the whole, like, I can't approve
4 you --

5 MR. KAVLESKI: But there
6 would be no change if we're -- to
7 the left and right of this -- 24
8 feet left and right is just going
9 to be clean ACM panel.

10 CHAIRMAN STAUDT: Yes.
11 Visually, we would have no --
12 visually, it would be much
13 improvement from what is there.

14 MR. KAVLESKI: Absolutely.
15 Anything would be an improvement.

16 CHAIRMAN STAUDT: But I
17 can't give you an approval to start
18 ripping parts off.

19 MR. KAVLESKI: No. No. I'm
20 not looking for that. I'll just go
21 back to them and say if you clean
22 up and look at the new proposed
23 sign.

24 CHAIRMAN STAUDT: Yeah. And
25 just steer them towards -- look,

1 PLANNING BOARD AND ARB - 8/25/26
2 like I said, there's probably
3 hundreds of 7-Elevens out there
4 that have been in municipalities
5 that have a similar requirement to
6 ours.

7 MR. KAVLESKI: It's not just
8 you. It's Great Neck, everybody.
9 And they understand that. Like I
10 said, they're just looking for a
11 home for this sign.

12 CHAIRMAN STAUDT: Gotcha.
13 Unfortunately, it's not the Village
14 of Farmingdale.

15 MR. KAVLESKI: That's okay.
16 I live here too, and I don't want
17 to see that either.

18 CHAIRMAN STAUDT: All right.
19 Well, thank you very much for
20 coming in. Like I said, just be in
21 touch. If there is a revision that
22 you wish to propose -- or your
23 clients wish to propose, just have
24 them contact the Building
25 Department, and we'll get you right

1 PLANNING BOARD AND ARB - 8/25/26
2 back in front of us to get
3 something moving.

4 MR. KAVLESKI: Awesome. I
5 appreciate your time. Thank you
6 very much.

7 CHAIRMAN STAUDT: Thank you
8 very much.

9 MR. KAVLESKI: Have a good
10 night.

11 * * * *

12 CHAIRMAN STAUDT: All right.
13 Next up, is anyone here for 51
14 Jerome Drive?

15 (WHEREUPON, no response was
16 heard.)

17 MR. RYAN: Then it's 511
18 Conklin.

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

22 CHAIRMAN STAUDT: Come on
23 up. Last, but certainly not least.
24 How are you, sir? If you could
25 just give us your name and address

1 PLANNING BOARD AND ARB - 8/25/26
2 for the record.

3 MR. MCLEAN: Yes. It's
4 Teddy McLean, and it's 55 Decker
5 Street, Copiague, New York. I'm
6 here to represent Valle Signs.

7 There's a deli/restaurant
8 that's coming at 511 Conklin, and
9 they're proposing a new sign. It's
10 one-inch thick white acrylic
11 letters on aluminum backing with
12 gooseneck.

13 CHAIRMAN STAUDT: And are
14 you the business owner or no?

15 MR. MCLEAN: No. I'm
16 representing him because the sign
17 guy couldn't make it, so he asked
18 me if I could.

19 CHAIRMAN STAUDT:
20 Understood. Okay. Excellent. So
21 the proposal tonight would be for
22 the sign itself. Is there any
23 other modification? Are the
24 goosenecks there existing or --

25 MR. MCLEAN: No. They're

1 PLANNING BOARD AND ARB - 8/25/26
2 going to be proposed.

3 CHAIRMAN STAUDT: They would
4 be added. Okay. The sign style.
5 You said it was an aluminum sign?
6 Are the letters -- is it all flat
7 or are the letters carved?

8 MR. MCLEAN: They're not
9 carved. They're just like -- it's
10 hard to explain. They protrude.
11 It's just, like, a one-inch thick
12 aluminum flat backing, and then the
13 letters are mounted on it.

14 MR. RYAN: Acrylic letters?

15 MR. MCLEAN: Yes.

16 CHAIRMAN STAUDT: So there
17 is some depth to this sign, it's
18 not just flat.

19 MR. MCLEAN: Yes. A little
20 depth to it. And then the
21 goosenecks are over that and
22 lights it up from above.

23 CHAIRMAN STAUDT: Gotcha.

24 MR. RYAN: The acrylic
25 letters are on the aluminum sign?

1 PLANNING BOARD AND ARB - 8/25/26

2 MR. MCLEAN: Yes. And it's
3 very thin.

4 CHAIRMAN STAUDT: And the
5 acrylic would also -- the logo is
6 on either side? The spoon and fork
7 and the coffee cup, those are also
8 similar to the letters and are
9 going to be affixed?

10 MR. MCLEAN: Yes.

11 CHAIRMAN STAUDT: Okay. The
12 only thing, visually, that I see is
13 missing from the sign is in our
14 Code there is a silver or metallic
15 component requirement, which,
16 essentially, when you, again, when
17 you drive down our Main Street,
18 you'll see that most of our signage
19 has either a gold leaf or silver
20 border around it. So I don't know
21 if they would want to add that.
22 Probably in this case, the silver.

23 MR. RYAN: Silver metallic.

24 CHAIRMAN STAUDT: If you did
25 a white line border around the

1 PLANNING BOARD AND ARB - 8/25/26
2 edge. But if you were
3 comfortable saying that they would
4 be comfortable just adding that to
5 the sign, then we could, certainly,
6 approve it with that condition.

7 MR. MCLEAN: Yes. They have
8 no problem doing that.

9 CHAIRMAN STAUDT: Okay.
10 Goosenecks I have no issue with.
11 There's three there. The only
12 thing with the goosenecks is that
13 we require -- and we will add it to
14 any approval tonight -- the
15 gooseneck bulbs have to be a soft,
16 warm lighting.

17 So, essentially, 2,700 to
18 3,000 kelvins is what we say. But
19 if you're ever walking around the
20 lighting aisle of Home Depot, most
21 of the time they call it soft warm.
22 And, essentially, it's just that
23 warmer glow as opposed to, like,
24 the lighting in here tonight, which
25 is cold, clinical.

