

**In the Matter Of:**

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

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**298 CONKLIN STREET AND 185 MAIN STREET**

*April 22, 2025*

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INCORPORATED VILLAGE OF

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FARMINGDALE PLANNING BOARD AND ARCHITECTURAL

6

REVIEW BOARD

7

361 Main Street

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Farmingdale, New York

9

April 22, 2025

10

7:00 p.m.

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RE: 298 Conklin Street

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185 Main Street

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PLANNING BOARD - 4/22/25

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

- JOSEPH STAUDT, Chairman
- THOMAS RYAN, Member
- CARMELA SCHOTT, Member

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

- DANA TOMPKINS, St. Thomas Episcopal Church,  
For 298 Conklin Street
- DAVID SALERNO, Signarama,  
For 298 Conklin Street
- JEFFREY RUMMAN, The Tasting Room,  
For 185 Main Street.

1 PLANNING BOARD - 4/22/25

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

6 I am the Chair, Joe Staudt. I  
7 have Tom Ryan and Carmela Schott with  
8 me this evening.

9 The first thing we do tonight  
10 is the Pledge of Allegiance. If  
11 everyone could please stand.

12 Tom, would you like to lead  
13 us?

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

18 CHAIRMAN STAUDT: If  
19 everyone could remain standing.  
20 It's a tradition here in the  
21 Village of Farmingdale to take a  
22 moment, silently, to remember and  
23 thank all of our first responders  
24 and, especially, our troops serving  
25 at home and overseas and everyone

1 PLANNING BOARD - 4/22/25

2 who keeps us safe.

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

7 CHAIRMAN STAUDT: All right.  
8 Thank you. Please be seated.

9 We have two applications  
10 before the Board this evening. Is  
11 anyone here representing 298 Conklin  
12 Street?

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

16 CHAIRMAN STAUDT: Sir, if  
17 you want to come up here to the  
18 table. Just give your name and  
19 address for the record, and then  
20 explain to us, briefly, what you  
21 want to do.

22 MR. TOMPKINS: The name is  
23 Dana Tompkins. I'm the warden at  
24 St. Thomas Episcopal Church.

25 We would like to put a sign

1 PLANNING BOARD - 4/22/25  
2 up, similar to what's in the Village,  
3 so we can show that we're part of the  
4 Village.

5 We are approaching 150 years,  
6 and we want to come out with a loud  
7 statement saying we are part of  
8 Farmingdale. And Farmingdale has  
9 been around for a long time. I'd  
10 like to change the name, but we all  
11 know we can't change Farmingdale back  
12 to Hardscrabble. But we have  
13 Hardscrabble in the church.

14 CHAIRMAN STAUDT: All right.  
15 That's wonderful. And you have  
16 provided the Board with a rendering  
17 of the sign that you're looking to  
18 put up. And, so, you guys have all  
19 that. And I think you just  
20 answered one of the questions that  
21 I had, which was there wasn't a  
22 sign there already, correct?

23 This is a new addition?

24 MR. TOMPKINS: Yes. We had  
25 a fire. And after the fire, no

1 PLANNING BOARD - 4/22/25

2 sign was ever put up again.

3 CHAIRMAN STAUDT: Gotcha.

4 MR. TOMPKINS: For 20 some  
5 odd years, people know us only by  
6 one thing -- across the street from  
7 White's funeral parlor. I want to  
8 be known as, no, they're across the  
9 street from us.

10 CHAIRMAN STAUDT:  
11 Understood. From a design  
12 perspective, I have no issue with  
13 the sign. I think it definitely  
14 fits within the character of the  
15 Village.

16 MR. SALERNO: I tried --

17 CHAIRMAN STAUDT: If you  
18 could just give your name and  
19 address for the record.

20 MR. SALERNO: I'm sorry.  
21 David Salerno from Signarama in  
22 Farmingdale.

23 I had Arthur White as a  
24 customer, but I had some hardships in  
25 the pandemic, so they had to go to

1 PLANNING BOARD - 4/22/25

2 someone else.

3 So I tried to keep the aspect  
4 uniform from the funeral home to the  
5 church with the colors so it looks  
6 like coordination.

