

**In the Matter Of:**  
Village of Farmingdale

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**PLANNING BOARD AND ARB**

*July 22, 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

8

July 22, 2025

9

7:00 p.m.

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12 RE: 220 Main Street

13 330 Conklin Street

14 153 Fulton Street

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1 PLANNING and ARB - 7/22/25

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

3 JOSEPH STAUDT, Chairman

4 CRAIG ROSASCO, Past-Chairman

5 THOMAS RYAN, Member

6 CARMELA SCHOTT, Member

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

8 LAURA COLETTI, R. A.,  
Impact Architecture  
9 339 Conklin Street, Suite 208  
Farmingdale, New York  
10 For 220 Main Street

11 CHAD KLUSKO, Business Owner,  
Notes Sips & Stogies  
12 220 Main Street  
Farmingdale, New York

13 MOSHE BLOOM, Business Owner,  
14 The Back Nine Golf  
330 Conklin Street  
15 Farmingdale, New York

16 LARRY O'BRIEN, P. E.,  
High Point Engineering, LLC  
17 1860 Walt Whitman Road  
Melville, New York  
18 For 153 Fulton Street

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1 PLANNING and ARB - 7/22/25

2 (WHEREUPON, the proceedings  
3 began at 7:04 p.m.)

4 MR. ROSASCO: Good evening,  
5 everybody. My name is Craig  
6 Rosasco. I'm the acting chairman  
7 for the Architectural and Review  
8 Board for the evening. With me are  
9 fellow members, Carmela Schott,  
10 Thomas Ryan, and Joe Staudt.

11 Tonight's agenda is  
12 relatively simple. We've got three  
13 items on the itinerary. The first  
14 thing we always do is we start off  
15 with the Pledge of Allegiance. So  
16 for all of you, I would ask that you  
17 remove your hats, put your right  
18 hand over your heart, and join Mr.  
19 Joe Staudt -- you know what, Joe,  
20 I'll take it for you.

21 (WHEREUPON, the assemblage  
22 recited the Pledge of Allegiance,  
23 after which the following  
24 transpired:)

25 MR. ROSASCO: The standing

1 PLANNING and ARB - 7/22/25  
2 policy here in the Village is that  
3 we take a moment of silence and  
4 recognize our military, our armed  
5 forces, and our first responders for  
6 protecting our liberties and  
7 freedoms every day.

8 (WHEREUPON, a moment of  
9 silence was observed by the  
10 assemblage, after which the  
11 following transpired:)

12 MR. ROSASCO: Take a seat,  
13 gang. All right.

14 So the first -- well, let's  
15 just take a look at it. 153 Fulton.  
16 That's going to be fun. I think the  
17 other two are going to be quicker.  
18 So 153 Fulton we're going to hold  
19 off until the end.

20 Is there anybody here tonight  
21 representing 220 Main Street?

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

25 MR. ROSASCO: Very good. So

1 PLANNING and ARB - 7/22/25  
2 you're here tonight for a site plan  
3 review.

4 MS. COLETTI: Yes.

5 MR. ROSASCO: You came before  
6 the Board of Trustees two weeks ago.  
7 We saw you at that time.

8 MS. COLETTI: Yes.

9 MR. ROSASCO: So tonight we  
10 have an official stenographer. So  
11 you're going to come up, join us,  
12 and give your name and address for  
13 the record and then make your  
14 presentation in regards to what you  
15 guys would like to do to the  
16 exterior of 220 Main Street.

17 MS. COLETTI: If you want to  
18 give her your name.

19 MR. KLUSKO: Chad Klusko,  
20 K-L-U-S-K-O.

21 MR. ROSASCO: I apologize.  
22 What was the name again?

23 MR. KLUSKO: Chad Klusko.

24 MR. ROSASCO: Chad. I  
25 remember from last time.

1 PLANNING and ARB - 7/22/25

2 MR. KLUSKO: How are you, Mr.  
3 Rosasco.

4 MR. ROSASCO: Nice to see  
5 you, Chad. Go ahead.

6 MS. COLETTI: So the Jim  
7 Stogies location, Chad retained  
8 ownership of it and wishes to expand  
9 on it. So they're looking to expand  
10 on the smoking lounge making two  
11 lounges in the basement.

12 You guys have the plans,  
13 right?

14 MR. ROSASCO: Yeah.

15 MS. COLETTI: So the top  
16 floor will have the bar, which he  
17 renewed the liquor license so that  
18 he can serve liquor. There's  
19 a limited food license to serve food  
20 -- in a smoking establishment,  
21 there's certain criteria -- he's met  
22 all of that. He has the food  
23 license here with him that was  
24 approved.

25 And then in the basement

1 PLANNING and ARB - 7/22/25  
2 there's a double room with a large  
3 opening with just a server bar.  
4 There won't be any real liquid bar  
5 service. They'll bring it down from  
6 upstairs for the liquor for  
7 downstairs.

8 So that increased the  
9 occupancy a bit, but we do have room  
10 for a loading zone. No parking, but  
11 he's aware that the Board of  
12 Trustees determined how many parking  
13 spaces he has to relinquish.

14 MR. ROSASCO: So I'm  
15 primarily focused on A-2 because A-2  
16 is what you want to do out front.  
17 As the Architectural Review Board,  
18 that's, kind of, what we focus on.

19 MS. COLETTI: Sure.

20 MR. ROSASCO: So we're hoping  
21 we can figure out this big, long,  
22 green, Gumby-like awning that we're  
23 going to get rid of and make it  
24 nice.

25 MS. COLETTI: Yes. This is

1 PLANNING and ARB - 7/22/25  
2 A-2, which we took the rooftop bar  
3 off because that's a future project.  
4 So I don't if you remember at the  
5 Board of Trustees we did the rooftop  
6 bar.

7 MR. ROSASCO: Yeah. I  
8 recall. That's no problem.

9 MR. RYAN: That's pretty  
10 aggressive.

11 MS. COLETTI: He's looking to  
12 do a curved awning just over the  
13 door. We're going to make it a  
14 double door instead of the single  
15 door with a curved, red, I believe,  
16 awning.

17 MR. ROSASCO: Is the entire  
18 storefront being -- like is the  
19 window being changed and the trim  
20 and everything or just the doors?

21 MS. COLETTI: Just the doors.

22 MR. ROSASCO: All right. So  
23 you're replacing the doors.

24 MS. COLETTI: Yes. That's a  
25 recessed area that has a door with

1 PLANNING and ARB - 7/22/25

2 two side lights. We're just going  
3 to make it double doors.

4 MR. ROSASCO: All right.  
5 Okay.

6 MR. KLUSKO: Basically, we're  
7 freshening up everything.

8 MR. ROSASCO: Please.

9 MR. KLUSKO: I mean,  
10 everything is worn -- since '97 --  
11 so just freshening up everything,  
12 really making it, you know, street  
13 appeal like everybody else up and  
14 down Main Street.

15 MR. RYAN: Are the AVOs going  
16 to go up over there now?

17 MR. KLUSKO: What's that?

18 MR. RYAN: Are my AVOs going  
19 to up because I go there weekly --  
20 off the record.

21 MR. KLUSKO: No, no, no. The  
22 AVOs are staying where they're at.

23 MR. RYAN: Okay.

24 MR. KLUSKO: Absolutely. The  
25 No.9s are still there.

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2 MS. COLETTI: So we're going  
3 to be taking off that false mansard  
4 -- that ugly looking thing -- and  
5 just refinishing to match the rest  
6 and put up a sign.

7 MR. ROSASCO: So will the  
8 roofline remain -- so you're going  
9 to have an exposed mansard now?

10 MS. COLETTI: No. That  
11 mansard was just added, like, it's  
12 just framed onto the --

13 MR. ROSASCO: Is there  
14 nothing behind that big awning?

15 MS. COLETTI: There's a  
16 parapet. It's a regular straight  
17 building behind that. Somewhere in  
18 the 1960s they added a grained  
19 mansard across a lot of those  
20 buildings. And some of them are in  
21 really bad shape. There's shingles  
22 falling off of them.

23 MR. KLUSKO: I would imagine,  
24 at the time, it was aesthetically  
25 appealing. Now that it's weathered,

1 PLANNING and ARB - 7/22/25

2 it's not so much so.

3 MS. COLETTI: It's just,  
4 like, slap attached to the side of  
5 the building.

6 MR. ROSASCO: So is the plan  
7 to pull the mansard down?

8 MS. COLETTI: To take it off  
9 all together.

10 MR. ROSASCO: So we'll have  
11 uneven heights with the next-door  
12 neighbor though, right?

13 MR. KLUSKO: It would be the  
14 same height.

15 MR. ROSASCO: Let's take a  
16 look.

17 MS. COLETTI: It's going to  
18 have the same that the mansard has  
19 now. We need a big screen, Craig.

20 MR. ROSASCO: I know. I'll  
21 come down.

22 MR. KLUSKO: The mansard is  
23 very much so in a line.

24 MR. ROSASCO: So here's the  
25 neighbor. We have matching heights

1 PLANNING and ARB - 7/22/25  
2 on the facade, right (indicating).

3 MR. KLUSKO: Correct.

4 MR. ROSASCO: If you take  
5 this down and put that (indicating),  
6 it's not going to be -- what's going  
7 to be the height compared to the  
8 next-door neighbor?

