

In the Matter Of:

VILLAGE OF FARMINGDALE - PLANNING BOARD AND ARB

193 MAIN STREET AND 575 FULTON STREET

September 23, 2025



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193 Main Street and 575 Fulton Street 09/23/2025

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PLANNING BOARD AND ARB

INCORPORATED VILLAGE OF FARMINGDALE
PLANNING BOARD AND ARCHITECTURAL REVIEW BOARD

361 Main Street
Farmingdale, New York

September 23, 2025

7:00 p.m.

RE: 193 Main Street
575 Fulton Street

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

1 PLANNING BOARD AND ARB
2 A P P E A R A N C E S :
3 JOSEPH STAUDT, Chairman
4 CRAIG ROSASCO, Past-Chairman
5 CARMELA SCHOTT, Member
6 A L S O P R E S E N T :
7 BOB METHVEN, Sign Max,
8 4600 Hempstead Turnpike Farmingdale,
9 New York, For 193 Main Street
10 IHAB GHALY, Business Owner,
11 For 193 Main Street
12 CARMINE GRASSO, Architect, Cataldo Grasso
13 Architects, P.C.
14 14 Karl Avenue, Smithtown, New York
15 For 575 Fulton Street
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1 PLANNING BOARD AND ARB

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

4 CHAIRMAN STAUDT: Hi,
5 everyone, how are you. This is the
6 September meeting of the Village of
7 Farmingdale Planning and
8 Architectural Review Board. I am Joe
9 Staudt, the Chair of the Planning
10 Board.

11 If everyone could please
12 stand. We always lead off our
13 meetings with the Pledge of
14 Allegiance.

15 Craig, if you wouldn't mind
16 leading us.

17 MR. ROSASCO: Absolutely.

18 (WHEREUPON, the assemblage
19 recited the Pledge of Allegiance,
20 after which the following
21 transpired:)

22 CHAIRMAN STAUDT: If everyone
23 could remain standing for one moment.
24 In the Village, we always start our
25 meetings by taking a moment of

1 PLANNING BOARD AND ARB
2 silence to keep in mind all of our
3 first responders, our troops serving
4 overseas. Especially this month with
5 the Ryder Cup coming into the
6 Village, everyone keeping us safe
7 both here at home and abroad.

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

12 CHAIRMAN STAUDT: Okay.
13 Please be seated.

14 All right. We have two
15 applications tonight. One from 575
16 Fulton Street and then 193 Main
17 Street.

18 Is there anyone here from 193
19 Main Street?

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

23 CHAIRMAN STAUDT: Excellent.
24 Why don't you guys come up. You can
25 come on up to the table, give your

1 PLANNING BOARD AND ARB

2 name and address, and then walk us
3 through what you're looking to do.

4 MR. METHVEN: I'll try to help
5 you out. She was here with her
6 husband, but he went to grab
7 something, so he's not here at the
8 moment.

9 CHAIRMAN STAUDT: Do you want
10 to go second?

11 MR. METHVEN: You know what,
12 let's do that.

13 CHAIRMAN STAUDT: If you're
14 waiting for someone, we'll recall.

15 MR. METHVEN: Okay.

16 * * * *

17 CHAIRMAN STAUDT: All right.
18 With that, we'll pivot to 575 Fulton
19 Street. Is that you, sir?

20 MR. GRASSO: Yes.

21 CHAIRMAN STAUDT: Excellent.
22 The Dunkin' Donuts.

23 MR. GRASSO: Yes.

24 CHAIRMAN STAUDT: Okay.

25 Great. If you could give your name

1 PLANNING BOARD AND ARB

2 and address for the record, and then
3 walk us through your proposal.

4 MR. GRASSO: Sure. My name is
5 Carmine Grasso from Cataldo Grasso
6 Architects, office at 14 Karl Avenue
7 in Smithtown.

8 MR. ROSASCO: Welcome,
9 Carmine.

10 MR. GRASSO: Thank you.

11 So the application that I put
12 in was for the facade alterations to
13 the existing Dunkin Donuts at 575
14 Fulton Street.

15 The main part of the
16 application is the signage. They
17 will be also painting the building.

18 Dunkin has their franchisees,
19 basically, I think it's, like, every
20 10 years or so, have to upgrade
21 their stores, meet the latest brand
22 standards. Brand standard now is --
23 they had been, like, a tan color,
24 now they've switched to grays, which
25 seems like most franchises are doing

1 PLANNING BOARD AND ARB

2 now.

3 So the building will be painted
4 in a -- the main part of the building
5 will be a light gray, and then there's
6 some dark gray trim as well.
7 Actually, I shouldn't just say trim.
8 The mansards above the entrances and
9 going, like, above some of the
10 storefront would be a dark gray.
11 There's an orange band that is Dunkin
12 standard that will wrap around the
13 building, and there's orange canopies
14 -- awnings that would be over the
15 entrances.

