

# Farmingdale- NY Forward (NYF)

## Public Workshop #2

September 17, 2025

NYS Department of State | Office of Planning, Development & Community Infrastructure



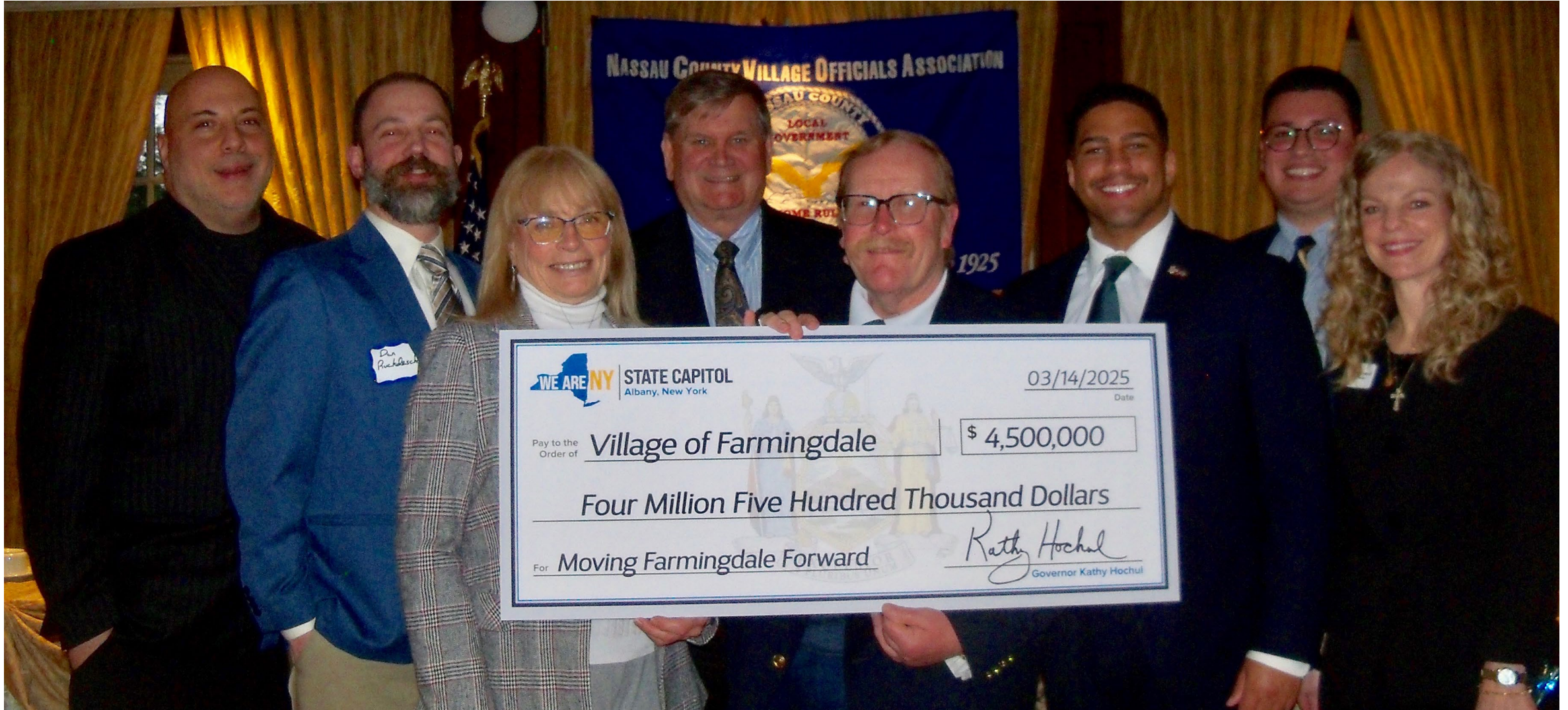
Department  
of State

Downtown  
Revitalization  
Initiative

NY Forward



# FARMINGDALE AWARDED \$4.5 MILLION!

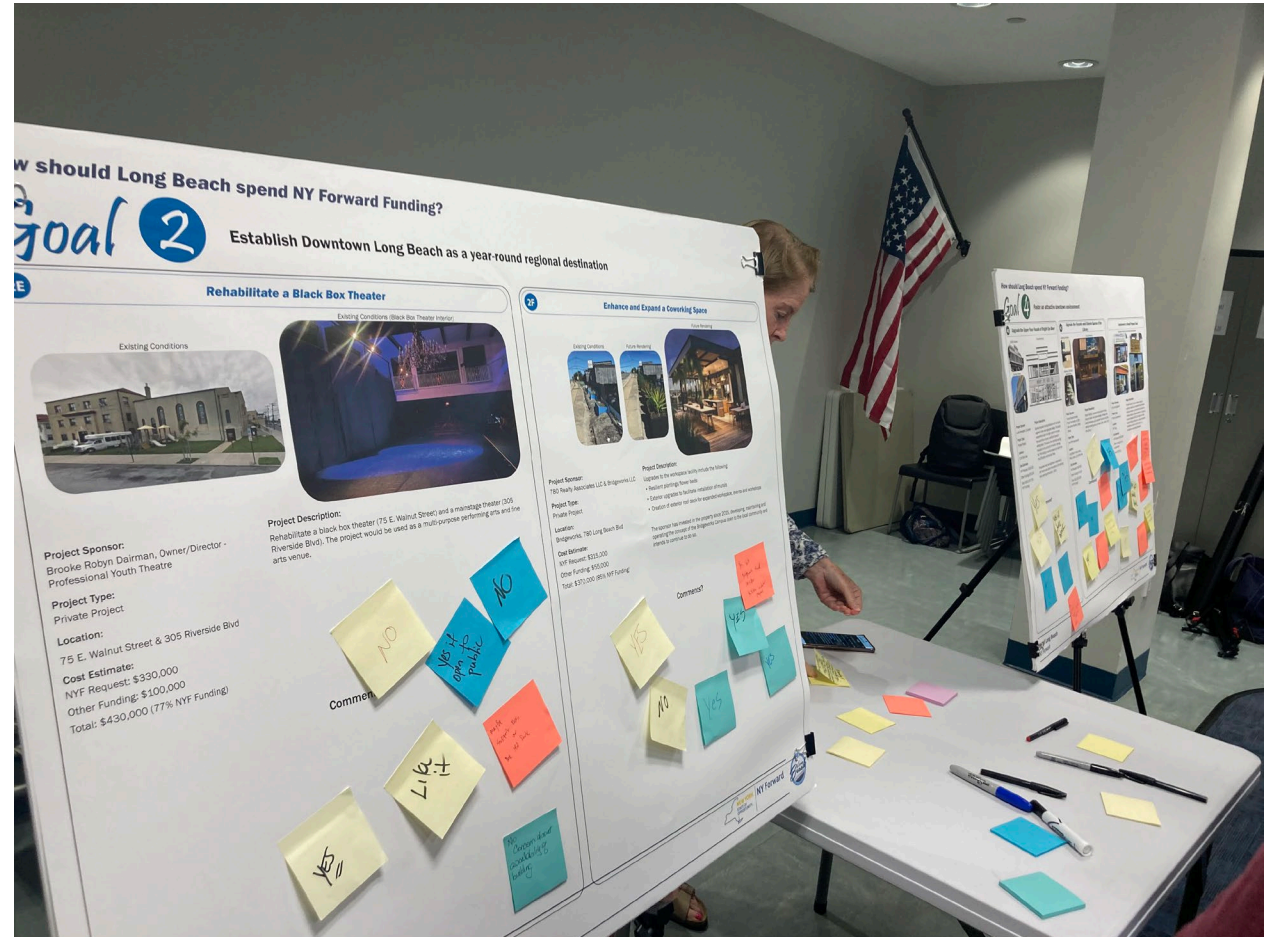




# PUBLIC WORKSHOP AGENDA

This workshop will consist of an:

1. Overview of the NYF program/updates
2. Summary of project submissions
3. Interactive component to solicit community feedback on proposed projects





# **Welcome & Introductions**



# NYF TEAM

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## State Agency Team

### Department of State

Pape Cissé

Rachel Bruce

### Empire State Development

Cara Longworth

Brandon Gimpelman

Annmarie Proscia

Denise Zani (Deputy Director, REDC)

### NYS Homes and Community Renewal

Adrian Halvorson

### Governor's Office

Joseph G. Ramirez (Nassau County

Regional Representative)

## Consultant Team

### Lead Consultant: BFJ Planning

Noah Levine, *Associate Principal*

Suzanne Goldberg, *Project Manager*

Eshti Sookram, *Project Planner*

### Sub-Consultant Team

RESGroup

MUD Workshop

KB Engineering

Kevin Dwarka, LLC.