9 MS. COLETTI: The height is  
10 going to be at the same height.

11 MR. ROSASCO: The same  
12 height.

13 MS. COLETTI: Yeah.

14 MR. ROSASCO: Okay. So is  
15 that awning going to go up, what are  
16 these lines here (indicating)?

17 MS. COLETTI: That's, like,  
18 the drip edge.

19 MR. ROSASCO: That's the drip  
20 edge. So what's going to be on this  
21 wall then (indicating)?

22 MS. COLETTI: It's going to  
23 be Stucco to match.

24 MR. ROSASCO: That is not  
25 Stucco. You've got bricks.

1 PLANNING and ARB - 7/22/25

2 MS. COLETTI: Well, it's  
3 metal panel.

4 MR. KLUSKO: It will be  
5 blackened out basically.

6 MR. ROSASCO: Metal panel. A  
7 metal panel facade?

8 MR. KLUSKO: It's up to you  
9 guys. Let's put it this way, if you  
10 guys want me to bring the awning up  
11 to the roofline --

12 MR. ROSASCO: No, no, no --

13 MR. KLUSKO: (Continuing) --  
14 I have not a problem.

15 MR. ROSASCO: I like that you  
16 have an oval. I like that idea. We  
17 just need a nice facade behind it.

18 MS. COLETTI: Yes.

19 MR. KLUSKO: The goal is,  
20 basically, to, in essence, give you  
21 an idea of the lounge itself. It's  
22 a revitalization of what would be  
23 the days of old in terms of, like,  
24 the jazz cigar bar, right, and  
25 bringing that to Farmingdale.

1 PLANNING and ARB - 7/22/25

2 MR. ROSASCO: Okay.

3 MR. KLUSKO: Likewise, it's a  
4 bit of that aesthetic and, you know,  
5 coming to of age in 2025 and  
6 beautifying it as much as possible.

7 MR. ROSASCO: What's your  
8 color scheme other than the black  
9 trim on the windows and stuff like  
10 that?

11 MS. COLETTI: So it's the  
12 black trim. And we have bronze,  
13 actually, and the metal panel is  
14 bronze.

15 So did you want to bring the  
16 metal panel up here (indicating) or  
17 make that more of a lighter --

18 MR. KLUSKO: I mean,  
19 realistically, guys, I'm versatile.  
20 And whatever you guys feel is  
21 best --

22 MR. ROSASCO: So what colors  
23 do you want?

24 MS. COLETTI: The awning is  
25 red.

1 PLANNING and ARB - 7/22/25

2 MR. ROSASCO: It's red.

3 MS. COLETTI: So I think the  
4 bronze metal panel would, actually,  
5 offset that red.

6 MR. ROSASCO: So I will tell  
7 you what I know the Village likes.  
8 They love brick. How do we  
9 incorporate brick on the top? Do  
10 you see what The Coop did?

11 MR. KLUSKO: Yes.

12 MS. COLETTI: Yes.

13 MR. ROSASCO: They have nice  
14 brick. It's not true brick, it's  
15 more a brick paneling. But it looks  
16 nice. And it makes for a nice  
17 backdrop. It makes everybody in the  
18 Village happy.

19 And you'll probably offset  
20 the burgundy awning with some color  
21 brick. What color do you think  
22 would go best, keeping in mind that  
23 your neighbor to the immediate south  
24 is cream and blue brick.

25 MR. KLUSKO: No good?

1 PLANNING and ARB - 7/22/25

2 MR. ROSASCO: Well, that's  
3 not bad, but I don't want you to  
4 have a complete contrast.

5 MR. KLUSKO: No. I get it a  
6 hundred percent.

7 MS. COLETTI: We could do a  
8 cream brick up there.

9 MR. ROSASCO: Or you could do  
10 a cream with almost, like, where  
11 they blast it with flour, you know,  
12 some white and cream built into it.

13 MS. COLETTI: Okay.

14 MR. ROSASCO: I think it  
15 would transition it nicely. Or if  
16 you had something that was cream and  
17 you wanted to go darker, maybe a  
18 tinge of red into the brick.  
19 Sometimes you get a darker beige  
20 with a red striation through it or  
21 something.

22 MR. KLUSKO: I'm fine with  
23 that.

24 MR. RYAN: That's better than  
25 a bronze metal panel.

1 PLANNING and ARB - 7/22/25

2 MS. COLETTI: Right. So  
3 let's do that.

4 MR. ROSASCO: Okay.

5 MS. COLETTI: And then the  
6 awning is going to be -- there's the  
7 one color red that you approved,  
8 Benjamin Moore.

9 MR. ROSASCO: Beautiful.  
10 It's probably Sunbrella. Sunbrella  
11 has a color for that.

12 MS. COLETTI: Yes. And then  
13 the sign.

14 MR. ROSASCO: Let's talk  
15 about the sign.

16 MS. COLETTI: The sign is  
17 going to be pin-mounted.

18 MR. ROSASCO: Okay.

19 MR. KLUSKO: I'm looking to  
20 do pin-mounted, and it's backlit.

21 MS. COLETTI: Right. Backlit  
22 pin-mounted.

23 MR. ROSASCO: Okay. No  
24 problem. What color letters and  
25 what color backdrop on it?

1 PLANNING and ARB - 7/22/25

2 MR. KLUSKO: What do you guys  
3 want me to do?

4 MR. ROSASCO: You tell me.  
5 You don't have a color scheme yet?  
6 You don't have a color theme?

7 MR. KLUSKO: For the  
8 interior, of course. I mean,  
9 realistically, taking it to the  
10 exterior, staying with metallic,  
11 again, I can play around.

12 MS. COLETTI: Stainless?

13 MR. KLUSKO: Stainless. I  
14 can do bronze. I mean, the world's  
15 our oyster when it comes to that.  
16 It's whatever works best for you  
17 guys. Because I understand the  
18 vision in which Farmingdale, as a  
19 whole, is trying to get there.

20 MR. ROSASCO: Getting back to  
21 the sign.

22 MS. COLETTI: It's going to  
23 be backlit.

24 CHAIRMAN STAUDT: When you  
25 say backlit, backlit similar to --

1 PLANNING and ARB - 7/22/25  
2 so we allow, like, I don't know the  
3 right terminology used, but the halo  
4 backlighting. We don't allow  
5 channel letters --

6 MS. COLETTI: Yeah. Like  
7 next door here.

8 CHAIRMAN STAUDT: The salon.  
9 Correct. The only thing we would  
10 ask with the backlit is that as  
11 opposed to the salon here, that the  
12 color temperature you would use with  
13 the LEDs that backlit that would be  
14 slightly warmer. Probably in the  
15 3,000 kelvin territory and not like  
16 the ice cold that we have over here.

17 MS. COLETTI: Yes.

18 MR. KLUSKO: That's, like,  
19 6,000 I believe.

20 CHAIRMAN STAUDT: So 3,000 is  
21 where we're aiming at. Eventually,  
22 we'll get the whole Main Street to  
23 three.

24 MR. KLUSKO: Okay.

25 MS. COLETTI: Okay.

1 PLANNING and ARB - 7/22/25

2 CHAIRMAN STAUDT: It's a  
3 little too spaceshippy over there  
4 right now.

5 MR. KLUSKO: I got you.  
6 Yeah. That's fair enough.

7 MS. COLETTI: Okay. So  
8 three.

9 MR. ROSASCO: Within your  
10 sign, you probably should have a  
11 background color. I'm assuming you  
12 would probably want to make the  
13 letters black, right?

14 MS. COLETTI: Right. And,  
15 maybe, have the background color  
16 match the awning.

17 MR. RYAN: That would be  
18 nice.

19 MR. ROSASCO: And we have the  
20 metallic requirement on the signs.  
21 Trim it out in a metallic silver.  
22 Do a half-inch around the edge of  
23 the border. It will look sweet.

24 MR. KLUSKO: All right.

25 MS. COLETTI: Okay.

1 PLANNING and ARB - 7/22/25

2 MR. KLUSKO: You got it.

3 MS. COLETTI: So we're good?

4 Do you want to see --

5 CHAIRMAN STAUDT: Can I ask

6 one other question regarding

7 lighting?

8 MR. KLUSKO: Sure.

9 CHAIRMAN STAUDT: The awning  
10 itself. Is that --

11 MS. COLETTI: There will be  
12 lights in it.

13 MR. KLUSKO: Inside.

14 CHAIRMAN STAUDT: Similar  
15 pattern. We're trying to keep  
16 everything in one territory.

17 MS. COLETTI: Yes. It will  
18 be 3,000 kelvin.

19 CHAIRMAN STAUDT: All within  
20 the warmer light temperature.

21 MS. COLETTI: Yes. Warmer  
22 light. We want to bring people in,  
23 not scare them away.

24 MR. ROSASCO: What function  
25 is the downstairs bar area serving?

1 PLANNING and ARB - 7/22/25

2 MS. COLETTI: It's just for  
3 the servers to bring -- to have a  
4 place to clear, set up.

5 MR. ROSASCO: Set up spots?

6 MS. COLETTI: Yes. Set up,  
7 clear.

8 MR. KLUSKO: Just a jump spot  
9 so they're not steadily running up  
10 and down those stairs.

11 MS. COLETTI: Yeah.

12 MR. ROSASCO: And the egress  
13 out of the basement. It's the one  
14 set of steps. That's the back of  
15 the building, correct?

16 MS. COLETTI: Right. And  
17 that's a fire-rated straight exit  
18 out. And then in the front, there's  
19 the --

20 MR. ROSASCO: And is there an  
21 exit at the top of those stairs?

22 MS. COLETTI: Yes.

23 MR. KLUSKO: Yes.

24 MR. ROSASCO: Oh, I see.

25 Okay. Okay.

1 PLANNING and ARB - 7/22/25

2 MS. COLETTI: And then  
3 there's the Bilco doors in the  
4 sidewalk. Those would also have an  
5 -- they'd be an emergency-type exit.

6 MR. ROSASCO: Sure. How many  
7 Bilcos do you have in front of that  
8 establishment?

9 MS. COLETTI: Just one.

10 MR. ROSASCO: Just one.  
11 Doubles? Are they double doors or  
12 single?

13 MS. COLETTI: Double.

14 MR. ROSASCO: Okay. Well,  
15 they're going to be repaving and  
16 rebricking that walkway over there.

17 MR. KLUSKO: Yeah.

18 MS. COLETTI: We know.

19 MR. ROSASCO: So keep that in  
20 mind. When they put it in, if you  
21 want to get some type of exterior  
22 paint on that Bilco covering.

