

In the Matter Of:

VILLAGE OF FARMINGDALE - PLANNING BOARD AND ARB HEARING

95 FULTON STREET

November 25, 2025



ACRS

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INCORPORATED VILLAGE OF
FARMINGDALE PLANNING BOARD AND
ARCHITECTURAL REVIEW BOARD
361 Main Street
Farmingdale, New York

November 25, 2025
7:00 p.m.

RE: 95 Fulton Street

ACCURATE COURT REPORTING SERVICE, INC.
info@accuratecorp.com
631-331-3753

1 PLANNING BOARD - 11-25-25

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

3 JOSEPH STAUDT, Chairman

4 THOMAS RYAN, Member

5 BERNARD HOTHERSALL, Member

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

7 TUNAHAN MAVRUK, Business Owner,
For 95 Fulton Street.

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1 PLANNING BOARD - 11-25-25

2 CHAIRMAN STAUDT: All right.

3 This is the November meeting of
4 the Farmingdale Village
5 Architectural Review and Planning
6 Board.

7 If everyone could please
8 stand. And, Tom, would you mind
9 leading us in the Pledge of
10 Allegiance?

11 MR. RYAN: Sure.

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

16 CHAIRMAN STAUDT: If
17 everyone could remain standing.
18 It's a tradition here in the
19 Village that we take a moment of
20 silence in honor of all of our
21 troops overseas keeping us safe,
22 our first responders, cops, and
23 firemen, everyone who keeps us
24 safe.

25 (WHEREUPON, a moment of

1 PLANNING BOARD - 11-25-25
2 silence was observed by the
3 assemblage, after which the
4 following transpired:)

5 CHAIRMAN STAUDT: Thank you.
6 Please be seated.

7 We have one agenda item
8 tonight, 95 Fulton Street. Is that
9 you, sir?

10 If you could give your name
11 and address for the public record,
12 and then walk us through what we're
13 looking to do.

14 MR. MAVRUK: Sure. My name
15 is Tunahan Mavruk. I reside at 3
16 Meadow Court in Nesconset, New
17 York.

18 CHAIRMAN STAUDT: Could you
19 spell the last name?

20 MR. MAVRUK: Sure.
21 M-A-V-R-U-K.

22 CHAIRMAN STAUDT: All right,
23 sir, do you want to walk us
24 through what we're doing tonight?

25 MR. MAVRUK: Sure. I'm here

1 PLANNING BOARD - 11-25-25
2 for our sign permit to open up one
3 of our healthy eatery take-out
4 locations here in the Village of
5 Farmingdale. And I wanted to come
6 in to get your, hopefully,
7 approval for our sign.

8 CHAIRMAN STAUDT: We see it
9 here. We see the renderings that
10 were provided.

11 MR. MAVRUK: Correct.

12 CHAIRMAN STAUDT: Is the
13 manufacturer of the sign here or
14 no?

15 MR. MAVRUK: He was supposed
16 to meet us here. He's the one
17 that called me and said we have
18 the meeting, but I'm pretty
19 familiar with it if you have any
20 questions about what's on the
21 rendering.

22 CHAIRMAN STAUDT: Is that
23 the same manufacturer of the rest
24 of the --

25 MR. MAVRUK: Correct.

1 PLANNING BOARD - 11-25-25

2 CHAIRMAN STAUDT: We've met
3 him before.

4 MR. MAVRUK: Yes. I think
5 he reeled me in to come in.

6 CHAIRMAN STAUDT: Excellent.
7 We were looking at it earlier.
8 The sign meets the specifications
9 in terms of color. The black and
10 the green is within our color
11 palette range, so I have no issue
12 with that.

13 The only identifiable issue
14 is just the width sizing. Within
15 the Village Code, you're allowed to
16 be at 75 percent of the width of
17 your storefront, which would make
18 the sign roughly about 135 inches
19 wide. You identified the sign as
20 164.

21 However, looking at it, by
22 keeping it the width, it keeps the
23 continuity more in line with the
24 signs on either side of you. So I
25 think me, personally -- I don't

1 PLANNING BOARD - 11-25-25
2 want to speak for the rest of the
3 Board -- but I would probably be
4 okay, visually, with keeping it at
5 the 180 that you're proposing here.

6 Anyone else have anything?

7 MR. RYAN: No. I would
8 agree. We want to have it in line
9 with the other ones. I think it
10 looks -- it's good. Color pattern
11 works, and we're happy to have you
12 in the Village.

