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Deputy Mayor  
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Trustees  
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# Village of Farmingdale

P.O. Box 220 • 361 Main Street • Farmingdale, New York 11735  
Tel: 516-249-0093 • Fax: 516-249-0355  
www.farmingdalevillage.com

Village Administrator –  
Village Clerk/Treasurer  
Brian Harty  
Village Attorney  
Claudio DeBellis  
Superintendent of Public Works  
Jeffrey Patanjo

## In the Matter Of:

### VILLAGE OF FARMINGDALE - ZBA HEARINGS

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**CASE NO. 4-1 CASE NO. 5-1**

*May 08, 2025*

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INCORPORATED VILLAGE OF FARMINGDALE

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ZONING BOARD OF APPEALS

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361 Main Street

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Farmingdale, New York

8

May 8, 2025

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8:00 p.m.

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RE: Case No. 4-1

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300 Van Cott Avenue  
Farmingdale, New York

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Case No. 5-1

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Roxbury Street  
Farmingdale, New York

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ACCURATE COURT REPORTING SERVICE, INC.

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info@accuratecorp.com  
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2 A P P E A R A N C E S :

3 DAVID NOSTRAND, Chairman

4 MARISA TULLY, Member

5 MARY CARPENTER, Member

6 CLAUDIO DeBELLIS, ESQ., Zoning Board Attorney

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

8 BRIAN FISHER, R.A.

80 Sherwood Avenue

9 Farmingdale, New York

For 300 Van Cott Avenue

10 Farmingdale, New York

11 LEO JOSEPH PYZYNSKI, JR., R.A.

100 Clinton Avenue

12 Mineola, New York

For 18 Roxbury Street

13 Farmingdale, New York

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5/8/25

(WHEREUPON, the proceedings began at 8:05 p.m.)

CHAIRMAN NOSTRAND: I call the meeting to order for May 8, 2025.

I need a motion to waive the reading of the minutes from the last meeting.

MS. CARPENTER: I make a motion to waive the reading of the minutes from our last meeting.

MS. TULLY: I'll second that motion.

CHAIRMAN NOSTRAND: All in favor?

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

CHAIRMAN NOSTRAND: Motion carries.

First case, we're going to take the case from last month that I missed -- the Mastrellis.

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Come on up.

The application for Marcie Mastrelli for a building permit to build a front porch and widen the driveway at 300 Van Cott, otherwise known as Section 49, Block 291, Lot 457, Residence Zone B.

Okay. So we have your new plans.

MR. FISHER: Yes. You should have copies of the new plans.

CHAIRMAN NOSTRAND: Okay. Can you describe to us your changes that you made or the adjustments that you made for the record.

MR. FISHER: Yes.

Good evening, Mr. Chairman, members of the Board. My name is Brian Fisher. I'm the architect for the applicant. My office is at 80 Sherwood Avenue, Farmingdale.

CHAIRMAN NOSTRAND: I

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understand the relief was granted for the driveway last meeting.

MR. FISHER: Yes.

CHAIRMAN NOSTRAND: So now we're here for the front porch addition. We have everything. So the new dimensions?

MR. FISHER: So the last time we were here, we modeled the porch to a house a couple of doors down, which is at 292, which has a two-story addition, pretty equal to the distance that this porch comes out. And they have a roof-over over the doorway, and it stretches the whole width of the house.

That's, kind of, what the owners wanted to do because they're friends with the neighbors, and this was something they'd like to have. A front porch.

So we originally came out a little over seven feet, and we were asking for an 18.5 foot relaxation,

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but now we pushed it back a full --  
over two feet. So the whole roof,  
the overhang is five feet out. So  
the columns are set at four feet.  
We have a one-foot overhang. So  
that brings us to a 20.5 foot  
requested front yard setback.

As we said before, it's  
open, it's not a wall. It's  
completely open. It's even with  
the grade. There's not a big step  
up into the house because that part  
is a slab. So it's not high up off  
the ground.

If you look -- and I Googled  
the street from the top -- and our  
proposed project is very similar if  
you draw a line from the house two  
doors from the north, which is 292.  
It would, pretty much, be equal to  
that. We're not really coming out  
that much further.

CHAIRMAN NOSTRAND: So the  
roof comes out?

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MS. TULLY: That's this house (indicating).

(WHEREUPON, there was a sidebar discussion held between Chairman Nostrand, Ms. Tully, and Ms. Carpenter.)

MS. TULLY: 292 has a bump-out in front?

MR. FISHER: Yes, it does. To the right. That's a two-story bump-out.