23 MS. COLETTI: Okay.

24 MR. ROSASCO: Make it match.  
25 Just make it blend in. That's all.

1 PLANNING and ARB - 7/22/25

2 MR. KLUSKO: Can I ask you  
3 guys a question?

4 MR. ROSASCO: Of course.

5 MR. KLUSKO: Obviously,  
6 there's tons of rumors that go up  
7 and down the block. Are you guys  
8 extending our side of the sidewalk  
9 at all?

10 MR. ROSASCO: So what the  
11 plan is, you're going to come out  
12 about nine inches -- nine to 18 --  
13 and they're losing that on their  
14 side. And there's no parking across  
15 the street.

16 MS. COLETTI: Oh, okay.

17 MR. ROSASCO: You're going to  
18 maintain parking on your side of the  
19 street.

20 MR. KLUSKO: Okay.

21 MR. ROSASCO: No parking on  
22 the other side.

23 MR. KLUSKO: On McGrath's  
24 side.

25 MR. ROSASCO: On McGrath's

1 PLANNING and ARB - 7/22/25

2 side. Yeah.

3 CHAIRMAN STAUDT: Both sides  
4 sidewalks are growing though, right?

5 MR. ROSASCO: Yeah. Yeah.  
6 Nine to 18 inches on each side.

7 CHAIRMAN STAUDT: Because  
8 they're losing parking on one side,  
9 they're using that space to give the  
10 sidewalks extra.

11 MR. KLUSKO: Ultimately -- I  
12 know I get ahead of myself if you  
13 can't tell by the rooftop -- are we  
14 allowed to put seats outside, or is  
15 that a no-go?

16 MR. ROSASCO: So you are  
17 allowed to put seats outside, you  
18 just can't impair or impede the  
19 walkway.

20 MR. KLUSKO: Okay.

21 CHAIRMAN STAUDT: So,  
22 typically, it's a four-foot section  
23 flag on the concrete for a typical  
24 walkway.

25 MR. KLUSKO: Okay.

1 PLANNING and ARB - 7/22/25

2 MR. ROSASCO: Once we get it  
3 done, what I would recommend to you,  
4 and they've done it on this side of  
5 the street on the south side, they  
6 have to be tight to the building.  
7 They can't be off the building --  
8 the seating -- because it's too  
9 tight.

10 MR. KLUSKO: Yeah, yeah, no.  
11 Basically, right abutted against the  
12 building I would expect.

13 MR. ROSASCO: Right.

14 MR. KLUSKO: All right.

15 CHAIRMAN STAUDT: You'd have  
16 to really visualize it once --

17 MR. ROSASCO: They don't want  
18 you in the utility strip is what the  
19 rule is.

20 MR. KLUSKO: That's fine. I  
21 mean, granted, I sit in my little  
22 alcove, but that's besides the  
23 point.

24 MR. ROSASCO: I think if you  
25 fix up that big, green awning,

1 PLANNING and ARB - 7/22/25  
2 you're going to get some leeway on  
3 the tables outside.

4 MR. KLUSKO: Thank you. I  
5 appreciate that.

6 MR. ROSASCO: Make it look  
7 nice.

8 MR. KLUSKO: Fair enough. I  
9 promise.

10 MS. SCHOTT: I just have to  
11 say, my own personal opinion, I  
12 would hate to walk by there and  
13 smell cigar smoke outside. That's  
14 my personal opinion. I don't know  
15 what's allowed.

16 MR. KLUSKO: No, no, no. I  
17 understand.

18 MS. COLETTI: I don't think  
19 they'd be allowed to smoke outside.

20 MR. KLUSKO: I'll set them in  
21 the basement. It's not a big deal.

22 MS. COLETTI: The HVAC system  
23 and ventilation system he's putting  
24 in is specifically made for smoking  
25 lounges, so it does dissipate.

1 PLANNING and ARB - 7/22/25

2 MR. ROSASCO: It's all new  
3 state-of-the-art HVAC system.

4 MR. RYAN: If it's as good as  
5 Shelly's in DC, then you're in good  
6 shape.

7 MR. KLUSKO: That's the goal.

8 MS. SCHOTT: I'm sorry, maybe  
9 I didn't make myself clear. If  
10 they're sitting outside and smoking  
11 outside. That's what I meant.

12 MR. KLUSKO: Yeah, yeah,  
13 yeah. Well, even for, like, with  
14 the smoke. Dealing with ventilation  
15 and everything, everything is going  
16 to be filtered, even, let's say,  
17 with any air that goes outside. So  
18 there's not a connotation of, oh,  
19 yeah, there's a smoking lounge or  
20 anything. It wouldn't be in the air  
21 in the surrounding area.

22 MS. SCHOTT: Thank you.

23 MR. KLUSKO: You're welcome.

24 MS. COLETTI: Okay?

25 MR. ROSASCO: Okay, Mr.

1 PLANNING and ARB - 7/22/25  
2 Chairman, did you take enough notes  
3 to make a motion on this  
4 application?

5 CHAIRMAN STAUDT: Sure. Can  
6 I ask one other question?

7 MS. COLETTI: Sure.

8 CHAIRMAN STAUDT: Regarding  
9 the sign in the front. Well, first,  
10 is there any blade sign or anything,  
11 or are we just, right now, going  
12 with this one sign?

13 MR. KLUSKO: Blade?

14 CHAIRMAN STAUDT: Blade sign  
15 is a sign that hangs off the --

16 MR. ROSASCO: You could do it  
17 on the north side. The south side  
18 wouldn't work with the awning.

19 MR. KLUSKO: I have one right  
20 now. It's up to you guys whether or  
21 not you want me to keep it there.  
22 God knows how long it's been out  
23 there.

24 CHAIRMAN STAUDT: You would  
25 change it to match the -- if you did

1 PLANNING and ARB - 7/22/25  
2 it, the preference would be that  
3 you'd match the branding of the  
4 sign.

5 MR. KLUSKO: Most definitely.

6 CHAIRMAN STAUDT: So if you  
7 matched the branding, the border,  
8 and the color of the sign, and it  
9 fits, the size requirement is in our  
10 Code.

11 MS. COLETTI: Yeah.

12 MR. ROSASCO: We can  
13 provisionally approve that tonight.  
14 I would just recommend that it go on  
15 the north side of the building.

16 MS. COLETTI: Okay.

17 MR. KLUSKO: Sure. No  
18 problem. I prefer it on the north  
19 side.

20 MS. COLETTI: So it doesn't  
21 interfere. Okay.

22 MR. ROSASCO: So the max size  
23 on that is 720-square-inches. So it  
24 works out to be about 27 by 27 if  
25 you do a circle.

1 PLANNING and ARB - 7/22/25

2 MS. COLETTI: That's fine.

3 MR. ROSASCO: If you do  
4 something different, a little bit  
5 different.

6 MR. KLUSKO: All right.  
7 Sounds good.

8 MR. ROSASCO: All right, Mr.  
9 Chairman, take it away. I'll  
10 approve it if you hit it on the  
11 nose.

12 CHAIRMAN STAUDT: All right.  
13 I'll make a motion to approve this  
14 application as submitted with the  
15 following modifications:

16 The applicant has agreed to  
17 modify the facade to forgo the metal  
18 panel and to, instead, replace that  
19 with a brick facade that would be  
20 painted -- did we say in a beige to  
21 match next door?

22 MR. ROSASCO: Not painted,  
23 but in a similar fashion to next  
24 door.

25 CHAIRMAN STAUDT: Similar in

1                    PLANNING and ARB - 7/22/25  
2                    color to next door; the awning and  
3                    main sign would be the approved  
4                    color palette red, within the  
5                    Village's color palette; and the  
6                    lighting, as part of the main sign  
7                    and the awning, would be set to a  
8                    color temperature of 3,000 kelvins  
9                    or warmer; the applicant will be  
10                   replacing the main doors with a new  
11                   double door, and the other elements  
12                   of windows will just be refreshed;  
13                   the applicant has agreed to replace  
14                   the existing blade sign with a blade  
15                   sign in a similar style to the  
16                   applicant's main sign; and the blade  
17                   sign is not to exceed  
18                   720-square-inches and would be  
19                   placed on the north end of the  
20                   facade of the building.

21                                With that, I will make a  
22                                motion to approve.

23                                MR. ROSASCO: So moved.

24                                CHAIRMAN STAUDT: All in  
25                                favor?

1 PLANNING and ARB - 7/22/25

2 (WHEREUPON, there was a  
3 unanimous, affirmative vote of the  
4 Board members present. Motion  
5 passed 4-0.)

6 MR. ROSASCO: Good luck.

7 CHAIRMAN STAUDT: We look  
8 forward to seeing it.

9 MR. KLUSKO: Thank you, guys.

10 \* \* \* \*

11 MR. ROSASCO: All right.

12 Next on the calendar is 330 Conklin  
13 Street. Do we have any --

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

17 MR. ROSASCO: There we go. I  
18 figured you gentlemen were looking  
19 rather golfy today. Come on up,  
20 don't be shy.

21 So similar to our last  
22 applicant, just state your name and  
23 address for the record.

24 MR. BLOOM: Moshe Bloom, 330  
25 Conklin Street, Farmingdale, New

1 PLANNING and ARB - 7/22/25

2 York, 11735.

3 MR. ROSASCO: Welcome, Moshe.

4 MR. BLOOM: Thank you.

5 MR. ROSASCO: How are you?

6 MR. BLOOM: Good.

7 MR. ROSASCO: So before we  
8 get into the logistics of your  
9 application, tell me what you plan  
10 on doing over there, what's  
11 happening?

