

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

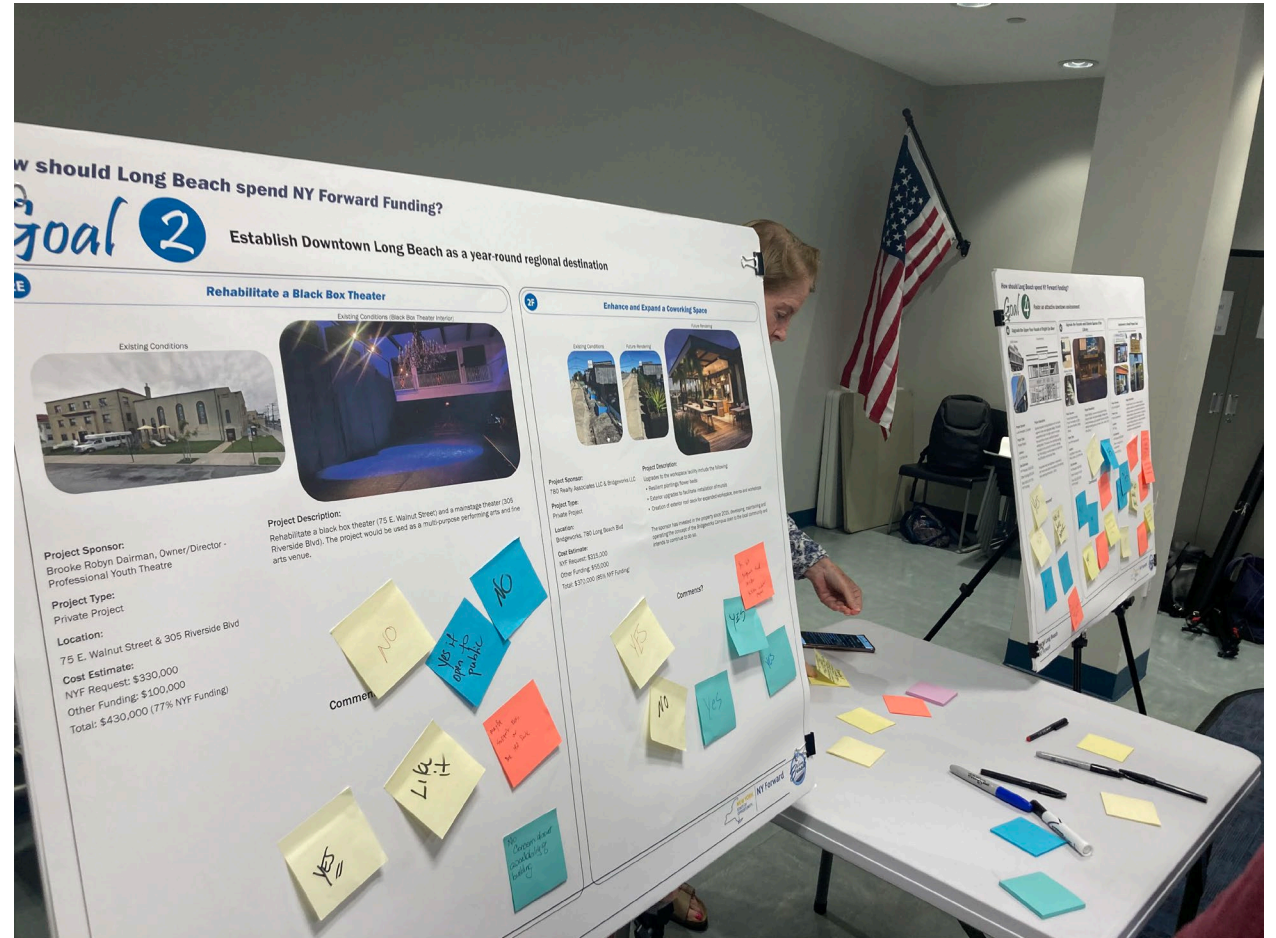
FARMINGDALE AWARDED \$4.5 MILLION!



