

**In the Matter Of:**

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

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**PLANNING BOARD AND ARCHITECTURAL REVIEW BOARD**

*June 23, 2026*

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6 INCORPORATED VILLAGE OF FARMINGDALE PLANNING BOARD

7 AND ARCHITECTURAL REVIEW BOARD

8 61 Main Street

9 Farmingdale, New York

10

11 June 23, 2026

12 7:00 p.m.

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

4 BERNARD HOTHERSALL, Acting Chairman

5 CARMELA SCHOTT, Member

6 WILLIAM DAY, Member

7 VINCENT PATROWICZ, Alternate Member

8 (Non-Voting)

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

10 JOSEPH NAPOLITANO, Business Owner,

For 497 Main Street

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LAURA NAPOLITANO, Business Owner,

12 For 497 Main Street

13 ELISSA KYLE, Vision Long Island,

For 497 Main Street.

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1 PLANNING BOARD AND ARB - 6/23/26

2 (WHEREUPON, the  
3 proceedings began at 7:06 p.m.)

4 CHAIRMAN HOTHERSALL: Hi.

5 My name is Bernie. I'm the  
6 Chair for tonight's Planning and  
7 Architectural Review Board meeting  
8 of the Village of Farmingdale for  
9 6/23/26.

10 If you could all stand and  
11 join me in the Pledge.

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

16 CHAIRMAN HOTHERSALL: In the  
17 Village, we like to take a moment  
18 of silence for our first  
19 responders, police, military  
20 overseas, everybody that keeps us  
21 safe.

22 (WHEREUPON, a moment of  
23 silence was observed by the  
24 assemblage, after which the  
25 following transpired:)

1 PLANNING BOARD AND ARB - 6/23/26

2 CHAIRMAN HOTHERSALL: All  
3 right. I call the hearing to  
4 order.

5 We have on the docket, 441  
6 Main Street. Come up, state your  
7 name, if you haven't already.

8 MS. KYLE: I've given it to  
9 her already, but my name is Elissa  
10 Kyle, Vision Long Island. I manage  
11 the sign program for the Village of  
12 Farmingdale.

13 CHAIRMAN HOTHERSALL: Thank  
14 you.

15 MS. KYLE: So Back in Time  
16 has been in business over seven  
17 years. And seven years ago, they  
18 did a massive overhaul of the  
19 facade, which was fairly  
20 dilapidated beforehand, upgraded  
21 it, kind of, created a palette, a  
22 color scheme with the brick reds  
23 and the sagey greens and gold and  
24 that sort of thing.

25 And she expanded to include

1                    PLANNING BOARD AND ARB - 6/23/26  
2                    both storefronts. Originally,  
3                    there was a guitar business in one  
4                    of them and stuff like that. Now  
5                    the Back in Time business connects  
6                    both storefronts together, and  
7                    within this business, there are a  
8                    couple of pop-up businesses of her  
9                    daughter's that, kind of, operate  
10                   little small pop-up shops within  
11                   the larger shop.

12                         So what we're here tonight  
13                   for is to get -- there's,  
14                   currently, temporary signs up for  
15                   those pop-up businesses over the  
16                   other storefronts and over the door  
17                   on the left side of the building  
18                   even though they're all, kind of,  
19                   within the same space. Just  
20                   because the architecture of the  
21                   building it, kind of -- there  
22                   weren't really other places for the  
23                   signs to go, so it, kind of, makes  
24                   sense to put them in that way.

25                         So there's temp signs there

1 PLANNING BOARD AND ARB - 6/23/26  
2 now. We're applying for permanent  
3 signs, which would be  
4 three-dimensional gold letters  
5 rather than just a two-dimensional  
6 sign that's there now. To, kind  
7 of, keep it more with the detail  
8 and the quality of the Back in Time  
9 sign on the right-hand side.

10 The businesses, you know,  
11 have slightly different identities.  
12 They're, kind of, in keeping within  
13 the general framework with the  
14 shapes of the signs and the layers,  
15 slightly different colors.

16 We had a little  
17 miscommunication. I thought this  
18 was a color correction  
19 (indicating). Sometimes computers  
20 don't accurately represent color,  
21 but the sign proposed for Elise's  
22 Niece's Cafe is a richer green, a  
23 deeper green than the more faded  
24 sage green on the Back in Time  
25 sign. But it will still have the

1 PLANNING BOARD AND ARB - 6/23/26  
2 same overall shape and look to it.

3 And then the Schoolhouse  
4 Play & Cafe is a, kind of,  
5 square-ish sign over the side  
6 entrance -- over the side doorway  
7 -- even though the business is  
8 within the overall space. There  
9 just wasn't additional storefront  
10 to put it on top of.

11 So we're looking to get  
12 approval for permanent signage for  
13 those two spots, but I understand  
14 there's concern about some of the  
15 other decorative signage on the  
16 building.

17 CHAIRMAN HOTHERSALL: Yeah.  
18 There's just some signage there on  
19 the front, which we could probably  
20 -- well, we'll let everyone comment  
21 on that. But there's some signage  
22 on the side -- on each side, right  
23 -- and I think the rule is if  
24 you're on a corner, you're allowed  
25 two.

1 PLANNING BOARD AND ARB - 6/23/26

2 MS. KYLE: Two main signs.

3 Yes.

4 CHAIRMAN HOTHERSALL: So,  
5 you know, there's all three on the  
6 side -- each side of the building.

7 MS. KYLE: Yeah. Well, I  
8 mean, some of it is, I mean, some  
9 of them are, I guess, repurposed.  
10 The temp signs that were there  
11 previously. Businesses that are  
12 further up Main Street, they would  
13 take that temp sign and put it on  
14 the back, facing the parking lot,  
15 which she doesn't have in this  
16 situation.

17 And part of it is decor  
18 because, you know, it's a vintage  
19 shop. And, you know, the Coca-Cola  
20 sign and that kind of thing is part  
21 of the decor and the look and the  
22 vibe of the place. More so than  
23 just business identification. So  
24 it's, kind of, a mix of both right  
25 now.

1 PLANNING BOARD AND ARB - 6/23/26

2 It's, kind of, an odd --  
3 this building is a bit unique on  
4 Main Street. It's not attached to  
5 the adjacent buildings. It's, kind  
6 of, got a different situation going  
7 on.