13 MR. MAVRUK: Thank you very
14 much.

15 CHAIRMAN STAUDT: The
16 writing underneath "Hummus Fit,"
17 is that also going to be backlit?

18 MR. MAVRUK: Those are not
19 going to be backlit.

20 CHAIRMAN STAUDT: So it's
21 just the "Hummus Fit" that will be
22 lit.

23 MR. MAVRUK: Yes. That is
24 correct.

25 CHAIRMAN STAUDT: Okay. I

1 PLANNING BOARD - 11-25-25

2 was just curious.

3 MR. RYAN: Are you open yet?

4 MR. MAVRUK: No. Friday is
5 our soft opening. We just passed
6 our building inspection with the
7 Fire Marshal and everything about
8 two weeks ago. We're planning on
9 Black Friday being our day of
10 opening.

11 MR. RYAN: Oh, nice.

12 MR. MAVRUK: We don't have a
13 sign yet.

14 MR. RYAN: You'll be open
15 for Small Business Saturday.

16 MR. MAVRUK: Oh, yeah.
17 Yeah. Yeah.

18 MR. RYAN: Very good.

19 CHAIRMAN STAUDT: Excellent.

20 MR. RYAN: Do you have other
21 businesses on Long Island?

22 MR. MAVRUK: Yes. This
23 would be our 13th location.

24 MR. RYAN: 13th. Wow.

25 CHAIRMAN STAUDT: That's

1 PLANNING BOARD - 11-25-25

2 great.

3 MR. MAVRUK: This would be
4 the first one in Farmingdale
5 Village.

6 MR. HOTHERSALL: All the
7 signs look the same?

8 MR. MAVRUK: All the signs
9 are the same. Same colors, same
10 palette all around.

11 MR. RYAN: Well, I guess
12 you've had success. Let's hope
13 it's lucky 13.

14 MR. MAVRUK: I hope so.
15 Everyone's, like, we have to do a
16 14th because we don't want to keep
17 it at 13, but, you know.

18 MR. RYAN: You've got to get
19 this one off the ground first.

20 MR. MAVRUK: I know. Yeah.

21 MR. RYAN: Perfect.

22 MR. MAVRUK: This one has
23 taken us the longest to build out.

24 CHAIRMAN STAUDT: What's the
25 hardest part been?

1 PLANNING BOARD - 11-25-25

2 MR. MAVRUK: Permits.

3 CHAIRMAN STAUDT: Okay.

4 MR. MAVRUK: Permits for
5 this location has been the longest
6 out of any other store. That's
7 why it has meaning though. It
8 took a while, but it's a beautiful
9 store now. And it wasn't the
10 Village's fault at all. It was,
11 kind of, ours. I usually handle
12 all the permits and stuff in our
13 stores, and I let my partner for
14 once handle --

15 CHAIRMAN STAUDT: Or not
16 handle.

17 MR. MAVRUK: Yeah. Not
18 handle. Not know what's going on.
19 Everything is connected. You have
20 to have the Fire Marshal in place,
21 the building and everything.

22 CHAIRMAN STAUDT: All right.
23 Great. Well, hopefully, we won't
24 hold you up any longer here
25 sign-wise. I'm glad you made it

1 PLANNING BOARD - 11-25-25

2 in tonight.

3 Anyone have any other
4 questions?

5 MR. RYAN: No. None for me.

6 MR. HOTHERSALL: No. I'm
7 good.

8 CHAIRMAN STAUDT: All right.
9 Well then, with that, I'll make a
10 proposal to approve the
11 application as submitted.

12 Can I get a second on that?

13 MR. HOTHERSALL: I second
14 the motion.

15 CHAIRMAN STAUDT: All in
16 favor?

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

21 * * * *

22 CHAIRMAN STAUDT: And with
23 that, I'll make a motion to close
24 the November meeting of the
25 Farmingdale Village Planning and

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PLANNING BOARD - 11-25-25
Architectural Review Board
meeting.

Can I get a second?

MR. RYAN: I second that.

CHAIRMAN STAUDT: All in
favor?

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

(WHEREUPON, this meeting was
concluded at 7:04 p.m.)

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PLANNING BOARD - 11-25-25

C E R T I F I C A T E

I, TRACIE A. CINQUEMANI,

Court Reporter and Notary Public in
and for the State of New York, do
hereby certify:

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

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

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

IN WITNESS WHEREOF, I have
hereunto set my hand this 25th day
of November, 2025.

Tracie A. Cinquemani

TRACIE A. CINQUEMANI

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