



**In the Matter Of:**

**VILLAGE OF FARMINGDALE - PLANNING BOARD AND ARB**

---

**257 MAIN STREET AND 105 MAIN STREET**

*February 24, 2026*

---



**ACRS**

**Accurate Court Reporting Services, Inc.**

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

**631-331-3753**

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

INCORPORATED VILLAGE OF FARMINGDALE  
PLANNING BOARD FOR ARCHITECTURAL REVIEW  
BOARD

361 Main Street  
Farmingdale, New York

February 24, 2026

7:00 p.m.

RE: 257 Main Street  
105 Main Street

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

1 PLANNING BOARD AND ARB - 2/24/26

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

3 JOSEPH STAUDT - Chairman

4 CRAIG ROSASCO - Member

5 TOM RYAN - Member

6 CARMELA SCOTT - Member (Non-Voting)

7 C O M M E N T S:

8 JEFF RUMMAN, Paninis R Us, Inc.

9 ELISSA KYLE, Vision Long Island

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 PLANNING BOARD AND ARB - 2/24/26

2 CHAIRMAN STAUDT: This is  
3 the February meeting of the  
4 Farmingdale Planning and  
5 Architectural Review Board.

6 If everyone could please  
7 stand, put your hands on your  
8 hearts; we customarily start with  
9 the Pledge of Allegiance.

10 Craig, if you wouldn't mind  
11 leading us.

12 MR. ROSASCO: Absolutely.

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

17 CHAIRMAN STAUDT: If  
18 everyone could remain standing.  
19 It's a tradition here in the  
20 Village that we start all our  
21 meetings with a moment of silence,  
22 remembering all of our first  
23 responders, our troops overseas,  
24 everyone that works hard to keep us  
25 safe.

1 PLANNING BOARD AND ARB - 2/24/26

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

6 CHAIRMAN STAUDT: Okay.  
7 Please be seated. Thank you.

8 We have two applicants on  
9 the docket tonight: 257 Main  
10 Street and 195 Main Street.

11 I guess we will start right  
12 at the top. Is someone here for  
13 257 Main?

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

17 MR. RUMMAN: Should I step  
18 up?

19 CHAIRMAN STAUDT: Yes,  
20 please. You can come right up,  
21 give your name and address for the  
22 record and then walk us through  
23 what we're looking to do.

24 MR. RUMMAN: Sure. My name  
25 is Jeffrey Rumman. The address is

1 PLANNING BOARD AND ARB - 2/24/26  
2 257 Main Street, Farmingdale, New  
3 York, 11735.

4 CHAIRMAN STAUDT: Mr.  
5 Rumman, good to see you.

6 MR. RUMMAN: How are you? I  
7 feel like it hasn't been that long  
8 since I've been here.

9 CHAIRMAN STAUDT: No.

10 MR. ROSASCO: No. What are  
11 you doing with all the leftover  
12 signs? Do you have a market for  
13 them in pickers world?

14 CHAIRMAN STAUDT: The  
15 Tasting Room site came out nice.

16 MR. RUMMAN: Thank you.

17 CHAIRMAN STAUDT: It looks  
18 great.

19 MR. RYAN: The food is  
20 delicious. I've been there many  
21 times. I like it very much.

22 CHAIRMAN STAUDT: So tonight  
23 we're here to look at the existing,  
24 I guess, High Tide Taco Bar  
25 location which you're looking to be

1 PLANNING BOARD AND ARB - 2/24/26  
2 rebrand. I'm assuming same  
3 ownership?

4 MR. RUMMAN: Yep.

5 CHAIRMAN STAUDT: You're  
6 just adding a -- I guess --

7 MR. RUMMAN: It'll be a  
8 Mediterranean concept.

9 CHAIRMAN STAUDT: It makes  
10 sense. I miss the Greek --

11 MR. RUMMAN: The Greek  
12 place.

13 CHAIRMAN STAUDT: The Greek  
14 on the corner there.

15 MR. RUMMAN: I approached  
16 them to see if they wanted -- well,  
17 I don't know if you guys know the  
18 story, but after the mom passed  
19 away of cancer the father lost his  
20 will to go to work. So I asked the  
21 daughter if she wanted to partner  
22 up with me, but she was pregnant  
23 with her second child and said,  
24 "No, I'm going to take a pass."  
25 But it would have been nice to have

1 PLANNING BOARD AND ARB - 2/24/26

2 them back in town.

3 CHAIRMAN STAUDT: Absolutely.

4 MR. RYAN: It would have  
5 been, yeah. They've been there for  
6 a long time; very respected.

7 CHAIRMAN STAUDT: So turning  
8 to the application itself, it looks  
9 like on the front side it's a  
10 pretty clean swap, from what I see.  
11 You're essentially removing the  
12 existing High Tide signage and  
13 replacing it with a very  
14 similarly-styled --

15 MR. RUMMAN: Same color,  
16 same -- the only thing I'm changing  
17 is the name.

18 CHAIRMAN STAUDT: Gotcha.

19 MR. RYAN: You're going to  
20 repaint that facade? It looks like  
21 it was --

22 MR. RUMMAN: Yeah, it's a  
23 little beat up --

24 MR. RYAN: Right.

25 MR. RUMMAN: (Continuing) --

1 PLANNING BOARD AND ARB - 2/24/26

2 so we're going to repaint it.

3 MR. RYAN: Okay.

4 MR. RUMMAN: The same color.

5 CHAIRMAN STAUDT: The same  
6 color; wonderful. And the same  
7 lighting fixtures. You're not  
8 swapping out the goosenecks or  
9 anything.

10 MR. RUMMAN: Nope. The same  
11 goosenecks will be staying.

12 CHAIRMAN STAUDT: Okay.  
13 Then on the back side, I have  
14 questions regarding the --

15 MR. RYAN: You said the  
16 goosenecks. We're concerned about  
17 the lighting, the kelvin, was it?

18 CHAIRMAN STAUDT: Yeah, the  
19 only thing I would ask is just the  
20 -- the color temperature of the  
21 bulbs you're currently using.  
22 So we're trying to get everyone on  
23 Main Street to go with a warmer  
24 color temperature on their front  
25 facade lighting, so if you could

1 PLANNING BOARD AND ARB - 2/24/26  
2 just swap that out. Right now,  
3 it's something akin to what we have  
4 in here, and we're just asking to  
5 move to something warmer; 3,000  
6 kelvin to 2700 kelvin. Easy swap  
7 on those four.

8 MR. RUMMAN: No problem.

9 CHAIRMAN STAUDT: Yeah,  
10 appreciate it.

11 MR. RUMMAN: You got it.

12 CHAIRMAN STAUDT: Turning to  
13 the back side, I have a question.  
14 Is there an existing rooftop sign  
15 for High Tide Taco there now?

16 MR. RUMMAN: Yeah.

17 CHAIRMAN STAUDT: Okay.  
18 Yeah, I didn't --

19 MR. RUMMAN: That's the  
20 picture of it. But it's not -- you  
21 see the picture of it in there?

22 MR. HOTHERSALL: Yeah.

23 MR. RYAN: Oh, they just  
24 sort of --

25 CHAIRMAN STAUDT: Well, no.

1 PLANNING BOARD AND ARB - 2/24/26

2 Yeah, but it's the new sign, so I  
3 just didn't -- I didn't --

4 MR. RUMMAN: Oh, yeah,  
5 there's an existing sign there.  
6 I'm permitted to have three  
7 gooseneck lighting but I only have  
8 two, and it'll be the same as the  
9 front.