8 MR. PATROWICZ: And the  
9 building where the day-care center  
10 is, it's a nursery school, right?

11 MS. NAPOLITANO: It's not a  
12 day-care.

13 MR. PATROWICZ: Is it a  
14 nursery --

15 MS. NAPOLITANO: It's a  
16 mommy and me.

17 THE COURT REPORTER: I'm  
18 going to need your name for the  
19 record, please.

20 MS. NAPOLITANO: Sorry.  
21 Laura Napolitano.

22 MR. PATROWICZ: Okay.  
23 That's the back of the building,  
24 right?

25 MS. KYLE: Yeah.

1 PLANNING BOARD AND ARB - 6/23/26

2 MR. PATROWICZ: Is there a  
3 sign on the building in the back?

4 MR. NAPOLITANO: Joseph  
5 Napolitano. Yes.

6 MR. PATROWICZ: Okay. Now,  
7 are we taking this as the building  
8 in the back and the establishment  
9 in the front is all as one, or is  
10 it two separate buildings?

11 MS. KYLE: Well, it's two  
12 separate buildings --

13 MR. PATROWICZ: It's one  
14 lot.

15 MS. KYLE: It's one lot, one  
16 ownership. It's two buildings on  
17 the same lot. It's an accessory  
18 building.

19 MR. NAPOLITANO: Two  
20 addresses though.

21 MR. PATROWICZ: It's two  
22 addresses?

23 MS. NAPOLITANO: Yes.

24 MS. KYLE: Yeah. It's 439  
25 and 441.

1 PLANNING BOARD AND ARB - 6/23/26

2 MR. PATROWICZ: So are we  
3 allowing -- so that's three signs  
4 on one lot. Two separate  
5 buildings, two separate addresses.

6 CHAIRMAN HOTHERSALL: Yeah.  
7 I don't -- are you aware of any  
8 other building on Main Street where  
9 they have the upstairs has a  
10 different sign? I don't know if  
11 there's another. I'm trying to  
12 think in my head if we're outside  
13 the norm or --

14 MS. KYLE: I'm trying to  
15 think if there's a second-floor  
16 business or something where the  
17 business isn't right off the street  
18 like that.

19 CHAIRMAN HOTHERSALL: Right.

20 MS. KYLE: I don't know.

21 MR. NAPOLITANO: Can I --

22 CHAIRMAN HOTHERSALL: Yeah.

23 Yeah. Comment, please.

24 MR. NAPOLITANO: I'd like to  
25 just, kind of, bring this all

1 PLANNING BOARD AND ARB - 6/23/26  
2 together and explain the signage on  
3 the side for you and what our  
4 thought process was. So maybe that  
5 will help, and then we can have  
6 dialogue around it. So I think  
7 that would be best. So thank you  
8 for letting me do that.

9 As she said, we've been in  
10 business seven years now. About  
11 eight years ago -- you mentioned  
12 his name outside, Parisi, that was  
13 the gentleman -- eight years ago,  
14 we submitted plans for the  
15 building. At that point, we spent  
16 a lot of time with the Planning  
17 Board on this Master Plan Downtown.  
18 It was going to be a whole  
19 renaissance of Main Street. And,  
20 so, we met with them.

21 We proposed lighting and  
22 goose lighting we liked. And the  
23 Planning Board said, maybe this  
24 kind of lighting.

25 The facade. There was no

1 PLANNING BOARD AND ARB - 6/23/26  
2 requirement for bricks, but we put  
3 brick because they said brick would  
4 look really nice. We did it.

5 The storefront. We had  
6 glass. Single glass panel. They  
7 said, maybe you can get creative.  
8 You don't have to, but it would  
9 help us with others. So our  
10 storefront, what you see, these are  
11 all individual Andersen windows  
12 (indicating). Each one is an  
13 Andersen window.

14 So we did all that. 30  
15 percent overruns. It was the cost  
16 of doing business in the town.

17 And we spent a lot of time  
18 on signage. Gold-leaf lettering  
19 signage, which for a mom and pop,  
20 it's very important.

21 Location, location,  
22 location. Signage for sure, and  
23 it's not as important as we first  
24 thought, though, because today it's  
25 social media, it's Instagram, it's

1 PLANNING BOARD AND ARB - 6/23/26

2 X, it's Facebook, all of that.

3 And my wife and the kids  
4 have done a great job. We've been  
5 featured on Channel 4, Channel 12  
6 numerous times, Newsday numerous  
7 times, The Patch numerous times,  
8 Theresa Caputo's show. This is all  
9 good for us, but it was also good  
10 for the Village, to be honest,  
11 because that all brought news to  
12 the Village.

13 So back to the signage on  
14 the side. We did the signage on  
15 the side for one reason. We had so  
16 many people -- including on  
17 Saturday, someone came up to us and  
18 said, I never knew you were here.  
19 I said, I just have to ask where  
20 you live. I live on Prospect,  
21 right here in Farmingdale. It's  
22 not possible.

23 So one of the biggest  
24 issues we have is with the trees.  
25 So I worked for a real estate

1 PLANNING BOARD AND ARB - 6/23/26  
2 investment trust for 30 years. I  
3 just retired. It's always a no-no  
4 to put trees in front of a  
5 building. Visibility is  
6 everything.

7 So we called the Village  
8 for years -- for years -- and said  
9 can you do something with these  
10 trees because they're blocking  
11 business, they're dangerous. The  
12 last resort, we'd never want to  
13 take out trees, but they were  
14 taking them out north of us and  
15 south of us, and we said -- this  
16 year we said you got to do  
17 something. They finally took down  
18 the trees. We thought it would  
19 help. It helps in the winter. In  
20 the summer, with the leaves on the  
21 trees, it doesn't help.

22 So, listen, we're going to  
23 do whatever we have to, but we  
24 believe in the Disney model of  
25 plussing -- always doing things

1 PLANNING BOARD AND ARB - 6/23/26  
2 creative. If you come to our space  
3 now, all new umbrellas, all new  
4 furniture, we hired a company in  
5 Brooklyn to paint our alleyway and  
6 make it an Instagram photo spot.