7 CHAIRMAN STAUDT: Sure.

8 MR. RYAN: That's good.

9 CHAIRMAN STAUDT: Which we  
10 love.

11 MR. TOMPKINS: We want to be  
12 part of Farmingdale.

13 CHAIRMAN STAUDT: We're  
14 happy to have you there.

15 MR. TOMPKINS: We're happy  
16 to be a part of it.

17 CHAIRMAN STAUDT: I mean,  
18 it's a beautiful little property  
19 there.

20 MR. SALERNO: We're trying  
21 to -- and I think I asked you in  
22 the hallway -- we're trying to get  
23 a grant from Vision Long Island, so  
24 I don't know what goes first; the  
25 permit, the grant. Me and him have

1 PLANNING BOARD - 4/22/25  
2 been working with it for about  
3 three months, so we're trying to  
4 figure out procedure.

5 CHAIRMAN STAUDT: Sure. So  
6 approval tonight won't hurt you at  
7 all. Getting the approval doesn't  
8 come with an expiration date, if it  
9 takes you time to get the grant and  
10 go through that process.

11 Once you're approved here, you  
12 can put that -- I mean, obviously, we  
13 would love to see the sign up as soon  
14 as possible, but however long it  
15 takes --

16 MR. SALERNO: Is it a  
17 possibility? I mean, I don't know,  
18 it's an issue for him for money and  
19 stuff, so, like, I'm sure he wants  
20 to launch this by the summer. Is  
21 that --

22 CHAIRMAN STAUDT: Sure.  
23 We're not involved with the grant  
24 process, per se. You can touch  
25 base with the Building Department.

1 PLANNING BOARD - 4/22/25

2 MR. SALERNO: I have  
3 Alyson's number, so I can reach out  
4 to her.

5 CHAIRMAN STAUDT: Yeah.  
6 They would be able to help you and  
7 just guide you through the exact  
8 step-by-step process.

9 But getting approval here  
10 tonight, you wouldn't have to have  
11 that in hand to get approval with us  
12 tonight.

13 MR. SALERNO: We weren't  
14 sure of the first process or steps.

15 CHAIRMAN STAUDT: Sure.  
16 You're in the right place. We'll  
17 check the box of getting you  
18 approved here tonight.

19 MR. SALERNO: I appreciate  
20 that.

21 CHAIRMAN STAUDT: And then  
22 you can go forward with getting the  
23 funds that you need through the  
24 Village and, hopefully, get the  
25 sign up as soon as you can.

1 PLANNING BOARD - 4/22/25

2 MR. TOMPKINS: Thank you  
3 very much.

4 CHAIRMAN STAUDT: One  
5 question I have. Village Code does  
6 require a silver or metallic  
7 element to the sign.

8 MR. SALERNO: It won't be a  
9 gold leaf, but it will be a gold  
10 metallic paint.

11 CHAIRMAN STAUDT: Can it be  
12 a gold leaf?

13 MR. SALERNO: All the signs  
14 in Farmingdale are not really all  
15 gold leaf.

16 CHAIRMAN STAUDT: They all  
17 have a silver metallic element.

18 MR. SALERNO: Yeah. It's  
19 like a faux finish. It looks like  
20 gold.

21 MR. RYAN: And that border  
22 will be silver metallic that looks  
23 white?

24 MR. SALERNO: I could go  
25 gold leaf, but he's going to pay --

1 PLANNING BOARD - 4/22/25

2 MR. TOMPKINS: We priced out  
3 both gold leaf and paint. I'm in  
4 the printing industry. I know what  
5 gold leaf costs. And what I've  
6 been told by many people is that  
7 gold leaf is likely to flake sooner  
8 than the paint.

9 MR. SALERNO: It would look  
10 like Dark Horse Saloon or --

11 CHAIRMAN STAUDT: As long as  
12 you understand the style.

13 MR. SALERNO: Oh, yeah.  
14 I've been doing this 25 years.  
15 It's not going to look like faded  
16 gold. It will look like --

17 MR. TOMPKINS: We want to  
18 fit in. We want to look like  
19 everyone else. Just part of the  
20 Village.

21 CHAIRMAN STAUDT: Perfect.  
22 You guys have any other questions?

23 MS. SCHOTT: No.

24 MR. RYAN: None. I think  
25 we're good.

1 PLANNING BOARD - 4/22/25

2 CHAIRMAN STAUDT: All right.  
3 Excellent. Then with that, I will  
4 make a motion to approve this  
5 application as submitted.

6 Can I get a second on that?

7 MS. SCHOTT: I'll second.

8 CHAIRMAN STAUDT: All in  
9 favor?

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

14 CHAIRMAN STAUDT: You're all  
15 set.

16 \* \* \* \*

17 CHAIRMAN STAUDT: Next up,  
18 we have 185 Main Street. We had  
19 deferred a decision on that from  
20 the hearing last month, so we  
21 resume this evening.

