

In the Matter Of:

VILLAGE OF FARMINGDALE - ZBA

VILLAGE OF FARMINGDALE - ZBA HEARINGS

June 11, 2026



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INCORPORATED VILLAGE OF FARMINGDALE

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ZONING BOARD OF APPEALS

6

361 Main Street

7

Farmingdale, New York

8

9

June 11, 2026

10

8:00 p.m.

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RE: Case No. 6-1 - 12 Hamilton Street

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Case No. 6-2 - 78 Sullivan Road

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Case No. 6-3 - 88 Grant Avenue

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631-331-3753

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

7 JOSEPH LAROCCA, Architect,

For 12 Hamilton Street, Farmingdale

8

MARIE LETOURNEAU, Homeowner,

9 For 12 Hamilton Street, Farmingdale

10 NICHOLAS ZAFIROPOULOS, Homeowner,

For 78 Sullivan Road, Farmingdale

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DEIRDRE CARITO, Homeowner,

12 For 88 Grant Avenue, Farmingdale

13 ANDREW FUSCO, Homeowner,

For 88 Grant Avenue, Farmingdale.

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1 ZBA - 6/11/26

2 CHAIRMAN NOSTRAND: I call
3 the meeting to order for June 11,
4 2026. There are three cases
5 tonight.

6 I need a motion that we
7 waive the reading of the minutes
8 from the last meeting.

9 MS. CARPENTER: I make a
10 motion.

11 MS. TULLY: Second.

12 CHAIRMAN NOSTRAND: 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 CHAIRMAN NOSTRAND: Motion
19 carried.

20 First case is 6-1, Marie
21 Letourneau, 12 Hamilton Street.

22 Come on up.

23 MR. LARocca: These are the
24 receipts from the mailing, and I
25 brought a copy of the photo of the

1 ZBA - 6/11/26

2 front looking towards the neighbor.

3 (WHEREUPON, documentation
4 was handed from Mr. LaRocca to Ms.
5 Tully.)

6 MS. TULLY: Thank you.

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

10 CHAIRMAN NOSTRAND: So
11 you're looking to put on a portico?

12 MR. LAROCCA: A front porch,
13 7 by 35.

14 CHAIRMAN NOSTRAND: Okay.
15 Let's just get our plans out.

16 And that's the only thing in
17 this application is the porch?

18 MR. LAROCCA: Yes.

19 CHAIRMAN NOSTRAND: Okay.

20 MR. LAROCCA: Do you want me
21 to start?

22 CHAIRMAN NOSTRAND: Sure.
23 Please, go ahead.

24 MR. LAROCCA: Joe LaRocca.

25 I did the plans for Marie

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2 here. Marie's lived in the Village
3 of Farmingdale for over 30 years.

4 I was working on her neighbor's
5 house -- I did the architectural
6 plans -- and she reached out to
7 beautify the front of her house and
8 also add a porch. She's an artist.
9 She wants to have a place to sit,
10 relax, be comfortable.

11 So we went back and forth on
12 the spacing and came up with seven
13 feet off the front of the house,
14 which triggers about a three-foot
15 relaxation on the front-yard
16 setback.

17 I also, for your own
18 information, I don't know if you
19 had a chance to drive by, but when
20 we stake it out, it's, basically,
21 in line with the neighbor's house
22 that's in the picture. So it's not
23 going to be really forward of
24 anybody.

25

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2 Her neighbor on the other
3 side is the house I did, Tara, and
4 they're in support with it. They
5 have no issue with it. We sent the
6 mailer out.

7 And, again, it's just the
8 porch in the front of the house
9 just to beautify and give it the
10 look and the space.

11 CHAIRMAN NOSTRAND: Okay.

12 MR. LARocca: That's the
13 only thing that is getting pushed
14 over also. It's just the front
15 yard.

16 MS. TULLY: Quick question.
17 The stoop. Does it come out past
18 the stoop?

19 CHAIRMAN NOSTRAND: Is the
20 stoop getting replaced?

21 MS. LETOURNEAU: The porch
22 would cover. The stoop would be
23 removed, and they'd put the porch
24 across.

25 MS. TULLY: The way the

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2 stoop is now --

3 MS. LETOURNEAU: It's
4 probably about three feet past the
5 stoop.

6 CHAIRMAN NOSTRAND: But the
7 stoop will be removed?

8 MS. LETOURNEAU: Yes.

9 MS. TULLY: It's just
10 visual.

11 MS. LETOURNEAU: Yeah.
12 Yeah.

13 CHAIRMAN NOSTRAND: Anybody
14 in the audience have any comments
15 on this case?

16 (WHEREUPON, no response was
17 heard.)

