

**In the Matter Of:**

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

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**333 MAIN STREET 279 MAIN STREET**

*June 24, 2025*

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INCORPORATED VILLAGE OF FARMINGDALE

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PLANNING BOARD AND ARCHITECTURAL REVIEW BOARD

6

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361 Main Street  
Farmingdale, New York

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June 24, 2025  
7:00 p.m.

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12 RE: 333 Main Street

13 279 Main Street

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1                                    PLANNING BOARD and ARB - 6/24/25  
2    A P P E A R A N C E S :  
3    CRAIG ROSASCO, Past-Chairman  
4    THOMAS RYAN, Member  
5    BERNARD HOTHERSALL, Member  
6    CARMELA SCHOTT, Member  
7    N O N - A P P E A R A N C E :  
8    JOSEPH STAUDT, Chairman  
9    A L S O    P R E S E N T :  
10    RITU KUMAR, Pour Authority,  
11                                    For 333 Main Street  
12    AMAN WADHAWAN, Haagen-Dazs,  
13                                    For 279 Main Street  
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1 PLANNING BOARD and ARB - 6/24/25

2 (WHEREUPON, the proceedings  
3 began at 7:02 p.m.)

4 CHAIRMAN ROSASCO: It's after  
5 7:00. If everyone could just stand,  
6 we're going to start the meeting.

7 There's only two applications  
8 on the menu for tonight.

9 Put your right hand over your  
10 heart, and join me in the Pledge of  
11 Allegiance.

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

16 CHAIRMAN ROSASCO: It's a  
17 customary thing here that you remain  
18 standing for just one moment for a  
19 moment of silence for our military,  
20 our first responders, our nurses,  
21 and, most certainly, our military  
22 and all militaries around the world  
23 that are protecting everyone's  
24 freedom. May they all be safe.

25 (WHEREUPON, a moment of

1 PLANNING BOARD and ARB - 6/24/25  
2 silence was observed by the  
3 assemblage, after which the  
4 following transpired:)

5 CHAIRMAN ROSASCO: Take a  
6 seat.

7 All right. So the first item  
8 on the menu tonight is, according to  
9 the schedule, the Pour Authority.

10 Is the Pour Authority here?

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

14 CHAIRMAN ROSASCO: Okay. If  
15 you could just come on up, state  
16 your name and address for the  
17 record, for the stenographer, and  
18 then you can do your presentation,  
19 and we'll see where we're at.

20 MS. KUMAR: Sure. My name is  
21 Ritu, R-I-T-U, last name, Kumar,  
22 K-U-M-A-R. And I'm here to present  
23 the sign application for Pour  
24 Authority, located at 333 Main  
25 Street.

1 PLANNING BOARD and ARB - 6/24/25

2 CHAIRMAN ROSASCO: Welcome.

3 MS. KUMAR: Thank you. Good  
4 evening, ladies and gentlemen. It's  
5 really cool in here, it's so nice.

6 Does everybody have a copy of  
7 the application?

8 CHAIRMAN ROSASCO: We do.

9 MS. KUMAR: Okay. Cool.  
10 Actually, my copy doesn't have  
11 pictures, so do you have an extra  
12 copy?

13 MR. HOTHERSALL: Do you want  
14 it?

15 MS. KUMAR: I gave it to my  
16 contractor, but she couldn't make  
17 it. I, actually, filled out the  
18 application, so let me know when I  
19 can start.

20 CHAIRMAN ROSASCO: Yeah,  
21 sure. Go ahead.

22 MS. KUMAR: Okay. Cool.

23 So like I said, my name is  
24 Ritu. We're over here on 333, Pour  
25 Authority. It is going to be a

1 PLANNING BOARD and ARB - 6/24/25  
2 self-pour beer garden.

3 I attached a copy of the  
4 logo. So what we want to do with  
5 the signs is, you know, have a  
6 Komacel logo in the front, on the  
7 top. It's the rectangular sign.  
8 And that's going to be  
9 non-illuminated pin letters. And  
10 the colors we picked were also from  
11 the approved color palette.

12 We also want to do the  
13 double-sided --

14 (WHEREUPON, there was a  
15 sidebar discussion held between  
16 Chairman Rosasco and Mr.  
17 Hothersall.)