# LOCAL PLANNING COMMITTEE

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## LPC Co-chairs

Mayor Ralph Ekstrand, *Village of Farmingdale*

Peter Elkowitz, *President and CEO, Long Island Housing Partnership (LIHP)*

## LPC Members

Anthony Bartone  
Adrienne Esposito  
William Sklar  
Debbie Podolski  
Chris Werle

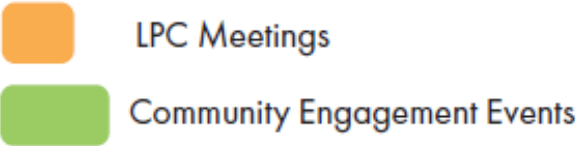
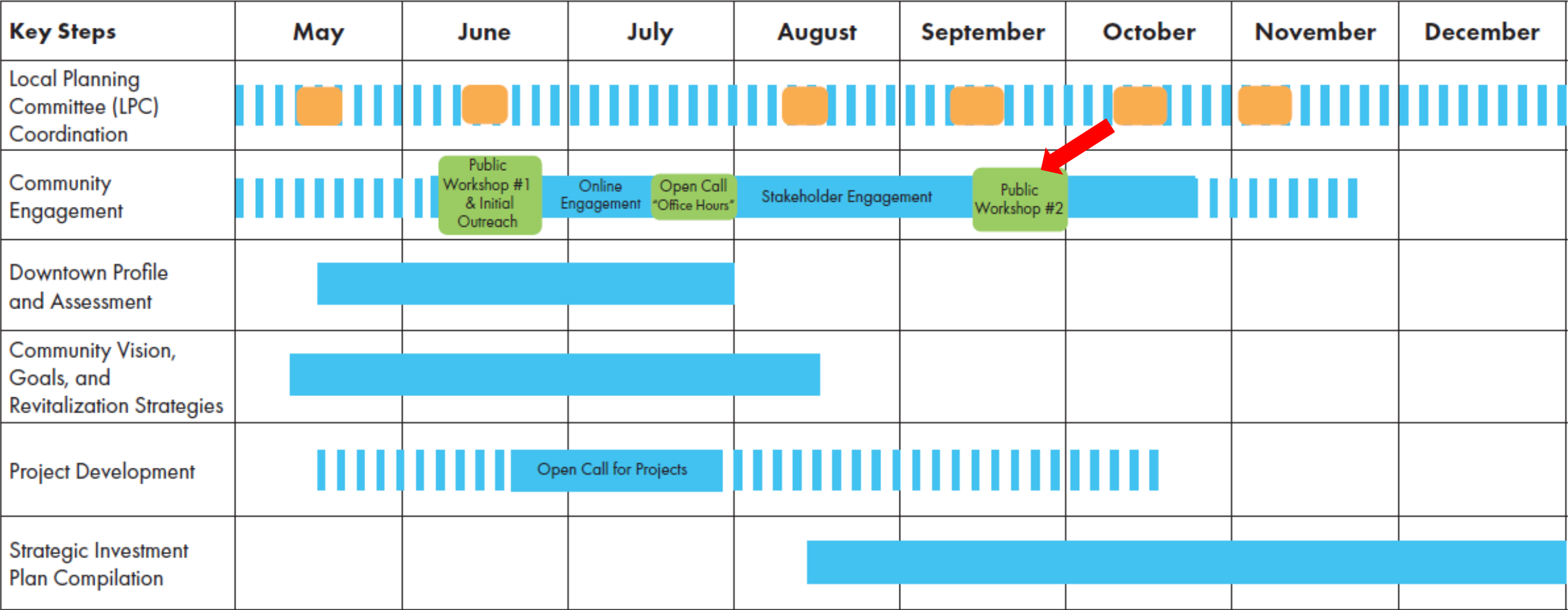
George Graf  
Eric Anderson  
Joseph Staudt  
Nick DeVito  
Paul Defendini





# **NYF Program Overview**

# NYF TIMELINE





# NYF GOALS

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Create an active downtown with a mix of uses



Enhance downtown living and quality of life



Provide enhanced public spaces that serve those of all ages and abilities



Create diverse housing options for all income levels



Provide diverse employment opportunities for a variety of skill sets and salary levels



Encourage the reduction of greenhouse gas emissions



Grow the local property tax base

# END GOAL OF THE PLANNING PROCESS

- Consensus on a recommended list of projects for implementation
- Submission of a Strategic Investment Plan to the State containing recommended list of projects
- Momentum and direction for downtown revitalization



## **NY Forward** **Strategic Investment Plan** **VILLAGE OF LINDENHURST**

Long Island Regional Economic Development Council

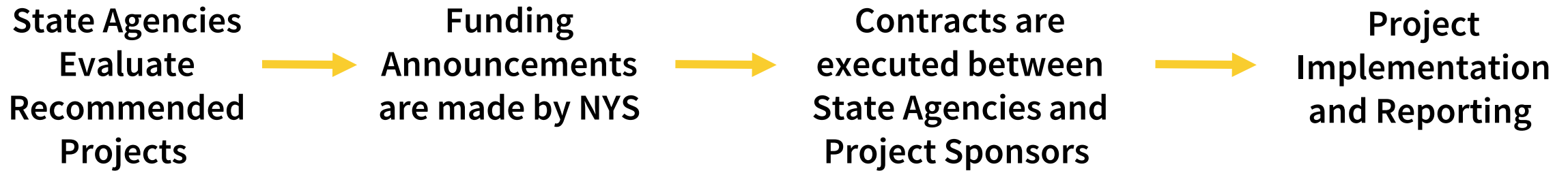


NY Forward

December 2023

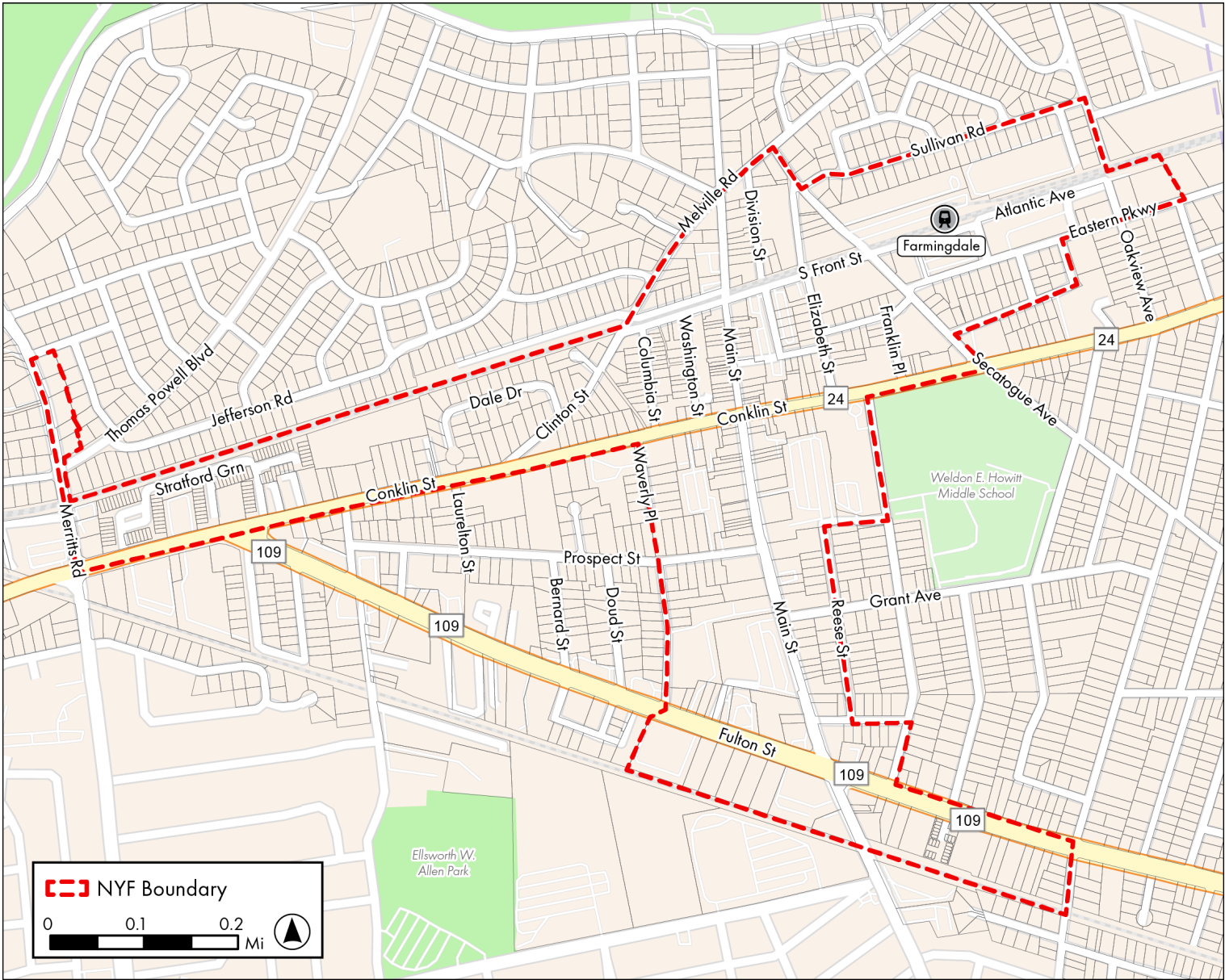


# WHAT HAPPENS AFTER THE PLANNING PROCESS ENDS?



- Announcements are typically made in the months following submission of SIPs
- Projects begin implementation as soon as possible

# FARMINGDALE NYF AREA



*All NYF projects must be within this boundary*



# HOW ARE PROJECTS IDENTIFIED?



**Projects included in the  
community NYF application**



**Projects solicited through  
the Open Call for Projects**

**The LPC will evaluate all projects based on the NYF  
Program criteria and community goals.  
Not all solicited projects will be included in the final  
Strategic Investment Plan.**

# OPEN CALL PROCESS

- Open Call open for 6 weeks
- Flyers distributed online and in-person
- Open Call Forms available in English and Spanish
- Outreach to business owners through local organizations
- One-on-one meetings conducted with applicants





# **Farmingdale NYF Vision & Goals**



# PUBLIC ENGAGEMENT (TO-DATE)



LPC Meetings



Spring Street Fair



Public Workshop #1



### Tell us about your ideas for Downtown Farmingdale!

Post your story // contributions so far

Open

Filters Search Sort by

#### Small Business Incubator Innovation Hub

Posted by Jessica Freitag, AIA 3 days ago

I believe one of the main things Farmingdale lacks is a place for small business to conduct and exchange business ideas outside a restaurant/bar establishment. I believe having a space that can be rented by local small with conference room, a few offices, kitchen, and small recreation area would provide a great place to further develop business in the downtown. Not only would the rentable income create a return of investment, but the daytime activity would help to further stimulate the shops...

PUBLIC HEALTH & STREETSCAPES

0 Likes 0 Comments

#### Revamp farmingdale

Posted by Maria, R a month ago

#### Concert/Theater

Posted by J.C. 12 days ago

A venue for family friendly live theater shows, cultural events and concerts. A venue for all ages to contribute to the entertainment, culture and education of Farmingdale.