18 MS. TULLY: I make a motion
19 to grant the variance for Case 6-1,
20 12 Hamilton Street, for proposed
21 front-yard setback at 25.98, and it
22 can never be enclosed.

23 MS. CARPENTER: I second the
24 motion.

25 CHAIRMAN NOSTRAND: All in

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2 favor?

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

7 CHAIRMAN NOSTRAND: Motion
8 carries.

9 MS. LETOURNEAU: Thank you.

10 MR. LARocca: Thank you.

11 * * * *

12 CHAIRMAN NOSTRAND: Okay.
13 The second case is another name I'm
14 going to butcher, Nicholas
15 Zafiropoulos, Case 6-2, 78 Sullivan
16 Street.

17 MR. ZAFIROPOULOS: It's 78
18 Sullivan Road.

19 MS. TULLY: We, actually,
20 noticed that.

21 MR. ZAFIROPOULOS: Yeah. We
22 corrected it.

23 CHAIRMAN NOSTRAND: There's,
24 actually, a number of questions on
25 some typos and whatnot on this

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2 particular application, but go
3 ahead.

4 MR. ZAFIROPOULOS: Nicholas
5 Zafiropoulos, 78 Sullivan Road.

6 I handed in the proof of
7 mailing receipts last week, and
8 here are some pictures. One is
9 similar to the previous, it's a
10 portico, and this one is regarding
11 the parking spaces (indicating).

12 (WHEREUPON, documentation
13 was handed from Mr. Zafiropoulos to
14 Ms. Tully.)

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

19 CHAIRMAN NOSTRAND: We have
20 a question on the parking. There's
21 an existing and a proposed?

22 MR. ZAFIROPOULOS: So, yeah,
23 there's an existing. I think the
24 variance was because there needs to
25 be three parking spaces.

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2 CHAIRMAN NOSTRAND: Yes.

3 MR. ZAFIROPOULOS: I have a
4 picture there showing that you can
5 park three straight back, but we
6 were proposing, on the east side of
7 the property, to add an additional
8 single-car driveway. That would
9 have to go to the planning board.

10 CHAIRMAN NOSTRAND: I see.

11 So you were coming for a
12 variance for three, but you're
13 showing that you really don't need
14 the variance because the plans will
15 show three spots.

16 MR. ZAFIROPOULOS: Right.

17 CHAIRMAN NOSTRAND: Okay.

18 So you don't need a variance.

19 MR. ZAFIROPOULOS: Well,
20 they told us that we needed a
21 variance. I'm not sure. Because I
22 think the plans didn't show that
23 the existing driveway goes all the
24 way to the back.

25 MS. CARPENTER: It doesn't

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2 show that.

3 MR. ZAFIROPOULOS: So I
4 think that's why.

5 MS. CARPENTER: So this goes
6 back?

7 MR. ZAFIROPOULOS: This
8 shows that it has that. And then
9 what the application had was the
10 proposal for that additional
11 driveway instead. If you guys
12 would be willing to grant that.

13 MS. TULLY: So maybe we
14 should recommend that the plans get
15 updated to show that.

16 CHAIRMAN NOSTRAND: Yeah.
17 Your final plans, when you submit
18 them, if it shows three spots, then
19 you don't need a variance for that.
20 You'll only need the variance for
21 the other issue.

22 MS. CARPENTER: So can you
23 do two and then one?

24 CHAIRMAN NOSTRAND: Yeah.

25 MR. ZAFIROPOULOS: Yeah. So

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2 if the additional driveway is
3 approved, then we would have to
4 show that and that there's two on
5 the other side?

6 MS. CARPENTER: Mm-hmm.

7 MR. ZAFIROPOULOS: Okay.

8 MS. TULLY: You just have to
9 show it on the plans.

10 MS. CARPENTER: It's not on
11 the plans.

12 CHAIRMAN NOSTRAND: If it
13 was on the plans, you wouldn't need
14 a variance because it meets the
15 requirements. You follow?

