

In the Matter Of:
VILLAGE OF FARMINGDALE - ZBA

CASE 7-1 JEROME DRIVE

July 09, 2026



ACRS

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INCORPORATED VILLAGE OF FARMINGDALE

5

ZONING BOARD OF APPEALS

6

361 Main Street

7

Farmingdale, New York

8

July 9, 2026

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8:00 p.m.

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RE: Case No. 7-1 Jerome Drive
Farmingdale, New York

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ACCURATE COURT REPORTING SERVICE, INC.
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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 CLAUDIO DeBELLIS, ESQ., Zoning Board Attorney

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

8 DANIEL HAWES, Architect,

8 Avalon Court Huntington Station, New York

9 For 51 Jerome Drive, Farmingdale

10 SHAUN HAWES, Homeowner, Jerome Drive,
Farmingdale

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1 7-9-26 - ZBA

2 CHAIRMAN NOSTRAND: I make a
3 motion to open the meeting of
4 July 9, 2026. We have one case,
5 application 7-1.

6 I need a motion to waive
7 the minutes from the last meeting.

8 MS. TULLY: I make a motion
9 to waive the reading of the minutes
10 of the last meeting.

11 MS. CARPENTER: I'll second.

12 CHAIRMAN NOSTRAND: All in
13 favor?

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

18 CHAIRMAN NOSTRAND: Motion
19 carried.

20 We have one case,
21 application 7-1. We only have one
22 tonight, which is good.
23 Application from Daniel Hawes, H3
24 Workshop Architecture -- that's
25 you?

1 7-9-26 - ZBA

2 MR. HAWES: Yup.

3 CHAIRMAN NOSTRAND: Okay.

4 Building permit, maintenance rear
5 wood deck, 51 Jerome Drive. Okay.
6 Let's hear your case.

7 MR. HAWES: Okay. So we're
8 just here requesting an area
9 variance for relaxation of
10 Village Code Section 600-45. As
11 you know, it requires a minimum
12 side yard setback of 10 feet. The
13 existing deck has a minimum side
14 yard setback of 5.7 feet, so we are
15 requesting relaxation of 4.3 feet.

16 The requested relief is
17 limited to the continued
18 maintenance of the existing deck.
19 No expansion of the deck or
20 additional encroachment into the
21 required side yard is proposed.

22 The portion of the deck that
23 extends into the required yard
24 serves an important functional
25 safety purpose by providing a

1 7-9-26 - ZBA

2 dedicated outdoor cooking area for
3 a gas grill.

4 Locating the grill in this
5 area keeps it safety separated from
6 the main gathering space and
7 provides adequate circulation
8 around the grill during use. This
9 layout improves pedestrian flow
10 across the deck, minimizes
11 congestion, and allows the grill to
12 be operated a safe distance from
13 the seated areas and from primary
14 points of access to the residence.
15 The deck configuration was,
16 therefore, established to balance
17 safe grilling practices with the
18 practical use of the outdoor space
19 on the deck.

20 CHAIRMAN NOSTRAND: I assume
21 you guys are the homeowners?

22 MR. S. HAWES: Yes.

23 CHAIRMAN NOSTRAND: And I
24 assume there's nobody in the
25 audience? Neighbors?

1 7-9-26 - ZBA

2 (WHEREUPON, no response was
3 heard.)

4 MR. S. HAWES: That's his
5 wife (indicating).

6 MR. HAWES: My wife.

7 CHAIRMAN NOSTRAND: The
8 architect's wife is here.

9 MR. HAWES: That's a new
10 one. Don't put that in the
11 minutes.

12 MR. DeBELLIS: It's Music on
13 Main.

14 MR. HAWES: Exactly. We're
15 all about efficiency. Coordinating
16 date night with work.

17 MR. DeBELLIS: We're good.

18 CHAIRMAN NOSTRAND: I did
19 see something about a driveway. I
20 know you're not here for that.

21 MR. HAWES: That's going to
22 be coming up. We've got to get a
23 site plan in for just -- they're
24 going to be adding on. This came
25 in as part of the application to

1 7-9-26 - ZBA

2 add a garage to this side of the
3 house. They're going to convert
4 the existing garage into an
5 expanded den. We're going to add a
6 single-car garage on the side, and
7 then we're going to expand the
8 existing driveway.