CHAIRMAN NOSTRAND: You're not even going over the garage.

MR. FISHER: Correct. We're just putting, kind of, a skirt roof over that just for some carryover.

CHAIRMAN NOSTRAND: The concrete slab is five feet?

MR. FISHER: Yes.

CHAIRMAN NOSTRAND: And the roof sticks out a little further?

Where's the roof design?

MR. FISHER: The roofline is going to be five feet.

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CHAIRMAN NOSTRAND: It's the same. Okay.

MR. FISHER: The slab below could be a little further because it's even with the ground. So we didn't think there was an issue with that.

CHAIRMAN NOSTRAND: Okay. I have no more questions.

Any of the Board members have questions for Mr. Fisher?

MS. CARPENTER: No.

MS. TULLY: No.

CHAIRMAN NOSTRAND: Anybody in the audience have something to say about this case, questions, comments?

(WHEREUPON, no response was heard.)

CHAIRMAN NOSTRAND: Okay. Mary, you want to make a motion to approve?

MS. CARPENTER: I make a motion to approve Case 4-1, Section

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5/8/25

600-44, front yard setback must be a minimum of 25 feet, for the applicant of Marcie Mastrelli, 300 Van Cott, also known as Section 49, Block 291, Lot 457 in Residence B Zoning. She is approved to have the five-foot bump-out and roof.

MS. TULLY: Setback 20.5, never to be enclosed, right?

MS. CARPENTER: Correct.

CHAIRMAN NOSTRAND: Never to be enclosed.

MR. FISHER: Right.

MS. TULLY: Second.

CHAIRMAN NOSTRAND: All in favor?

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

CHAIRMAN NOSTRAND: Motion carries.

\* \* \* \*

CHAIRMAN NOSTRAND: Next

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5/8/25

case is 5-1, the application of Leo Pyzynski, Jr., for a front portico, 18 Roxbury Street, Farmingdale.

MR. PYZYNSKI: Leo Pyzynski, 100 Clinton Avenue, Mineola, New York. Architect for Mrs. Doyle.

We are here tonight, similar to the previous case, Mrs. Doyle would like to construct a portico over an existing platform and steps. The platform itself already comes out four foot, seven inches. We're just going right over that, encroaching into the front yard 1.7 feet. The portico will stay open in entirety. It's similar to others in the immediate area.

I have some photos off Google if you'd like me to submit them.

CHAIRMAN NOSTRAND: Do you have it on your phone?

MS. TULLY: I only have this one (indicating).

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CHAIRMAN NOSTRAND: Sure.  
We'll take the pictures.

MR. PYZYNSKI: These are  
just ones in the area. I don't  
have any setback information on  
them, but they're very similar to  
what we're looking to do.

(WHEREUPON, documentation  
was handed from Mr. Pyzynski to  
Chairman Nostrand.)

CHAIRMAN NOSTRAND: Okay.  
So you're just doing a portico?

MR. PYZYNSKI: Yup. That's  
it. The platform itself is pretty  
small at four foot seven.  
Normally, they're about five feet  
to allow you the room to open up a  
storm door. So we're just building  
right over that.

CHAIRMAN NOSTRAND: So  
you're going over the existing  
stoop and steps?

MR. PYZYNSKI: Exactly.  
That's it. Two columns and a

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railing.

CHAIRMAN NOSTRAND: Okay.

There's nobody in the audience to ask if there's an objection, so we'll pass that question.

Are there any questions from the panel?

MS. TULLY: No.

MS. CARPENTER: No. It's pretty straightforward.

CHAIRMAN NOSTRAND: Can we have a motion?

MS. TULLY: I make a motion to approve Case No. 5-1, application for Leo Pyzynski for a front portico at 18 Roxbury Street as filed.

MS. CARPENTER: I second the motion.

CHAIRMAN NOSTRAND: All in favor?

(WHEREUPON, there was a unanimous, affirmative vote of the Board members present. Motion

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passed 3-0.)

CHAIRMAN NOSTRAND: Motion carries.

\* \* \* \*

CHAIRMAN NOSTRAND: I make a motion that we close the meeting.

MS. TULLY: Second.

CHAIRMAN NOSTRAND: All in favor?

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

(WHEREUPON, this meeting was concluded at 8:14 p.m.)

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C E R T I F I C A T E

I, TRACIE A. CINQUEMANI, Court Reporter and Notary Public in and for the State of New York, do hereby certify:

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of May, 2025.

*Tracie A. Cinquemani*

TRACIE A. CINQUEMANI

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