1 PLANNING BOARD AND ARB - 8/25/26

2 MR. MCLEAN: Yes.

3 CHAIRMAN STAUDT: We're
4 trying to move away from that.

5 MR. MCLEAN: Yes. So it
6 doesn't overbrighten at night.

7 CHAIRMAN STAUDT: Correct.
8 Yes. So with that, I will make a
9 motion to approve this application
10 as proposed with the following
11 amendment: The applicant
12 representative has agreed to add a
13 silver border to the proposed blue
14 sign. The applicant has also
15 agreed that the color temperature
16 of the three gooseneck lighting
17 will be between 2,700 and 3,000
18 kelvins, which represents soft,
19 warm lighting.

20 With that, can I get a
21 second on that motion?

22 MR. RYAN: Second the
23 motion.

24 CHAIRMAN STAUDT: All in
25 favor?

1 PLANNING BOARD AND ARB - 8/25/26

2 (WHEREUPON, there was a
3 unanimous, affirmative vote of the
4 Board members present. Motion
5 passed 3-0.)

6 CHAIRMAN STAUDT: Approved.

7 MR. MCLEAN: Thank you so
8 much.

9 * * * *

10 CHAIRMAN STAUDT: With that,
11 I make a motion to end the August
12 meeting of the Village of
13 Farmingdale Architectural Review
14 and Planning Board. Can I get a
15 second?

16 MS. SCHOTT: Second.

17 CHAIRMAN STAUDT: All in
18 favor.

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

23 (WHEREUPON, this meeting was
24 concluded at 8:05 p.m.)

25 * * * *

1 PLANNING BOARD AND ARB - 8/25/26

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

3 I, TRACIE A. CINQUEMANI,

4 Court Reporter and Notary Public in

5 and for the State of New York, do

6 hereby certify:

7 THAT the within transcript

8 was prepared by me and is a true

9 and accurate record of this hearing

10 to the best of my ability.

11 I further certify that I am

12 not related, either by blood or

13 marriage, to any of the parties in

14 this action; and

15 THAT I am in no way

16 interested in the outcome of this

17 matter.

18 IN WITNESS WHEREOF, I have

19 hereunto set my hand this 25th day

20 of August, 2026.

21 *Tracie A. Cinquemani*

22 TRACIE A. CINQUEMANI

23

24

25

1	6	ACM 66:14,19 80:14 81:9
1,400 40:18 10 7:10 100 12:3 109 66:2 110 69:4 11530 5:3 11741 58:2 12 66:16 123 4:13 12s 10:12 15 18:23 19:16,20 156 35:3,12,14	6 58:2 61 65:20 79:20 666 4:25 6:00 78:17	act 26:18 action 80:4 actual 18:22 46:2 add 6:6 7:8 31:2 added 14:23 54:5 adding 5:12 additional 7:7 15:18,23 31:25 address 35:9 36:4,7 57:23 65:15 83:25 addressed 58:24 addresses 4:20 43:6 adjusted 39:16,20 aesthetically 23:3 affirmative 34:15 56:21 64:18 affixed 64:10 agreed 56:8 64:5 AI 38:24 39:9 51:19 alluded 29:10 alternate 7:22 9:7,9 24:12 34:2,6 alternative 6:3 30:23 altogether 50:7 Amato 4:25 amendment 64:4 amendments 56:15 analysis 7:14 9:5 anchored 67:22 angle 21:9 23:19 37:9 angles 33:13 antenna 5:22 antennas 15:11 25:25 appears 67:17 applicant 5:4 58:5 64:4 67:15 applications 4:9 approach 11:11,21 approaches 27:8 approval 44:23 81:17
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24 9:22 81:7 24- 17:7 26th 5:18 27 9:22 27-inch 17:7 27.5 38:16 29th 6:18	8/25/26 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 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1 78:1 79:1 80:1 81:1 82:1 83:1	9
3	9	
3-0 34:17 56:23 64:20 30 38:15 56:11 30-foot 50:2 32-foot 37:20 34-foot 55:24 356 57:3,4	921 57:25 95B 57:21	A
5	A	
50-foot 9:23 10:25 51 83:13 511 83:17	Absolutely 51:11 77:18 81:14 accent 62:18 access 12:10 22:16 accommodations 13:14 69:14 achieve 7:4 27:15 41:13	

approve 55:10,11,13,18 64:2
72:19 81:3

approved 77:8

approves 56:6,14

approving 31:7

approximately 9:21 66:16

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 51:1 52:1
53:1 54:1 55:1 56:1 57:1 58:1
59:1 60:1 61:1 62:1 63:1 64:1
65:1 66:1 67:1 68:1 69:1 70:1
71:1 72:1 73:1 74:1 75:1 76:1
77:1 78:1 79:1 80:1 81:1 82:1
83:1

architect 46:20,21 53:6

architectural 23:14

area 13:25 28:7

areas 54:12

arrows 37:10,12

assemblage 4:4 35:5 57:18 65:5
83:20

assuming 20:2

attach 19:20

Avenue 57:25

avoid 47:11 50:6

aware 58:25 61:25

Awesome 83:4

B

baby 78:16

Babylon 65:20

back 9:15,25 10:6,16 12:9 22:15
27:12,20 44:18 47:13 50:2 52:10
62:10 72:17 76:25 79:18,25 81:21
83:2

