

In the Matter Of:
VILLAGE OF FARMINGDALE - ZBA

CASE NO. 8-1 MAIN STREET

August 13, 2026



ACRS

Accurate Court Reporting Services, Inc.

www.accuratecorp.com

631-331-3753

2

3

4

INCORPORATED VILLAGE OF FARMINGDALE

5

ZONING BOARD OF APPEALS

6

361 Main Street

7

Farmingdale, New York

8

August 13, 2026

9

8:00 p.m.

10

11

12

RE: Case No. 8-1 Main Street
Farmingdale, New York

13

14

15

16

17

18

19

20

21

22

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

23

24

25

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

3 DAVID NOSTRAND, Chairman

4 MARISA TULLY, Member

5 MARY CARPENTER, Member

6 MANJINDER KAUR, ESQ., Village Attorney's
7 Office

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

9 CLAUDIO DeBELLIS, ESQ., Village Attorney

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

11 NICOLE BLANDA, ESQ.,

 Buzzell, Blanda and Visconti, P.C.

12 535 Broadhollow Road, Suite B-4
 Melville, New York 11747

13 For 25 Main Street, Farmingdale

14 MICHAEL LYNCH, Real Estate Appraiser
 Lynch Appraisal Associates

15 15 Dewey Street

 Huntington, New York 11743

16 For 25 Main Street, Farmingdale

17

18

19

20

21

22

23

24

25

1 ZBA - 8/13/26

2 CHAIRMAN NOSTRAND: Okay. I
3 call the meeting to order for
4 August 13, 2026.

5 We need to make a motion to
6 waive the reading of the minutes of
7 the last meeting.

8 MS. CARPENTER: I make a
9 motion to dispense of the reading
10 of the minutes from the last
11 meeting.

12 MS. TULLY: Second.

13 CHAIRMAN NOSTRAND: All in
14 favor?

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

19 CHAIRMAN NOSTRAND: Motion
20 carries.

21 Okay. We have one case
22 tonight, Case No. 8-1, Mr. Property
23 Builders.

24 Is there somebody from Mr.
25 Property Builders here?

1 ZBA - 8/13/26

2 MS. BLANDA: Yes. Do you
3 want me to address the Board
4 standing here or --

5 CHAIRMAN NOSTRAND: Sure.
6 We don't normally have this big
7 table.

8 MS. BLANDA: Okay. No
9 problem. And I have the certified
10 and the green cards (indicating).

11 CHAIRMAN NOSTRAND: Those
12 can come here (indicating).

13 (WHEREUPON, documentation
14 was handed from Ms. Blanda to Ms.
15 Tully.)

16 MS. TULLY: Thank you.

17 MS. BLANDA: Thank you.

18 CHAIRMAN NOSTRAND: We will
19 need your name for the record.

20 MS. BLANDA: For the record,
21 Mr. Chairman, Nicole Blanda. I'm
22 an attorney at Buzzell, Blanda and
23 Visconti with offices at 535
24 Broadhollow Road in Melville.

25 Do we want to swear in -- I

1 ZBA - 8/13/26

2 have a real estate appraiser with
3 me as well.

4 CHAIRMAN NOSTRAND: Sure.

5 M I C H A E L L Y N C H, the witness
6 herein, having been first duly sworn by
7 a Notary Public in and of the State of
8 New York, was examined and testified as
9 follows:

10 MR. LYNCH: Thank you. Name
11 is Michael Lynch, business address
12 is 15 Dewey Street, Huntington, New
13 York.

14 CHAIRMAN NOSTRAND: Okay.
15 Go ahead.

16 MS. BLANDA: I'm here
17 tonight on behalf of the property
18 owner seeking to subdivide an
19 oversized lot into two lots.

20 The variances that we're
21 seeking tonight, a few of them are
22 existing conditions for the
23 existing home, and the new home is
24 generating a single variance on its
25 own.

1 ZBA - 8/13/26

2 The property is located at
3 25 Main Street. It is on the east
4 side of Main Street, about 121 feet
5 south of Powell Avenue.

6 The overall frontage for the
7 lot is 108.33 feet. It has an
8 average depth, when you take both
9 sides, of 201.56 feet. It does
10 have a lot area of 21,939.53 square
11 feet, which is about 3.65 times the
12 required lot area for this zone,
13 which is 6,000 square feet. The
14 zone is Residence A.

15 The property is level in
16 grade. It's on an improved road.
17 All utilities are available to the
18 site. It's presently improved with
19 a single-family home that we have
20 every intention of keeping.

21 So I believe there may have
22 been a rumor or something going
23 around that we were looking to
24 knock down the existing house.
25 That's not the case. We're looking

1 ZBA - 8/13/26

2 to keep the existing house as well
3 as the detached garage that is
4 currently on the property.

5 The home is old. It seems
6 to be pre-Code. However, it does
7 have -- in 1969, there was an
8 addition that squared off the back
9 right corner. And then in 1970,
10 there seems to have been a CO for a
11 fence around the pool that required
12 a variance at that time.

13 So the application itself
14 would be to subdivide this parcel
15 into two lots. Each lot will still
16 be oversized, okay? So Parcel A
17 will have 11,226.47 square feet,
18 which is, you know, a little over
19 5,000 square feet over the required
20 6,000; and Parcel B will have
21 10,713.06 square feet, which,
22 again, is way over the lot area
23 requirement.

24 The hardship or difficulty
25 here is inherent in the property

1 ZBA - 8/13/26

2 itself given the width compared to
3 the depth. So, again, we have
4 108.33 feet of frontage -- and I'll
5 run through the variances that
6 we're seeking for Parcel A.

7 So Parcel A, as shown on the
8 survey and the site plan that, I
9 believe, the Board has, would
10 maintain the existing home as well
11 as the driveway that's on the
12 existing home. And we are seeking
13 a lot frontage variance to go from
14 60 feet required frontage to 54.415
15 feet -- so about a six-foot
16 variance -- which amounts to about
17 nine percent.

18 The other variances. The
19 front yard setback for the existing
20 home is an existing condition, so
21 that would be going from 30 feet
22 required to 24.4, which is
23 existing. We're not going to touch
24 it.

25 The side yard setback would

1 ZBA - 8/13/26
2 be generated by our proposed lot
3 line. So we're required to have an
4 eight-foot side yard, we're
5 proposing to be at six feet. And
6 that would be the interior lot
7 line. So it would not be adjacent
8 the other neighbor, it would be
9 adjacent the new home.

10 For Parcel B, we only need
11 one variance, and that is the
12 street frontage to go from, again,
13 60 feet to 54.415 feet. We meet
14 everything else. We meet our front
15 yard, rear yard, side yard, height,
16 building area, and we would be
17 keeping the beautiful, detached
18 garage that was part of the
19 existing home. We would keep it in
20 the rear yard of this new home to
21 preserve the character of the
22 community and to keep the tradition
23 of having that home and that garage
24 there.

25 Again, the front yard

1 ZBA - 8/13/26

2 setback is existing for the
3 existing home. It's in accord with
4 other homes that are on the east
5 side of Main Street.

6 There is a different zoning
7 district across the street from us,
8 and there are smaller lots that
9 are, actually, across the street
10 from us, so it's a higher degree of
11 non-conformity across the street.

12 There's really no standard
13 lot size in this area. It's a
14 collection or a mix of various
15 sizes and even shapes. Some of the
16 lots, if you look at the radius map
17 -- and I'm going to have Mr. Lynch
18 talk more about the surrounding
19 area -- but some of the lots are
20 irregularly shaped, many are
21 substandard.

22 The adjacent lot to the
23 north of us -- so if you're facing
24 the property, the lot to the left
25 -- is virtually identical to what

1 ZBA - 8/13/26

2 we're proposing. They have a lot
3 frontage of 54.85 feet with the
4 same depth that we have. So it
5 would look substantially, if not
6 the same, to what that lot
7 currently looks like.

8 CHAIRMAN NOSTRAND: Well,
9 the difference, Counselor, is that
10 the zoning has changed since those
11 houses were built --

12 MS. BLANDA: Yes.

13 CHAIRMAN NOSTRAND:
14 (Continuing) -- and since the whole
15 neighborhood across the street was
16 built.

17 MS. BLANDA: Right.

18 CHAIRMAN NOSTRAND: I think
19 it was 2012 when the lot frontages
20 were expanded to what they are now,
21 which is 60 feet.

22 MS. BLANDA: Mm-hmm. Right.

23 CHAIRMAN NOSTRAND: So the
24 neighbor next door really isn't a
25 good example because it was built

1 ZBA - 8/13/26

2 in the '40s -- I'm going to guess
3 the '40s -- before there even were
4 zoning laws. And then, again, the
5 zoning laws were changed in 2012 to
6 make it even less compliant. So it
7 was there, and it's going to stay
8 there -- next door -- so that's
9 really not a good comparison.

10 MS. BLANDA: Well, I would
11 say that it created the character
12 of the area though. So someone
13 driving down the street who is just
14 looking at it, visually, they're
15 going to see a 54-foot wide lot.
16 They're not going to understand the
17 zoning or when it came into being.
18 They see visual.

19 So a lot of what is -- even
20 the house -- so we're keeping the
21 existing house because it came
22 about the character of the
23 community, whereas, you know, newer
24 homes or maybe something brick, not
25 sided, not colored, could be very

1 ZBA - 8/13/26

2 different.

3 CHAIRMAN NOSTRAND: Mm-hmm.

4 MS. BLANDA: So, yes, I
5 understand your point. But my
6 point would be that there's very
7 different sized lots in the area, a
8 lot of which are substandard. So I
9 don't think that this adding a new
10 lot of this size would be
11 completely out of character. That
12 would be my point.

13 CHAIRMAN NOSTRAND: Okay.

14 MS. BLANDA: And it's still
15 larger, as I said, than the
16 requirement. But maybe on that
17 note, since we're talking about
18 surrounding area, I'll let Mr.
19 Lynch give his presentation.

20 CHAIRMAN NOSTRAND: Sure.

21 MR. LYNCH: Good evening,
22 Mr. Chairman, members of the Board.
23 My name, again, is Michael Lynch,
24 15 Dewey Street, Huntington, New
25 York. I have appeared in the past

1 ZBA - 8/13/26

2 before this Board over the years as
3 well as the Town of Oyster Bay and
4 all the incorporated villages
5 within the Town --

6 AUDIENCE MEMBER: Can you
7 talk louder.

8 CHAIRMAN NOSTRAND: Could
9 you speak up, Mr. Lynch. The
10 neighbors want to hear.

11 MR. LYNCH: Sure.
12 Absolutely. I have appeared before
13 this Board in the past as well as
14 the Town of Oyster Bay and the
15 other incorporated villages within
16 the Town of Oyster Bay and the Town
17 of Babylon, Village of Babylon,
18 Village of Amityville, et cetera.

19 So I have a copy of my CV.
20 I also have some other submissions
21 that I'd like to hand up. I don't
22 know --

23 CHAIRMAN NOSTRAND: What are
24 the submissions?

25 MR. LYNCH: I'll go through

1 ZBA - 8/13/26
2 them. One is just the summary of
3 the five area variance
4 considerations on the balancing
5 test under Village Law 7-712-B.
6 The second submission is a markup
7 of the area radius, as Ms. Blanda
8 noted. The third are some photos
9 of the subject property as well as
10 the surrounding neighborhood.

11 CHAIRMAN NOSTRAND: Okay.

12 MR. LYNCH: Should I hand
13 them up?

14 CHAIRMAN NOSTRAND: Sure.

15 (WHEREUPON, documentation
16 was handed from Mr. Lynch to Ms.
17 Tully.)

18 CHAIRMAN NOSTRAND: Are
19 these properties that have had
20 variances issued?

21 MR. LYNCH: No. No. No.
22 That's just with respect to the
23 standards of the area variance
24 consideration -- the five
25 standards.

