In the Matter Of:

VILLAGE OF FARMINGDALE - PLANNING BOARD and ARB

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356 CONKLIN STREET 51 JEROME DRIVE

September 22, 2026



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INCORPORATED VILLAGE OF FARMINGDALE

PLANNING BOARD AND ARCHITECTURAL REVIEW BOARD

361 Main Street

Farmingdale, New York

September 22, 2026

7:00 p.m.

RE: 356 Conklin Street

51 Jerome Drive

ACCURATE COURT REPORTING SERVICE, INC.
info@accuratecorp.com
631-331-3753

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

BERNARD HOTHERSALL, Acting Chairman

CARMELA SCHOTT, Member

WILLIAM DAY, Member

VINCENT PATROWICZ, Alternate Member

(Non-Voting)

N O N - A P P E A R A N C E:

JOSEPH STAUDT, Chairman

CLAUDIO DeBELLIS, ESQ., Village Attorney

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

EVAN MIRZAKANDOV, Business Owner,
For 356 Conklin Street

DANIEL HAWES, Architect,
8 Avalon Court Huntington Station,
New York 11746
For 51 Jerome Avenue

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CHAIRMAN HOTHERSALL:

Welcome to the September 22nd ARB planning meeting for the Village of Farmingdale.

We normally start with the Pledge.

Bill, you want to lead off?

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

CHAIRMAN HOTHERSALL: It's customary in the Village to take just a quick moment of silence for our military and everybody who keeps us safe: First responders, police, firemen, EMS.

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

CHAIRMAN HOTHERSALL: Thank you.

I make a motion to call the

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MR. DAY: Second.

CHAIRMAN HOTHERSALL: All in favor?

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

CHAIRMAN HOTHERSALL: All right. So I will call 356 Conklin first because you're first on the sheet.

So if you could come forward, state your name for the record, and you can just chat a little bit about your sign, and if there's anything else you want to describe.

MR. MIRZAKANDOV: So the sign is a vinyl, black and gold. It represents the color of the business. There's no lighting involved whatsoever. It's just a large awning.

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CHAIRMAN HOTHERSALL: Good. I was going to ask you about the lighting.

Are these lights facing up and down?

MR. MIRZAKANDOV: So those lights are the existing.

CHAIRMAN HOTHERSALL: Yes.

MR. MIRZAKANDOV: So I believe they are facing -- let me see it again?

(WHEREUPON, there was a sidebar discussion held between Chairman Hothersall and Mr. Mirzakandov.)

CHAIRMAN HOTHERSALL: They look like they may go up and down. We just like to ask that you keep those a low kelvin -- 3,500 and less -- if possible.

MR. MIRZAKANDOV: No problem.

CHAIRMAN HOTHERSALL: It's probably not a problem because they

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are existing.

MR. MIRZAKANDOV: Right. One hundred percent. But if it is brighter, we will make sure we modify it.

CHAIRMAN HOTHERSALL: Okay. So we like to keep that down. It's good you have the gold metallic, which is to Code, and it's a simple, straightforward design.

Does anybody else have any questions about the Aura Bar sign?

MS. SCHOTT: I apologize.

CHAIRMAN HOTHERSALL: That's okay.

MS. SCHOTT: What's it made out of?

MR. MIRZAKANDOV: Just the vinyl material. It's thick. I don't know the exact terminology --

CHAIRMAN HOTHERSALL: Does it say?

(WHEREUPON, there was a sidebar discussion held between

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Chairman Hothersall and Ms. Schott.)

CHAIRMAN HOTHERSALL: Kmacel. That's what it is.

MS. SCHOTT: All right. And how are the letters? Are they raised or --

MR. MIRZAKANDOV: Everything is flat. Nothing is lit up. Nothing is engraved.

MS. SCHOTT: You're just going to keep those sconces that are on the side? You don't have lighting on the top?

MR. MIRZAKANDOV: Correct.

MS. SCHOTT: Okay.

CHAIRMAN HOTHERSALL: Anybody have any questions?

(WHEREUPON, no response was heard.)

CHAIRMAN HOTHERSALL: I'll make a motion to approve the Aura Hookah Bar sign -- and this is already up (indicating)?

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MR. MIRZAKANDOV: That's the existing.

CHAIRMAN HOTHERSALL: Okay. As presented before the Board.

Can I get a second on that motion?

MR. PATROWICZ: Second.

CHAIRMAN HOTHERSALL: All in favor?

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

CHAIRMAN HOTHERSALL: All right. We'll let them know that we approved it, and you're good.

MR. MIRZAKANDOV: Okay. Thank you. I appreciate it.

CHAIRMAN HOTHERSALL: Thanks for coming down tonight.