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

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

LPC Co-chairs

Mayor Ralph Ekstrand, *Village of Farmingdale*

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

LPC Members

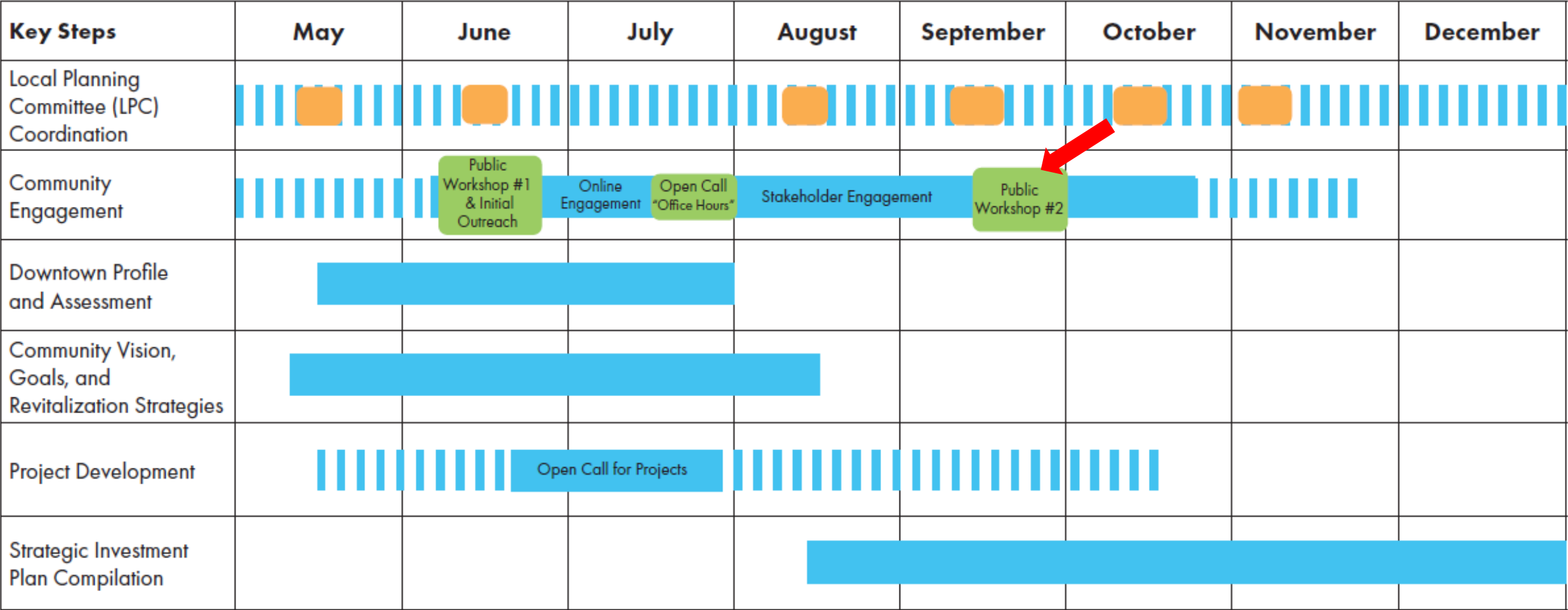
Anthony Bartone
Adrienne Esposito
William Sklar
Debbie Podolski
Chris Werle