10 CHAIRMAN STAUDT: Gotcha.  
11 So the issue I have regarding that  
12 is just the size of the proposed  
13 sign; it's larger than Code.

14 So the Code allows for a  
15 two-foot height and a eight-foot  
16 length. Length-wise you're fine,  
17 but you're exceeding the size of  
18 the height.

19 MR. RUMMAN: So what's the  
20 height on the dimensions?

21 MR. RYAN: Thirty-two five.

22 CHAIRMAN STAUDT: Right now  
23 they're at thirty-two and a half.

24 MR. ROSASCO: If you get rid  
25 of that crown it'll probably bring

1 PLANNING BOARD AND ARB - 2/24/26

2 you down eight inches.

3 CHAIRMAN STAUDT: Yeah,  
4 it'll probably be close. But  
5 that's the -- we just don't want to  
6 go -- particularly because it's  
7 rooftop-mounted, we don't want it  
8 to look oversized or, you know,  
9 billboardish on the -- you know, on  
10 the back there, so.

11 MR. ROSASCO: If you're just  
12 replacing that -- like, is that  
13 sign the same size, or do you have  
14 to --

15 MR. RUMMAN: Yeah.

16 MR. ROSASCO: So all you're  
17 doing is replacing the letters?

18 MR. RUMMAN: Yeah.

19 CHAIRMAN STAUDT: No, it's  
20 already --

21 MR. RYAN: Oh, okay. So  
22 you're going to do the same facade  
23 that's there, just replacing the  
24 letters.

25 MR. RUMMAN: That's it.

1 PLANNING BOARD AND ARB - 2/24/26

2 CHAIRMAN STAUDT: So are you  
3 -- so is this one -- are you  
4 cutting the letters off the  
5 existing sign or this is a new,  
6 wholly --

7 MR. RUMMAN: I'm utilizing  
8 everything that I can use of the  
9 sign existing.

10 CHAIRMAN STAUDT: Okay.

11 MR. RUMMAN: So --

12 CHAIRMAN STAUDT: I  
13 personally would be comfortable  
14 with you just maintaining the  
15 existing dimensions. I wouldn't  
16 ask you to redo anything that's not  
17 -- that's already -- I didn't  
18 realize there was a sign back there  
19 already.

20 MR. RUMMAN: I mean, I can  
21 cut the top, it's not a big deal.  
22 It's not the end of the world.

23 MR. RYAN: If you've had it,  
24 I think that makes sense to just  
25 leave it as is and, you know --

1 PLANNING BOARD AND ARB - 2/24/26

2 MR. RUMMAN: The dimensions  
3 without the top are probably at two  
4 feet.

5 MR. RYAN: Probably, yeah.

6 CHAIRMAN STAUDT: And the  
7 arch is not there now, right?

8 MR. RUMMAN: The arch is  
9 there.

10 CHAIRMAN STAUDT: Oh, it is  
11 there. I'm okay with you leaving  
12 it.

13 MR. RUMMAN: Okay.

14 CHAIRMAN STAUDT: I'm not  
15 going to ask you to butcher the  
16 sign that's been up for years.

17 MR. RYAN: The lighting is  
18 below it now? You said you had  
19 two --

20 MR. RUMMAN: I have two  
21 gooseneck lighting above it.

22 MR. RYAN: Above, which is  
23 where the Code is.

24 MR. RUMMAN: I'm permitted  
25 to have three, but I only use two.

1 PLANNING BOARD AND ARB - 2/24/26

2 MR. RYAN: Okay. That's  
3 Code, yeah.

4 CHAIRMAN STAUDT: The only  
5 other issue Code-wise is just the  
6 lack of silver metallic element.  
7 But honestly, we waived that when  
8 you did the High Tide Taco facade  
9 just because of the coastal nature  
10 of it.

11 MR. RUMMAN: Yes.

12 CHAIRMAN STAUDT: I don't  
13 know if anyone has any --

14 MR. RYAN: I have no issue  
15 with leaving it as is, as proposed.

16 MR. RUMMAN: Awesome.

17 CHAIRMAN STAUDT: Anyone  
18 else have any questions regarding  
19 this?

20 MS. SCHOTT: No.

21 CHAIRMAN STAUDT: With that,  
22 then I would make a motion to  
23 approve this application as  
24 submitted with the minor amendment  
25 that the applicant agrees to adjust

1 PLANNING BOARD AND ARB - 2/24/26  
2 the color temperature of the  
3 lighting of the goosenecks on the  
4 front and rear of the facade to a  
5 color temperature warmth of between  
6 2700 kelvin and 3,000 kelvin.

7 With that, can I get a  
8 second on that motion?

9 MR. ROSASCO: I'll second  
10 that motion.

11 CHAIRMAN STAUDT: All in  
12 favor?

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

17 CHAIRMAN STAUDT: When do  
18 you plan on making the -- when are  
19 the tacos going away?

20 MR. RUMMAN: I'm hoping  
21 April, the first week of April to  
22 close down for about two weeks and  
23 we'll just clean the place up,  
24 repaint, a couple of interior  
25 changes as far as --

1 PLANNING BOARD AND ARB - 2/24/26

2 CHAIRMAN STAUDT: So the  
3 layout's like the bar and the --

4 MR. RUMMAN: The same; same  
5 exact layout, just, you know,  
6 updating it a little bit to the  
7 more Greek, Tex-Mex. But no --  
8 nothing -- we're not changing  
9 anything about it whatsoever.

10 CHAIRMAN STAUDT: Great.  
11 Look forward to trying it.

12 MR. RYAN: Yes.

13 CHAIRMAN STAUDT: Good luck.

14 MR. RUMMAN: Thanks so much,  
15 guys.

16 MS. SCHOTT: Thank you.

17 MR. ROSASCO: Have a good  
18 one. Thanks for coming down.

19 \* \* \* \*

20 CHAIRMAN STAUDT: All right,  
21 next up on the docket this evening,  
22 we have 195 Main Street.

23 MS. KYLE: I'm here on  
24 behalf of Chris, the applicant, who  
25 couldn't be here tonight. He had

1 PLANNING BOARD AND ARB - 2/24/26  
2 an appointment in the City, so I'm  
3 going to present the project for  
4 him.

5 CHAIRMAN STAUDT: Okay,  
6 great. If you can just give your  
7 name and address for the record.

8 MS. KYLE: Elissa Kyle at  
9 Vision Long Island and the address  
10 is 24 Woodbine Avenue, Northport,  
11 New York.

12 CHAIRMAN STAUDT: Hi, Ms.  
13 Kyle. Good to see you.

14 MS. KYLE: Good to see you,  
15 too. This is like a repeat of last  
16 month with the snow storm, you  
17 know.

18 MR. RYAN: Yeah, right.

19 MS. KYLE: So the applicant  
20 is looking at what's currently the  
21 XBAR, turning it into a place  
22 called The Saint. They're going to  
23 be removing the existing faux stone  
24 that's on the facade there now.

25 CHAIRMAN STAUDT: They

1 PLANNING BOARD AND ARB - 2/24/26

2 started.

3 MS. KYLE: Oh, they started  
4 already.

5 CHAIRMAN STAUDT: Yeah.

6 MS. KYLE: Okay; he didn't  
7 tell me that. I came a different  
8 way into the Village, so I didn't  
9 go past there. And the stucco  
10 above and then will be replacing it  
11 with a thin brick, like a veneer  
12 brick look, kind of like a gray  
13 charcoal colored brick. And then  
14 putting like a pin-mounted,  
15 backlit-like halo glow type sign  
16 with the lettering, you know, The  
17 Saint on there.