18 CHAIRMAN ROSASCO: I'm sorry,  
19 Ritu. Go ahead.

20 MS. KUMAR: Oh, sure, no  
21 problem.

22 On the side, I think it's  
23 really cool when you look around to  
24 see the double-sided hanging on the  
25 side. I think it's really cool, so

1 PLANNING BOARD and ARB - 6/24/25

2 we want to do that as well.

3 CHAIRMAN ROSASCO: Okay.

4 MS. KUMAR: And in the back  
5 by the door, by the entrance, we're  
6 going to have the same round logo,  
7 which is similar to what we have in  
8 the front. It's a bigger version of  
9 what we have in the front. And then  
10 we have pin letters, which, again,  
11 are non-illuminated with the same  
12 approved color palette. And it says  
13 -- what does it say? I don't have a  
14 picture, sorry.

15 MR. HOTHERSALL: It says Pour  
16 Authority.

17 MS. KUMAR: Pour Authority.  
18 And I think it says Long Island's  
19 first self-pour beer?

20 MR. RYAN: Long Island's  
21 first self-pour beer.

22 MS. SCHOTT: This one here  
23 (indicating)?

24 MS. KUMAR: Yes. That one.  
25 That's the rear of the building?

1 PLANNING BOARD and ARB - 6/24/25

2 CHAIRMAN ROSASCO: Yes.

3 MR. RYAN: And is that going  
4 to be doors or a roll-up garage  
5 where the entrance to the back is?

6 MS. KUMAR: No. It's going  
7 to be a double-door. An eight-foot  
8 standard door.

9 MR. RYAN: Got it.

10 MS. KUMAR: It's not a garage  
11 door.

12 CHAIRMAN ROSASCO: Okay. So  
13 let's break it down.

14 MS. KUMAR: Sure.

15 CHAIRMAN ROSASCO: The front  
16 you're going to use Hardie board up  
17 top. That's lap siding I would  
18 presume?

19 MS. KUMAR: Yes. James  
20 Hardie. Yes.

21 CHAIRMAN ROSASCO: Good.  
22 Now, are you going to trim that out  
23 around the edges? Is that with  
24 black AZEK?

25 MS. KUMAR: Yes. We're going

1 PLANNING BOARD and ARB - 6/24/25

2 to have a border.

3 CHAIRMAN ROSASCO: Okay.

4 You're going to have a border. And

5 that's going to be AZEK also?

6 MS. KUMAR: I believe so.

7 Yes.

8 CHAIRMAN ROSASCO: Okay. The

9 metallic in the sign. Is there

10 metallic somewhere in the sign? Is

11 it the keg handle? Where are they

12 accommodating the metallic?

13 MS. KUMAR: I can do that.

14 CHAIRMAN ROSASCO: They came

15 before us -- was it you?

16 MS. KUMAR: It was the

17 architect.

18 CHAIRMAN ROSASCO: Okay. We

19 tried to forewarn him to try and get

20 something metallic in there. So I

21 can't tell by the pictures if he put

22 anything in there.

23 MS. KUMAR: I can make the

24 actual tap metallic.

25 CHAIRMAN ROSASCO: Fantastic.

1 PLANNING BOARD and ARB - 6/24/25

2 I like it.

3 MS. KUMAR: I like that, too,  
4 actually.

5 CHAIRMAN ROSASCO: Let's talk  
6 lighting.

7 MS. KUMAR: Okay.

8 CHAIRMAN ROSASCO: No bright  
9 lights.

10 MS. KUMAR: No?

11 CHAIRMAN ROSASCO: No. No  
12 bright lights. You can have lights.

13 MS. KUMAR: Okay.

14 CHAIRMAN ROSASCO: So max  
15 3,000 kelvins.

16 MS. KUMAR: Okay. Let me  
17 just get my pen because I don't want  
18 to miss it.

19 CHAIRMAN ROSASCO: Sure.  
20 We're fighting with the salon. The  
21 salon's got about five or 6,000  
22 kelvins. It's the brightest  
23 establishment in the whole Village.  
24 So 3,000 max, which is, kind of,  
25 like, soft yellow light. If you

1 PLANNING BOARD and ARB - 6/24/25  
2 look at The Coop across the street,  
3 they have soft yellow light.

4 MS. KUMAR: Okay.

5 CHAIRMAN ROSASCO: That's  
6 preferred.

7 MS. KUMAR: Okay. But these  
8 fixtures are okay?

9 CHAIRMAN ROSASCO: Yeah. I  
10 have no problem with that.

11 (WHEREUPON, there was a  
12 sidebar discussion held between  
13 Chairman Rosasco and Ms. Schott.)

