

In the Matter Of:

VILLAGE OF FARMINGDALE - PLANNING BOARD AND ARB

631 FULTON STREET 250 CONKLIN STREET

February 25, 2025



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INCORPORATED VILLAGE OF FARMINGDALE

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PLANNING BOARD AND ARCHITECTURAL REVIEW BOARD

6

361 Main Street

7

Farmingdale, New York

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9

February 25, 2025

10

7:00 p.m.

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RE: 621 Fulton Street

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250 Conklin Street

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Palmer's Shopping Center

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1 PLANNING BOARD AND ARB - 2/25/25

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

3 JOSEPH STAUDT, Chairman

4 THOMAS RYAN, Member

5 CARMELA SCHOTT, Member

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

7 TIM PETROU, Blue Shark Realty Group,
8 591 Montauk Highway, Eastport,
9 New York
10 For 621 Fulton Street

11 JONATHAN HOLGUIN, Service Signs LLC,
12 133 Logan Avenue, Jersey City, New
13 Jersey
14 For 250 Conklin Street

15 KORINA RODRIGUEZ, Service Signs LLC,
16 133 Logan Avenue, Jersey City, New
17 Jersey
18 For 250 Conklin Street
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21
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1 PLANNING BOARD AND ARB - 2/25/25

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

6 To start the meeting, if you
7 could stand, we will do the Pledge of
8 Allegiance.

9 Carmela, if you could take us
10 away?

11 (WHEREUPON, the assemblage
12 recited the Pledge of Allegiance,
13 after which the following
14 transpired:)

15 CHAIRMAN STAUDT: If you can
16 remain standing just for one more
17 minute. We always take a moment of
18 silence in the Village to think of
19 our first responders, our troops
20 serving overseas and at home, and
21 everyone that keeps us safe.

22 (WHEREUPON, a moment of
23 silence was observed by the
24 assemblage, after which the following
25 transpired:)

1 PLANNING BOARD AND ARB - 2/25/25

2 CHAIRMAN STAUDT: Okay. Thank
3 you very much.

4 All right. We have three
5 major applicants on the docket this
6 evening. One is all of the tenants
7 of the Palmer's Shopping Center. I
8 don't believe we have a
9 representative for them here yet.

10 The other is 250 Conklin
11 Street, which is the Citibank on
12 Conklin, and we'll wait for them to
13 arrive.

14 And then the third one is 621
15 Fulton Street.

16 Sir, you're here representing
17 them tonight?

18 MR. PETROU: Correct.

19 CHAIRMAN STAUDT: All right.
20 So why don't you come on up, give
21 your name and address for the record,
22 and then walk us through.

23 MR. PETROU: May I sit?

24 CHAIRMAN STAUDT: Absolutely.

25 MR. PETROU: Tim Petrou, 591

1 PLANNING BOARD AND ARB - 2/25/25
2 Montauk Highway, Eastport, New York,
3 11941.

4 CHAIRMAN STAUDT: How do you
5 spell your last name?

6 MR. PETROU: P, as in Peter,
7 E-T-R-O-U.

8 CHAIRMAN STAUDT: Thank you.
9 And what's your relationship
10 with the property?

11 MR. PETROU: So I work for the
12 company, Healthy Meals Direct. I'm
13 also a real estate broker. I was the
14 broker on the deal when my client
15 bought the building, and I applied
16 for the permits.

17 CHAIRMAN STAUDT: Okay.
18 Gotcha.

19 MR. PETROU: I'm a jack of all
20 trades.

21 CHAIRMAN STAUDT: So we see
22 tonight you're looking to add or
23 modify -- I guess in one case add
24 signage and then in the other case
25 modify the existing sign there.

1 PLANNING BOARD AND ARB - 2/25/25

2 MR. PETROU: Correct.

3 CHAIRMAN STAUDT: So walk us
4 through what we're looking at here.

5 MR. PETROU: So, basically,
6 there's already a monument sign on
7 there, which is, kind of, what you
8 see. But we're, obviously, going to
9 put a nicer one with the PVC pipes,
10 kind of, like, the mock-up there.

