In the Matter Of:

VILLAGE OF FARMINGDALE - ZONING BOARD OF APPEALS

CASE NO. 10-1 156 JEFFERSON ROAD, FARMINGDLALE

October 08, 2026



Accurate Court Reporting Services, Inc.
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INCORPORATED VILLAGE OF FARMINGDALE

ZONING BOARD OF APPEALS

361 Main Street

Farmingdale, New York

October 8, 2026

8:08 p.m.

RE: Case No. 10-1
156 Jefferson Road
Farmingdale, New York

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

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

DAVID NOSTRAND, Chairman

MARISA TULLY, Member

BERNARD HOTHERSALL, Member

CLAUDIO DeBELLIS, ESQ., Zoning Board Attorney

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

THOMAS AND KERRI REDDY, Homeowners,
156 Jefferson Road
Farmingdale, New York

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CHAIRMAN NOSTRAND: I make a motion to open the meeting of October 8, 2026, and a motion to the waive the reading of the minutes of the last meeting.

MS. TULLY: I second the motion to open and to waive the reading of the minutes of the last meeting.

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.

Okay. First case, 10-1, Thomas Reddy, building permit, front porch, 156 Jefferson Road.

Come on up.

MR. REDDY: Hello.

CHAIRMAN NOSTRAND: Say your name for the record.

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MR. REDDY: Thomas Reddy, 156 Jefferson Road.

MS. REDDY: Kerri Reddy, 156 Jefferson Road.

CHAIRMAN NOSTRAND: Welcome.

MS. REDDY: Thanks.

CHAIRMAN NOSTRAND: Okay. So we've reviewed your plans. What do you have for us?

MR. REDDY: So we did go to the Planning Board. Where we left off with them is they did approve the driveway, but they did ask to cut back from the porch.

CHAIRMAN NOSTRAND: They approved the driveway?

MR. REDDY: Yes.

MR. DEBELLIS: The Planning Board?

MR. REDDY: Yes.

CHAIRMAN NOSTRAND: No. They didn't.

MR. DEBELLIS: What did you go to the Planning Board for?

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MR. REDDY: I went to the Planning Board for the driveway.

MR. DEBELLIS: No. No. For what, like, site plan review?

MR. REDDY: I was told I had to go to the Planning Board. I showed up here. I sat here with the Planning Board.

MR. HOTHERSALL: I wasn't at that one. Was there a lot of people at that meeting?

MR. REDDY: They had Verizon here. There was only, maybe, four representatives from the Village.

CHAIRMAN NOSTRAND: Well, you're here. The application we received from the Village is for variances for driveways and setbacks and square footages and what not.

MR. REDDY: Correct.

CHAIRMAN NOSTRAND: Nothing about the porches, which, I guess, are fine.

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MR. REDDY: Well, I cut back the porch for it. I resubmitted the plans with the porch cut back.

CHAIRMAN NOSTRAND: Okay.

MR. REDDY: Originally, the porch did encroach on the front yard setback.

CHAIRMAN NOSTRAND: Okay. Okay. There's, clearly, some confusion here because you can't build that driveway.

MR. REDDY: Okay.

MR. DEBELLIS: The meeting with the -- you said the Planning Board -- Monday night, Tuesday night? Do you remember what night it was.

MR. REDDY: I can pull it up in my calendar.

MR. DEBELLIS: I'm just curious.

MR. REDDY: I don't exactly remember.

MS. TULLY: How long ago?

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MR. DEBELLIS: You have it on your phone you mean?

MR. REDDY: Yeah.

MR. DEBELLIS: Just so we can pin it down if it was the Board of Trustees or the Planning Board or --

MR. REDDY: It was definitely the Planning Board.

CHAIRMAN NOSTRAND: The Building Department maybe?

MR. DEBELLIS: Do you mean Building?

MR. REDDY: No. Planning Board.

MR. DEBELLIS: It was a night meeting, yeah?

MR. REDDY: It was a night meeting. Yeah. August 25th, 7:00 p.m.

MR. DEBELLIS: What day of the week is that?

MR. REDDY: That was a Tuesday.

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MR. DEBELLIS: Tuesday. That's Planning Board.