12 MR. BLOOM: So we're opening  
13 an indoor golf simulator.

14 MR. ROSASCO: Okay.

15 MR. BLOOM: This is our  
16 second location. We have a location  
17 out in Lawrence.

18 MR. ROSASCO: Okay.

19 MR. BLOOM: We're part of a  
20 franchise. They're based out of St.  
21 George, Utah. They have about 200  
22 locations across the US.

23 MR. ROSASCO: Okay.

24 MR. BLOOM: We've gutted the  
25 whole space.

1 PLANNING and ARB - 7/22/25

2 MR. ROSASCO: The demo is  
3 already done over there?

4 MR. BLOOM: Everything is  
5 done. We're ready to open.

6 MR. ROSASCO: How many bays  
7 you have over there?

8 MR. BLOOM: So we have two  
9 public bays and then we have a  
10 private bay -- it's all open to our  
11 members -- but two bays in the main  
12 area. We're putting in a very large  
13 putting green on the side, and then  
14 we're having a private bay, you  
15 know, closed door for events or  
16 anything like that.

17 MR. ROSASCO: And what's the  
18 business plan, is there, actually,  
19 memberships available?

20 MR. BLOOM: The membership  
21 base is, like, three different tier  
22 memberships, and we're open 24  
23 hours.

24 MR. ROSASCO: Really?

25 MR. BLOOM: Yeah. It's,

1 PLANNING and ARB - 7/22/25  
2 like, an electronic key access that  
3 you're able to let yourself in when  
4 it's your tee time.

5 And the members get to book,  
6 so, you know, unlimited tee times  
7 for the month or based on your  
8 membership. It goes a certain  
9 amount of hours in your booking, and  
10 how many guests you're allowed to  
11 bring. That's the different tiers  
12 in the membership.

13 MR. ROSASCO: Wow.

14 MR. BLOOM: And then we have  
15 different corporate memberships that  
16 we offer to different businesses to  
17 do advertising and custom balls, you  
18 know, for your business.

19 MR. ROSASCO: How long have  
20 you been in Lawrence?

21 MR. BLOOM: We've been there  
22 since November. And we were pretty  
23 successful there, so we decided  
24 let's find another golf town and  
25 open up.

1 PLANNING and ARB - 7/22/25

2 MR. ROSASCO: Great. We're  
3 certainly a golf town. You're in  
4 the right spot.

5 All right. So tell us what  
6 you're looking to do over there, and  
7 let me know if you guys have taken a  
8 good look at the Code in regards to  
9 signage.

10 MR. BLOOM: Yeah. So the  
11 name of the business is The Back  
12 Nine Golf. And that's, kind of,  
13 like, the standard, you know,  
14 signage. It's Back Nine with the B9  
15 logo in the middle of the building  
16 where that clock is.

17 MR. ROSASCO: Mm-hmm. Yeah.

18 MR. BLOOM: And then their  
19 slogan is, "where golf never  
20 sleeps," because it's open 24 hours.  
21 So we have, you know, Back Nine on  
22 one side with the B9 logo in the  
23 middle, and "where golf never  
24 sleeps" on the other side.

25 It is going to be metal

1 PLANNING and ARB - 7/22/25

2 framed signage with neon backlit.

3 MR. ROSASCO: Is that your  
4 color scheme, the black and green?

5 MR. BLOOM: The black and the  
6 green. Yeah.

7 MR. ROSASCO: Chartreuse  
8 shall we say?

9 MR. BLOOM: Yeah.

10 MR. ROSASCO: All right. So  
11 these lights are backlit, correct?

12 MR. BLOOM: Yeah.

13 CHAIRMAN STAUDT:  
14 Essentially, a box sign, is that  
15 what we're looking at in the front,  
16 in that center --

17 MR. RYAN: B9?

18 CHAIRMAN STAUDT: Yeah.

19 MR. BLOOM: Yeah. It's all  
20 one piece and it's just, like, a  
21 halo lit from the back.

22 CHAIRMAN STAUDT: So the  
23 Village Code and this Board, in  
24 particular, have been on a mission  
25 eliminating box signs within the

1 PLANNING and ARB - 7/22/25  
2 Village. If you drive up and down  
3 Main Street, it's mostly goosenecks  
4 or like the applicant just previous  
5 to us or if you look at, like, CVS  
6 or the building next door, sort  
7 of, a halo lit channel sign.

8 MR. BLOOM: Box sign meaning  
9 that the actual letters are lit up?

10 CHAIRMAN STAUDT: Right.

11 MR. BLOOM: No. The light is  
12 going to be on the wall.

13 MR. ROSASCO: Okay.

14 CHAIRMAN STAUDT: Oh, okay.

15 MR. BLOOM: In, like,  
16 lighting up the back.

17 CHAIRMAN STAUDT: So a  
18 silhouette essentially?

19 MR. BLOOM: Right. Right.  
20 The actual signage is not going to  
21 have any lights in it.

22 MR. RYAN: Excellent.

23 MR. ROSASCO: Okay.

24 CHAIRMAN STAUDT: Now, if you  
25 do -- when you say it's going to be

1 PLANNING and ARB - 7/22/25  
2 halo lit, do you know is it the "9"  
3 and the "B" or --

4 MR. BLOOM: No. So that's  
5 all one piece.

6 CHAIRMAN STAUDT: Right.

7 MR. BLOOM: So it's just  
8 going to be around the "B" and  
9 around the "9." Just around the  
10 border of the whole thing.

11 CHAIRMAN STAUDT: Okay. And  
12 then with the lighting color, like,  
13 the area of the "9." Is that lit --  
14 so is it just around the outer part  
15 of the whole structure?

16 MR. BLOOM: Just the black  
17 basically.

18 CHAIRMAN STAUDT: Okay. And,  
19 so, the lighting would just be a  
20 generic light?

21 MR. BLOOM: Correct.

22 CHAIRMAN STAUDT: Okay. And,  
23 so, I would say it's similar to what  
24 we just discussed previous --

25 MR. BLOOM: With the color.

1 PLANNING and ARB - 7/22/25

2 CHAIRMAN STAUDT: Color  
3 temperature.

4 MR. BLOOM: We didn't pick  
5 anything yet.

6 CHAIRMAN STAUDT: We're just  
7 looking to avoid that bright, stark  
8 white.

9 MR. BLOOM: Yeah, no, for  
10 sure.

11 CHAIRMAN STAUDT: We probably  
12 -- well, I'm not going to bring it  
13 up yet until we get further beyond  
14 this central sign, but that was my  
15 first thing.

16 MR. ROSASCO: Yeah, I'm okay  
17 with it.

18 So similar to the Marquis  
19 Plaza, which is the Palmer's  
20 shopping center, Joe --

21 CHAIRMAN STAUDT: Yes.

22 MR. ROSASCO: (Continuing) --  
23 they're colorful during the day, and  
24 then at night you don't really  
25 recognize the color. You see more

1 PLANNING and ARB - 7/22/25

2 the framing of it.

3 CHAIRMAN STAUDT: Yeah.

4 MR. ROSASCO: Something like  
5 that, which is fine.

6 CHAIRMAN STAUDT: The only  
7 other -- I will say just from a  
8 visual perspective, I mean,  
9 obviously, the Code is okay with it,  
10 but I would be -- it seems like a  
11 loss in terms of the style of the  
12 Village and approaching Main Street  
13 to lose the clock and to go with a  
14 very oversized sign there. But  
15 that's just my opinion. If there  
16 was a way to do it and still  
17 maintain the clock, I think that  
18 would be ideal.

19 And then with the removal of  
20 the clock, are you redoing and  
21 repainting the whole front of the --  
22 because I don't want it to be, like,  
23 where the clock was and now that  
24 it's not there.

25 MR. BLOOM: So we're going to

1 PLANNING and ARB - 7/22/25  
2 have to paint that over. It's just  
3 the -- it's not an actual clock on  
4 it. It's just, like, the sticks,  
5 like, the hands. That's just stuck  
6 onto the wall that's painted white I  
7 believe.

8 MR. ROSASCO: Is that what  
9 they did? I don't know.

10 CHAIRMAN STAUDT: I never  
11 looked too closely at it. I just  
12 thought that's a nice little clock.

13 MR. BLOOM: It's just the  
14 hands and the numbers. But it's  
15 not, actually, like a --

16 CHAIRMAN STAUDT: So it's  
17 just a paint job.

18 MR. BLOOM: Exactly. Just  
19 take it off, paint it the same  
20 color, and that's it.

21 MR. RYAN: Got it.

22 MR. ROSASCO: I'm not too  
23 particular to that type of clock,  
24 but if you are, Mr. Staudt, by all  
25 means.

1 PLANNING and ARB - 7/22/25

2 MR. RYAN: I like it. I  
3 think it's nice.

4 MR. ROSASCO: I like it.

5 CHAIRMAN STAUDT: Is the size  
6 -- and I apologize for not having  
7 done the math before I got here --  
8 is the size of that sign okay?

9 MR. ROSASCO: Yeah. I don't  
10 have a problem with that. It's  
11 symmetric to each side of that  
12 center gable.

13 CHAIRMAN STAUDT: Yeah,  
14 that's true. With that large peak.

15 MR. ROSASCO: The actual  
16 lettering on the signs, are they the  
17 same size in the same font? It  
18 looks like Back Nine is larger on  
19 the depiction.

20 MR. BLOOM: So the wall is a  
21 lot bigger on the right side.

22 MR. ROSASCO: Is it? Okay.

23 MR. BLOOM: Yeah. So it's,  
24 like, I think it's, like, 28 or 29  
25 feet. And then the other one is 18

1 PLANNING and ARB - 7/22/25

2 or 19 feet.

3 MR. ROSASCO: Are the height  
4 of the letters going to be the same?

5 MR. BLOOM: Yeah.

6 CHAIRMAN STAUDT: It doesn't  
7 look like it in the rendering. It  
8 looks like because there's more  
9 words, they went smaller.