George Graf
Eric Anderson
Joseph Staudt
Nick DeVito
Paul Defendini



NYF Program Overview

NYF TIMELINE



LPC Meetings

Community Engagement Events

NYF GOALS



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



Grow the local property tax base



Encourage the reduction of greenhouse gas emissions

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**

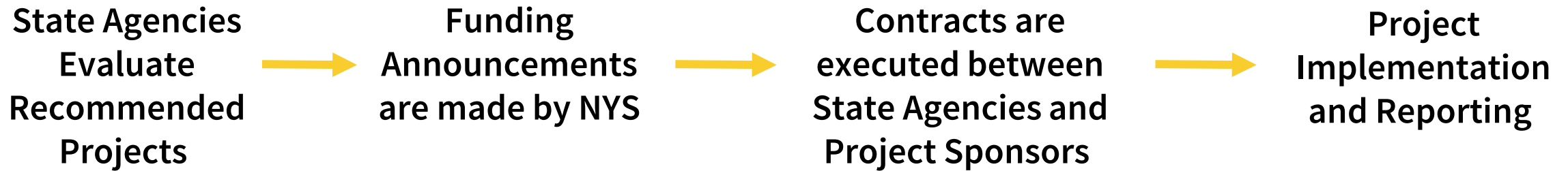
Long Island Regional Economic Development Council