11 CHAIRMAN STAUDT: Mm-hmm.

12 MR. PETROU: And signage on
13 the building. There was signage on
14 that building years ago. Obviously,
15 my client is fixing the entire
16 building up so it looks a lot nicer.

17 CHAIRMAN STAUDT: Yeah. I was
18 over there earlier. The facade is,
19 basically, ripped down right now.

20 MR. PETROU: Correct.

21 Correct. So exactly what you see
22 there is exactly what he wants to do.

23 We followed all the rules. We
24 had our sign company that mocked it
25 up for us. We believe all the colors

1 PLANNING BOARD AND ARB - 2/25/25
2 are within what's allowed by your
3 Code.

4 We understand Route 109 has a
5 different -- I also worked with
6 Alyssa from Vision --

7 CHAIRMAN STAUDT: Yeah. She's
8 helped out a lot in the Village.

9 MR. PETROU: She's awesome.
10 She, basically, walked me through the
11 process, and we made sure we
12 conformed to all that.

13 I, personally, did the
14 measurements. It's 17 feet from
15 Fulton Street, 18 feet from Weiden
16 Street. And that's pretty much what
17 we want to do right there.

18 CHAIRMAN STAUDT: And,
19 honestly, since you're using the
20 existing structure, even if it was
21 off by a foot here or there, we
22 probably wouldn't hold you to that
23 just knowing that that sign has been
24 there.

25 MR. PETROU: Yeah, a long

1 PLANNING BOARD AND ARB - 2/25/25

2 time, I'm sure.

3 CHAIRMAN STAUDT: One question
4 I have. I guess we'll just start at
5 the monument sign and then move on to
6 the main structure.

7 The monument sign, how do you
8 plan on lighting that sign?

9 MR. PETROU: So I think the
10 only thing they can do was channel
11 letters with the halo LED lights
12 coming behind them because,
13 obviously, you're not allowed to do a
14 box.

15 CHAIRMAN STAUDT: Right.

16 MR. PETROU: So that's what
17 the sign guy recommended. It's the
18 easiest way to do it, and that's what
19 we're going to do.

20 CHAIRMAN STAUDT: So just to
21 be clear, when you say the haloed,
22 it's, like, the silhouetted lighting
23 at the CVS over here or even next to
24 us at the spa?

25 MR. PETROU: Similar to like

1 PLANNING BOARD AND ARB - 2/25/25
2 (indicating).

3 CHAIRMAN STAUDT: Yeah.
4 Exactly. That is permitted.

5 MR. PETROU: That's exactly
6 what they're going to do.

7 CHAIRMAN STAUDT: Okay.

8 MR. PETROU: On the building
9 and on the monument sign.

10 CHAIRMAN STAUDT: Okay. So
11 both would, essentially, match each
12 other.

13 MR. PETROU: Correct.

14 CHAIRMAN STAUDT: The other
15 question I have regarding signage is
16 there's no -- every sign in the
17 Village has to have a silver or gold
18 metallic element to it.

19 MR. PETROU: Okay.

20 CHAIRMAN STAUDT: A lot of the
21 signs in the Village have a border
22 that goes around it.

23 MR. PETROU: Okay.

24 CHAIRMAN STAUDT: So we would
25 need some representation of that.

1 PLANNING BOARD AND ARB - 2/25/25

2 MR. PETROU: So, like, an
3 outline?

4 CHAIRMAN STAUDT: Yeah. I
5 mean, an outline is the most common.

6 MR. PETROU: Okay. So just an
7 outline of what, silver?

8 CHAIRMAN STAUDT: Silver would
9 probably go with the colors that
10 you've chosen here.

11 MR. PETROU: Okay. So both of
12 those signs, if the edges were
13 outlined in silver, it would conform
14 to what you guys want?

15 CHAIRMAN STAUDT: Yeah.
16 Silver metallic.

17 MR. PETROU: Sure. Silver
18 metallic. Got it.

19 CHAIRMAN STAUDT: And then the
20 main building sign would be lit --

21 MR. PETROU: Channel halo.

22 CHAIRMAN STAUDT: With the
23 backlit halos, not lettered boxes.

24 MR. PETROU: Correct. Channel
25 letters with -- they call them halo

1 PLANNING BOARD AND ARB - 2/25/25
2 lights.

3 CHAIRMAN STAUDT: Exactly.

4 MR. PETROU: And they're,
5 actually, LED lights in the back.
6 Obviously, you know, LEDs come in
7 different colors, but I believe they
8 would just be the white.