backer 60:2,4

backers 60:10

background 26:25 33:12

backlit 59:13 60:22 63:4,11,14
64:7 69:17,19,20 75:9

backpedal 71:15

backyard 44:7

bands 68:7

bar 57:9,10

barber 59:20

base 47:19

based 6:4,9

basically 9:25 10:11 19:19,20
20:13

bastard 77:20

Bay 78:6

beams 7:10 8:4 9:21 10:13,21
12:20,23 15:24 17:8,16 18:2
19:23 21:21 24:4

bearings 39:2 51:21

beefed 14:15

behalf 5:3 58:5

bend 77:18

benefit 23:20

big 17:12

bigger 62:5

bit 11:16 78:18

black 32:22 63:6,9 72:9

blend 21:5,11 24:13

blending 15:10

block 43:4,9 44:22 48:7 67:6

blocks 26:13

board 4:1 5:1 6:1 7:1 8:1 9:1 10:1
11:1 12:1 13:1 14:1,3 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 28:1,21
29:1 30:1,6,7,8,19 31:1,11,12,13
32:1 33:1,16,20 34:1,7,8,16 35:1,
24,25 36:1 37:1 38:1 39:1 40:1
41:1 42:1,6,18 43:1 44:1 45:1
46:1 47:1,4,12,14 48:1 49:1,8
50:1,7,12 51:1 52:1 53:1 54:1
55:1,17 56:1,5,13,22 57:1 58:1
59:1 60:1 61:1 62:1 63:1 64:1,19

65:1 66:1 67:1 68:1 69:1 70:1
71:1 72:1 73:1 74:1 75:1 76:1
77:1 78:1 79:1 80:1 81:1 82:1
83:1

Board's 6:9 52:20

boat 43:25

boats 43:24

Bob 6:23 8:11,16 19:17

bothers 24:19

bottom 29:20 31:23

box 61:4,23 67:16,17 69:17 70:7
73:2

brace 9:17 10:16 21:18

braces 9:25 10:6 17:24 18:13,21
19:14 24:21

bracing 7:11 10:4 12:20 15:18,24
19:10,14 21:3 23:17 24:23,25
25:22 27:10 29:16 31:25 32:10,
12,16

brand 68:5

branding 66:21

break 55:15

bring 11:6,9 31:16 43:25 45:21
61:10 76:7

brown 66:20 68:15

buck 77:25

building 5:24 6:2 16:4 18:9,14
23:22,25 26:13,14 28:2 33:2 44:6
46:13 49:13 50:13 62:25 64:11
74:13,15 77:22 80:6 82:24

bump 48:2,13

bungle 45:18

business 5:5

C

cabinet 76:14

cabinets 66:11

Cabot 65:20

cafe 58:14

call 13:2 25:7 45:7 77:20

calling 46:20

Capitol 65:19
car 37:2,21,23
cards 44:11
carriers 15:6,9
carved 70:23
case 41:19
cases 71:3
Cassock 79:13
catch 78:17
catwalk 24:3 25:22
cedar 75:4
cell 5:12
center 4:12 5:15 16:13,16 75:11
cetera 23:15 24:5
Chairman 4:6,19 5:7 7:2,16 8:9, 15 9:3,12 12:12,21 13:6,7 14:25 15:13,25 16:11 17:2,10,23 18:3,8, 25 19:5 20:24 21:8,25 22:5,22 23:7 24:6,17,24 26:6 28:8,11,18, 22 29:3,8,13 30:5,24 31:4 32:11, 15 33:5,15 34:5,12,25 35:7,15,20 36:2,6,15,20,21 37:3,13,18 38:2, 13,17 39:3,6,15,19,23,24 40:3,9, 13,16,20 41:5,25 42:5 43:16 45:12,16,23 46:7,8,12,18,25 47:6, 10,15 48:5,18,21 49:8 50:8,20 51:2,6,13,22 52:4,9,17 53:2,8,12 54:22,23 55:4,9 56:18 57:2,13,20 58:3,9,13,17,21 59:4,9 60:11,15, 19,24 61:3,8,13,20 62:3,13,16,22 63:5,15,19,24 64:15,25 65:7,23 66:5,18 67:3 68:9,18,22 69:7,11, 23 70:4,7,11,16,22 71:18,21 72:2, 14,22 73:16 74:4,12,23 75:6,17 76:2 77:5 78:2,19 79:16,21 80:2, 18 81:2,10,16,24 82:12,18 83:7, 12,22
challenges 22:3 23:4
challenging 23:6
chance 6:21
change 14:9 25:19 26:5 27:3 62:10,14 71:7 73:24 74:20 77:25 81:6
changed 73:22
changing 66:24

channel 67:15 75:10
channels 60:25
character 42:9
choices 74:2
chose 75:12
chunk 18:12
City 5:2
clad 79:2
clamshells 66:12
Claudio 30:24
clean 22:6 29:18 68:13 80:16 81:9,21
cleaner 25:16 29:14
cleanest 25:10
clear 16:10 28:7
clearance 11:24
clients 82:23
clock 5:14 6:8 7:23 10:3 14:13, 19,23 18:22 19:15,21,25 21:4 31:22
close 76:12
closest 16:3
Code 39:25 69:15 70:19,25 71:8 73:22 76:4
collar 10:3
collect 56:3
collective 6:9
color 14:17 21:4 32:2,8,9,19,25 33:3,10 63:6 75:21
colors 33:2
comfort 26:11
comfortable 40:24 50:14 51:3 62:19
community 28:23
company 76:18
compared 25:2
completely 78:22
compliance 12:4
compromise 23:2 29:10 30:13

50:25 52:23
compromises 72:25
conceal 25:24
concealed 7:24 18:13
concealment 6:12 7:5 9:8,10 13:2 25:12 26:8 27:7,16
concern 13:9 25:17 27:18 48:6
concerned 24:20 25:20 26:10
concerns 54:10
concrete 42:25
concur 30:22
concurrent 5:12
configuration 7:20,22 24:12 34:3,7
configurations 28:15
confirmed 50:22
conformity 76:8
confusion 19:13
Conklin 57:3,5 83:18
consistent 72:24
consistently 41:7
consists 10:11
construct 12:14
construction 22:19 67:6 77:10
consultant's 6:5
contact 82:24
contestant 65:9
continue 42:25
Continuing 34:6 52:10
contractors 6:16
conversation 77:13
copy 61:11
corner 65:25 67:7 69:4 77:9
correct 7:21 10:22 15:4 17:10 24:9 29:23 53:8 58:12 60:23 61:2 66:4 70:6 71:18 72:2 75:23 80:23
Country 5:2
county 53:24

