

In the Matter Of:

VILLAGE OF FARMINGDALE - ZONING BOARD OF APPEALS

VILLAGE OF FARMINGDALE - ZBA HEARINGS

May 14, 2026



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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

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May 14, 2026

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7:00 p.m.

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17 Transcribed by:

18 Candice Drazek

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2 CHAIRMAN: I call the
3 meeting to order for the Zoning
4 Board, Village of Farmingdale,
5 May 14th, 2006, one case, 4-1.

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

9 SPEAKER 1: Make a motion to
10 waive the reading of the minutes
11 from the last meeting.

12 CHAIRMAN: I second that.
13 All in favor?

14 (WHEREUPON, there was an
15 affirmative vote)

16 CHAIRMAN: Motion carried.
17 And it's 2026, not --
18 whatever I said.

19 SPEAKER 2: 2006.

20 CHAIRMAN: Oh, I'm in a
21 hurry.

22 SPEAKER 2: That's fine.

23 CHAIRMAN: Okay. So we are
24 hearing from last month, Mr. Zaino,
25 an application to -- I was going to

2 say modify the existing variance
3 for a new swimming pool.

4 MR. ZAINO: Correct.

5 CHAIRMAN: Okay. I guess
6 you need to come up and tell us
7 what you got to do quickly so we
8 can record it. And then we can
9 make a decision and then we can all
10 move on from there.

11 MR. ZAINO: I mean, I just
12 don't want to overwhelm with like
13 details and you want me to go from
14 the beginning and just kind of --

15 CHAIRMAN: Short is good.

16 MR. ZAINO: (Continuing) --
17 give a synopsis here?

18 CHAIRMAN: Yes.

19 MR. ZAINO: Okay. So I
20 bought my house in 2017. The house
21 had a pool from 2007. Sometime in
22 late '24, I started talking to
23 Steve Feldman about whether I was
24 going to fix the pool up, do
25 renovation, or convert it into an

2 in-ground from a semi-in-ground.
3 And he told me that I didn't need
4 any variances or whatnot because it
5 was already there.

6 He told me that on my
7 property. I have witnesses to
8 that, and also in Village hall. I
9 understand what happened to him. I
10 understand that's in the past. So
11 when that happened, my pool guy
12 told me that the walls were
13 collapsing underneath when he was
14 trying to change the liner. And he
15 said the walls were compromised,
16 the dirt walls.

17 So he had to shore it up.
18 And we took the steps to do that.
19 And then a day of that, the village
20 said, "You don't have proper
21 permits. Stop work order." And
22 everything has been stopped since
23 then. Now, it's been six months.

24 In the last six months, I've
25 been dealing with the village

2 closely with Peter and Lynn and
3 Brian Hardy, to do whatever I have
4 to do to get everything in order to
5 be done the right way.

6 CHAIRMAN: Right.

7 MR. ZAINO: So that's really
8 where I'm at right now. Nothing's
9 been done since November. And
10 right now I have four walls in the
11 pool. It's an existing hole.
12 Obviously, they had to make it a
13 little bigger to fortify it, but
14 it's the exact hole where there was
15 a pool for before, 1990s.

16 CHAIRMAN: So I have in
17 front of me a certificate of
18 compliance from 2008, which would
19 be the --

20 SPEAKER 1: Original.

21 CHAIRMAN: (Continuing) --
22 the original variance that you're
23 talking about. So I guess we
24 didn't have this last time. Now we
25 have it.

2 MR. ZAINO: Right.

3 CHAIRMAN: And it looks like
4 the pool's a little bit bigger by a
5 foot on --

6 MR. ZAINO: I think it's
7 actually --

8 CHAIRMAN: (Continuing) --
9 one side.

10 MR. ZAINO: (Continuing) --
11 a foot narrower, and I think maybe
12 a foot or two longer.

13 CHAIRMAN: Okay. Well,
14 we'll enter the new permit variance
15 to show the new existing or to be
16 built dimensions.