18 CHAIRMAN STAUDT: Gotcha.

19 MR. ROSASCO: Is there going  
20 to be back lighting and goosenecks?

21 MS. KYLE: I believe so.  
22 Let me just --

23 MR. ROSASCO: It's what  
24 they're depicting.

25 MS. KYLE: Yeah. I mean,

1 PLANNING BOARD AND ARB - 2/24/26  
2 that's what he was describing to  
3 me. That's what it says.

4 MR. ROSASCO: And What color  
5 might this sign be?

6 CHAIRMAN STAUDT: It's hard  
7 to tell from the rendering.

8 MS. KYLE: Yeah. He -- I  
9 was asking him, he's like I'm not  
10 sure if we're doing like an  
11 off-white color or like a brass  
12 type of color; not actual brass  
13 metal because that would be, I'm  
14 sure, prohibitively expensive, but  
15 like a brass look to it.

16 CHAIRMAN STAUDT: What was  
17 that first -- the first --

18 MS. KYLE: Like an  
19 off-white.

20 CHAIRMAN STAUDT: Oh, right.

21 MS. KYLE: It's going to be  
22 kind of charcoal brick so there's  
23 some contrast there.

24 MR. ROSASCO: Any idea what  
25 color pointing they're planning on

1 PLANNING BOARD AND ARB - 2/24/26  
2 using on this dark brick?

3 MS. KYLE: That he did not  
4 say. Do you have a recommendation  
5 that I can give him?

6 MR. RYAN: Yeah, light gray.

7 MR. ROSASCO: Lighter, to  
8 kind of soften -- that corner's  
9 getting dark.

10 MS. KYLE: Okay.

11 MR. ROSASCO: Between the  
12 Kitchen Cocktail place that Jeff  
13 just did on the corner.

14 MS. KYLE: Yeah, yeah.

15 MR. ROSASCO: It's dark and  
16 this one's dark, too.

17 CHAIRMAN STAUDT: I mean, we  
18 were saying in the back, because he  
19 has already started putting the  
20 brick.

21 MS. KYLE: Okay.

22 CHAIRMAN STAUDT: He got a  
23 stop-work order earlier this week.

24 MS. KYLE: Okay, yeah.

25 That's why we had this fall in my

1 PLANNING BOARD AND ARB - 2/24/26

2 lap, actually.

3 MR. ROSASCO: At least you  
4 know the Code.

5 CHAIRMAN STAUDT: If we were  
6 here starting from scratch tonight  
7 and this project wasn't off the  
8 drawing board yet, we probably  
9 would have tried to steer him  
10 towards the red brick. But, you  
11 know, we're --

12 MR. ROSASCO: Or at least  
13 lighter.

14 CHAIRMAN STAUDT: Yeah.

15 MR. ROSASCO: Maybe a light,  
16 a light gray to soften up that dark  
17 iron side brick that they're using.

18 MS. KYLE: Okay, so it's a  
19 little less --

20 MR. ROSASCO: Yeah.

21 MS. KYLE: (Continuing) --  
22 gloomy. Okay, I'll tell him that.

23 MR. RYAN: Is this the same  
24 ownership as the XBAR and they're  
25 just rebanding?

1 PLANNING BOARD AND ARB - 2/24/26

2 MS. KYLE: I don't know.

3 MR. ROSASCO: I think they  
4 have SLA issues.

5 MR. RYAN: There's a lot of  
6 issues from the past proprietor.

7 MS. KYLE: Okay, yeah.

8 MR. ROSASCO: I know, I was  
9 just trying to clarify.

10 MS. KYLE: Yeah, I'm going  
11 to say there was. Yeah, I remember  
12 hearing about that. I don't know.  
13 I just -- Brian called me last week  
14 and asked me to --

15 MR. RYAN: Take the sign  
16 down.

17 MS. KYLE: Yes, and work  
18 with them on getting a permit.

19 MR. RYAN: Since he's  
20 already done the brick, yeah.

21 MS. KYLE: I don't know the  
22 prior history.

23 CHAIRMAN STAUDT: So I guess  
24 my -- my concern -- I'm happy to  
25 see you. My concern is there's a

1 PLANNING BOARD AND ARB - 2/24/26  
2 couple of unknowns here. It's a  
3 full facade, we're not just talking  
4 about a sign.

5 MS. KYLE: Right.

6 CHAIRMAN STAUDT: And there  
7 are options out there. So I don't  
8 know if we -- if the applicant is  
9 expecting us to make the  
10 determination for them and then  
11 they -- we can't really -- like  
12 we're not --

13 MS. KYLE: Yeah.

14 CHAIRMAN STAUDT: I'm not  
15 comfortable leaving here with the  
16 color of the sign not really  
17 being --

18 MS. KYLE: I mean, is --

19 CHAIRMAN STAUDT:  
20 (Continuing) -- brass or off-white.

21 MS. KYLE: Okay. Is it like  
22 -- is it not -- this is not a  
23 situation where either would be  
24 acceptable as long as it's one of  
25 those, or you need -- we need to

1 PLANNING BOARD AND ARB - 2/24/26  
2 just pick one and decide.

3 MR. RYAN: I think we'd like  
4 to know what color it is. Is that  
5 backlit with lighting?

6 MS. KYLE: It's got the halo  
7 glow and then --

8 MR. RYAN: Okay.

9 MS. KYLE: (Continuing) --  
10 you know, the existing goosenecks  
11 that are already there. Let me see  
12 if I can --

13 CHAIRMAN STAUDT: I don't  
14 think he -- he's not using  
15 goosenecks that are already there  
16 because he's ripped everything  
17 down.

18 MS. KYLE: Oh, he's ripped  
19 them out. Okay.

20 CHAIRMAN STAUDT: Yeah.

21 MS. KYLE: Because he's got  
22 the same five in the ren -- he's  
23 got five of them in the rendering,  
24 so I guess they're putting --

25 CHAIRMAN STAUDT: And the

1 PLANNING BOARD AND ARB - 2/24/26  
2 five that he's got are spread  
3 across the entirety of the front,  
4 whereas the old ones were just  
5 narrow on the sign itself.

6 MS. KYLE: Narrow on the  
7 sign, okay.

8 MS. SCHOTT: And is that  
9 same facade going to extend all the  
10 way up to the top?

11 MS. KYLE: Yeah, I believe  
12 so, according to the rendering. It  
13 goes right up to the cap up there.  
14 I'm texting him to see if he can  
15 make a decision.

16 CHAIRMAN STAUDT: We don't  
17 know what color the goosenecks are  
18 supposed to be, I'm guessing? I  
19 don't know, was that identified in  
20 the application at all?

21 MR. RYAN: This is how it  
22 looks now. The goosenecks are  
23 pulled --

24 MR. ROSASCO: I think they  
25 were black before, if we pull up

1 PLANNING BOARD AND ARB - 2/24/26  
2 the XBAR. I think those old  
3 goosenecks were black.

4 CHAIRMAN STAUDT: I know  
5 those were --

6 MS. KYLE: I believe they  
7 were, yeah.

8 CHAIRMAN STAUDT: Carmella  
9 sent that in our -- yeah. Yeah,  
10 they were black.

11 MS. KYLE: Okay.

12 CHAIRMAN STAUDT: But  
13 they're a different style entirely  
14 than what they're proposing, the --  
15 I forget what that's called, the  
16 style.