COURT 52:2 65:14,21**coverage** 42:11**crazy** 58:19 76:24**creates** 21:10 22:3**creating** 13:24 18:18 43:3**cup** 66:17**curb** 39:16 54:24 55:5,11,23,24**curious** 45:17 59:7 71:14**current** 73:12**customer** 71:13**cut** 39:16 47:12 49:25 54:24 55:5,11,23,24**cutting** 20:18**CVS** 72:5

D

Dave 21:6 28:16**day** 43:9**days** 73:14**deal** 22:12 79:20**Debellis** 31:3 32:13 34:2,21**decide** 80:8**decider** 30:10**deemed** 25:16**deep** 9:22 17:8,17 52:12**deeper** 27:23**default** 33:6,9**demonstrating** 18:7 20:17**Denise** 4:24 11:25**deny** 40:22**Department** 46:14 49:13 50:13 74:14,16 80:7 82:25**departments** 22:13**description** 6:25**design** 5:20 20:19 25:11**designs** 9:7 14:24**detached** 44:6**detail** 8:12**detailed** 6:25**determine** 18:16**diagonal** 21:18**dig** 27:23**direction** 37:6**directly** 11:17 21:13**dirt** 45:9**disagree** 23:8**discuss** 49:12 65:24**discussing** 5:11 15:17 50:9 67:14**discussion** 13:5 28:10 36:19 39:22 47:17 52:6 54:21**displeasing** 23:4**doable** 27:19**docket** 4:9 35:2 65:2**document** 39:5 46:5 61:12**door** 45:2**drain** 40:10 54:23 56:2**drainage** 40:5,7 53:3,19,20 55:25**draw** 80:6**drawing** 62:8**drawn** 37:10**drive** 70:17 83:14**driveway** 35:19,21 36:8,10,22 37:8,14,20 38:5,20,21 40:6 41:14,17 42:22,23 43:20 44:3,8 47:3 49:18 51:9 53:4 54:9 55:6,19,21 56:3**driveways** 43:4 44:21**dry** 40:12,14

E

earlier 23:13**ease** 22:20**east** 10:5,14 11:12,15 29:24**effect** 52:13**elements** 18:10 23:15**eliminated** 73:3**end** 17:19 27:18 42:21 54:3 56:3**engineer** 6:15,24**engineers** 45:22**entire** 42:16 43:4**equipment** 5:13,23 11:18 12:5,10 13:11,16,18,21 24:15 26:2,16 44:13**essentially** 13:11,15,21 15:14,16 16:2,5 18:12,19 21:10,18 27:5 29:11,17 30:7 31:6,9,21 33:20 36:22 37:5,22 38:20 40:22 41:12,20 42:15,24 48:11,24 54:24 55:10 61:21 67:16 70:8 72:6 75:22 76:13 80:3**estate** 41:21**evening** 4:16 6:16 65:13**eventually** 44:14**exact** 39:8**examples** 72:4**Excellent** 58:3 63:25 65:7**excused** 34:22**exhibit** 7:13 8:3,24**exist** 12:16 26:16 42:20**existing** 5:13 10:10 14:17 18:14,22 23:22 32:3 55:23 56:10 66:10 68:4 71:4 73:19 74:3 76:14 80:22**exists** 71:8 73:18**expectation** 45:24 48:8**expense** 54:7**extended** 22:9 55:19**extending** 55:22**extension** 42:25 56:7**extra** 47:25**eyesore** 44:4

F

facade 18:10,14 66:7 68:13,14**face** 11:19 14:19

facility 5:21 25:18
facing 69:19 71:25
factoring 24:18
Farmingdale 66:3 69:2 78:4 82:14
farther 11:16
Fast 71:15
favor 34:13 56:19 64:16
features 24:2
feel 51:7
feet 11:3,4 16:16,17 18:4,24 19:7, 16,20 38:16 40:3 47:8,13 56:11 66:16 79:20 81:8
fence 51:16
fight 22:16
figure 27:20
final 30:9 51:25
find 76:21 79:7
fine 49:9
finer 73:15
fire 22:12,17
fit 76:20 79:15
fixed 12:6,8
flush 25:9,14
flush-mounted 5:22
foot 16:10,15 17:13,21 18:5 20:8 30:4 38:15
footage 41:10
footprint 66:23 76:22 79:8
form 60:18,19 63:8
formally 31:20
forward 30:11 80:9
found 10:15
front 8:21 16:3,10,12,20 21:13 22:15 23:14,18,21 48:14 49:3 52:6 56:7,12 62:7,9 63:16,18 67:15 71:22,24 76:14 83:2
frontage 48:2
frustration 26:21

full 7:4 9:10 66:7
fully 16:22
Fulton 4:13 57:21 65:2
future 13:21 25:18,25 44:5,18
future-proofed 13:12

G

gallons 40:18
garage 44:6
Garden 5:2
gave 73:13
generally 6:22 7:3
generator 5:25
George 65:18
get all 8:21
give 6:24 8:17 36:16 37:22 75:25 81:17 83:25
giving 26:22
good 4:16 15:8 18:12 21:11 30:23 39:12 45:2 50:24 52:22 64:23 65:13 83:9
gooseneck 67:23 70:10,24
goosenecked 69:6
goosenecks 69:8,10 72:13 75:19 77:3 80:25
Gotcha 12:21 46:25 79:16 82:12
grandfather 73:17
Grass 41:23
Gray 32:19
great 79:19 82:8
green 41:21,22 45:8,10
grew 44:10
Group 4:25
grow 41:23 45:9
guess 4:13
guy 43:10 46:21
guys 14:18 22:23 26:22 27:11 35:8,16 50:23 53:7,13 63:2 80:7