1 ZBA - 8/13/26

2 CHAIRMAN NOSTRAND: Okay.

3 MR. LYNCH: This is a markup
4 of the radius map, as Ms. Blanda
5 indicated (indicating).

6 CHAIRMAN NOSTRAND: And
7 these are what (indicating)? Other
8 properties that you feel are --

9 MR. LYNCH: Those are within
10 the 200-foot radius.

11 CHAIRMAN NOSTRAND: Okay.
12 We have this.

13 MS. CARPENTER: Yes.

14 MR. LYNCH: And the last are
15 just some photos I took -- I have
16 five copies -- of the subject
17 properties and surrounding area
18 that I took on my visit two weeks
19 ago to the property.

20 CHAIRMAN NOSTRAND: Yeah.
21 Okay.

22 MS. TULLY: Is there a set
23 for each of us? Is that why
24 there's --

25 MR. LYNCH: Yes.

1 ZBA - 8/13/26

2 CHAIRMAN NOSTRAND: Okay.

3 So these will all be different
4 numbers.

5 MS. TULLY: Yes.

6 CHAIRMAN NOSTRAND: Just so
7 they're submitted properly.

8 MS. BLANDA: While we're
9 doing this, we did have a letter in
10 support from the owner of 35 Main.
11 I'll just hand that up at this time
12 as well. As well as Mr. Lynch's
13 CV.

14 (WHEREUPON, documentation
15 was handed from Ms. Blanda to Ms.
16 Tully.)

17 MS. TULLY: Thank you.

18 CHAIRMAN NOSTRAND: Do we
19 have that (indicating)? What's in
20 front of you there?

21 MS. BLANDA: This is a
22 rendering of the existing house and
23 what the new house would look like
24 next to it (indicating).

25 CHAIRMAN NOSTRAND: We don't

1 ZBA - 8/13/26

2 have that.

3 MS. BLANDA: Would you like
4 it?

5 MS. CARPENTER: We just
6 wanted to see it.

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

11 CHAIRMAN NOSTRAND: Mr.
12 Lynch, what else do you have for
13 us?

14 MR. LYNCH: Yes. Sure. So
15 I'd like to start my presentation.

16 CHAIRMAN NOSTRAND: Okay.

17 MR. LYNCH: So I will try
18 not to be too repetitive from Ms.
19 Blanda's testimony. So we're here
20 tonight for a two-lot subdivision
21 of this property. We are keeping
22 the existing residence at the north
23 side, which would be Parcel A.

24 We need, essentially, three
25 types of variances. We need a

1 ZBA - 8/13/26
2 front yard for Parcel A to maintain
3 the existing home. Again, the home
4 was built, originally, over a
5 hundred years ago, and this is an
6 existing condition. We have a
7 24.4-foot setback, and we need 30
8 feet. We also need a side yard,
9 which is created by the
10 subdivision.

11 CHAIRMAN NOSTRAND: Mr.
12 Lynch, we went over all this
13 already.

14 MR. LYNCH: Okay. So that's
15 the second. And then, of course,
16 primarily why we're here tonight is
17 for the street frontages where we
18 have roughly 54 feet for each of
19 the parcels.

20 So as you know in this
21 section of Farmingdale, we are in
22 the Residence A District, which
23 requires a minimum of 6,000 square
24 feet and 60 feet. So we're roughly
25 six feet short, which is a nine

1 ZBA - 8/13/26

2 percent variance for each of the
3 proposed parcels.

4 What I've done on the radius
5 map, I've marked up some of the
6 lots that Ms. Blanda indicated.

7 The lot immediately to the
8 north, which is 15 Main Street,
9 that's a nearly identical dimension
10 to the size lot to our proposed
11 parcels A and B. It has roughly 54
12 feet of frontage and roughly 21,900
13 square feet. It also has a very
14 old house on it, and it also has a
15 substandard south yard as we're
16 proposing. It's under the required
17 eight feet based on our
18 calculations.

19 We do have an old survey of
20 number 15 Main Street, and based on
21 this survey, it has less than a
22 seven-foot variance. So, again,
23 similar to what we're proposing for
24 the existing house. It has less
25 than a seven-foot side yard or less

1 ZBA - 8/13/26

2 than the eight-foot requirement.

3 I'd like to just submit this
4 survey of 15 Main Street.

5 (WHEREUPON, a document was
6 handed from Mr. Lynch to Ms.
7 Tully.)

8 CHAIRMAN NOSTRAND: And this
9 was built when?

10 MR. LYNCH: That was built
11 early part of the last century.

12 CHAIRMAN NOSTRAND: Okay.
13 Again, there were no zoning laws.
14 And, again, the zoning laws have
15 changed in the last 15 years.

16 MR. LYNCH: Yeah. Again,
17 I'm just following the standards
18 for the issuances of the area
19 variances under Village Law.

20 So if you look at the markup
21 of the radius map as Ms. Blanda
22 indicated, we've got 15 Main Street
23 immediately to the north; just to
24 the northeast, on Powell Place,
25 there's a roughly 4,000-square-foot

1 ZBA - 8/13/26
2 lot with roughly a 50-foot
3 frontage; and then to the south,
4 and that would be number 32 Powell
5 Place; and then to the southeast on
6 Barberry, we have another lot with
7 a substandard frontage, and that is
8 located at number 50 Barberry
9 Court.

10 Now, across the street,
11 we've got a different zone on the
12 westerly side of Main Street and
13 within the 200-foot radius of the
14 subject. And, again, this is in a
15 Residence AA, which is a more
16 restrictive zoning requiring a
17 minimum of 75-foot street frontage
18 and 7,500 square feet of area.

19 There are numerous -- one,
20 two, three, four, five, six lots,
21 again, within the 200-foot radius
22 that have 50 feet. So, really, the
23 point of this is just to establish
24 the character of the area in that
25 the 54 feet for the proposed

1 ZBA - 8/13/26

2 subject parcels are not out of
3 character with the area and are not
4 substantial.

5 Again, it's a, roughly,
6 six-foot width variance for each,
7 which is, roughly, a nine percent
8 deviation from what is required.
9 It's identical to the lot
10 immediately to the north.

11 And, again, these are
12 oversized parcels. They'll be
13 close to double the requirement at,
14 roughly, 22,000 square feet -- I'm
15 sorry, the overall is 22,000
16 roughly -- and these lots will be,
17 roughly, 11,000 feet, where the
18 requirement is 6,000.

19 So given the overall
20 oversized nature of the parcels, I
21 don't believe there's any impact
22 with respect to the lot frontages
23 or the street frontages.

24 The proposed home on Parcel
25 B will be an in keeping. You see

1 ZBA - 8/13/26

2 the rendering. It will be a
3 relatively modest sized home -- a
4 four-bedroom Colonial, one-car
5 garage, built in. There will be
6 room, roughly, for two cars on the
7 driveway as well as an additional
8 car within the driveway -- or a
9 motor vehicle -- so there won't be
10 an issue with off-street parking on
11 Main Street.

12 The home, certainly, given
13 the median property values in the
14 area that I studied over the last
15 two years in this immediate area,
16 the proposed selling price will,
17 certainly, not adversely impact
18 median property values in the
19 immediate area.

20 So, overall, the lots
21 themselves are going to be,
22 roughly, double what the
23 requirement is under the Residence
24 A District. The 54 feet is not
25 something that's out of character

1 ZBA - 8/13/26

2 with the immediate area up and down
3 Main Street or within the immediate
4 200-foot radius of the section.

5 Again, across the street,
6 you have a AA Residence, which is a
7 more restrictive zoning, so there's
8 a greater percentage of
9 non-conformity with respect to
10 those six 50-foot lots that I
11 pointed out.

12 Again, the new home. We're
13 going to maintain the existing
14 older residence. It's going to be
15 rebuilt. We're going to maintain
16 the garage on Parcel B. And
17 overall, again, it's a new home
18 that will be in keeping with the
19 existing homes up and down Main
20 Street and in this immediate
21 section of the Village of
22 Farmingdale.

23 So at this point, I can just
24 quickly go through the standards if
25 I may?

1 ZBA - 8/13/26

2 MS. KAUR: Just to
3 interrupt.

4 MR. LYNCH: Yes.

5 MS. KAUR: My name is
6 Manjinder Kaur. I'm acting on
7 behalf of Village Attorney Claudio
8 DeBellis.

9 I just want to make sure,
10 for the record, that we have
11 everything that you're using -- in
12 support of your testimony -- is on
13 the record.

14 MR. LYNCH: Yes. It is.

15 MR. KAUR: So, Michael
16 Lynch, you have used the radius map
17 to testify right now, and that
18 would be Exhibit A.

19 MR. LYNCH: Yes.

20 (WHEREUPON, the
21 above-referred to document, radius
22 map, was marked as Exhibit A, for
23 identification, as of this date.)

24 MS. KAUR: You have prepared
25 a document for the Board entitled,

1 ZBA - 8/13/26

2 "Supplement to Expert Testimony."

3 That will be Exhibit B. You have
4 submitted your CV. That will be
5 Exhibit C.

6 I have A, B, and C, right?

7 THE COURT REPORTER: Yes.

8 (WHEREUPON, the
9 above-referred to document,
10 supplemental expert testimony, was
11 marked as Exhibit B, for
12 identification, as of this date.)

13 (WHEREUPON, the
14 above-referred to document,
15 curriculum vitae, was marked as
16 Exhibit C, for identification, as
17 of this date.)

18 MS. KAUR: And Exhibit D
19 would be a letter that you have
20 submitted from a neighbor who lives
21 on 35 Main Street, Farmingdale,
22 11735.

23 MR. LYNCH: Yes. That's the
24 abutting neighbor to the south.

25 (WHEREUPON, the

1 ZBA - 8/13/26
2 above-referred to document,
3 supplementat a letter, 35 Main
4 Street, was marked as Exhibit D,
5 for identification, as of this
6 date.)

7 MS. KAUR: And then is this
8 also submitted in support of your
9 testimony (indicating)?

10 MR. LYNCH: Yeah. Those are
11 photos of the subject property and
12 the surrounding area.

13 MS. KAUR: So that can also
14 be marked as Exhibit E.

15 (WHEREUPON, the
16 above-referred to document, photo
17 packet, was marked as Exhibit E,
18 for identification, as of this
19 date.)

20 MR. LYNCH: And then there
21 was also a survey of the immediate
22 house to the north at 15 Main
23 Street, which shows the
24 non-conformity of the side yard --
25 the south side yard.

1 ZBA - 8/13/26

2 MR. KAUR: Do you have that?

3 CHAIRMAN NOSTRAND: Is that
4 this one (indicating)?

5 MR. LYNCH: No. I have
6 another copy. I should have
7 another copy of it.

8 MS. KAUR: Is it this
9 (indicating)?

10 MS. BLANDA: Yes.

11 MR. LYNCH: That's it.

12 MS. KAUR: Okay. So Exhibit
13 F.

14 MR. LYNCH: Yeah.

15 (WHEREUPON, the
16 above-referred to document, survey
17 of 15 Main Street, was marked as
18 Exhibit F, for identification, as
19 of this date.)

20 MS. KAUR: Just when you're
21 testifying, if you're going to
22 reference any particular document,
23 just reference the name so we could
24 be on the record.

25 MR. LYNCH: Absolutely.

1 ZBA - 8/13/26

2 MS. KAUR: Thank you.

3 MR. LYNCH: I'm just going
4 to finish up here by summarizing
5 the balancing test of the New York
6 State Village Law under 7-712-B,
7 and that would be under the
8 supplement that I have submitted
9 for the balancing test.

10 So the first standard is,
11 "Whether an undesirable change will
12 be produced in the character of the
13 neighborhood or a detriment to
14 nearby properties will be created
15 by the granting of the area
16 variances."

17 Again, the street frontages
18 sought relief for the street
19 frontages to facilitate the two-lot
20 subdivision as well as the front
21 and side yard variances to maintain
22 the existing dwelling on Parcel A,
23 if approved, will not create any
24 undesirable change in the character
25 of the neighborhood or be a

1 ZBA - 8/13/26

2 detriment to nearby properties.