ARTS & CULTURE

0 Likes 2 Comments

#### Street signs

Posted by Diane 14 days ago

It would be a nice look for every street sign in the village to be uniform. The neighborhood street signs would all have the same posts and signs with their street names. An example is to carry through with the same look of the street sign that is at the intersection of Melville Road and Main Street. It would be a nice look for the entire Village of Farmingdale. Thank you!

Virtual Ideas Wall

# **VISION FOR DOWNTOWN FARMINGDALE**

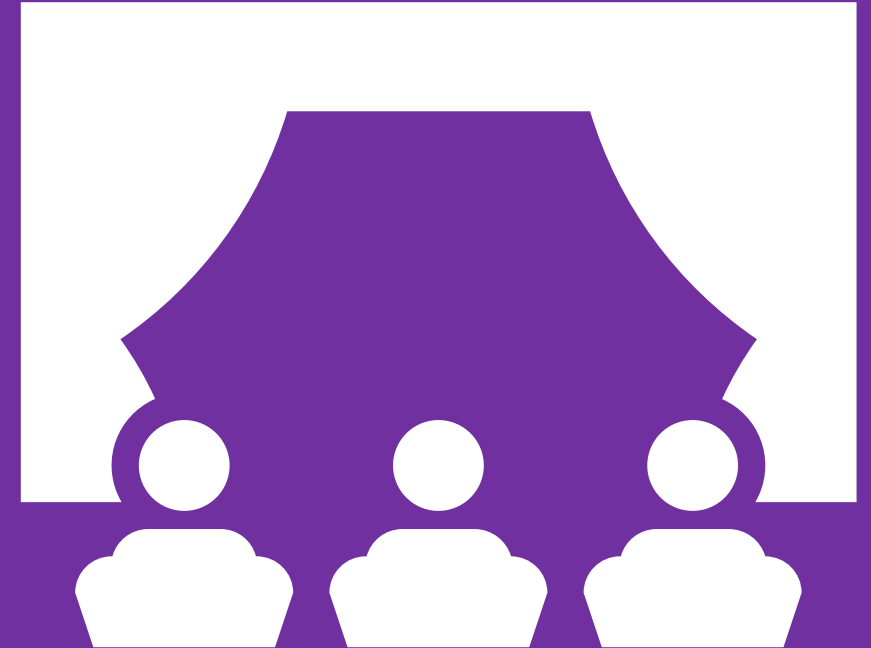
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**The Village of Farmingdale envisions a vibrant, healthy, walkable downtown that welcomes people of all ages, backgrounds, and incomes. It aims to be a mixed-use hub with diverse retail, arts, culture, dining, recreation, and housing opportunities.**

**Building on years of community engagement and sustained investment, Downtown Farmingdale will further establish itself as a gem among Long Island's downtowns by fostering a strong sense of place that attracts businesses, residents, and visitors while enhancing quality of life for current and future community members.**

# **GOAL #1: Expand Community Events and Arts & Cultural Opportunities**

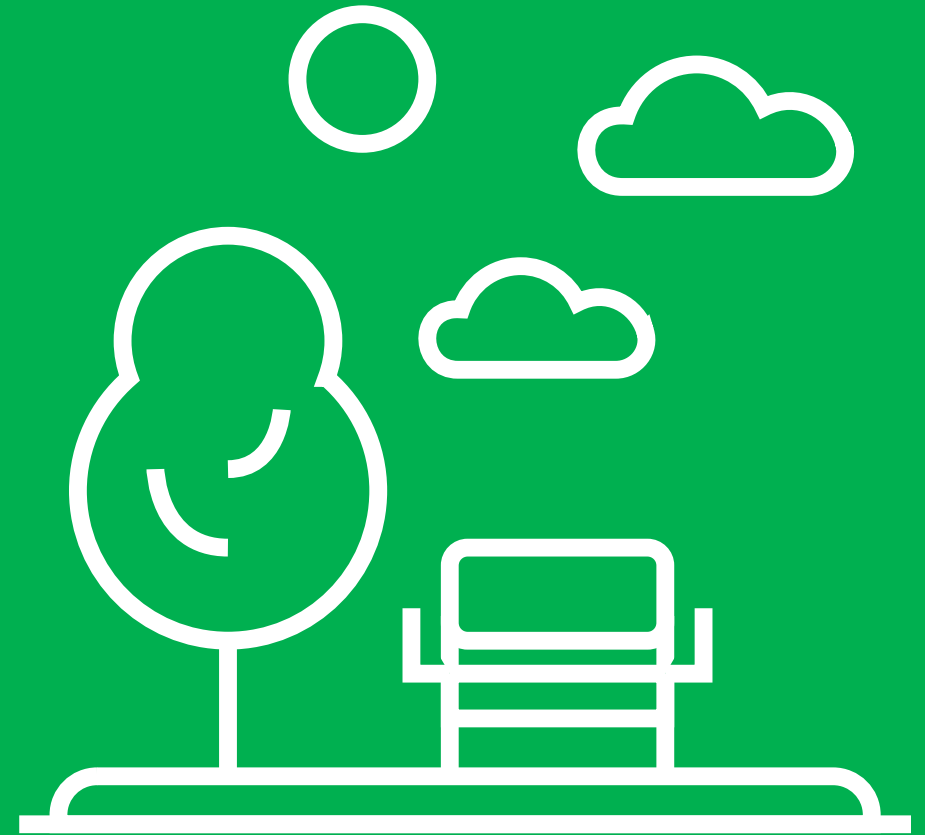
- Support the creation of new arts and cultural spaces in the downtown.
- Build on existing community events to provide new diverse programming.
- Foster partnerships with local organizations and institutions to enhance cultural offerings year-round.
- Preserve and showcase cultural and historic assets that reflect Farmingdale's unique heritage and identity.





## **GOAL #2: Create a Connected, Walkable Downtown**

- Improve pedestrian crossings, sidewalks, and accessibility to ensure safety and comfort for all.
- Enhance the streetscape with landscaping, public art, and lighting to create a more welcoming environment.
- Strengthen connections between the LIRR station, surrounding neighborhoods, and the downtown core to encourage economic activity.
- Improve parking by maximizing existing spaces, enhancing access, and making them more user-friendly.





# **GOAL #3: Support Local Businesses and Foster Economic Vitality**

- Support local businesses in their efforts to expand and improve operations.
- Enhance the appearance and quality of storefronts to create an attractive and distinctive downtown identity.
- Attract and retain a diverse mix of businesses that serve residents, employees, and visitors.
- Celebrate the unique character of individual businesses while encouraging a cohesive and visually appealing streetscape.





# Discussion of Potential NYF Projects

# PROJECT EVALUATION CRITERIA



## Alignment with Local and State Goals

Projects must advance the goals established by the LPC and the State for the NYF community.



## Catalytic Effect

Projects must have a significant positive impact on the revitalization of downtown Farmingdale.



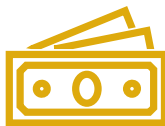
## Project Readiness

Projects should be well-developed and ready to proceed as soon as possible upon the award of funding.



## Eligible Project

Projects must be one of the eligible project types.



## Cost Effectiveness

Projects must represent an effective and efficient use of public resources.



## Co-Benefits

Projects must result in benefits to the community, beyond just the project developer, such as additional economic activity and improved quality of life.



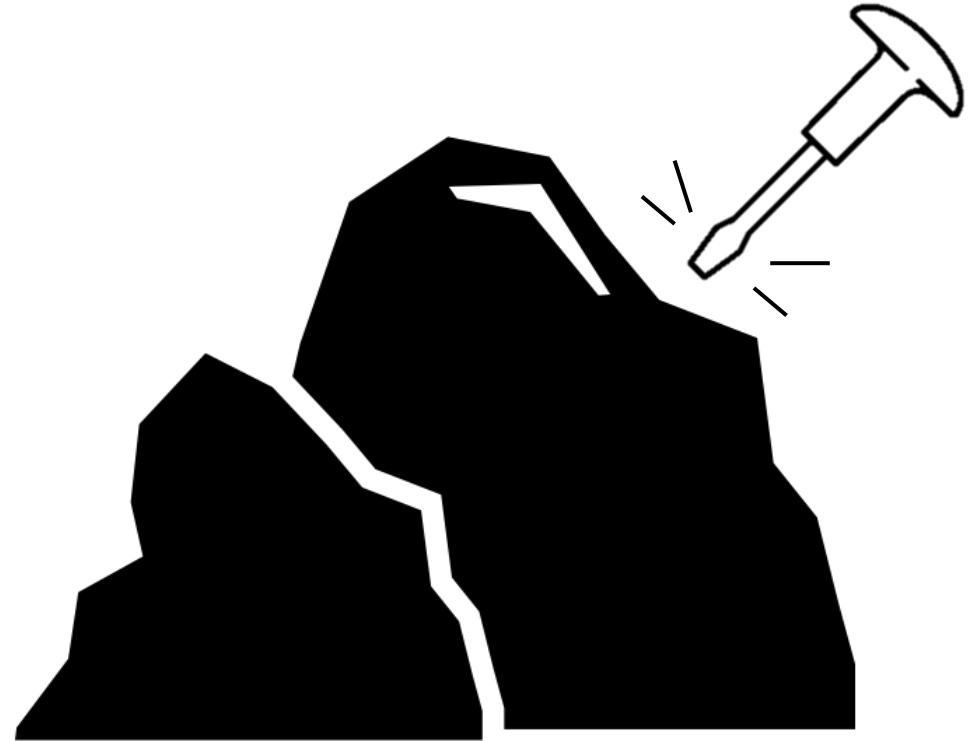
## Public Support



# DETERMINING THE SLATE OF PROJECTS

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- **11 projects submitted through the Open Call for Projects (5 public and 6 private)**
- **Projects were refined based on:**
  - Eligibility of funding requests
  - Public benefits
  - LPC and community feedback
- **All projects require additional work by sponsor and consultant team to be shovel-ready**



# SUMMARY OF PROJECTS

- 5 Village-sponsored projects
  - \$5.7 Million Funding Request
- 5 Private projects
  - \$513,000 Funding Request
- Total Funding Request: \$6.2 Million
  - NYS asks LPCs to recommend \$6-8M in projects
- Total Project Cost: \$8 Million (with public/private contribution)



# Public Projects

1

# Performing Arts Center



Source: Beatty Harvey Coco Architects, LLP

## Goal #1: Arts & Culture

**Location:** South Front Street,  
Parking Lot 3

**Sponsor:** Village of Farmingdale

### Description:

- New performing arts center with 275 seats.
- Located on Village parking lot at South Front Street.
- The Studio Theatre of Long Island has agreed to operate the center.

