

In the Matter Of:

VILLAGE OF FARMINGDALE PLANNING BOARD and ARB

333 MAIN STREET

May 27, 2025



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INCORPORATED VILLAGE OF FARMINGDALE
PLANNING BOARD and ARCHITECTURAL REVIEW

6

BOARD

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FARMINGDALE, NEW YORK

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May 27, 2025

10

7:00 p.m.

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Re: 333 Main Street

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1 PLANNING BOARD AND ARB - 5/27/25

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

3 JOSEPH STAUDT, Chairman

4 CRAIG ROSASCO, Member

5 BERNIE HOTHERSALL, Member

6 CARMELA SCHOTT, Member

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

8 THOMAS GUARINO
JM2 ARCHITECTURE

9
10 ALLIE BOUCHARD
333 MAIN STREET

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1 PLANNING BOARD AND ARB - 5/27/25

2 CHAIRMAN STAUDT: All right,
3 if everyone could please stand.

4 This is the May meeting of
5 Farmingdale Village's
6 Architectural Review and Planning
7 Board. I'm Joe Staudt, I'm the
8 Chair.

9 If everyone could please put
10 their hand on their heart, we're
11 going to say the Pledge of
12 Allegiance.

13 Craig, could you lead us in
14 the Pledge?

15 MR. ROSASCO: Absolutely.

16 CHAIRMAN STAUDT: Okay.

17 (WHEREUPON, the Pledge of
18 Allegiance was recited.)

19 CHAIRMAN STAUDT: If everyone
20 could remain standing for a moment.
21 It's a tradition here in the village
22 that we take a moment to remember our
23 first responders, our troops overseas
24 and everyone that keeps us safe,
25 especially this -- having just come

1 PLANNING BOARD AND ARB - 5/27/25
2 through Memorial Day weekend.

3 (WHEREUPON, a moment of
4 silence was observed.)

5 CHAIRMAN STAUDT: Okay, please
6 be seated.

7 All right, we have one
8 application on the docket tonight at
9 333 Main Street which is the
10 building right next to Village Hall
11 here.

12 If you guys could approach.
13 Just put your name and address on
14 the record for us --

15 MR. GUARINO: Sure.

16 CHAIRMAN STAUDT: -- and we'll
17 go from there.

18 MR. GUARINO: My name is
19 Thomas Guarino, JM2 Architecture --
20 Guarino, G-U-A-R-I-N-O.

21 COURT REPORTER: Thank you.

22 MR. GUARINO: JM2
23 Architecture, 2410 North Ocean
24 Avenue, Suite 300, Farmingville, New
25 York 11738.

1 PLANNING BOARD AND ARB - 5/27/25

2 MR. ROSASCO: Welcome.

3 COURT REPORTER: And if you're
4 going to speak, your name, as well.

5 MS. BOUCHARD: Sure. Allie
6 Bouchard, B-O-U-C-H-A-R-D, 42 Evans
7 Avenue, Oceanside.

8 COURT REPORTER: Thank you.

9 MR. GUARINO: Should we sit
10 here or --

11 CHAIRMAN STAUDT: Sure, go
12 right ahead.

13 All right, guys, so we're
14 looking at the materials you
15 provided. If you want to give us
16 a brief walk-through of what
17 you're looking to do with your
18 facade --

19 MR. GUARINO: Sure.

20 CHAIRMAN STAUDT: (Continuing)
21 -- and the business, in general.

22 Go right ahead.

23 MR. GUARINO: Yeah. I don't
24 know if I had submitted these to you
25 prior to tonight. Oh, perfect, yeah,

1 PLANNING BOARD AND ARB - 5/27/25

2 good, yeah.

3 So obviously the idea is,
4 you know, the metro brick up about
5 to 10 feet, actually, a little bit
6 taller, I think it's going to be
7 12 1/2 feet, and then black Hardie
8 board behind the sign above that.
9 Everything would be encased in a
10 black aluminum trim, and then we
11 have the big open storefront
12 windows on the inside.