3 The proposed street
4 frontages of 54.4 feet are,
5 essentially, identical to the
6 abutting residence to the north at
7 15 Main Street and not uncommon
8 within the 200-foot radius of the
9 subject property. In fact, the
10 opposing blocks of residences at
11 the west side of Main Street
12 contain numerous 50-foot wide
13 street frontages within the
14 200-foot radius, yet lie within a
15 more restrictive Residence AA
16 Zone.

17 With respect to the front
18 yard relief. As noted, this is an
19 existing condition and a long-time
20 condition with respect to the south
21 side yard with relief of six feet
22 for the same Parcel A to maintain
23 the house. This was created,
24 again, by the subdivision that's
25 proposed and is not appreciatively

1 ZBA - 8/13/26

2 different than that of the abutting
3 residence to the north at 15 Main
4 Street. And I did, again, submit
5 the survey of 15 Main Street.

6 Overall, both parcels, A and
7 B, will be significantly oversized
8 from the zoning district containing
9 close to 11,000 feet in the
10 required 6,000-square-foot lot
11 zone.

12 Parcel A will be maintained
13 and restored, while Parcel B will
14 maintain a new two-story,
15 four-bedroom Colonial with a
16 one-car garage that will be
17 tastefully designed and in keeping
18 with other neighboring homes up and
19 down Main Street and the
20 surrounding area. Its anticipated
21 sale price will only help to raise
22 the median market values in the
23 neighborhood.

24 Number two, "Whether the
25 benefit sought by the applicant can

1 ZBA - 8/13/26

2 be achieved by some method feasible
3 for the applicant to pursue other
4 than an area variance."

5 Again, the frontage is fixed
6 on Main Street, and there's no
7 possibility of acquiring any
8 additional land from the
9 neighboring lots. So there's no
10 feasible method for the applicant
11 to pursue other than street
12 frontage variances.

13 With respect to the front
14 yard. Again, unless you're going
15 to move the home, there's no
16 feasible method to pursue the front
17 yard. And, again, it's an existing
18 condition that's been in place for
19 over a hundred years.

20 Similarly, moving the
21 existing dwelling northward would
22 conform the side yard, but, again,
23 it's not a feasible method to
24 pursue the side yard variance.

25 Number three, "Whether the

1 ZBA - 8/13/26

2 requested area variances are
3 substantial."

4 As noted, it's a nine
5 percent variance for each of the
6 street frontages. And taken in
7 context with the surrounding
8 neighborhood, the two parcels will
9 nearly be double in lot, with what
10 the minimum lot area requirement of
11 6,000 requires.

12 Regarding the front yard.
13 Again, it's a long-standing
14 condition going back over a hundred
15 years, so it's not considered a
16 substantial request.

17 And as far as the side yard
18 variance of two feet, as Ms. Blanda
19 indicated, it would be an interior
20 lot facing the new home. And it's
21 not dissimilar to the immediate lot
22 -- abutting lot to the north at 15
23 Main.

24 Number four, "Whether there
25 would be any adverse impact to the

1 ZBA - 8/13/26

2 physical or environmental

3 conditions."

4 Again, this is a vastly
5 oversized proposed parcel -- both A
6 and B. We're only nine percent
7 short on the street frontages, and
8 we're only adding one additional
9 home to the neighborhood and to
10 Main Street. And all the public
11 utilities, our sanitary, are
12 available for the new home.

13 And lastly, "Whether the
14 alleged difficulty was
15 self-created."

16 Again, it's limited street
17 frontage, so that triggered the
18 bulk of relief sought in this
19 application. But the end result,
20 if approved, will be the creation
21 of two parcels that are 91 percent
22 compliant in street frontage and
23 significantly greater in lot area
24 than is required.

25 In sum, the applicant is

1 ZBA - 8/13/26

2 proposing a more than reasonable
3 plan. And at this point, I can
4 answer any questions of the Board
5 if they have any.

6 CHAIRMAN NOSTRAND: As you
7 know, Mr. Lynch, we use the same
8 four- or five-step program to look
9 through all these things.

10 MR. LYNCH: Yes.

11 CHAIRMAN NOSTRAND: In terms
12 of the neighborhood character, I
13 have to disagree that a
14 4,000-square-foot house on a lot
15 that's 54-feet wide is a lot.

16 MR. LYNCH: No. It's a
17 2,500-square-foot gross living area
18 proposed home.

19 CHAIRMAN NOSTRAND: No. It
20 says 3,900 here including the
21 basement.

22 MR. LYNCH: Based on my
23 measuring -- Rich?

24 (WHEREUPON, there was a
25 sidebar discussion held between Mr.

1 ZBA - 8/13/26

2 Lynch and an audience member.)

3 MR. LYNCH: Maybe if you're
4 including the basement. But the
5 first and second floors have a
6 gross living area of 2,500 square
7 feet, which is similar to the high
8 ranch immediately to the south,
9 that's on a much smaller lot.

10 CHAIRMAN NOSTRAND: And the
11 existing house, including the
12 basement, is 3,200 square feet. So
13 you want to build a home that's
14 almost a 4,000-square-foot house.

15 MR. LYNCH: No. No. The
16 home is proposed at roughly --

17 CHAIRMAN NOSTRAND: What
18 part of 3,900 feet --

19 MS. TULLY: It's in the
20 application.

21 CHAIRMAN NOSTRAND:
22 (Continuing) -- are you not
23 following? It's a basement. We
24 all use our basements. It's 3,900
25 square feet.

1 ZBA - 8/13/26

2 MR. LYNCH: Okay.

3 MS. BLANDA: But we don't
4 need a lot coverage variance in our
5 footprint.

6 CHAIRMAN NOSTRAND: I
7 understand that.

8 MS. BLANDA: So I'm not
9 sure --

10 CHAIRMAN NOSTRAND: I'm
11 talking about the neighborhood
12 character. This house is
13 significantly bigger than a lot of
14 the houses in the area.

15 MR. LYNCH: Well, again,
16 it's -- the gross living area of
17 the home is roughly in line with
18 the high ranch immediately to the
19 south of the subject, which has a
20 -- according to Nassau County
21 assessment -- a gross living area
22 of 2,300 square feet. We're
23 roughly -- again, not including the
24 basement. The basement is not
25 considered as part of the living

1 ZBA - 8/13/26

2 area.

3 CHAIRMAN NOSTRAND: Okay.

4 MR. LYNCH: So there are
5 homes in this immediate area that
6 are not smaller than this. And any
7 new construction in the Farmingdale
8 area, in the Town of Oyster Bay or
9 the surrounding area
10 unincorporated, is, you know, at
11 least 2,500 square foot for a new
12 home. And this is an oversized
13 lot. It's nearly double.

14 CHAIRMAN NOSTRAND: Only
15 because of the depth. Remember,
16 you need three variances here: The
17 side, the front --

18 MR. LYNCH: Well, again, the
19 front, as indicated, is an existing
20 condition. So the character is
21 already established as far as that.

22 The side yard is nearly the
23 same as the older home immediately
24 to the north, where that's less
25 than seven feet. So as far as that

1 ZBA - 8/13/26

2 side yard and the front yard,
3 again, that's not something that's
4 out of character.

5 And the 54 feet is identical
6 to the lot immediately to the
7 north. And it's not an uncommon
8 width -- street frontage width
9 within the 200 feet of the radius
10 so --

11 CHAIRMAN NOSTRAND: Which,
12 again, was built before the zoning.

13 MR. LYNCH: Well, again,
14 that's not part of the New York
15 State standards under 267.

16 CHAIRMAN NOSTRAND: It's all
17 part of the neighborhood character.

18 MR. LYNCH: That's right.
19 It's all part of the neighborhood
20 character. That's exactly right.

21 MS. BLANDA: This is also,
22 being the largest in the area, no
23 one else can do this. So if
24 there's a concern of setting a bad
25 precedent, when you look --

1 ZBA - 8/13/26

2 CHAIRMAN NOSTRAND: It's a
3 huge concern setting a precedent.

4 MS. BLANDA: Right. So when
5 you look at the other lots --

6 CHAIRMAN NOSTRAND: On this
7 street maybe. But this is a good
8 size village, and there's a lot of
9 houses in this area that have
10 double lots, including mine --

11 MS. BLANDA: But that's why
12 when you look at the 200-foot
13 radius --

14 CHAIRMAN NOSTRAND:
15 (Continuing) -- and I'm not
16 building another house next to
17 mine. I'm not doing it.

18 MS. BLANDA: Right. But
19 there's a radius for a reason.
20 And, usually, the Board considers
21 what's in the radius.

22 So my point would be you'd
23 be able to easily distinguish this
24 from any other case because within
25 this radius, we are in character

1 ZBA - 8/13/26

2 versus another neighborhood where
3 we might not be. This is the
4 largest parcel given the depth.

5 CHAIRMAN NOSTRAND: We
6 consider the Village of Farmingdale
7 one neighborhood --

8 MR. LYNCH: In this
9 immediate 200-foot radius --

10 CHAIRMAN NOSTRAND:
11 (Continuing) -- whether you like
12 that or not. It's one
13 neighborhood. These people here
14 (indicating), and the people I live
15 with in this little village, it's a
16 neighborhood. This house does not
17 fit into the character of what this
18 Village Board and the laws that
19 have been put in place to uphold.

20 MR. LYNCH: The other thing
21 that should be noted is that if the
22 variances were not granted and the
23 existing home were knocked down,
24 you can put a home up that could be
25 substantially larger and,

1 ZBA - 8/13/26

2 certainly, out of character with
3 the surrounding homes within
4 the 200-foot radius.

5 CHAIRMAN NOSTRAND: If
6 that's something you want to do,
7 fill out an application.

8 MR. LYNCH: But that's,
9 again, something that's far more
10 out of character than what's
11 proposed tonight.

12 CHAIRMAN NOSTRAND: It would
13 still be on a 110-foot piece of
14 property.

15 MR. LYNCH: It would. But
16 the house would dwarf any nearby
17 home because you've got almost a
18 half acre of land.

19 CHAIRMAN NOSTRAND: Maybe
20 so, but it would still be one
21 house.

22 MR. LYNCH: It would be one
23 house, but --

24 CHAIRMAN NOSTRAND: And it
25 would also have requirements for

1 ZBA - 8/13/26

2 square footage and lot use areas
3 overall.

4 MR. LYNCH: Again, the gross
5 living area of this proposed home
6 is in keeping --

7 CHAIRMAN NOSTRAND: Yeah,
8 we're getting a little off the task
9 here, so --

10 MR. LYNCH: Okay.

11 MS. TULLY: The laws in this
12 Village had changed in 2012, I
13 believe, to prevent exactly this.
14 Since those laws have changed, we
15 have not granted any subdivision
16 variances.

17 MR. LYNCH: Okay. Again,
18 it's -- I'm just going according to
19 New York State Village Law
20 standards. It's in keeping.

21 MS. TULLY: We are doing the
22 same thing.

23 CHAIRMAN NOSTRAND: The next
24 thing is the substantiality. Now,
25 you're saying nine percent is not

1 ZBA - 8/13/26

2 substantial. I think nine percent
3 is. And the side yard setbacks are
4 also substantial for what you're
5 asking.

6 MR. LYNCH: There's one side
7 yard that's non-conforming, and
8 it's identical to nearly the house
9 immediately to the north.

10 CHAIRMAN NOSTRAND: Again,
11 for the third or fourth time, all
12 those houses that were built were
13 before the zoning changes.

14 MS. BLANDA: I think we have
15 to agree to disagree on what makes
16 character of the area.

17 CHAIRMAN NOSTRAND: Yes.

18 MS. BLANDA: I think we're
19 not going to get anywhere with
20 that.

21 CHAIRMAN NOSTRAND: Adverse
22 effects. That's, kind of, a vague
23 one. As to whether the variance
24 will negatively impact physical or
25 environmental conditions, again,

1 ZBA - 8/13/26

2 that's from your same list. You
3 can talk it either way.