17 MS. SCHOTT: Yeah.

18 CHAIRMAN STAUDT: I mean,  
19 with the gray brick, I would be  
20 comfortable if they maintain a  
21 black gooseneck, whatever -- you  
22 know, the style of the rendering,  
23 if they go with that and it's  
24 black.

25 MS. KYLE: Uh-huh.

1 PLANNING BOARD AND ARB - 2/24/26

2 CHAIRMAN STAUDT: I would be  
3 okay with that. And it's also  
4 neutral enough that it won't  
5 interfere with the sign.

6 MS. KYLE: Right.

7 MR. RYAN: Black and the  
8 soft lighting, I think you'd be  
9 fine. And do we agree on the gray  
10 pointing?

11 CHAIRMAN STAUDT: The light  
12 gray pointing. But again, the  
13 applicant -- you know.

14 MS. KYLE: Yeah.

15 CHAIRMAN STAUDT: I don't  
16 want to approve a -- you know, we  
17 recommend he goes this way but let  
18 him do -- you know, we don't --

19 MS. KYLE: Right.

20 CHAIRMAN STAUDT: I don't  
21 want it -- we can't approve a let's  
22 see what he comes up with.

23 MR. ROSASCO: Yeah, they've  
24 lost that privilege.

25 MS. KYLE: Yeah.

1 PLANNING BOARD AND ARB - 2/24/26

2 MR. RYAN: It hasn't been  
3 pointed and they started the work  
4 without the permit and the  
5 approval, so.

6 MR. ROSASCO: Do we want a  
7 color there or do we want a  
8 metallic? What looks best for  
9 this?

10 CHAIRMAN STAUDT: Yeah.

11 MR. ROSASCO: I don't know.

12 MS. KYLE: I did give him a  
13 head's up. Because when I saw that  
14 it said painted I was like, you  
15 know, they may ask for a metallic,  
16 they typically like to have some  
17 element of metallic in there.

18 MR. ROSASCO: It wouldn't be  
19 possible on that darker stone,  
20 that's why I said maybe metallic  
21 would work there.

22 MR. RYAN: I think a  
23 metallic would be better.

24 CHAIRMAN STAUDT: Metallic  
25 as in the brass?

1 PLANNING BOARD AND ARB - 2/24/26

2 MS. KYLE: The letters  
3 themselves, yeah.

4 CHAIRMAN STAUDT: I think  
5 you're talking about the brass.

6 MS. KYLE: Yeah, because it  
7 said painted aluminum.

8 CHAIRMAN STAUDT: Yeah.

9 MS. KYLE: But if you want  
10 it -- you know, I told him the  
11 Board typically prefers some --  
12 some element of metallic somewhere  
13 on the signage, so.

14 MR. RYAN: Right.

15 MS. KYLE: Okay. He says  
16 the gooseneck lights are the  
17 existing black ones.

18 MR. ROSASCO: Okay, so he's  
19 just got to move them around.

20 MS. KYLE: Yeah.

21 MR. RYAN: He can resituate  
22 them and put them back up.

23 MR. ROSASCO: I am not a fan  
24 of the brass. I would prefer  
25 something more in the silver family

1 PLANNING BOARD AND ARB - 2/24/26  
2 that would go with the gray and the  
3 Ironside bricks that they're  
4 planning on using.

5 MS. KYLE: Okay, he texted  
6 me a photo which is what he -- it's  
7 not any bigger.

8 MR. ROSASCO: Who's he? Who  
9 are they?

10 MS. KYLE: Chris. I don't  
11 even know his last name.

12 MR. ROSASCO: They had to --  
13 he's the business?

14 MS. KYLE: Yeah. But this  
15 is what -- the look he was  
16 suggesting.

17 MR. ROSASCO: All right. It  
18 pops.

19 MR. RYAN: Yeah, that pops.

20 MR. ROSASCO: I don't know  
21 what that is.

22 MS. KYLE: He says it's a  
23 shiny brass.

24 MR. ROSASCO: Shiny brass.

25 MS. KYLE: I mean, because

1 PLANNING BOARD AND ARB - 2/24/26  
2 to me that looks almost like it's  
3 illuminated but he said it's a  
4 metallic.

5 MR. ROSASCO: That's not --

6 MS. SCHOTT: I kind of agree  
7 with you, I think the silver on  
8 that is better.

9 MR. RYAN: Better than the  
10 off-white, yeah.

11 MS. SCHOTT: Yeah.

12 CHAIRMAN STAUDT: Whatever  
13 this is, I don't hate it.

14 MR. ROSASCO: On a good  
15 note, he's got nice, soft lighting.

16 MS. KYLE: He's got the  
17 right bulbs.

18 MR. RYAN: And I'm sure the  
19 sign's been ordered already, so  
20 continuing the brick is --

21 CHAIRMAN STAUDT: Well, the  
22 -- so the question is regarding the  
23 lighting. So this rendering shows  
24 -- I mean, you're doing the sign,  
25 right? Is that --

1 PLANNING BOARD AND ARB - 2/24/26

2 MS. KYLE: No, he's got his  
3 own sign manufacturer. This is not  
4 through the program.

5 CHAIRMAN STAUDT: Okay.

6 MS. KYLE: Although he may  
7 look into a reimbursement  
8 afterwards, but it's not through  
9 the guy who typically does the  
10 carved signs.

11 CHAIRMAN STAUDT: So he's  
12 going to light the sign from the  
13 backside. It's not going to be  
14 front channel lit, so the sign has  
15 to be -- you know, essentially, at  
16 night it would be a silhouette.

17 MS. KYLE: Right.

18 CHAIRMAN STAUDT: Okay.

19 MS. KYLE: Okay, he's  
20 saying, "Yeah, that's the color,  
21 off-white, not a bright white".

22 CHAIRMAN STAUDT: Okay. And  
23 that it would mirror what we just  
24 saw in that photo, which makes  
25 sense.

1 PLANNING BOARD AND ARB - 2/24/26

2 MS. KYLE: Uh-huh.

3 CHAIRMAN STAUDT: I'm okay  
4 with that. In terms of -- I would  
5 ask you to communicate this clearly  
6 to him. In terms of the halo, the  
7 style of lighting --

8 MS. KYLE: Uh-huh.

9 CHAIRMAN STAUDT: Is that  
10 back LED halo?

11 MS. KYLE: Uh-huh.

12 CHAIRMAN STAUDT: But that  
13 would be similar to the previous  
14 applicant of warm white and not --

15 MS. KYLE: Okay.

16 CHAIRMAN STAUDT: Like when  
17 you look at what we're trying to  
18 get away from on Main Street with a  
19 similar style, it would be -- like  
20 the salon, they went with that cold  
21 light --

22 MS. KYLE: Right, that ice  
23 blue kind of -- yeah.

24 CHAIRMAN STAUDT:

25 (Continuing) -- as their back with

1 PLANNING BOARD AND ARB - 2/24/26

2 the warm.

3 MS. KYLE: Okay.

4 CHAIRMAN STAUDT: And that  
5 way it would mirror up with the  
6 gooseneck lighting which would also  
7 be 2700 to 3,000 kelvin lighting.