16 Along with that, we are
17 proposing to replace -- there's three
18 existing signs on the building. The
19 building faces three streets, so at
20 each street frontage, there's a sign
21 on the building. Right now, the
22 existing signs are all similar signs
23 that say Dunkin Donuts with a cup logo
24 on it. They've changed their
25 brand standard. They no longer go by

1 PLANNING BOARD AND ARB

2 Dunkin Donuts. They just go by
3 Dunkin.

4 So we're proposing internally
5 illuminated channel lettering Dunkin
6 signs on the two side elevations --
7 the west side and the east side -- and
8 then on the front elevation facing
9 Fulton, there would be an illuminated
10 Dunkin cup logo. And then at the rear
11 of the building as you come around and
12 are waiting in line for the
13 drive-thru, there's a small sign that
14 says America -- and it's, like, a
15 picture of America -- runs on Dunkin.

16 MR. ROSASCO: That's on the
17 rear of the building?

18 MR. GRASSO: That's on the
19 rear of the building. Yes.

20 MS. SCHOTT: There's no sign
21 there now?

22 MR. GRASSO: That's the only
23 place there is no sign there now.
24 It's just blank on the back of the
25 building now.

1 PLANNING BOARD AND ARB

2 CHAIRMAN STAUDT: And your
3 proposal is to illuminate that one as
4 well?

5 MR. GRASSO: That would be
6 illuminated as well. Yes.
7 Internally.

8 CHAIRMAN STAUDT: So,
9 essentially, from a color palette
10 perspective, it's almost a reversal
11 of what's there. Because the awnings
12 today, when we saw them, were gray in
13 tone.

14 MR. GRASSO: I believe the
15 awnings are actually brown, I
16 believe, right now. They're dark
17 brown.

18 CHAIRMAN STAUDT: They're
19 aging brown then.

20 MR. GRASSO: Yes, exactly.
21 They're faded brown.

22 CHAIRMAN STAUDT: So we'd,
23 basically, be flipping to refreshed
24 orange awnings and the building being
25 the gray tones.

1 PLANNING BOARD AND ARB

2 MR. GRASSO: Right. Yeah.

3 The building will be gray tones.

4 Like I said, the base of the building

5 will be a lighter gray, and then the

6 window frames and the feature

7 elements will be dark gray.

8 CHAIRMAN STAUDT: We do have

9 grays in our color palette, and I'm

10 assuming that the orange is Dunkin's

11 orange?

12 MR. GRASSO: Yeah. Yeah.

13 CHAIRMAN STAUDT: We're

14 certainly not going to make -- we've

15 set precedent before where we've

16 allowed national brands to maintain

17 their coloring, I mean, if it's

18 slightly outside of the palette for

19 obvious reasons.

20 MR. GRASSO: Right.

21 CHAIRMAN STAUDT: The issue I

22 would have, just looking at it off

23 the bat, is just the sign proposal.

24 I know that the existing

25 signage is the backlit channel

1 PLANNING BOARD AND ARB
2 lettering where, essentially, each
3 sign is its own box sign or each
4 letter is its own box sign. We don't
5 currently allow that in the Village of
6 Farmingdale. If you drive around,
7 you'll see mostly we've transitioned
8 to more traditional signage.

9 MR. GRASSO: Right.

10 CHAIRMAN STAUDT: Most of the
11 signage in the Village --
12 preferentially, signage in the
13 Village is lit by gooseneck lighting.
14 And if you do insist on a
15 backlighting of some kind, it would
16 just be through a silhouetted channel
17 lettering and not through a
18 translucent channel lettering.

19 MR. GRASSO: Okay.

20 CHAIRMAN STAUDT: We have not
21 approved anything like that in the
22 Village in some time.

23 MR. GRASSO: All right.

24 CHAIRMAN STAUDT: We've had
25 other national brands come to us such

1 PLANNING BOARD AND ARB
2 as -- Citibank was the most recent
3 one that came to us -- with a similar
4 proposal to yours, and then they
5 modified because that's just not how
6 we have the newer signage in the
7 Village.

8 MR. GRASSO: Currently, they
9 actually have the gooseneck lights
10 above their signs right now. But
11 Dunkin' prefers, obviously, to try to
12 go for their standards. So that's,
13 you know, but if it's something that
14 would not be permitted, then we'd
15 like to try and keep the idea of the
16 signage.

17 MR. ROSASCO: The color is the
18 most important, right, the orange
19 color?

20 MR. GRASSO: Yeah.

21 MR. ROSASCO: So you can
22 probably accommodate that in two
23 ways. You know, if you did a rear
24 channel lit sign, you're not going to
25 be able to see the color at night.

1 PLANNING BOARD AND ARB

2 MR. GRASSO: So you get that,
3 like, glow behind it kind of thing.

4 MR. ROSASCO: Yeah. You get
5 that glow behind it. If you look at
6 Goodyear, what we did with Goodyear
7 is we gave them the colors. They
8 just did a hard K macel sign with
9 whatever colors they wanted, and then
10 they lit it with the goosenecks.
11 That way you can maintain your color
12 scheme.