7 We've had Friday night  
8 happy hours, which were a big hit  
9 with our customers, we had to stop.  
10 We had to stop because the neighbor  
11 behind us kept complaining about  
12 music, which is like complaining  
13 about an airplane when you're near  
14 the airport. We said, we'll do it  
15 on Saturdays. It's not the same.

16 MS. NAPOLITANO: During the  
17 day.

18 MR. NAPOLITANO: We don't  
19 get that kind of crowd at all.

20 We've had small mom and pop  
21 events to help others. We had a  
22 food truck come. We didn't know it  
23 wasn't allowed. It was a big hit.  
24 We got a call last week, we can't  
25 do that anymore.

1 PLANNING BOARD AND ARB - 6/23/26

2 We had a standing flying  
3 banner up to say the bakery is  
4 here. Just to say we're here guys.  
5 Don't forget us. We had to take  
6 that down.

7 So there's a lot of things  
8 we've done to try and help, and we  
9 just constantly are trying to  
10 survive. The truth be told, being  
11 honest, we're in the Village.  
12 We're here today because we're in  
13 the Village of Farmingdale, but we  
14 don't feel like we're part of the  
15 Village of Farmingdale.

16 All the street fairs stop  
17 right here. The parades stop right  
18 here. Main on Main stops right  
19 here. All the major construction  
20 they're doing, expanding the roads,  
21 burying the power lines, the  
22 electrical lines, it's north of  
23 here.

24 I spent Saturday on a  
25 20-foot ladder tying up my tenant

1 PLANNING BOARD AND ARB - 6/23/26  
2 next door's -- with all the neon  
3 lighting -- phone line that was  
4 hitting the people's strollers in  
5 our alleyway. I taped it up to his  
6 building.

7 We couldn't even get  
8 holiday decorations on the parking  
9 lot poles in front of our store.  
10 We had to call numerous times.  
11 That's ridiculous.

12 So my last point -- and  
13 then we can have a conversation --  
14 a couple years ago, someone came  
15 into the building with a hundred  
16 page PDF file. He was all excited.  
17 It had a tab on it. I said, what  
18 is it, and he said, you've got to  
19 see this. On the front, it said  
20 something about progress -- Master  
21 Plan Farmingdale Progress Report,  
22 February, '24. He flipped it, and  
23 this was what we saw (indicating).  
24 And underneath there was a blurb  
25 saying this is exactly what Main

1 PLANNING BOARD AND ARB - 6/23/26  
2 Street expects. This is the kind  
3 of look we want.

4 Well, Saturday, I walked  
5 down to Croxley's to watch the USA  
6 soccer team beat whoever they  
7 played. I met my son-in-law, my  
8 daughter, and my grandchild.  
9 That's not what I saw. I saw  
10 temporary canvas banners up that I  
11 thought were temporary. Our  
12 temporaries are much better than  
13 what they have -- and this isn't  
14 about them. Temporary canvas  
15 banners. I saw metal sheet just  
16 put on the wall. I saw old signs  
17 taken down where you can see the  
18 ghosting of the other one, and new  
19 ones put up. I saw canvas ripped,  
20 just waving in the wind. I saw  
21 neon lighting. That's not what we  
22 were told.

23 So whatever we're going to  
24 discuss about signage on the side  
25 and how many we can do, it's got to

1 PLANNING BOARD AND ARB - 6/23/26  
2 be consistent up and down Main  
3 Street. We can't be forgotten. We  
4 won't make it. We're fighting for  
5 our lives as a mom and pop here or  
6 in Patchogue or Main Street USA.  
7 We need help, and we're, like,  
8 flying alone.

9 I don't know if this is  
10 about the Planning Board or the  
11 Village, but whatever we're doing  
12 in complaining to isn't working.  
13 Everything we try, we get a call.  
14 We were talking this morning. Is  
15 someone after us? Is someone  
16 trying to stop us?

17 One last thing. Christmas.  
18 Q4 is huge for mom and pops, right?  
19 Nothing drives me nuts more when I  
20 go into a big box in September and  
21 they've got Christmas trees up.  
22 That's the world we live in. We  
23 don't want to do that, but if we  
24 miss that customer, we're in  
25 trouble.

1 PLANNING BOARD AND ARB - 6/23/26

2 So we held off to October.

3 We did it late October. We did a  
4 big Christmas event. Great crowd,  
5 Christmas music in the back. The  
6 guy in the back. The language he  
7 was screaming over the fence I  
8 won't repeat. It was worse than  
9 that. He put a three by three  
10 speaker on his fence facing our  
11 courtyard, and he blasted music at  
12 a level I didn't think was  
13 possible, with language I've never  
14 heard and pushed out all of our  
15 customers even though we shut the  
16 music.

17 So we're trying everything  
18 to survive. The signage helps, but  
19 it's got to be community, and we're  
20 not getting that.

21 So I'm happy to talk about  
22 the side. It was all about  
23 visibility. It's all about getting  
24 people to know that we're there  
25 because other than that, we won't

1 PLANNING BOARD AND ARB - 6/23/26  
2 make it, and you'll have a vacant  
3 box. It's not a threat. We want  
4 to survive. We've got our kids  
5 there. This is our future, but  
6 we're really struggling without  
7 getting some help here. We just  
8 feel like we're not getting any  
9 help.

10 CHAIRMAN HOTHERSALL: Thank  
11 you. Thank you for putting that  
12 all on the record. It's good.

13 I just want to say, I agree  
14 with you a 110 percent. What we're  
15 trying to do here is just make sure  
16 your building complies with the  
17 rest of the Village because we  
18 don't want other people to come in  
19 and say, oh, you let Back in Time  
20 do this. So just like what you  
21 mentioned --

22 MR. NAPOLITANO: I get it.  
23 But with all due respect, couldn't  
24 we say that --

25 CHAIRMAN HOTHERSALL:

1 PLANNING BOARD AND ARB - 6/23/26  
2 (Continuing) -- is exactly the  
3 reason why we're here going over  
4 the signage.