### Funding/Cost

NYF Funding	\$3,000,000
Other Funding	\$1,500,000
% Match	33%
<b>TOTAL COST</b>	<b>\$4,500,000</b>



1

# Performing Arts Center



*Layout in  
progress*



1

# Performing Arts Center

## Nearby theaters and number of seats:

Smithtown Performing Arts, Smithtown – 500  
 Landmark on Main St, Port Washington – 425  
 Theatre Three, Port Jefferson – 412  
 Roslyn Theatre, Roslyn – 400  
 Bay Way Theatre, Islip – 400

**400+  
Seats**

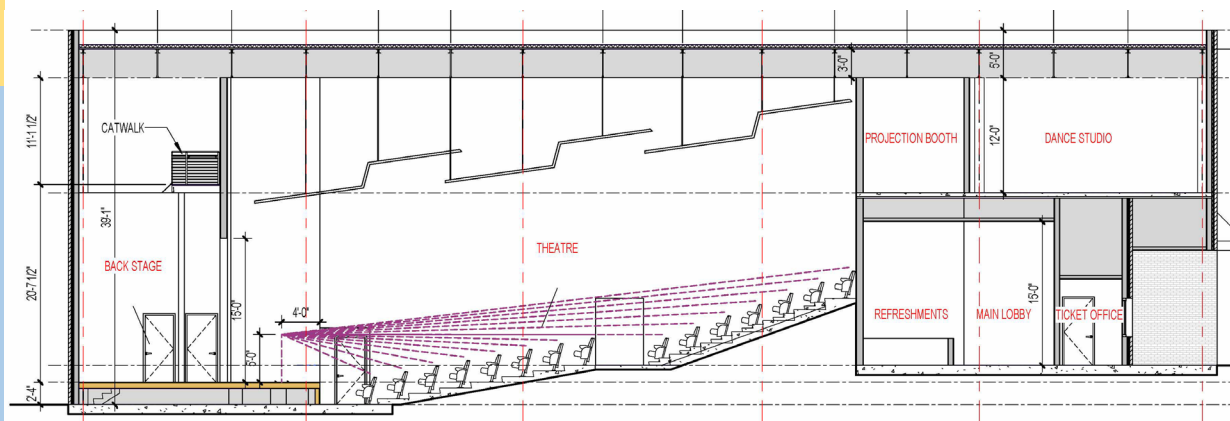
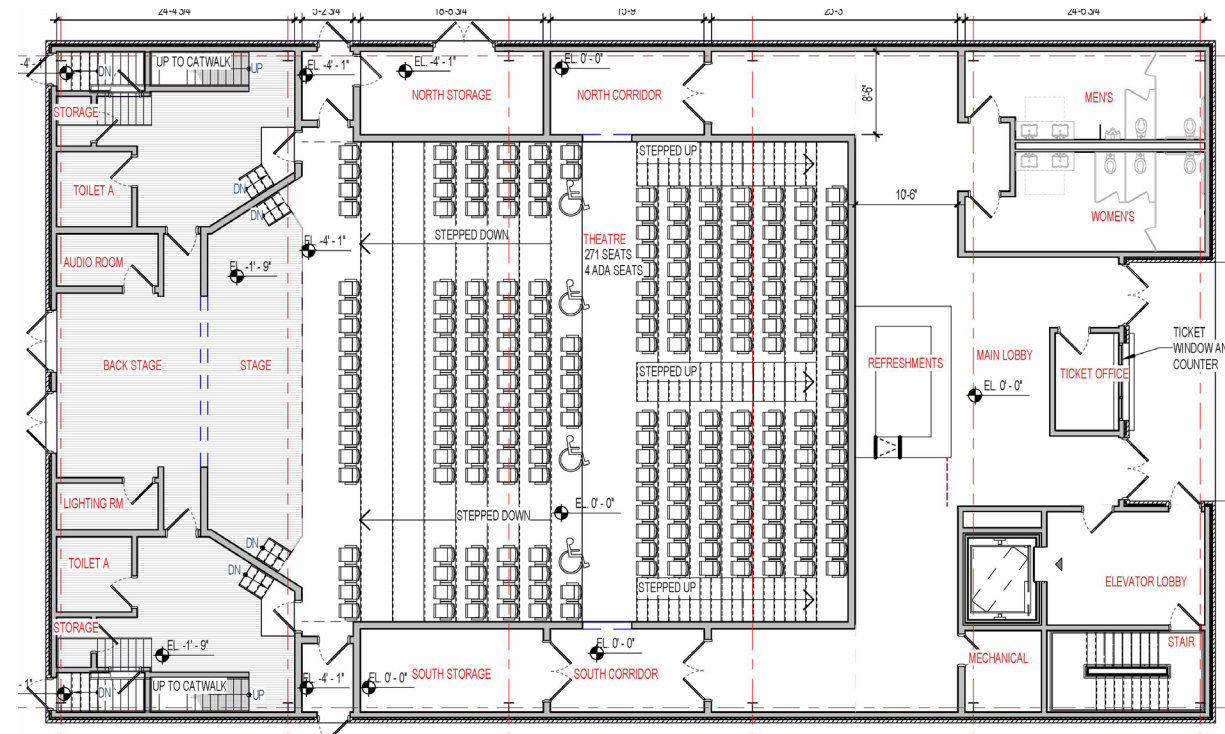
Suffolk Theatre, Riverhead – 300  
 Cinema Arts Centre, Huntington – 300  
 Bay Street, Sag Harbor – 299  
 Greenport Theatre, Greenport – 299  
**Proposed Farmingdale Theater - 275**  
 Boulton Theatre, Bay Shore – 261  
 The Argyle, Babylon – 250

**250-300  
Seats**

Mineola – just approved – under 200  
 Amityville Music Hall, Amityville – 85  
 Great Neck House, Great Neck – 50  
 Westbury Arts, Westbury – 50  
 BACCA, Lindenhurst – 50  
 Black Box Theatre, Riverhead – 50

**<200  
Seats**

Average of ~250 seats per theater.



Source: Beatty Harvey Coco Architects, LLP



1

# Performing Arts Center

- Layout of the theater and parking still in progress.
- Potential loss of parking: ~ 40.
- Plan to move 15 trucks to Lot 9; gain additional spots near theater.
- Site is in walking distance of LIRR parking lots.
- Village continuing to investigate opportunities to replace parking.





2

# Historic Thomas Powell House Repairs & Renovations



## Goal #1: Arts & Culture

**Location:** 33 Merrits Road

**Sponsor:** Village of Farmingdale

### Description:

- Interior and exterior renovations.
- Future operation as a museum and visitors center.
- Support from Farmingdale School District.

### Funding/Cost

NYF Funding	\$750,000
Other Funding	\$250,000
% Match	25%
<b>TOTAL COST</b>	<b>\$1,000,000</b>



# Streetscape, Signage, Village Green



*Gateway Signage at Conklin Ave Trestle*

## Goal #3: Connectivity & Walkability

**Location:** Multiple Locations

**Sponsor:** Village of Farmingdale

### Description:

- Landscaping on Moby Way.
- Retaining wall at Village Green.
- Gateway signage.
- Proposed to LIRR: restriping at Main St and Front St, replacing fence along S Front St, and adding a gateway sign at Conklin Ave trestle.

### Funding/Cost

NYF Funding	\$500,000
Other Funding	N/A
% Match	N/A
<b>TOTAL COST</b>	<b>\$500,000</b>