MR. HOTHERSALL: And were the plans the same for the same amount of driveway?

MR. REDDY: Everything is the same except for the porch.

CHAIRMAN NOSTRAND: So these plans -- not that it matters because it has nothing to do with the variances -- but the porches on these plans we're seeing, those are modified?

MR. REDDY: Yeah. That has a 30-yard setback.

CHAIRMAN NOSTRAND: Okay. Because that looks nice. It's a nice addition. But these variances you're asking for -- zero setback on the side -- you can't do that.

MR. REDDY: There's multiple houses on the block that have driveways that go to the property line.

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CHAIRMAN NOSTRAND: Well, they're non-compliant. They shouldn't be there.

MR. REDDY: Either that or they went for variances or they have an accessory structure in the backyard, which doesn't require a variance.

MS. TULLY: It's a State Code.

CHAIRMAN NOSTRAND: That does not allow you to have a -- there's a three-foot setback in your neighborhood for driveways --

MR. REDDY: Yes.

CHAIRMAN NOSTRAND: (Continuing) -- and air-conditioning units and sheds and all that stuff.

MR. REDDY: Yeah.

CHAIRMAN NOSTRAND: No Zoning Board that I've been on -- 15 years now -- has ever granted a zero setback for anything.

MS. TULLY: I've been on for

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just as long too.

MR. DEBELLIS: What's the plan here? You need the driveway --

MR. REDDY: So I'd like to bring it to the property line because, one, I do, actually, intend on building a garage in the future.

MR. DEBELLIS: Mm-hmm. In the back.

MR. REDDY: Yeah. So I would like to get that over with. If I would have submitted garage plans today, we wouldn't be talking about this because it would be approved. It wouldn't have needed a variance because I'd need the access.

CHAIRMAN NOSTRAND: Right. But I don't think you'll get approval for a garage in the back.

MR. REDDY: Why is that?

CHAIRMAN NOSTRAND: You

don't have the side yard.

MR. REDDY: Well, there's an exemption for accessory structures.

CHAIRMAN NOSTRAND: I don't know about that.

MR. REDDY: Regardless --

MR. DEBELLIS: The driveway. The width or the size of it is for a future garage?

MR. REDDY: The property line setback side is for a future garage and/or if I ever bring anything -- it's only eight and a half feet wide. You're not parking a car there, you can't get out. But if I ever have to bring anything home -- I have boats, jet skis -- I don't store them at the house, but they do come home once in a while. It's nice to get them out of public view, tuck them on the side. It's not bothering anybody.

CHAIRMAN NOSTRAND: You

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don't need a driveway for that. You need lawn or gravel.

MR. REDDY: Well, gravel is still parking surface.

CHAIRMAN NOSTRAND: True. You can put gravel to your side yard. You can put grass to your side property line.

MR. REDDY: But if you're parking on it, it's no good. I'd still need a building permit.

CHAIRMAN NOSTRAND: But that's not a permanent structure like an air-conditioner or a driveway or a shed or a garage. None of those things can permanently be built within three feet of the property line.

MR. REDDY: Yeah. That's what the Code says.

CHAIRMAN NOSTRAND: Yes.

MR. REDDY: But that's why we're here though to argue our case somewhat.

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CHAIRMAN NOSTRAND: Right. Right. I understand that.

MS. TULLY: It's a State Code also. It's not just us.

CHAIRMAN NOSTRAND: We're not going to grant any relief on the side yard for structures because we have -- the fire department needs access if they ever have to get to a fire behind your house.

MR. REDDY: It's only giving them more access.

CHAIRMAN NOSTRAND: You're not following what I'm saying. We can't grant relief on the side yard setback for anything.

MR. REDDY: At all.

CHAIRMAN NOSTRAND: Anything permanent. A driveway is permanent, a shed is permanent, a garage is permanent.

MR. DEBELLIS: Did you speak to the neighbor to the left?

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MR. REDDY: Yes. I spoke to both neighbors. I went over the plans with the neighbors. The neighbors had no complaints. The only thing the neighbor had a concern with was where the actual property line laid, so I have the surveyor coming in the next two weeks to stake it.