13 There have been some
14 discussions since previously
15 submitting to you on possible
16 changes. On the elevation that I
17 had submitted, we were cutting the
18 top of the window and doors, the
19 storefront, at eight feet. But to
20 try to be cohesive with the rest
21 of the storefront, especially the
22 Salon Culture Suites, we're
23 thinking about going to 10 feet,
24 that way the glass would line up
25 directly across and have a transom

1 PLANNING BOARD AND ARB - 5/27/25
2 above the opening, the double door
3 and the bi-folding doors.

4 I believe we submitted the
5 lights that would be going above,
6 which I have, as well, if I did
7 not submit those.

8 CHAIRMAN STAUDT: Yes.

9 MR. GUARINO: Perfect, and
10 there would be five of them across
11 the front.

12 As far as the signage, we
13 haven't submitted actual signage
14 plans --

15 CHAIRMAN STAUDT: Right.

16 MR. GUARINO: (Continuing) --
17 yet.

18 CHAIRMAN STAUDT: Yeah, I know
19 you provided, you know, a loose
20 rendering.

21 MR. GUARINO: Yes.

22 CHAIRMAN STAUDT: And I did go
23 to the Building Department just to
24 make sure you -- that it was clear to
25 you guys that, officially, you

1 PLANNING BOARD AND ARB - 5/27/25
2 haven't requested us to review your
3 signage package yet.

4 MR. GUARINO: No.

5 CHAIRMAN STAUDT: That is the
6 case then.

7 MS. BOUCHARD: We have a
8 general view of what it's going to
9 look like, but we don't have a full
10 set. We have a rendering from the
11 signage company that we'll most
12 likely use, but I could show you if
13 you --

14 CHAIRMAN STAUDT: Do you have
15 the rendering with you tonight?

16 MS. BOUCHARD: I have a -- on
17 my phone, I have a --

18 CHAIRMAN STAUDT: That's fine,
19 but I mean, we'll -- what we can help
20 you with so that when you do make
21 your actual application, that you're
22 aware of sort of what, you know,
23 whether or not we think that that
24 would work --

25 MS. BOUCHARD: Yeah.

1 PLANNING BOARD AND ARB - 5/27/25
2 CHAIRMAN STAUDT: (Continuing)
3 -- as it is now or we can help
4 recommend tweaks so that you don't
5 come to us a month or two from now
6 with that, and then, you know, we
7 provide you notes that you weren't
8 expecting. We can certainly -- the
9 more information we get tonight --
10 but I guess for now, we'll stay
11 focused on the facade and the
12 lighting that you presented before
13 us.

14 Just to be clear, the back
15 portion of your part of that
16 building, which I guess is going
17 to be divided into four tenants;
18 right? On the north side you have
19 Gino's Pizza, then it would be
20 your location, then the still for
21 rent vacant spot and then the
22 Salon Culture as the --

23 MR. GUARINO: That's correct.

24 CHAIRMAN STAUDT: (Continuing)
25 -- as the fourth. On the back side,

1 PLANNING BOARD AND ARB - 5/27/25
2 by my recollection, you have Gino's,
3 which essentially finished off the
4 back portion of their -- the back
5 side of the building in the style of
6 their stucco finish, and then I think
7 Salon Culture, working with Staller,
8 completed the brick facade on the
9 back.

10 MR. GUARINO: Yes.

11 CHAIRMAN STAUDT: Your
12 intention is not to alter that.

13 MR. GUARINO: Nope, the brick
14 is staying the same across the back.

15 CHAIRMAN STAUDT: Okay.

16 MR. GUARINO: Keep it all
17 cohesive and the same all the way
18 through.

19 CHAIRMAN STAUDT: Okay. All
20 right, so when I look at the front
21 side, I'll just count looking at the
22 details of the sign. You have the
23 five lights there, and then
24 essentially it's a brick facade with
25 the top third being that -- the

1 PLANNING BOARD AND ARB - 5/27/25

2 Hardie board.

3 MR. GUARINO: Mm-hmm.

4 CHAIRMAN STAUDT: Which would
5 be Midnight Black.

6 Do you guys have any
7 questions as you look at it?

8 MR. ROSASCO: No, I'm -- I
9 mean, the bricks speak for
10 themselves. What color pointing are
11 you planning on doing? The light
12 gray pointing?