H

half 7:23 9:8 13:2 14:6 18:4 19:7 37:25 38:3,4 47:8,13 59:16
halfway 16:4 20:2 21:19
halo 63:23 71:16
haloed 72:8
haloed-out 60:22 64:7 75:10
halos 77:4
hand 35:5 57:18 65:5 83:20
handed 39:6 46:6 61:13
happened 74:24
happy 49:25
hardening 42:16
hat 14:8 25:3,8,23
heard 29:2 57:7,12 83:16
height 19:25 72:12
held 13:5 28:10 36:19 39:22 54:21
helps 21:5 25:13 38:24
Hempstead 21:15 77:9
hide 32:4
high 18:7 30:3,4
HO 68:8
Holbrook 58:2
hold 11:16 17:13 51:24 78:9
holes 60:8
home 43:25 82:11
homeowner 54:7 56:8
homes 26:12,14
honestly 24:19 32:24
hookah 57:8,10
horizontal 20:15
hospital 78:15
house 36:23 37:15 38:9,11 41:24 43:23 44:2 48:17 79:19
houses 48:9
How's 69:23

hundred 46:23 73:14**hundreds** 82:3**HVAC** 28:3

I

idea 10:19 13:10,24 14:4,10
20:23 24:3**ideas** 31:16**identity** 79:10**illuminated** 66:11,15,22 68:6
71:20,23 77:2**impact** 21:6 25:21**imposing** 33:12**improved** 23:24**improvement** 81:13,15**improvements** 24:4 25:18**inches** 9:22 53:6,7,11**incline** 20:7**included** 30:14**includes** 55:20**including** 31:24 55:25**incomplete** 80:20**incurring** 27:2**indicating** 12:7,8,9,11 17:9,17
24:7 28:5 77:12**individual** 60:9 61:17,22**information** 8:21 46:13,24**input** 30:25**inside** 69:25 70:3**install** 76:22,24**installed** 25:19**installer** 76:18**instance** 25:14**instances** 17:15 25:13**intention** 26:4**interested** 43:7**intermediate** 10:12**internal** 69:19 70:14**internally** 68:16 70:12 71:20
73:10 77:2**introducing** 12:19**investigate** 6:11**investigated** 9:15**Irish** 43:10**issue** 15:14 27:9 30:19 45:11
52:11,14 67:4**issues** 13:20

J

Jefferson 35:3,12,14**Jerome** 83:14**July** 6:18

K

Kavleski 65:10,13,17,18 66:4,9,
19 68:3,12,20 69:18,25 70:6,9,14,
20 71:11,19,24 72:11,21 73:5,25
74:9,18 75:2,16,23 76:17 77:17
78:11,21 79:17,23 80:13,23 81:5,
14,19 82:7,15 83:4,9**Kerri** 35:13**kick** 9:24 10:6**kind** 10:3 25:4 44:24 51:20**knew** 25:4**knowledge** 74:24

L

ladder 12:6,8**lamps** 68:8**landed** 48:24**landlord** 60:6**larger** 28:15,19 64:8**Law** 4:25**layers** 9:24**lead** 50:9 54:15**leave** 72:3**LED** 69:22 70:2 76:16**left** 32:24 80:15 81:7,8**Letter** 60:24**letters** 59:13 60:3,9 61:17 62:4
63:10,13,21 72:7,9**level** 16:21,23 17:22 18:24 53:24**lighting** 67:24 70:24**Limited** 5:5**Lincoln** 57:25**list** 43:5**lit** 62:5,7,9,10 63:16,18,20 67:15
68:7,17 69:19,24 70:2,12,15
71:17 72:7 73:10 76:14**live** 53:13 82:16**lived** 38:9**load** 20:20**loading** 7:7**local** 22:12**long** 17:8,9 38:8 63:3 79:20**longer** 67:18**lose** 20:8**lot** 13:14,15 22:11 25:11 27:17
33:8 42:7,12 57:14 72:25 79:11**love** 42:9,13**lower** 29:25

M

macel 70:23**made** 74:20**main** 13:8 65:25 67:22 70:18**maintain** 40:25 61:22**maintaining** 62:23**maintenance** 8:7 13:19 26:23**major** 53:18**make** 8:24 14:13 28:6 31:5,19
33:24 43:12 50:10,15 51:19,23
55:13 60:7 64:2 67:8 73:24 79:14,
19**makes** 27:6 47:24**making** 13:13 15:10 47:20 55:18

Mall 73:8
marked 49:20
match 5:23 13:15 25:15 32:8 33:10
matched 32:2,9
matches 62:11 64:8
matching 14:17
materials 6:18
mechanical 24:15
meet 31:17 40:21 42:24 56:10 78:8
meeting 34:23
member 35:4 57:17 65:4 83:19
members 34:16 56:22 64:19
memory 5:10
mentioned 5:19 46:3
Merritts 23:12
mess 80:16
messy 33:8
met 49:9
metal 21:20
metallic 62:18
middle 16:5,7
minor 24:25
mistaken 16:19
Mm-hmm 7:16 9:3 52:8 55:8 66:18
modern 75:9 76:15
modified 72:17
modify 64:5 80:8
moment 4:2
money 59:2,5 73:21
months 77:8
motion 31:5 32:5 33:24 34:9,11, 16 50:10 51:23 55:13,18 56:16,22 64:2,13,19
mount 25:9
mounted 25:15 28:20 60:2,4

move 42:8,12 80:9
moved 38:11
moves 30:10,11
moving 83:3
MTM 6:24
mud 74:22
multiple 26:9
municipalities 53:25 82:4
muster 78:8

N

names 4:20
nature 42:18
nearby 26:12
necessity 43:17
Neck 82:8
needed 11:15 12:4 49:22
neighbor 45:2,4 48:19
neighbor's 38:22 41:17 42:23 48:16
neighborhood 52:14 54:18
neighbors 39:13
Nice 4:15,17
nicest 46:21
night 63:20 64:23 72:10 75:22 83:10
norm 43:3 44:25
normal 59:17
north 11:11,13 16:6
note 52:5
notes 80:6
notice 27:3
nudge 17:18
number 4:8
numbers 79:6