CHAIRMAN NOSTRAND: That's a good idea. That's always good to have.

MR. DEBELLIS: Do you have something from -- I guess it's the neighbor to your left looking at your home?

MR. REDDY: I don't have anything from them.

MR. DEBELLIS: Okay.

CHAIRMAN NOSTRAND: These variances are a tall order.

MR. REDDY: There's a lot on there. There's no argument there.

CHAIRMAN NOSTRAND: We

really can't approve any of them. And the second one, kind of, just goes away because it's a square footage.

If you cut in on the front driveway -- I know you don't have a huge front yard, but if you cut back a little bit on the driveway width, we could probably see a way through that. And then some of these other requests, sort of, melt away because they won't be necessary.

MR. REDDY: Yeah. They all play into each other.

CHAIRMAN NOSTRAND: So I think what we could do is continue this. You come back with a more reduced plan --

MR. REDDY: I don't want to come back. This is a very hard place to get to.

CHAIRMAN NOSTRAND: Okay. I can tell you right now, we're not

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going to grant any of these.

MR. REDDY: Nothing.

CHAIRMAN NOSTRAND: Nothing. It's just too steep.

MR. REDDY: I'm willing to cut things back to make it work. The only thing I really would like is that zero side yard.

CHAIRMAN NOSTRAND: Right. That's something we don't bend on. Listen, if you come back and say we need a foot or six inches to make this foundation work, that's fine. But zero? We'll never grant it.

MR. REDDY: So what you're saying is the whole Village has illegal driveways?

CHAIRMAN NOSTRAND: The whole Village doesn't have illegal driveways.

MR. REDDY: There's almost -- I have a list of countless houses in that direct neighborhood where the driveway is on, or what

appears to be, the property line.

MR. HOTHERSALL: But next to the house or just out by the street part?

MR. REDDY: The whole strip.

MS. TULLY: Between the property line and the house or in front of the house?

MR. REDDY: Both.

CHAIRMAN NOSTRAND: I'm sure some exist.

MR. REDDY: There's plenty that exist.

MS. TULLY: It doesn't mean they have a variance.

CHAIRMAN NOSTRAND: It doesn't mean they have variances, it doesn't mean they just paved over it because they felt like it.

MR. REDDY: Oh, no, listen, I know that happens every day.

CHAIRMAN NOSTRAND: People do it.

MR. REDDY: Yeah. That's --

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CHAIRMAN NOSTRAND: If you want to have a big driveway in the front, we can probably see through to that. It's going to have to be closer to the formulas. You can't have a driveway bigger than 25 feet, you're looking for 32 and a half.

MR. REDDY: Yeah.

CHAIRMAN NOSTRAND: That's a big ask.

MR. REDDY: It is. I do have my reasoning for it though. It's very expensive. I don't really want a commercial-size parking lot in my front yard. I don't want to look out the door and see pavement.

CHAIRMAN NOSTRAND: Okay.

MR. REDDY: But the way that intersection is, getting in and out of that driveway is craziness. So the wider it is, the easier it is to get in and out of. People fly

around that corner.

CHAIRMAN NOSTRAND: Regardless, if you want to come back, we can postpone this and adjourn it for a month, and you can reduce the driveway sizes.

MR. REDDY: So what would you like to see?

CHAIRMAN NOSTRAND: Come back with something that's more reasonable.

MR. REDDY: Would you like to see something that's compliant?

CHAIRMAN NOSTRAND: Or close to it. And if 25 is the max width and you come back and it works out to be 27, 28, okay, it's a couple of feet, no big deal. You don't have a lot of access to your backyard for where your cars go. You only have a one-car garage -- is it a one-car garage you have?

MR. REDDY: Yup. One-car garage.

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CHAIRMAN NOSTRAND: A one-car garage. We get it. We understand. You don't have a wide yard, so you don't have a lot of frontage to park cars.

MR. REDDY: No. As much as it seems crazy on the plans, it's not --

CHAIRMAN NOSTRAND: We're willing to work a little bit. This is, what, 20 percent, 23 percent? It's a big number.