13 MR. GRASSO: Right.

14 MR. ROSASCO: Because if you
15 do rear channel, it will look orange
16 during the day, but at night, it's
17 going to look black and white.

18 MR. GRASSO: Right.

19 MR. ROSASCO: So we'll give
20 you the option on that.

21 MR. GRASSO: Okay.

22 MR. ROSASCO: I'm assuming
23 that's where you were heading, right?

24 CHAIRMAN STAUDT: Absolutely.
25 I mean the preference from the

1 PLANNING BOARD AND ARB

2 Village perspective is probably the
3 goosenecks.

4 MR. GRASSO: And they have
5 them there already, so I'm sure they
6 would be willing to just then keep
7 the orange sign and leave the
8 goosenecks that are there then.

9 MR. ROSASCO: Right.

10 MR. GRASSO: Maybe paint them
11 to match the new.

12 MR. ROSASCO: Right. Yeah.

13 CHAIRMAN STAUDT: And it would
14 be the same thing for the additional
15 sign in the back. It would be the
16 same.

17 MR. GRASSO: Mm-hmm. Okay.

18 CHAIRMAN ROSASCO: Especially
19 since that's facing residential.
20 That would be a gently lit downward
21 gooseneck.

22 MR. GRASSO: Yeah. Okay. Let
23 me just look at something. I want to
24 make sure that wouldn't interfere. I
25 was just concerned if there would be

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PLANNING BOARD AND ARB

any interference with the goosenecks sticking out, but they won't. They won't interfere with any cars going by. There's a sidewalk back there, so there's plenty of room.

MR. ROSASCO: Do you have goosenecks on all three sides of the property?

MR. GRASSO: Yes. I have photos if that helps you.

MR. ROSASCO: Yeah. So you have a rear lit box sign it looks like, right? Is that what you have currently?

MR. GRASSO: I think currently -- I think this helps.

(WHEREUPON, a document was handed from Mr. Grasso to Mr. Rosasco.)

MR. ROSASCO: Is it rear lit channel lighting?

CHAIRMAN STAUDT: With goosenecks above it.

MR. GRASSO: I don't think

1 PLANNING BOARD AND ARB

2 that's rear lit channel.

3 MR. ROSASCO: Is it just a K
4 macel sign?

5 MR. GRASSO: Yeah. I think
6 so.

7 MR. ROSASCO: All right.

8 MR. GRASSO: I don't think
9 it's illuminated either because of
10 the goosenecks.

11 CHAIRMAN STAUDT: And we
12 definitely wouldn't want to
13 transition into that. Because, like
14 I said, we've been moving the Village
15 away from it.

16 MR. GRASSO: Right.

17 MR. ROSASCO: I think from a
18 visual perspective, goosenecks with a
19 K macel sign with your colors --
20 whatever you want on there -- we'll
21 give you that. I think that's
22 probably your best option. Because
23 you're going to lose the color at
24 night with a rear lit channel.

25 MR. GRASSO: Right. That's

1 PLANNING BOARD AND ARB

2 fine.

3 MR. ROSASCO: But I give you
4 the option. I'm not the architect.

5 MR. GRASSO: I'll run it by,
6 obviously, the brand people, and
7 let's see what they say.

8 MR. ROSASCO: It looks like
9 you're heading towards black K macel.
10 Are they brown currently? I mean,
11 black goosenecks.

12 MR. GRASSO: You know what, to
13 be honest with you, I have to take a
14 look because I think they're brown
15 right now.

16 MR. ROSASCO: Yeah, it looks
17 brown. You'll probably transition to
18 black.

19 MR. GRASSO: Yeah. It's
20 really, like, a dark gray.

21 CHAIRMAN STAUDT: Or are you
22 just planning on removing them?

23 MR. GRASSO: Well, originally,
24 we were planning on removing them,
25 but we'll just keep. I think the

1 PLANNING BOARD AND ARB
2 best plan would be to just keep them.

3 MR. ROSASCO: And just spray
4 them down.

5 MR. GRASSO: Yeah.

6 MR. ROSASCO: If you're okay
7 with that, you can get provisional
8 approval tonight I think, right?

9 CHAIRMAN STAUDT: Yeah. I
10 have no problem doing that. Do you
11 have any questions?

12 MS. SCHOTT: No.

13 MR. ROSASCO: So what we
14 typically would do is we'll give you
15 the -- obviously, the colors aren't
16 in our color schemes as the palette,
17 but as Joe the chairman said, you're
18 a nationally recognized entity, and
19 we'll give you that benefit. Just
20 get within the criteria of ours, and
21 then we'll work from there.

22 MR. GRASSO: Okay.

23 CHAIRMAN STAUDT: Okay. So
24 with that then, I will make a motion
25 to approve this application with the

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PLANNING BOARD AND ARB

following modifications:

The colors presented in the application are approved as presented in order to match with the applicant's national branding; the applicant has agreed to modify the sign proposal where the sign would be lit as existing with the gooseneck lights with a K macel sign that would have the branding colors on it but would not be internally lit or backlit in any way.