14 CHAIRMAN ROSASCO:  
15 Technically, well, first of all, the  
16 blade sign that you have is -- the  
17 max is 720-square-inches. On a  
18 circular sign, that works out to be  
19 27 x 27. That's almost half of what  
20 you guys propose. So it is smaller.

21 MS. KUMAR: Okay.

22 CHAIRMAN ROSASCO: So if you  
23 look at all the other blade signs in  
24 the Village, that's the max sign  
25 size.

1 PLANNING BOARD and ARB - 6/24/25

2 MS. KUMAR: So you want us to  
3 go bigger?

4 CHAIRMAN ROSASCO: No.  
5 Smaller.

6 MS. KUMAR: Okay.

7 CHAIRMAN ROSASCO: Your  
8 proposal is 53 inches diameter,  
9 right?

10 MS. KUMAR: Yes. 53 x 53.

11 CHAIRMAN ROSASCO: So if you  
12 extrapolate those figures, 53 times  
13 53, it's 2,800. We only allow  
14 720-square-inches. So you have to  
15 bring that sign down to 27 inches  
16 diameter.

17 MS. KUMAR: 27 inches.

18 CHAIRMAN ROSASCO: Mm-hmm.  
19 And that will look uniform with all  
20 the other signs.

21 That's the size of all the  
22 other blade signs in the Village.

23 MS. KUMAR: Okay. Got it.

24 CHAIRMAN ROSASCO: And just  
25 keep in mind that, technically, the

1 PLANNING BOARD and ARB - 6/24/25  
2 Code says one primary sign, one  
3 secondary sign. So we're, kind of,  
4 in excess already. I'm not opposed  
5 to it because you've got a huge  
6 facade in the back, and those pin  
7 letters, I'm hoping, are going to  
8 distract everybody from the ugly gas  
9 piping.

10 I was thinking, maybe, you  
11 could turn the gas pipes into, like,  
12 keg handles or something. I don't  
13 know what you can do with it, but  
14 just a thought.

15 But that's the reason why  
16 we're going to extend above and  
17 beyond the Code to, hopefully, make  
18 those pipes go away somehow.

19 MS. KUMAR: Yeah, kind of,  
20 like, divert the attention.

21 CHAIRMAN ROSASCO: Right.  
22 Also, they can paint those pipes --  
23 the galvanized pipes.

24 MS. KUMAR: I'll see what  
25 Staller will let me do.

1 PLANNING BOARD and ARB - 6/24/25

2 CHAIRMAN ROSASCO: That's  
3 okay. Other than that, the lighting  
4 is good, the blade sign is down, the  
5 extra signs they used the color  
6 palette, I don't have any additional  
7 questions.

8 You guys have any questions?

9 MR. RYAN: No. As long as  
10 the blade sign gets cut down to 27  
11 inches, we're in good shape.

12 MS. SCHOTT: All of the  
13 circular signs -- the blade sign and  
14 the other circular signs all have to  
15 be the same size?

16 CHAIRMAN ROSASCO: The back,  
17 I think, is bigger. What size is --

18 MR. RYAN: That's 47 x 47.

19 CHAIRMAN ROSASCO: Yeah, I  
20 don't have a problem.

21 MR. RYAN: I don't have a  
22 problem with that looking at the  
23 whole facade there.

24 CHAIRMAN ROSASCO: What size  
25 is the sign that's in between the

1 PLANNING BOARD and ARB - 6/24/25  
2 doors? I did not see that one.

3 MS. KUMAR: That's the number  
4 one special condition -- 15 x 15.

5 CHAIRMAN ROSASCO: That small  
6 one is only 15 x 15?

7 MS. KUMAR: Yes.

8 CHAIRMAN ROSASCO: Okay.  
9 That's fine. That's got to be  
10 spatial to that spacing between the  
11 two --

12 MS. KUMAR: Yes.

13 CHAIRMAN ROSASCO: Okay. Any  
14 additional questions, gang?

15 MR. RYAN: Nope.

16 CHAIRMAN ROSASCO: Okay. I'm  
17 going to make a motion in regards to  
18 the application for the Pour  
19 Authority, located at 333 Main  
20 Street, that it be approved in its  
21 entirety subject to the following  
22 provisions:

23 The blade sign is to not  
24 exceed 27 inches in diameter; they  
25 are going to make the metallic

1 PLANNING BOARD and ARB - 6/24/25  
2 accommodation by making the keg  
3 handle in the sign metallic.

4 Additionally, the lighting  
5 can go up and down, but there is a  
6 prerequisite that they cannot exceed  
7 3,000 kelvins.