10 MR. BLOOM: I think also  
11 because of the way the picture is.  
12 So this is closer to where they took  
13 the picture (indicating), and this  
14 is farther back. But it's going to  
15 be the same on both sides.

16 CHAIRMAN STAUDT: Okay. I  
17 just don't want it to look like  
18 hodgepodgey. Especially, again, if  
19 you're approaching Main Street. Do  
20 you have a lighting plan for that,  
21 for the left and right signage?

22 MR. BLOOM: They're all the  
23 same halo backlit.

24 CHAIRMAN STAUDT: Okay.

25 MR. BLOOM: They're all going

1 PLANNING and ARB - 7/22/25

2 to be lit up from the back.

3 CHAIRMAN STAUDT: So that  
4 golf that turns green, is that lit  
5 in the same color as the rest of it.

6 MR. BLOOM: Same color. It's  
7 really for just during the day. At  
8 night you'd barely be able to tell.

9 CHAIRMAN STAUDT: I only ask  
10 because CVS lit theirs in red. I  
11 don't have a problem with it, I was  
12 just curious to know. I think the  
13 uniform lighting look would be ideal  
14 to stick with.

15 MR. BLOOM: Yeah.

16 MR. ROSASCO: So the  
17 depiction does show the letters on  
18 the left are 17 inches high on the  
19 left, and on the right they're 14  
20 and a half. So there is a slight  
21 difference, which is fine, I just  
22 wanted to quantify that.

23 CHAIRMAN STAUDT: I don't  
24 know if I like that though. I just  
25 don't want it to look like, and I'm

1 PLANNING and ARB - 7/22/25  
2 not saying this to be -- I don't  
3 mean to be insulting -- I don't want  
4 this to look like something that's  
5 on Route 110. You know what I mean?

6 MR. BLOOM: Yeah.

7 CHAIRMAN STAUDT: Something  
8 big, explosive.

9 MR. RYAN: Well, one's their  
10 tag line and one's the actual name  
11 of the facility. So I understand  
12 the difference. I can live with the  
13 14 and 17, but that's just my  
14 opinion.

15 CHAIRMAN STAUDT: Could they  
16 both be 14? I think a little  
17 smaller wouldn't kill us here. I  
18 almost am nervous that this is a lot  
19 going on. If it's all big, it might  
20 overpower. Like that part of Main  
21 Street is --

22 MR. ROSASCO: These are all  
23 custom sized signage, correct?

24 MR. BLOOM: Yeah.

25 MR. ROSASCO: Pick a number

1 PLANNING and ARB - 7/22/25  
2 somewhere in the middle and keep  
3 everybody happy.

4 MR. BLOOM: Okay.

5 MR. ROSASCO: 15 and a half?

6 MR. BLOOM: Okay.

7 MR. ROSASCO: Are you okay  
8 with that? And matching height on  
9 both sides?

10 CHAIRMAN STAUDT: I'm just  
11 saying, if 14 is what they needed to  
12 do to make all this fit on that  
13 side, maybe that's where it needs to  
14 end up.

15 MR. RYAN: Because that's  
16 what they needed to do. Make it  
17 smaller.

18 MR. BLOOM: I think maybe the  
19 reason why is because on the right  
20 side, it's filling out, kind of,  
21 that whole section, and they wanted  
22 the left side to also fill out the  
23 whole section as opposed to being a  
24 little shorter.

25 MR. ROSASCO: Right.

1 PLANNING and ARB - 7/22/25

2 CHAIRMAN STAUDT: Yeah.

3 MR. BLOOM: Because then it  
4 looks like it's missing something as  
5 opposed to the other side.

6 CHAIRMAN STAUDT: Yeah. I  
7 hear what you're saying.

8 MR. BLOOM: Also they're  
9 pretty far apart from each other, so  
10 the two or three inches might be  
11 hard to tell just because they're  
12 not all in a row. It's a different  
13 side of the wall, not next to each  
14 other.

15 MR. RYAN: I'm good with the  
16 way it's being proposed, but I'll go  
17 with the group.

18 CHAIRMAN STAUDT: My opinion  
19 would be, ideally, to have them be  
20 the same on both sides.

21 MR. BLOOM: To get within two  
22 inches?

23 CHAIRMAN STAUDT: Yeah. In  
24 terms of the typical sign request  
25 for one business, there's a lot

1 PLANNING and ARB - 7/22/25

2 going on here.

3 MR. BLOOM: Yeah, for us  
4 also. We were trying to figure it  
5 out because we, actually, have  
6 another wall that we're not doing  
7 anything -- that's on Conklin  
8 itself. If we put something there,  
9 it's way too much.

10 CHAIRMAN STAUDT: Yeah. I  
11 mean, technically, by Code, we're  
12 exceeding, like, we allow a primary  
13 sign and a secondary, and we've got  
14 three large things happening here.  
15 So I'm a little nervous here.

16 MR. ROSASCO: Pick a number  
17 where you want to land, Moshe.

18 MR. BLOOM: The same number.

19 MR. ROSASCO: The same number  
20 as presented or 15 or 17? It  
21 doesn't matter.

22 MR. BLOOM: We didn't do --  
23 the guy who did the signage came  
24 down and he saw it, and that's, I  
25 guess, where he landed. So, I

1 PLANNING and ARB - 7/22/25  
2 guess, that's what he, in his  
3 professional opinion, decided what  
4 would look the best. So I don't  
5 know if I can say a number that  
6 will --

7 MR. ROSASCO: I understand.  
8 I understand. I'm, kind of, okay  
9 with it because it's a name of a  
10 business and it's a theme.

11 MR. RYAN: Yeah. A tag line  
12 and the name of the business.

13 MR. ROSASCO: From a  
14 marketing standpoint, I understand  
15 the difference between business name  
16 and this is who we are and what we  
17 do.

18 MR. RYAN: You don't want the  
19 tag line to grab you, you want the  
20 other to grab you.

21 MR. ROSASCO: Right. The  
22 only other question I had is, in the  
23 depiction of the picture, it looks  
24 as though the word golf is framed  
25 out in black. And then on the

1 PLANNING and ARB - 7/22/25  
2 depiction here, it's just all green.  
3 You going to have a black border  
4 around that?

5 MR. BLOOM: Yeah. It's going  
6 to be like it is on the rendering.

7 MR. ROSASCO: Okay.

8 CHAIRMAN STAUDT: And the tag  
9 line is in italics, right? It's not  
10 the same.

11 MR. ROSASCO: It looks like  
12 it's in italics, yeah.

13 CHAIRMAN STAUDT: Yeah,  
14 actually, I found it. I says it.  
15 It says it's in italics.

16 So the facade. You're not  
17 doing a full repaint. It's just  
18 going to be what it is now?

19 MR. BLOOM: Yeah. The color  
20 of the building?

21 CHAIRMAN STAUDT: Yeah.

22 MR. BLOOM: Yeah. What it is  
23 now.

24 MR. RYAN: And paint the  
25 false clock.

1 PLANNING and ARB - 7/22/25

2 MR. BLOOM: Yeah. We'll  
3 paint the false clock.

4 CHAIRMAN STAUDT: Okay.

5 MR. ROSASCO: What do you  
6 think, Ms. Schott?

7 MS. SCHOTT: I think if the  
8 wall is bigger on that side, I think  
9 it will be all right because it's  
10 going to look in proportion.

11 MR. ROSASCO: Okay. So do we  
12 need to go to a vote on the sizing  
13 of the lettering, Mr. Staudt? I  
14 think the conversation has elicited  
15 the potential vote turnout.

16 CHAIRMAN STAUDT: Now that  
17 I'm seeing that the other side is  
18 italic, it's different.

19 It's not going to be the same  
20 anyway. I think I care about it  
21 less because it is being presented  
22 as a tag line in an italicized font.  
23 I think I'm okay with it.

24 MR. ROSASCO: There you go.

25 CHAIRMAN STAUDT: Just going

1 PLANNING and ARB - 7/22/25

2 through my process.

3 MR. ROSASCO: Good job. You  
4 worked through it. So, essentially,  
5 does anybody have any concerns as  
6 presented?

7 (WHEREUPON, no response was  
8 heard.)

9 MR. ROSASCO: The only thing  
10 I don't see that's outstanding is  
11 any type of metallic within the sign  
12 structures. How do we accomplish  
13 that? Do they put a silver strip on  
14 the lip of the white circle in the  
15 middle?

16 CHAIRMAN STAUDT: That could  
17 be nice.

18 MR. ROSASCO: You'll never  
19 even see it. It's metallic and it  
20 meets the Code. You don't want to  
21 trim out the black with silver. I  
22 wouldn't do that. I don't even know  
23 if I want to trim out the green  
24 because I like the green up against  
25 the black.

1 PLANNING and ARB - 7/22/25

2 But if you were to put a  
3 half-inch trim around that golf ball  
4 in silver metallic, no one will ever  
5 see it. But if someone ever comes  
6 to me and says, hey, listen, the  
7 golf store doesn't have anything  
8 metallic in their sign. I can say,  
9 oh, yes, they do. Look around the  
10 golf ball. And then everybody goes  
11 (demonstrating). Would you be okay  
12 with that?

13 MR. BLOOM: Absolutely.

14 CHAIRMAN STAUDT: Can I ask a  
15 question. So I'm looking at the  
16 picture of Gurwin before it, I  
17 guess, it became a mosquito place  
18 for a little while?

19 MR. ROSASCO: It did.

20 CHAIRMAN STAUDT: Gurwin  
21 used, you know, the method they went  
22 with was, like, they mirrored  
23 because one part of the building  
24 faces west, right. Like, traffic  
25 that's coming from the west see this

1 PLANNING and ARB - 7/22/25  
2 (indicating). And this one is, kind  
3 of, like, a straight shot  
4 (indicating).

5 So you're putting the title  
6 of your business on the side that  
7 only faces west. So, I guess, my  
8 question would be, I mean,  
9 obviously --

10 MR. BLOOM: So switch it  
11 around you're saying?

12 CHAIRMAN STAUDT: No.  
13 Instead of having, like, a big black  
14 "9" and then a giant tag line, would  
15 it make more sense to reconfigure it  
16 where it's just a black "9" with the  
17 tag line smaller underneath. And  
18 then, like, mirrored there  
19 (indicating) the way Gurwin did.  
20 Gurwin did that exact thing.