8 MS. KYLE: Okay.

9 MR. RYAN: Right.

10 CHAIRMAN STAUDT: And  
11 that'll at least warm up the front  
12 at night.

13 MS. KYLE: Yes.

14 CHAIRMAN STAUDT: Compared  
15 to what --

16 MS. KYLE: And I'm realizing  
17 now that, you know, I'm not sure  
18 brass in the day time without the  
19 lighting would really stand out  
20 enough against the brick. You know  
21 what I mean? I think you may need  
22 a high value contrast to make it  
23 legible during the daytime.

24 CHAIRMAN STAUDT: Yes, just  
25 since there's no backing to the

1 PLANNING BOARD AND ARB - 2/24/26  
2 sign.

3 MS. KYLE: Right. It's just  
4 the --

5 CHAIRMAN STAUDT: It's just  
6 the naked letters.

7 MS. KYLE: Yeah.

8 CHAIRMAN STAUDT: Yeah. I  
9 mean, I'm okay with the rendering  
10 you presented. Perhaps after this  
11 meeting I'll have you text it to  
12 me --

13 MS. KYLE: You want me to  
14 text it to you? Sure.

15 CHAIRMAN STAUDT:  
16 (Continuing) -- so we all have it  
17 and go with that.

18 And then is he -- have you  
19 mentioned to him, is he okay with  
20 us approving a light, the light  
21 gray pointing in the brick?

22 MS. KYLE: Well, I just  
23 texted that over to him, he didn't  
24 respond to that comment.

25 MR. ROSASCO: The depiction

1 PLANNING BOARD AND ARB - 2/24/26

2 has a lighter color.

3 CHAIRMAN STAUDT: Yes.

4 MR. ROSASCO: This is what,  
5 typically, the contractor provides  
6 as a swatch almost.

7 CHAIRMAN STAUDT: Yeah.

8 MS. KYLE: The dots are  
9 going. Okay, yeah. With the  
10 border he said, "Yeah, that was the  
11 plan we had," so.

12 CHAIRMAN STAUDT: Okay.

13 MR. RYAN: Okay, that's  
14 good.

15 CHAIRMAN STAUDT: I'm  
16 comfortable with that. I'm just  
17 looking at the photos of the  
18 existing structure.

19 So it looks like they're  
20 removing, just based on the  
21 construction that's already been  
22 done and then the application  
23 itself. There were two sconce  
24 lights on either side of the front  
25 entrance.

1 PLANNING BOARD AND ARB - 2/24/26

2 MS. KYLE: Uh-huh.

3 CHAIRMAN STAUDT: I guess  
4 they've removed that and they don't  
5 intend on replacing those.

6 MR. RYAN: They did.

7 MS. KYLE: Yeah, it doesn't  
8 show them on there.

9 CHAIRMAN STAUDT: And  
10 there's nothing in this application  
11 that mentions or addresses any kind  
12 of rear or blade signage, so.  
13 Just --

14 MS. KYLE: Yes.

15 CHAIRMAN STAUDT: You know,  
16 in case that comes up in your  
17 conversations with him, just make  
18 sure he's aware that --

19 MS. KYLE: That that hasn't  
20 been approved.

21 CHAIRMAN STAUDT: That can't  
22 be part of this --

23 MS. KYLE: Right.

24 CHAIRMAN STAUDT:  
25 (Continuing) -- current

1 PLANNING BOARD AND ARB - 2/24/26  
2 construction process. He can come  
3 back to us for that.

4 Anyone else have any other --

5 MS. SCHOTT: I think there's  
6 a lot of questions.

7 CHAIRMAN STAUDT: I mean,  
8 if --

9 MR. ROSASCO: We can tighten  
10 them up tonight?

11 MR. RYAN: Yeah, I think we  
12 did tighten them up tonight.

13 CHAIRMAN STAUDT: Right now  
14 I'm okay, based on the answers.  
15 You know, I'll make it clear in  
16 what we vote on tonight that it's  
17 what we're agreeing to, as long  
18 as --

19 MS. SCHOTT: Yes.

20 MS. KYLE: And I'll  
21 communicate that back to him so he  
22 knows exactly what was approved.

23 CHAIRMAN STAUDT: Anything  
24 else?

25 MR. HOTHERSALL: I think --

1 PLANNING BOARD AND ARB - 2/24/26

2 MR. RYAN: The pointing is  
3 in there, yeah.

4 MR. HOTHERSALL:  
5 (Continuing) -- the kelvin on the  
6 sign and the lights should match  
7 and be what you want. And that's  
8 the only two -- I think that's --  
9 that's it.

10 MR. RYAN: And then we're  
11 going to go with the off-white with  
12 the back light.

13 CHAIRMAN STAUDT: The  
14 off-white as presented in the  
15 example.

16 MS. KYLE: The photograph,  
17 okay, the rendering or whatever.  
18 Sure.

19 MR. RYAN: I'm fine with  
20 that.

21 CHAIRMAN STAUDT: Okay.  
22 With that, I will make a motion to  
23 approve this applicant's facade and  
24 signage proposal with the following  
25 amendments: The applicant would

1 PLANNING BOARD AND ARB - 2/24/26  
2 agree to not proceed without  
3 utilizing the light gray grouting  
4 in-between the ongoing brick that's  
5 being constructed; the applicant  
6 agrees to the sign color that was  
7 presented to us this evening in a  
8 rendering, the off-white; and the  
9 applicant agrees to black,  
10 gooseneck-style lighting, whether  
11 they are, in fact, the exact same  
12 fixtures that were already removed  
13 from the building or similar in  
14 style.

15 MS. KYLE: Uh-huh.

16 CHAIRMAN STAUDT: But that  
17 they would be black in color.

18 The applicant would agree  
19 that the halo'd backlit LED  
20 lighting for the physical sign  
21 itself would be a warm color  
22 temperature, between 2700 kelvin  
23 and 3,000 kelvin, and we would ask  
24 that the gooseneck lighting bulbs  
25 match that as well, 2700 kelvin to

1 PLANNING BOARD AND ARB - 2/24/26  
2 3,000 kelvins.

3 The applicant has not  
4 presented any proposal for a blade  
5 sign or any rear signage, so that  
6 is not part of this approval  
7 process this evening, and the  
8 applicant would have to come back  
9 to us.

10 And with that, can I make a  
11 second on that motion?

12 MR. ROSASCO: So moved.

13 CHAIRMAN STAUDT: All in  
14 favor?

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

19 CHAIRMAN STAUDT: Okay. So  
20 from the Planning Board  
21 perspective, we've approved the  
22 look and presentation of --  
23 obviously, he had a stop work order  
24 earlier.

25 MS. KYLE: Yeah, he was

1 PLANNING BOARD AND ARB - 2/24/26

2 asking --

3 CHAIRMAN STAUDT: So he  
4 would have to touch base with the  
5 Building Department tomorrow. I'll  
6 write up my notes tonight and give  
7 it to them so they know we  
8 approved.

9 MS. KYLE: Right.

10 CHAIRMAN STAUDT: I don't  
11 know if he was also lacking  
12 building permits.

13 MS. KYLE: Right, for  
14 interior stuff or whatever.

15 CHAIRMAN STAUDT: That's  
16 beyond what we -- yeah.

17 MS. KYLE: Okay. I will let  
18 him know that.

19 CHAIRMAN STAUDT: Just have  
20 him check on that before he resumes  
21 work.

22 MS. KYLE: Okay. I'll let  
23 him know.

24 CHAIRMAN STAUDT: Thanks  
25 very much.

1 PLANNING BOARD AND ARB - 2/24/26

2 MS. KYLE: Thank you.

3 MR. RYAN: Thank you for  
4 coming out in this crazy weather.

5 MS. KYLE: No problem.

6 CHAIRMAN STAUDT: With that,  
7 I will make a motion to close the  
8 Farmingdale -- the February  
9 Farmingdale Planning and  
10 Architectural Review Board meeting.  
11 Can I get a second?