22 Jeff, right?

23 MR. RUMMAN: Yes.

24 CHAIRMAN STAUDT: Could you  
25 just give your full name and

1 PLANNING BOARD - 4/22/25

2 address for the record.

3 MR. RUMMAN: Jeffrey Rumman,  
4 R-U-M-M-A-N. Address is 185 Main  
5 Street, Farmingdale.

6 CHAIRMAN STAUDT: All right,  
7 Jeff.

8 The last time we were here,  
9 you presented your initial proposal,  
10 which included the sign for both the  
11 front -- the replacement signage for  
12 what is today the restaurant Vintage.  
13 You are rebranding to The Tasting  
14 Room Kitchen and Cocktails. You have  
15 the sign on the front and then the  
16 sign on the north-facing side that  
17 faces the train tracks.

18 MR. RUMMAN: Yes.

19 CHAIRMAN STAUDT: We had  
20 gone back and forth on what the  
21 Code is, what we're trying to go  
22 for, for the character of the  
23 Village, and I see you presented,  
24 essentially, a modified sign that  
25 conformed to the lighting

1 PLANNING BOARD - 4/22/25

2 requirements in the Village.

3 MR. RUMMAN: Mm-hmm.

4 CHAIRMAN STAUDT: So we  
5 appreciate that. So just for  
6 clarity sake, this is the final  
7 version, correct (indicating)?

8 MR. RUMMAN: Yes.

9 CHAIRMAN STAUDT: It's the  
10 black letters lit from the side so,  
11 essentially, halo --

12 MR. RUMMAN: White letters.

13 CHAIRMAN STAUDT: Oh, okay.  
14 I'm just looking at the way it  
15 renders at night.

16 MR. RUMMAN: The backboard  
17 will be black.

18 CHAIRMAN STAUDT: So it will  
19 be white letters that are not  
20 transparent.

21 MR. RUMMAN: No. They'll be  
22 transparent from the side and the  
23 back.

24 CHAIRMAN STAUDT: Correct.  
25 Right. And the letters will be --

1 PLANNING BOARD - 4/22/25  
2 your original proposal had the  
3 letters carved inward, right, am I  
4 correct?

5 MR. RUMMAN: The letters  
6 carved in. Not carved in, but it  
7 was pushed through the metal plate,  
8 the metal backplate. Now it's  
9 going to be pin-mounted.

10 CHAIRMAN STAUDT: Correct.

11 MR. RYAN: Okay.

12 CHAIRMAN STAUDT: Okay. I  
13 appreciate you making that  
14 modification. Do you have any  
15 questions, Carmela?

16 MS. SCHOTT: The metallic on  
17 the sign? The metallic element on  
18 the sign that we just mentioned.

19 MR. RUMMAN: I mean,  
20 hopefully, we can find a way to  
21 compromise with that.

22 MR. RYAN: It could be  
23 waived. I'd be happy to do that.

24 CHAIRMAN STAUDT: Especially  
25 knowing you modified already for us

1 PLANNING BOARD - 4/22/25

2 to align with the Code. I would be  
3 okay with that.

4 All right. Then moving on  
5 from that, we would turn our eyes to  
6 the facade. I guess we're just  
7 looking for more information from a  
8 perspective of materials to  
9 understand what the final look is  
10 going to be.

11 When I look at it, there's,  
12 essentially, three layers on your  
13 facade. You have the top layer,  
14 which is the stucco, which is in the  
15 area of the top of the facade where  
16 the signage is going to live. And  
17 then there's this middle band. And  
18 then there's a tile -- the bottom  
19 third is tile that wraps around the  
20 building.

21 When I look at the stucco,  
22 and, again, I'm just going off the  
23 photos that we have, is that going to  
24 be painted stucco or is it just going  
25 to be bare?

1 PLANNING BOARD - 4/22/25

2 MR. RUMMAN: Grey stucco.

3 CHAIRMAN STAUDT: It's going  
4 to be painted gray?

5 MR. RYAN: It's gray.  
6 That's what I had from my notes the  
7 last time.

8 MR. RUMMAN: It's -- I don't  
9 know what exactly stucco is, but  
10 it's going to be gray.

11 CHAIRMAN STAUDT: It's,  
12 essentially, like a concrete. So  
13 it dries semi-gray or whitish.

14 MR. RUMMAN: I don't know  
15 how they add that, what the process  
16 of adding the color is, but it's  
17 going to be gray.

