

In the Matter Of:

VILLAGE OF FARMINGDALE - PLANNING AND ARB

RE - 200 FULTON STREET

January 27, 2026



ACRS

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INCORPORATED VILLAGE OF FARMINGDALE

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VILLAGE PLANNING BOARD FOR ARCHITECTURAL REVIEW

5

BOARD

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361 Main Street
Farmingdale, New York

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9

January 27, 2026
7:00 p.m.

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18 RE: 200 Fulton Street

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1 PLANNING and ARB - 1/27/26

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

3 JOSEPH STAUDT - Chairman

4 CRAIG ROSASCO - Member

5 TOM RYAN - Member

6 CARMELA SCOTT - Member

7 C O M M E N T S :

8 ELISSA KYLE, Vision Long Island

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1 PLANNING and ARB - 1/27/26

2 (WHEREUPON, the proceedings
3 began at 7:07 p.m.)

4 CHAIRMAN STAUDT: All right,
5 it's slightly after 7:00.

6 This is the January meeting
7 of the Farmingdale Board of -- I'm
8 sorry, this is the January meeting
9 of the Farmingdale Planning Board
10 and Architectural Review Board.

11 If everyone can please
12 stand. We always start our
13 meetings here in the Village with
14 the Pledge of Allegiance.

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

17 MR. RYAN: Sure.

18 (WHEREUPON, the Pledge of
19 Allegiance was recited)

20 CHAIRMAN STAUDT: If
21 everyone could remain standing for
22 one minute as we honor our First
23 Responders, our troops overseas and
24 everyone who keeps us safe.

25 (WHEREUPON, a moment of

1 PLANNING and ARB - 1/27/26

2 silence was observed)

3 CHAIRMAN STAUDT: Okay,
4 thank you. Please be seated. All
5 right. This should be a relatively
6 quick one tonight. We have one
7 applicant.

8 MS. KYLE: I guess the other
9 one dropped? Because there was
10 another one when I dropped the
11 documents off.

12 CHAIRMAN STAUDT: There was,
13 and that was probably going to be a
14 little lengthier than this one.

15 MS. KYLE: Yeah. Okay, I'll
16 take it.

17 CHAIRMAN STAUDT: That's 200
18 Fulton Street.

19 MS. KYLE: Yep.

20 CHAIRMAN STAUDT: If you
21 could come on up, give your name
22 and address for the record.

23 MS. KYLE: Sure.

24 CHAIRMAN STAUDT: Walk us
25 through what we're doing.

1 PLANNING and ARB - 1/27/26

2 MS. KYLE: Sure. I forgot
3 my reading glasses, so I hope I can
4 read this.

5 My name's Elissa Kyle, I'm
6 with Vision Long Island. Address
7 is 24 Woodbine Avenue in Northport,
8 New York.

9 CHAIRMAN STAUDT: Welcome.
10 Good to see you.

11 MS. KYLE: Thank you.

12 So, we're finally here with
13 Princess Bridals; this project has
14 been coming along slowly over
15 several years.

16 So what he wants to do is
17 change out his box sign that he has
18 now over the door with a carved
19 sign, black with gold letters, so
20 trim molding around the perimeter
21 of it to kind of give it, you know,
22 a more traditional look. Also
23 taking his current box sign up on
24 posts by the road.

25 CHAIRMAN STAUDT: Uh-huh,

1 PLANNING and ARB - 1/27/26
2 right.

3 MS. KYLE: And also making
4 that a carved sign with gold
5 letters, double-sided. And
6 lighting both of those with
7 different styles of a gooseneck
8 light, one for the elevated sign
9 kind of like mounted on top that
10 comes down on either side to shine
11 front and back.

12 And for the main sign,
13 three -- or we might need four,
14 right now I'm showing three, but
15 that would be mounted kind of
16 tucked into where he's got the
17 flowers at the base of his mansard
18 up there; so you don't even really
19 see them, they kind of disappear
20 into the flowers. And we're
21 looking for the most discrete, kind
22 of small canopy for the light
23 itself so that it kind of just
24 blends in, disappears and you just
25 kind of see the light that comes

1 PLANNING and ARB - 1/27/26

2 out of it, so.