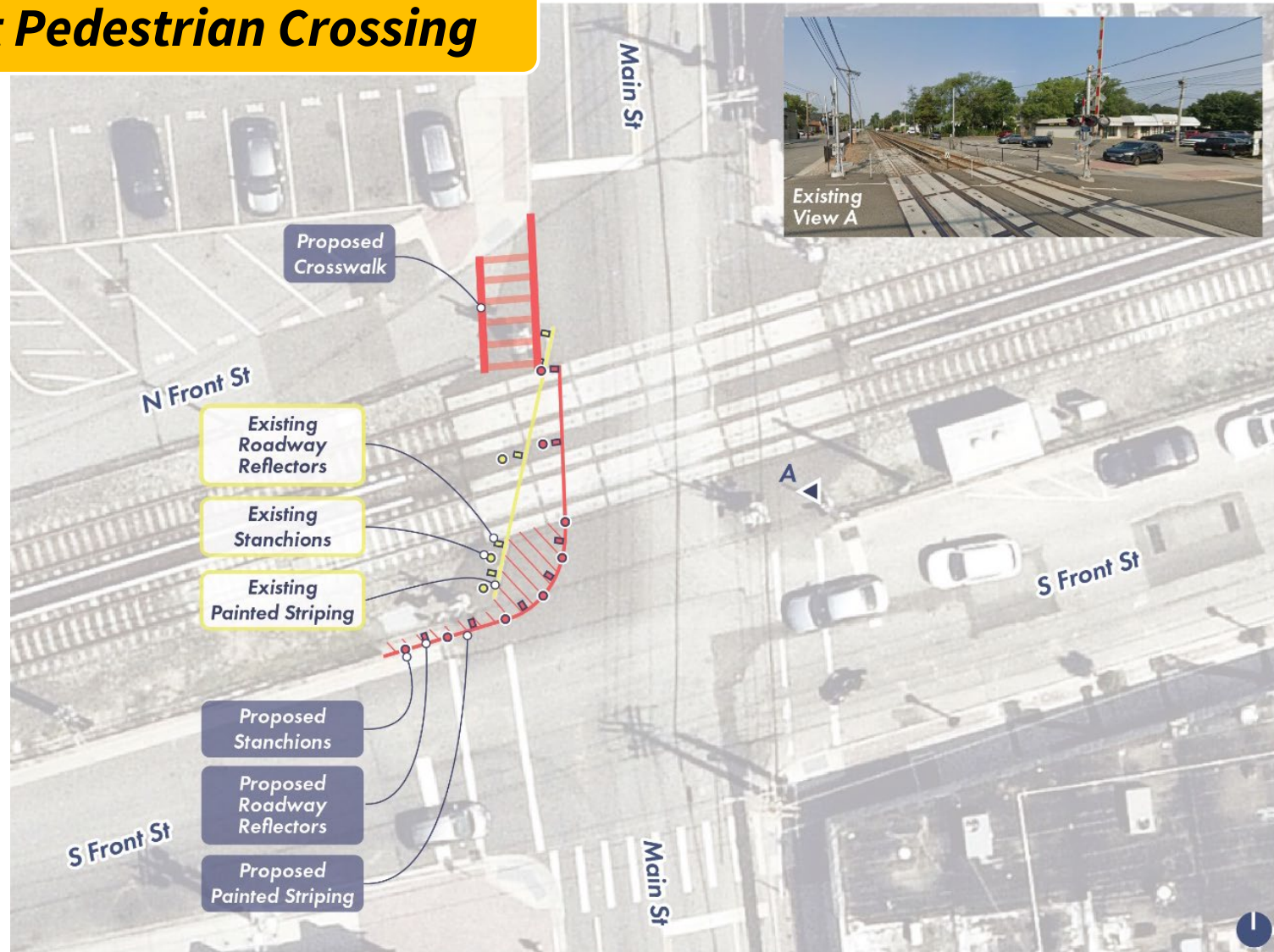
# Streetscape, Signage, Village Green

## 3a: Main Street and S. Front Street Pedestrian Crossing

- Restriping and new stanchions to better define pedestrian space and discourage speeding.
- Coordination with MTA/ NYSDOT.



*Existing Conditions*



*Restriping at Main Street and Front Street Intersection*



# Streetscape, Signage, Village Green

## 3b: Fence along S. Front Street

- Replacing fence which is in disrepair and too close to curb.
- Add 3-foot asphalt path.
- Coordination with LIRR.



Existing Conditions



Replacing Fence Along S Front St

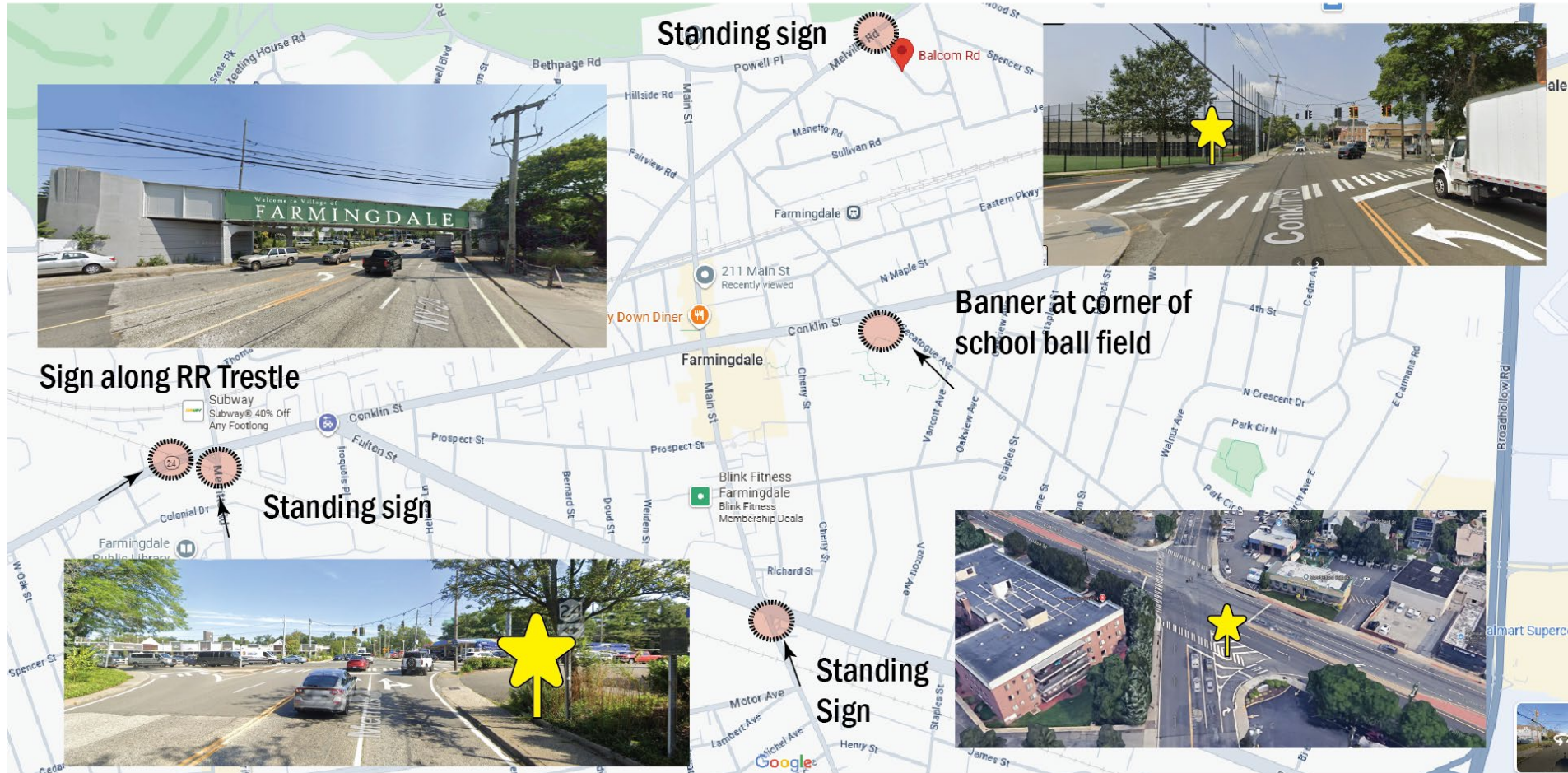


View A



# Streetscape, Signage, Village Green

## 3c: Gateway Signs at 5 Locations





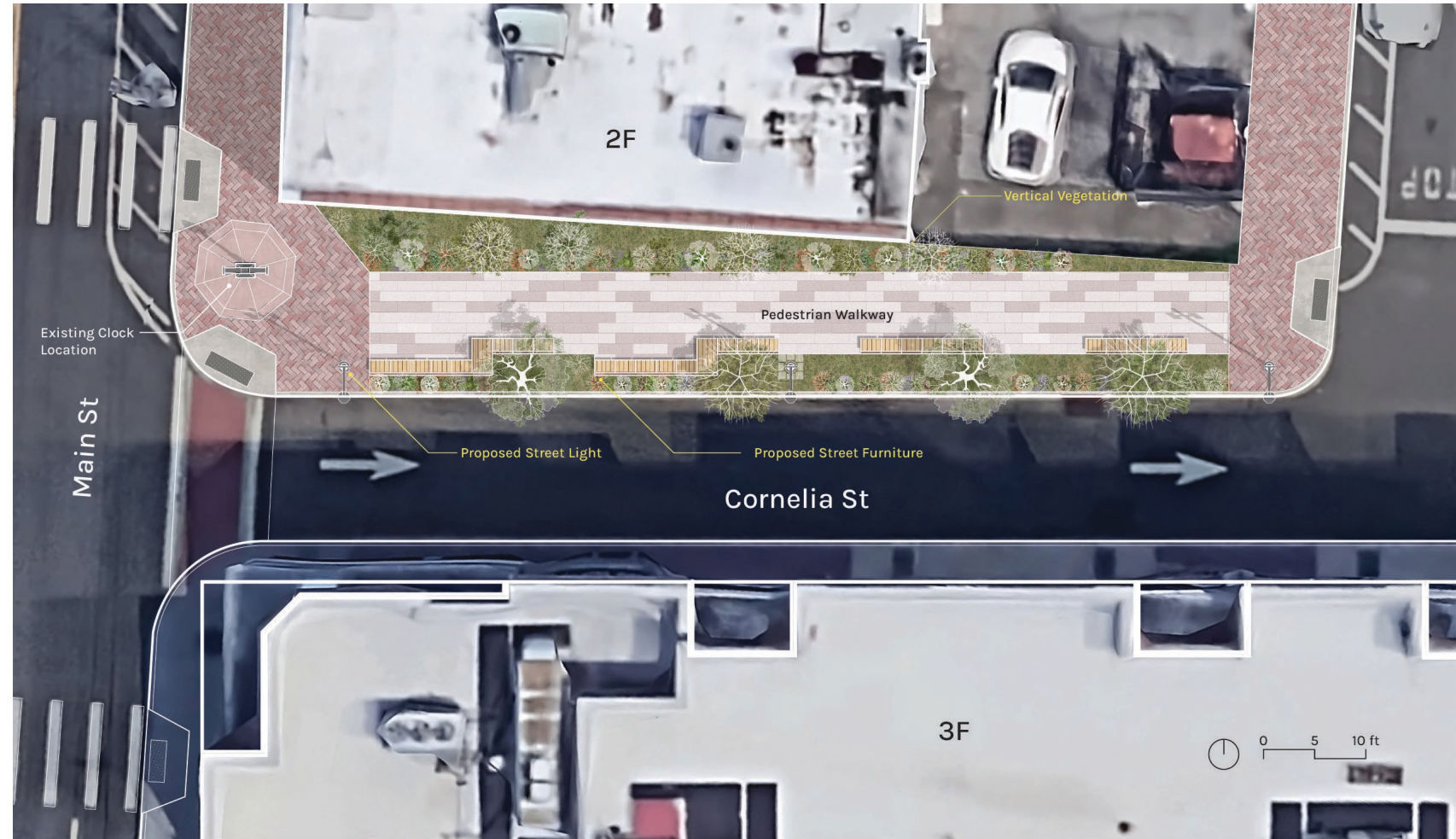
# Streetscape, Signage, Village Green

## 3d: Moby Way Plaza

- Updated curbside and pedestrian sidewalk.
- New landscaping and street furniture.