5 MR. NAPOLITANO: Right.  
6 Couldn't we say that about the  
7 canvas banners that have been up?

8 CHAIRMAN HOTHERSALL: Some  
9 of the canvas banners are allowed  
10 for, I think, it's six months.

11 MS. KYLE: I don't know  
12 about the vinyl banners. The rigid  
13 ones are allowed. And Code  
14 Enforcement is starting to -- I've  
15 been asked to knock on their door.

16 MR. PATROWICZ: Anything  
17 that is going on that we don't  
18 approve, you have the right to,  
19 obviously, bring it to anyone's  
20 attention, and they'll take care of  
21 it for you.

22 MR. NAPOLITANO: Well, I'm  
23 hoping by bringing it to yours  
24 because everything we've  
25 tried isn't working.

1 PLANNING BOARD AND ARB - 6/23/26

2 MR. PATROWICZ: Anything you  
3 guys are saying to us now we're all  
4 noting.

5 MR. NAPOLITANO: Okay.

6 MR. PATROWICZ: Again,  
7 nothing is personal. No one is  
8 here attacking or anything. I love  
9 your establishment. I go there all  
10 the time, and I've been there for  
11 many different events.

12 MR. NAPOLITANO: Thank you.

13 MR. PATROWICZ: So I think  
14 we're just trying to be fair with  
15 everything else that we've approved  
16 in the last couple of months and  
17 keep everything rolling in the  
18 right direction.

19 MR. NAPOLITANO: We just  
20 want to have a voice. When we walk  
21 and see all that stuff, we're --  
22 like, even our temporary signs that  
23 we put up on the side, they were  
24 better than some of the permanent  
25 signs we're seeing. It just

1 PLANNING BOARD AND ARB - 6/23/26  
2 doesn't feel there's reciprocity.  
3 That's all.

4 MS. SCHOTT: Well, that's  
5 why we want to make sure that what  
6 we're approving is in Code.  
7 Because as we go down, we want to  
8 make sure that everything is going  
9 to be in Code continuing on down  
10 the block. So that's what we're  
11 trying to do.

12 Do you want to address the  
13 signs in the front first and do  
14 that because that's --

15 CHAIRMAN HOTHERSALL: Yeah.  
16 We have the Elise's Niece's under  
17 the three goosenecks.

18 MS. KYLE: Yeah. It would  
19 be more like this kind of a green  
20 (indicating). It's a similar color  
21 to what's up there now. The temp  
22 sign that's there now.

23 CHAIRMAN HOTHERSALL: Okay.  
24 So it's not as --

25 MS. KYLE: Yeah. I thought

1 PLANNING BOARD AND ARB - 6/23/26  
2 this was a computer error, you  
3 know, with the color rendering.  
4 But it turns out, no, it's intended  
5 to look like this (indicating).

6 CHAIRMAN HOTHERSALL: Okay.

7 MS. NAPOLITANO: That just  
8 didn't print right.

9 MS. KYLE: I thought this  
10 was incorrect when it came in. I  
11 thought it was supposed to be the  
12 same green as the other, but I was  
13 incorrect in that.

14 CHAIRMAN HOTHERSALL: Are  
15 you aware if that's a color palette  
16 color, or are you not sure?

17 MS. KYLE: It's, you know,  
18 similar to some of the Benjamin  
19 Moore historic colors. I don't  
20 know if it's one of the 20 colors  
21 listed though. Are those just for  
22 -- I mean, there's Sunbrella canvas  
23 colors and then there's paint  
24 colors for facades.

25 I know there's a general,

1 PLANNING BOARD AND ARB - 6/23/26  
2 well -- I know there are some sign  
3 colors, but then there's also been  
4 some sort of, like, usually, as  
5 long as they are in keeping within  
6 the vein of that, even if it's not  
7 one of the itemized colors --

8 CHAIRMAN HOTHERSALL: If the  
9 color is close, the Board is  
10 willing to --

11 MS. KYLE: Yeah. It's not,  
12 like, a neon color or something  
13 like that.

14 CHAIRMAN HOTHERSALL: As  
15 long as it's close to match, we  
16 usually go ahead and approve that.  
17 I don't think there's an issue  
18 with the color.

19 MS. KYLE: Yeah. I was  
20 going to say this looks like the  
21 Webster green that I have on my  
22 windows at home actually.

23 MS. SCHOTT: Is that color  
24 going to be the same as the one  
25 that's now in the Back in Time

1 PLANNING BOARD AND ARB - 6/23/26  
2 sign? You're not changing the Back  
3 in Time sign, correct?

4 MS. NAPOLITANO: No.

5 MS. KYLE: No.

6 MS. SCHOTT: So is the color  
7 of this Elsie's Niece's Cafe going  
8 to be the same as the Back in Time  
9 sign?

10 MS. NAPOLITANO: No. It's  
11 the same color that's on there. In  
12 the temporary.

13 MS. KYLE: The darker,  
14 richer green.

15 MS. SCHOTT: Okay.

16 MS. NAPOLITANO: She has a  
17 different green than mine.

18 MS. KYLE: This is what's  
19 (indicating) --

20 MR. PATROWICZ: So that's  
21 going to be the color of Elise's  
22 Niece's.

23 MS. NAPOLITANO: It's  
24 Elise's Niece's.

25 MR. PATROWICZ: Okay.

1 PLANNING BOARD AND ARB - 6/23/26

2 MS. SCHOTT: Isn't that what  
3 I said?

4 MS. NAPOLITANO: Elsie.

5 MS. SCHOTT: I'm sorry.

6 MS. NAPOLITANO: It's funny.

7 It's my sister's name. It was  
8 named after my sister who had  
9 passed. And my sister said when  
10 she was in school, they used to  
11 call her Elsie, and she hated it.

12 MS. SCHOTT: I do know what  
13 the name is, it just came out  
14 wrong.

15 MS. NAPOLITANO: Yeah, no.  
16 I'm just teasing.

17 MR. PATROWICZ: It's going  
18 to match the new sign above the  
19 door on the left. That's going to  
20 be the same green. And the Back in  
21 Time green is going to stay the  
22 same green that it currently is.