13 MR. GUARINO: Yeah.

14 MR. ROSASCO: Yeah.

15 MR. GUARINO: I guess so.

16 MR. ROSASCO: Okay, that's
17 just what it looks like in the
18 picture.

19 MR. GUARINO: Yeah, yeah.

20 CHAIRMAN STAUDT: Just as long
21 as we don't have any surprises in
22 what we're seeing here.

23 MR. GUARINO: Yeah.

24 CHAIRMAN STAUDT: You know, if
25 you were to make it --

1 PLANNING BOARD AND ARB - 5/27/25

2 MR. GUARINO: No, I mean, this
3 brick is the actual brick that's
4 being put up there.

5 CHAIRMAN STAUDT: Gotcha.

6 MR. GUARINO: The grout is
7 what they're going to be using there.

8 CHAIRMAN STAUDT: So the
9 elevation of the windows you're
10 saying potentially will be slightly
11 higher.

12 MR. GUARINO: So yeah, it's --

13 CHAIRMAN STAUDT: Okay.

14 MR. GUARINO: (Continuing) --
15 more seen on this one, right where
16 the area of the sconces --

17 MR. ROSASCO: Right.

18 MR. GUARINO: (Continuing) --
19 is slightly adjusted.

20 MR. ROSASCO: So you don't
21 have three bricks on the top and
22 below the sconces.

23 CHAIRMAN STAUDT: Right, and
24 it almost looks like -- so the Hardie
25 board section got --

1 PLANNING BOARD AND ARB - 5/27/25

2 MR. GUARINO: Slightly.

3 CHAIRMAN STAUDT: (Continuing)

4 -- smaller.

5 MR. GUARINO: Yes.

6 CHAIRMAN STAUDT: It's the
7 Hardie board that gave you that extra
8 real estate.

9 MR. GUARINO: Yeah. I think I
10 have more, too, if you want.

11 MS. SCHOTT: Thank you.

12 CHAIRMAN STAUDT: So it's less
13 of the black Hardie board, and
14 essentially, more brick. So the
15 brick got taller.

16 MR. GUARINO: Yes.

17 CHAIRMAN STAUDT: Give you
18 enough room to continue the -- with
19 the sconce lighting.

20 MR. ROSASCO: Thinking
21 forward, how are you planning on
22 lighting the actual signage?

23 MS. BOUCHARD: So she was
24 looking at a -- doing, basically,
25 like a light box that was printed on.

1 PLANNING BOARD AND ARB - 5/27/25

2 CHAIRMAN STAUDT: That we do
3 not allow in the village, just so
4 you're aware.

5 MS. BOUCHARD: Good to know.

6 CHAIRMAN STAUDT: So if you
7 drive down Main Street, the
8 preference, 100 percent, would be to
9 continue sort of the old school style
10 of the gooseneck lighting over,
11 essentially, a wood-style sign.
12 That's the --

13 MR. ROSASCO: Alternatively,
14 if they wanted to, they could do the
15 backlit channel like the salon --

16 CHAIRMAN STAUDT: And even the
17 front.

18 MR. ROSASCO: (Continuing) --
19 in the front.

20 CHAIRMAN STAUDT: Yeah.

21 MS. BOUCHARD: I could show
22 you.

23 MR. ROSASCO: You run into
24 color, like, color issues, you know,
25 with the back with signage.

1 PLANNING BOARD AND ARB - 5/27/25

2 CHAIRMAN STAUDT: Well, one
3 thing we -- yeah, the one thing that
4 the village has tried for the last 10
5 years to get away from is traditional
6 box style signs or even sometimes
7 people have come to us and said, it's
8 not a box sign, but every letter is,
9 essentially, a box sign where it's
10 just a backlit -- that we don't allow
11 in the village based on current code.

12 MS. BOUCHARD: I can show you
13 what --

14 MR. ROSASCO: Sure, bring it
15 on up.

16 MS. BOUCHARD: I mean, it
17 looks fairly similar, but that is the
18 initial rendering that they had had
19 which would be the printed on box.
20 So I assume it changes to, like, a
21 channel letter if she wanted it
22 backlit.