3 MR. RYAN: The flowers are
4 staying.

5 MS. KYLE: Yeah, he's
6 looking to keep all of his other
7 decor.

8 MR. RYAN: Grandfathered but
9 not in code.

10 MR. ROSASCO: Is it
11 currently -- do the flowers only go
12 across half of the mansard?

13 MS. KYLE: No, this is an
14 older picture.

15 MR. ROSASCO: Is it? Okay.

16 MS. KYLE: I think they go
17 all the way across, yeah. I had to
18 update the picture because my
19 original picture was from 2019 --

20 MR. ROSASCO: Okay.

21 MS. KYLE: (Continuing) --
22 when this project originally
23 started, so.

24 MR. RYAN: There might be
25 some grass there, too.

1 PLANNING and ARB - 1/27/26

2 MR. ROSASCO: It's tulip
3 season right now.

4 MR. RYAN: Yeah.

5 MS. KYLE: But the idea is
6 to kind of just hide them in that
7 so that it's not really adding
8 anything to the complexity of the
9 front of the building, it's just
10 kind of blending in with --

11 MR. RYAN: Right.

12 MS. KYLE: You know,
13 disappearing into the background.

14 CHAIRMAN STAUDT: That was
15 my main concern in just looking at
16 the renderings here, because I
17 remember -- I know me and you had
18 had a brief conversation in the
19 lead-up, just in preliminary
20 discussions.

21 MS. KYLE: Uh-huh.

22 CHAIRMAN STAUDT: And we had
23 said because of the gooseneck
24 lighting that's already located on
25 the roof --

1 PLANNING and ARB - 1/27/26

2 MS. KYLE: Uh-huh.

3 CHAIRMAN STAUDT: Which is
4 also technically not compliant.
5 Since that is staying and already
6 lights the front facade, that at
7 best we would light this with some
8 sort of tucked away --

9 MS. KYLE: I was looking --
10 I was trying to find a way to make
11 that work, looking at kind of
12 lifting the frame out and tucking
13 something under it, but I was
14 having a hard time finding a
15 product that would illuminate it
16 well and be discrete. And I was
17 also unable to convince the owner
18 that any sort of LED would not look
19 tacky.

20 CHAIRMAN STAUDT: Uh-huh.

21 MS. KYLE: So I was like,
22 Oh, it will be really discrete and
23 you won't even see it, it'll just
24 be a soft wash glow. He was like,
25 Ah, it was too --

1 PLANNING and ARB - 1/27/26

2 MR. ROSASCO: Is there a
3 soffit there?

4 MS. KYLE: There is none,
5 that's the problem. Yeah, if there
6 was a soffit I totally would have
7 tucked it up there, but there's
8 like a crown molding that goes
9 right into the gutter and there's
10 nowhere to --

11 MR. ROSASCO: There's a
12 gutter on the bottom of it?

13 MS. KYLE: I mean, there's a
14 soffit but it's below the sign,
15 right above the grass, so.

16 CHAIRMAN STAUDT: Yeah.

17 MS. KYLE: So there's
18 nowhere to tuck a little, you know,
19 high hat in there or anything.

20 CHAIRMAN STAUDT: Yeah,
21 that's my only concern. Obviously
22 there is a lot going on on the
23 front of this facade already.

24 MS. KYLE: Right.

25 CHAIRMAN STAUDT: I know

1 PLANNING and ARB - 1/27/26
2 we've had it before this board
3 before and we made compromises and
4 so what's there is essentially
5 there.

6 MS. KYLE: Uh-huh.

7 CHAIRMAN STAUDT: And we're
8 trying to limit our discussion here
9 to just -- essentially bringing the
10 front slightly more into
11 compliance --

12 MS. KYLE: Right.

13 CHAIRMAN STAUDT:
14 (Continuing) -- by swapping out
15 this box sign with a carved sign.
16 I'm just concerned that these three
17 or four goosenecks -- and I'm
18 assuming they'll be in a different
19 style than the ones that are on the
20 roof? Is that --