4 MR. LYNCH: It's one new
5 home.

6 CHAIRMAN NOSTRAND: It's a
7 new home, there's no environmental
8 impact.

9 MR. LYNCH: Especially since
10 it's an oversized.

11 CHAIRMAN NOSTRAND: I'm not
12 sure if there's any physical thing.
13 And then the other one was
14 self-created difficulty. That's up
15 to you guys.

16 MS. BLANDA: Yeah, courts
17 have ruled that it's not
18 dispositive.

19 MR. LYNCH: Of course it's
20 self-created.

21 CHAIRMAN NOSTRAND: We do
22 want to hear from the people in the
23 audience. I also have one exhibit
24 to submit. It's a letter from the
25 former Mayor of Farmingdale, Mr.

1 ZBA - 8/13/26

2 Starkie. I'm not going to read the
3 whole letter, but he, basically,
4 says, listen, you put these --

5 MS. KAUR: I think you
6 should read the letter into the
7 record.

8 CHAIRMAN NOSTRAND: You want
9 me to read the whole letter?

10 MS. KAUR: Into the record.
11 Yeah.

12 CHAIRMAN NOSTRAND: All
13 right. You want to do it?

14 MS. TULLY: Sure. "Dear Mr.
15 Nostrand, RE: Case No. 8-1,
16 Mr. Property Builders to be
17 heard on August 13, 2026.

18 I rarely get involved with
19 my local Village government since
20 my service on the Village Board
21 from 2006 to 2012.

22 I was a Board member back
23 when the Zoning Code was amended,
24 and we changed the required street
25 frontage for subdivisions. There

1 ZBA - 8/13/26
2 was a huge public outcry as
3 builders were tearing down homes on
4 properties with 100-foot frontages
5 and building McMansions on top of
6 each other. After numerous public
7 hearings, input, and debate on the
8 Board, the Code was modified.

9 As far as I am aware, this
10 is the first application before the
11 Zoning Board asking for relief from
12 this Code.

13 I, respectfully, request
14 that this application be denied.
15 If relief were to be granted, there
16 are numerous other properties that
17 would be at risk requesting the
18 same relief. Please don't set this
19 precedent. Sincerely, George
20 "Butch" Starkie III."

21 CHAIRMAN NOSTRAND: So
22 that's Exhibit G I think we're up
23 to?

24 THE COURT REPORTER: Yes.
25 (WHEREUPON, the

1 ZBA - 8/13/26

2 above-referred to document, Starkie
3 letter, was marked as Exhibit G,
4 for identification, as of this
5 date.)

6 MS. TULLY: Did they hand in
7 the cards?

8 MS. CARPENTER: She has
9 them.

10 CHAIRMAN NOSTRAND: I'd like
11 to hear from some people in the
12 audience. Please stand up and
13 state your name and address for the
14 court reporter.

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

18 MR. DISIMONE: My name is
19 Andrew Disimone, and I live,
20 literally, across the street at 32
21 Main Street. We have Judge Hogan's
22 house. And if you recall, when the
23 builder built that plot, they
24 bought three plots, and they only
25 built two houses on it.

1 ZBA - 8/13/26

2 So I don't know what they're
3 referring to about the houses in
4 the area, but, literally, across
5 the street, there are two houses on
6 three plots.

7 And I'm confused as to this
8 east side/west side variance.
9 There is a difference in
10 Farmingdale? Is that right?

11 CHAIRMAN NOSTRAND: Mm-hmm.

12 MR. DISIMONE: That I didn't
13 know. But I can tell you that I
14 will, literally, be in my library
15 looking at this house because I am
16 the corner house at 32. I'm across
17 the street. And the house next to
18 me is the same thing. I think
19 we're 150 by 75.

20 So I don't understand. If
21 there's an ordinance in place, how
22 they just -- they changed it,
23 right? So that's what I think it
24 should be.

25 CHAIRMAN NOSTRAND: Okay.

1 ZBA - 8/13/26

2 Thank you.

3 Anybody else?

4 (WHEREUPON, a member of the
5 assemblage raised a hand to be
6 recognized.)

7 MS. BAZAREWSKI: Kelsey
8 Bazarewski, 15 Main Street. This
9 house has been in my family since
10 it was built in the '40s, so we've
11 been in the Farmingdale community
12 for years.

13 We were never asked to write
14 a letter about the property. The
15 neighbors next to them who have a
16 business relationship -- because
17 they are their landscapers, they
18 pay them to landscape, they keep up
19 with the property -- they asked
20 them. And who've only moved in a
21 few years ago. They haven't been
22 in the Farmingdale community long.
23 They also violate. They park their
24 cars on the corner --

25 AUDIENCE MEMBER: Their

1 ZBA - 8/13/26

2 trucks.

3 MS. BAZAREWSKI: Yeah. And
4 the plows can't come by. They
5 violate all these codes. They
6 start their landscaping at 6:30,
7 7:00 in the morning where I had to
8 run out there and yell at them for
9 doing that. Like, I was fuming
10 that day.

11 Did they go to all the
12 neighbors to ask for a letter, or
13 did they just go to who they have a
14 business relationship with?
15 Because I'm right next door -- 15
16 Main Street -- my family's been
17 there since the '40s. So it's been
18 passed down. It's been kept in the
19 family. And you went to a neighbor
20 who's only been there a couple of
21 years?

22 CHAIRMAN NOSTRAND: If you
23 were asked to write a letter, what
24 would you say?

25 MS. BAZAREWSKI: That I

1 ZBA - 8/13/26
2 wouldn't agree to it. It would
3 take it out. You're making all the
4 properties smaller. There's the
5 house across the way from me that
6 if she were to sell eventually,
7 they would try to split that into
8 two properties. The same thing on
9 Melville Road with that lot that's
10 down there. It's just -- you're
11 making congestion.

12 CHAIRMAN NOSTRAND: That's
13 the precedent we're talking about.

14 MS. BAZAREWSKI: I would not
15 agree.

16 CHAIRMAN NOSTRAND: Thank
17 you.

18 (WHEREUPON, a member of the
19 assemblage raised a hand to be
20 recognized.)

21 MS. GAYRON: I'm Christine
22 Gayron from 50 Main Street. I'm
23 right next to Andrew Disimone.

24 I'm curious about -- I mean,
25 you stated, I think, it was the

1 ZBA - 8/13/26

2 environmental impact would be
3 minimal. But I'm concerned about
4 having another driveway on what's,
5 kind of, a busy road and a turn
6 that people take too fast.

7 So we haven't seen the
8 plans, so we're wondering what are
9 the driveway configurations of
10 these two homes. Are they sharing
11 a driveway, are there two separate
12 driveways? And, you know, I think
13 that comes into play with the
14 safety of the area.

15 CHAIRMAN NOSTRAND: They're
16 two separate driveways. If you
17 were asked to give a letter, what
18 would you say?

19 MS. GAYRON: It's not in
20 keeping with the state and
21 character of the neighborhood.

22 CHAIRMAN NOSTRAND: Okay.

23 (WHEREUPON, a member of the
24 assemblage raised a hand to be
25 recognized.)

1 ZBA - 8/13/26

2 MS. POULOS LIEBERZ: I'm
3 sorry, I have a lot of notes. Kim
4 Poulos Lieberz from 30 Quaker Lane.
5 So it's not just the Main Street
6 people.

7 So a couple of things. You
8 said they're going to keep the
9 existing -- first of all, can we
10 all see this rendering that
11 everyone has seen because nobody
12 here has seen it.

13 CHAIRMAN NOSTRAND: We
14 didn't see it either.

15 MS. CARPENTER: We didn't
16 see it.

17 MS. POULOS LIEBERZ: So you
18 say that you're going to keep --

19 MS. KAUR: I'm sorry to
20 interrupt. Is that entered as an
21 exhibit yet?

22 MR. LYNCH: No. This is the
23 only copy. We'll hand it in after.

24 MS. BLANDA: We'll hand it
25 in. That's fine.

1 ZBA - 8/13/26

2 MS. KAUR: Okay. So let's
3 mark that as Exhibit H.

4 MR. LYNCH: Do you want me
5 to mark it?

6 CHAIRMAN NOSTRAND: Please.

7 MR. KAUR: We'll call it
8 "proposed dwelling." I'm sorry.
9 Go ahead.

10 (WHEREUPON, the
11 above-referred to document,
12 proposed dwelling photo, was marked
13 as Exhibit H, for identification,
14 as of this date.)

15 MS. POULOS LIEBERZ: So,
16 yeah, can we see the rendering?
17 And will we have another chance,
18 other than tonight, to really look
19 at it and absorb how it's going to
20 work?

21 You say that you'll keep the
22 existing house and garage. And
23 then you also said, Mr. Lynch, it
24 will be rebuilt. So what does that
25 mean? Is it going to be rebuilt,

1 ZBA - 8/13/26

2 or are you keeping it? And are you
3 keeping it as existing? And for
4 how long? And what are our
5 assurances of that? Because you
6 can be selling us that, oh, we're
7 going to keep it and it looks so
8 quaint, but you're really not,
9 necessarily, going to keep that
10 structure. So that's something of
11 a concern to me.

12 The other thing is, when you
13 go down Main Street and you see
14 those cement blocks, and you tell
15 your kids that's where the horse
16 and buggy went, that where people
17 got off of their horse and buggy
18 and stepped down, one of them is
19 already cracked. So whatever's
20 been going on there, someone
21 already ruined one. And I saw it
22 the other day and I was, like, oh,
23 my gosh, I can't believe that
24 happened. And then I see this.
25 And I just think that there is some

1 ZBA - 8/13/26

2 history here in Farmingdale that we
3 are way too quick to throw away.

4 So I've reached out to SHPO
5 -- the State Historic Preservation
6 -- and Preserve Long Island to see
7 if there's any historic value to
8 this property. Because there are
9 some historic things there that I
10 think we should consider before
11 just jumping and making a decision.

12 And I do -- my frontage is
13 120 on Quaker Lane, so, maybe, I'll
14 just knock down my house and build
15 two, and then I'll have even more
16 money to run away and whatever.
17 But I don't want that. I love the
18 space. You know, we've got to stop
19 paving Long Island.

20 So if I had to write a
21 letter, I would say -- I don't want
22 to say right away it's denied. I
23 want to know more. I'd like to
24 table it and learn more and see if
25 there are ways that we could keep

1 ZBA - 8/13/26

2 this existing house, and if there's
3 something that would help the
4 builder to be happy. I don't know.
5 But I just don't think it's as easy
6 a decision as here's your variance
7 and go.

8 CHAIRMAN NOSTRAND: Right.
9 I understand. Okay. Thank you.

10 MS. POULOS LIEBERZ: You're
11 welcome.

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

15 CHAIRMAN NOSTRAND: Sir?

16 MR. SPELLER: My name is
17 John Speller, 190 Bethpage Road.
18 When you were talking about the
19 variances, the one house you've got
20 seven feet. They're going to make
21 it six feet. So then you're going
22 to have two houses 13 feet apart?
23 Am I understanding correctly?

24 CHAIRMAN NOSTRAND: 14.

25 MS. TULLY: 14.

1 ZBA - 8/13/26

2 MR. SPELLER: Okay. Now,
3 where the heck are you putting
4 these driveways that you're going
5 to be putting all these cars in
6 when you've got barely enough room?
7 You only have six feet. You can't
8 put a driveway there unless you
9 want to sleep in your car.

10 CHAIRMAN NOSTRAND: The
11 driveways are proposed on the
12 outside of the houses. So there is
13 room. Not a lot, but there is
14 room.

15 MS. TULLY: It's on the
16 opposite sides.

17 MR. SPELLER: But they're
18 going to put two cars in the
19 driveway?

20 MS. BLANDA: Even more.
21 They're long driveways.

22 MS. BAZAREWSKI: Well, from
23 the picture, it looks like a small
24 driveway.

25 MR. SPELLER: How are they

1 ZBA - 8/13/26

2 going to be long when the houses
3 are so close to the street?

