

In the Matter Of:

VILLAGE OF FARMINGDALE - PLANNING BOARD AND ARB

217 MAIN STREET AND 189 MAIN STREET

January 28, 2025



ACRS

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INCORPORATED VILLAGE OF FARMINGDALE

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PLANNING BOARD AND ARCHITECTURAL REVIEW BOARD

6

361 Main Street

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Farmingdale, New York

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January 28, 2025

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7:00 p.m.

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RE: 217 Main Street

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189 Main Street

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1 1/28/25

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

3 JOSEPH STAUDT, Chairman

4 CRAIG ROSASCO, Past-Chairman

5 EVA PEARSON, Member

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

7 ROSS FINN, Business Owner, LI McGrath's
For 217 Main Street

8 RICH CHLYSTUN, Business Owner, LI McGrath's
9 For 217 Main Street

10 LUCIA ORTEGA, Signs Express Plus,
For 189 Main Street.

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CHAIRMAN STAUDT: Hello. This is the January meeting of the Farmingdale Planning and Architectural Review Board.

If everyone could please stand. We're going to start our meeting tonight with the Pledge of Allegiance.

Craig, if you don't mind, take it away.

MR. ROSASCO: Absolutely.

(WHEREUPON, the assemblage recited the Pledge of Allegiance, after which the following transpired:)

CHAIRMAN STAUDT: If everyone would remain standing for a minute. We take a moment to remember and keep in our thoughts our first responders, our troops overseas, everyone who keeps us safe.

(WHEREUPON, a moment of silence was observed by the assemblage, after which the following

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transpired:)

CHAIRMAN STAUDT: Okay.

Please be seated.

We have two applications this evening.

Is anyone here representing 217 Main Street?

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

CHAIRMAN STAUDT: McGrath's, right? You want to come on up, state your name and address for the record, and give us a brief synopsis of what you're going to be doing?

MR. CHLYSTUN: I'm Richard Chlystun. My home address is 53 Pennsylvania Avenue, Massapequa, New York, 11758.

MR. FINN: I'm Ross Finn. My home address is 122 Rhode Island Avenue, Massapequa, New York, 11758.

The application we have submitted is for a carved sign on the

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front of our building that will say McGrath's Live Music Pub and Grill as well as two blades signs; one on the front of the building protruding out over the sidewalk displaying our name, and one on the side of our building protruding south into the right-of-way walkway there near the rear entrance of our building.

CHAIRMAN STAUDT: Great. So we were reviewing your application prior. Just looking at it right now, I don't see any major issues with the main design as presented.

The one question I had was regarding the paint color. The code requires a metallic paint element to every sign in the Village on Main Street. I was just curious, is the border going to be a silver metallic or a gold leaf?

MR. CHLYSTUN: I believe it should be a silver metallic, yes.

CHAIRMAN STAUDT: That would

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meet that requirement if that's what you're going to do.

So you're saying if that wasn't that, you're going to make it that?

MR. FINN: If that's not what that reflects, then we will address that with the sign company because we did discuss that with them.

CHAIRMAN STAUDT: Okay. That's fine. And you'll have that reflected on both the main sign and the two blade signs.

MR. FINN: Yes. That was the intent. To make sure everything was per code.

CHAIRMAN STAUDT: The other question that came up was the two blade signs are slightly oversized. Code allows for 720-square-inches. I think the math, based on the dimensions you guys gave, was closer to 936.

MR. FINN: Let me see. The

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blade signs are 36 x 26. That's for a square, but they're ovals. The oval is a 720-square-inch surface area.

CHAIRMAN STAUDT: Okay.

MR. ROSASCO: If you keep it within 720, I don't have a problem with that.

MR. ROSS: Yeah. Yeah. That was the discussion that they were going to scale it to that. That's how they came up with 36 x 26.

CHAIRMAN STAUDT: Okay.

MR. ROSASCO: Makes sense. Take off the corners.

MR. ROSS: Exactly.

CHAIRMAN STAUDT: With the front blade sign, Village Code, for obvious safety reasons, especially on Main Street with the sidewalk underneath it, doesn't permit the blade sign -- the top of the blade sign can't fall -- like the minimum height -- the frame of the blade sign

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2 starting no lower than your primary
3 sign. You guys have it several
4 inches below, which only gives you
5 seven feet of clearance at the
6 sidewalk, which is real tight.

7 When you look at signs next to
8 you, such as Flux, they're
9 dramatically higher. So in my
10 opinion, the blade sign should
11 probably move up to that. That
12 protruding soffit that holds the
13 sign.

14 MR. FINN: It might have to
15 even go above that protruding soffit,
16 I think, just for structural
17 integrity because that soffit is a
18 hollow Stucco.