21 MR. BLOOM: Repeat it on both  
22 sides.

23 CHAIRMAN STAUDT: Gurwin went  
24 Gurwin and, like, whatever their tag  
25 line is (indicating), and then,

1 PLANNING and ARB - 7/22/25  
2 Gurwin and then whatever their tag  
3 line is, so that traffic on both  
4 sides saw.

5 MR. BLOOM: Right.

6 CHAIRMAN STAUDT: And it  
7 would, like, sort of, remove this,  
8 sort of, hodgepodgey potential of,  
9 like, long sentence and not long  
10 sentence.

11 MR. BLOOM: Yeah. Yeah. The  
12 problem we had -- corporate  
13 themselves had, you know, strict,  
14 you know, criteria on how we do this  
15 signage. Even, like, the dimensions  
16 of the Back Nine sign in the middle.  
17 We couldn't do -- we couldn't  
18 stretch it out at all. They're  
19 very, very strict on certain  
20 signage, so that wasn't said. Even  
21 the wording. We wanted to do indoor  
22 golf simulators, and they didn't  
23 like that. So that is something  
24 that I don't believe they --

25 CHAIRMAN STAUDT: Okay. Like

1 PLANNING and ARB - 7/22/25

2 I said, I don't think anyone here  
3 has an issue with, like, the way  
4 you've done it. I'm just thinking  
5 if it was my business --

6 MR. BLOOM: I appreciate  
7 that.

8 CHAIRMAN STAUDT: Right now  
9 your main sign is only facing the  
10 western traffic.

11 MR. BLOOM: Yeah.

12 CHAIRMAN STAUDT: But you  
13 have the giant logo in the middle  
14 there.

15 MR. BLOOM: Right. Yeah.

16 CHAIRMAN STAUDT: Okay.

17 (WHEREUPON, there was a  
18 sidebar discussion held between Mr.  
19 Rosasco and Ms. Schott.)

20 MR. ROSASCO: We are just  
21 looking at the color -- the lighting  
22 certification and the colors.  
23 Unless that's just the existing  
24 premises as to what's there. That  
25 may be a match to that.

1 PLANNING and ARB - 7/22/25

2 You don't have any red in  
3 your sign, correct?

4 MR. BLOOM: No.

5 MR. ROSASCO: There's no red  
6 lighting or anything, right?

7 MR. BLOOM: No.

8 MR. ROSASCO: I think that's  
9 just a depiction of what's currently  
10 there on the existing premises.

11 MR. BLOOM: He might have  
12 made a typo and meant to write  
13 L-E-D.

14 MR. ROSASCO: I got you.  
15 Anybody else have any concerns in  
16 regards to this one?

17 (WHEREUPON, no response was  
18 heard.)

19 MR. ROSASCO: Anybody have  
20 any changes prior to me making a  
21 motion?

22 (WHEREUPON, no response was  
23 heard.)

24 MR. ROSASCO: We haven't made  
25 any significant changes other than

1 PLANNING and ARB - 7/22/25

2 the addition of the metallic.

3 All conversation good? You  
4 good, Mr. Ryan?

5 MR. RYAN: I'm very good.

6 MR. ROSASCO: Ms. Schott?

7 MS. SCHOTT: Yes.

8 MR. ROSASCO: Good. In  
9 regards to the application for 330  
10 Conklin Street, I'm going to approve  
11 it as submitted with the only  
12 amendment being that the applicant  
13 is to make a one-half inch border of  
14 silver metallic around the golf ball  
15 in the center gable signage. Other  
16 than that, the application is  
17 approved in its entirety. Having  
18 made that motion, do I have a  
19 second?

20 CHAIRMAN STAUDT: I'll second  
21 that.

22 MR. ROSASCO: All those in  
23 favor?

24 (WHEREUPON, there was a  
25 unanimous, affirmative vote of the

1 PLANNING and ARB - 7/22/25  
2 Board members present. Motion  
3 passed 4-0.)

4 MR. ROSASCO: Good luck.

5 MR. BLOOM: Thank you very  
6 much.

7 \* \* \* \*

8 MR. ROSASCO: Now comes the  
9 complicated one. I apologize for  
10 the wait and saving you for last,  
11 but you probably learned some stuff  
12 as we were going along as to what it  
13 is we like and what we don't like.  
14 So we do tend to be relatively  
15 particular.

16 This is in regards to 153  
17 Fulton Street. As I aforementioned,  
18 please state your name and address  
19 for the record.

20 MR. O'BRIEN: Sure. Larry  
21 O'Brien, High Point Engineering,  
22 1860 Walt Whitman Road in Melville.

23 MR. ROSASCO: Good evening,  
24 Larry, how you been?

25 MR. O'BRIEN: Good. I didn't

1 PLANNING and ARB - 7/22/25  
2 realize it's been three years since  
3 we were before the Board with the  
4 whole application.

5 MR. ROSASCO: I get it. It's  
6 a long time coming.

7 MR. O'BRIEN: Yeah. So  
8 they're finally getting to --

9 MR. ROSASCO: It's my  
10 understanding that you guys are  
11 fully permitted for demo. I think  
12 demo was just done this week,  
13 correct?

14 MR. O'BRIEN: That's  
15 possible. Yeah. I don't know the  
16 latest on that, but the package  
17 itself, the building permits are all  
18 set.

19 MR. ROSASCO: Great.

20 MR. O'BRIEN: So they're  
21 getting ready and geared up.

22 CHAIRMAN STAUDT: I just  
23 think it's a win in general. I like  
24 the reconfiguration of that  
25 property.

1 PLANNING and ARB - 7/22/25

2 MR. O'BRIEN: Absolutely.

3 Yeah. It's a super improvement. It  
4 worked out.

5 MR. RYAN: You keep the  
6 cleaners happy?

7 MR. O'BRIEN: Yes. Yes.

8 MR. RYAN: Every time I get  
9 my shirts, she asks me.

10 MR. ROSASCO: Me too.

11 MR. O'BRIEN: Right.

12 MR. ROSASCO: All right.

13 Tell me, Larry, what are we doing  
14 here.

15 MR. O'BRIEN: Okay. With the  
16 signage, we have two exterior  
17 building signs, wall signs, and one  
18 monument sign at the corner for  
19 displaying the cost and the prices.  
20 And one small, internal ATM inside  
21 the glass that needs a permit.

22 So the 7-Eleven signage, the  
23 main one on the front,  
24 square-footage-wise we're in  
25 compliance with that, same as the

1 PLANNING and ARB - 7/22/25  
2 wall signs. The 7-Eleven logo on  
3 the side and also the monument sign  
4 on the corner also compliant with  
5 square-footage.

6 Now the colors that you see,  
7 just the three colors -- that are  
8 7-Eleven standard colors -- are  
9 proposed. And the LED lights for  
10 the price sign, that's the current  
11 way of doing things with the display  
12 signs and costs.

13 MR. ROSASCO: Makes it easy  
14 for price adjustments.

15 MR. O'BRIEN: Right. They  
16 stay inside now, and they don't have  
17 to get out with their little magnets  
18 and all.

19 MR. ROSASCO: All right. So,  
20 maybe, for structure purposes, why  
21 don't we go through each sign -- A,  
22 B, and then we'll go to C and stuff  
23 like that.

24 MR. O'BRIEN: Sure.

25 MR. ROSASCO: A. That's a

1 PLANNING and ARB - 7/22/25

2 carved K macel sign?

3 MR. O'BRIEN: Yes. The  
4 polycarbonate clear plastic.

5 MR. ROSASCO: Okay. And how  
6 is that lit?

7 MR. O'BRIEN: That is LED lit  
8 internally.

9 MR. ROSASCO: Internally?

10 MR. O'BRIEN: Yeah.

11 MR. ROSASCO: That's a  
12 problem.

13 MR. O'BRIEN: It is. Yes.  
14 Understood.

15 MR. ROSASCO: That's against  
16 our Code.

17 MR. O'BRIEN: Yeah. So --

18 MR. ROSASCO: I know you did  
19 it on 110.

20 MR. O'BRIEN: They did.  
21 Yeah.

22 MR. ROSASCO: The question  
23 is, how do you want to light it? It  
24 can't be internally box lit like  
25 that.

1 PLANNING and ARB - 7/22/25

2 MR. O'BRIEN: Right. Right.

3 MR. ROSASCO: Because we  
4 fought with Marquis right across the  
5 street.

6 MR. O'BRIEN: Yeah.

7 MR. ROSASCO: They started  
8 doing it. And then if you noticed,  
9 they all now did backlit channel  
10 letters, which, obviously, I don't  
11 think that works in your  
12 presentation.

13 CHAIRMAN STAUDT: I don't  
14 think that works.

15 MR. RYAN: No.

16 MR. O'BRIEN: No.

17 MR. ROSASCO: So what you're  
18 going to have to do is goosenecks.  
19 And maybe if you have them up on the  
20 sign, get them into that gable.

21 MR. O'BRIEN: Yeah. So,  
22 like, this side has a gooseneck on  
23 the side on that one.

24 MR. ROSASCO: Right. So the  
25 side sign is not box lit

1 PLANNING and ARB - 7/22/25

2 illuminated, right?

3 MR. O'BRIEN: The side sign  
4 has the gooseneck, but it's also  
5 developed with internal LED. So  
6 with that, gooseneck being the  
7 choice for lighting here, I think  
8 that's going to be the ultimate  
9 solution.