NY Forward

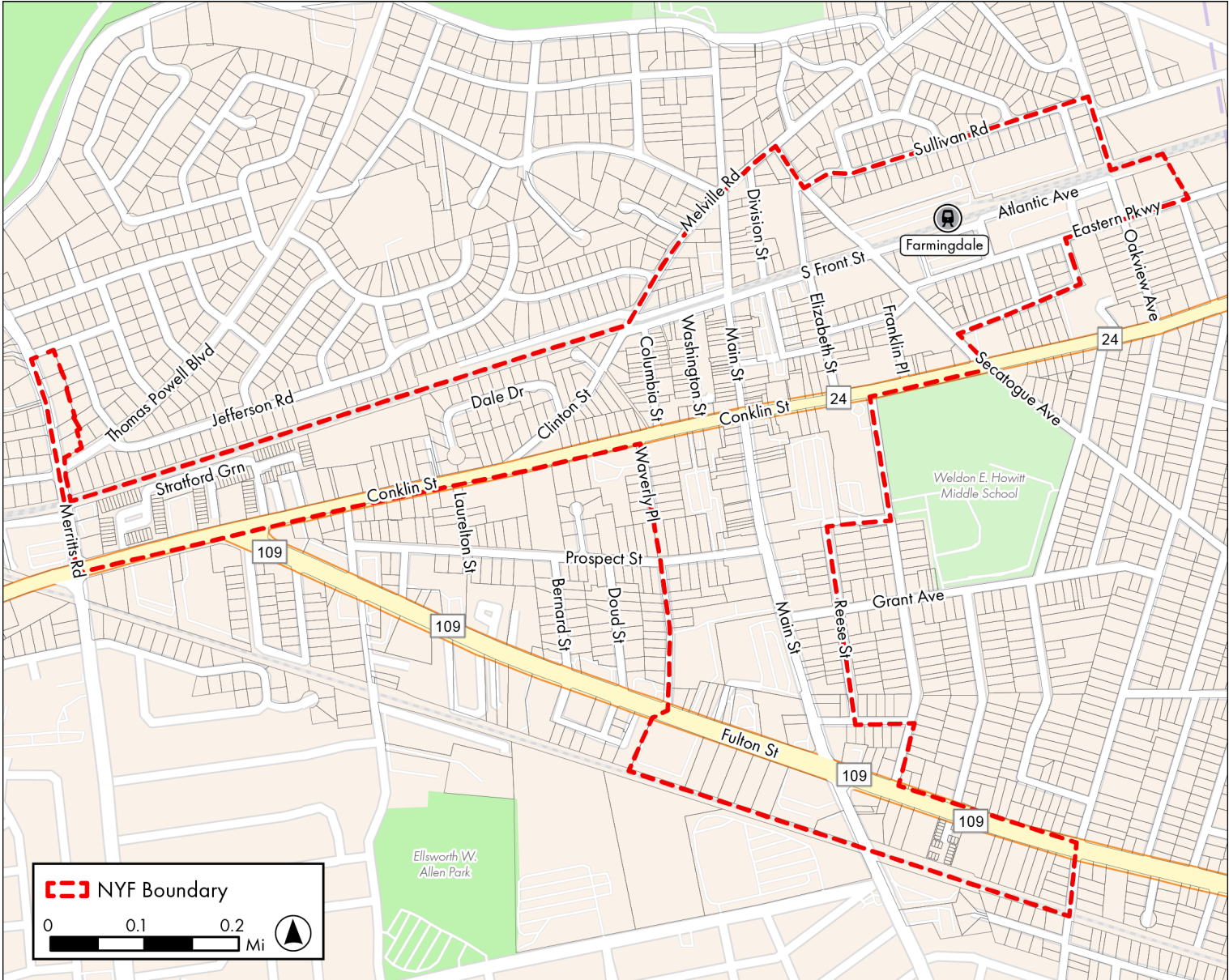
December 2023

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!

Concert venue

Posted by Chris 2 months ago

Small concert venue for local original/cover bands to perform. Something similar to mulchays in Wantagh.

ARTS & CULTURE

1 Likes 1 Comments

Opportunity for an Enhancing Green Space

Posted by Danielle 3 months ago

As we continue to build in the area, the possibility for outdoor, environmental enhancements becomes less and less. I would love to see a green space, whether it's a garden, park, etc. This space invites the community to gather. People of all walks of life would be able to take advantage of a space such as this. It could allow for recreational opportunities which may positively impact residents physical health. Plus such spaces could have positive natural results such as enhancing air quality...

ENVIRONMENT & SUSTAINABILITY

2 Likes 0 Comments

Virtual Ideas Wall

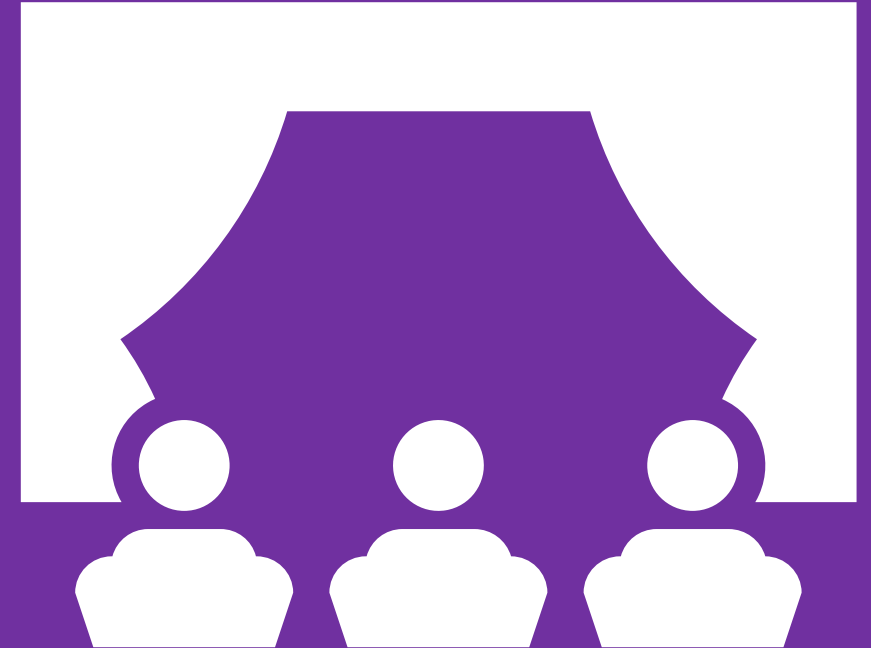
VISION FOR DOWNTOWN FARMINGDALE

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.