9 CHAIRMAN STAUDT: Okay. One
10 request I would make --

11 MR. PETROU: I'm putting the
12 notes in my phone.

13 CHAIRMAN STAUDT: Yeah. So
14 the color tone of the backlit haloed
15 LEDs, the warmer white the better.

16 MR. PETROU: Warmer light.
17 Got it.

18 CHAIRMAN STAUDT: We're
19 looking to get away from, sort of,
20 the cold, bluish white LED that some
21 of the signage in the Village has.
22 Something in the 3,000 kelvin range
23 would probably be appropriate and
24 look good.

25 MR. PETROU: Got it. And

1 PLANNING BOARD AND ARB - 2/25/25

2 silver metallic you said; right?

3 CHAIRMAN STAUDT: Yeah. If
4 you add a silver metallic border to
5 both signs.

6 MS. SCHOTT: I'm just curious
7 about the two buildings though.

8 CHAIRMAN STAUDT: Go ahead and
9 ask.

10 MS. SCHOTT: I was down there
11 today. Is the business using both of
12 those buildings?

13 MR. PETROU: So my client is
14 using inside for the storage and the
15 front is retail like it was. It's a
16 grab-and-go retail store.

17 MS. SCHOTT: Okay. That's
18 what's open now.

19 MR. PETROU: Correct.

20 MS. SCHOTT: That's the one
21 that's in there.

22 MR. PETROU: Correct.

23 MS. SCHOTT: So then all of
24 this is on the other part of the
25 building.

1 PLANNING BOARD AND ARB - 2/25/25

2 MR. PETROU: The other part of
3 the building he's only going to use
4 -- there's an overhead door garage.
5 He's just using it for storage. He
6 has containers and stuff in there.
7 He buys bulk and just needs a place
8 to store it.

9 CHAIRMAN STAUDT: And they
10 understand if they decide to add any
11 signage to that storefront they have
12 to come here.

13 MR. PETROU: Absolutely. I
14 think this is all he wants to do.

15 CHAIRMAN STAUDT: Okay. Tom,
16 do you have any questions?

17 MR. RYAN: No. How's your
18 business going?

19 MR. PETROU: It's going great.
20 We have about 30 locations now, been
21 in business since 2009, and we love
22 to be with you guys now. The Village
23 has been great. I work with a lot of
24 municipalities, and it's been a lot
25 easier getting things done. You guys

1 PLANNING BOARD AND ARB - 2/25/25
2 give information, and you're really
3 helpful, so, kudos.

4 CHAIRMAN STAUDT: That's good
5 to hear.

6 MS. SCHOTT: Thank you.

7 CHAIRMAN STAUDT: We wish you
8 all the best of luck.

9 MR. PETROU: So what do I need
10 to do? Can we just do it?

11 CHAIRMAN STAUDT: So it sounds
12 like based on everything we've
13 discussed, if you make the minor
14 modifications to the application that
15 we've discussed, we will approve that
16 this evening.

17 MR. PETROU: Okay.

18 CHAIRMAN STAUDT: We inform
19 the Building Department of that
20 approval with the conditions that we
21 put on it, and they'll issue you the
22 permit. You could call them,
23 probably, as soon as tomorrow.

24 MR. PETROU: Call the Building
25 Department tomorrow and then we can

1 PLANNING BOARD AND ARB - 2/25/25
2 call the sign guy. So you don't need
3 another mock-up to see. You're
4 taking my word on it.

5 CHAIRMAN STAUDT: No. This is
6 pretty standard stuff. If it was,
7 like, a major change, like, reworking
8 the whole thing, we'd ask you to come
9 back in a month and re-present.

10 MR. PETROU: Perfect. So just
11 call the Building Department. And
12 when it's good, I can just pick up
13 the permit.