23 CHAIRMAN STAUDT: Yeah, so
24 this is all one -- because in the
25 initial rendering you provided, it

1 PLANNING BOARD AND ARB - 5/27/25
2 was like every letter was
3 individualized, so you -- this would
4 essentially -- your original plan was
5 that this was all one big encasement
6 with a --

7 MS. BOUCHARD: Light, yeah.

8 CHAIRMAN STAUDT: Gotcha.

9 MS. BOUCHARD: Light behind
10 it.

11 CHAIRMAN STAUDT: Okay.

12 MS. BOUCHARD: And then an
13 additional circular light -- circular
14 sign.

15 CHAIRMAN STAUDT: Blade sign.

16 MR. HOTHERSALL: Blade sign.

17 MS. BOUCHARD: Yeah.

18 CHAIRMAN STAUDT: Okay.

19 MS. BOUCHARD: And then the
20 back, a sign in front of the back
21 door.

22 CHAIRMAN STAUDT: And then the
23 Self Pour Beer, is that also
24 something you guys are planning --

25 MS. BOUCHARD: Mm-hmm.

1 PLANNING BOARD AND ARB - 5/27/25

2 CHAIRMAN STAUDT: So you just
3 have to be aware of the limitations
4 that the code allows in terms of the
5 number of signs --

6 MS. BOUCHARD: Okay.

7 CHAIRMAN STAUDT: (Continuing)
8 -- that you can have.

9 That's the back sign.

10 MR. ROSASCO: Gotcha. So that
11 sign's not even lit, it's just a
12 metal letter sign; right?

13 MS. BOUCHARD: Mm-hmm.

14 MR. ROSASCO: Okay, yeah, Pour
15 Authority there.

16 You guys are going to box in
17 all that disastrous gas meters
18 that are out there?

19 Now that door to the right,
20 that's -- both those doors are the
21 -- the only exit you have is that
22 double door that's been cut out;
23 right?

24 MR. GUARINO: Yes.

25 MS. BOUCHARD: So we have the

1 PLANNING BOARD AND ARB - 5/27/25

2 -- yeah.

3 MR. ROSASCO: That will be the
4 only exit going out, outside.

5 How do you plan on
6 separating your space from the
7 fence at the pizzeria?

8 MR. GUARINO: There's --

9 MR. ROSASCO: You know, are
10 you going to fence yourselves in,
11 also?

12 MR. GUARINO: There's -- I
13 think the plan is to do a hallway,
14 like a walkway --

15 MR. ROSASCO: Right.

16 MR. GUARINO: (Continuing) --
17 between. So their fence is -- yeah,
18 and then open space between that and
19 then our fence --

20 MR. ROSASCO: Okay.

21 MR. GUARINO: (Continuing) --
22 the fencing in our area.

23 MR. ROSASCO: Gotcha, okay.

24 CHAIRMAN STAUDT: Is there any
25 plan for outdoor use of the --

1 PLANNING BOARD AND ARB - 5/27/25

2 outdoor use of the back?

3 MR. GUARINO: For potential
4 tables.

5 CHAIRMAN STAUDT: And that you
6 know you have to go to the Building
7 Department for a permit.

8 MR. GUARINO: Yes, yeah,
9 additional seating, as well, yeah.

10 MS. SCHOTT: Any plans for
11 tables or seating on the front?

12 MR. ROSASCO: So for the
13 colors you want to get on that
14 sign --

15 MR. GUARINO: Well, we haven't
16 planned for any -- after the
17 storefront, you know, pouring out
18 onto the street, but potentially, I
19 guess that, when they open up the
20 doors, there's the potential for them
21 to put a table out on the sidewalk.
22 I don't know what the code is for
23 that.

24 MS. BOUCHARD: Okay, that's a
25 good idea.

1 PLANNING BOARD AND ARB - 5/27/25

2 MR. ROSASCO: I was thinking
3 outside the box, I mean, with the --
4 if they want color in their sign --
5 it's hard to get color at night. The
6 Fulton Street, they have color in the
7 sign, but at night, they all look
8 black and white.

9 CHAIRMAN STAUDT: Correct.

10 MR. ROSASCO: You know, so we
11 leave that up to them as to how they
12 want to do it. But if they want
13 those colors to appear, those color
14 schemes at night, you're going to
15 have to do a carved Komacel with some
16 type of lighting over the top of it.

17 CHAIRMAN STAUDT: Yeah, I
18 mean, Enterprise just did that on 109
19 where they --

20 MS. BOUCHARD: Okay.

21 CHAIRMAN STAUDT: (Continuing)
22 -- you know, they were very -- they
23 did not like the idea of doing --
24 their concern with doing the back
25 channeled silhouette lit sign was

1 PLANNING BOARD AND ARB - 5/27/25
2 that at night, essentially, the sign
3 would appear black, and then, you
4 know, the letters would be silhouette
5 lit, and so they ended up -- while
6 that was their initial plan, they
7 ended up going with the goosenecks
8 over the sign so that they would get
9 their brand and the colors that that
10 wanted.