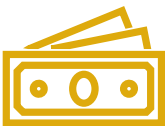
Project Readiness

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

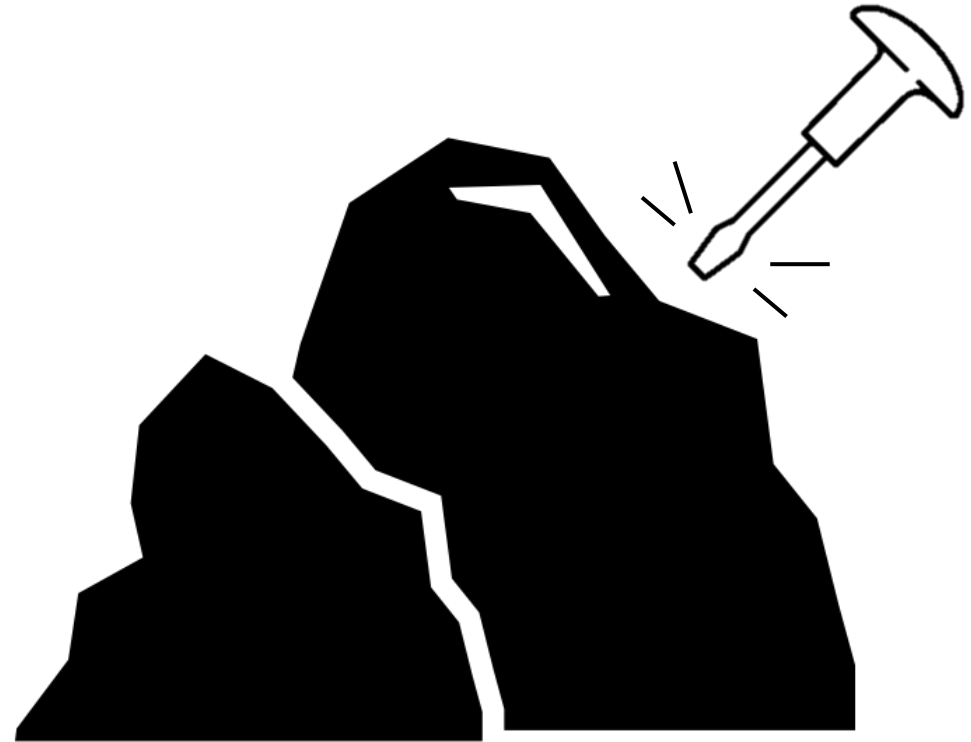
Projects must result in benefits to the community, beyond just the project developer, such as additional economic activity and improved quality of life.



Public Support

DETERMINING THE SLATE OF PROJECTS

- **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%
TOTAL COST	\$4,500,000