*Existing Conditions on Moby Way*



*Proposed Improvements on Moby Way*



# Streetscape, Signage, Village Green

## 3e: Village Green

- New retaining wall with plantings.
- Improved safety (from cars).
- Farmingdale signage.



*Existing Conditions at Village Green*



*Proposed Retaining Wall at Village Green*



# Fulton Street Traffic Calming



## Goal #3: Connectivity & Walkability

**Location:** Fulton St (Rt 109)

**Sponsor:** Village of Farmingdale

### Description:

- Intersection upgrades at Fulton & Main Street and Fulton & Staples Street.
- Pedestrian safety improvements.
- Requires NYSDOT approval.

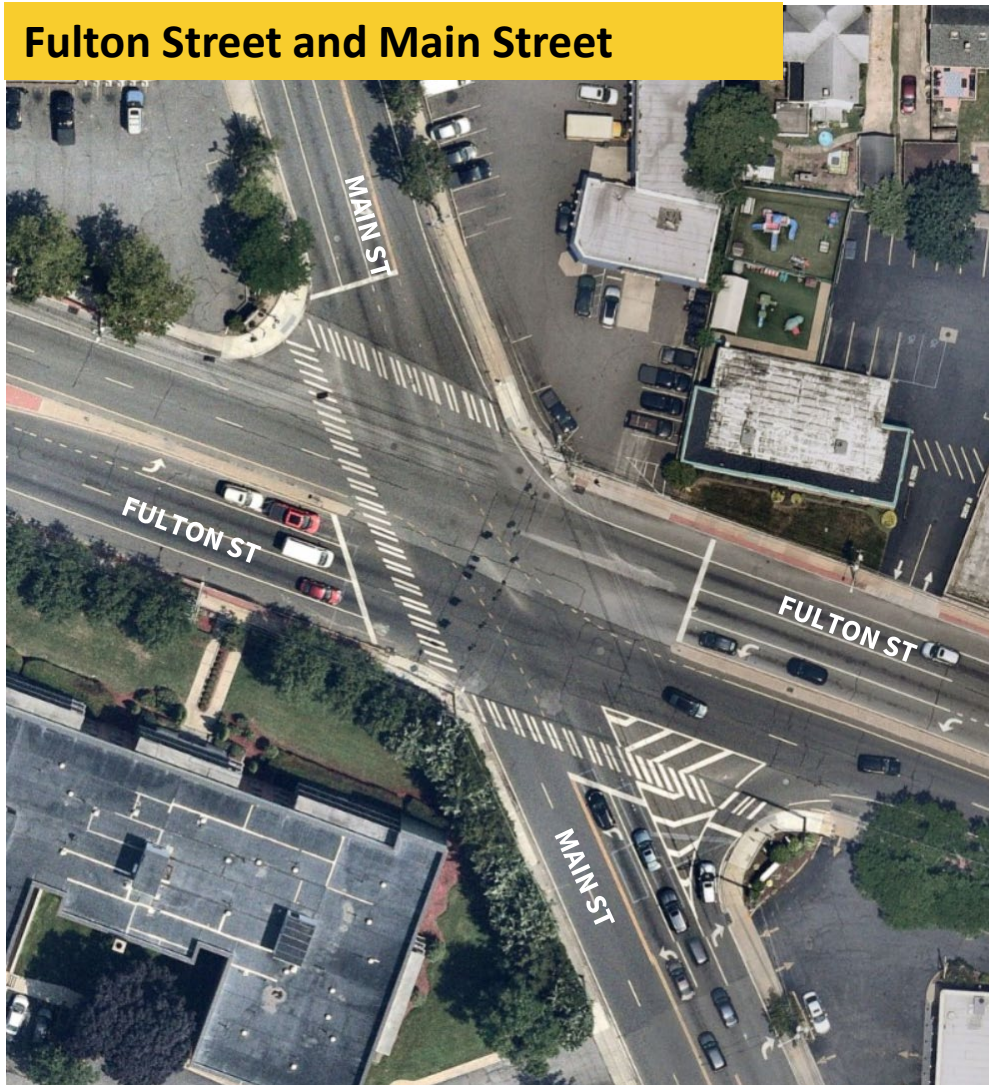
### Funding/Cost

NYF Funding	\$800,000
Other Funding	N/A
% Match	N/A
TOTAL COST	\$800,000

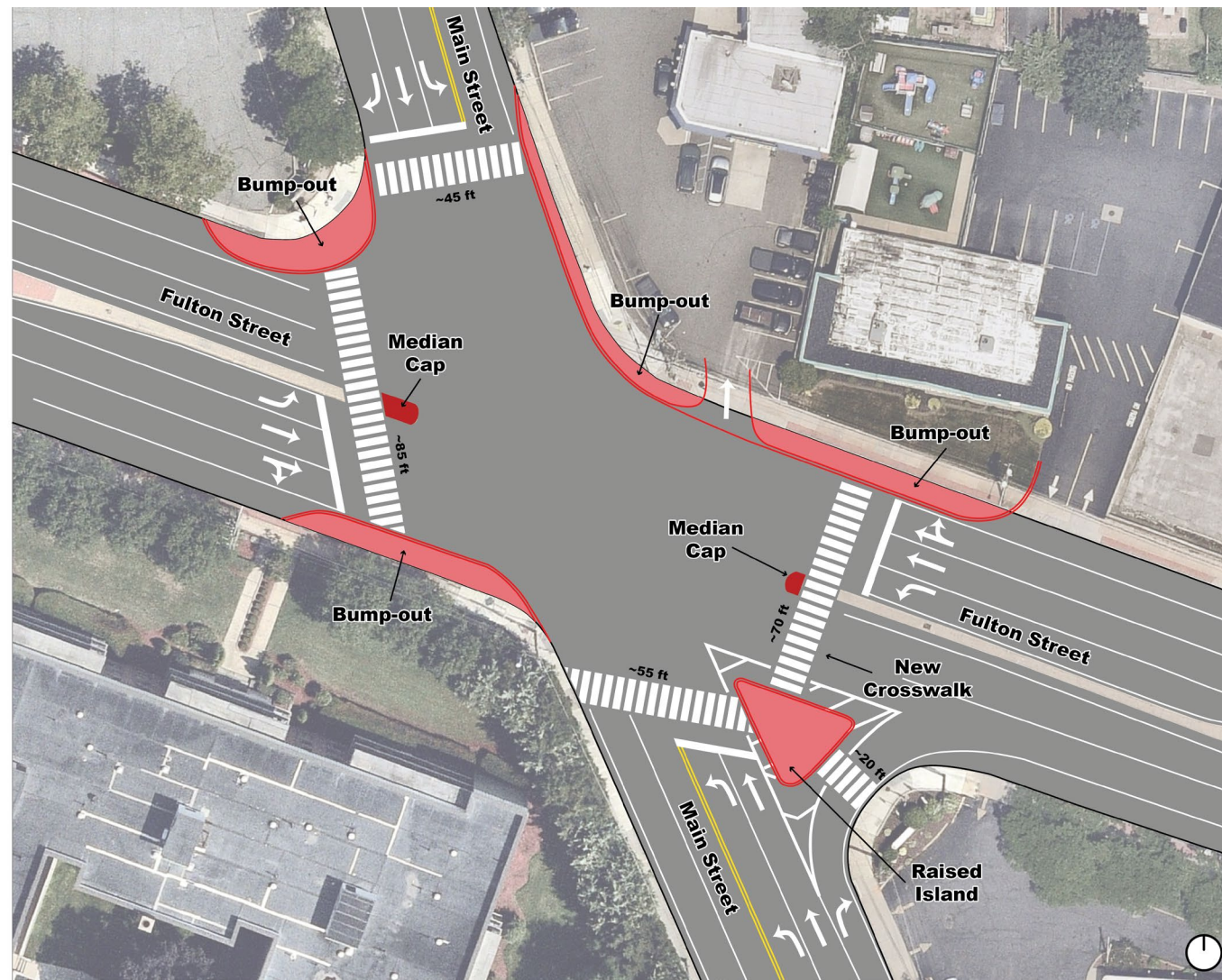


# Fulton Street Traffic Calming

## Fulton Street and Main Street



*Existing Conditions*

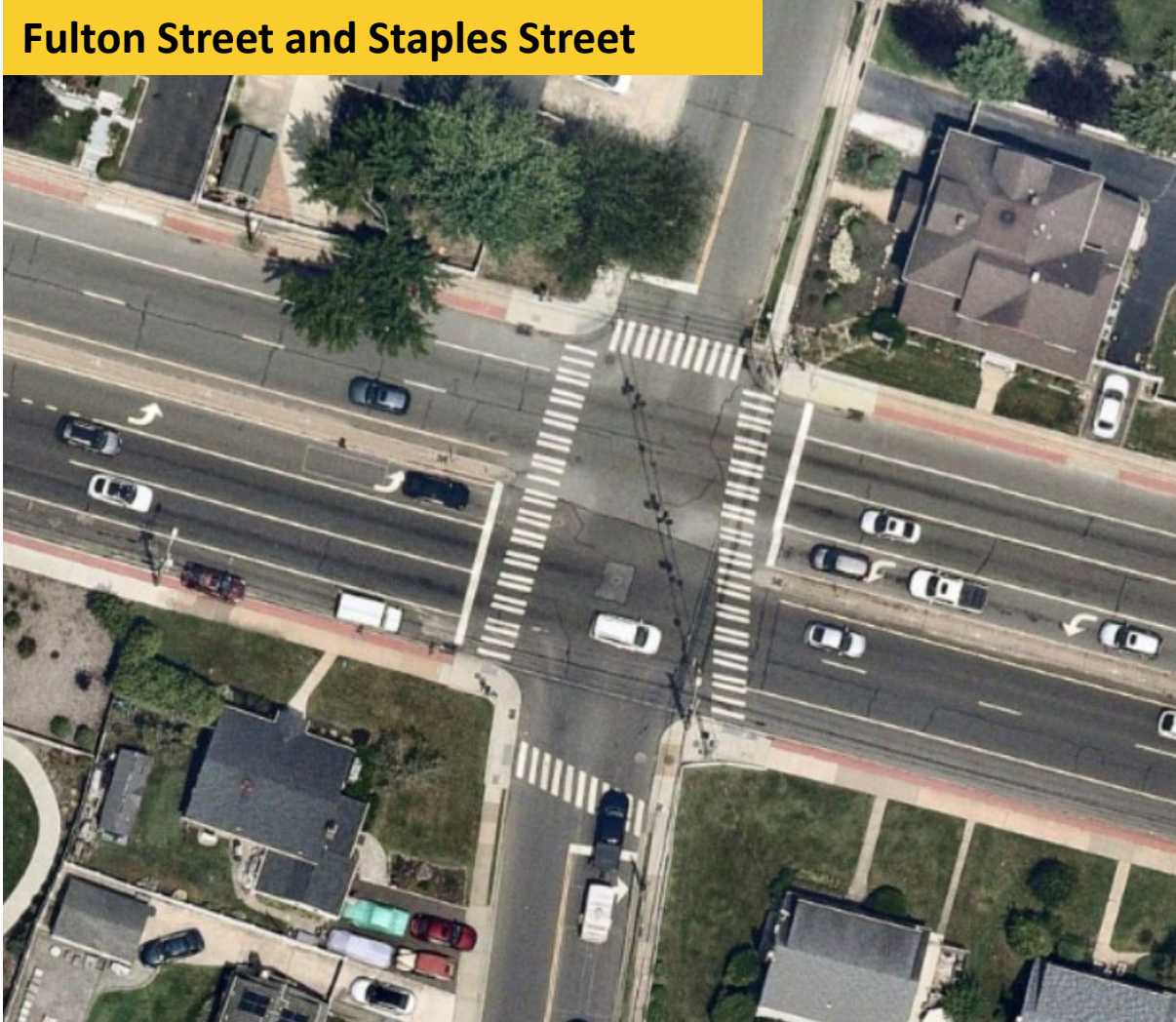


*Proposed Improvements at Fulton St & Main St*

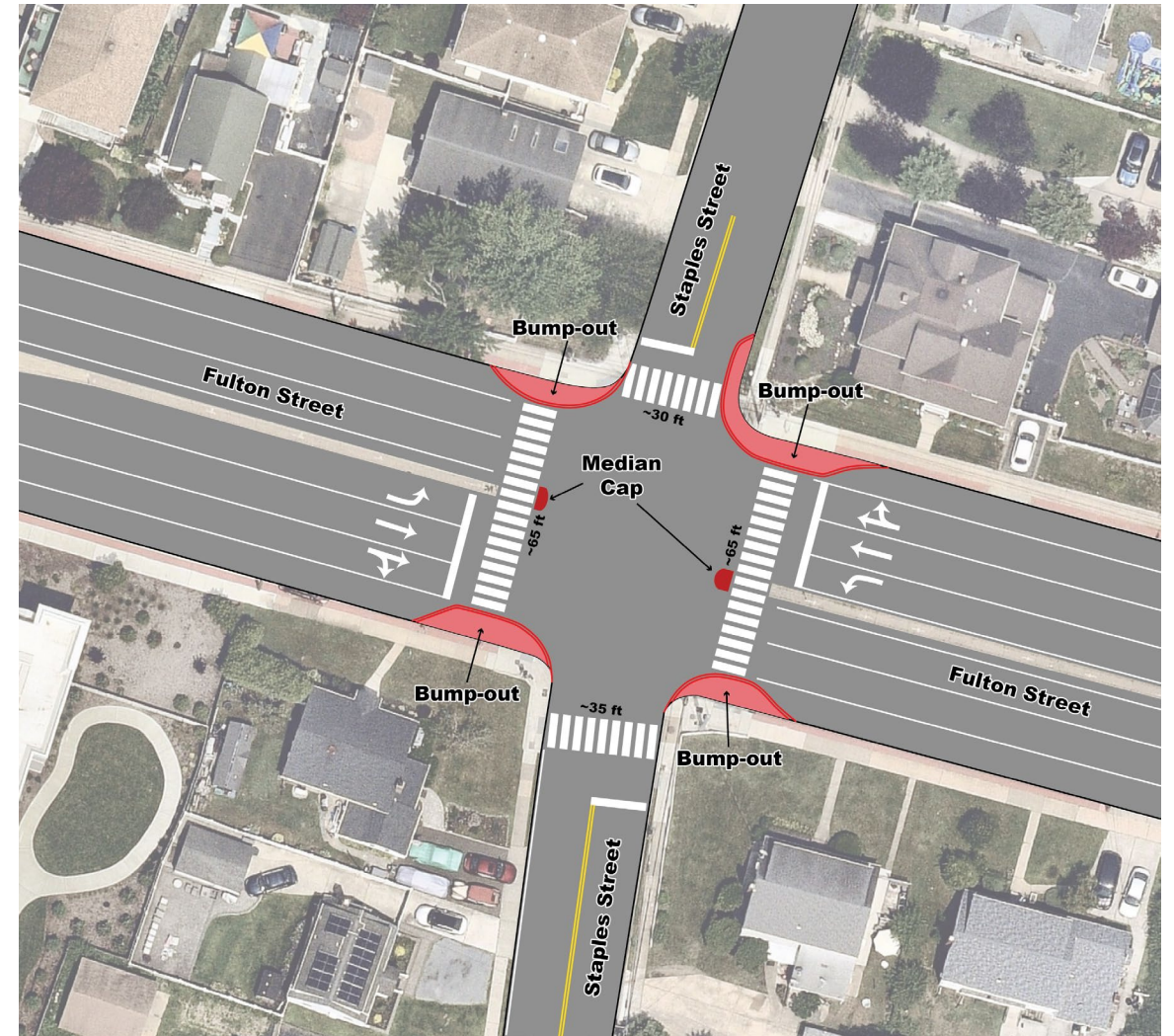


# Fulton Street Traffic Calming

## Fulton Street and Staples Street



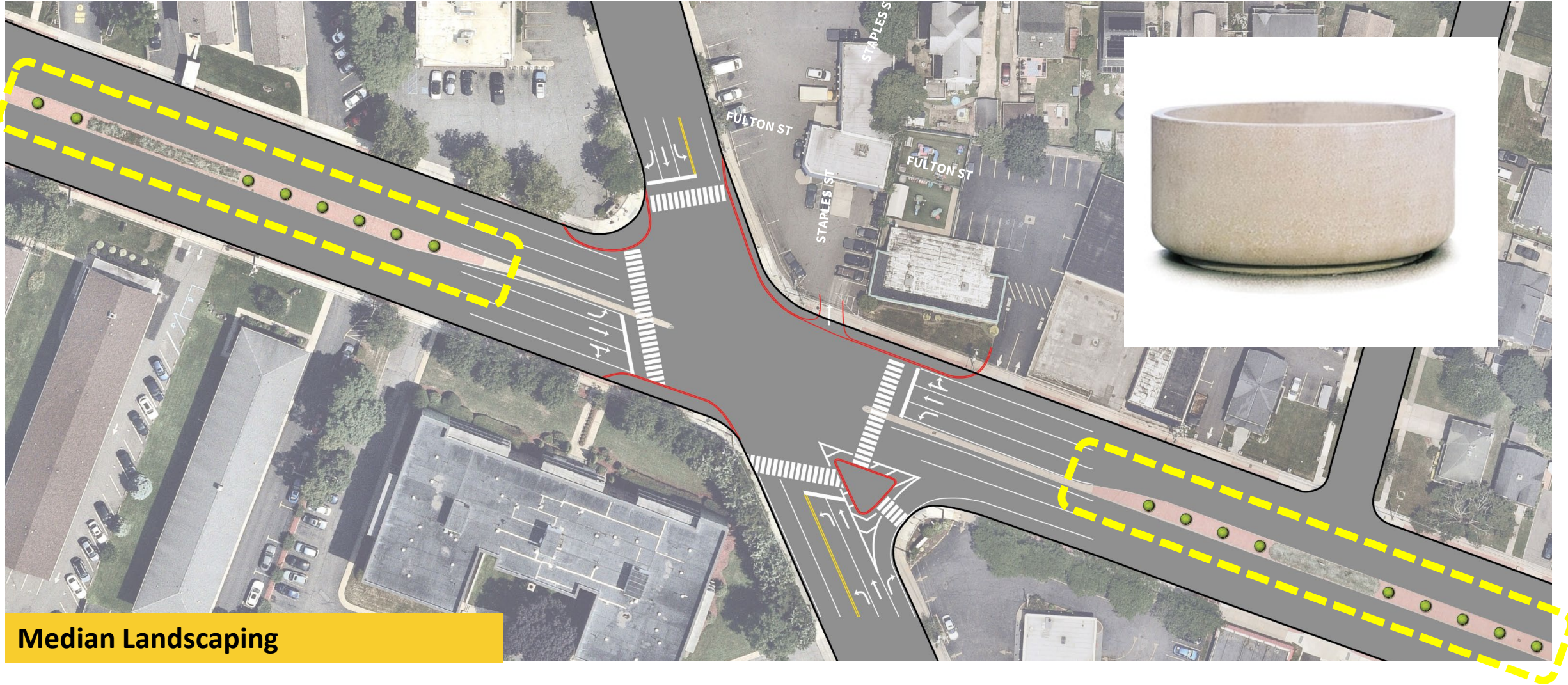
*Existing Conditions*



*Proposed Improvements at Fulton St and Staples St*



# Fulton Street Traffic Calming



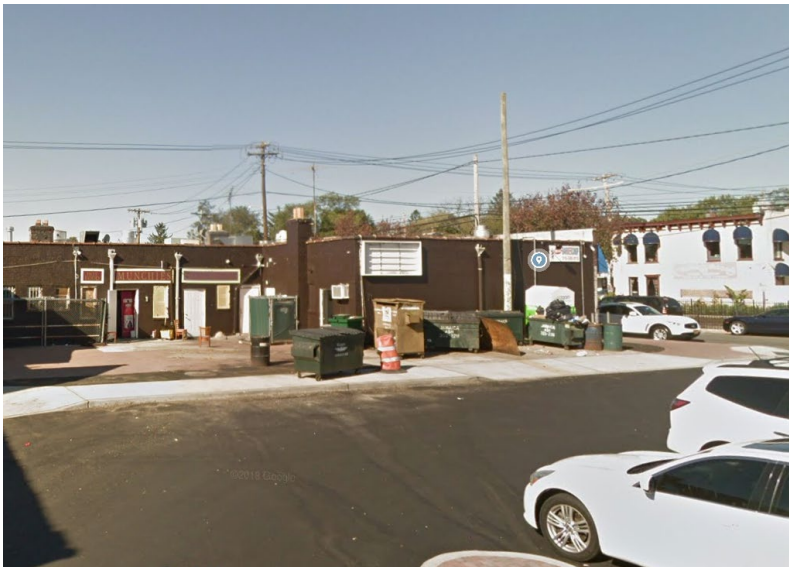


# Small Project Fund



## Design Principles for Rear Facades:

1. Fencing
2. Landscaping
3. Pergolas and Shade Structures
4. Pedestrian-scaled Lighting
5. Rear Signage
6. Utility & Dumpster
7. Rear Entrances



## Goal #1: Business Support

**Location:** Multiple Locations

**Sponsor:** Village of Farmingdale

## Description

- Funds improvements for buildings/businesses.
- Small projects (under \$75,000).
- Eligible projects: building improvements (e.g., facades, HVAC, etc.), business assistance (e.g., permanent equipment acquisition), or public art.

## Funding/Cost

NYF Funding	\$600,000
Other Funding	N/A
% Match	N/A
<b>TOTAL COST</b>	<b>\$600,000</b>

# Private Projects



# Lithology Brewing



*Existing Conditions*



*Concept (in progress)*



*Concept (in progress)*

## Goal #1: Business Support

**Location:** 211A Main Street

**Sponsor:** Kevin Cain, Owner of Lithology Brewing

## Description

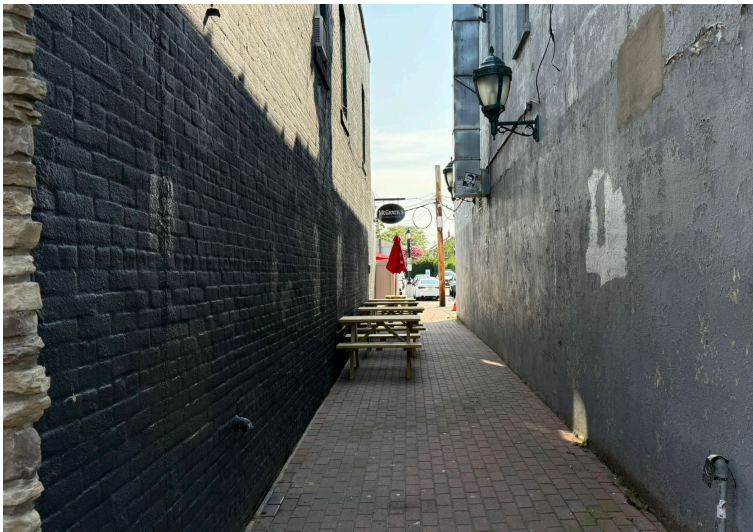
- Façade improvements & new brick.
- Garage style roll up window.
- Outdoor patio space.
- Addition of a small kitchen space.
- Upgrades to HVAC System.

## Funding/Cost

NYF Funding	\$112,363
Other Funding	\$25,000
% Match	18%
<b>TOTAL COST</b>	<b>\$137,363</b>



# 7 L.I. McGrath's



Existing Conditions



Concept (in progress)

## Goal #1: Business Support

**Location:** 217 Main Street

**Sponsor:** Richard Chlystun;  
Ross Finn, Business Partner