19 CHAIRMAN STAUDT: Well, if you
20 moved it higher, it would be in line
21 with where Flux's blade is then.

22 MR. FINN: I can certainly
23 have them move that up because it's
24 our intent to be in line with Flux.

25 CHAIRMAN STAUDT: Yeah.

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Because seven feet is tight on Main Street. You just figure someone walking with something that's above their head --

MR. CHLYSTUN: Or just kids jumping.

MR. ROSASCO: Kids popping wheelies.

CHAIRMAN STAUDT: And then the blade sign on the back is, basically, an exact match to the front, right, in terms of size and structure?

MR. CHLYSTUN: Yup.

MR. FINN: Yup.

CHAIRMAN STAUDT: So the only issue back there is, I see that the wires are there. But if you could maneuver that to be as high as possible because, again, seven feet is tight. And as much of a safety issue it is, you also don't want, like you mentioned, neighborhood kids, kind of, playing with it.

MR. CHLYSTUN: Yeah.

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CHAIRMAN STAUDT: And you're more apt to have damage the lower it is.

MR. FINN: Yup. Not a problem. We can have all that addressed.

CHAIRMAN STAUDT: I didn't see anything regarding lighting in this application. Do you have any plans to modify or add any lighting?

I know right now you have the Christmas-style lighting above the banner right now.

MR. CHLYSTUN: Yes. The plan was to put in the three lights over the top, kind of, what is on --

CHAIRMAN STAUDT: But that's not part of this application right now.

MR. ROSASCO: No. It says goosenecks on there.

CHAIRMAN STAUDT: Oh, does it? Did I miss that?

MR. ROSASCO: It's not in the

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2 depiction, but it's listed as
3 goosenecks.

4 MR. CHLYSTUN: Right. Right.
5 They didn't render that.

6 CHAIRMAN STAUDT: Okay.

7 MR. ROSASCO: What color are
8 you guys going to do?

9 MR. FINN: Black. That seems
10 to be what everyone's doing, right?

11 CHAIRMAN STAUDT: Yeah.

12 MR. ROSASCO: Match it up.

13 CHAIRMAN STAUDT: The only
14 request with the lighting, we're
15 telling all businesses on Main Street
16 now, the bulb color temperature
17 should be warm. If you look at
18 Chiddy's -- no, not Chiddy's, I'm
19 sorry. What's right here
20 (indicating)?

21 MR. ROSASCO: The salon?

22 CHAIRMAN STAUDT: Not the
23 salon.

24 MR. FINN: You want, like, a
25 3,000K temperature not a 5,000.

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CHAIRMAN STAUDT: 2,700 to
3,000. Yes.

MR. FINN: Yeah. That's what
we're doing inside also. Not a
problem.

(WHEREUPON, there was a
sidebar discussion held between
Chairman Staudt and Mr. Rosasco.)

MR. ROSASCO: So what we're
trying to avoid is when you walk --

MR. FINN: That bright white.

CHAIRMAN STAUDT: We're trying
to move away from that.

MR. FINN: We have adjustable
lights on the inside of the building,
and we pull them down to 3,000 to
keep it nice and warm.

CHAIRMAN STAUDT: Gotcha.

MR. ROSASCO: I have no
further questions. You guys have any
other questions?

MS. SCHOTT: I have one
general question not related to the
sign, but it's for our own knowledge.

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2 How were you advised that you
3 needed to come before the Planning
4 Board to have your sign approved?

5 MR. CHLYSTUN: When we came in
6 to ask just general questions about
7 some of the little stuff we were
8 looking to do, we asked about signs,
9 and they said you have to come in to
10 do --

11 MS. SCHOTT: You weren't given
12 anything before you asked, nothing
13 was presented to you?

14 MR. FINN: We came in -- when
15 we signed the lease, we came in and
16 asked to speak to the mayor or the
17 building inspector and just said this
18 is what we plan on doing. We want to
19 make sure we do it the right way.

20 MR. ROSASCO: I remember when
21 you guys came in. You guys had to
22 renew your Special Use Permit. I
23 remember you guys.

24 MR. CHLYSTUN: We came in the
25 day or two after we signed our lease.

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We came in, kind of, right off the bat because we knew we were dealing with the Village, and we know that community is important and contact is important.

MS. SCHOTT: Thank you. Like I said, that was just for our own information.

MR. FINN: Yeah. And I don't know if we would have been -- we didn't get that far. We didn't wait long enough for you guys to contact us, so we came to you.

MS. SCHOTT: Thank you.

MR. ROSASCO: Would you like me to make a motion, Mr. Chairman?

CHAIRMAN STAUDT: Sure. Go for it.