9 CHAIRMAN NOSTRAND: The side
10 that the driveway is on?

11 MR. HAWES: The side that
12 the driveway is on. Correct.

13 CHAIRMAN NOSTRAND: We need
14 a variance for that I suppose?

15 MR. HAWES: No. We make lot
16 coverage and setbacks. So we're
17 good on the garage.

18 CHAIRMAN NOSTRAND: Did you
19 guys just buy this house?

20 MR. S. HAWES: No.

21 CHAIRMAN NOSTRAND: No. Did
22 you build the deck?

23 MR. S. HAWES: Yes. Years
24 ago.

25 CHAIRMAN NOSTRAND: Okay. A

1 7-9-26 - ZBA

2 long time ago. And now you need a
3 C/O?

4 MR. S. HAWES: Yes. Well,
5 the deck was within, but once we
6 put the barbecue on --

7 CHAIRMAN NOSTRAND: Ah, the
8 barbecue. Yes.

9 MR. S. HAWES: That was a
10 boredom project during COVID.

11 THE COURT REPORTER:
12 Chairman, may we pause one moment?

13 CHAIRMAN NOSTRAND:
14 Certainly.

15 THE COURT REPORTER: I will
16 need your name, sir, since you
17 spoke on the record.

18 MR. S. HAWES: Oh, sorry.
19 Shaun Hawes, S-H-A-U-N.

20 THE COURT REPORTER: Thank
21 you. Thank you, Mr. Chairman.

22 CHAIRMAN NOSTRAND: You're
23 related?

24 MR. HAWES: Yeah,
25 unfortunately. He's my brother.

1 7-9-26 - ZBA

2 MS. TULLY: That's on the
3 record.

4 CHAIRMAN NOSTRAND: I sense
5 the enthusiasm. It's like working
6 for free, right?

7 MS. CARPENTER: It's not
8 like working for free, it is
9 working for free.

10 MR. DeBELLIS: I got one of
11 those too.

12 CHAIRMAN NOSTRAND: I've got
13 a brother-in-law who's an attorney.
14 I keep him busy.

15 So there's no questions from
16 the audience?

17 MR. DeBELLIS: There is no
18 audience.

19 CHAIRMAN NOSTRAND: There is
20 no audience. Are there questions
21 from the members of the Zoning
22 Board?

23 MS. CARPENTER: Nope. I'm
24 good.

25 MS. TULLY: Nope.

1 7-9-26 - ZBA

2 CHAIRMAN NOSTRAND: Counsel
3 for the Zoning Board?

4 MR. DeBELLIS: None.

5 CHAIRMAN NOSTRAND: All
6 right. You can make a motion,
7 Marisa?

8 MS. TULLY: Sure. I make a
9 motion to approve the variance as
10 submitted for Case Number 7-1, 51
11 Jerome Drive.

12 MS. CARPENTER: I second the
13 motion.

14 CHAIRMAN NOSTRAND: All in
15 favor?

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

20 CHAIRMAN NOSTRAND: Motion
21 carried.

22 MR. DeBELLIS: The variance
23 is granted.

24 MR. HAWES: Okay. Perfect.

25 * * * *

1 7-9-26 - ZBA

2 CHAIRMAN NOSTRAND: I make a
3 motion to close the meeting.

4 MS. CARPENTER: I second it.

5 CHAIRMAN NOSTRAND: All in
6 favor?

7 (WHEREUPON, there was a
8 unanimous, affirmative vote of the
9
10 Board members present. Motion
11 passed 3-0.)

12 CHAIRMAN NOSTRAND: Meeting
13 closed.

14 (WHEREUPON, this meeting was
15 concluded at 8:05 p.m.)