4 MS. BLANDA: Yeah, so, these
5 are the homes (indicating), and
6 then the gray is the driveway
7 (indicating) heading to the
8 detached garage in the rear. And
9 then the driveway over here
10 (indicating) can fit two cars in
11 the front. You can drive back, and
12 then you can fit three cars.

13 MR. SPELLER: That's a
14 six-foot area.

15 MS. BLANDA: No. This is
16 the six foot (indicating).

17 MS. BAZAREWSKI: So from
18 their driveway to my property on
19 the left, how many feet is that?

20 MR. LYNCH: The driveway is
21 10 feet wide.

22 MR. SPELLER: The house on
23 the north side, am I correct,
24 there's six feet there?

25 MS. BLANDA: In between the

1 ZBA - 8/13/26

2 existing --

3 MR. SPELLER: No. No. No.

4 No. The existing house.

5 MS. BAZAREWSKI: On the left

6 side.

7 MS. BLANDA: The existing

8 house.

9 MS. BAZAREWSKI: Yes. That

10 one on the left side. What is the

11 distance between the driveway

12 you're going to be building --

13 MR. LYNCH: 20.

14 MS. BLANDA: It's 20 feet --

15 MR. LYNCH: Almost 21.

16 MS. BLANDA: From the

17 property line -- it's 20.9 feet

18 from the property line to the

19 existing house.

20 MS. BAZAREWSKI: I'm talking

21 about the driveway though.

22 MS. BLANDA: The driveway

23 will be 12-feet wide.

24 MS. BAZAREWSKI: Are you

25 able to share that with us so we

1 ZBA - 8/13/26

2 can, like, look at it rather than
3 -- because I can't see.

4 MS. BLANDA: We can meet.
5 We can totally have a meeting about
6 that. Yeah.

7 MR. SPELLER: Six feet.

8 MS. BLANDA: Six feet is on
9 this side, sir, the green
10 (indicating).

11 CHAIRMAN NOSTRAND: It's
12 between the two houses.

13 MS. BLANDA: Yeah.

14 MR. SPELLER: Okay. It
15 still looks like Queens to me.

16 CHAIRMAN NOSTRAND: Thank
17 you. Anybody else have comments or
18 questions?

19 (WHEREUPON, a member of the
20 assemblage raised a hand to be
21 recognized.)

22 CHAIRMAN NOSTRAND: Sir?

23 MR. OLIN-DABROWSKI: Like
24 you, I have a lot of notes. My
25 name is Steven Olin-Dabrowski,

1 ZBA - 8/13/26

2 capital D-A-B-R-O-W-S-K-I. I'm at
3 20 Barberry Court. I share a rear
4 property line with this property,
5 25 Main Street.

6 I've lived in Farmingdale
7 since 2017, and my wife and I just
8 bought 20 Barberry about a year and
9 a half ago. It's our dream house.
10 We love Farmingdale. We love the
11 character of all the houses. We
12 love that they're different. We
13 love the size of our lot.

14 We're on Main Street, in
15 this location, every single day
16 whether we're driving by, if I'm
17 out for a run, if we're walking the
18 dog, or watching a parade -- one of
19 the many parades on Main Street --
20 and we like that everything is
21 different. We like that it all has
22 character.

23 I grew up upstate with a
24 very large yard. And I have a
25 six-year-old daughter, and I think

1 ZBA - 8/13/26
2 if I can give her a yard like this,
3 I would never want to take it away
4 from her. And, so, I think
5 splitting these yards into two
6 yards takes away something that
7 anybody that ever lives there in
8 the future could have had.

9 AUDIENCE MEMBER: And
10 they'll never get it back.

11 MR. OLIN-DABROWSKI: And
12 they'll never get it back. Yeah.
13 I'm very happy that you reached out
14 about the historic nature of that
15 -- the concrete blocks -- I always
16 see them. I didn't know what they
17 were for. And that's beautiful.
18 And I think that's something that's
19 important.

20 I think the location of this
21 property is prominent. I think
22 Farmingdale is getting more and
23 more popular every day, and people
24 are coming here from everywhere.
25 And coming down Bethpage Road and

1 ZBA - 8/13/26
2 spilling out into Main Street,
3 that's the gateway on the northern
4 side of Farmingdale. And to change
5 the way that this looks, I think
6 the impact -- yeah, if it was there
7 already, you wouldn't know the
8 difference. But for everyone that
9 is here, that does know -- somebody
10 mentioned Queens -- that's what is
11 in my head when you start putting
12 lots that close to each other.

13 As far as the five bullet
14 points that would, maybe, argue why
15 they should be able to do that, I
16 think there are very clear and easy
17 and honest rebuttals to every
18 single one of them. And I don't
19 think, you know, when you by a
20 property and you do your due
21 diligence, if you know in advance
22 that you're intending to subdivide
23 this lot, you know that you don't
24 have enough frontage, then I don't
25 think we should all be here to bail

1 ZBA - 8/13/26

2 you out so that you can put another
3 house on there and change what that
4 lot looks like for everyone
5 forever. And I think that's
6 important because these variances
7 are self-created.

8 I think the adverse impact,
9 the noise of having another family
10 there, another set of vehicles
11 there, is real. I think the idea
12 of backing out onto Main Street,
13 especially close to the turn and
14 the hill, is serious. People do
15 speed there. There's a school on
16 the corner. And why create a
17 problem when it's not there now? I
18 think it's undesirable.

19 I was not asked to write a
20 letter. If I had been, I would
21 have said, no. I don't want the
22 owner to think that this is spite.
23 I think we all bought and live here
24 for a reason, and we showed up here
25 because we intend to continue to be

1 ZBA - 8/13/26

2 proud of that reason and fight for
3 it. Thank you.

4 CHAIRMAN NOSTRAND: Thank
5 you.

6 (WHEREUPON, a member of the
7 assemblage raised a hand to be
8 recognized.)

9 CHAIRMAN NOSTRAND: Ma'am?

10 MS. SPELLER: Hi. I'm Nancy
11 Speller, 190 Bethpage Road. I just
12 want to comment. So aside from
13 Queens, we, actually, moved six
14 minutes from Plainview to the
15 Village of Farmingdale because of
16 the beauty of the Village.

17 When we downsized, we tried
18 to expand -- and you came to our
19 house at one point -- and although
20 we found some of these ordinances
21 annoying, we grew to respect them.

22 And if you take a ride into
23 a town over called Plainview, you
24 don't have to go to Queens anymore
25 to see what's happening. There's

1 ZBA - 8/13/26

2 McMansions all over. We have many
3 friends who are very sad of what's
4 going on over there.

5 Regardless, if this
6 application is denied, there was
7 some discussion about you can just
8 go and build a McMansion. I hope
9 if it's denied, that you still
10 consider everybody here and be
11 respectful to the fact of keeping
12 the beauty of this Village, which
13 is what many of us came here for,
14 and not go in that route either.

15 CHAIRMAN NOSTRAND: Thank
16 you. This is a good turnout
17 tonight. We don't often get this
18 much interest. Thank you all for
19 coming.

20 (WHEREUPON, a member of the
21 assemblage raised a hand to be
22 recognized.)

23 CHAIRMAN NOSTRAND: Yes,
24 sir.

25 MR. INGRAM: My name is Rich

1 ZBA - 8/13/26

2 Ingram. I'm at 66 Main Street. My

3 wife and I came here from South

4 Farmingdale. The reason we came to

5 this neighborhood is because it's

6 very quaint. We love the

7 old-school style, and the last

8 thing we want to come into is

9 Queens, to what John said.

10 MS. SPELLER: Or Plainview.

11 MR. INGRAM: Or Plainview.

12 Yeah. So I think this would be the

13 beginning of the end because a lot

14 of people would have the

15 opportunity to do this based on the

16 lot sizes they have.

17 So if I had to write a

18 letter, I would absolutely deny it.

19 CHAIRMAN NOSTRAND: Thank

20 you.

21 MS. TULLY: Thank you.

22 CHAIRMAN NOSTRAND: Anybody

23 else in the audience have anything?

24 (WHEREUPON, a member of the

25 assemblage raised a hand to be

1 ZBA - 8/13/26

2 recognized.)

3 MS. POULOS LIEBERZ: Can I
4 just add one thing?

5 CHAIRMAN NOSTRAND: Sure.

6 MS. POULOS LIEBERZ: When
7 people go to Southampton or
8 Greenport, why do they go? Because
9 it looks like Southampton and
10 Greenport. People are going to
11 Italy. Why do they go? Because it
12 looks like Italy.

13 Everything has this, you
14 know, whatever it is, whatever the
15 feeling it is. Whether it's Italy
16 or Southampton or Farmingdale.
17 Farmingdale has a flavor. It has a
18 community feeling.

19 And I think that what is
20 also scary is if they did rip this
21 down and make a McMansion, that, in
22 itself, would be, you know -- it's
23 a scary thing that could be a
24 reality. So that's why I'm afraid
25 to say deny and something else

1 ZBA - 8/13/26

2 happens that you don't want to
3 happen. But I think it's something
4 that we have to try to hold on to
5 though.

6 CHAIRMAN NOSTRAND: Thank
7 you.

8 MR. SPELLER: I'm just
9 curious, could they do a flag lot
10 with the long driveway and the
11 house behind it?

12 CHAIRMAN NOSTRAND: I don't
13 know. That's the Planning Board.
14 We're the Zoning Board. The
15 Building Department would answer
16 that.

17 MR. SPELLER: I'm just -- as
18 an alternative to a McMansion.

19 AUDIENCE MEMBER: The
20 administrator told me that flag
21 lots are not allowed anymore.

22 MR. SPELLER: Yeah, I was
23 just asking to throw out an idea.

24 (WHEREUPON, there was
25 simultaneous crosstalk from the

1 ZBA - 8/13/26

2 assemblage, after which the
3 following transpired:)

4 CHAIRMAN NOSTRAND: Okay.

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

8 MS. KAUR: Can we have the
9 certified receipts also marked as
10 an exhibit?

11 THE COURT REPORTER: That
12 would be Exhibit I.

13 MS. KAUR: Thank you.

14 (WHEREUPON, the
15 above-referred to document,
16 certified mail receipts, was marked
17 as Exhibit I, for identification,
18 as of this date.)

19 CHAIRMAN NOSTRAND: Off the
20 record.

21 (WHEREUPON, a discussion was
22 held off the record beginning at
23 8:51 p.m. with the proceedings
24 resuming at 8:54 p.m. as follows:)

25 CHAIRMAN NOSTRAND: Back on

1 ZBA - 8/13/26

2 the record.

3 Okay. Are there any more
4 questions from the group?

5 (WHEREUPON, no response was
6 heard.)

7 CHAIRMAN NOSTRAND: Any more
8 questions or discussion?

9 MS. BLANDA: No. If any
10 neighbors wanted to meet with us,
11 we'd be happy to discuss it, but I
12 think we've put our case in.

13 CHAIRMAN NOSTRAND: Okay.
14 Thank you.

15 We're ready to make our
16 decision.

17 Marisa, do you want to make
18 a motion?

19 MS. TULLY: I make a motion
20 for Case No. 8-1 to deny the
21 application for subdivision at 25
22 Main Street. The reasons are: It
23 fails the five-point test, this
24 type of variance has never been
25 granted before, this Board does not

1 ZBA - 8/13/26

2 want to set this as a precedent,
3 and that there has been quite a bit
4 of community objection and lack of
5 support from the community.

6 CHAIRMAN NOSTRAND: Okay.

7 MS. CARPENTER: Second the
8 motion.

9 CHAIRMAN NOSTRAND: All in
10 favor to deny?

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

15 CHAIRMAN NOSTRAND: Motion
16 carries. Thank you.

17 MS. BLANDA: Thank you.
18 Have a good night.

19 * * * *

20 CHAIRMAN NOSTRAND: I make a
21 motion to close the meeting.

22 MS. TULLY: Second.

23 CHAIRMAN NOSTRAND: All in
24 favor?

25 (WHEREUPON, there was a

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

ZBA - 8/13/26

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

CHAIRMAN NOSTRAND: Motion
carries.