21 MS. KYLE: Well, looking to
22 do ones that are smaller than the
23 ones on the roof --

24 CHAIRMAN STAUDT: Uh-huh.

25 MS. KYLE: (Continuing) --

1 PLANNING and ARB - 1/27/26
2 so they -- you know, they don't
3 really call attention to
4 themselves. And also kind of
5 curved so they're shining back
6 towards the sign; you don't want
7 them to just aim straight down onto
8 the --

9 CHAIRMAN STAUDT: Yeah.

10 MS. KYLE: (Continuing) --
11 parking lot.

12 MR. RYAN: Right.

13 MS. KYLE: But they would be
14 black, the same as what he's got
15 now. You know, like a smaller
16 canopy so that it's just -- you
17 know, just the little fixture, not
18 anything ornamental or decorative.

19 CHAIRMAN STAUDT: With the
20 goal of having them really blend in
21 and tuck into that situation --

22 MS. KYLE: Yeah.

23 CHAIRMAN STAUDT:
24 (Continuing) -- that's going on.
25 Because that's my concern, just

1 PLANNING and ARB - 1/27/26
2 seeing sort of his design
3 aesthetic, is that if we were to
4 approve the goosenecks that we
5 would discover when they go in that
6 they're actually like very
7 ornamental and sort of add to the
8 visual.

9 MS. KYLE: Right. He, when
10 I spoke to him about it, was not
11 leaning that way. He's like,
12 They'd be very small and discrete
13 and tasteful.

14 CHAIRMAN STAUDT: Yeah. I
15 do understand the need to light it,
16 because --

17 MS. KYLE: Yeah.

18 CHAIRMAN STAUDT: Despite
19 the -- like the Say Yes being so
20 big, the actual name of the
21 business is in this sign that's
22 proposed tonight, right, the
23 Princess Bride --

24 MS. KYLE: Right; Princess
25 Bridals, yeah.

1 PLANNING and ARB - 1/27/26

2 MR. ROSASCO: What about a
3 straight arm, straight out and then
4 push the light back at it. I think
5 the second you start with a
6 gooseneck kind of --

7 MS. KYLE: Yeah, we could do
8 that. They had ones that go
9 straight. Although, I mean, we'd
10 have to figure out how to mount it
11 because it's not being mounted to a
12 totally vertical surface, so you
13 don't want this --

14 MR. ROSASCO: What it would
15 be mounted --

16 MS. KYLE: (Continuing) --
17 you don't want it to stick out
18 upright, you know.

19 MR. ROSASCO: Would it get
20 it mounted to the mansard?

21 CHAIRMAN STAUDT: You're
22 mounting in the flowers?

23 MS. KYLE: Yeah, into the
24 flowers so the flowers have a
25 junction box.

1 PLANNING and ARB - 1/27/26

2 CHAIRMAN STAUDT: Yeah.

3 MS. KYLE: Because there's
4 no -- there's no surface there to
5 attach it to; there's a crown
6 molding and then a gutter. It's
7 like there's no -- and you couldn't
8 really make the sign any smaller
9 because it's already --

10 CHAIRMAN STAUDT: Right.

11 MS. KYLE: You know.

12 MR. ROSASCO: I get it.

13 MS. KYLE: Yeah. It's a
14 tough building to deal with.

15 MR. ROSASCO: All right.

16 CHAIRMAN STAUDT: Okay.

17 MS. KYLE: It doesn't fit
18 any of the usual boxes.

19 CHAIRMAN STAUDT: Yeah. I
20 mean, I certainly don't want to
21 leave him in a position where to be
22 compliant --

23 MS. KYLE: Uh-huh.

24 CHAIRMAN STAUDT: And again,
25 this is the situation partially I

1 PLANNING and ARB - 1/27/26
2 was making. But to be compliant
3 and then his business sign is not
4 lit, you know what I mean.

5 MS. KYLE: Yeah. I was also
6 looking at --

7 CHAIRMAN STAUDT: I think
8 that's why we're trying to find a
9 compromise here.

10 MS. KYLE: I was also
11 concerned having -- in the past,
12 speaking to the sign guy who does
13 the carvings with the gold leaf and
14 everything, and how they're best
15 illuminated so that it catches the
16 eye and that you really see the
17 gold and the sparkle and the
18 three-dimensional of the carving.