10 MR. ROSASCO: Yeah. You can  
11 swap out signs to pure true K macel.  
12 I'll give you the colors. The  
13 colors are outside our Color Code,  
14 but you have corporate to deal with,  
15 not us.

16 MR. O'BRIEN: Yeah.

17 MR. ROSASCO: You guys are  
18 going to fix the place up and make  
19 it look nice, so we've got some  
20 leeway with that.

21 MR. O'BRIEN: Okay. Great.  
22 So with the main ID sign --

23 MR. ROSASCO: That's A?

24 MR. O'BRIEN: That's A.

25 Right. Goosenecks would be the

1 PLANNING and ARB - 7/22/25

2 choice here.

3 MR. ROSASCO: Yeah. Two  
4 and/or three depending upon how you  
5 want to --

6 CHAIRMAN STAUDT: I'd  
7 probably go three because you want  
8 to light the 7-Eleven in the middle.

9 MR. O'BRIEN: Probably three.  
10 Right. I think they would be happy  
11 with the goosenecks on the three  
12 there.

13 MR. ROSASCO: You guys are  
14 flying those gables on that --  
15 there's a soffit on that? How deep  
16 is the soffit, do you know?

17 MR. O'BRIEN: On that, it's  
18 not a deep soffit. I don't have  
19 that --

20 MR. ROSASCO: I just don't  
21 really want the side reveal to have  
22 goosenecks sticking outside of the  
23 soffit.

24 MR. O'BRIEN: Yeah. It looks  
25 like two feet. I do have a number.

1 PLANNING and ARB - 7/22/25

2 Two feet.

3 MR. ROSASCO: So, maybe, you  
4 can keep the gooseneck within that  
5 two feet.

6 MR. O'BRIEN: Yeah.

7 CHAIRMAN STAUDT: It looks  
8 like two feet, six inches.

9 MR. O'BRIEN: Yeah.

10 MR. ROSASCO: He's using,  
11 like, 32 font. I have to up my  
12 readers for that.

13 MR. O'BRIEN: And C, just a  
14 small ATM internal inside the store.  
15 It's just a designated ATM machine  
16 inside there.

17 MR. ROSASCO: Nothing  
18 flashing.

19 MR. O'BRIEN: Nothing  
20 flashing.

21 MS. SCHOTT: No neon.

22 CHAIRMAN STAUDT: Nothing  
23 flashing.

24 MR. ROSASCO: No blinking, no  
25 neon, no flashing.

1 PLANNING and ARB - 7/22/25

2 MR. O'BRIEN: Right. Right.  
3 That's that. And the monument sign  
4 is labeled M. Well, let me take a  
5 step back.

6 MR. ROSASCO: Go ahead.

7 MR. O'BRIEN: No signs on the  
8 canopy as we've determined early on  
9 in the established procedure.

10 So the last one, M, being the  
11 monument sign. The 7-Eleven logo  
12 square, LED internally here as well.  
13 The price sign is built-in LED.  
14 There's nothing that is additional  
15 to that. It's LED made for that.

16 CHAIRMAN STAUDT: Yeah. Do  
17 you know what color the LEDs for the  
18 numbers are? I'm just curious.

19 MR. ROSASCO: They probably  
20 can make them any color.

21 CHAIRMAN STAUDT: I know that  
22 sometimes they're red, sometimes  
23 they're yellow.

24 MR. O'BRIEN: Yeah. I know  
25 one is green. I'm not sure.

1                    PLANNING and ARB - 7/22/25  
2                    Because they have diesel as well.  
3                    That's typically the off color for  
4                    the regular.

5                    So two colors there. And  
6                    then the 7-Eleven standard colors on  
7                    the box.

8                    MR. ROSASCO: On that  
9                    monument sign, Larry, it looks as  
10                   though you've got painted  
11                   aluminum down bottom. It is  
12                   possible to make that the cultured  
13                   stone that wraps the building on  
14                   that monument sign?

15                   MR. O'BRIEN: Yes. At the  
16                   base?

17                   MR. ROSASCO: Yeah.

18                   MR. O'BRIEN: Yes. Because  
19                   they have a stone cap. So below  
20                   that stone cap. I believe that  
21                   would be a good addition to match.

22                   CHAIRMAN STAUDT: You are,  
23                   literally, the entrance to the  
24                   Village.

25                   MR. O'BRIEN: Yeah. Right

1 PLANNING and ARB - 7/22/25

2 there. That's the corner.

3 MR. ROSASCO: It's called the  
4 gateway.

5 MR. O'BRIEN: Yeah. Yeah.

6 MR. ROSASCO: We try to get  
7 all the gateways monument signs. So  
8 Marquis next door -- that shopping  
9 center -- they got one. You have an  
10 old beaten up one with all backlit  
11 stuff, as does the people across the  
12 street, but they're grandfathered  
13 in.

14 MR. O'BRIEN: Yeah.

15 MR. ROSASCO: The second you  
16 swap stuff out, you have to get it  
17 within the Code.

18 So if you can make that  
19 amendment to the base of that to  
20 match the building, which is the  
21 cultured stone, that would be great.

22 MR. O'BRIEN: Yeah.

23 MR. ROSASCO: That will look  
24 nice.

25 CHAIRMAN STAUDT: I also have

1 PLANNING and ARB - 7/22/25

2 my follow-up question.

3 MR. O'BRIEN: Yeah.

4 CHAIRMAN STAUDT: The

5 7-Eleven sign itself on the mansard

6 you have backlit right now. With

7 other mansards in the Village,

8 recently Enterprise we just did,

9 they're uplighting from the floor

10 onto the sign just to make it a

11 little less modern, spaceshippy, gas

12 station looking.

13 MR. O'BRIEN: Yeah. It's a

14 little different for 7-Eleven to do,

15 but I would make that fit.

16 CHAIRMAN STAUDT: That's

17 where I would be.

18 MR. O'BRIEN: Yeah.

19 Essentially, the options are minimal

20 here.

21 CHAIRMAN STAUDT: Because a

22 big, white sign with 7-Eleven,

23 again, you're at the gateway. I

24 would prefer that the first thing

25 people see as they come into the

1 PLANNING and ARB - 7/22/25  
2 Village is something that conforms  
3 to the way we want the Village to  
4 look. If it's a box sign when we're  
5 telling everyone else they can't do  
6 it --

7 MR. O'BRIEN: Right. And I  
8 think they realize the leeway that's  
9 been given to them already.

10 MR. ROSASCO: And the  
11 uplighting will also grab that  
12 newfound cultured stone.

13 CHAIRMAN STAUDT: Right.

14 MR. ROSASCO: It will look  
15 nice.

16 MR. O'BRIEN: Okay. I think  
17 that's feasible. And, again, like  
18 you said, the entranceway into the  
19 Village here.

20 CHAIRMAN STAUDT: And you  
21 said there would be no branding on  
22 the mansard of the canopy, right?

23 MR. O'BRIEN: Right. The  
24 canopy is blank. It's just a white  
25 face.

1 PLANNING and ARB - 7/22/25

2 CHAIRMAN STAUDT: That's  
3 good. Because I know we've hugged  
4 that line with other gas stations in  
5 the Village. So I wouldn't want to  
6 set a precedent by allowing one.

7 MR. O'BRIEN: Correct. Yeah.

8 CHAIRMAN STAUDT: In terms of  
9 the lighting itself. Gooseneck on  
10 the -- I know you probably said that  
11 through our previous -- I don't know  
12 if there's a corporate standard  
13 that's used or if you guys can go  
14 warmer in terms of what's utilized  
15 on the property with the goosenecks.

16 MR. O'BRIEN: Yeah.  
17 Typically, they can go warmer if we  
18 have a number.

19 CHAIRMAN STAUDT: Yeah. So  
20 for us, like we were saying before,  
21 3,000 kelvins is probably ideal for  
22 outside as opposed to parking lots  
23 at 5,000 or 6,000 kelvins.

24 MR. O'BRIEN: Yeah. Yeah.  
25 But for the signage, I think they

1 PLANNING and ARB - 7/22/25

2 can accommodate the 3,000.

3 CHAIRMAN STAUDT: Yeah. For  
4 anything that's on the building  
5 itself or the upright for the  
6 7-Eleven sign on the monument.

7 MR. O'BRIEN: Yeah. I think  
8 for the most part that would be  
9 acceptable on the signage. Yeah.

10 MR. ROSASCO: Signage on the  
11 building. Yeah.

12 MR. O'BRIEN: Yeah.

13 MR. ROSASCO: If it was  
14 higher or -- how should we say it --  
15 brighter lit under the canopy  
16 underneath, it's brighter than the  
17 signage.

18 CHAIRMAN STAUDT: Yeah. I  
19 wouldn't tell you what to do with  
20 the lighting for the gas station  
21 area.

22 MR. ROSASCO: For safety.

23 CHAIRMAN STAUDT: I'm just  
24 thinking for the architectural look  
25 of the building itself. And the

1 PLANNING and ARB - 7/22/25

2 monument sign too.

3 MR. O'BRIEN: Right.

4 Attraction first on the low side and  
5 safety on the --

6 CHAIRMAN STAUDT: Yeah. If  
7 you go to any high-end retailer,  
8 it's always warmer lighting  
9 uplighting these buildings or their  
10 signs. Any time I pass and it's  
11 just, sort of, like, a cold, stark  
12 light, it just, to me, it classes it  
13 down. It's an easy win.

14 MR. O'BRIEN: Yeah. So like  
15 you said, on 110 you hit that kind  
16 of thing, but here I think this will  
17 work.

18 CHAIRMAN STAUDT: Right.

19 MR. ROSASCO: What do you  
20 plan on trimming out the monument  
21 7-Eleven sign with? What is that  
22 trim, that border?