12 MR. HOTHERSALL: I second  
13 the motion.

14 CHAIRMAN STAUDT: All in  
15 favor?

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

20 CHAIRMAN STAUDT: Thanks  
21 very much.

22 (WHEREUPON, the meeting was  
23 concluded at 7:29 p.m.)

24 \* \* \* \*

25

1 PLANNING BOARD AND ARB - 2/24/26

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

3 STATE OF NEW YORK )

4 SS:

5 COUNTY OF SUFFOLK )

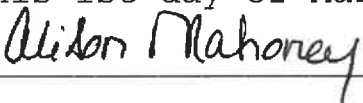
6 I, ALISON MAHONEY, Court  
7 Reporter and Notary Public in and for  
8 the State of New York, do hereby  
9 certify:

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

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

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

19 IN WITNESS WHEREOF, I have hereunto  
20 set my hand this 1st day of March, 2026.

21 

22 ALISON MAHONEY

23

24

25

**1**

**11735** 5:3  
**195** 4:10 16:22

**2**

**2/24/26** 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  
**24** 17:10  
**257** 4:9,13 5:2  
**2700** 9:6 15:6 34:7 40:22,25

**3**

**3,000** 9:5 15:6 34:7 40:23 41:2

**4**

**4-0** 15:16 41:18

**A**

**Absolutely** 7:3  
**acceptable** 23:24  
**actual** 19:12  
**adding** 6:6  
**address** 4:21,25 17:7,9  
**addresses** 37:11  
**adjust** 14:25  
**affirmative** 15:14 41:16  
**agree** 27:9 31:6 40:2,18  
**agreeing** 38:17  
**agrees** 14:25 40:6,9  
**akin** 9:3  
**aluminum** 29:7  
**amendment** 14:24

**amendments** 39:25  
**answers** 38:14  
**applicant** 14:25 16:24 17:19  
23:8 27:13 33:14 39:25 40:5,9,18  
41:3,8

**applicant's** 39:23  
**applicants** 4:8

**application** 7:8 14:23 25:20  
36:22 37:10

**appointment** 17:2

**approached** 6:15

**approval** 28:5 41:6

**approve** 14:23 27:16,21 39:23

**approved** 37:20 38:22 41:21

**approving** 35:20

**April** 15:21

**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

**arch** 13:7,8

**assemblage** 4:4,15

**assuming** 6:2

**Avenue** 17:10

**aware** 37:18

**Awesome** 14:16

**B**

**back** 7:2 8:13 9:13 11:10 12:18  
18:20 20:18 29:22 33:10,25 38:3,  
21 39:12 41:8

**backing** 34:25

**backlit** 24:5 40:19

**backlit-like** 18:15

**backside** 32:13

**bar** 5:24 16:3

**based** 36:20 38:14

**beat** 7:23

**behalf** 16:24

**big** 12:21

**bigger** 30:7

**billboardish** 11:9

**bit** 16:6

**black** 25:25 26:3,10,21,24 27:7  
29:17 40:9,17

**blade** 37:12 41:4

**blue** 33:23

**board** 4:1 5:1 6:1 7:1 8:1 9:1 10:1  
11:1 12:1 13:1 14:1 15:1,15 16:1  
17:1 18:1 19:1 20:1 21:1,8 22:1  
23:1 24:1 25:1 26:1 27:1 28:1  
29:1,11 30:1 31:1 32:1 33:1 34:1  
35:1 36:1 37:1 38:1 39:1 40:1  
41:1,17,20

**border** 36:10

**brass** 19:11,12,15 23:20 28:25  
29:5,24 30:23,24 34:18

**Brian** 22:13

**brick** 18:11,12,13 19:22 20:2,20  
21:10,17 22:20 26:19 31:20 34:20  
35:21 40:4

**bricks** 30:3

**bright** 32:21

**bring** 10:25

**building** 40:13

**bulbs** 8:21 31:17 40:24

**business** 30:13

**butcher** 13:15

**C**

**called** 17:22 22:13 26:15

**cancer** 6:19

**cap** 25:13

**Carmella** 26:8

**carved** 32:10

**case** 37:16

**CHAIRMAN** 4:6,19 5:4,9,14,17,  
22 6:5,9,13 7:3,7,18 8:5,12,18

9:9,12,17,25 10:10,22 11:3,19  
 12:2,10,12 13:6,10,14 14:4,12,17,  
 21 15:11,17 16:2,10,13,20 17:5,  
 12,25 18:5,18 19:6,16,20 20:17,  
 22 21:5,14 22:23 23:6,14,19  
 24:13,20,25 25:16 26:4,8,12,18  
 27:2,11,15,20 28:10,24 29:4,8  
 31:12,21 32:5,11,18,22 33:3,9,12,  
 16,24 34:4,10,14,24 35:5,8,15  
 36:3,7,12,15 37:3,9,15,21,24  
 38:7,13,23 39:13,21 40:16 41:13,  
 19