(WHEREUPON, this meeting was
concluded at 8:55 p.m.)

* * * *

1 ZBA - 8/13/26

2 I N D E X

3 E X H I B I T S

4	VILLAGE	DESCRIPTION	PAGE
5	A	Radius Map	26
6	B	Supplement to Expert Testimony	27
7	C	Curriculum Vitae	27
8	D	Support Letter 35 Main Street	28
9	E	Photo Packet	28
10	F	Survey of 15 Main Street	29
11	G	Starkie Letter	49
12	H	Proposed Dwelling Photo	56
13	I	Certified Mail Receipts	73

14 * * *

15

16

17

18

19

20

21

22

23

24

25

1 ZBA - 8/13/26

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

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

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

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

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

15 IN WITNESS WHEREOF, I have
16 hereunto set my hand this 13th day of August,
17 2026.

Tracie A. Cinquemani

18
19 TRACIE A. CINQUEMANI

20

21

22

23

24

25

1 10 61:21 10,713.06 7:21 100-foot 48:4 108.33 6:7 8:4 11,000 23:17 32:9 11,226.47 7:17 110-foot 43:13 11735 27:22 12-feet 62:23 120 58:13 121 6:4 13 3:4 47:17 59:22 14 59:24,25 15 5:12 13:24 20:8,20 21:4,15,22 28:22 29:17 31:7 32:3,5 34:22 51:8 52:15 150 50:19 190 59:17 68:11 1969 7:7 1970 7:9	21 62:15 21,900 20:12 21,939.53 6:10 22,000 23:14,15 24.4 8:22 24.4-foot 19:7 25 6:3 64:5 267 40:15	34:11 6,000-square-foot 32:10 60 8:14 9:13 11:21 19:24 66 70:2 6:30 52:6
2 2,300 38:22 2,500 37:6 39:11 2,500-square-foot 36:17 20 62:13,14 64:3,8 20.9 62:17 200 40:9 200-foot 16:10 22:13,21 25:4 31:8,14 41:12 42:9 43:4 2006 47:21 201.56 6:9 2012 11:19 12:5 44:12 47:21 2017 64:7 2026 3:4 47:17	3 3,200 37:12 3,900 36:20 37:18,24 3-0 3:18 3.65 6:11 30 8:21 19:7 55:4 32 22:4 49:20 50:16 35 17:10 27:21 28:3 4 4,000-square-foot 21:25 36:14 37:14 40s 12:2,3 51:10 52:17	7 7,500 22:18 7-712-B 15:5 30:6 75 50:19 75-foot 22:17 7:00 52:7
	5 5,000 7:19 50 22:8,22 53:22 50-foot 22:2 25:10 31:12 535 4:23 54 19:18 20:11 22:25 24:24 40:5 54-feet 36:15 54-foot 12:15 54.4 31:4 54.415 8:14 9:13 54.85 11:3 6 6,000 6:13 7:20 19:23 23:18	8 8-1 3:22 47:15 8/13/26 3:1 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 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 8:51 73:23 8:54 73:24 9 91 35:21 A AA 22:15 25:6 31:15 above-referred 26:21 27:9,14 28:2,16 29:16 49:2 56:11 73:15 absolutely 14:12 29:25 70:18 absorb 56:19 abutting 27:24 31:6 32:2 34:22

accord 10:3
achieved 33:2
acquiring 33:7
acre 43:18
acting 26:6
add 71:4
adding 13:9 35:8
addition 7:8
additional 24:7 33:8 35:8
address 4:3 5:11 49:13
adjacent 9:7,9 10:22
administrator 72:20
advance 66:21
adverse 34:25 45:21 67:8
adversely 24:17
affirmative 3:16
afraid 71:24
agree 45:15 53:2,15
ahead 5:15 56:9
aletter 28:3
alleged 35:14
allowed 72:21
alternative 72:18
amended 47:23
Amityville 14:18
amounts 8:16
Andrew 49:19 53:23
annoying 68:21
anticipated 32:20
anymore 68:24 72:21
appeared 13:25 14:12
applicant 32:25 33:3,10 35:25
application 7:13 35:19 37:20
 43:7 48:10,14 69:6
appraiser 5:2
appreciatively 31:25
approved 30:23 35:20

area 6:10,12 7:22 9:16 10:13,19
 12:12 13:7,18 15:3,7,23 16:17
 21:18 22:18,24 23:3 24:14,15,19
 25:2 28:12 30:15 32:20 33:4 34:2,
 10 35:23 36:17 37:6 38:14,16,21
 39:2,5,8,9 40:22 41:9 44:5 45:16
 50:4 54:14 61:14
areas 44:2
argue 66:14
assemblage 49:16 51:5 53:19
 54:24 59:13 63:20 68:7 69:21
 70:25 73:2
assessment 38:21
assurances 57:5
attorney 4:22 26:7
audience 14:6 37:2 46:23 49:12
 51:25 65:9 70:23 72:19
August 3:4 47:17
Avenue 6:5
average 6:8
aware 48:9

B

Babylon 14:17
back 7:8 34:14 47:22 61:11
 65:10,12 73:25
backing 67:12
bad 40:24
bail 66:25
balancing 15:4 30:5,9
Barberry 22:6,8 64:3,8
barely 60:6
based 20:17,20 36:22 70:15
basement 36:21 37:4,12,23
 38:24
basements 37:24
basically 47:3
Bay 14:3,14,16 39:8
Bazarewski 51:7,8 52:3,25
 53:14 60:22 61:17 62:5,9,20,24
beautiful 9:17 65:17

beauty 68:16 69:12
beginning 70:13 73:22
behalf 5:17 26:7
benefit 32:25
Bethpage 59:17 65:25 68:11
big 4:6
bigger 38:13
Blanda 4:2,8,14,17,20,21,22 5:16
 11:12,17,22 12:10 13:4,14 15:7
 16:4 17:8,15,21 18:3 20:6 21:21
 29:10 34:18 38:3,8 40:21 41:4,11,
 18 45:14,18 46:16 55:24 60:20
 61:4,15,25 62:7,14,16,22 63:4,8,
 13
Blanda's 18:19
blocks 31:10 57:14 65:15
Board 3:17 4:3 8:9 13:22 14:2,13
 26:25 36:4 41:20 42:18 47:20,22
 48:8,11 72:13,14
bought 49:24 64:8 67:23
brick 12:24
Broadhollow 4:24
buggy 57:16,17
build 37:13 58:14 69:8
builder 49:23 59:4
builders 3:23,25 47:16 48:3
building 9:16 41:16 48:5 62:12
 72:15
built 11:11,16,25 19:4 21:9,10
 24:5 40:12 45:12 49:23,25 51:10
bulk 35:18
bullet 66:13
business 5:11 51:16 52:14
busy 54:5
Butch 48:20
Buzzell 4:22

C

calculations 20:18
call 3:3 56:7

called 68:23
capital 64:2
car 24:8 60:9
cards 4:10 49:7
Carpenter 3:8 16:13 18:5,10 49:8 55:15
carries 3:20
cars 24:6 51:24 60:5,18 61:10,12
case 3:21,22 6:25 41:24 47:15
cement 57:14
century 21:11
certified 73:9,16
certifieds 4:9
cetera 14:18
Chairman 3:2,13,19 4:5,11,18,21 5:4,14 11:8,13,18,23 13:3,13,20, 22 14:8,23 15:11,14,18 16:2,6,11, 20 17:2,6,18,25 18:9,11,16 19:11 21:8,12 29:3 36:6,11,19 37:10,17, 21 38:6,10 39:3,14 40:11,16 41:2, 6,14 42:5,10 43:5,12,19,24 44:7, 23 45:10,17,21 46:6,11,21 47:8, 12 48:21 49:10 50:11,25 52:22 53:12,16 54:15,22 55:13 56:6 59:8,15,24 60:10 63:11,16,22 68:4,9 69:15,23 70:19,22 71:5 72:6,12 73:4,7,19,25
chance 56:17
change 30:11,24 66:4 67:3
changed 11:10 12:5 21:15 44:12, 14 47:24 50:22
character 9:21 12:11,22 13:11 22:24 23:3 24:25 30:12,24 36:12 38:12 39:20 40:4,17,20 41:25 42:17 43:2,10 45:16 54:21 64:11, 22
Christine 53:21
Claudio 26:7
clear 66:16
close 23:13 32:9 61:3 66:12 67:13
Code 47:23 48:8,12
codes 52:5

collection 10:14
Colonial 24:4 32:15
colored 12:25
comment 68:12
comments 63:17
community 9:22 12:23 51:11,22 71:18
compared 8:2
comparison 12:9
completely 13:11
compliant 12:6 35:22
concern 40:24 41:3 57:11
concerned 54:3
concrete 65:15
condition 8:20 19:6 31:19,20 33:18 34:14 39:20
conditions 5:22 35:3 45:25
configurations 54:9
conform 33:22
confused 50:7
congestion 53:11
consideration 15:24
considerations 15:4
considered 34:15 38:25
considers 41:20
construction 39:7
context 34:7
continue 67:25
Continuing 11:14 37:22 41:15 42:11
copies 16:16
copy 14:19 29:6,7 55:23
corner 7:9 50:16 51:24 67:16
correct 61:23
correctly 59:23
Counselor 11:9
County 38:20
couple 52:20 55:7

court 22:9 27:7 48:24 49:14 64:3 73:11
courts 46:16
coverage 38:4
cracked 57:19
create 30:23 67:16
created 12:11 19:9 30:14 31:23
creation 35:20
crosstalk 72:25
curious 53:24 72:9
curriculum 27:15
CV 14:19 17:13 27:4

D

D-A-B-R-O-W-S-K-I 64:2
date 26:23 27:12,17 28:6,19 29:19 49:5 56:14 73:18
daughter 64:25
day 52:10 57:22 64:15 65:23
Dear 47:14
debate 48:7
Debellis 26:8
decision 58:11 59:6
degree 10:10
denied 48:14 58:22 69:6,9
deny 70:18 71:25
Department 72:15
depth 6:8 8:3 11:4 39:15 42:4
designed 32:17
detached 7:3 9:17 61:8
detriment 30:13 31:2
deviation 23:8
Dewey 5:12 13:24
difference 11:9 50:9 66:8
difficulty 7:24 35:14 46:14
diligence 66:21
dimension 20:9

disagree 36:13 45:15
discussion 18:8 36:25 69:7
 73:6,21
Disimone 49:18,19 50:12 53:23
dispense 3:9
dispositive 46:18
dissimilar 34:21
distance 62:11
distinguish 41:23
district 10:7 19:22 24:24 32:8
document 21:5 26:21,25 27:9,14
 28:2,16 29:16,22 49:2 56:11
 73:15
documentation 4:13 15:15
 17:14
dog 64:18
door 11:24 12:8 52:15
double 23:13 24:22 34:9 39:13
 41:10
downsized 68:17
dream 64:9
drive 61:11
driveway 8:11 24:7,8 54:4,9,11
 60:8,19,24 61:6,9,18,20 62:11,21,
 22 72:10
driveways 54:12,16 60:4,11,21
driving 12:13 64:16
due 66:20
duly 5:6
dwarf 43:16
dwelling 30:22 33:21 56:8,12

E

early 21:11
easily 41:23
east 6:3 10:4 50:8
easy 59:5 66:16
effects 45:22
eight-foot 9:4 21:2

end 35:19 70:13
entered 55:20
entitled 26:25
environmental 35:2 45:25 46:7
 54:2
essentially 18:24 31:5
establish 22:23
established 39:21
estate 5:2
evening 13:21
eventually 53:6
examined 5:8
exhibit 26:18,22 27:3,5,11,16,18
 28:4,14,17 29:12,18 46:23 48:22
 49:3 55:21 56:3,13 73:10,12,17
existing 5:22,23 6:24 7:2 8:10,
 12,19,20,23 9:19 10:2,3 12:21
 17:22 18:22 19:3,6 20:24 25:13,
 19 30:22 31:19 33:17,21 37:11
 39:19 42:23 55:9 56:22 57:3 59:2
 62:2,4,7,19
expand 68:18
expanded 11:20
expert 27:2,10