### Description

- Energy efficient doors/windows, appliances, plumbing, and HVAC system.
- Solar panels (supplemental funding).
- New paint and lighting in alleyway.

### Funding/Cost

NYF Funding	\$150,000
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Other Funding	\$57,000
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% Match	28%
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<b>TOTAL COST</b>	<b>\$207,000</b>
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# 8 The Barnyard



Existing Conditions



Concept (in progress)

## Goal #1: Business Support

**Location:** 261 Main Street

**Sponsor:** Xiomara & Dominique Romain, Co-Owners

### Description

- Installation of energy-efficient HVAC system.
- Updated exterior awnings, signage, and lighting.
- Replacement of windows and doors.

### Funding/Cost

NYF Funding	\$75,000
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Other Funding	\$25,000
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% Match	25%
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<b>TOTAL COST</b>	<b>\$100,000</b>
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# Croxley's



Existing Conditions

## Goal #1: Business Support

**Location:** 190 Main Street

**Sponsor:** Chris Werle, Owner;  
Holly Pulis; Business Bookkeeper

### Description

- Tinted windows for energy-efficiency.
- New awnings.
- New sanitizer walk in box.
- Updated security system.

### Funding/Cost

NYF Funding	\$95,000
Other Funding	\$31,000
% Match	25%
<b>TOTAL COST</b>	<b>\$126,200</b>



# Zuzu on Main



Existing Conditions

## Goal #1: Business Support

**Location:** 202 Main Street

**Sponsor:** Chris Werle, Owner;  
Holly Pulis; Business Bookkeeper

### Description

- Install a water circulating tower.
- Install new water lines.
- New rack on roof for water tower.
- Addition of a higher capacity water heater.

### Funding/Cost

NYF Funding	\$81,000
Other Funding	\$27,000
% Match	25%
<b>TOTAL COST</b>	<b>\$108,000</b>



# **Project Workstations**



# WE WANT TO HEAR FROM YOU!

## Objectives


- Provide feedback/comments on the project boards
- Please be specific with comments.
- If you do not like something, tell us why
- Representatives are available to answer questions.


Report back will follow the Open House exercise.

**How should Long Beach spend NY Forward Funding?**

**Goal 2** Establish Downtown Long Beach as a year-round regional destination

**2A** **Develop a Commercial Building with Performing Spaces**

**Existing Conditions:** 

**Future Rendering:** 

**Project Sponsor:** Alex Lechtung, Project Manager; Brooke Robyn, Chairman & Lisa Brommelyn, Co-Directors and Co-Owners of LB Dance, LLC (DBA "The Dance Loft")

**Project Type:** Private Project

**Location:** 180 E Park Ave

**Cost Estimate:**  
NYF Request: \$1,050,000  