11 MS. BOUCHARD: Makes sense.

12 MR. ROSASCO: So it's
13 really --

14 CHAIRMAN STAUDT: We leave
15 that up to you, we're just providing
16 you the information.

17 MS. BOUCHARD: Yeah.

18 CHAIRMAN STAUDT: The one
19 thing that's kind of a veto from the
20 start is a box sign.

21 MS. BOUCHARD: Okay.

22 CHAIRMAN STAUDT: We're not
23 going to have a box sign, certainly
24 on Main Street, on the front side of
25 the village.

1 PLANNING BOARD AND ARB - 5/27/25

2 MR. ROSASCO: And Mr.
3 Chairman, I did look up the color
4 temperature on those lights.

5 CHAIRMAN STAUDT: Mm-hmm.

6 MR. ROSASCO: 3,000.

7 CHAIRMAN STAUDT: Okay, so
8 that's right in line.

9 We're trying to get away
10 from higher color temperature
11 lights, particularly on Main
12 Street. We still have a couple of
13 tenants out there that have them
14 or -- you know, they start looking
15 great, and then one of their
16 maintenance guys goes and changes
17 the bulbs when they burn out, and
18 they go to Home Depot and just buy
19 something at 5,000 or 6,000
20 Kelvin, which, the color
21 temperature, it's a higher number,
22 but in reality, what you end up
23 with is a much starker, whiter,
24 bluer looking light, and we're
25 trying to get away from that.

1 PLANNING BOARD AND ARB - 5/27/25

2 So anything 3,000 to 2,700
3 Kelvin is right in the sweet spot
4 for looking good out there, and
5 that would include -- so in the
6 future, if you do do goosenecks or
7 the silhouette sign, you know,
8 it's the same thing.

9 MS. BOUCHARD: Okay.

10 CHAIRMAN STAUDT: We're
11 looking to stay away from the
12 stark --

13 MR. GUARINO: Okay.

14 CHAIRMAN STAUDT: (Continuing)
15 -- blue style lighting.

16 When you guys were designing
17 and planning out your facade, I
18 mean, obviously, you're coming
19 into a facility where you're
20 building out your own facade
21 because there's nothing there now,
22 it's just the bones of the
23 building. You have Gino's next to
24 you which went with their stucco
25 facade, and then on the other end

1 PLANNING BOARD AND ARB - 5/27/25
2 of the building you have that
3 brick facade of Salon Culture.
4 Was there any scenario where you
5 thought, like, to continue the
6 style of either one just to bring,
7 you know, just, ordinarily you --

8 MR. GUARINO: In terms of the
9 front, we wanted to more
10 differentiate the actual space itself
11 from each other. It was more about
12 making sure we could separate so
13 people didn't think it was part of
14 the same --

15 CHAIRMAN STAUDT: Yeah.

16 MR. GUARINO: (Continuing) --
17 sign over it, you know, the black
18 trim on both sides was also in
19 an effort to try to cut the brick so
20 it wasn't just abutting up to each
21 other.

22 CHAIRMAN STAUDT: Yeah.

23 MR. GUARINO: You know, one
24 into another, so that was the
25 thought.

1 PLANNING BOARD AND ARB - 5/27/25

2 CHAIRMAN STAUDT: Yeah, I
3 mean, there was a dream early on,
4 long before you guys, that it would
5 be, you know, one continuous brick
6 facade from one end to the other, and
7 obviously, we already have two
8 tenants with very different styles on
9 that building, so I understand you
10 guys want to put your own mark on it.

11 MR. ROSASCO: The ultimate
12 loser will be who we shoehorn in the
13 middle.

14 MS. BOUCHARD: Yeah.

15 CHAIRMAN STAUDT: Right, and
16 what style could they possibly go
17 with? We'll have three differing
18 styles.

19 MR. GUARINO: And what if the
20 possibility was that they continued
21 the salon brick to this -- our wall.

22 CHAIRMAN STAUDT: I mean, they
23 -- I mean, they could, and at least
24 that would create half the building
25 sort of -- instead of having four

1 PLANNING BOARD AND ARB - 5/27/25
2 distinct looks on the front, having
3 three would be better, from the
4 village's perspective. I mean, you
5 know, like I said, ideally, from the
6 beginning, we would have preferred
7 just a straight line facade for the
8 four tenants, but we're already past
9 that at this point.