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**

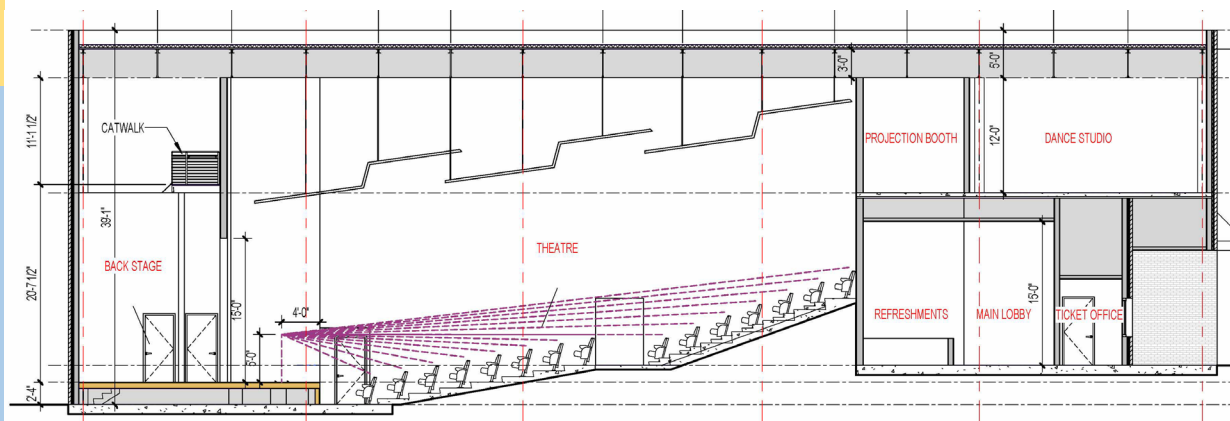
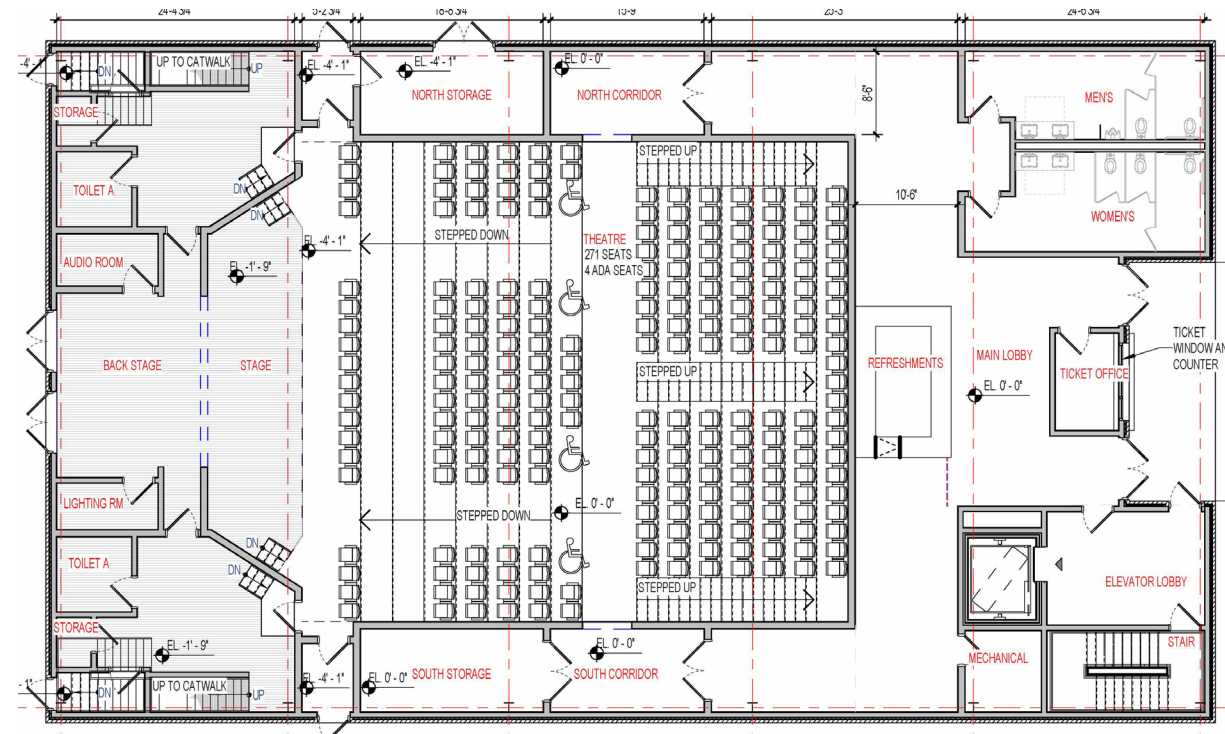
Suffolk Theatre, Riverhead – 300
 Cinema Arts Centre, Huntington – 300
 Bay Street, Sag Harbor – 299
 Greenport Theatre, Greenport – 299
Proposed Farmingdale Theater - 275
 Boulton Theatre, Bay Shore – 261
 The Argyle, Babylon – 250