19 I was also afraid that like
20 that just a flat wash of LED would
21 kind of diminish that. I think
22 having the lights kind of coming at
23 it from in front rather than
24 directly from above would kind of
25 make it play a little better.

1 PLANNING and ARB - 1/27/26

2 CHAIRMAN STAUDT: I get
3 why --

4 MS. KYLE: Yeah.

5 CHAIRMAN STAUDT:
6 (Continuing) -- from that specific
7 sign perspective that that, you
8 know, is the right answer.

9 MS. KYLE: Yes.

10 CHAIRMAN STAUDT: I'm just
11 looking at, you know, in the
12 context of the whole facade.

13 MS. KYLE: You know, I was
14 going to do some research to try to
15 find some actual light specs. Like
16 if I forwarded to you guys tomorrow
17 or Thursday --

18 MR. ROSASCO: That's fine.

19 MS. KYLE: The light spec to
20 just --

21 MR. RYAN: Sure.

22 MR. ROSASCO: I think he
23 needs lighting. The sign is there.

24 MS. KYLE: Yeah.

25 MR. RYAN: So the question

1 PLANNING and ARB - 1/27/26

2 is how do you do it.

3 CHAIRMAN STAUDT: We're not
4 going to leave him without, but I
5 -- yeah, I guess I'm -- I think
6 what I'm hearing from, you know,
7 all of us here is just that we're
8 steering it in the most
9 nondescript, you know, sort of
10 falling into the background way to
11 light this sign and not allowing it
12 to sort of become a decorative
13 ornament --

14 MS. KYLE: Right. Okay.

15 CHAIRMAN STAUDT:
16 (Continuing) -- on the front,
17 because we've got a lot of that.

18 MS. KYLE: So if it were to
19 come straight out with just like a
20 little thing that kind of angled
21 back towards the sign?

22 CHAIRMAN STAUDT: And even
23 in the straight out scenario, as
24 short -- you know, I don't want
25 like long poles --

1 PLANNING and ARB - 1/27/26

2 MS. KYLE: Right, sticking
3 like three and a half feet right
4 from that, right.

5 MR. ROSASCO: (Continuing)
6 -- coming out.

7 MS. KYLE: Okay. So I'll go
8 through the catalog and see what
9 they have that fits that criteria
10 and I can send you guys --

11 MR. ROSASCO: That's fine by
12 me.

13 CHAIRMAN STAUDT: Okay.

14 MS. KYLE: E-mail you a spec
15 sheet page or whatever.

16 MR. ROSASCO: Who mows the
17 lawn?

18 CHAIRMAN STAUDT: A weed
19 whacker on a long pole.

20 MS. KYLE: Exactly.

21 MR. ROSASCO: Don't use that
22 long pole to hold the lights.

23 CHAIRMAN STAUDT: All right.
24 So then turning to the monument
25 sign, which is existing now. It's

1 PLANNING and ARB - 1/27/26

2 just, again, as you were saying,
3 it's essentially a box sign.

4 MS. KYLE: It's a box sign.

5 CHAIRMAN STAUDT: It looks
6 like an LED ribbon around the
7 edges, that I saw.

8 MS. KYLE: Oh, is that --
9 okay. I haven't been there at
10 night again, so.

11 CHAIRMAN STAUDT:
12 Dimensionally it's about the same
13 as what's there now?

14 MS. KYLE: Yeah, it would be
15 mounted onto the same poles that
16 are there. We were just going to
17 wrap them with like a vinyl --

18 CHAIRMAN STAUDT: A PVC
19 cover.

20 MS. KYLE: (Continuing) --
21 PVC post, you know, post cap at the
22 top.

23 MR. ROSASCO: What about a
24 light that's similar to how they're
25 going to light that? Because

1 PLANNING and ARB - 1/27/26

2 that's an arm with a -- with some
3 type of -- it looks like a --

4 MS. KYLE: An angled head,
5 yes.

6 MR. ROSASCO: But he can
7 angle that same thing so they
8 match, the sign matches the front.

9 MS. KYLE: So there's not --

10 MR. ROSASCO: And this one's
11 got to angle back. Where this one
12 angles a little bit back, the ones
13 on the front have to get past the
14 sign and then actually angle back.