23 MS. KYLE: Correct.

24 MR. PATROWICZ: Okay.  
25 Everyone's got that, right?

1 PLANNING BOARD AND ARB - 6/23/26

2 CHAIRMAN HOTHERSALL: And it  
3 has a form of gold leaf on it?

4 MS. KYLE: Yeah. The  
5 letters are going to be  
6 individually cut out, raised  
7 letters that are gold leafed.

8 MS. NAPOLITANO: Schoolhouse  
9 did not have gold in it originally,  
10 but I told her to conform -- my  
11 daughter -- to conform in the  
12 front, let's change Schoolhouse to  
13 gold on the sign. But on her logo  
14 it's not. But she did that to  
15 conform with the front because I  
16 just felt it would look nice.

17 CHAIRMAN HOTHERSALL: Okay.

18 MS. SCHOTT: Now, I know the  
19 Code -- that's what I wrote last  
20 time -- only one sign on each  
21 facade, which would be the Back in  
22 Time, the Elise's Niece's.

23 CHAIRMAN HOTHERSALL: Okay.

24 MS. SCHOTT: But then you  
25 have Schoolhouse as an extra sign

1 PLANNING BOARD AND ARB - 6/23/26  
2 on the same facade.

3 CHAIRMAN HOTHERSALL: The  
4 Schoolhouse. Is it going to be on  
5 the front and the side or just on  
6 the front?

7 MS. NAPOLITANO: It's just a  
8 matter of visibility and letting  
9 people know how to get there. We  
10 have people walking into the cafe,  
11 you know, how are they going to  
12 know where the Schoolhouse is if  
13 there's no sign on the front? It's  
14 in a building in the back. So  
15 that's why we put a smaller sign in  
16 the front and the side.

17 MR. NAPOLITANO: Right.  
18 This doorway that you see, it's a  
19 regular doorway, Elise's Niece's  
20 (indicating). My daughter lives  
21 upstairs (indicating). So most of  
22 the time, her customers come up  
23 into her apartment, not realizing  
24 it's her apartment.

25 MS. NAPOLITANO: The front

1 PLANNING BOARD AND ARB - 6/23/26

2 door is open. They do.

3 MR. PATROWICZ: It's  
4 confusing.

5 MR. NAPOLITANO: Yeah.  
6 Along with the delivery UPS guy who  
7 walks up.

8 MS. NAPOLITANO: We had to  
9 fix this. They can't keep walking  
10 into her apartment, so we put a  
11 smaller sign with an arrow that  
12 says it's in the rear. Just so  
13 they know it's back there.

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

18 MS. KYLE: You have to think  
19 about how people are approaching  
20 the building because it's not like  
21 the northern part of Main Street  
22 where you're just window shopping  
23 from shop to shop.

24 MS. NAPOLITANO: Right.

25 MS. KYLE: You usually come

1 PLANNING BOARD AND ARB - 6/23/26

2 here as a destination.

3 MR. DAY: I see the need.

4 MS. NAPOLITANO: Thank you.

5 CHAIRMAN HOTHERSALL: Do you  
6 have any blade signs, hanging  
7 signs?

8 MS. KYLE: The little  
9 hanging signs on the bracket. I  
10 think you used to have a little  
11 one.

12 MS. NAPOLITANO: We don't  
13 have it anymore.

14 MR. NAPOLITANO: No, we do,  
15 but it's small.

16 MS. NAPOLITANO: I think it  
17 actually broke.

18 MR. NAPOLITANO: Well, one  
19 broke, and we have one that's very  
20 small.

21 MS. NAPOLITANO: We don't  
22 need those.

23 If you want to take that  
24 off.

25 MR. NAPOLITANO: No. No.

1 PLANNING BOARD AND ARB - 6/23/26

2 He's saying to help.

3 MS. NAPOLITANO: Oh.

4 CHAIRMAN HOTHERSALL: I  
5 don't know if that might be an  
6 option.

7 MR. NAPOLITANO: We have a  
8 sandwich sign with an arrow, but it  
9 flies open.

10 CHAIRMAN HOTHERSALL: If  
11 it's hanging out and you drive by,  
12 you can see it in the two  
13 directions.

14 MS. NAPOLITANO: It's so  
15 tiny though. And then you have the  
16 awning that comes out.

17 MS. KYLE: So that blocks  
18 the view of it.

19 MS. NAPOLITANO: Yeah. It's  
20 really just letting people --

21 CHAIRMAN HOTHERSALL: Not by  
22 the Schoolhouse though.

23 MS. KYLE: It's on the  
24 right. You have it here  
25 (indicating). Isn't it here? This

1 PLANNING BOARD AND ARB - 6/23/26

2 tiny little thing (indicating)?

3 MR. NAPOLITANO: Yeah.

4 MS. NAPOLITANO: To tell you  
5 the truth, that's just decorative.

6 MS. KYLE: Okay. I was  
7 going to say that's way smaller  
8 than what the Village allows.

9 MS. NAPOLITANO: If you're  
10 driving by, you're not going to see  
11 that. Especially if there's cars  
12 parked.

13 MS. KYLE: Would it make  
14 sense to have a bracket sign here  
15 (indicating)?

16 MR. NAPOLITANO: There is  
17 one there. That's exactly where it  
18 is.

19 (WHEREUPON, there was a  
20 sidebar discussion held between  
21 Chairman Hothersall, Mr. Patrowicz,  
22 and Ms. Schott.)

23 CHAIRMAN HOTHERSALL: So  
24 just to be clear, the application  
25 is for two signs, correct?

1 PLANNING BOARD AND ARB - 6/23/26

2 MS. NAPOLITANO: Yes.

3 CHAIRMAN HOTHERSALL: So the  
4 Elise's Niece's and the Schoolhouse  
5 sign.

6 MS. NAPOLITANO: Correct.

7 CHAIRMAN HOTHERSALL: Both  
8 on the front.

9 MS. NAPOLITANO: Correct.

10 MS. KYLE: Mm-hmm.

11 CHAIRMAN HOTHERSALL: All  
12 right.

13 MS. SCHOTT: Now, I have  
14 three applications. There's three  
15 copies that I had gotten, but none  
16 of them -- they all say just the  
17 address. There's nothing. This  
18 was from last month's paperwork.

19 MS. NAPOLITANO: There's  
20 only two signs.

21 CHAIRMAN HOTHERSALL: Yeah.  
22 We got that done. All right.

23 (WHEREUPON, there was a  
24 sidebar discussion held between  
25 Chairman Hothersall and Ms.