16 MR. ZAFIROPOULOS: Yeah.

17 MS. TULLY: And we would not
18 grant a variance since you're
19 planning on doing three.

20 MR. ZAFIROPOULOS: Okay.

21 MS. TULLY: Right? Because
22 we're not going to grant a variance
23 because there's no variance to
24 grant.

25 CHAIRMAN NOSTRAND: Right.

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2 Because it won't be needed.

3 MS. TULLY: Right.

4 MS. CARPENTER: So you have
5 to make sure you redo the plans.

6 MS. TULLY: You have to
7 update the plans when you file
8 final submission to show the longer
9 driveway on the right-hand side --
10 it's the right-hand side, correct?

11 CHAIRMAN NOSTRAND: The
12 double driveway is on the right,
13 the single is on the left.

14 MR. ZAFIROPOULOS: But does
15 that additional single drive need
16 approval? How does that --

17 CHAIRMAN NOSTRAND: That
18 wouldn't be us. That's not a
19 variance.

20 MR. ZAFIROPOULOS: That's
21 the planning board.

22 CHAIRMAN NOSTRAND: Yeah.

23 MS. TULLY: So, okay, the
24 driveway is on the right side.

25 That's going to go long. So this

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2 stoop is staying or it's not?

3 MR. ZAFIROPOULOS: The side
4 stoop?

5 MS. TULLY: Yeah.

6 MR. ZAFIROPOULOS: It stays
7 because you can still fit back
8 there.

9 MS. TULLY: Okay.

10 CHAIRMAN NOSTRAND: There's
11 room.

12 MS. TULLY: As long as
13 there's enough room back there.

14 MR. ZAFIROPOULOS: Yeah.

15 MS. TULLY: I would just say
16 make it clear that it's bigger and
17 for two cars.

18 MR. ZAFIROPOULOS: Okay. So
19 two cars and, obviously, the plans
20 show the other --

21 MS. TULLY: Yeah.

22 MR. ZAFIROPOULOS: Okay.

23 CHAIRMAN NOSTRAND: So the
24 remaining variance is the setback
25 for the porch -- the portico. We,

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2 usually, have no problem with that.

3 Like the last one, it can't be

4 enclosed, ever.

5 MS. CARPENTER: And the

6 floor area?

7 CHAIRMAN NOSTRAND: That's

8 true. That's a slight --

9 MS. CARPENTER: Yeah, I

10 know.

11 (WHEREUPON, there was a

12 sidebar discussion held between

13 Chairman Nostrand, Ms. Tully, and

14 Ms. Carpenter.)

15 CHAIRMAN NOSTRAND: So it's

16 getting a small roof the width of

17 the house and a little portico.

18 MR. ZAFIROPOULOS: Yes.

19 CHAIRMAN NOSTRAND: I don't

20 know what they call that.

21 MR. ZAFIROPOULOS: The

22 overhang you mean?

23 MS. TULLY: It's an

24 overhang.

25 MR. ZAFIROPOULOS: I think

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2 it's just an overhang.

3 CHAIRMAN NOSTRAND: Okay.

4 You're the engineer here.

5 MS. TULLY: I'm not an
6 architect.

7 MR. ZAFIROPOULOS: That's
8 what the architect called it, too.
9 An overhang.

10 CHAIRMAN NOSTRAND: Okay.
11 Does anybody in the audience have
12 any questions about this case?

13 (WHEREUPON, no response was
14 heard.)

15 MS. CARPENTER: What about
16 the floor area? We didn't discuss
17 that.

18 CHAIRMAN NOSTRAND: The
19 floor area ratio is 2.3 percent?

20 MR. ZAFIROPOULOS: 2.3.

21 CHAIRMAN NOSTRAND: We,
22 normally, don't have any problem
23 with that.

24 MR. ZAFIROPOULOS: Okay.
25 Thank you.

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2 CHAIRMAN NOSTRAND: There's
3 no issues with the audience. You
4 want to make a motion?

5 MS. TULLY: I'll make a
6 motion to grant a variance for Case
7 6-2 to grant relief on the
8 front-yard setback to 24.23 feet;
9 the portico cannot be enclosed; the
10 floor area ratio of 37.34; and for
11 the off-street parking, an
12 amendment to the plans should be
13 submitted showing the three spots
14 that you will be having, so no
15 variance is required.