14 CHAIRMAN STAUDT: Correct.

15 MR. PETROU: Wonderful, guys.
16 And are there any more fees?

17 I know that I paid something
18 when I first applied.

19 CHAIRMAN STAUDT: I don't want
20 to speak for the process in the
21 Building Department, but my guess is
22 if you've already applied and paid
23 fees to be here tonight, you're
24 probably good. For this specific --
25 for the signage permits. You never

1 PLANNING BOARD AND ARB - 2/25/25

2 know what comes next.

3 MR. PETROU: I was just
4 asking.

5 CHAIRMAN STAUDT: So with
6 that, I make a motion to approve the
7 applicant's proposal, as submitted,
8 with the modifications that he will
9 agree to add a silver metallic border
10 to both the monument sign proposal
11 and the main structure sign proposal;
12 the lighting within both signs be the
13 backlit silhouetted halo-style
14 lighting with a color temperature
15 LEDs of roughly 3,000 kelvins.

16 MR. PETROU: Got it.

17 CHAIRMAN STAUDT: Can I get a
18 second?

19 MR. RYAN: Second.

20 CHAIRMAN STAUDT: All in
21 favor?

22 (WHEREUPON, there was a
23 unanimous, affirmative vote of the
24 Board members present. Motion passed
25 3-0.)

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2 * * * *

3 CHAIRMAN STAUDT: All right.

4 The next address we have up on the
5 docket this evening would be for 250
6 Conklin.

7 Are you here for them?

8 MS. RODRIGUEZ: Yes.

9 CHAIRMAN STAUDT: All right.
10 We'll take you next. Why don't you
11 come on up to the table, give your
12 name and full address for the record,
13 and then walk us through your
14 proposal.

15 This is for Citibank, right?

16 MS. RODRIGUEZ: Yes.

17 MR. HOLGUIN: Correct. Hello.
18 My name is Jonathan Holguin.

19 CHAIRMAN STAUDT: Could you
20 spell your last name for me?

21 MR. HOLGUIN: It's

22 H-O-L-G-U-I-N.

23 CHAIRMAN STAUDT: Thank you.

24 MS. RODRIGUEZ: Korina

25 Rodriguez, 133 Logan Avenue, Jersey

1 PLANNING BOARD AND ARB - 2/25/25
2 City, New Jersey, 07306.

3 CHAIRMAN STAUDT: Thanks very
4 much for coming down. So walk us
5 through what the plan is currently.

6 MR. HOLGUIN: Okay. We are
7 the signage company. We are from
8 Service Signs, LLC, and we are going
9 to, actually, be working on
10 rebranding Citibank in many of their
11 locations.

12 Citibank wants to do the new
13 rebranding on their existing
14 location, so we are going to remove
15 the existing signage, and we are
16 going to install new signage.

17 So there is a sign on the
18 north elevation. Same sign, same
19 size. It's changing the light on the
20 back panel. We are going to remove
21 the existing illuminated box with
22 channel letters on it. The new sign
23 that we are going to do is aluminum
24 back panel with channel letters on
25 it. So the box is not going to be

1 PLANNING BOARD AND ARB - 2/25/25
2 illuminated at all. It's only going
3 to be illuminating the letters.

4 CHAIRMAN STAUDT: That's the
5 proposal.

6 MR. HOLGUIN: That's the
7 proposal.

8 CHAIRMAN STAUDT: Okay. And,
9 so, just to get a couple of quick,
10 easy questions out of the way. So
11 you're not adding any new sign
12 structures. It's, essentially, a
13 swap in every place -- right --
14 anywhere where there's an old sign
15 you're taking off the old and putting
16 on a new?

17 MR. HOLGUIN: That is correct.

18 CHAIRMAN STAUDT: You're not
19 asking to add any additional spots
20 where there'll be Citibank branding
21 on the outside of the building?