18 CHAIRMAN STAUDT: They are  
19 going to paint it.

20 MR. RYAN: I think it's part  
21 of the material.

22 MR. RUMMAN: The band going  
23 around below the stucco is going to  
24 be a walnut. Similar to a walnut  
25 color.

1 PLANNING BOARD - 4/22/25

2 MR. RYAN: I had that in my  
3 notes from last time. Is that on  
4 the color palette, the walnut?

5 CHAIRMAN STAUDT: The gray  
6 is. Walnut is not, per se.

7 MR. RYAN: Maybe it's close  
8 to Chestnut.

9 MR. RUMMAN: The purpose of  
10 that is to make it a little earthy  
11 and more inviting.

12 CHAIRMAN STAUDT: What is  
13 the material?

14 MR. RUMMAN: It's a veneer  
15 aluminum wood look. It's not going  
16 to be wood, but it's going to look  
17 exactly like wood.

18 CHAIRMAN STAUDT: Okay.

19 MR. RYAN: It will have a  
20 wood grain in it, and it will be  
21 walnut.

22 MR. RUMMAN: Mm-hmm.

23 MR. RYAN: Okay.

24 CHAIRMAN STAUDT: And then  
25 the tile on the bottom third, did

1 PLANNING BOARD - 4/22/25

2 you commit to a color?

3 MR. RUMMAN: Black.

4 MR. RYAN: Yeah. Black is  
5 in my notes from the last time.  
6 It's hard to tell in the rendering.

7 CHAIRMAN STAUDT: Okay.  
8 With the tile, can you give us any  
9 insight into the type of --  
10 obviously, the color will be.  
11 Black -- but is it a shiny tile, is  
12 it going to be dull?

13 MR. RUMMAN: I would go with  
14 eggshell. It's going to be a large  
15 format tile, probably two feet by,  
16 maybe, three or four feet. It will  
17 be larger tiles.

18 CHAIRMAN STAUDT: Okay. And  
19 it's a solid? Because the  
20 rendering is kind of odd. It  
21 almost looks like a pattern, but I  
22 didn't know if that was --

23 MR. RUMMAN: I mean, that  
24 was just for the sake of a pattern,  
25 but it's going to be black.

1 PLANNING BOARD - 4/22/25

2 MR. RYAN: It's going to be  
3 solid black with these large tiles  
4 (indicating).

5 CHAIRMAN STAUDT: Okay. The  
6 black conforms to the Code.

7 MR. RYAN: Yeah.

8 CHAIRMAN STAUDT: And then  
9 you're going to have those four  
10 sconces running along the  
11 north-facing side?

12 MR. RUMMAN: Mm-hmm.

13 CHAIRMAN STAUDT: Okay. And  
14 the facade will continue back  
15 farther from the existing facade  
16 now.

17 MR. RUMMAN: It might be  
18 three sconces. I don't know. Does  
19 it matter?

20 CHAIRMAN STAUDT: No. I  
21 mean, as long as visually it's --

22 MR. RUMMAN: It's going to  
23 look like that picture.

24 MR. RYAN: Right.

25 CHAIRMAN STAUDT: And then

1 PLANNING BOARD - 4/22/25  
2 the facade is going to continue  
3 back to the edge of your business  
4 essentially now?

5 MR. RUMMAN: Mm-hmm. Right  
6 before the barbershop behind me.

7 CHAIRMAN STAUDT: Okay. So  
8 the barbershop will remain  
9 untouched. The landlord is aware  
10 of that.

11 MR. RUMMAN: He signed off  
12 on everything.

13 CHAIRMAN STAUDT: And then  
14 the existing, sort of, old-style  
15 parking lot flood lights that are  
16 on the side there. Would they be  
17 coming down?

18 MR. RUMMAN: Yeah. Yeah.  
19 Those things are ugly.

20 CHAIRMAN STAUDT: Right.  
21 I'm just asking.

22 MR. RUMMAN: That would be  
23 atrocious.

24 MR. RYAN: Right.

25 CHAIRMAN STAUDT: Do you

1 PLANNING BOARD - 4/22/25

2 have any questions?

3 MS. SCHOTT: What kind of  
4 lighting will be in the front of  
5 the building?

6 MR. RUMMAN: We have  
7 lighting from the sign and from the  
8 street. We have a light right in  
9 front of the building.

10 CHAIRMAN STAUDT: Okay.

11 MR. RYAN: Great.

12 CHAIRMAN STAUDT: Anything  
13 else?

14 MR. RYAN: No. I appreciate  
15 the changes. And the gray and  
16 black conforms and walnut is close  
17 to Chestnut, right?