MR. MIRZAKANDOV: Thank you. Have a good night, guys.

* * * *

CHAIRMAN HOTHERSALL: All

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right. Next on the agenda is 51 Jerome Drive.

MR. HAWES: Daniel Hawes. I'm the architect.

CHAIRMAN HOTHERSALL: So we have some drawings here. It looks like you're going to put on a garage and a driveway, but I'll let you explain.

MR. HAWES: Yes.

CHAIRMAN HOTHERSALL: Thank you very much.

MR. HAWES: So the property is an existing single-family. They are looking to convert the existing attached garage into an expanded den, and then they are going to build a new attached garage off the side of the house there.

So where the one parking space closest to the door -- that is the existing garage entrance -- they're going to convert into a den. And we're going to move that

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off-street parking space into a covered garage -- a built garage -- off the side.

Per the Village of Farmingdale Code, we're required to have four off-street parking spaces, so the homeowner did the best they could on the lot to cover it in a responsible way. We could not put a two-car garage, we didn't have enough room. So we are able to get one covered off-street parking space, and that required us to expand the existing driveway to allow for three more off-street parking spaces, so we could be compliant with the Code.

CHAIRMAN HOTHERSALL: Okay. Are you going past the FAR? The numbers on the proposal are all the same, so it's not clear as to what's increasing with the -- at least the proposal that we have (indicating) -- so I'm asking you.

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MR. PATROWICZ: Is the garage going into 360 square-feet extra on the property?

MR. HAWES: Yup. So I think there was a site plan included, right, with the sheet that I have a zoning analysis on the site plan?

So our total floor area ratio with the garage, with the existing residence and the existing deck -- that we also went for a variance to legalize the existing rear deck -- we're at 23.4, which is still under the allowable, which is 25 percent.

MR. PATROWICZ: I just did the math. Yeah.

CHAIRMAN HOTHERSALL: Okay. Thank you for that.

MS. SCHOTT: So the homeowner is expanding the home itself into the existing garage?

MR. HAWES: Yes.

MS. SCHOTT: And then

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adding --

MR. HAWES: A one-car garage off the side. Correct. Correct. So that facilitates the expansion of the driveway so we could comply with the Code. Because they have a four-bedroom house, two bath, so we're required to have four off-street parking spaces per the Village Code.

MR. PATROWICZ: And the closest that's going to be to the fence line is 14 feet?

MR. HAWES: That's the closest the garage is going to be. Correct. That's the closest structure on the property.

MR. PATROWICZ: Okay.

CHAIRMAN HOTHERSALL: And I noticed that you have provisions for the driveway drainage to drain on property at a rate of two inches per hour?

MR. HAWES: Correct.

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CHAIRMAN HOTHERSALL: And that's to Village Code as well?

MR. HAWES: As to the Village Code. Correct. Yes. And that dry well that we locate -- the street starts to slope down, so it's almost the natural grade of the driveway.

It will bring it down to that bottom corner where I show the dry well. And that dry well is also sized to handle the rain load on the roof of the proposed garage.

MR. PATROWICZ: The dry well is mainly going to be bluestone that's going to be used? Material-wise?

MR. HAWES: Bluestone. It will be concrete -- so eight-foot diameter, six-feet tall -- and then crushed gravel around it.

MR. PATROWICZ: Okay. No pumps or anything?

MR. HAWES: Nope. It's all

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going to be gravity fed. We're going to have the roof leaders tied to it. And then we're also going to have, you know, a road-grade manhole cover -- perforated -- so all the water in the driveway will --

MR. PATROWICZ: Do you know what diameter PVC piping you'll be using going into it?

MR. HAWES: We are going to be using the SDR I believe.

MR. PATROWICZ: Okay.

MR. HAWES: We're going to have six-inch diameter for the main -- let me see, I have it on here. Yeah. Our roof drainage is going to be four-inch diameter PVC -- the SDR 35 -- and then I don't think we have any other drainage besides the roof coming into it. The rest is going to be handled by the manhole cover on top.

MR. PATROWICZ: Okay. I'm

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okay with that.

MR. DAY: You're going to have a manhole cover in the middle of the driveway?

MR. HAWES: No. It's going to be off the side, down towards the southern corner. So as it slopes down the hill, the grade will bring it down to the manhole cover.

I can't -- we're really restricted on -- there's a large tree down on -- it's not a corner of the street, you know, Jerome comes down. This is a large tree. We don't want to get within the drip line of that tree, and we have to be at least 10 feet from the front yard setback. So we're really restricted as to where exactly we can put this dry well. Ideally, I would have liked to put it where the tree is, but the tree being there -- they love the tree,

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they don't want to mess with the drip line, so we were forced to put it in the driveway.