O

observed 4:3
occasionally 43:24 49:15
odd 14:9
offer 72:24 75:8,9
offline 47:17
offset 20:6
oopsie 79:5
open 11:24
opened 9:16
operating 48:11
operation 8:6
operational 12:2
opportunity 26:23
opposed 25:8 67:25
opted 21:3
option 15:7 25:24 61:19 76:12
options 9:17 75:8 76:5,9 77:16
order 56:10 80:21
original 5:20 9:7 75:13 77:11
originally 67:10
OSHA 8:5 12:3
overstressing 10:18
overwhelmed 53:21
overwhelming 54:18
owned 38:10
owner 22:18
Oyster 78:6

P

package 20:22
packages 71:5
paint 13:15 21:3 32:21,23
painted 5:22 25:15
painting 15:7

Palisades 73:8	16:1 17:1 18:1 19:1 20:1 21:1	primary 22:17
Palmer's 4:12 57:14 75:11	22:1 23:1 24:1 25:1 26:1 27:1	prizes 65:11
panel 81:9	28:1 29:1 30:1 31:1,11 32:1 33:1	problem 18:18 36:11 46:16
panels 66:14	34:1,8 35:1,24 36:1 37:1 38:1	71:13 78:20
paperwork 46:3	39:1 40:1 41:1 42:1 43:1 44:1	projects 46:23
parapet 23:15	45:1 46:1 47:1,14 48:1 49:1 50:1	properties 54:12
part 35:23,24 49:18	51:1 52:1 53:1 54:1 55:1,17 56:1,	property 36:13 37:15 38:22 40:4
Partnership 5:5	5,13 57:1 58:1 59:1 60:1 61:1	41:2,16,18 42:16,22 43:5,21
parts 55:16 78:5 81:18	62:1 63:1 64:1 65:1 66:1 67:1	44:21 47:23 51:8 52:12 54:3
passed 34:17 56:23 64:20	68:1 69:1 70:1 71:1 72:1 73:1	55:21
past 62:17	74:1 75:1 76:1 77:1 78:1 79:1	proposal 4:11 12:15,16,18 13:9,
pave 41:20	80:1 81:1 82:1 83:1	13 22:2 31:10,19,21 47:21 55:14
paved 42:2,4 54:13	plans 40:8	64:3 67:4,11 72:18 77:11 80:5
pavers 45:4	plastic 70:5	proposals 5:12 30:15 31:15
paving 42:15	platform 10:9 15:22 16:2,8 19:9	propose 42:14 82:22,23
people 25:12 27:2 28:23 42:8,12	22:14,21	proposed 6:7 31:24 33:19 55:24,
67:21 74:21	plaza 58:7 59:14	25 56:6,14 72:19 75:15 81:22
percent 12:3	plenty 69:15	proposing 10:5 20:13 35:17
perfect 39:9 50:4	plot 36:10,14	40:5,11 66:6 68:10
perimeter 38:18	PM 78:12,13 79:13	protective 42:7,19
permit 68:4,19 73:13 74:3,10	point 23:13 24:25	protrude 20:11
perspective 29:9 30:12,16 49:23	pool 44:10,11	provided 56:7
51:7 52:20	porch 35:23 46:4 47:5,9 48:13	public 53:20
Peter 46:16	49:19 52:7,10 56:6,9,14	purview 30:6
philosophically 54:4	porches 46:9	push 49:3
phone 5:13	portion 6:7 7:23 64:8	put 9:23 10:2 13:22 14:2 49:11
phonetic 79:14	portions 64:6	50:11 52:18 66:14 77:23 79:2
photo 8:2 20:22,25 21:9 23:11	posters 45:21	80:23,24
photos 28:12 30:22	potentially 54:17	putting 14:19
picture 51:15,19	power 31:14	
pictures 29:6	precedent 44:25	
piece 60:5	prefer 33:4 45:4	Q
place 53:16 59:18	pregnant 78:15	question 18:21 36:3
places 59:19 68:25	present 34:16 56:22 64:19	questions 8:13 22:24 30:20
plan 36:10,14 43:22 44:5 49:15	presented 5:19 6:4 14:7	45:13
plane 11:23	pretty 29:18 41:6	quick 59:11 77:13
Planning 4:1 5:1 6:1 7:1 8:1 9:1	prevalent 76:6	quickly 53:19,20
10:1 11:1 12:1 13:1 14:1 15:1	prevent 54:11	
	previous 64:9 67:14	R
	previously 28:4	Radio 73:11
	Primarily 22:11	railings 16:24

raised 35:5 57:18 65:5 83:20
re-roofing 17:14 22:19
ready 44:9 80:11
real 41:21 59:11
rear 5:25 56:14
reason 22:17 26:7 41:9,14 43:20 51:12
reasoning 53:14
reasons 10:10 22:10 26:9
received 46:14
recent 27:25
recladding 80:14
recognized 35:6 57:19 65:6 83:21
recognizing 30:13
recommend 30:8 31:20 33:24 76:3
recommendation 6:6 33:18,19 68:21
recommendations 75:24
recommended 31:10
record 4:14,21 13:8 15:12 35:10 49:11 50:11 52:18 57:23 65:16
records 4:23
recut 68:14
Reddy 35:11,12,13,18,22 36:4,9, 17,25 37:11,17,24 38:10,23 39:6, 8,14,18 40:2,7,12,15,17 41:4,22 42:3 43:2,12,14,19 45:3,20 46:11, 15,19 47:2,7,11 48:4,15,20 49:6, 25 50:5,19 51:4,10,18 52:8,25 53:5,9 55:2,8 56:24
redo 66:7
redoing 68:10
reduce 66:14 80:16
reducing 66:21,25 68:15
referring 17:4
reflected 7:15
reflecting 6:18
reflects 9:6