17 SPEAKER 1: So yeah, so the
18 new location is showing on your
19 survey as being 4.1 from the
20 property line.

21 MR. ZAINO: Right.

22 SPEAKER 1: And the previous
23 variance was 4.7, half a foot. And
24 in the back, it's 6'2", which was
25 previously approved. And now it's

2 five and a half which is like
3 three-quarter of a foot, so...

4 MR. ZAINO: That's fine.

5 SPEAKER 1: That's the
6 reason why you need another
7 variance.

8 MR. ZAINO: I understand.
9 Can I say one other thing? I don't
10 even know this is going to open up
11 another -- I went back there with a
12 tape measure. And I understand
13 that I'm not an engineer, but I
14 know how to use a tape measure.
15 And I went back there and I got
16 different measurements.

17 SPEAKER 1: That's okay.
18 Are they tighter or bigger?

19 MR. ZAINO: No, they were
20 more in my favor.

21 SPEAKER 1: Okay. That's
22 good.

23 MR. ZAINO: He explains that
24 the property lines, the way they do
25 it, that's how it is. Actually,

2 it's three inches difference from
3 the old one.

4 SPEAKER 1: Okay. But it's
5 just not what's depicted on your
6 plan. So we only have this to go
7 by what was submitted --

8 SPEAKER 3: So is the board
9 ready to vote?

10 SPEAKER 1: I guess so.

11 CHAIRMAN: Well, we need to
12 hear from the audience if there's
13 any objection.

14 Anybody in the audience have
15 any objections?

16 SPEAKER 1: I don't see any
17 problems.

18 CHAIRMAN: No, no hands went
19 up. Okay.

20 Any questions from the board
21 members?

22 SPEAKER 3: No, I'm good.

23 SPEAKER 1: No.

24 CHAIRMAN: Any questions
25 from counsel?

2 SPEAKER 3: None.

3 CHAIRMAN: I make a motion
4 that we pass.

5 SPEAKER 2: You can't make a
6 motion.

7 SPEAKER 1: I make a motion.

8 CHAIRMAN: Oh, I need
9 someone to make a motion. Excuse
10 me.

11 SPEAKER 1: I make a motion
12 that we approve the variance for
13 case number 4-1 that was continued
14 to tonight.

15 MR. ZAINO: Measurements.

16 SPEAKER 1: Yes, amending --
17 well, including the new
18 measurements up from 4.1 from the
19 side lot line and 5.5 feet from the
20 rear lot line for the pool.

21 SPEAKER 3: I second.

22 CHAIRMAN: All in favor?

23 (WHEREUPON, there was a
24 unanimous, affirmative vote.)

25 CHAIRMAN: Motion carried.

2 SPEAKER 1: Thank you.

3 SPEAKER 2: Do you have
4 copies of your old --

5 MR. ZAINO: I did get a
6 plan.

7 SPEAKER 2: Because I was
8 going to say you're welcome to have
9 these because I don't need them.

10 SPEAKER 1: Do we need to
11 close this meeting?

12 SPEAKER 2: You don't need
13 these.

14 CHAIRMAN: I'll make a
15 motion to close the meeting.

16 SPEAKER 1: Second it.

17 SPEAKER 3: I don't think
18 so.

19 CHAIRMAN: Motion carried.
20 Meeting closed.

21 SPEAKER 1: Meeting closed.

22 MR. ZAINO: Turn that off
23 now.

24 CHAIRMAN: Well, you're all
25 set.

2 SPEAKER 1: Meeting
3 adjourned.

4 CHAIRMAN: How did this take
5 since November? How does that
6 happen?

7 SPEAKER 1: Hold on.

8 (WHEREUPON, this meeting was
9 concluded.)

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A

approved 6:25

C

carried 9:25

CHAIRMAN 9:25

counsel 8:25

D

dealing 4:25

M

Motion 9:25

P

previously 6:25

V

village 4:25