But it's road grade. They compact it in a way where -- and that's only for that one parking space. So they're only going to use that as ancillary anyway -- that one parking space. They're only going to have two cars in the driveway. So it's road grade, but it's not going to be driven over on the corner of the driveway.

MR. DAY: It's still going to be a manhole in the driveway.

CHAIRMAN HOTHERSALL: As long as it handles the two inches per hour, that's to the Village Code. That's the complete factor.

MR. HAWES: Correct. Correct.

CHAIRMAN HOTHERSALL: Especi ally up in that neighborhood. They've recently had some issues up

that way.

MR. HAWES: Yes.

CHAIRMAN HOTHERSALL: So it's critical. That's probably the most important part of the project.

MR. HAWES: Yes.

CHAIRMAN HOTHERSALL: Do you have any other renditions or artist drawings of what it might look like?

MR. HAWES: I do. And, of course, my printer printed out in black and white. We're just matching the existing siding, and they're putting stone on the front.

(WHEREUPON, a document was handed from Mr. Hawes to Chairman Hothersall.)

MR. HAWES: The permits have drawings. That was included.

CHAIRMAN HOTHERSALL: Excellent.

MR. PATROWICZ: The driveway is going to be concrete, asphalt?

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MR. HAWES: Asphalt.

MR. PATROWICZ: Okay.

MS. SCHOTT: I have a question.

MR. HAWES: Yes?

MS. SCHOTT: Because I know you're saying you're required to have the four parking spaces because of the four bedrooms, but since it's an existing home, do they have to add that extra parking space on to it there?

MR. HAWES: Yes. Yes. According to Peter. Yes.

MS. SCHOTT: Okay. Thank you. I didn't know that.

MR. HAWES: Especially, I think, on Jerome. There's a lot of houses, there's a lot of curb cuts, and they're on the curve. So I think he was concerned with just too many cars on the curb on the street.

MS. SCHOTT: But they're not

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changing the curb cut?

MR. HAWES: No. Not changing the curb cut. That existing curb cut is going to remain.

MR. PATROWICZ: I think it's going to be beautiful when it's all said and done.

MR. HAWES: Yes. The existing Belgian block on the one side is going to stay. They're going to expand the Belgian block to the other side. They're going to put stone down on the front of the house and then match the existing vinyl siding up top.

MR. PATROWICZ: The cap is going to blend in with the asphalt. You're not even going to notice it.

MR. HAWES: Yes.

MR. DAY: It's going to blend in with the asphalt? It's not going to be like --

MR. PATROWICZ: No. No.

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MR. HAWES: No. It has to be flush with the asphalt by Code.

MR. DAY: So it's not going to be, like, the metal is sticking out or anything?

MR. HAWES: No. No. It's going to be up against the Belgian block curb. So, honestly, you're really not going to be able to see it.

MR. DAY: I just have a picture of, like, a metal thing sticking up and out.

MR. HAWES: No. No. You'd have to stand over it to really see it. You're not going to see it in view of, say, you're walking by. You have to really look down to be able to see it.

MS. SCHOTT: What type of roof is going to be on the garage, is it going to match?

MR. HAWES: It's going to match the existing house.

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MS. SCHOTT: Does it have a peak?

MR. HAWES: It's just a gable. The pitch --

MR. PATROWICZ: Here.

(WHEREUPON, a document was handed from Mr. Patrowicz to Ms. Schott.)

MS. SCHOTT: Oh, thank you.

MR. HAWES: (Continuing) -- is a 3/12 because we had a lot of windows we had to work in, and we're going to ice and water shield the entire roof underneath, so we don't have any water issues. And the material is going to match the existing roof on the house.

CHAIRMAN HOTHERSALL: There's no plans to close that in -- the garage -- as future living space, correct?

MR. HAWES: No. No. The homeowner wants his workbench and his tools and those things in

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there, so he's building it for him.

CHAIRMAN HOTHERSALL: All right. Are there any more comments?

(WHEREUPON, no response was heard.)

CHAIRMAN HOTHERSALL: All right. So I'm going to make a motion to approve the plans as presented for 51 Jerome Drive.

Can I get a second?

MS. SCHOTT: Second.

CHAIRMAN HOTHERSALL: All in favor.

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

CHAIRMAN HOTHERSALL: All right. With that, thanks for coming in.

MR. HAWES: Thanks.

* * * *

CHAIRMAN HOTHERSALL: I make

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a motion to close the meeting. Someone has to second it.

MR. PATROWICZ: Second.

CHAIRMAN HOTHERSALL: 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 7:17 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 22nd day of September, 2026.

Tracie A. Cinquemani

TRACIE A. CINQUEMANI

(Electronic signature)

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