22 MR. HOLGUIN: No.

23 MS. RODRIGUEZ: That's
24 correct.

25 MR. HOLGUIN: That is correct.

1 PLANNING BOARD AND ARB - 2/25/25

2 CHAIRMAN STAUDT: Okay.

3 MR. HOLGUIN: You can see that
4 we have existing conditions and the
5 new conditions.

6 CHAIRMAN STAUDT: So the one
7 issue I see, generally speaking, we
8 are lenient with the color palette.
9 Obviously, Citibank is a national
10 brand, we're not going to ask them to
11 change the color of their logo for
12 the Village. So I have no issue with
13 the color of the signage or the
14 design of the signage.

15 The one issue that you
16 mentioned that our Code does not
17 allow for -- and it came up with the
18 previous applicant -- we do not allow
19 any type of front-lit channel or box
20 signs. Even if you're not doing a
21 box, if you're doing a letter "C" for
22 Citibank and the "C" is going to be
23 lit, like --

24 MR. HOLGUIN: Face lit?

25 CHAIRMAN STAUDT: We don't

1 PLANNING BOARD AND ARB - 2/25/25
2 allow that. You can do silhouette.
3 If you see across the street from us
4 here, the CVS or Blink, you can
5 see what they did. You're allowed to
6 do that, or you can do a non-lit sign
7 with goosenecks over it.

8 Those are, essentially, the
9 options within the Village. We've
10 been on a mission to slowly -- as
11 companies transition their signage,
12 there's almost no box signs or
13 box-style lettering signs within the
14 Village.

15 MR. HOLGUIN: Quick question.
16 Can we do, like, backlit?

17 Because they have another type
18 of sign, which is the same backer
19 panel with the same letters but the
20 letters have a space, like, an inch,
21 behind. And the lights, it's, like,
22 lighting the backer panel. It's
23 going to be light on the back of the
24 letters. We call it backlit.

25 CHAIRMAN STAUDT: Like a

1 PLANNING BOARD AND ARB - 2/25/25
2 silhouette.

3 MR. HOLGUIN: It creates,
4 like, a --

5 CHAIRMAN STAUDT: We're
6 talking about -- can I borrow your
7 phone?

8 MS. SCHOTT: Sure.

9 MR. HOLGUIN: Because I know
10 this sign is face lit, so we will
11 have to change it for backlit.

12 MR. RYAN: Because it's
13 currently a box light lit right now,
14 which is what you went by and saw
15 tonight, Carmela.

16 CHAIRMAN STAUDT: I'm just
17 trying to pull up an example,
18 visually, so that we're all on the
19 same page.

20 MR. HOLGUIN: Okay.

21 CHAIRMAN STAUDT: Can you just
22 come forward?

23 MR. HOLGUIN: Yes.

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

1 PLANNING BOARD AND ARB - 2/25/25
2 Chairman Staudt and Mr. Holguin.)

3 CHAIRMAN STAUDT: That's
4 allowed. That's permitted.

5 MR. HOLGUIN: Perfect. We can
6 do that.

7 CHAIRMAN STAUDT: As long as
8 it's lit like that and not front lit.

9 MR. HOLGUIN: Perfect. We can
10 definitely reach out to Citibank and
11 let them know that. It's going to be
12 the same sign. The only thing that's
13 going to be changed is the lighting.
14 It's going to be the back of the
15 letters.

16 CHAIRMAN STAUDT: Okay. If
17 that's your preferred method to go
18 forward, we can approve that this
19 evening.

20 MR. HOLGUIN: Then we will
21 have to revise the drawings.

22 MS. RODRIGUEZ: That was going
23 to be my follow-up question. Do we
24 mail the Building Department or to
25 you guys?

1 PLANNING BOARD AND ARB - 2/25/25

2 CHAIRMAN STAUDT: You can.

3 It's not going to be -- certainly,
4 for the Building Department's
5 records, if you are able to modify
6 the plans so that they have a copy of
7 what your intentions are, that would
8 be ideal.

9 We're not going to hold up
10 approval this evening for that
11 because we're not asking for a major
12 change. We're just changing the way
13 you're going to light the signs at
14 night, but the structure and size of
15 the signs are going to remain as
16 you've submitted tonight.