**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

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%
TOTAL COST	\$1,000,000

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
TOTAL COST	\$500,000

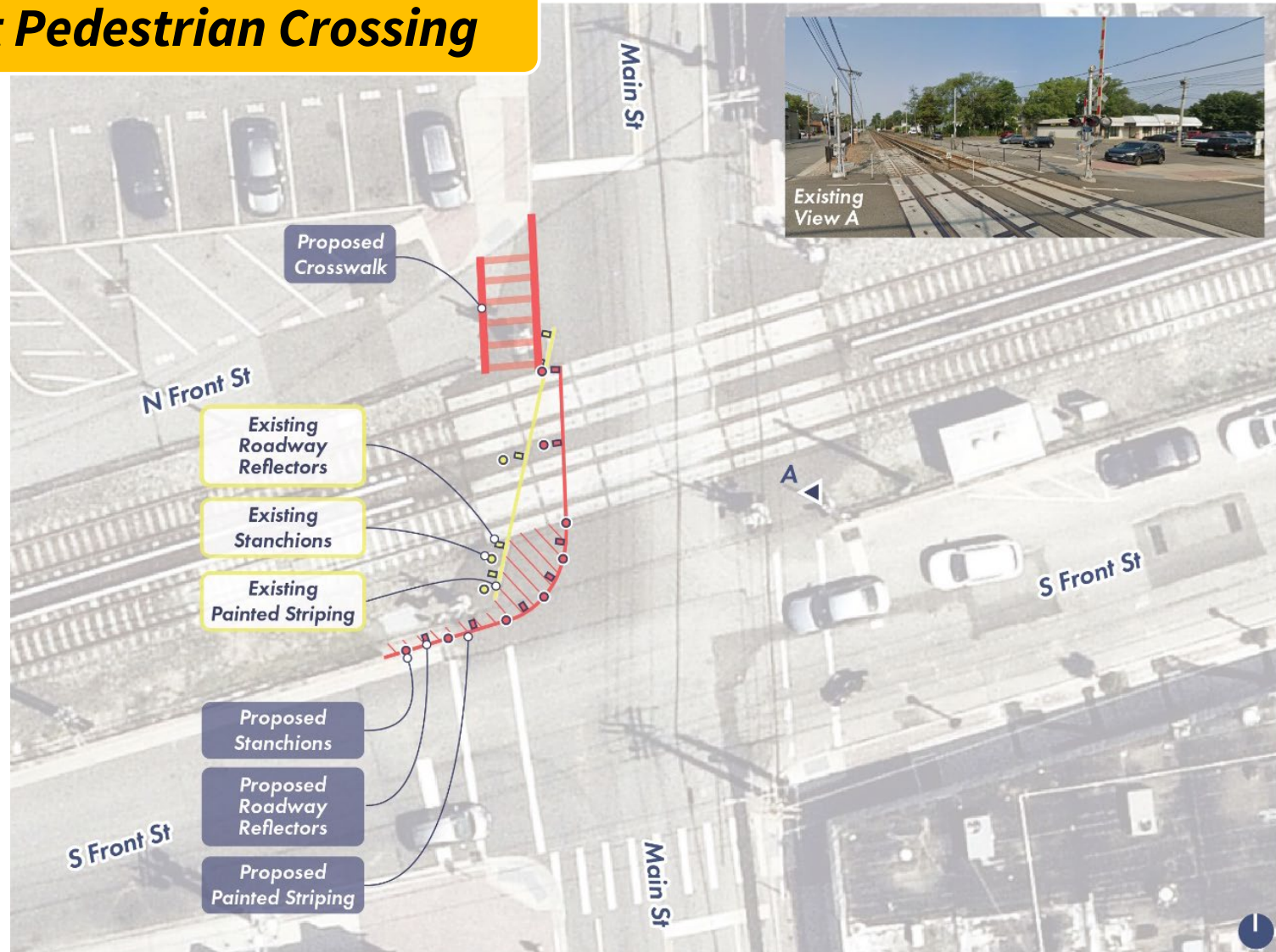
Streetscape, Signage, Village Green

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.