16 MR. ZAFIROPOULOS: Okay. So
17 that's just resubmitting and not
18 having to come back here?

19 MS. TULLY: Correct.

20 MR. ZAFIROPOULOS: Okay.

21 MS. CARPENTER: I second the
22 motion.

23 CHAIRMAN NOSTRAND: All in
24 favor?

25 (WHEREUPON, there was a

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2 unanimous, affirmative vote of the
3 Board members present. Motion
4 passed 3-0.)

5 CHAIRMAN NOSTRAND: Motion
6 carried.

7 MR. ZAFIROPOULOS: Thank
8 you. Appreciate it.

9 * * * *

10 CHAIRMAN NOSTRAND: Okay.
11 Case 6-3, Andrew Fusco, 88 Grant
12 Avenue.

13 MR. FUSCO: Andrew Fusco.
14 This is my wife, Deirdre.

15 MS. CARITO: Deirdre Carito.

16 So we're before you tonight
17 requesting a variance. We,
18 actually, only need two out of the
19 three now from the original
20 proposal. One is for parking
21 spots, and the second is for floor
22 area ratio in connection with an
23 addition to our single-family home.

24 We amended the original
25 drawings with our architect to make

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2 some concessions and provide an
3 additional parking spot, so now we
4 have three out of the four
5 required.

6 CHAIRMAN NOSTRAND: Okay.

7 MS. CARITO: And we also
8 amended those drawings to step the
9 addition back, so it didn't violate
10 one of the variances of being
11 within the 25-foot depth of the
12 front yard and the curb. So that
13 isn't needed.

14 CHAIRMAN NOSTRAND: Do you
15 have a newer set of plans that we
16 can see?

17 MS. CARITO: Yes. I
18 submitted them.

19 CHAIRMAN NOSTRAND: But do
20 we have them?

21 MS. CARITO: Yes. Those are
22 the newest set of plans. You'll
23 see that it's pushed back.

24 CHAIRMAN NOSTRAND: Do you
25 have a date on those plans because

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2 what we have might not be what you
3 think we have.

4 MS. TULLY: It says
5 April 30, 2026. That's the most
6 recent.

7 MS. CARITO: Do you mind if
8 I step up?

9 CHAIRMAN NOSTRAND: No.
10 Come on up.

11 MS. CARITO: Yes. So these
12 are the amended ones.

13 MS. TULLY: Okay.

14 CHAIRMAN NOSTRAND: Okay.

15 MS. CARITO: So if you
16 notice, we pushed back the
17 extension so that -- originally, it
18 matched the original footprint of
19 the house.

20 CHAIRMAN NOSTRAND: We were
21 trying to figure that out.

22 MS. CARITO: Yeah. So the
23 house was built in 1869. It's
24 crooked within the lot, and we were
25 following that original footprint.

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2 But then when we submitted the
3 plans, we learned that it was too
4 close to the front yard, but the
5 lot was drawn around the house, and
6 then the ordinances were issued
7 after the lot was drawn. So the
8 house is, technically, in violation
9 of the fact.

10 CHAIRMAN NOSTRAND: It's
11 been there a hundred plus years
12 before there were violations even
13 thought.

14 MS. CARITO: Correct.

15 CHAIRMAN NOSTRAND: Of
16 course we'll grant that.

17 MS. CARITO: Thank you.

18 MS. TULLY: So we need to
19 grant one for this --

20 MS. CARITO: No.

21 MS. TULLY: (Continuing) --
22 because it should be already
23 included in their C/O.

24 MS. CARITO: This is the
25 existing house (indicating).

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2 MS. TULLY: Right.

3 MS. CARITO: So that's
4 already in the C/O. And this we
5 pushed back (indicating), so you
6 don't even have to worry about that
7 one anymore.

8 MS. TULLY: So this one is
9 going to be the 25 feet, right?

10 MS. CARITO: Yup. It's 25
11 feet.

12 CHAIRMAN NOSTRAND: Where's
13 that number? Oh, the 25.5 goes to
14 that?

15 MS. TULLY: Yeah.

16 CHAIRMAN NOSTRAND: They
17 either give us plans that are too
18 small or too big. The last set was
19 enormous.

20 MS. TULLY: So the next
21 thing is the parking.

22 MS. CARITO: So these
23 drawings allow for three parking
24 spots versus the four that was
25 required. And we did try to create

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2 an access driveway. We have a
3 double-car garage all the way in
4 the back, but because of the way
5 the house is situated in the lot,
6 we would lose too much of the
7 renovation to make it even worth
8 doing.