Can I get a second?

MR. ROSASCO: I will second that motion.

CHAIRMAN STAUDT: All in favor?

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

CHAIRMAN STAUDT: Good luck.

MR. GRASSO: Thank you.

* * * *

1 PLANNING BOARD AND ARB

2 CHAIRMAN STAUDT: All right.

3 And with that, we can take a second
4 stab at 193 Main Street. Come on up,
5 give us your name and address for the
6 record.

7 MR. METHVEN: My name is Bob
8 Methven, Sign Max, 4600 Hempstead
9 Turnpike.

10 MR. GHALY: Ihab Ghaly, the
11 CEO of Captain Ihab restaurant.

12 CHAIRMAN STAUDT: Can I have
13 your name one more time. I'm sorry.

14 MR. GHALY: Ihab Ghaly. Ihab,
15 I-H-A-B, last name, G-H-A-L-Y.

16 MR. ROSASCO: Captain.

17 MR. GHALY: Captain.

18 MR. METHVEN: Captain. Not
19 Ahab.

20 MR. ROSASCO: I didn't go
21 there. Very good. So how's
22 construction going, and when are you
23 looking to open? We're all anxiously
24 awaiting our seafood.

25 MR. GHALY: I know. Well, we

1 PLANNING BOARD AND ARB

2 have three problems there with the
3 sign and what do you call it?

4 MR. METHVEN: He wants to do
5 the facade.

6 MR. ROSASCO: We'll discuss
7 that.

8 MR. GHALY: And I have, like,
9 a tent for the back patio. Three
10 different things.

11 MR. ROSASCO: All things we
12 are willing to address here this
13 evening.

14 MR. GHALY: Okay.

15 CHAIRMAN STAUDT: All right.
16 So I guess we should start off with
17 the facade since that will probably
18 lead into the other discussions.

19 MR. GHALY: Sure.

20 CHAIRMAN STAUDT: Currently,
21 right now, the bottom two thirds of
22 the building and the other tenants
23 that go down all have, essentially,
24 modified the facade for each
25 individual store that's there.

1 PLANNING BOARD AND ARB
2 Whether it's Chiddy's Cheesesteak,
3 the Vietnamese restaurant. Going
4 down, the top third is all a shared
5 brick facade with shared similarly
6 styled gooseneck lighting over a wood
7 style or K macel style sign.

8 And, so, you're asking to
9 modify that brick facade on just your
10 section with a white style tile
11 facade, which I know we have a
12 sampling of here tonight.

13 MR. GHALY: Yes, sir.

14 CHAIRMAN STAUDT: That would
15 not match the rest of the existing
16 brick facades.

17 MR. GHALY: No, sir. I have
18 the landlord's consent and sign off.

19 CHAIRMAN STAUDT: Right. So
20 the issue we run into -- and, in
21 general, the Village -- we generally
22 do not want, unless absolutely
23 necessary, to cover up or modify
24 existing brick facades. Just because
25 it fits within the character and the

1 PLANNING BOARD AND ARB

2 look we're trying to achieve within
3 the Village.

4 And the other issue that we run
5 into is that with a structure where
6 it's currently uniform, we hesitate to
7 break it up and create individual
8 facades where there is currently a
9 uniform look going down that line.

10 MR. GHALY: But it has been
11 modified from my neighbor in the same
12 building. The corner one. That one
13 used to be Vintage. It has been
14 changed. So I'm on the other end of
15 the building. He's the corner of the
16 same building. I'm on the other
17 corner of the building.

18 CHAIRMAN STAUDT: I'm not
19 disagreeing with you. The
20 modification he's currently
21 undertaking, he's modifying a
22 modification that was done years and
23 years ago. We did not allow him to
24 modify a brick facade. He had --
25 what was it called before?

1 PLANNING BOARD AND ARB

2 MS. SCHOTT: Vintage.

3 CHAIRMAN STAUDT: On the
4 Vintage facade, there was already a
5 Stucco and wood older facade that had
6 been applied on top of the brick
7 years and years before some of the
8 code and goals of the Village
9 Planning Board were set as they are
10 today.

11 MR. GHALY: Okay.

12 MR. ROSASCO: So I guess the
13 question is, how do we accommodate
14 you and not break up the continuity
15 of that brick facade? That's what
16 we're trying to figure out. Do we
17 give you a bigger white sign, Captain
18 Ihab? Do we leave some border to
19 brick around the top of that and give
20 you leeway with sign sizing?

21 We're trying to find a way
22 where we don't have to break up that
23 brick continuity running across. I
24 guess it's Chiddy's, Tiny Thai, and
25 Ihab. You all have a brick facade,

1 PLANNING BOARD AND ARB

2 right?

3 MR. GHALY: Yes, sir.

4 CHAIRMAN STAUDT: Right.

5 MR. GHALY: It's not just the
6 color of the material, it has to be
7 uniform? It has to look uniform,
8 right? That's what you're saying.