MR. ROSASCO: So we've got in regards to the application for 217 Main Street, we've got three goosenecks, which are not in the depiction, but they are part of the written application. Those will be

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centered over the sign. It looks as though you may have some mounting room underneath those windows. You have to break them down in thirds -- a third, a third, a third -- those are going to be black.

The two hanging signs that are within the parameters of the code, but you're going to look to have them raised up in the front and the back.

And the only other issue is just a silver metallic leaf that is either going to be in the trim, in the letters. It can be in the "live music." I just need some sliver of silver metallic paint -- it's called silver leaf typically -- and I would ask that it be approved as presented.

CHAIRMAN STAUDT: I second that motion.

MR. ROSASCO: All in favor?

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

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MR. ROSASCO: Ross, Rich, good luck to you guys.

MR. FINN: Thank you very much. Appreciate it.

MR. CHLYSTUN: Thank you very much.

CHAIRMAN STAUDT: Thanks for coming in.

* * * *

CHAIRMAN STAUDT: All right. Our next applicant tonight. Do we have someone here representing 189 Main Street?

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

CHAIRMAN STAUDT: Come on up. Same as before, if you can just state your name and address for the record, then walk us through what you're going to do.

MS. ORTEGA: Yes. Hello. My name is Lucia Ortega. My home

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address is 119 Oakley Street,
Massapequa, New York, 11758.

And what we are going to do on
this location is just an engraved
sign. A carved sign, one-inch thick
K macel PVC, engraved. The colors
that we're going to use is red and
gold metallic.

And the bottom part of the
awning -- the existing retractable
awning -- we're going to just replace
the bottom part.

CHAIRMAN STAUDT: Okay.

MS. ORTEGA: And we're going
to keep the lights. Everything is
going to stay the same.

CHAIRMAN STAUDT: So when you
say gold metallic, is all of the gold
depicted in the sign -- the border
and the circular -- it's all going to
be gold metallic?

MS. ORTEGA: Yeah. It's not
gold leaf, it's gold paint. It's
shiny.

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CHAIRMAN STAUDT: Okay.

Because the code does call for an element of gold leaf, silver metallic leaf.

MS. ORTEGA: We can adjust it.

CHAIRMAN STAUDT: If you wanted to pick, like Craig was saying before to the previous applicant, if you wanted to pick one element, whether it be that border -- probably the border is the easiest thing to modify -- if you wanted to make that the gold leaf.

MS. ORTEGA: Okay.

MR. ROSASCO: Yeah, it's got to be leafing. The application says leafing that's why.

MS. ORTEGA: Okay. And also in the rear of the building, it's going to be an aluminum sign with full color vinyl. That's all. Simple.

CHAIRMAN STAUDT: But the front sign is carved K macel?

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2 MS. ORTEGA: Yes. Yes.

3 One-inch thick. Yes.

4 CHAIRMAN STAUDT: Do you have
5 any questions?

6 MR. ROSASCO: No. No.

7 CHAIRMAN STAUDT: The lighting
8 remains the same?

9 MS. ORTEGA: It's the same.

10 CHAIRMAN STAUDT: Okay. And
11 then as we were saying to the
12 previous applicant, the color
13 temperature of the lighting we would
14 just want -- whatever bulbs you put
15 in there -- a warm color temperature.
16 2,700K to 3,000K. Just nothing too
17 white.

18 MS. ORTEGA: Okay. Yes.

19 CHAIRMAN STAUDT: You have any
20 questions?

21 MS. SCHOTT: No.

22 CHAIRMAN STAUDT: All right.
23 With that, I make a motion to approve
24 this application as presented with
25 the front and rear sign as presented

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with the existing lighting.

Can I get a second?

MR. ROSASCO: I'll be a second on that.

CHAIRMAN STAUDT: All in favor?

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

CHAIRMAN STAUDT: Easy and painless.

MS. ORTEGA: Thank you.

CHAIRMAN STAUDT: Thanks very much for coming in.

* * * *

CHAIRMAN STAUDT: All right. With that, I will officially make a motion to close this month's meeting.

MR. ROSASCO: You have to see who's in the audience first.

CHAIRMAN STAUDT: Oh, I'm sorry.

AUDIENCE MEMBER: I'm good.

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CHAIRMAN STAUDT: Just observing?

AUDIENCE MEMBER: Yes.

CHAIRMAN STAUDT: With that, I'll make a motion to close this month's meeting of the Farmingdale Architectural Review and Planning Board.

Can I get a second?

MR. ROSASCO: Second that motion.

CHAIRMAN STAUDT: All in favor?

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

CHAIRMAN STAUDT: All right. Thanks very much.

(WHEREUPON, this meeting was concluded at 7:15 p.m.)

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C E R T I F I C A T E

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

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of January, 2025.

Tracie A. Cinquemani

TRACIE A. CINQUEMANI

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