1 PLANNING BOARD AND ARB - 6/23/26

2 Schott.)

3 MS. NAPOLITANO: I felt it  
4 blends by having the gold  
5 lettering. It's different greens,  
6 I understand that, but that's their  
7 logo colors.

8 CHAIRMAN HOTHERSALL: Yeah.  
9 I think the Board is okay with  
10 Elise's Niece's.

11 MS. NAPOLITANO: Okay.

12 MS. KYLE: It's got the  
13 same, kind of, frame around the  
14 outside.

15 CHAIRMAN HOTHERSALL: We  
16 will have to take a vote on both,  
17 but just to split the conversation  
18 into two pieces for now. Keep it  
19 moving the best we can.

20 MS. KYLE: Got it.

21 CHAIRMAN HOTHERSALL: Again,  
22 like I said, I'm not sure that  
23 you're actually allowed to have  
24 that on the front of the building.  
25 That's my concern. I don't know

1 PLANNING BOARD AND ARB - 6/23/26  
2 that right now. Give me a minute,  
3 and I might be able to look that  
4 up. That's my only concern. I'm  
5 certain that we can probably vote  
6 on that, right, and let the Board  
7 make a decision on whether it's  
8 okay to have it or it's not okay.

9 But, again, this goes to  
10 what you were saying earlier. We  
11 don't want a store downtown that  
12 has an upstairs to now say, oh,  
13 it's okay to put a sign -- a 48 by  
14 48 sign up.

15 I understand that your  
16 store has some wonderful, unique  
17 properties to it that I think we  
18 all enjoy, but, again, we just need  
19 to try and make it conform to the  
20 rules as best as possible. That's  
21 why I was, kind of, mentioning  
22 maybe a blade sign, right, might  
23 perform the same function that  
24 you're after. I'm just throwing  
25 that out there.

1 PLANNING BOARD AND ARB - 6/23/26

2 MS. KYLE: Yeah. I believe  
3 the Code does allow for a secondary  
4 sign in addition to the primary  
5 sign. I don't remember what the  
6 size limitations are on that  
7 because it's been ages since I've  
8 dealt with that.

9 (WHEREUPON, there was a  
10 sidebar discussion held between  
11 Chairman Hothersall, Ms. Schott,  
12 Mr. Patrowicz, and Mr. Day.)

13 CHAIRMAN HOTHERSALL: Would  
14 you like to split the vote?

15 MS. NAPOLITANO: What do you  
16 mean?

17 MS. KYLE: Approve one now  
18 and continue to debate the other?

19 CHAIRMAN HOTHERSALL:  
20 Approve one now, and we'll get back  
21 to you on the second one. Not that  
22 you have to show up again.

23 We might be able to -- when  
24 you applied for this, did the  
25 Building Department say anything to

1 PLANNING BOARD AND ARB - 6/23/26  
2 you about having the sign above the  
3 extra door?

4 MS. KYLE: No.

5 MS. NAPOLITANO: No.

6 MS. KYLE: To be honest, we  
7 knew it was a little outside the  
8 box, but we were seeing if, given  
9 the unique nature of the businesses  
10 and the property, that there would  
11 be some, you know, wiggle room on  
12 that.

13 MS. SCHOTT: The number of  
14 colors on the sign. I don't  
15 remember in the Code how many  
16 colors are allowed, but on the  
17 Schoolhouse sign, there are a  
18 number of colors because it's a  
19 playhouse.

20 MS. NAPOLITANO: Right.  
21 It's her logo colors. So I think  
22 there are four colors in there.

23 MR. NAPOLITANO: Or we can  
24 give that up.

25 MS. KYLE: Okay. Design

1 PLANNING BOARD AND ARB - 6/23/26  
2 guidelines in non-residential -- it  
3 says, "the number of colors shall  
4 be the minimum consistent with the  
5 design," which is subject to a lot  
6 of interpretation it sounds like.

7 MS. NAPOLITANO: What does  
8 it say?

9 MS. KYLE: Consistent with  
10 the design.

11 MS. NAPOLITANO: Right.

12 MS. KYLE: So --

13 MS. SCHOTT: And is that the  
14 same as what you have there now?

15 MS. NAPOLITANO: Yes.

16 MS. SCHOTT: It's the same  
17 color.

18 MS. NAPOLITANO: Well, the  
19 only thing I did to blend  
20 everything is I changed her  
21 lettering on Schoolhouse to gold.  
22 I didn't have to do that. But I  
23 did it to give a little, to help  
24 make it blend. I'm with you. I  
25 want it to look good. I'm with

1 PLANNING BOARD AND ARB - 6/23/26

2 you.

3 (WHEREUPON, a discussion was  
4 held off the record beginning at  
5 7:34 p.m. with the proceedings  
6 resuming at 7:37 p.m. as follows:)

7 CHAIRMAN HOTHERSALL: All  
8 right. So without being 100  
9 percent sure of the rule of this  
10 smaller sign, I think the Board is  
11 okay with it visually, it's just a  
12 matter of I just want to double  
13 check.

14 We're okay with the Elise's  
15 Niece's Cafe. That's excellent.  
16 The Board would vote if that was  
17 the only sign. That would have  
18 went through right away. It's just  
19 a matter of this sign being okay  
20 for being on the same frontage as  
21 the other sign.

22 So I'm going to go down to  
23 the Village tomorrow and ask them.  
24 And if they say that this is  
25 something that we can vote on, then

1 PLANNING BOARD AND ARB - 6/23/26

2 I think we're willing to,  
3 provisionally, accept as is.

4 MS. NAPOLITANO: Okay.

5 That's fine. When you say go down  
6 to the Village, do you mean, like,  
7 Brian Hardy?

8 CHAIRMAN HOTHERSALL: Yes.

9 MS. SCHOTT: The Building  
10 Department.

11 CHAIRMAN HOTHERSALL:

12 Because I'm not the Chair, right,  
13 so, normally, the Chair is here,  
14 and he's more familiar with all the  
15 official rules and regulations.