10 With that, any other
11 questions, guys, on the details of
12 this?

13 MR. ROSASCO: The only
14 question I had on the site review is,
15 and I don't see it on there,
16 sprinkler systems?

17 MR. GUARINO: They're in.

18 MR. ROSASCO: All right, I
19 didn't see them, okay.

20 MR. GUARINO: We have
21 sprinklers, yeah.

22 MR. ROSASCO: Okay. You're
23 going to need them with the occupancy
24 you have. I think the limitation is
25 100 and over.

1 PLANNING BOARD AND ARB - 5/27/25

2 MR. GUARINO: Yup.

3 MR. ROSASCO: I got you.

4 CHAIRMAN STAUDT: The other
5 thing I've been asked to convey going
6 forward is just, once you receive
7 approval from us, we're approving the
8 style of the facade tonight, assuming
9 we approve it. We'll give you the
10 approval on the facade. Once you're
11 through that, you still have to touch
12 base with the Building Department,
13 one, to get the permit from us that
14 you received Planning Board approval,
15 but then also, just make sure you
16 have whatever building permits are
17 necessary from the Building
18 Department to commence construction
19 because we're not looking at the
20 details of, you know, how, you know,
21 like, whether or not, structurally,
22 your facade is going to alter the way
23 that the building carries its load
24 or, you know. That's the job of the
25 Building Department.

1 PLANNING BOARD AND ARB - 5/27/25

2 So I just want to make sure
3 that it was clear to you guys --

4 MR. GUARINO: Mm-hmm.

5 CHAIRMAN STAUDT: (Continuing)
6 -- that you still have to go with the
7 Building Department. Make sure you
8 have all the permits necessary to
9 commence major construction with
10 them.

11 MR. GUARINO: Yup.

12 MR. ROSASCO: I think it's
13 already commenced; right?

14 MR. GUARINO: The interior,
15 yes.

16 CHAIRMAN STAUDT: Well, I mean
17 in terms of what we --

18 MR. GUARINO: What else, yes.

19 CHAIRMAN STAUDT: Just make
20 sure you have --

21 MS. BOUCHARD: All the
22 structural.

23 CHAIRMAN STAUDT: Exactly.

24 MR. ROSASCO: You'll also see,
25 when you get to the sign stage, that

1 PLANNING BOARD AND ARB - 5/27/25
2 there is a requirement of metallic in
3 the signs, whether it be bronze,
4 gold, silver. You could probably
5 achieve it by somehow -- I see the
6 Pour tends to be either the keg
7 handle or the letter in the Pour, it
8 looks like it's outlined in some type
9 of silver or metallic look.

10 MR. GUARINO: Right.

11 MR. ROSASCO: Just take a good
12 look at the sign application.

13 CHAIRMAN STAUDT: Yeah.

14 MR. ROSASCO: This way, when
15 you come in, it makes everybody's
16 life easier.

17 CHAIRMAN STAUDT: It just
18 depends on how traditional you want
19 to go because on the other end of the
20 spectrum, you'll see a lot of signs
21 along the village where, you know,
22 they do a gold leaf border around --
23 if they do, you know -- if you do a
24 traditional carved Komacel, you know,
25 sign, then you could go that way or

1 PLANNING BOARD AND ARB - 5/27/25
2 find, like Craig was saying, one of
3 the small spots to do it in.

4 MR. ROSASCO: What was the
5 occupancy? It was 114 -- 115 and 40
6 outside or was it 35?

7 MR. GUARINO: I believe --

8 MR. ROSASCO: Thirty-six, 114,
9 36. Oh, yeah, now I see the fence,
10 also. Okay, I see that walkway you
11 were talking about.

12 CHAIRMAN STAUDT: And how does
13 that work? Is that already approved;
14 Craig? Is that something that went
15 to the Trustee Board; Craig?

16 MR. ROSASCO: It should have
17 cleared Trustee -- it should have
18 probably cleared the Building
19 Department at this point.

20 CHAIRMAN STAUDT: Right.

21 MR. ROSASCO: This is -- this
22 will be cleared tonight via the site
23 plan. I don't really have any major
24 contention with what they proposed
25 here.