9 CHAIRMAN STAUDT: Correct.
10 Like, for example, if we were to
11 leave the brick facade, if you were
12 to create your sign either with the
13 tile material or some sort of light
14 color material -- because if you look
15 at the Chiddy's sign next to you,
16 it's a large sign that occupies most
17 of that brick facade front. But the
18 brick facade is maintained visually
19 going down as opposed to tiling up
20 this entire facade.

21 MR. GHALY: Yes. We can do,
22 like, a long rectangle from the same
23 tile, and it would show all the
24 bricks around it. Just the
25 background with the sign.

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PLANNING BOARD AND ARB

CHAIRMAN STAUDT: Yeah.

Because the other issue too is your neighbor. The Chiddy's sign goes right up to, basically, the line between you and him. And, so, there's nothing visually that you're identifying that would be, like, a really clean or nice looking border that would, basically, leave that brick looking nice where it ends and then the tile. We just don't want to create these, sort of, jagged unplanned changes from one tenant to the next.

MR. METHVEN: So are you saying he could put the white tile and then I can pin mount into the white tile or no? Just leave a brick border?

MR. GHALY: I'm not going to cover the entire.

MR. METHVEN: That's what I'm saying.

CHAIRMAN STAUDT: I mean, it

1 PLANNING BOARD AND ARB
2 would probably be a little more than
3 a border. I mean, I think what we're
4 aiming towards is that he would,
5 essentially, create a more
6 traditional sized sign made out of,
7 if you want to use the tile material,
8 if that's doable, you could.

9 MR. METHVEN: Okay. I could
10 try.

11 CHAIRMAN STAUDT: Or you could
12 just create a sign that resembles the
13 look of this.

14 MR. METHVEN: Either that or,
15 yeah, I could maybe do a -- could I
16 do a digital print something on a
17 piece of K macel?

18 MR. ROSASCO: You could
19 probably do that, yeah.

20 MR. METHVEN: And then pin
21 mount Captain Ihab to that? And I
22 don't know if I need the white on the
23 top. The top part is going to be
24 gold aluminum. The fish. It's going
25 to be this (indicating).

1 PLANNING BOARD AND ARB

2 MR. ROSASCO: Right.

3 CHAIRMAN STAUDT: Right.

4 MR. ROSASCO: Would you put
5 that above a sign? For continuity
6 purposes, it looks like Chiddy's is,
7 like, a three-foot high sign, right?

8 MR. METHVEN: I did that one.
9 I'm trying to remember the size of
10 it. Four feet maybe. It might be
11 four.

12 MR. ROSASCO: So we'd like to
13 keep that consistently from the top
14 of the --

15 MR. METHVEN: Okay.

16 MR. ROSASCO: So make your
17 signage almost the same height so it
18 runs continuous to that. And then if
19 there's brick that runs above that,
20 we can probably palate that, correct?
21 Mr. Chairman?

22 CHAIRMAN STAUDT: What do you
23 mean palate?

24 MR. ROSASCO: Palate. We'd be
25 okay with that. Taste-wise.

1 PLANNING BOARD AND ARB

2 CHAIRMAN STAUDT: Oh. Yes.

3 Yes.

4 MR. ROSASCO: We could live
5 with that?

6 CHAIRMAN STAUDT: Yes.

7 MR. ROSASCO: So if they would
8 make a sign going up to that height,
9 keep the brick above it, and then we
10 can give them some leeway below it.

11 MR. METHVEN: Honestly, that
12 drawing changed a little bit. He
13 wanted the lettering smaller. So I
14 think you have, maybe, almost 10
15 feet?

16 MR. ROSASCO: We have 26
17 inches on height.

18 MR. METHVEN: So that's almost
19 10 feet. He wants to shrink this to
20 eight (indicating). So there will,
21 actually, be less white. So you'll
22 have more brick.

23 MR. ROSASCO: All right.

24 CHAIRMAN STAUDT: Like I said,
25 that, to me, is probably the

1 PLANNING BOARD AND ARB
2 healthiest compromise where you get
3 the sign and the background that you
4 want, but visually the building still
5 looks like the continuity that it
6 had.

7 MR. METHVEN: Okay.

8 CHAIRMAN STAUDT: And it
9 covers up. Because you can see in
10 some of the photos, there is some
11 damage to the brick from the previous
12 sign mounting.

13 MR. METHVEN: That's what I
14 was going to say.

15 CHAIRMAN STAUDT: So by having
16 the sign not just be the pin letters
17 but have a background to it, that
18 would cover that.

19 MR. METHVEN: I'll check it
20 out, and I'll try to cover what I can
21 cover. If I can do K macel with the
22 print, or if I can do something with
23 the tile, which I don't know if I
24 can --

25 MR. GHALY: I'll make it easy

1 PLANNING BOARD AND ARB

2 for you.