reinforcement 9:11
reinforcements 7:8 12:25
relationship 39:12
relitigate 27:4
remainder 34:22
remember 13:8
Remind 58:9
remove 66:13 73:14 80:22
removing 26:20
rendering 32:14 37:7 38:25 60:12
renderings 49:21
renew 74:3
renewal 74:7
REPORTER 52:2 65:14,21
representatives 77:15
representing 35:3 78:14
requested 6:10 9:14 53:7
require 70:10
required 7:9 8:5 12:25 15:18 38:6 75:3
requirement 38:15 40:21 42:11 53:4 54:5 56:11 62:18 74:8 75:7 82:5
requirements 49:4
requires 15:22
resemble 13:22
residents 26:11,21
resignage 80:9
respect 25:7
response 6:10 28:25 57:6,11 83:15
rest 23:25
restate 33:23
restick 74:2
restoration 71:7
restrictions 42:11
result 7:18

review 31:14 49:16,22
revised 9:2
revision 82:21
reworked 27:12
ring 10:2
ripped 73:9 74:19
ripping 81:18
Rivera 57:24,25 58:4,11,15,19,25 59:8,12 60:14,23 61:2,6,10,14,15, 25 62:6,15,21 63:8,17,22 64:21
road 5:2 13:18 23:12 35:12,14
rocks 45:9
rolling 79:6
roof 6:13 7:9 9:16,20 10:11,15 11:17 15:23 17:22 18:6,24 19:16, 21 23:24 24:15 27:23 29:25 30:3
roofline 7:6 14:12 15:20 18:11
room 25:4
Route 66:2 69:4
running 21:19 54:16
runoff 54:16 56:4
rush 40:2
Ryan 7:19 10:20 13:6 15:2 19:24 22:25 29:5 30:21 34:10 36:20 38:14 39:11,23 43:8 44:19 45:6 50:3,24 52:16,22 57:8,15 63:3 69:5,9 83:17

S

sacrifice 75:20
sacrificing 75:21
Samuel 57:24
satisfied 50:17 52:19
satisfying 53:3
school 76:8
Schott 28:11 45:14 46:6 51:15 52:21 54:22 56:17 60:18 64:14 65:12
screen 23:16 31:22
screened 6:8 13:25

screening 11:14 13:10 14:3,16
20:5,10,12 26:18 31:24

screenings 6:6

seated 4:7

selected 21:9

self-lit 68:2

sense 27:6

serve 23:16

serves 5:10

setback 38:5,6,14,19 41:2 47:8
48:10,12 49:3,10,22 50:2 52:24
56:11

setbacks 42:20 49:24

Shack 73:11

Shacks 73:12

sheets 8:25

shift 37:6

shipped 79:3

shop 58:6 59:20

shopping 4:12 5:14 75:11

shorten 56:9

shot 71:9

shown 32:18

shows 51:16

side 10:5,21,24 11:2,3,15 16:24
21:19 29:15,17,24,25 41:19,24
43:23 44:2 48:19 66:16

sidebar 13:5 28:10 36:19 39:22
54:21

sides 11:12,13 16:18 26:19

sign 58:6 59:5,21 61:5 64:6,9
65:12 66:8 67:11,17 69:17 70:2,8,
23 71:4 74:3,10 76:19 77:11,20
78:7,23 79:3,18 80:22,24 81:23
82:11

signage 66:15,23 67:2 68:4,11,
15 73:10,19 74:17 75:14 76:8,23
79:11

significantly 10:17

signs 58:7 60:20 61:23 62:19,25
64:9 65:19 67:16 68:2 71:15,17
73:3 75:3,4,5,10

silence 4:3

silver 62:17

similar 14:14 62:24 67:11,25
71:5 75:14 82:5

sims 8:2

simulation 20:22

single 36:25 37:21 55:6

sir 59:8 83:24

site 6:14 8:8 49:15

situations 42:21

size 59:17 66:25

sizes 66:25

SK-1 8:25

SK-3 11:6,9

sloping 19:4

slowly 73:3

smaller 59:22

SMSA 5:4

solution 29:11 67:24

solve 18:18

someplace 76:20 77:21 79:15

sort 14:8,15 25:2 45:18 47:19,24
54:3 60:21 70:22

sound 67:8

south 11:12,13 16:6 22:9

space 12:10 45:8 59:17

span 9:20,23 10:25 11:2

spanning 10:13

spans 15:23

specific 8:13 42:10

specifically 72:15

specs 40:8

spend 59:2 73:21

spent 59:4

split 59:18

spot 78:24

spread 53:24

square 41:10

standard 68:5

standing 21:12,14

standpoint 48:10 50:18

stands 50:12

start 4:10 36:8 81:17

started 53:23

state 4:20 35:8 57:22

Staudt 4:6,19 5:7 7:2,16 8:9,15
9:3,12 12:12,21 13:6,7 14:25
15:13,25 16:11 17:2,10,23 18:3,8,
25 19:5 20:24 21:8,25 22:5,22
23:7 24:6,17,24 26:6 28:8,11,18,
22 29:3,8,13 30:5,24 31:4 32:11,
15 33:5,15 34:5,12,25 35:7,15,20
36:2,6,15,20,21 37:3,13,18 38:2,
13,17 39:3,7,15,19,23,24 40:3,9,
13,16,20 41:5,25 42:5 43:16
45:12,16,23 46:7,8,12,18,25 47:6,
10,15 48:5,18,21 49:8 50:8,20
51:2,6,13,22 52:4,9,17 53:2,8,12
54:22,23 55:4,9 56:18 57:2,13,20
58:3,9,13,17,21 59:4,9 60:11,15,
19,24 61:3,8,13,20 62:3,13,16,22
63:5,15,19,24 64:15,25 65:7,23
66:5,18 67:3 68:9,18,22 69:7,11,
23 70:4,7,11,16,22 71:18,21 72:2,
14,22 73:16 74:4,12,23 75:6,17
76:2 77:5 78:2,19 79:16,21 80:2,
18 81:2,10,16,24 82:12,18 83:7,
12,22