Other Funding: \$4,685,000  
Total: \$5,735,000 (18% NYF Funding)

**Project Description:** Lot was formerly the NuClear Dry Cleaners. Ground floor will be subdivided into multiple retail spaces. Second floor will be a mixed-use performing arts rehearsal & performance space, including the Dance Loft.

NYF funding requested for remediation and construction of the building at target, performance space equipment and fit-out and signage.

**Comments?**

*Not Feasible* (yellow sticky)

*Example of the lot for the building is in a bad area. It's not a good location for a commercial building.* (orange sticky)

*It's a good location for a commercial building.* (orange sticky)

*Developing an existing lot, which is a good location for a commercial building.* (purple sticky)

*NO. A 2nd floor which may take time to plan for.* (orange sticky)

*YES* (yellow sticky)

*YES* (yellow sticky)


*NO* (yellow sticky)


*YES* (yellow sticky)

*YES* (yellow sticky)

*YES* (yellow sticky)

**2B** **Improve the Library Auditorium to Become a Modern, Multi-Purpose Performance Space**

**Existing Conditions:** 

**Future Rendering:** 

**Project Sponsor:** Thomas Wojciechowski, Project Coordinator at LBPL; Tara Lannen-Stanton, Library Director

**Project Type:** Non-Profit Improvement

**Location:** Long Beach Public Library, Main Library, 131 W Park Ave

**Cost Estimate:**  
NYF Request: \$320,000  
Other Funding: \$60,000  
Total: \$380,000 (84% NYF Funding)

**Project Description:** Proposal to renovate the library's auditorium to a true professional-level performance space. The project would include replacement of stage, audio, lighting, visual and streaming improvements; updated "Green Room" to be a multi-purpose/ available for creative endeavors including music and podcast recording.

**Comments?**

*YES* (yellow sticky)

*YES* (yellow sticky)

*YES* (yellow sticky)

*YES* (yellow sticky)

*Maybe* (yellow sticky)

*YES* (yellow sticky)

*As is will support the project.* (orange sticky)

City of Long Beach  
NY Forward

NEW YORK  
STATE OF  
NEW YORK  
NY Forward

Long Beach



**What's Next?**



# NEXT STEPS

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## Upcoming LPC Meetings

11 AM-1 PM at Village Hall

- LPC Meeting 5: Wednesday, October 15, 2025
- LPC Meeting 6: TBD in November



Visit the Farmingdale NYF website to send comments:  
[FarmingdaleNYF.com](https://FarmingdaleNYF.com)



Send us an email: [FarmingdaleNYF@gmail.com](mailto:FarmingdaleNYF@gmail.com)



SCAN TO VISIT THE  
FARMINGDALE NYF WEBSITE!