16 Just like you said, we  
17 don't want to mess anything up for  
18 the rest of the Village, right, so  
19 we don't want a 48 by 48 sign above  
20 every second-story door down the  
21 Village. And that's what will  
22 happen, right, because exactly like  
23 you mentioned earlier, there's LED  
24 lighting, and that's exactly why  
25 the Board is here.

1 PLANNING BOARD AND ARB - 6/23/26

2 MR. NAPOLITANO: We're such  
3 an anomaly because they don't have  
4 any trees blocking their signs.  
5 When Whiskey Down's tree came down,  
6 they posted on Instagram, like,  
7 hallelujah, our tree is down.

8 CHAIRMAN HOTHERSALL: Well,  
9 they just cut them all down for the  
10 electric.

11 MS. SCHOTT: And there may  
12 need to be lighting above that too.

13 MR. DAY: That's the whole  
14 thing. We just don't want to set a  
15 precedent.

16 MR. NAPOLITANO: I get it.

17 MS. NAPOLITANO: No. I get  
18 it.

19 MR. DAY: It's nothing  
20 against your business. It's just,  
21 like we said, we just don't want to  
22 set a precedent and then --

23 MR. NAPOLITANO: Yeah. I  
24 know. It's a tough spot.

25 MS. KYLE: And then others

1 PLANNING BOARD AND ARB - 6/23/26

2 abuse it. Right.

3 MS. NAPOLITANO: We just  
4 want to let people know that  
5 they're back there.

6 MR. DAY: Oh, and we  
7 understand that, and that's why you  
8 want that sign there that says in  
9 the rear. Yes.

10 MR. NAPOLITANO: Right.

11 CHAIRMAN HOTHERSALL: So I'm  
12 going to make a motion to accept  
13 the Elise's Niece's Cafe signage as  
14 is.

15 MR. DAY: Second.

16 CHAIRMAN HOTHERSALL: All in  
17 favor?

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

22 CHAIRMAN HOTHERSALL: As far  
23 as the Schoolhouse Play & Cafe, I  
24 make a motion that we take a  
25 provisional vote, pending the

1 PLANNING BOARD AND ARB - 6/23/26  
 2 Village Code, if that's allowable  
 3 above the entrance for the upstairs  
 4 business, even though it's in the  
 5 rear.

6 MS. KYLE: Okay.

7 MR. DAY: Second.

8 CHAIRMAN HOTHERSALL: All in  
 9 favor?

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

14 CHAIRMAN HOTHERSALL: So you  
 15 have three yeases, provisionally, as  
 16 long as I don't get in trouble at  
 17 the Village Hall.

18 MS. NAPOLITANO: Thank you.

19 \* \* \* \*

20 CHAIRMAN HOTHERSALL: I make  
 21 a motion to close the meeting.

22 MR. DAY: Second.

23 CHAIRMAN HOTHERSALL: All in  
 24 favor?

25 (WHEREUPON, there was a

1 PLANNING BOARD AND ARB - 6/23/26  
2 unanimous, affirmative vote of the  
3 Board members present. Motion  
4 passed 3-0.)

5 (WHEREUPON, this meeting was  
6 concluded at 7:41 p.m.)

7 \* \* \* \*

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1 PLANNING BOARD AND ARB - 6/23/26

2 C E R T I F I C A T E

3 I, TRACIE A. CINQUEMANI,

4 Court Reporter and Notary Public in

5 and for the State of New York, do

6 hereby certify:

7 THAT the within transcript

8 was prepared by me and is a true

9 and accurate record of this hearing

10 to the best of my ability.

11 I further certify that I am

12 not related, either by blood or

13 marriage, to any of the parties in

14 this action; and

15 THAT I am in no way

16 interested in the outcome of this

17 matter.

18 IN WITNESS WHEREOF, I have

19 hereunto set my hand this 23rd day

20 of June, 2026.