3 MR. METHVEN: Okay. We'll
4 come up with something.

5 MR. ROSASCO: So that gold.

6 MR. METHVEN: Yeah.

7 MR. ROSASCO: Is that gold
8 leaf?

9 MR. METHVEN: That's going to
10 be raised. This is (indicating).

11 MR. ROSASCO: That's going to
12 be pin mounted?

13 MR. METHVEN: Pin mounted.

14 MR. ROSASCO: Okay. Okay.

15 MR. METHVEN: The blade sign
16 I'm going to do gold leaf.

17 MR. ROSASCO: Okay.

18 CHAIRMAN STAUDT: I'm okay
19 with that.

20 MR. ROSASCO: All right.

21 CHAIRMAN STAUDT: And then the
22 awning underneath would be a new
23 awning? There's no awning there
24 today?

25 MR. METHVEN: There's no

1 PLANNING BOARD AND ARB
2 awning there now. But the question
3 with that is, he had mentioned
4 there's a Sunbrella with, like, pin
5 lines of gold. Can we do that?
6 Black with pin line gold?

7 CHAIRMAN STAUDT: I don't have
8 a problem with that.

9 MS. SCHOTT: I think that
10 would be nice.

11 CHAIRMAN STAUDT: Yeah.

12 MR. ROSASCO: I think that
13 you're meeting us halfway with
14 leaving some brick up there. We're
15 going to make the accommodation for
16 you.

17 MR. METHVEN: Okay. Great.

18 CHAIRMAN STAUDT: And then
19 there's the blade sign. Is there an
20 existing blade mount there now?

21 MR. METHVEN: No. No.

22 CHAIRMAN STAUDT: Where
23 visually -- I just want to make sure
24 you're, kind of, aligning with the
25 other ones that are there.

1 PLANNING BOARD AND ARB

2 MR. METHVEN: I could measure
3 and put it even with the other ones.

4 CHAIRMAN STAUDT: As long as
5 it's in line with the others.

6 MR. GHALY: It will be.

7 MR. METHVEN: That's no
8 problem.

9 CHAIRMAN STAUDT: Okay.

10 MR. ROSASCO: Are there
11 goosenecks there currently?

12 MR. GHALY: Yes.

13 MR. METHVEN: Yes. He's got
14 two. He's got to put another one up.
15 One's missing.

16 MR. GHALY: It will be three.
17 And gold in color.

18 MR. METHVEN: So he will have
19 three.

20 MR. ROSASCO: Okay.

21 CHAIRMAN STAUDT: So the only
22 requirement that we would request
23 with the gooseneck lighting is we're
24 moving the Village towards more warm
25 color temperature lighting. So not

1 PLANNING BOARD AND ARB
2 4,000/5,000 kelvin lighting. More
3 3,000 or 2,700 kelvin. A warm glow.
4 When you exit here today, you'll see
5 -- what's across the street?

6 MR. ROSASCO: The Coop.

7 CHAIRMAN STAUDT: The Coop.
8 Like the color temperature of their
9 lighting is more what we're aiming
10 towards as opposed to stark.

11 MR. GHALY: That's perfect.
12 I'm good with that. That's what
13 we're going to do.

14 CHAIRMAN STAUDT: So it sounds
15 like we've all, kind of, met in the
16 middle with the sign and the facade.

17 So then the last issue is just
18 the 20 by 20 tent proposal for the
19 backyard that you've put in front of
20 us. And from my perspective, I'm not
21 sure that that belongs in front of us.

22 MR. ROSASCO: You have to go
23 to the Board of Trustees.

24 MR. METHVEN: That's not my
25 department.

1 PLANNING BOARD AND ARB

2 MR. ROSASCO: That's okay.

3 It's my department. I'm one of the
4 Village Trustees. So it's got to
5 come before us on a Monday night. So
6 I'll take this back to them.

7 You want to do this behind the
8 building?

9 MR. GHALY: I have a patio
10 back there already permitted for 20
11 seats in the back there. Seasonal.

12 MR. ROSASCO: Okay.

13 MR. GHALY: So I just want to
14 put this for just sitting eating.
15 Even the Board of Health says there
16 has to be some cover.

17 CHAIRMAN STAUDT: It just
18 falls outside the purview of this
19 Board because it's, basically, a
20 structure you're asking for.

21 MR. GHALY: Okay.

22 CHAIRMAN STAUDT: So they
23 would have to approve. I'm not
24 saying they won't. Like, sending you
25 to them isn't because there's a

1 PLANNING BOARD AND ARB
2 problem, but they would have to
3 approve that from the perspective of
4 a structure.

5 MR. GHALY: Okay.

6 MR. ROSASCO: Where is all
7 this grass? I haven't been back
8 there.

9 CHAIRMAN STAUDT: This is just
10 a photo.

11 MR. ROSASCO: I don't think
12 there's going to be a problem, I
13 mean, if you own the property. I
14 have to take a look at the survey and
15 see what's back there, and then we
16 can present this to the Board of
17 Trustees.