18 MR. RUMMAN: Chestnut is a  
19 little bit lighter than walnut,  
20 right?

21 MR. RYAN: To be honest with  
22 you, I'm not sure. But it's close,  
23 and it's conforming.

24 MR. RUMMAN: It's probably  
25 going to be a little bit lighter

1                   PLANNING BOARD - 4/22/25  
2                   than walnut, so I think  
3                   chestnut would probably be a better  
4                   description of it verbally. But, I  
5                   mean, chestnut is just an FYI.

6                   CHAIRMAN STAUDT: The only  
7                   other request we would make  
8                   regarding the lighting is just that  
9                   both the sconces -- we're trying to  
10                  move away, in general, in the  
11                  Village -- with both the sconces  
12                  and the sign, the LED lights used  
13                  we prefer the color temperature to  
14                  be as warm as possible. So not,  
15                  like, a cold, cool white but a  
16                  warmer white.

17                  Like, if you look at the  
18                  lighting down the street, that's kind  
19                  of what we've been slowly  
20                  transitioning to business to  
21                  business. So as long as it's that  
22                  and not -- so generally speaking, we  
23                  tell people between 2,700 kelvins and  
24                  3,000 kelvins, not in the 4,000 or  
25                  5,000 range.

1 PLANNING BOARD - 4/22/25

2 MR. RUMMAN: Yeah, nothing  
3 is going to be, like, super bright.

4 CHAIRMAN STAUDT: It's not  
5 about the brightness, it's the  
6 color. So, for example, this would  
7 probably be like 4,000 kelvins  
8 (indicating). Whereas, the light  
9 in your living room -- a soft, warm  
10 light -- would be 2,700. We're  
11 trying to get everyone more into  
12 that 2,700 to 3,000 kelvin range.

13 MR. RUMMAN: I mean, I'll  
14 talk to the sign guy about what --

15 CHAIRMAN STAUDT: They'll  
16 know if you give them that. I'll  
17 text it to you after what the exact  
18 verbiage is. He'll know exactly  
19 what we mean. And it will just  
20 align with the others.

21 It's just the type of white.  
22 The cooler whites tend to look not as  
23 upscale. Sometimes people do them  
24 thoughtlessly because they just send  
25 their light guy down to Home Depot to

1 PLANNING BOARD - 4/22/25  
2 find the cheapest LED light they can  
3 find, and they end up with something  
4 that belongs in a parking lot and not  
5 on a nice storefront.

6 So we're just trying to make  
7 sure that everyone is aware of the  
8 color temperature requirement in the  
9 Village.

10 MR. RUMMAN: Okay.

11 CHAIRMAN STAUDT: It  
12 shouldn't have any bearing on cost.  
13 It's just, visually, it will look  
14 nicer.

15 MR. RUMMAN: Okay.

16 CHAIRMAN STAUDT: Okay.  
17 With that, do you guys have any  
18 other questions?

19 MS. SCHOTT: No.

20 MR. RYAN: No.

21 CHAIRMAN STAUDT: All right.  
22 With that, I'll make a motion to  
23 approve this application as  
24 previously modified by the  
25 applicant for approval, both for

1 PLANNING BOARD - 4/22/25  
2 the north- and west-facing signage  
3 as well as the updated facade as  
4 provided and rendered.

5 Can I get a second on that?

6 MR. RYAN: Second the  
7 motion.

8 CHAIRMAN STAUDT: All in  
9 favor?

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

14 MR. RUMMAN: Thank you very  
15 much.

16 \* \* \* \*

17 CHAIRMAN STAUDT: All right.  
18 And with that, I'll make a motion  
19 to close the April meeting of the  
20 Farmingdale Planning and  
21 Architectural Review Board.

22 Can I get a second?

23 MS. SCHOTT: I'll second.

24 CHAIRMAN STAUDT: All in  
25 favor?

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PLANNING BOARD - 4/22/25

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

(WHEREUPON, this meeting  
was concluded at 7:16 p.m.)

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PLANNING BOARD - 4/22/25

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 22nd day of  
April, 2025.

*Tracie A. Cinquemani*

TRACIE A. CINQUEMANI

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**185** 12:18 13:4

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**3-0** 12:13

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**4/22/25** 12:1 13:1 14:1 15:1 16:1  
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**A**

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**add** 17:15  
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**aware** 21:9

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**B**

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