21 *Tracie A. Cinquemani*

22 TRACIE A. CINQUEMANI

23

24

25

|                                                                                                                                                                                                                                     |                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1</b>                                                                                                                                                                                                                            | <b>additional</b> 7:9                                                                                                                                                                                                         | <b>attacking</b> 24:8                                                                                                                                                                                                                                  |
| <b>100</b> 42:8                                                                                                                                                                                                                     | <b>address</b> 25:12 36:17                                                                                                                                                                                                    | <b>attention</b> 23:20                                                                                                                                                                                                                                 |
| <b>110</b> 22:14                                                                                                                                                                                                                    | <b>addresses</b> 10:20,22 11:5                                                                                                                                                                                                | <b>aware</b> 11:7 26:15                                                                                                                                                                                                                                |
| <b>12</b> 14:5                                                                                                                                                                                                                      | <b>adjacent</b> 9:5                                                                                                                                                                                                           | <b>awning</b> 34:16                                                                                                                                                                                                                                    |
| <b>2</b>                                                                                                                                                                                                                            | <b>ages</b> 39:7                                                                                                                                                                                                              | <b>B</b>                                                                                                                                                                                                                                               |
| <b>20</b> 26:20                                                                                                                                                                                                                     | <b>agree</b> 22:13                                                                                                                                                                                                            | <b>back</b> 4:15 5:5 6:8,24 8:14 9:23<br>10:3,8 14:13 21:5,6 22:19 27:25<br>28:2,8 29:20 30:21 31:14 32:13<br>39:20                                                                                                                                    |
| <b>20-foot</b> 17:25                                                                                                                                                                                                                | <b>ahead</b> 27:16                                                                                                                                                                                                            | <b>bakery</b> 17:3                                                                                                                                                                                                                                     |
| <b>24</b> 18:22                                                                                                                                                                                                                     | <b>airplane</b> 16:13                                                                                                                                                                                                         | <b>banner</b> 17:3                                                                                                                                                                                                                                     |
| <b>3</b>                                                                                                                                                                                                                            | <b>airport</b> 16:14                                                                                                                                                                                                          | <b>banners</b> 19:10,15 23:7,9,12                                                                                                                                                                                                                      |
| <b>30</b> 13:14 15:2                                                                                                                                                                                                                | <b>Allegiance</b> 3:13                                                                                                                                                                                                        | <b>beat</b> 19:6                                                                                                                                                                                                                                       |
| <b>4</b>                                                                                                                                                                                                                            | <b>alleyway</b> 16:5 18:5                                                                                                                                                                                                     | <b>began</b> 3:3                                                                                                                                                                                                                                       |
| <b>4</b> 14:5                                                                                                                                                                                                                       | <b>allowed</b> 7:24 16:23 23:9,13<br>37:23 40:16                                                                                                                                                                              | <b>beginning</b> 42:4                                                                                                                                                                                                                                  |
| <b>439</b> 10:24                                                                                                                                                                                                                    | <b>allowing</b> 11:3                                                                                                                                                                                                          | <b>Benjamin</b> 26:18                                                                                                                                                                                                                                  |
| <b>441</b> 4:5 10:25                                                                                                                                                                                                                | <b>Andersen</b> 13:11,13                                                                                                                                                                                                      | <b>Bernie</b> 3:5                                                                                                                                                                                                                                      |
| <b>48</b> 38:13,14                                                                                                                                                                                                                  | <b>anymore</b> 16:25 33:13                                                                                                                                                                                                    | <b>big</b> 16:8,23 20:20 21:4                                                                                                                                                                                                                          |
| <b>6</b>                                                                                                                                                                                                                            | <b>anyone's</b> 23:19                                                                                                                                                                                                         | <b>biggest</b> 14:23                                                                                                                                                                                                                                   |
| <b>6/23/26</b> 3:1,9 4:1 5:1 6:1 7:1 8:1<br>9:1 10:1 11:1 12:1 13:1 14:1 15:1<br>16:1 17:1 18:1 19:1 20:1 21:1<br>22:1 23:1 24:1 25:1 26:1 27:1<br>28:1 29:1 30:1 31:1 32:1 33:1<br>34:1 35:1 36:1 37:1 38:1 39:1<br>40:1 41:1 42:1 | <b>apartment</b> 31:23,24 32:10                                                                                                                                                                                               | <b>bit</b> 9:3                                                                                                                                                                                                                                         |
| <b>7</b>                                                                                                                                                                                                                            | <b>application</b> 35:24                                                                                                                                                                                                      | <b>blade</b> 33:6 38:22                                                                                                                                                                                                                                |
| <b>7:06</b> 3:3                                                                                                                                                                                                                     | <b>applications</b> 36:14                                                                                                                                                                                                     | <b>blasted</b> 21:11                                                                                                                                                                                                                                   |
| <b>7:34</b> 42:5                                                                                                                                                                                                                    | <b>applied</b> 39:24                                                                                                                                                                                                          | <b>blend</b> 41:19,24                                                                                                                                                                                                                                  |
| <b>7:37</b> 42:6                                                                                                                                                                                                                    | <b>applying</b> 6:2                                                                                                                                                                                                           | <b>blends</b> 37:4                                                                                                                                                                                                                                     |
| <b>A</b>                                                                                                                                                                                                                            | <b>approaching</b> 32:19                                                                                                                                                                                                      | <b>block</b> 25:10                                                                                                                                                                                                                                     |
| <b>accessory</b> 10:17                                                                                                                                                                                                              | <b>approval</b> 7:12                                                                                                                                                                                                          | <b>blocking</b> 15:10                                                                                                                                                                                                                                  |
| <b>accurately</b> 6:20                                                                                                                                                                                                              | <b>approve</b> 23:18 27:16 39:17,20                                                                                                                                                                                           | <b>blocks</b> 34:17                                                                                                                                                                                                                                    |
| <b>addition</b> 39:4                                                                                                                                                                                                                | <b>approved</b> 24:15                                                                                                                                                                                                         | <b>blurb</b> 18:24                                                                                                                                                                                                                                     |
|                                                                                                                                                                                                                                     | <b>approving</b> 25:6                                                                                                                                                                                                         | <b>Board</b> 3:1,7 4:1 5:1 6:1 7:1 8:1<br>9:1 10:1 11:1 12:1,17,23 13:1<br>14:1 15:1 16:1 17:1 18:1 19:1<br>20:1,10 21:1 22:1 23:1 24:1 25:1<br>26:1 27:1,9 28:1 29:1 30:1 31:1<br>32:1 33:1 34:1 35:1 36:1 37:1,9<br>38:1,6 39:1 40:1 41:1 42:1,10,16 |
|                                                                                                                                                                                                                                     | <b>ARB</b> 3:1 4:1 5:1 6:1 7:1 8:1 9:1<br>10:1 11:1 12:1 13:1 14:1 15:1<br>16:1 17:1 18:1 19:1 20:1 21:1<br>22:1 23:1 24:1 25:1 26:1 27:1<br>28:1 29:1 30:1 31:1 32:1 33:1<br>34:1 35:1 36:1 37:1 38:1 39:1<br>40:1 41:1 42:1 | <b>box</b> 20:20 22:3 40:8                                                                                                                                                                                                                             |
|                                                                                                                                                                                                                                     | <b>Architectural</b> 3:7                                                                                                                                                                                                      | <b>bracket</b> 33:9 35:14                                                                                                                                                                                                                              |
|                                                                                                                                                                                                                                     | <b>architecture</b> 5:20                                                                                                                                                                                                      | <b>brick</b> 4:22 13:3                                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                     | <b>arrow</b> 32:11 34:8                                                                                                                                                                                                       | <b>bricks</b> 13:2                                                                                                                                                                                                                                     |
|                                                                                                                                                                                                                                     | <b>assemblage</b> 3:12,24                                                                                                                                                                                                     |                                                                                                                                                                                                                                                        |
|                                                                                                                                                                                                                                     | <b>attached</b> 9:4                                                                                                                                                                                                           |                                                                                                                                                                                                                                                        |

**bring** 11:25 23:19**bringing** 23:23**broke** 33:17,19**Brooklyn** 16:5**brought** 14:11**building** 5:17,21 7:16 8:6 9:3,9,  
23 10:3,7,18 11:8 12:15 15:5  
18:6,15 22:16 31:14 32:20 37:24  
39:25**buildings** 9:5 10:10,12,16 11:5**burying** 17:21**business** 4:16 5:3,5,7 7:7 8:23  
11:16,17 12:10 13:16 15:11**businesses** 5:8,15 6:10 8:11  
40:9

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