18 MR. GHALY: Okay.

19 MR. ROSASCO: It's just a
20 plain white structure?

21 MR. GHALY: Yeah. And that's
22 the material --

23 MR. ROSASCO: What's on the
24 ground? Is it concrete?

25 MR. GHALY: Bricks. The photo

1 PLANNING BOARD AND ARB

2 is of brick.

3 MR. ROSASCO: I don't know
4 about there. I apologize.

5 MR. GHALY: Pavers.

6 MR. ROSASCO: Okay. So you
7 would mount this tent to the pavers,
8 correct?

9 MR. GHALY: Yes, sir. The
10 structure will stay. The material
11 will be taken down in the winter.

12 MR. ROSASCO: Of course.

13 MR. GHALY: We'll put it back
14 in the summer.

15 MR. ROSASCO: Is that space
16 included in your occupancy on the
17 property for the restaurant?

18 MR. GHALY: Yes, sir.

19 MR. ROSASCO: All right.

20 MR. GHALY: That's in the plan
21 that's been approved from the Board.

22 MR. ROSASCO: What is your
23 occupancy there, do you know? Like,
24 interior and exterior, what is your
25 global occupancy?

1 PLANNING BOARD AND ARB

2 MR. METHVEN: What do you
3 have, 20 in the front and 20 in the
4 back?

5 MR. GHALY: Yes. 20 and 20.

6 MR. ROSASCO: 20 inside and 20
7 outside, right?

8 MR. GHALY: Yes. I'm sorry, I
9 just --

10 MR. ROSASCO: That's okay. I
11 want to get you open. I need a good
12 seafood place.

13 CHAIRMAN STAUDT: It will fill
14 a hole on Main Street.

15 MR. METHVEN: Let me show you
16 one more quick thing here. This
17 shrunk down (indicating). I had this
18 at 26 inches. It's now at, like, 21.
19 So I wasn't sure if I was going to
20 put the fish on a piece of K macel,
21 but maybe I will.

22 MR. ROSASCO: Bring it up
23 higher.

24 MR. METHVEN: So this is 21
25 (indicating) and this is 14

1 PLANNING BOARD AND ARB

2 (indicating). So I could put a
3 four-foot piece. Maybe I could
4 scallop the edges and make a shape.

5 CHAIRMAN STAUDT: You can do
6 that.

7 MR. ROSASCO: Try to make it
8 to the same height as Chiddy's.

9 MR. METHVEN: All right.

10 CHAIRMAN STAUDT: Just try to
11 make it as substantial as the
12 Chiddy's.

13 MR. ROSASCO: We're trying to
14 match the signage like a continuous
15 facade, you know?

16 MR. METHVEN: Yeah. I got
17 you.

18 MR. ROSASCO: That would be
19 good.

20 CHAIRMAN STAUDT: Yeah.

21 MR. METHVEN: Okay.

22 CHAIRMAN STAUDT: We're
23 certainly willing to give you the
24 leeway on that visually. Like, the
25 best version of it that you guys can

1 PLANNING BOARD AND ARB

2 come up with as long as, again, we
3 have that brick facade.

4 MR. METHVEN: Do you want to
5 see a drawing before I do it?

6 MR. ROSASCO: That would be
7 great if you don't mind.

8 MR. METHVEN: I don't mind.

9 MR. ROSASCO: We can approve
10 it provisionally. Just submit it to
11 the Planning Board for final review.
12 That's not a problem.

13 MR. METHVEN: Not a problem.

14 CHAIRMAN STAUDT: And you
15 won't have to wait for us.

16 MR. METHVEN: Okay.

17 CHAIRMAN STAUDT: As long as
18 we see it, and it is somewhat in line
19 with what we discussed here tonight.

20 MR. ROSASCO: To make sure
21 we're all on the same page.

22 CHAIRMAN STAUDT: Yeah.

23 MR. ROSASCO: We tell people
24 to do certain things, and then you
25 see what's up there, and we didn't

1 PLANNING BOARD AND ARB

2 say that.

3 MR. METHVEN: No problem.

4 It's not a problem.

5 CHAIRMAN STAUDT: So it sounds
6 like we are all on the same page with
7 those two elements. And then the
8 tent element for the back, we would
9 just defer that to the Board of
10 Trustees, which Craig will make sure
11 you guys get on that.

12 MR. GHALY: One thing. The
13 plan is how it looks like. The
14 patio.

15 MR. ROSASCO: Okay. I see the
16 pavers and six tables. Okay. I'll
17 let them know. We have a meeting on
18 Monday, so not a problem.

19 MR. GHALY: So how am I going
20 to find out?

21 MR. ROSASCO: I will -- let me
22 just make sure we have a meeting.
23 Let me see. No meeting Monday. The
24 next time we meet is the following
25 Monday. So it's not this coming

1 PLANNING BOARD AND ARB
2 Monday, it's going to be the 6th. So
3 I can discuss that on the 6th.

4 MR. GHALY: October 6th.

5 MR. ROSASCO: October 6th.

6 MR. GHALY: Okay.

7 MR. ROSASCO: And by then
8 you'll have the reveal for us on
9 that.

10 MR. METHVEN: Oh, yeah.

11 MR. ROSASCO: That's not a
12 problem. So why don't we approve
13 that provisionally, what we
14 discussed. Get that on the record,
15 wait for their rendering, and then
16 I'll bring this before the Board of
17 Trustees for them. Get you open
18 sooner than later.