MR. REDDY: Yeah. I'm at 49 and a half percent, which, I believe, you guys require 35, which is a lot. There's no argument there. I'm willing to cut that back.

CHAIRMAN NOSTRAND: So redraw the plans and we'll come back in a month and --

MR. REDDY: I don't want to come back.

CHAIRMAN NOSTRAND: I don't

know what to tell you. That's how it works.

MR. REDDY: Is there some stuff that we can agree on here without --

CHAIRMAN NOSTRAND: No. We have to have formal plans with formal sizes on them. And then if it's a 22 percent variance, it has to be in writing, and we approve that or not approve that or --

MR. REDDY: Yeah. Same thing. Radius maps, letters, the whole nine?

MR. DEBELLIS: No. No.

CHAIRMAN NOSTRAND: No. You've done all that.

MR. DEBELLIS: We would just continue the meeting, and you would come back with modified site plans.

MR. REDDY: Okay. And is there anything you're looking for? I know you're looking for smaller.

CHAIRMAN NOSTRAND: Smaller

numbers.

MS. TULLY: Tighter compliance.

MR. REDDY: Now, if I made the steps more --

CHAIRMAN NOSTRAND: The steps are not the problem.

MR. REDDY: If I come into the driveway a little bit, take away from that driveway percentage?

CHAIRMAN NOSTRAND: The driveway itself is one existing need for variance, and that's the 25 feet versus 32 and a half. That has nothing to do with the front steps. And your two other additions, which, again, I think would look very nice, are not a big problem because --

MR. REDDY: Those are all compliant.

CHAIRMAN NOSTRAND: That doesn't change anything.

MR. HOTHERSALL: The front

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and rear porch --

MR. REDDY: They're compliant.

MR. HOTHERSALL: Yeah. Now, is the proposed driveway -- it's not exactly clear here -- you have a little bit of patio in the back?

MR. REDDY: Yes.

MR. HOTHERSALL: It's already existing, right?

MR. REDDY: Yeah. But that's going to be removed and replaced.

MR. HOTHERSALL: Is the driveway going to be asphalt?

MR. REDDY: We're up in the air on materials right now. I would prefer pavers. It looks nicer.

MR. HOTHERSALL: So you're planning on doing the driveway in the front, continuing it down the side --

MR. REDDY: And then it

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turns into a patio. I'm not looking to park cars on my patio. That's not what I'm looking to get at. It's only eight-feet wide. It's not tremendously wide. It's, more or less, going to be a nice walking path.

MR. HOTHERSALL: And one other question. Were you going to keep the sidewalk?

MR. REDDY: I was going to remove and replace all sidewalks.

MR. HOTHERSALL: So then you would replace the sidewalk, and it would return as a new sidewalk?

MR. REDDY: Yes.

MR. HOTHERSALL: Okay. You weren't going to bring the concrete or whatever --

MR. REDDY: This was my plan. It's AI, it's not exactly perfect, but that's my plan.

(WHEREUPON, a document was handed from Mr. Reddy to Mr.

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Hothersall.)

MR. HOTHERSALL: And then this goes right to the property line (indicating)?

MR. REDDY: Yes.

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

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

MR. DEBELLIS: The Planning Board saw this?

MR. REDDY: No. Actually, the Planning Board saw this one. This is the original. This shows the steps the same way. It's not drawn on that plan.

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

CHAIRMAN NOSTRAND: It's nice.

MR. DEBELLIS: It's a lot.

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MR. REDDY: Yeah. It's a lot.

MS. TULLY: It's a lot.

MR. REDDY: It looks a lot bigger on the plans. When you mark it out, it's really not.

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

MR. REDDY: Would a letter from the homeowner help?

CHAIRMAN NOSTRAND: No. The problem is, let's say the next -- off the record a second.

(WHEREUPON, a discussion was held off the record beginning at 8:22 p.m. with the proceedings resuming at 8:23 p.m. as follows:)

MR. DEBELLIS: What's the rest of this here (indicating)?

MR. REDDY: It should be on the plot plan.

CHAIRMAN NOSTRAND: 13 plus

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10 -- 23, 24 feet?

MR. REDDY: The porch is 18.6 plus nine --

MS. TULLY: We have the math.