F

facilitate 30:19
facing 10:23 34:20
fact 31:9 69:11
family 51:9 52:19 67:9
family's 52:16
Farmingdale 19:21 25:22 27:21
 39:7 42:6 46:25 50:10 51:11,22
 58:2 64:6,10 65:22 66:4 68:15
 70:4 71:16,17
fast 54:6
favor 3:14
feasible 33:2,10,16,23
feel 16:8
feeling 71:15,18

feet 6:4,7,9,11,13 7:17,19,21 8:4,
 14,15,21 9:5,13 11:3,21 19:8,18,
 24,25 20:12,13,17 22:18,22,25
 23:14,17 24:24 31:4,21 32:9
 34:18 37:7,12,18,25 38:22 39:25
 40:5,9 59:20,21,22 60:7 61:19,21,
 24 62:14,17 63:7,8

fence 7:11
fight 68:2
fill 43:7
fine 55:25
finish 30:4
fit 42:17 61:10,12
five-step 36:8
fixed 33:5
flag 72:9,20
flavor 71:17
floors 37:5
foot 39:11 61:16
footage 44:2
footprint 38:5
forever 67:5
found 68:20
four- 36:8

four-bedroom 24:4 32:15
fourth 45:11
friends 69:3
front 8:19 9:14,25 17:20 19:2
 30:20 31:17 33:13,16 34:12
 39:17,19 40:2 61:11
frontage 6:6 8:4,13,14 9:12 11:3
 20:12 22:3,7,17 33:5,12 35:17,22
 40:8 47:25 58:12 66:24
frontages 11:19 19:17 23:22,23
 30:17,19 31:4,13 34:6 35:7 48:4

fuming 52:9
future 65:8

G

garage 7:3 9:18,23 24:5 25:16
 32:16 56:22 61:8

gateway 66:3
Gayron 53:21,22 54:19
generated 9:2
generating 5:24
George 48:19
give 13:19 54:17 65:2
good 11:25 12:9 13:21 41:7 69:16
gosh 57:23
government 47:19
grade 6:16
granted 42:22 44:15 48:15
granting 30:15
gray 61:6
greater 25:8 35:23
green 4:10 63:9
Greenport 71:8,10
grew 64:23 68:21
gross 36:17 37:6 38:16,21 44:4
guess 12:2
guys 46:15

H

half 43:18 64:9
hand 14:21 15:12 17:11 49:6,16 51:5 53:19 54:24 55:23,24 59:13 63:20 68:7 69:21 70:25
handed 4:14 15:16 17:15 21:6
happen 72:3
happened 57:24
happening 68:25
happy 59:4 65:13
hardship 7:24
head 66:11
heading 61:7
hear 14:10 46:22 49:11
heard 47:17
hearings 48:7

heck 60:3
height 9:15
held 18:8 36:25 73:6,22
high 37:7 38:18
higher 10:10
hill 67:14
historic 58:5,7,9 65:14
history 58:2
Hogan's 49:21
hold 72:4
home 5:23 6:19 7:5 8:10,12,20 9:9,19,20,23 10:3 19:3 23:24 24:3,12 25:12,17 33:15 34:20 35:9,12 36:18 37:13,16 38:17 39:12,23 42:23,24 43:17 44:5 46:5,7
homes 10:4 12:24 25:19 32:18 39:5 43:3 48:3 54:10 61:5
honest 66:17
hope 69:8
horse 57:15,17
house 6:24 7:2 12:20,21 17:22, 23 20:14,24 28:22 31:23 36:14 37:11,14 38:12 41:16 42:16 43:16,21,23 45:8 49:22 50:15,16, 17 51:9 53:5 56:22 58:14 59:2,19 61:22 62:4,8,19 64:9 67:3 68:19 72:11
houses 11:11 38:14 41:9 45:12 49:25 50:3,5 59:22 60:12 61:2 63:12 64:11
huge 41:3 48:2
hundred 19:5 33:19 34:14
Huntington 5:12 13:24

I

idea 67:11 72:23
identical 10:25 20:9 23:9 31:5 40:5 45:8
identification 26:23 27:12,16 28:5,18 29:18 49:4 56:13 73:17
Ill 48:20

immediately 20:7 21:23 23:10 37:8 38:18 39:23 40:6 45:9
impact 23:21 24:17 34:25 45:24 46:8 54:2 66:6 67:8
important 65:19 67:6
improved 6:16,18
including 36:20 37:4,11 38:23 41:10
incorporated 14:4,15
indicating 4:10,12 16:5,7 17:19, 24 28:9 29:4,9 42:14 61:5,7,10,16 63:10
Ingram 69:25 70:2,11
inherent 7:25
input 48:7
intend 67:25
intending 66:22
intention 6:20
interest 69:18
interior 9:6 34:19
interrupt 26:3 55:20
involved 47:18
irregularly 10:20
Island 58:6,19
issuances 21:18
issue 24:10
issued 15:20
Italy 71:11,12,15

J

John 59:17 70:9
Judge 49:21
jumping 58:11

K

Kaur 26:2,5,6,15,24 27:18 28:7, 13 29:2,8,12,20 30:2 47:5,10 55:19 56:2,7 73:8,13
keeping 6:20 9:17 12:20 18:21

23:25 25:18 32:17 44:6,20 54:20
57:2,3 69:11

Kelsey 51:7

kids 57:15

Kim 55:3

kind 45:22 54:5

knock 6:24 58:14

knocked 42:23

L

land 33:8 43:18

landscape 51:18

landscapers 51:17

landscaping 52:6

Lane 55:4 58:13

large 64:24

larger 13:15 42:25

largest 40:22 42:4

lastly 35:13

Law 15:5 21:19 30:6 44:19

laws 12:4,5 21:13,14 42:18
44:11,14

learn 58:24

left 10:24 61:19 62:5,10

letter 17:9 27:19 46:24 47:3,6,9
49:3 51:14 52:12,23 54:17 58:21
67:20 70:18

level 6:15

library 50:14

lie 31:14

Lieberz 55:2,4,17 56:15 59:10
71:3,6

limited 35:16

list 46:2

listen 47:4

literally 49:20 50:4,14

live 42:14 49:19 67:23

lived 64:6

lives 27:20 65:7

living 36:17 37:6 38:16,21,25
44:5

local 47:19

located 6:2 22:8

location 64:15 65:20

long 51:22 57:4 58:6,19 60:21
61:2 72:10

long-standing 34:13

long-time 31:19

lot 5:19 6:7,10,12 7:15,22 8:13
9:2,6 10:13,22,24 11:2,6,19
12:15,19 13:8,10 20:7,10 22:2,6
23:9,22 32:10 34:9,10,20,21,22
35:23 36:14,15 37:9 38:4,13
39:13 40:6 41:8 44:2 53:9 55:3
60:13 63:24 64:13 66:23 67:4
70:13,16 72:9

lots 5:19 7:15 10:8,16,19 13:7
20:6 22:20 23:16 24:20 25:10
33:9 41:5,10 66:12 72:21

louder 14:7

love 58:17 64:10,12,13 70:6

Lynch 5:10,11 10:17 13:19,21,23
14:9,11,25 15:12,16,21 16:3,9,14,
25 18:12,14,17 19:12,14 21:6,10,
16 26:4,14,16,19 27:23 28:10,20
29:5,11,14,25 30:3 36:7,10,16,22
37:2,3,15 38:2,15 39:4,18 40:13,
18 42:8,20 43:8,15,22 44:4,10,17
45:6 46:4,9,19 55:22 56:4,23
61:20 62:13,15

Lynch's 17:12

M

mail 73:16

Main 6:3,4 10:5 17:10 20:8,20
21:4,22 22:12 24:11 25:3,19
27:21 28:3,22 29:17 31:7,11 32:3,
5,19 33:6 34:23 35:10 49:21 51:8
52:16 53:22 55:5 57:13 64:5,14,
19 66:2 67:12 70:2

maintain 8:10 19:2 25:13,15
30:21 31:22 32:14

maintained 32:12

make 3:5,8 12:6 26:9 59:20 71:21

makes 45:15

making 53:3,11 58:11

Manjinder 26:6

map 10:16 16:4 20:5 21:21 26:16,
22

mark 56:3,5

marked 20:5 26:22 27:11,15
28:4,14,17 29:17 49:3 56:12 73:9,
16

market 32:22

markup 15:6 16:3 21:20

Mayor 46:25

Mcmansion 69:8 71:21 72:18

Mcmansions 48:5 69:2

measuring 36:23

median 24:13,18 32:22

meet 9:13,14 63:4

meeting 3:3,7,11 63:5

Melville 4:24 53:9

member 14:6 37:2 47:22 49:15
51:4,25 53:18 54:23 59:12 63:19
65:9 68:6 69:20 70:24 72:19

members 3:17 13:22

mentioned 66:10

method 33:2,10,16,23

Michael 5:11 13:23 26:15

mine 41:10,17

minimal 54:3

minimum 19:23 22:17 34:10

minutes 3:6,10 68:14

mix 10:14

Mm-hmm 11:22 13:3 50:11

modest 24:3

modified 48:8

money 58:16

morning 52:7

motion 3:5,9,17,19

motor 24:9
move 33:15
moved 51:20 68:13
moving 33:20

N

Nancy 68:10
Nassau 38:20
nature 23:20 65:14
nearby 30:14 31:2 43:16
necessarily 57:9
negatively 45:24
neighbor 9:8 11:24 27:20,24 52:19
neighborhood 11:15 15:10 30:13,25 32:23 34:8 35:9 36:12 38:11 40:17,19 42:2,7,13,16 54:21 70:5
neighboring 32:18 33:9
neighbors 14:10 51:15 52:12
newer 12:23
Nicole 4:21
noise 67:9
non-conforming 45:7
non-conformity 10:11 25:9 28:24
north 10:23 18:22 20:8 21:23 23:10 28:22 31:6 32:3 34:22 39:24 40:7 45:9 61:23
northeast 21:24
northern 66:3
northward 33:21

Nostrand 3:2,13,19 4:5,11,18 5:4,14 11:8,13,18,23 13:3,13,20 14:8,23 15:11,14,18 16:2,6,11,20 17:2,6,18,25 18:9,11,16 19:11 21:8,12 29:3 36:6,11,19 37:10,17, 21 38:6,10 39:3,14 40:11,16 41:2, 6,14 42:5,10 43:5,12,19,24 44:7, 23 45:10,17,21 46:6,11,21 47:8, 12,15 48:21 49:10 50:11,25 52:22 53:12,16 54:15,22 55:13 56:6 59:8,15,24 60:10 63:11,16,22

68:4,9 69:15,23 70:19,22 71:5 72:6,12 73:4,7,19,25

Notary 5:7
note 13:17
noted 15:8 31:18 34:4 42:21
notes 55:3 63:24
number 20:20 22:4,8 32:24 33:25 34:24
numbers 17:4
numerous 22:19 31:12 48:6,16

O

off-street 24:10
offices 4:23
old-school 70:7
older 25:14 39:23
Olin-dabrowski 63:23,25 65:11
one-car 24:4 32:16
opportunity 70:15
opposing 31:10
opposite 60:16
order 3:3
ordinance 50:21
ordinances 68:20
originally 19:4
outcry 48:2
oversized 5:19 7:16 23:12,20 32:7 35:5 39:12 46:10
owner 5:18 17:10 67:22
Oyster 14:3,14,16 39:8

P

p.m. 73:23,24
packet 28:17
parade 64:18
parades 64:19
parcel 7:14,16,20 8:6,7 9:10 18:23 19:2 23:24 25:16 30:22