**changing** 7:16 16:8

**channel** 32:14

**charcoal** 18:13 19:22

**child** 6:23

**Chris** 16:24 30:10

**City** 17:2

**clarify** 22:9

**clean** 7:10 15:23

**clear** 38:15

**close** 11:4 15:22

**coastal** 14:9

**Cocktail** 20:12

**Code** 10:13,14 13:23 14:3 21:4

**Code-wise** 14:5

**cold** 33:20

**color** 7:15 8:4,6,20,24 15:2,5  
 19:4,11,12,25 23:16 24:4 25:17  
 28:7 32:20 36:2 40:6,17,21

**colored** 18:13

**comfortable** 12:13 23:15 26:20  
 36:16

**comment** 35:24

**communicate** 33:5 38:21

**Compared** 34:14

**concept** 6:8

**concern** 22:24,25

**concerned** 8:16

**constructed** 40:5

**construction** 36:21 38:2

**continuing** 7:25 21:21 23:20  
 24:9 31:20 33:25 35:16 37:25  
 39:5

**contractor** 36:5

**contrast** 19:23 34:22

**conversations** 37:17

**corner** 6:14 20:13

**corner's** 20:8

**couple** 15:24 23:2

**crown** 10:25

**current** 37:25

**cut** 12:21

**cutting** 12:4

---

**D**

---

**dark** 20:2,9,15,16 21:16

**darker** 28:19

**daughter** 6:21

**day** 34:18

**daytime** 34:23

**deal** 12:21

**decide** 24:2

**decision** 25:15

**delicious** 5:20

**depicting** 18:24

**depiction** 35:25

**describing** 19:2

**determination** 23:10

**dimensions** 10:20 12:15 13:2

**docket** 4:9 16:21

**dots** 36:8

**drawing** 21:8

---

**E**

---

**earlier** 20:23 41:24

**Easy** 9:6

**eight-foot** 10:15

**element** 14:6 28:17 29:12

**Elissa** 17:8

**end** 12:22

**entirety** 25:3

**entrance** 36:25

**essentially** 7:11 32:15

**evening** 16:21 40:7 41:7

**exact** 16:5 40:11

**exceeding** 10:17

**existing** 5:23 7:12 9:14 10:5  
 12:5,9,15 17:23 24:10 29:17  
 36:18

**expecting** 23:9

**expensive** 19:14

**extend** 25:9

---

**F**

---

**facade** 7:20 8:25 11:22 14:8 15:4  
 17:24 23:3 25:9 39:23

**fact** 40:11

**fall** 20:25

**family** 29:25

**fan** 29:23

**Farmingdale** 5:2

**father** 6:19

**faux** 17:23

**favor** 15:12 41:14

**feel** 5:7

**feet** 13:4

**fine** 10:16 27:9 39:19

**fixtures** 8:7 40:12

**food** 5:19

**forget** 26:15

**forward** 16:11

**front** 7:9 8:24 10:9 15:4 25:3  
 32:14 34:11 36:24

**full** 23:3

---

**G**

---

**give** 4:21 17:6 20:5 28:12  
**gloomy** 21:22  
**glow** 18:15 24:7  
**good** 5:5 16:13,17 17:13,14  
 31:14 36:14  
**gooseneck** 10:7 13:21 26:21  
 29:16 34:6 40:24  
**gooseneck-style** 40:10  
**goosenecks** 8:8,11,16 15:3  
 18:20 24:10,15 25:17,22 26:3  
**Gotcha** 7:18 10:10 18:18  
**gray** 18:12 20:6 21:16 26:19 27:9,  
 12 30:2 35:21 40:3  
**great** 5:18 16:10 17:6  
**Greek** 6:10,11,13 16:7  
**grouting** 40:3  
**guess** 4:11 5:24 6:6 22:23 24:24  
 37:3  
**guessing** 25:18  
**guy** 32:9  
**guys** 6:17 16:15

---

**H**

---

**half** 10:23  
**halo** 18:15 24:6 33:6,10  
**halo'd** 40:19  
**hand** 4:15  
**happy** 22:24  
**hard** 19:6  
**hate** 31:13  
**head's** 28:13  
**hearing** 22:12  
**height** 10:15,18,20  
**high** 5:24 7:12 9:15 14:8 34:22  
**history** 22:22  
**honestly** 14:7

**hoping** 15:20  
**HOTHERSALL** 9:22 38:25 39:4

---

**I**

---

**ice** 33:22  
**idea** 19:24  
**identified** 25:19  
**illuminated** 31:3  
**in-between** 40:4  
**inches** 11:2  
**intend** 37:5  
**interfere** 27:5  
**interior** 15:24  
**iron** 21:17  
**Ironside** 30:3  
**Island** 17:9  
**issue** 10:11 14:5,14  
**issues** 22:4,6

---

**J**

---

**Jeff** 20:12  
**Jeffrey** 4:25

---

**K**

---

**kelvin** 8:17 9:6 15:6 34:7 39:5  
 40:22,23,25  
**kelvins** 41:2  
**kind** 18:12 19:22 20:8 31:6 33:23  
 37:11  
**Kitchen** 20:12  
**Kyle** 16:23 17:8,13,14,19 18:3,6,  
 21,25 19:8,18,21 20:3,10,14,21,  
 24 21:18,21 22:2,7,10,17,21 23:5,  
 13,18,21 24:6,9,18,21 25:6,11  
 26:6,11,25 27:6,14,19,25 28:12  
 29:2,6,9,15,20 30:5,10,14,22,25  
 31:16 32:2,6,17,19 33:2,8,11,15,  
 22 34:3,8,13,16 35:3,7,13,22 36:8  
 37:2,7,14,19,23 38:20 39:16  
 40:15 41:25

---

**L**

---

**lack** 14:6  
**lap** 21:2  
**larger** 10:13  
**layout** 16:5  
**layout's** 16:3  
**leave** 12:25  
**leaving** 13:11 14:15 23:15  
**LED** 33:10 40:19  
**leftover** 5:11  
**legible** 34:23  
**length** 10:16  
**Length-wise** 10:16  
**lettering** 18:16  
**letters** 11:17,24 12:4 29:2 35:6  
**light** 20:6 21:15,16 27:11 32:12  
 33:21 35:20 39:12 40:3  
**lighter** 20:7 21:13 36:2  
**lighting** 8:7,17,25 10:7 13:17,21  
 15:3 18:20 24:5 27:8 31:15,23  
 33:7 34:6,7,19 40:10,20,24  
**lights** 29:16 36:24 39:6  
**lit** 32:14  
**location** 5:25  
**long** 5:7 7:6 17:9 23:24 38:17  
**lost** 6:19 27:24  
**lot** 22:5 38:6  
**luck** 16:13

---

**M**

---

**Main** 4:9,10,13 5:2 8:23 16:22  
 33:18  
**maintain** 26:20  
**maintaining** 12:14  
**make** 14:22 23:9 25:15 34:22  
 37:17 38:15 39:22 41:10  
**makes** 6:9 12:24 32:24

**making** 15:18  
**manufacturer** 32:3  
**market** 5:12  
**match** 39:6 40:25  
**Mediterranean** 6:8  
**meeting** 35:11  
**member** 4:14  
**members** 15:15 41:17  
**mentioned** 35:19  
**mentions** 37:11  
**metal** 19:13  
**metallic** 14:6 28:8,15,17,20,23,  
 24 29:12 31:4  
**minor** 14:24  
**mirror** 32:23 34:5  
**mom** 6:18  
**moment** 4:2  
**month** 17:16  
**motion** 14:22 15:8,10,16 39:22  
 41:11,18  
**move** 9:5 29:19  
**moved** 41:12

**N**

**naked** 35:6  
**narrow** 25:5,6  
**nature** 14:9  
**neutral** 27:4  
**nice** 5:15 6:25 31:15  
**night** 32:16 34:12  
**Northport** 17:10  
**note** 31:15

**O**

**observed** 4:3  
**off-white** 19:11,19 23:20 31:10  
 32:21 39:11,14 40:8

**one's** 20:16  
**ongoing** 40:4  
**options** 23:7  
**order** 20:23 41:23  
**ordered** 31:19  
**oversized** 11:8  
**ownership** 6:3 21:24

**P**

**painted** 28:14 29:7  
**part** 37:22 41:6  
**partner** 6:21  
**pass** 6:24  
**passed** 6:18 15:16 41:18  
**past** 18:9 22:6  
**permit** 22:18 28:4  
**permitted** 10:6 13:24  
**personally** 12:13  
**perspective** 41:21  
**photo** 30:6 32:24  
**photograph** 39:16  
**photos** 36:17  
**physical** 40:20  
**pick** 24:2  
**pickers** 5:13  
**picture** 9:20,21  
**pin-mounted** 18:14  
**place** 6:12 15:23 17:21 20:12  
**plan** 15:18 36:11  
**planning** 4:1 5:1 6:1 7:1 8:1 9:1  
 10:1 11:1 12:1 13:1 14:1 15:1  
 16:1 17:1 18:1 19:1,25 20:1 21:1  
 22:1 23:1 24:1 25:1 26:1 27:1  
 28:1 29:1 30:1,4 31:1 32:1 33:1  
 34:1 35:1 36:1 37:1 38:1 39:1  
 40:1 41:1,20  
**pointed** 28:3  
**pointing** 19:25 27:10,12 35:21  
 39:2