1 PLANNING BOARD AND ARB - 5/27/25

2 CHAIRMAN STAUDT: Yeah, I
3 agree.

4 MS. SCHOTT: I have one
5 question --

6 CHAIRMAN STAUDT: Sure.

7 MS. SCHOTT: (Continuing) --
8 on the window, I'm not sure if it's
9 appropriate for this time. The
10 window that's going to be folding
11 like an accordion door.

12 MR. GUARINO: I'm glad you
13 brought that up.

14 MS. SCHOTT: Excuse me?

15 MR. GUARINO: I'm glad you
16 brought that up because --

17 MS. SCHOTT: Oh, okay. Can
18 that be -- will it be made so that it
19 folds into the building as opposed to
20 sticking out in the street when
21 it's --

22 MR. GUARINO: Oh, I see, when
23 it's open it would stick out probably
24 three and a half --

25 MS. SCHOTT: Yeah.

1 PLANNING BOARD AND ARB - 5/27/25

2 MR. GUARINO: Is that -- I
3 mean --

4 MS. SCHOTT: The Nutty
5 Irishman, if you look at Nutty
6 Irishman, theirs goes into the --
7 right into the building, into the --

8 MR. GUARINO: It's possible,
9 yeah, it's -- as long as it -- I have
10 to check the plans to make sure it
11 doesn't affect any of the egress,
12 which it shouldn't, but I don't see
13 why that would be an issue.

14 Another portion of this,
15 with this bi-fold and going and
16 getting pricing. Originally, it
17 was supposed to be, I believe a
18 Marvin window.

19 MR. ROSASCO: Mm-hmm.

20 MR. GUARINO: But instead,
21 it's going to be the same old castle
22 storefront that matches the rest of
23 the building. So the door to the
24 restaurant and the bi-folding glass
25 door are the same exact --

1 PLANNING BOARD AND ARB - 5/27/25

2 MR. ROSASCO: Okay.

3 MR. GUARINO: Not different in
4 any manufacturing and all that.

5 MR. ROSASCO: The rendering
6 also makes it look frosted. They're
7 not frosted; right?

8 MR. GUARINO: No.

9 MR. ROSASCO: No.

10 CHAIRMAN STAUDT: The
11 advantage to having the guts of the
12 open window inside, too, potentially
13 could save you on a repair if
14 somebody, you know, a kid bike riding
15 or, you know, I don't know, just
16 having it out, especially if they're
17 as wide as they appear here, you
18 know, some of them --

19 MR. GUARINO: Yeah, each
20 one's --

21 CHAIRMAN STAUDT: If they are
22 sticking out, the potential of
23 someone or something interacting with
24 it outside is higher than if it's
25 just folded up against the wall

1 PLANNING BOARD AND ARB - 5/27/25

2 interior.

3 MR. GUARINO: Yeah.

4 CHAIRMAN STAUDT: I think
5 that's what most of the -- most of
6 the buildings here that have similar
7 accordion windows do.

8 MR. ROSASCO: From a risk
9 management perspective, it's probably
10 better --

11 MR. GUARINO: Yeah, you're
12 right.

13 MR. ROSASCO: (Continuing) --
14 to get it on the inside than on the
15 outside. I'm a practicing attorney,
16 so...

17 Other than that, I don't
18 have any problems with their
19 rendering.

20 The kitchen looks small for
21 that many tables.

22 MR. GUARINO: It is.

23 MR. ROSASCO: It's tight?

24 MR. GUARINO: Yeah, it's very
25 tight.

1 PLANNING BOARD AND ARB - 5/27/25

2 MR. ROSASCO: I was looking, I
3 go, they're going to serve 114 people
4 in that kitchen?

5 CHAIRMAN STAUDT: So are you
6 -- what's your primary goal here?
7 Are you primarily a bar that serves
8 food or are you, like, going for
9 full-on, like, functional restaurant
10 here?

11 MR. GUARINO: It's supposed to
12 be more of a very relaxed restaurant.

13 CHAIRMAN STAUDT: Mm-hmm.

14 MR. GUARINO: I mean,
15 obviously, Pour Authority, cater more
16 towards the drinking portion than the
17 restaurant, but yeah, you know, you
18 could order food from your table.