17 MS. RODRIGUEZ: Yes.

18 MR. HOLGUIN: Yes.

19 CHAIRMAN STAUDT: Okay.

20 Excellent.

21 And then the only other issue
22 -- and it's more for you guys to
23 bring back to Citibank -- is that
24 some of the renderings indicated that
25 the building -- and maybe it's just

1 PLANNING BOARD AND ARB - 2/25/25
2 the way they rendered it or maybe
3 there is an intention -- to paint the
4 brick facade white or an ivory color.
5 In some of the renderings, the
6 building color changed.

7 MR. HOLGUIN: All the brick.

8 CHAIRMAN STAUDT: Right. And
9 I know you're not here for that this
10 evening, but I just wondered if you
11 could convey to Citibank that any
12 modification to the facade, they also
13 have to come to us.

14 MS. RODRIGUEZ: Okay.

15 CHAIRMAN STAUDT: And,
16 generally speaking, unless there are
17 circumstances where the brick really
18 needs major modification because it's
19 dilapidated, we, generally, shy away
20 from allowing natural red brick to be
21 painted within the Village. We
22 prefer that it stay natural brick.

23 Now, if Citibank has a case to
24 make as to why they need it painted
25 or want it, they're certainly welcome

1 PLANNING BOARD AND ARB - 2/25/25
2 to submit an application and put it
3 before us. But if you can just
4 convey that they just can't paint
5 that building without coming to the
6 Village.

7 MR. HOLGUIN: We can tell them
8 about it.

9 MR. RYAN: I don't know if
10 that's part of their rebranding or
11 remarketing. We noticed the one in
12 Plainview was white as well.

13 CHAIRMAN STAUDT: And we know
14 you both are here tonight for the
15 signage proposal, but we just noticed
16 in the photos that the building
17 appeared to be a different color.

18 MR. HOLGUIN: I see.

19 MS. RODRIGUEZ: That's a good
20 eye picking.

21 CHAIRMAN STAUDT: Carmela was
22 the first one to catch it. I missed
23 it. So good thing she's here.

24 The monument sign lighting
25 would be the same -- it's the same

1 PLANNING BOARD AND ARB - 2/25/25
2 philosophy. The lettering would have
3 to be that haloed. It couldn't be a
4 box.

5 MR. HOLGUIN: Yes. On the
6 monument sign, we're going to remove
7 and replace the existing faces, the
8 base, the footings, and lighting is
9 going to remain.

10 CHAIRMAN STAUDT: So all
11 you're doing is changing out --

12 MR. HOLGUIN: Just face
13 replacement.

14 (WHEREUPON, there was a
15 sidebar discussion held between
16 Chairman Staudt and Mr. Ryan.)

17 CHAIRMAN STAUDT: How is it
18 lit right now, is it lit internally?

19 MR. HOLGUIN: It's lit
20 internally. It's double sided. It's
21 a double-sided monument sign lighted
22 internally. You can see lighting on
23 both sides.

24 So if you look on page 18,
25 there's a little photo simulating a

1 PLANNING BOARD AND ARB - 2/25/25
2 night view. Next to the existing
3 conditions.

4 CHAIRMAN STAUDT: So your
5 intention is just to, basically, take
6 the covers off the sign and put new
7 covers on.

8 MR. HOLGUIN: That's right.

9 MR. RYAN: With the new brand.

10 MR. HOLGUIN: We are going to
11 paint the base metallic silver.

12 CHAIRMAN STAUDT: How
13 complicated would it be to have that
14 be lit similar to what we discussed
15 with the building?

16 MR. HOLGUIN: Backlit?

17 CHAIRMAN STAUDT: With the
18 letters being the silhouetted
19 backlit.

20 MR. HOLGUIN: It can be
21 possible. But then we would need to
22 install 3D letters on the monument
23 faces. Because now it's not 3D
24 letters on it.

25 CHAIRMAN STAUDT: The issue

1 PLANNING BOARD AND ARB - 2/25/25
2 that I'm running into is that the
3 Code -- obviously, there was a time
4 when we allowed a box sign like that.
5 The Code has been modified. You're
6 making a minor change to the sign, so
7 we're wrestling with whether or not
8 we would allow it or ask Citibank,
9 essentially, to modify it.