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

CHAIRMAN NOSTRAND: That would be my suggestion.

MR. REDDY: What's that. What's your suggestion?

CHAIRMAN NOSTRAND: We could adjourn it for 30 days or 60 days or whatever you want.

MR. REDDY: We're just going to end up right back here, same people talking about the same thing.

CHAIRMAN NOSTRAND: Yeah, you are. That's how it works.

MS. TULLY: With modified plans.

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MR. DEBELLIS: What I think you should, maybe, think about is what do you really need here, what can't you live without, and what does that look like.

MR. REDDY: So what I really would like, quite frankly, is the side yard, which you guys seem not to budge on.

MR. DEBELLIS: Why do you need that side yard because --

MR. REDDY: Because, one, grass doesn't grow on the side of my house. It looks horrible 365. Every day.

Two, just like I said, if I ever bring a trailer home or something home, I can tuck it on the side of the house. It's out of public view. Two years ago I had my boat in my driveway for a month. It looked horrible. It was in the way of everything.

CHAIRMAN NOSTRAND: But

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there's nothing on the side of your house. Whether it was grass or blacktop, it's still eight and a half feet.

MR. REDDY: Yeah.

CHAIRMAN NOSTRAND: Why? Whether it's grass or blacktop. You're allowed to have grass.

MR. REDDY: I'm not allowed to park on my lawn though.

CHAIRMAN NOSTRAND: Well, you're going to put it in the back. You can park in your grass.

MR. REDDY: I don't want to start putting cars on the front lawn. I didn't think this was that type of neighborhood.

CHAIRMAN NOSTRAND: I don't --

MR. REDDY: Also, though, if I come back with a set of plans for a garage, it meets code.

MS. TULLY: It doesn't mean we're going to give you a driveway

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down the side yard.

MR. REDDY: Well, you need access.

CHAIRMAN NOSTRAND: I've never heard that because you put a garage in the back, all of a sudden, the side yard variances go away. That doesn't happen.

MR. REDDY: All right.

CHAIRMAN NOSTRAND: I don't know where you heard that.

MR. HOTHERSALL: Did they tell you that at the Building Department or no?

MR. REDDY: Yeah. I've heard that at multiple building departments.

MS. TULLY: We're only one building department.

MR. REDDY: I know. I've heard it from this Building Department.

CHAIRMAN NOSTRAND: I'd be very surprised if a side yard

setback goes away when you build a garage in your backyard.

MR. REDDY: They allow you because you need access for fire.

CHAIRMAN NOSTRAND: That's true. But building a garage back there doesn't take away an existing setback.

MR. REDDY: I'm not an expert on that topic. That's what I heard. I could do more research and get back to you on that. I don't want to say things --

CHAIRMAN NOSTRAND: Reduce these numbers, and we'll try to help you make it happen.

MR. REDDY: I mean, if it's something as simple as doing, like, a curve here (indicating)?

CHAIRMAN NOSTRAND: That would reduce square footage, yeah.

MR. HOTHERSALL: It's a good start because that would help decrease the 49.3 that you're at.

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MR. REDDY: Yes.

MR. HOTHERSALL: Also too you're also trying to get -- exceed the cut out.

MR. REDDY: The curb cut.

MR. HOTHERSALL: The curb cut.

MR. REDDY: Which they allow 30 feet, which is plenty.

MR. HOTHERSALL: Right. But you were proposing to go 34.

MR. REDDY: Yes. And the allowable is 30.

MR. HOTHERSALL: Yeah. So all I'm saying is on this list here there's four bullet items (indicating) that you're trying --

MR. REDDY: Yes. And three of those bullet items, though, come down to width.

MR. HOTHERSALL: Yeah. Yeah.

CHAIRMAN NOSTRAND: Width

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and square footage. So if you reduce the square footage or the width, it will reduce your formulas that you need to get past here.

MR. REDDY: Absolutely.

CHAIRMAN NOSTRAND: And, again, you're not going to get the side yard setback. So there's three feet times however many -- so that's 210 feet -- square footage that's going away.

MR. REDDY: Yeah.