23 MR. O'BRIEN: The actual  
24 border --

25 MR. ROSASCO: I'm trying to

1 PLANNING and ARB - 7/22/25  
2 figure out, you know, that  
3 requirement that our sign  
4 application has regarding some type  
5 of metallic in the sign.

6 MR. O'BRIEN: Yeah. It is an  
7 aluminum cabinet. That frame  
8 itself.

9 MR. ROSASCO: That monument  
10 sign is K macel? Painted K macel?

11 MR. O'BRIEN: Yes. Yes.  
12 That's also -- yes. So the frame is  
13 aluminum cabinet frame on there.

14 MR. ROSASCO: Okay. So what  
15 we did with CVS, you'll see the big  
16 sign is a white sign, and around the  
17 trim is a very thin line of silver  
18 metallic. You don't even know it's  
19 there, but it accommodates the  
20 requirements of the Code. I haven't  
21 figured out how to incorporate that  
22 into your sign without effecting  
23 corporate issues.

24 MR. O'BRIEN: Right. Right.

25 MR. ROSASCO: I know CVS --

1 PLANNING and ARB - 7/22/25

2 CHAIRMAN STAUDT: They did  
3 it. It does look nice when you get  
4 up close to it. And it wouldn't  
5 interfere with the actual 7-Eleven  
6 logo itself. It's just the outer,  
7 right?

8 MR. ROSASCO: Yeah. The main  
9 sign in the Village, how is that  
10 trimmed out? Is that just going to  
11 be a white K macel that comes to an  
12 end with no trim on it?

13 MR. O'BRIEN: Right. It  
14 returns on the white portion of it  
15 to the frame. Yeah. The colored  
16 portions of it come to an abrupt  
17 end, and then the white background  
18 portion is a return.

19 MR. ROSASCO: Right. Right.  
20 Yeah. I see that. Aluminum backer  
21 painted silver. So on the sign in  
22 the middle section there's silver in  
23 there. Am I missing that? On sign  
24 A?

25 MR. O'BRIEN: On the left and

1 PLANNING and ARB - 7/22/25

2 right of the logo, yes.

3 MR. ROSASCO: All right.

4 Listen, as far as I'm concerned --

5 is that on all three?

6 MR. RYAN: Yeah.

7 MR. O'BRIEN: That is --

8 MR. ROSASCO: It's not on the  
9 side sign. And is it on the  
10 monument sign?

11 MR. O'BRIEN: That silver is  
12 just on sign A.

13 CHAIRMAN STAUDT: You have  
14 that black line around the monument  
15 sign, and if that became silver --

16 MR. ROSASCO: I don't know  
17 how you guys have that trimmed out.

18 MR. O'BRIEN: That portion --

19 CHAIRMAN STAUDT: It's, like,  
20 that double line that goes around  
21 the border.

22 MR. ROSASCO: I mean, if that  
23 were a black trim, if you were to do  
24 a black trim, say that was a  
25 half-inch. If you did a

1 PLANNING and ARB - 7/22/25  
2 quarter-inch or an eighth-inch  
3 inside of it in silver, no one would  
4 even know it was there. And it  
5 meets the Code.

6 And then I don't really see  
7 how we can do it on the side sign.  
8 I would let that one go because  
9 there's no real border to that. And  
10 if you got me two out of three, like  
11 an old Meatloaf song, I'd be pretty  
12 happy.

13 MR. O'BRIEN: I think that  
14 would make them happy as well.

15 CHAIRMAN STAUDT: I think  
16 that the other advantage to -- and  
17 I've seen it at some other recent  
18 7-Elevens that have gone up, because  
19 the older 7-Elevens have, kind of,  
20 that -- it's not pretty, but bright  
21 soffit lighting, you know?

22 MR. O'BRIEN: Yes.

23 CHAIRMAN STAUDT: And then  
24 the new ones, I see you guys go with  
25 these nicer goosenecks. But then in

1 PLANNING and ARB - 7/22/25  
2 the middle where the store entrance  
3 is -- because your lighting the box  
4 sign -- there really isn't any  
5 lighting that's, like, downlighting  
6 towards the entrance, you know?

7 MR. O'BRIEN: Yes.

8 CHAIRMAN STAUDT: In this  
9 scenario, we have the three  
10 goosenecks. You will, actually,  
11 have a brighter entrance than  
12 others, which I think will look  
13 nice.

14 MR. O'BRIEN: Yeah. That  
15 will be better.

16 CHAIRMAN STAUDT: Because  
17 there's no lighting in these  
18 soffits, right?

19 MR. O'BRIEN: Right. That's  
20 right.

21 MR. ROSASCO: That's all the  
22 inquiry I have, gentlemen.

23 CHAIRMAN STAUDT: I'm happy  
24 with it. I'm excited to see it get  
25 going.

1 PLANNING and ARB - 7/22/25

2 MR. O'BRIEN: Yeah. That's  
3 not so bad. I think we can get this  
4 developed the way we spoke about.

5 CHAIRMAN STAUDT: Is there  
6 any timeline yet or something that's  
7 coming together that might be a  
8 timeline?

9 MR. O'BRIEN: It's coming  
10 together. Like I said, the building  
11 permits -- I think the last thing  
12 they're doing is just scheduling  
13 contractor-wise. There's multiple  
14 contractors involved. But it's been  
15 long enough that they know it's  
16 time. I know Steve was trying to  
17 get them the permits so badly.

18 CHAIRMAN STAUDT: Is it a  
19 phased construction where the old  
20 7-Eleven tries to stay open while  
21 the front gets done or, no, is it  
22 all just in one shot?

23 MR. O'BRIEN: It's all one  
24 shot.

25 MR. ROSASCO: They've got to

1 PLANNING and ARB - 7/22/25

2 fence it up and --

3 MR. O'BRIEN: Yeah. Because  
4 the gas portion is, kind of, moving  
5 towards 7-Eleven.

6 CHAIRMAN STAUDT: Oh, yeah,  
7 the whole property is being  
8 reconfigured.

9 MR. O'BRIEN: Yeah.

10 CHAIRMAN STAUDT: Is it a  
11 change of ownership? Like, do the  
12 guys in there now running it are  
13 they leaving, or will they be  
14 running the new version when it's  
15 done?

16 MR. O'BRIEN: He's still the  
17 landlord, so there's a relationship  
18 there. So the store itself will be  
19 a 7-Eleven franchise. The gas will  
20 stay with the current operator.

21 CHAIRMAN STAUDT: Interesting.

22 MR. O'BRIEN: So we'll see  
23 how they negotiate that.

24 CHAIRMAN STAUDT: I'm just  
25 happy to get one of these two ugly

1 PLANNING and ARB - 7/22/25  
2 gas stations on that corridor  
3 knocked down.

4 MR. RYAN: Me too.

5 MR. ROSASCO: Okay, Joe, how  
6 do you feel about making a motion?

7 CHAIRMAN STAUDT: Sure.

8 MR. ROSASCO: Do you want to  
9 take a stab at it? Break it down  
10 between A, B, C, and M?

11 CHAIRMAN STAUDT: Sure. I  
12 make a motion to approve this  
13 application with the following  
14 modifications:

15 What is marked as sign A --  
16 the primary 7-Eleven sign -- the  
17 lighting would be modified to remove  
18 the backlit box sign and swap that  
19 out for a sign of similar detail as  
20 presented but lit, instead, by three  
21 goosenecks to match the styling of  
22 the other goosenecks already  
23 presented on the building; sign B is  
24 approved as is with the one  
25 modification that the 7-Eleven sign

1 PLANNING and ARB - 7/22/25  
2 will not be lit internally but only  
3 by the existing gooseneck that's  
4 presented in the plan; sign C is  
5 approved as presented -- the  
6 applicant has agreed to not have any  
7 flashing or blinking lighting or any  
8 bright LEDs along the border of  
9 that; and then sign M -- the  
10 monument sign -- is also approved  
11 with the allowance for the variance  
12 in Code for the digital gas prices  
13 in the colors as determined by  
14 7-Eleven corporate; and the  
15 applicant has agreed to modify the  
16 logo sign to the left that would be  
17 up lit from the ground instead of  
18 backlit; the applicant has also  
19 agreed to add the silver metallic  
20 border within the existing border of  
21 the monument sign; and we are in  
22 agreement that the silver of the  
23 primary A sign covers the  
24 requirement there.

25 MR. RYAN: Cultured stone?

1 PLANNING and ARB - 7/22/25

2 CHAIRMAN STAUDT: Oh, yes.

3 The applicant also agrees to add  
4 cultured stone to the base of the  
5 monument sign in order to visually  
6 improve it at the gateway of the  
7 Village.

8 And with that, I will make a  
9 motion to approve. Can I get a  
10 second?

11 MR. RYAN: Second the motion.

12 CHAIRMAN STAUDT: All in  
13 favor?

14 (WHEREUPON, there was a  
15 unanimous, affirmative vote of the  
16 Board members present. Motion  
17 passed 4-0.)

18 MR. ROSASCO: Thank you,  
19 Larry.

20 MR. O'BRIEN: Thank you.

21 \* \* \* \*

22 MR. ROSASCO: Do you want to  
23 make a motion to close this, Mr.  
24 Sitting Chairman?

25 CHAIRMAN STAUDT: I will make

1 PLANNING and ARB - 7/22/25  
2 a motion to close the July Planning  
3 Board meeting of the Village of  
4 Farmingdale.

5 MR. ROSASCO: Second?

6 MR. RYAN: Second.

7 CHAIRMAN STAUDT: All in  
8 favor?

9 (WHEREUPON, there was a  
10 unanimous, affirmative vote of the  
11 Board members present. Motion  
12 passed 4-0.)

13 (WHEREUPON, this meeting was  
14 concluded at 8:00 p.m.)

15 \* \* \* \*

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PLANNING and ARB - 7/22/25

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 July, 2025.

*Tracie A. Cinquemani*

TRACIE A. CINQUEMANI

1	7	
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