8 And subject to that, I'm  
9 going to ask for a second.

10 MR. RYAN: Second.

11 CHAIRMAN ROSASCO: All those  
12 in favor?

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

17 CHAIRMAN ROSASCO: Good luck.

18 MS. KUMAR: Thank you so  
19 much.

20 \* \* \* \*

21 CHAIRMAN ROSASCO: All right  
22 279 Main, you guys are well versed  
23 now. You know what's going on.  
24 Come on up, state your name and  
25 address for the record.

1 PLANNING BOARD and ARB - 6/24/25

2 MR. WADHAWAN: Aman Wadhawan,  
3 279 Main Street.

4 Thank you, guys, for having  
5 us again. We appreciate your time.

6 CHAIRMAN ROSASCO: No  
7 problem.

8 MR. WADHAWAN: So we're here  
9 from Haagen-Dazs for 279 Main  
10 Street. We're excited to be in  
11 Farmingdale. We just wanted to  
12 bring our ice cream love to  
13 Farmingdale to serve the community a  
14 little bit.

15 And, so, we just wanted to  
16 present the sign application in  
17 front of you guys, just  
18 wanted to know if there were any  
19 objections, if there were any  
20 questions from our side?

21 CHAIRMAN ROSASCO: I'll speak  
22 for the entire group when I tell you  
23 that, on the majority, it's within  
24 the Code. The only concern we had  
25 was regarding the metallic provision

1 PLANNING BOARD and ARB - 6/24/25  
2 that's in our Code.

3 And you had a recommendation  
4 that you'd like to make in regards  
5 to how you could accommodate that  
6 Code, correct?

7 MR. WADHAWAN: Yup.

8 CHAIRMAN ROSASCO: Go ahead.  
9 Tell us.

10 MR. WADHAWAN: So I think  
11 other than that, we can definitely  
12 make that change. I can ask Ken and  
13 also get that approved from  
14 Haagen-Dazs. I don't think that  
15 should be an issue. We can get that  
16 dash sign in the back just, like,  
17 make sure we got that, like, chrome.

18 CHAIRMAN ROSASCO: So just to  
19 be specific. We discussed the dash  
20 between Haagen and Dazs. It  
21 projects about three inches off the  
22 wall, and the back one-half inch was  
23 going to be some type of silver  
24 metallic material.

25 MR. WADHAWAN: That's

1 PLANNING BOARD and ARB - 6/24/25

2 correct.

3 CHAIRMAN ROSASCO: And then  
4 the front two and-a-half and the  
5 front can also be burgundy to match  
6 the rest of the sign.

7 Is that your understanding?

8 MR. WADHAWAN: Yes. That's  
9 my understanding.

10 CHAIRMAN ROSASCO: Any  
11 questions, gang?

12 MR. RYAN: No questions.

13 CHAIRMAN ROSASCO: You'll  
14 continue to use the same gooseneck  
15 lighting that's there. No changes,  
16 correct?

17 MR. WADHAWAN: Yes. No  
18 changes there. Correct. And the  
19 sign is illuminated. I just wanted  
20 to make sure we're good with that.

21 CHAIRMAN ROSASCO: It's  
22 backlit, correct?

23 MR. WADHAWAN: Backlit. Yes.

24 CHAIRMAN ROSASCO: Yes. I  
25 did read through that. That's no

1 PLANNING BOARD and ARB - 6/24/25  
2 problem.

3 MR. WADHAWAN: Okay. All  
4 right. And we're also making the  
5 awning color sleeve change to  
6 burgundy.

7 CHAIRMAN ROSASCO: Okay.

8 MR. WADHAWAN: It's currently  
9 black right now.

10 CHAIRMAN ROSASCO: That's the  
11 sleeve around the edges?

12 MR. WADHAWAN: Yes.

13 CHAIRMAN ROSASCO: So it will  
14 be like your shirt?

15 MR. WADHAWAN: Yes.

16 CHAIRMAN ROSASCO: All  
17 burgundy.

18 MR. WADHAWAN: All burgundy.  
19 It's an approved color from the  
20 palette.

21 CHAIRMAN ROSASCO: Okay.  
22 Good. When do you think you'll be  
23 open?

24 MR. WADHAWAN: We wanted to  
25 open, honestly, this month. We

1 PLANNING BOARD and ARB - 6/24/25  
2 submitted our building permit last  
3 month.

4 CHAIRMAN ROSASCO: Okay.

5 MR. WADHAWAN: It's been four  
6 weeks, but, unfortunately, I think  
7 the person that approves the plans  
8 is in the hospital right now, so  
9 it's been quite a bit of a delay.