31:22 32:12,13 35:5 42:4
parcels 19:19 20:3,11 23:2,12,20 32:6 34:8 35:21
park 51:23
parking 24:10
part 9:18 21:11 37:18 38:25 40:14,17,19
passed 3:18 52:18
past 13:25 14:13
paving 58:19
pay 51:18
people 42:13,14 46:22 49:11 54:6 55:6 57:16 65:23 67:14 70:14 71:7,10
percent 8:17 20:2 23:7 34:5 35:6, 21 44:25 45:2
percentage 25:8
photo 28:16 56:12
photos 15:8 16:15 28:11
physical 35:2 45:24 46:12
picture 60:23
piece 43:13
place 21:24 22:5 33:18 42:19 50:21
Plainview 68:14,23 70:10,11
plan 8:8 36:3
Planning 72:13
plans 54:8
play 54:13
plot 49:23
plots 49:24 50:6
plows 52:4
point 13:5,6,12 22:23 25:23 36:3 41:22 68:19
pointed 25:11
points 66:14
pool 7:11
popular 65:23
possibility 33:7

Poulos 55:2,4,17 56:15 59:10
71:3,6

Powell 6:5 21:24 22:4

pre-code 7:6

precedent 40:25 41:3 48:19
53:13

prepared 26:24

present 3:17

presentation 13:19 18:15

presently 6:18

Preservation 58:5

preserve 9:21 58:6

prevent 44:13

price 24:16 32:21

primarily 19:16

problem 4:9 67:17

proceedings 73:23

produced 30:12

program 36:8

prominent 65:21

properly 17:7

properties 15:19 16:8,17 30:14
31:2 48:4,16 53:4,8

property 3:22,25 5:17 6:2,15 7:4,
25 10:24 15:9 16:19 18:21 24:13,
18 28:11 31:9 43:14 47:16 51:14,
19 58:8 61:18 62:17,18 64:4
65:21 66:20

proposed 9:2 20:3,10 22:25
23:24 24:16 31:3,25 35:5 36:18
37:16 43:11 44:5 56:8,12 60:11

proposing 9:5 11:2 20:16,23
36:2

proud 68:2

public 5:7 35:10 48:2,6

pursue 33:3,11,16,24

put 42:19,24 47:4 60:8,18 67:2

putting 60:3,5 66:11

Q

quaint 57:8 70:6

Quaker 55:4 58:13

Queens 63:15 66:10 68:13,24
70:9

questions 36:4 63:18

quick 58:3

quickly 25:24

R

radius 10:16 15:7 16:4,10 20:4
21:21 22:13,21 25:4 26:16,21
31:8,14 40:9 41:13,19,21,25 42:9
43:4

raise 32:21

raised 49:16 51:5 53:19 54:24
59:13 63:20 68:7 69:21 70:25

ranch 37:8 38:18

rarely 47:18

reached 58:4 65:13

read 47:2,6,9

reading 3:6,9

real 5:2 67:11

reality 71:24

rear 9:15,20 61:8 64:3

reason 41:19 67:24 68:2 70:4

reasonable 36:2

rebuilt 25:15 56:24,25

rebuttals 66:17

recall 49:22

receipts 73:9,16

recognized 49:17 51:6 53:20
54:25 59:14 63:21 68:8 69:22
71:2

record 4:19,20 26:10,13 29:24
47:7,10 73:20,22

reference 29:22,23

referring 50:3

relationship 51:16 52:14

relief 30:18 31:18,21 35:18
48:11,15,18

Remember 39:15

rendering 17:22 24:2 55:10
56:16

repetitive 18:18

reporter 27:7 48:24 49:14 73:11

request 34:16 48:13

requested 34:2

requesting 48:17

required 6:12 7:11,19 8:14,22
9:3 20:16 23:8 32:10 35:24 47:24

requirement 7:23 13:16 21:2
23:13,18 24:23 34:10

requirements 43:25

requires 19:23 34:11

requiring 22:16

residence 6:14 18:22 19:22
22:15 24:23 25:6,14 31:6,15 32:3

residences 31:10

respect 15:22 23:22 25:9 31:17,
20 33:13 68:21

respectful 69:11

respectfully 48:13

restored 32:13

restrictive 22:16 25:7 31:15

result 35:19

resuming 73:24

Rich 36:23 69:25

ride 68:22

rip 71:20

risk 48:17

road 4:24 6:16 53:9 54:5 59:17
65:25 68:11

room 24:6 60:6,13,14

roughly 19:18,24 20:11,12 21:25
22:2 23:5,7,14,16,17 24:6,22
37:16 38:17,23

route 69:14

ruined 57:21
ruled 46:17
rumor 6:22
run 8:5 52:8 58:16 64:17

S

sad 69:3
safety 54:14
sale 32:21
sanitary 35:11
scary 71:20,23
school 67:15
section 19:21 25:4,21
seeking 5:18,21 8:6,12
self-created 35:15 46:14,20 67:7
sell 53:6
selling 24:16 57:6
separate 54:11,16
service 47:20
set 16:22 48:18 67:10
setback 8:19,25 10:2 19:7
setbacks 45:3
setting 40:24 41:3
seven-foot 20:22,25
shaped 10:20
shapes 10:15
share 62:25 64:3
sharing 54:10
short 19:25 35:7
showed 67:24
shown 8:7
shows 28:23
SHPO 58:4
side 6:4 8:25 9:4,15 10:5 18:23
 19:8 20:25 22:12 28:24,25 30:21
 31:11,21 33:22,24 34:17 39:17,22
 40:2 45:3,6 50:8 61:23 62:6,10
 63:9 66:4

side/west 50:8
sidebar 18:8 36:25 73:6
sided 12:25
sides 6:9 60:16
significantly 32:7 35:23 38:13
similar 20:23 37:7
Similarly 33:20
simultaneous 72:25
Sincerely 48:19
single 5:24 64:15 66:18
single-family 6:19
sir 59:15 63:9,22 69:24
site 6:18 8:8
six-foot 8:15 23:6 61:14
six-year-old 64:25
size 10:13 13:10 20:10 41:8
 64:13
sized 13:7 24:3
sizes 10:15 70:16
sleep 60:9
small 60:23
smaller 10:8 37:9 39:6 53:4
sought 30:18 32:25 35:18
south 6:5 20:15 22:3 27:24 28:25
 31:20 37:8 38:19 70:3
Southampton 71:7,9,16
southeast 22:5
space 58:18
speak 14:9
speed 67:15
Speller 59:16,17 60:2,17,25
 61:13,22 62:3 63:7,14 68:10,11
 70:10 72:8,17,22
spilling 66:2
spite 67:22
split 53:7
splitting 65:5
square 6:10,13 7:17,19,21 19:23
 20:13 22:18 23:14 37:6,12,25

38:22 39:11 44:2
squared 7:8
stand 49:12
standard 10:12 30:10
standards 15:23,25 21:17 25:24
 40:15 44:20
standing 4:4
Starkie 47:2 48:20 49:2
start 18:15 52:6 66:11
state 5:7 30:6 40:15 44:19 49:13
 54:20 58:5
stated 53:25
stay 12:7
stepped 57:18
Steven 63:25
stop 58:18
street 5:12 6:3,4 9:12 10:5,7,9,11
 11:15 12:13 13:24 19:17 20:8,20
 21:4,22 22:10,12,17 23:23 24:11
 25:3,5,20 27:21 28:4,23 29:17
 30:17,18 31:3,7,11,13 32:4,5,19
 33:6,11 34:6 35:7,10,16,22 40:8
 41:7 47:24 49:20,21 50:5,17 51:8
 52:16 53:22 55:5 57:13 61:3 64:5,
 14,19 66:2 67:12 70:2
structure 57:10
studied 24:14
style 70:7
subdivide 5:18 7:14 66:22
subdivision 18:20 19:10 30:20
 31:24 44:15
subdivisions 47:25
subject 15:9 16:16 22:14 23:2
 28:11 31:9 38:19
submission 15:6
submissions 14:20,24
submit 21:3 32:4 46:24
submitted 17:7 27:4,20 28:8
 30:8
substandard 10:21 13:8 20:15
 22:7

substantial 23:4 34:3,16 45:2,4
substantiality 44:24
substantially 11:5 42:25
sum 35:25
summarizing 30:4
summary 15:2
supplement 27:2 30:8
supplemental 27:10
supplementat 28:3
support 17:10 26:12 28:8
surrounding 10:18 13:18 15:10
 16:17 28:12 32:20 34:7 39:9 43:3
survey 8:8 20:19,21 21:4 28:21
 29:16 32:5
swear 4:25
sworn 5:6

T

table 4:7 58:24
takes 65:6
talk 10:18 14:7 46:3
talking 13:17 38:11 53:13 59:18
 62:20
task 44:8
tastefully 32:17
tearing 48:3
terms 36:11
test 15:5 30:5,9
testified 5:8
testify 26:17
testifying 29:21
testimony 18:19 26:12 27:2,10
 28:9
thing 42:20 44:22,24 46:12 50:18
 53:8 57:12 70:8 71:4,23
things 36:9 55:7 58:9
throw 58:3 72:23
time 7:12 17:11 45:11

times 6:11
told 72:20
tonight 3:22 5:17,21 18:20 19:16
 43:11 56:18 69:17
top 48:5
totally 63:5
touch 8:23
town 14:3,5,14,16 39:8 68:23
tradition 9:22
transpired 73:3
triggered 35:17
trucks 52:2
Tully 3:12 4:15,16 15:17 16:22
 17:5,16,17 21:7 37:19 44:11,21
 47:14 49:6 59:25 60:15 70:21
 73:7
turn 54:5 67:13
turnout 69:16
two-lot 18:20 30:19
two-story 32:14
types 18:25

U

unanimous 3:16
uncommon 31:7 40:7
understand 12:16 13:5 38:7
 50:20 59:9
understanding 59:23
undesirable 30:11,24 67:18
unincorporated 39:10
uphold 42:19
upstate 64:23
utilities 6:17 35:11

V

vague 45:22
values 24:13,18 32:22
variance 5:24 7:12 8:13,16 9:11
 15:3,23 20:2,22 23:6 33:4,24

34:5,18 38:4 45:23 50:8 59:6
variances 5:20 8:5,18 15:20
 18:25 21:19 30:16,21 33:12 34:2
 39:16 42:22 44:16 59:19 67:6
vastly 35:4
vehicle 24:9
vehicles 67:10
versus 42:2
village 14:17,18 15:5 21:19 25:21
 26:7 30:6 41:8 42:6,15,18 44:12,
 19 47:19,20 68:15,16 69:12
villages 14:4,15
violate 51:23 52:5
virtually 10:25
Visconti 4:23
visit 16:18
visual 12:18
visually 12:14
vitae 27:15
vote 3:16

W

waive 3:6
walking 64:17
wanted 18:6
watching 64:18
ways 58:25
weeks 16:18
west 31:11
westerly 22:12
whatever's 57:19
who've 51:20
wide 12:15 31:12 36:15 61:21
 62:23
width 8:2 23:6 40:8
wife 64:7 70:3
wondering 54:8
work 56:20

write 51:13 52:23 58:20 67:19
70:17

Y

yard 8:19,25 9:4,15,20,25 19:2,8
20:15,25 28:24,25 30:21 31:18,21
33:14,17,22,24 34:12,17 39:22
40:2 45:3,7 64:24 65:2

yards 65:5,6

year 64:8

years 14:2 19:5 21:15 24:15
33:19 34:15 51:12,21 52:21

yell 52:8

York 5:8,13 13:25 30:5 40:14
44:19

Z

ZBA 3:1 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 42:1 43:1 44:1 45:1
46:1 47:1 48:1 49:1 50:1 51:1
52:1 53:1 54:1 55:1 56:1 57:1
58:1 59:1 60:1 61:1 62:1 63:1
64:1 65:1 66:1 67:1 68:1 69:1
70:1 71:1 72:1 73:1

zone 6:12,14 22:11 31:16 32:11

zoning 10:6 11:10 12:4,5,17
21:13,14 22:16 25:7 32:8 40:12
45:13 47:23 48:11 72:14