staunched 74:22

staying 74:6

steadfast 79:9

steel 7:10 8:4 9:20,24 10:7,9,12,
20 12:20 15:22 16:22 17:20,24
18:2 19:23 20:12,18 21:23 24:4
30:2 32:19

steer 67:20 75:18 81:25

steered 70:25 75:19

steers 76:10

steps 16:15,17

stick 49:5

sticking 58:18

storing 43:22

storms 53:18
stormwater 54:15 56:4
straight 36:23
street 4:13 35:3 37:16 54:4 57:3
 65:3,20 66:2 67:22 70:18 72:5
streets 54:17
strict 42:10
stripe 69:21
stripes 68:16
strongly 51:7
structural 9:11 10:10 12:24
structure 15:19 29:18
studio 57:15 59:21 60:12 61:3
 64:5
style 61:22 62:24 64:7 69:17
 70:23
submitted 6:17 7:14 55:14 64:3
substantial 7:8 24:14
sufficient 50:15
Suite 57:25
summoned 78:16
super 78:12
superintendent 46:17 65:19
support 10:4 12:20 19:10
swap 15:11 66:8
swapped 13:19
switching 76:13
system 8:2 53:19,20 54:19

T

table 31:17
taking 20:20 55:21
talk 21:7
talking 11:20 19:6,8 24:7 38:19
team 5:9 8:6 12:2
technologies 26:5
tenant 63:12 67:21 73:20
tenants 59:15 62:11 70:25 71:4

terms 27:14 47:18
terrier 43:10
thickness 29:22
thing 59:25 80:19
things 42:6 51:20 53:23 71:10
 73:2
Thomas 35:11
thought 13:17 19:6
thoughts 22:23
three-foot 41:2
time 5:11 9:14 11:19 15:17 20:6
 26:3 27:3,17 36:17 62:20 67:19
 71:2 73:21 79:24 83:5
times 22:11 25:11
today 14:14 26:17 36:22 37:4
 59:7 66:7 73:18
told 46:15 47:2
Tom 29:9
Tom's 24:25
tomorrow 50:15
Toms 6:23 8:11 9:13 10:23 11:8
 12:17,22 14:21 15:3,21 16:8,12
 17:5,11,25 18:5,20 19:3,8,18 20:3
 21:23 22:4,7 27:22 29:23 32:21
tonight 4:9 35:17 50:11 72:20
 78:14 80:5
top 14:6,8 17:20,23,25 25:3,8,23
 29:20 31:23 67:9
totally 49:6
touch 19:19 82:21
touching 47:19
tower 5:14 6:8 7:23 9:18 10:3
 14:7,13,20 18:23 19:15,21,25
 21:4,14,17 29:19 31:22 32:3
 33:11
town 66:24 73:13 74:19 77:25
 78:5
translucent 70:5
transpired 4:5
traveling 22:21
trench 40:10 56:2

Trendsetter 73:7
triggered 74:15
true 23:18 50:22
Trustee 30:8 31:11,13 33:16
Trustees 34:8
tubes 21:24
turn 47:24
Turnpike 21:15 77:9
two-car 40:23 41:13
two-thirds 20:4
typically 17:12

U

ultimately 30:9
unable 10:16
unanimous 34:15 56:21 64:18
uncomfortable 25:5
underneath 60:13
understand 17:3 27:10 53:14
 54:10 71:12 73:5 78:21 82:9
understandable 49:7
Understood 79:22
unincorporated 78:5
unpermitted 58:22
updated 74:17
upgraded 66:21
upgrades 28:2
useless 41:12

V

valid 36:3
variance 43:18 55:20
variances 72:25
varying 33:2
verbally 55:15
Verizon 4:11 5:6 6:17 12:2 13:25
 15:5,7

Verizon's 8:6	wanted 30:25	zoomed 11:7
version 8:18 11:7 14:15 25:3,8, 23 26:8 76:15	water 54:2	
versions 28:16,19,21 61:16	wayward 77:19	
vertical 20:15,19	weigh 33:16	
VHB 21:6	wellness 57:16 60:13 61:4 64:6	
Vicki 79:13	west 10:14 11:2,12,14 29:15,17 65:20	
view 23:11	white 63:11,13,20	
viewpoint 23:10	wide 37:20 55:5,24	
viewpoints 28:14	widen 54:9	
views 23:17	widened 55:19	
Village 27:5 42:8,9,13 56:10 58:24 61:24 67:7,12,18 69:2,14 70:19 73:4 76:4,9 78:4,9 82:13	widening 40:23 41:11 55:22	
Village's 6:5 50:17	width 56:9	
visibility 7:13 9:5 20:8	win 26:19 65:11	
vision 78:22	wireless 5:6 6:5,17	
visits 6:14	wonderful 80:10	
Vista 4:16,24,25 5:17 7:3,17,21 8:10,23 9:4 11:5 12:24 14:22 19:11,22 20:21 21:2 24:8,11,22 25:6 28:12 29:7,12 32:6,17,23 33:14 34:4,18	wood-carved 75:3,4	
visual 14:9 24:21 25:2 26:20 52:13 80:17	word 60:17	
visually 14:7,13 21:10 26:15 29:4,14,20 30:10 32:3 33:7,10 48:6 49:4 80:11 81:11,12	words 62:5	
vote 32:7 33:20 34:15 56:21 64:18	world 46:22	
voting 31:8	worth 23:10	
W		
Wait 32:6	Wortman 21:6 23:9 24:9 28:20	
waived 62:17	wrinkle 25:2	
walk 5:15 6:22 8:17 35:16 43:8 45:25 59:10 66:5	wrinkles 30:14	
walking 43:11	wrong 27:25	
walkway 8:2 12:7,13 16:23 22:8 24:19 31:25 32:16,18		
wall 16:10,13,20 60:3,6,8	X	
	x/y 77:23	
	Y	
	yard 56:12	
	year 74:11	
	years 28:4 38:11,12 71:9 73:7	
	York 5:3,4 58:2	
	Z	
	Zoning 35:25 46:10 47:4,12 50:6	