10 CHAIRMAN ROSASCO: I'll let  
11 them know you're anxious to get in.  
12 As the temperatures exceed 100  
13 degrees today, we'll let them know.

14 MR. RYAN: We can all use a  
15 little Haagen-Dazs.

16 CHAIRMAN ROSASCO: Anybody  
17 else have any additional questions?

18 MR. RYAN: No.

19 MS. SCHOTT: No.

20 CHAIRMAN ROSASCO: In regards  
21 to the application of 279 Main  
22 Street, I'm going to ask that that  
23 application be approved in its  
24 entirety subject to the following  
25 provisions:

1 PLANNING BOARD and ARB - 6/24/25

2 They are to use backlit  
3 signing. They did change the sleeve  
4 on the awning from black to  
5 burgundy. They are going to use the  
6 same gooseneck lighting that is  
7 already in place, and they've agreed  
8 to meet the metallic addition  
9 provision in the Code under Section  
10 462, wherein, they'll make the back  
11 1/2 of the dash between Haagen-Dazs  
12 metallic and the front  
13 two-and-a-half inches and the front  
14 will be of burgundy in nature.

15 Do I have a second?

16 MS. SCHOTT: I'll second.

17 CHAIRMAN ROSASCO: All those  
18 in favor?

19 (WHEREUPON, there was a  
20 unanimous, affirmative vote of the  
21 Board members present. Motion  
22 passed 4-0.)

23 CHAIRMAN ROSASCO: Very good.  
24 Good luck.

25 MR. WADHAWAN: Thank you.

1 PLANNING BOARD and ARB - 6/24/25

2 \* \* \* \*

3 (WHEREUPON, a discussion was  
4 held off the record beginning at  
5 7:13 p.m. with the proceedings  
6 resuming at 7:16 p.m. as follows:)

7 CHAIRMAN ROSASCO: I make a  
8 motion to close. Do I have a  
9 second?

10 MR. HOTHERSALL: I second.

11 CHAIRMAN ROSASCO: Just one  
12 second. Young man in the back, are  
13 you here for some reasoning?

14 MR. HUNT: Young man? Well,  
15 thanks. No. I'm just a resident,  
16 and I saw there was a planning --

17 CHAIRMAN ROSASCO: Okay.  
18 Very good. Well, welcome.

19 MR. HUNT: I'm an architect,  
20 and I'm a Village resident, so I  
21 wanted to see what's cooking.

22 CHAIRMAN ROSASCO: Oh,  
23 really? What's your name?

24 MR. HUNT: Christopher Hunt.

25 CHAIRMAN ROSASCO:

1 PLANNING BOARD and ARB - 6/24/25  
2 Christopher Hunt. Well, welcome,  
3 Christopher.

4 MR. HUNT: Thanks. You're  
5 doing a great job in the Village, by  
6 the way, with everything.

7 CHAIRMAN ROSASCO: Thank you.  
8 Are you interested in joining the  
9 Architectural Review Board?

10 MR. HUNT: I wasn't. No.

11 CHAIRMAN ROSASCO: Just  
12 checking. Try and come down.  
13 Listen, we're open to constructive  
14 criticism. You certainly have the  
15 degree. I just have construction  
16 background and reviewing plans for  
17 many years, but, certainly, by all  
18 means, you know --

19 MR. HUNT: I'll try and stay  
20 more involved and see what's going  
21 on.

22 CHAIRMAN ROSASCO: We'd love  
23 that. Great.

24 So that being said, now,  
25 we'll make a motion to close. There

1 PLANNING BOARD and ARB - 6/24/25  
2 was a second on it.

3 All those in favor?

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

8 CHAIRMAN ROSASCO: The  
9 meeting is closed. Thank you very  
10 much.

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

13 \* \* \* \*

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PLANNING BOARD and ARB - 6/24/25  
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 24th day  
of June, 2025.

*Tracie A. Cinquemani*

TRACIE A. CINQUEMANI  
(Electronic signature)

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