19 CHAIRMAN STAUDT: Gotcha.

20 MR. GUARINO: So --

21 CHAIRMAN STAUDT: But there'll
22 be plenty of nights where the bar is
23 doing, like --

24 MR. GUARINO: I don't think --
25 yeah, I think it's more like

1 PLANNING BOARD AND ARB - 5/27/25
2 someone's going to come here to drink
3 the taps on the wall --

4 CHAIRMAN STAUDT: Gotcha.

5 MR. GUARINO: (Continuing) --
6 than actually sit down for a --

7 MS. BOUCHARD: She does want
8 to do a focus on, like, a vegetarian
9 beer garden so that --

10 MR. ROSASCO: Cool.

11 MS. BOUCHARD: (Continuing) --
12 she can offer -- I'm with the GCs
13 (phonetic) team, by the way, just so
14 when I say she --

15 MR. ROSASCO: All right.

16 MS. BOUCHARD: (Continuing) --
17 would like to do, like, a vegetarian
18 kind of -- we'll bring some grub food
19 to --

20 CHAIRMAN STAUDT: I mean, Main
21 Street's hopping, so any way to --

22 MS. BOUCHARD: Yeah.

23 CHAIRMAN STAUDT: (Continuing)
24 -- differentiate yourself and add
25 something new that's not already

1 PLANNING BOARD AND ARB - 5/27/25
2 there is, you know, a plus for
3 everyone. That's great.

4 MR. ROSASCO: And in summary,
5 there's really nothing going on in
6 the basement level except for just
7 storage.

8 MS. BOUCHARD: Yes.

9 MR. ROSASCO: Whether it be
10 booze, food --

11 MR. GUARINO: All storage.
12 Originally, the plan was to put some
13 kitchen equipment down there, but
14 we're not doing that.

15 MR. ROSASCO: Okay.

16 MR. GUARINO: Ixnayed and
17 revised.

18 MR. ROSASCO: Okay.

19 MR. GUARINO: The kitchen
20 actually got a little bit bigger
21 because of that, so it was even
22 smaller beforehand.

23 MR. ROSASCO: Right, okay.

24 CHAIRMAN STAUDT: All right,
25 well, with that, if no other --

1 PLANNING BOARD AND ARB - 5/27/25

2 further questions?

3 MS. SCHOTT: No.

4 MR. ROSASCO: No.

5 CHAIRMAN STAUDT: With that,
6 I'll make a motion to approve the
7 applicant's application as submitted
8 with the minor modifications that
9 they've provided which included
10 raising the window to -- you said 10
11 feet?

12 MR. GUARINO: Mm-hmm.

13 CHAIRMAN STAUDT: Raising the
14 windows that you provided to 10 feet.
15 You're not providing -- this does not
16 include a sign application, so we'll
17 make no decision on signage, you'll
18 be applying separately for a sign,
19 but I make a motion to approve this
20 application with the provided brick
21 facade with the top third of the
22 front of the building being the
23 Hardie board with the Midnight Black
24 colors, and the brick being the
25 colors provided.

1 PLANNING BOARD AND ARB - 5/27/25

2 With that, can I get a
3 second on that motion?

4 MS. SCHOTT: I'll second.

5 CHAIRMAN STAUDT: Okay, all in
6 favor?

7 (WHEREUPON, there was a
8 unanimous, affirmative vote of the
9 Board members present.)

10 CHAIRMAN STAUDT: All right,
11 guys, congratulations. So I guess
12 we'll be seeing you soon with the
13 sign?

14 MR. GUARINO: Probably,
15 probably next month.

16 CHAIRMAN STAUDT: We'll be
17 here. We look forward to you guys
18 opening up. It looks like it's going
19 to be an interesting spot.

20 MR. ROSASCO: Good luck, guys.

21 CHAIRMAN STAUDT: All right,
22 thanks, guys.

23 All right, with that, I'll
24 make a motion to close the May
25 meeting of the Farmingdale

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PLANNING BOARD AND ARB - 5/27/25
Architectural Review and Planning
Board.

Can I get a second?

MR. HOTHERSALL: Second.

CHAIRMAN STAUDT: Second that.

All in favor?

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

CHAIRMAN STAUDT: We're good.

(WHEREUPON, this meeting was
concluded at 7:25 p.m.)

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PLANNING BOARD AND ARB - 5/27/25

C E R T I F I C A T E

STATE OF NEW YORK)

SS:

COUNTY OF NASSAU)

I, DEBBIE BABINO, a

Shorthand Reporter in 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 2nd day
of June, 2025

Debbie Babino

Debbie Babino
Certified Reporter

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