CHAIRMAN NOSTRAND: So if you put pavers three feet from your property line on the side of the house and then railroad tie in some gravel, you want to roll something back there, you can roll it back there.

MR. REDDY: Yeah. I just don't understand how gravel is better than pavers though.

CHAIRMAN NOSTRAND: It's a setback, and we're not going to

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bend on that. Nor is the Village nor is the Town of Oyster Bay.

MR. REDDY: Yeah. But once you put gravel there, it's now a parking area.

MS. TULLY: It's not permanent.

CHAIRMAN NOSTRAND: It's not permanent.

MR. REDDY: So gravel is okay? That's what you're saying?

CHAIRMAN NOSTRAND: Yeah.

MR. REDDY: So I could go three foot of gravel to the property line?

CHAIRMAN NOSTRAND: Absolutely. It's not permanent.

MR. REDDY: Okay.

CHAIRMAN NOSTRAND: You can put shrubs there, you can leave no shrubs there, you could put a fence on your property line. You still have eight foot, six.

MR. REDDY: Eight foot, six

where?

CHAIRMAN NOSTRAND: From the house to the property line.

MR. REDDY: That's the whole side yard.

CHAIRMAN NOSTRAND: Yeah. That's what you have. That's your max that you can work with.

MR. REDDY: All right. I think that would look --

MR. HOTHERSALL: Eight foot, nine?

CHAIRMAN NOSTRAND: Eight foot, nine. The house is right --

MR. HOTHERSALL: It says right here, 600-142 E(5) -- all driveways shall have a minimum of three-foot side yard set back.

MR. REDDY: Yeah.

MR. HOTHERSALL: And you're proposing zero.

MR. REDDY: Yeah.

MR. HOTHERSALL: It's just

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right there. It's a lot for the group to go against.

MR. REDDY: No. No. I didn't expect to hear okay, kid, go and --

MR. HOTHERSALL: That's why Dave was suggesting that you could go three feet pavers, so you have a nice walkway back, and then the rest gravel.

MR. REDDY: Which is absurd that, you know --

MR. HOTHERSALL: I'm just throwing that out. He's just trying to help.

CHAIRMAN NOSTRAND: Do you want me to adjourn this and we'll see you in a month, or what do you want to you?

MR. REDDY: I was hoping for you guys to cut something back and say, all right, cut this, this, and this back --

CHAIRMAN NOSTRAND: That's

not how we do it.

MR. REDDY: I didn't know. This is my first time at the Zoning Board. You guys do this once a month, I don't do this ever.

CHAIRMAN NOSTRAND: Well, that's how it works.

MR. REDDY: All right. So what you're looking for is a reduced driveway plan.

CHAIRMAN NOSTRAND: Yes.

MR. REDDY: Okay.

CHAIRMAN NOSTRAND: And that reworks all of the square-footage numbers all around.

MR. REDDY: Okay. All right.

CHAIRMAN NOSTRAND: And the Village will work with you I'm sure or whoever you have doing this.

MR. REDDY: All right.

CHAIRMAN NOSTRAND: It's just a modification on an existing site plan that you've already paid

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for. It's not a big deal.

MR. REDDY: That's not a big deal at all.

CHAIRMAN NOSTRAND: That's what I'm saying. So I make a motion to adjourn this 30 days?

MS. TULLY: To continue.

CHAIRMAN NOSTRAND: To continue this for 30 days.

MS. TULLY: It's a continuance, right?

MR. DEBELLIS: Yes.

CHAIRMAN NOSTRAND: I make a motion to continue the application for 30 days.

MR. HOTHERSALL: Second.

MR. DEBELLIS: What's the next date?

CHAIRMAN NOSTRAND: November 12th would be the next zoning meeting. Okay. All in favor of continuing Case 10-1 to the November 12th meeting?

(WHEREUPON, there was a

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

CHAIRMAN NOSTRAND: Motion carries.

* * * *

MS. TULLY: I make a motion to close the meeting.

MR. HOTHERSALL: I second the 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.

(WHEREUPON, this meeting was concluded at 8:30 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 October, 2026.

Tracie A. Cinquemani

TRACIE A. CINQUEMANI

(Electronic signature)

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