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7-9-26 - ZBA

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 9th day
of July, 2026.

Tracie A. Cinquemani

TRACIE A. CINQUEMANI

1	Building 4:4	expand 7:7
10 4:12	buy 7:19	expanded 7:5
4	C	expansion 4:19
4.3 4:15	C/o 8:3	extends 4:23
5	case 4:6	F
5.7 4:14	Chairman 4:3 5:20,23 6:7,18 7:9,13,18,21,25 8:7,12,13,21,22	feet 4:12,14,15
51 4:5	circulation 5:7	flow 5:9
6	Code 4:10	functional 4:24
600-45 4:10	configuration 5:15	G
7	congestion 5:11	garage 7:2,4,6,17
7-9-26 4:1 5:1 6:1 7:1 8:1	continued 4:17	gas 5:3
A	convert 7:3	gathering 5:6
access 5:14	cooking 5:2	good 6:17 7:17
add 7:2,5	Coordinating 6:15	grill 5:3,4,8,11
adding 6:24	Correct 7:12	grilling 5:17
additional 4:20	COURT 8:11,15,20	guys 5:21 7:19
adequate 5:7	coverage 7:16	H
application 6:25	COVID 8:10	Hawes 4:2,7 5:22 6:4,6,9,14,21 7:11,15,20,23 8:4,9,18,19,24
architect's 6:8	D	hear 4:6
area 4:8 5:2,5	date 6:16	heard 6:3
areas 5:13	Debellis 6:12,17	homeowners 5:21
assume 5:20,24	deck 4:5,13,18,19,22 5:10,15,19 7:22 8:5	house 7:3,19
audience 5:25	dedicated 5:2	I
B	den 7:5	important 4:24
balance 5:16	distance 5:12	improves 5:9
barbecue 8:6,8	Drive 4:5	indicating 6:5
boredom 8:10	driveway 6:19 7:8,10,12	J
brother 8:25	E	Jerome 4:5
build 7:22	efficiency 6:15	L
	encroachment 4:20	layout 5:9
	established 5:16	
	existing 4:13,18 7:4,8	

limited 4:17**Locating** 5:4**long** 8:2**lot** 7:15

M

main 5:6 6:13**maintenance** 4:4,18**make** 7:15**minimizes** 5:10**minimum** 4:11,13**minutes** 6:11**moment** 8:12**Music** 6:12

N

Neighbors 5:25**night** 6:16**NOSTRAND** 4:3 5:20,23 6:7,18
7:9,13,18,21,25 8:7,13,22

O

operated 5:12**outdoor** 5:2,18

P

part 6:25**pause** 8:12**pedestrian** 5:9**permit** 4:4**plan** 6:23**points** 5:14**portion** 4:22**practical** 5:18**practices** 5:17**primary** 5:13**project** 8:10**proposed** 4:21**providing** 4:25**purpose** 4:25**put** 6:10 8:6

R

rear 4:4**record** 8:17**related** 8:23**relaxation** 4:9,15**relief** 4:16**REPORTER** 8:11,15,20**requested** 4:16**requesting** 4:8,15**required** 4:21,23**requires** 4:11**residence** 5:14**response** 6:2

S

S-H-A-U-N 8:19**safe** 5:12,17**safety** 4:25 5:5**seated** 5:13**Section** 4:10**separated** 5:5**serves** 4:24**setback** 4:12,14**setbacks** 7:16**Shaun** 8:19**side** 4:12,13,21 7:2,6,9,11**single-car** 7:6**sir** 8:16**site** 6:23**space** 5:6,18**spoke** 8:17**suppose** 7:14

T

time 8:2

V

variance 4:9 7:14**Village** 4:10

W

wife 6:5,6,8**wood** 4:5**work** 6:16

Y

yard 4:12,14,21,23**Years** 7:23**Yup** 4:2

Z

ZBA 4:1 5:1 6:1 7:1 8:1