15 MS. KYLE: Right, right.

16 MR. ROSASCO: Maybe like a
17 45 degree angle.

18 MS. KYLE: Yes.

19 MR. ROSASCO: What do you
20 think about that? We match them
21 up.

22 CHAIRMAN STAUDT: As long as
23 it's -- as long as that light
24 itself is somewhat nice looking and
25 not -- like I don't want to steer

1 PLANNING and ARB - 1/27/26

2 us into more of, like, an
3 industrial light on a pole
4 that's --

5 MS. KYLE: Uh-huh.

6 CHAIRMAN STAUDT: You know
7 what I mean?

8 MS. KYLE: Right, okay. So
9 you want some sort of a canopy to
10 it, like not just like a --

11 CHAIRMAN STAUDT: Not just
12 like a flood light on --

13 MS. KYLE: (Continuing) --
14 you know, a bulb coming out of the
15 pipe and everything.

16 CHAIRMAN STAUDT: Yeah,
17 yeah.

18 MS. KYLE: Right. Yeah, you
19 don't want like a flood light bulb.

20 CHAIRMAN STAUDT: Right.

21 MS. KYLE: Like a warm
22 white.

23 MR. ROSASCO: It almost
24 looks like this, the light that's
25 on the sign, the monument sign.

1 PLANNING and ARB - 1/27/26

2 MS. KYLE: Uh-huh.

3 MR. ROSASCO: If they could
4 replicate that, I would be okay
5 with that.

6 CHAIRMAN STAUDT: Yeah.

7 MS. KYLE: Yeah, let me look
8 through the catalog. I mean, the
9 company we usually use --

10 MR. ROSASCO: There can be
11 continuity between the two signs.

12 MS. KYLE: Yeah. So there's
13 one less different thing happening,
14 yeah.

15
16 So I'll go through the
17 catalogue. We usually spec out
18 Primelight fixtures because they're
19 based in Freeport, so I like to
20 support a local company. Hopefully
21 they have something that will fit
22 that. If not I'll look around to
23 see if there's somebody else that
24 has it, but usually that's who we
25 go with.

1 PLANNING and ARB - 1/27/26

2 MR. ROSASCO: Yeah, I looked
3 at page two --

4 MS. KYLE: They let you mix
5 and match the arms with the heads.

6 MR. ROSASCO: Yeah, two
7 totally different applications.

8 CHAIRMAN STAUDT: Yes.

9 MS. SCHOTT: Yeah.

10 MS. KYLE: Okay.

11 MR. RYAN: I was trying to
12 figure that one out, yeah.

13 MR. ROSASCO: I think you
14 have an idea of what we like.

15 MS. KYLE: Yes.

16 MR. ROSASCO: Make it
17 happen.

18 MS. KYLE: Okay.

19 CHAIRMAN STAUDT: We could
20 probably provide a conditional --
21 we could do a conditional approval.

22 MR. ROSASCO: Absolutely.

23 MS. KYLE: Okay.

24 CHAIRMAN STAUDT: I have a
25 question regarding the sign itself.

1 PLANNING and ARB - 1/27/26

2 Dimensionally, is it about the same
3 as what's there now, the box sign?

4 MS. KYLE: It's a bit wider
5 than what's there.

6 CHAIRMAN STAUDT: Okay. I'm
7 okay with that, because we've had
8 it happen a couple of times in the
9 Village where new applicants have
10 gone slightly smaller and then have
11 committed to restoring whatever
12 facade is behind and then it's not
13 and so --

14 MS. KYLE: And then it's
15 like a ghost of the old sign, yeah.

16 CHAIRMAN STAUDT: Yeah, I
17 just don't want to leave something
18 scrappy-looking.

19 MS. KYLE: Yeah. Now, this
20 is the same height as what's there
21 and I think it's a couple of feet
22 wider.

23 CHAIRMAN STAUDT: Okay.

24 MS. KYLE: Just to give it a
25 little more presence.

1 PLANNING and ARB - 1/27/26

2 CHAIRMAN STAUDT: And the
3 existing box, that's completely
4 coming down.

5 MS. KYLE: Right, yeah.
6 Because the box actually, I think,
7 sticks out past the gutter and
8 stuff above it.

9 CHAIRMAN STAUDT: Uh-huh.

10 MS. KYLE: So we're going to
11 put it back flush to the wall.

12 CHAIRMAN STAUDT: So
13 everything that's carved is gold
14 leaf?

15 MS. KYLE: Uh-huh.

16 CHAIRMAN STAUDT: Is that
17 what I'm gathering? And then the
18 -- what is the background color; is
19 it black or is it dark?