9 CHAIRMAN NOSTRAND: Where
10 are the three spots?

11 MS. CARITO: So one, two,
12 and three (indicating).

13 CHAIRMAN NOSTRAND: Okay.
14 Good. We would say if you can get
15 three there it's fine, but it
16 doesn't say anything -- well, it
17 says proposed driveway, but it
18 doesn't show three cars.

19 MS. TULLY: You probably
20 need to update that to show three
21 cars.

22 MS. CARITO: Okay.

23 MR. FUSCO: Okay.

24 MS. CARPENTER: Yeah.

25 That's smart.

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2 MS. TULLY: It's just better
3 to have it filed.

4 MS. CARITO: Sure. I can
5 have that done.

6 MS. TULLY: And then is the
7 floor area ratio changed?

8 MS. CARITO: No. It's,
9 actually, the same because we, kind
10 of, narrowed it and pushed it back.
11 So we're at 39.7 percent of an FAR,
12 so we're 4.7 percent over the 35
13 percentile.

14 CHAIRMAN NOSTRAND: That's
15 fine. So do we have to amend the
16 variance because they don't
17 really --

18 MS. TULLY: Yeah.

19 CHAIRMAN NOSTRAND: Oh, no.
20 We still -- now we have a variance
21 for one spot.

22 MS. CARITO: Yes.

23 MS. TULLY: Right. We have
24 a variance for parking and floor
25 area ratio.

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2 CHAIRMAN NOSTRAND: And the
3 front-yard setback.

4 MS. TULLY: No. It went
5 back to 25.

6 MS. CARPENTER: They fixed
7 that.

8 CHAIRMAN NOSTRAND: So the
9 old house doesn't count.

10 MS. CARPENTER: Correct.

11 MS. TULLY: Right. Because
12 they have a C/O for that.

13 CHAIRMAN NOSTRAND: Gotcha.
14 Okay. I get it.

15 MS. TULLY: Anybody in the
16 audience want to say something?

17 MR. SMALLBERG: Sure. I'm
18 on Cherry Street, but I'm behind
19 because the way the corner is. She
20 does not have my information
21 (indicating).

22 CHAIRMAN NOSTRAND: Your
23 name, please.

24 MR. SMALLBERG: Bradley
25 Smallberg, 173 Cherry Street. So

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2 I'm right behind them. I'm in
3 support of the plans. I make more
4 than enough noise with my little
5 kids, so don't worry about it.

6 MS. CARITO: They yell to
7 each other.

8 MR. SMALLBERG: Yeah. Yeah.
9 And that's the thing. They get up
10 and the kids talk to each other.
11 So it's great. Whatever they want
12 to do, I'm in support of it. And
13 make their house bigger and enjoy
14 the family.

15 CHAIRMAN NOSTRAND: Thanks
16 for coming down.

17 MS. TULLY: I make a motion
18 to grant a variance for Case 6-3,
19 88 Grant Avenue, for off-street
20 parking, three spaces where four is
21 required; floor area ratio 39.7
22 where 35 percent is required; and
23 no variance necessary for
24 front-yard setback because the
25 amended plans show it's at 25 foot.

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2 MS. CARPENTER: I second the
3 motion.

4 CHAIRMAN NOSTRAND: All in
5 favor?

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

10 CHAIRMAN NOSTRAND: Motion
11 carried.

12 MR. FUSCO: Thank you, guys.

13 MS. CARITO: Thank you so
14 much.

15 MS. TULLY: Enjoy your
16 house.

17 * * * *

18 CHAIRMAN NOSTRAND: Motion
19 to close the meeting?

20 MS. TULLY: Motion.

21 MS. CARPENTER: Second.

22 CHAIRMAN NOSTRAND: All in
23 favor?

24 (WHEREUPON, there was a
25 unanimous, affirmative vote of the

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2 Board members present. Motion
3 passed 3-0.)

4 (WHEREUPON, this meeting was
5 concluded at 8:20 p.m.)

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

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

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

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

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

15 IN WITNESS WHEREOF, I have hereunto set my
16 hand this 11th day of June, 2026.

17 *Tracie A. Cinquemani*

18 TRACIE A. CINQUEMANI

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