19 CHAIRMAN STAUDT: Excellent.

20 MR. GHALY: I hope so.

21 CHAIRMAN STAUDT: With that,
22 I'll make a motion to approve the
23 applicant's proposal with the
24 following modifications:

25 On the facade, the applicant

1 PLANNING BOARD AND ARB
2 originally proposed a fully tiled
3 facade from floor to ceiling of the
4 front facade. The applicant has
5 agreed to modify that proposal to
6 maintain the existing brick facade on
7 the upper third of the building.

8 The applicant will modify the
9 sign proposal where the sign will,
10 essentially, take on the look of the
11 originally proposed facade, but they
12 will maintain the brick facade behind
13 and around the sign.

14 The applicant agrees to add the
15 third gooseneck. The goosenecks will
16 match the color accents of the front
17 of the building, so the goosenecks
18 will probably be black in styling
19 once --

20 MR. METHVEN: They have two.

21 MR. GHALY: If --

22 MR. METHVEN: You're going to
23 put black goosenecks.

24 CHAIRMAN STAUDT: It seems
25 like all your accents are black.

1 PLANNING BOARD AND ARB

2 MR. GHALY: If they're a
3 different color it doesn't matter?
4 In gold?

5 MR. METHVEN: No. You want
6 black.

7 MR. ROSASCO: No.

8 CHAIRMAN STAUDT: No. I would
9 stick with black. Especially knowing
10 that as you go down the line they're
11 black. Let's stick with that.

12 MR. METHVEN: You don't want
13 to OD on the gold.

14 MR. GHALY: Even part of the
15 gold?

16 CHAIRMAN STAUDT: I wouldn't
17 try to make your goosenecks part of
18 the visual identity.

19 MR. ROSASCO: If you like gold
20 so much, you can do a gold leaf trim
21 around the K macel. Half inch.
22 Right?

23 MR. GHALY: Yeah.

24 MR. ROSASCO: It satisfies our
25 -- in the sign application, you're

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PLANNING BOARD AND ARB

supposed to have metallic leaf in the sign.

MR. METHVEN: Right.

MR. GHALY: Yeah. Something to go with the --

MR. ROSASCO: So gold trim around the sign. And you have the gold fish around the top.

MR. GHALY: Mm-hmm.

MR. METHVEN: You just cost yourself more money, but that's okay.

CHAIRMAN STAUDT: And you'll have the gold striping in the awning.

MR. METHVEN: Yeah.

MR. GHALY: Yes.

MR. ROSASCO: It will pick up nice.

MR. METHVEN: All right.

MR. ROSASCO: So make it part of the approval. The additional gold leaf trim.

CHAIRMAN STAUDT: All right. The applicant agrees to add gold leaf trim to the modified sign proposal,

1 PLANNING BOARD AND ARB
2 which will also include the gold
3 logo.

4 The applicant has requested,
5 and we have approved, adding a gold
6 striping to the proposed black and
7 white Sunbrella awning.

8 And the applicant has also
9 agreed to have the lighting
10 temperature be between 2,700 and 3,000
11 kelvins once the goosenecks are
12 installed.

13 Am I missing anything?

14 MR. ROSASCO: No. I will
15 second that motion.

16 CHAIRMAN STAUDT: Okay. With
17 that, I have also -- just to put in
18 the approval, the Planning Board is
19 deferring the proposed installation
20 of the tent structure to the back.

21 We're deferring that to the
22 Board of Trustees who would review and
23 approve or deny that. Craig, who is
24 on the Board of Trustees, will review
25 that on October 6th, and then you'll

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PLANNING BOARD AND ARB

find out the standing on that afterwards.

With that, I'll ask for a second. Can I get a second on this modified proposal?

MS. SCHOTT: I'll second.

CHAIRMAN STAUDT: All in favor?

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

MR. METHVEN: Thanks.

MR. GHALY: Thank you.

* * * *

CHAIRMAN STAUDT: With that, I will make a motion to close the September meeting of the Planning Board and Architectural Review Board of Farmingdale.

MS. SCHOTT: Before we do, do we need to address the issue of the sign on Gino's?

CHAIRMAN STAUDT: Well, I

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PLANNING BOARD AND ARB

don't think we have to in -- that's something that has to be addressed with the Building Department.

MR. ROSASCO: It's been reported. Everybody reported them already.

MS. SCHOTT: Okay. Thank you.

CHAIRMAN STAUDT: All right. With that, I'll make a motion to close the September meeting. Can I get a second?

MR. ROSASCO: I'll 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 7:33 p.m.)

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PLANNING BOARD AND ARB

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 23rd day of
September, 2025

Tracie A. Cinquemani

TRACIE A. CINQUEMANI

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