10 MR. RYAN: If you could
11 conform the halo lighting to conform
12 with the lighting on the building, it
13 would flow a little bit better.

14 MR. HOLGUIN: Okay. It is
15 possible.

16 CHAIRMAN STAUDT: I think we
17 should do that.

18 MR. HOLGUIN: What we can do
19 is just -- now it's fully illuminated
20 on both sides. So the way that we do
21 it is make a backer panel out of
22 aluminum with the same letters on it,
23 backlit, and just install on the
24 existing monument sign.

25 CHAIRMAN STAUDT: As long as

1 PLANNING BOARD AND ARB - 2/25/25
2 the end result is a similar style to
3 what you have on the building in
4 terms of the way it presents with the
5 letters being, essentially, black
6 with their shape.

7 MR. HOLGUIN: That looks
8 uniform.

9 MR. RYAN: It would look
10 uniform. It would look much better.

11 MR. HOLGUIN: We can do that.
12 So now we have three points.

13 MS. RODRIGUEZ: Yes.

14 CHAIRMAN STAUDT: I just think
15 -- one part of me says you're making
16 a very minor modification to the sign
17 and we should just allow the box to
18 continue, but then the other
19 part of me is saying this is, you
20 know, your and our one opportunity to
21 make the property look and conform to
22 the Code. And then also visually
23 look seamless between the monument
24 and the building. I just think it's
25 a better look if we just ask you to

1 PLANNING BOARD AND ARB - 2/25/25

2 do that.

3 MR. HOLGUIN: Yeah. We can
4 ask them to do backlit illuminated
5 for all the signage. It's possible.
6 And the monument as well.

7 CHAIRMAN STAUDT: Okay.

8 MS. SCHOTT: And that would be
9 on both sides of the monument.

10 MR. HOLGUIN: That is correct.
11 Yes.

12 CHAIRMAN STAUDT: Okay.
13 Anyone have any other questions?

14 (WHEREUPON, no response was
15 heard.)

16 CHAIRMAN STAUDT: All right.
17 With that, I will make a motion to
18 approve the applicant's proposal as
19 submitted with the following
20 modifications:

21 The applicant has agreed to
22 modify the lighting style of the
23 existing box signs to conform to
24 Village Code by being a backlit,
25 silhouetted, channel letter sign --

1 PLANNING BOARD AND ARB - 2/25/25
2 that would be a backlit silhouette;
3 the applicant has agreed to make that
4 modification on all the existing
5 signage that they're going to change,
6 including the monument sign; no
7 additional signs will be added --
8 they are rebranding the existing
9 signage on the property; and the
10 applicant is aware that they cannot
11 modify the existing brick facade
12 without coming back to the Village
13 with a proposal to modify the facade.

14 Can I get a second on that?

15 MS. SCHOTT: I'll second.

16 CHAIRMAN STAUDT: All in
17 favor?

18 (WHEREUPON, there was a
19 unanimous, affirmative vote of the
20 Board members present. Motion passed
21 3-0.)

22 * * * *

23 CHAIRMAN STAUDT: All right.
24 For the record, we do have another
25 application on the docket tonight,

1 PLANNING BOARD AND ARB - 2/25/25
2 which is the Palmer's Shopping Center
3 and all of its subtenants.

4 They are not here. So I will
5 make a motion to push that proposal
6 to a future meeting with the date to
7 be determined by the Building
8 Department and the building property
9 owner.

10 Can I get a second on that?

11 MS. SCHOTT: Second.

12 CHAIRMAN STAUDT: All in
13 favor?

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

18 * * * *

19 CHAIRMAN STAUDT: With that,
20 I'll make a motion to close the
21 February meeting of the Planning and
22 Architectural Review Board of the
23 Village of Farmingdale.

24 MR. RYAN: So moved.

25 CHAIRMAN STAUDT: All in

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PLANNING BOARD AND ARB - 2/25/25

favor?

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

(WHEREUPON, this meeting was
concluded at 7:27 p.m.)

* * * *

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PLANNING BOARD AND ARB - 2/25/25

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 25th day of February, 2025

Tracie A. Cinquemani

TRACIE A. CINQUEMANI

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07306 18:2

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