20 MS. KYLE: It's supposed to
21 be black. When I showed it in the
22 program actually black, all the
23 lines and the edges disappeared, so
24 I put it as like dark gray as I
25 could.

1 PLANNING and ARB - 1/27/26

2 CHAIRMAN STAUDT: You
3 mentioned also that there will be a
4 gold leaf edging or bordering to
5 the sign? I just don't see it in
6 the renderings when I look at it.

7 MS. KYLE: Yeah, that's the
8 thing with the edges, it kind of
9 disappears at this scale.

10 CHAIRMAN STAUDT: Okay, so
11 it is there.

12 MS. KYLE: But yeah, it was
13 just like a little -- a little
14 pinstripe on the frame molding.

15 CHAIRMAN STAUDT: Excellent.
16 Okay, I think that would visually
17 look nice and it would match the
18 gold leaf.

19 MS. KYLE: Yeah, yeah.

20 CHAIRMAN STAUDT: Excellent.
21 Anyone else have any questions?

22 MR. ROSASCO: Not from me.

23 MS. SCHOTT: No.

24 MR. RYAN: No.

25 CHAIRMAN STAUDT: All right.

1 PLANNING and ARB - 1/27/26
2 Well, with that then, I will make a
3 motion to approve this application
4 as submitted with the following
5 pre-conditions: The applicant
6 agrees to modify the proposed
7 gooseneck lighting for the front
8 sign to something much more
9 nondescript, as small as possible
10 that can be hidden away into the
11 existing structure and decor of the
12 building and potentially could
13 mirror the proposed lighting for
14 the monument sign.

15 MS. KYLE: Uh-huh.

16 CHAIRMAN STAUDT: With that,
17 I will make a motion to approve.
18 Can I get a second?

19 MR. ROSASCO: Second that
20 motion.

21 CHAIRMAN STAUDT: All in
22 favor?

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

1 PLANNING and ARB - 1/27/26

2 MS. KYLE: All right, thank
3 you.

4 CHAIRMAN STAUDT: Thank you
5 very much. So if you could just --
6 for our own, so we can sleep at
7 night before this thing happens.

8 MS. KYLE: Sure.

9 CHAIRMAN STAUDT: If you
10 could send us what you come up
11 with.

12 MS. KYLE: Yeah. I'll go
13 through the catalog, find the best
14 match I can find and send it over.

15 CHAIRMAN STAUDT: You have
16 my e-mail, I think.

17 MS. KYLE: Yes.

18 CHAIRMAN STAUDT: Excellent.
19 Okay, great.

20 MS. KYLE: Yeah, so then you
21 can forward it around.

22 CHAIRMAN STAUDT: All right,
23 wonderful. Thank you.

24 MS. KYLE: All right, thank
25 you.

1 PLANNING and ARB - 1/27/26

2 MR. ROSASCO: Nice seeing
3 you.

4 CHAIRMAN STAUDT: All right.
5 And with that, I will make a motion
6 to close the January meeting of the
7 Farmingdale Planning Board. Can I
8 get a second?

9 MS. SCHOTT: I'll second.

10 CHAIRMAN STAUDT: All in
11 favor?

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

15 CHAIRMAN STAUDT: Excellent.
16 Thanks very much. We're done. Not
17 too shabby.

18 (WHEREUPON, the meeting was
19 concluded at 7:20 p.m.)

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PLANNING and ARB - 1/27/26

C E R T I F I C A T I O N

STATE OF NEW YORK)

) SS:

COUNTY OF SUFFOLK)

I, ALISON MAHONEY, 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 7th day of February, 2026.



ALISON MAHONEY

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