**pops** 30:18,19  
**prefer** 29:24  
**prefers** 29:11  
**pregnant** 6:22  
**present** 15:15 17:3 41:17  
**presentation** 41:22  
**presented** 35:10 39:14 40:7 41:4  
**pretty** 7:10  
**previous** 33:13  
**prior** 22:22  
**privilege** 27:24  
**problem** 9:8  
**proceed** 40:2  
**process** 38:2 41:7  
**program** 32:4  
**prohibitively** 19:14  
**project** 17:3 21:7  
**proposal** 39:24 41:4  
**proposed** 10:12 14:15  
**proposing** 26:14  
**proprietor** 22:6  
**pull** 25:25  
**pulled** 25:23  
**put** 29:22  
**putting** 18:14 20:19 24:24

**Q**

**question** 9:13 31:22  
**questions** 8:14 14:18 38:6

**R**

**raised** 4:15  
**realize** 12:18  
**realizing** 34:16  
**rear** 15:4 37:12 41:5  
**rebanding** 21:25

**rebrand** 6:2  
**recognized** 4:16  
**recommend** 27:17  
**recommendation** 20:4  
**record** 4:22 17:7  
**red** 21:10  
**redo** 12:16  
**reimbursement** 32:7  
**remember** 22:11  
**removed** 37:4 40:12  
**removing** 7:11 17:23 36:20  
**ren** 24:22  
**rendering** 19:7 24:23 25:12  
 26:22 31:23 35:9 39:17 40:8  
**repaint** 7:20 8:2 15:24  
**repeat** 17:15  
**replacing** 7:13 11:12,17,23  
 18:10 37:5  
**resituate** 29:21  
**respected** 7:6  
**respond** 35:24  
**rid** 10:24  
**ripped** 24:16,18  
**rooftop** 9:14  
**rooftop-mounted** 11:7  
**Room** 5:15  
**ROSASCO** 5:10 10:24 11:11,16  
 15:9 16:17 18:19,23 19:4,24 20:7,  
 11,15 21:3,12,15,20 22:3,8 25:24  
 27:23 28:6,11,18 29:18,23 30:8,  
 12,17,20,24 31:5,14 35:25 36:4  
 38:9 41:12  
**Rumman** 4:17,24,25 5:5,6,16  
 6:4,7,11,15 7:15,22,25 8:4,10 9:8,  
 11,16,19 10:4,19 11:15,18,25  
 12:7,11,20 13:2,8,13,20,24 14:11,  
 16 15:20 16:4,14  
**RYAN** 5:19 7:4,19,24 8:3,15 9:23  
 10:21 11:21 12:23 13:5,17,22  
 14:2,14 16:12 17:18 20:6 21:23  
 22:5,15,19 24:3,8 25:21 27:7  
 28:2,22 29:14,21 30:19 31:9,18

34:9 36:13 37:6 38:11 39:2,10,19  


---

**S**

---

**Saint** 17:22 18:17  
**salon** 33:20  
**SCHOTT** 14:20 16:16 25:8 26:17  
 31:6,11 38:5,19  
**sconce** 36:23  
**scratch** 21:6  
**seated** 4:7  
**sense** 6:10 12:24 32:25  
**shiny** 30:23,24  
**show** 37:8  
**shows** 31:23  
**side** 7:9 8:13 9:13 21:17 36:24  
**sign** 9:14 10:2,5,13 11:13 12:5,9,  
 18 13:16 18:15 19:5 22:15 23:4,  
 16 25:5,7 27:5 31:24 32:3,12,14  
 35:2 39:6 40:6,20 41:5  
**sign's** 31:19  
**signage** 7:12 29:13 37:12 39:24  
 41:5  
**signs** 5:12 32:10  
**silence** 4:3  
**silhouette** 32:16  
**silver** 14:6 29:25 31:7  
**similar** 33:13,19 40:13  
**similarly-styled** 7:14  
**site** 5:15  
**situation** 23:23  
**size** 10:12,17 11:13  
**SLA** 22:4  
**snow** 17:16  
**soft** 27:8 31:15  
**soften** 20:8 21:16  
**sort** 9:24  
**spread** 25:2  
**stand** 34:19

**start** 4:11  
**started** 18:2,3 20:19 28:3  
**starting** 21:6  
**STAUDT** 4:6,19 5:4,9,14,17,22  
 6:5,9,13 7:3,7,18 8:5,12,18 9:9,  
 12,17,25 10:10,22 11:3,19 12:2,  
 10,12 13:6,10,14 14:4,12,17,21  
 15:11,17 16:2,10,13,20 17:5,12,  
 25 18:5,18 19:6,16,20 20:17,22  
 21:5,14 22:23 23:6,14,19 24:13,  
 20,25 25:16 26:4,8,12,18 27:2,11,  
 15,20 28:10,24 29:4,8 31:12,21  
 32:5,11,18,22 33:3,9,12,16,24  
 34:4,10,14,24 35:5,8,15 36:3,7,  
 12,15 37:3,9,15,21,24 38:7,13,23  
 39:13,21 40:16 41:13,19  
**staying** 8:11  
**steer** 21:9  
**step** 4:17  
**stone** 17:23 28:19  
**stop** 41:23  
**stop-work** 20:23  
**storm** 17:16  
**story** 6:18  
**Street** 4:10 5:2 8:23 16:22 33:18  
**structure** 36:18  
**stucco** 18:9  
**style** 26:13,16,22 33:7,19 40:14  
**submitted** 14:24  
**suggesting** 30:16  
**supposed** 25:18  
**swap** 7:10 9:2,6  
**swapping** 8:8  
**swatch** 36:6  


---

**T**

---

**Taco** 5:24 9:15 14:8  
**tacos** 15:19  
**talking** 23:3 29:5  
**Tasting** 5:15  
**temperature** 8:20,24 15:2,5

40:22  
**terms** 33:4,6  
**Tex-mex** 16:7  
**text** 35:11,14  
**texted** 30:5 35:23  
**texting** 25:14  
**that'll** 34:11  
**thin** 18:11  
**thing** 7:16 8:19  
**thirty-two** 10:21,23  
**Tide** 5:24 7:12 9:15 14:8  
**tighten** 38:9,12  
**time** 7:6 34:18  
**times** 5:21  
**told** 29:10  
**tonight** 4:9 5:22 16:25 21:6  
 38:10,12,16  
**top** 4:12 12:21 13:3 25:10  
**town** 7:2  
**transpired** 4:5  
**turning** 7:7 9:12 17:21  
**two-foot** 10:15  
**type** 18:15 19:12  
**typically** 28:16 29:11 32:9 36:5

---

**U**

---

**Uh-huh** 26:25 33:2,8,11 37:2  
 40:15  
**unanimous** 15:14 41:16  
**unknowns** 23:2  
**updating** 16:6  
**utilizing** 12:7 40:3

---

**V**

---

**veneer** 18:11  
**Village** 18:8  
**Vision** 17:9

**vote** 15:14 38:16 41:16

---

**W**

---

**waived** 14:7  
**walk** 4:22  
**wanted** 6:16,21  
**warm** 33:14 34:2,11 40:21  
**warmer** 8:23 9:5  
**warmth** 15:5  
**week** 15:21 20:23 22:13  
**weeks** 15:22  
**whatsoever** 16:9  
**white** 32:21 33:14  
**wholly** 12:6  
**wonderful** 8:6  
**Woodbine** 17:10  
**work** 6:20 22:17 28:3,21 41:23  
**world** 5:13 12:22

---

**X**

---

**XBAR** 17:21 21:24 26:2

---

**Y**

---

**years** 13:16  
**York** 5:3 17:11