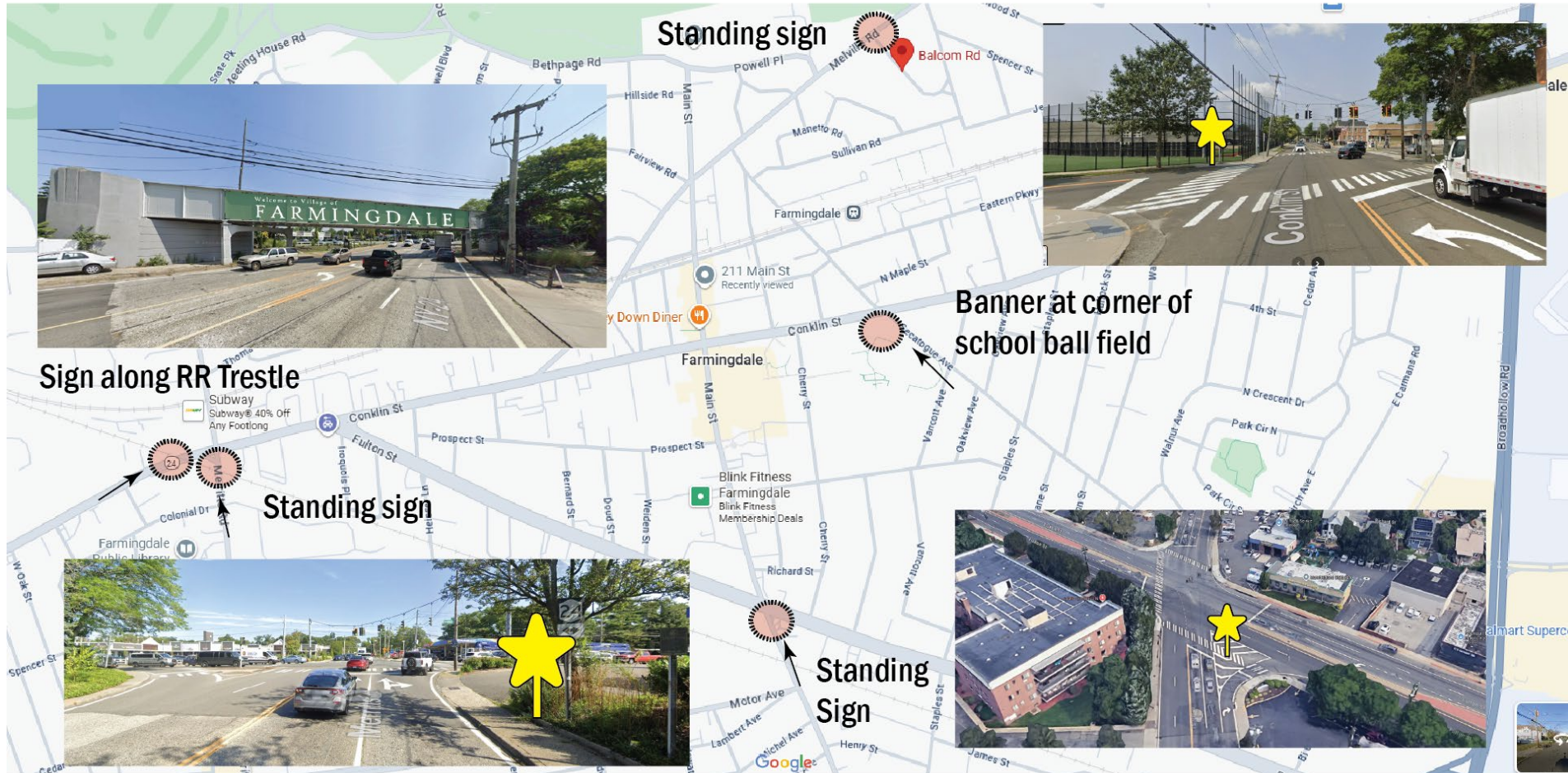
Existing Conditions



Replacing Fence Along S Front St

Streetscape, Signage, Village Green

3c: Gateway Signs at 5 Locations



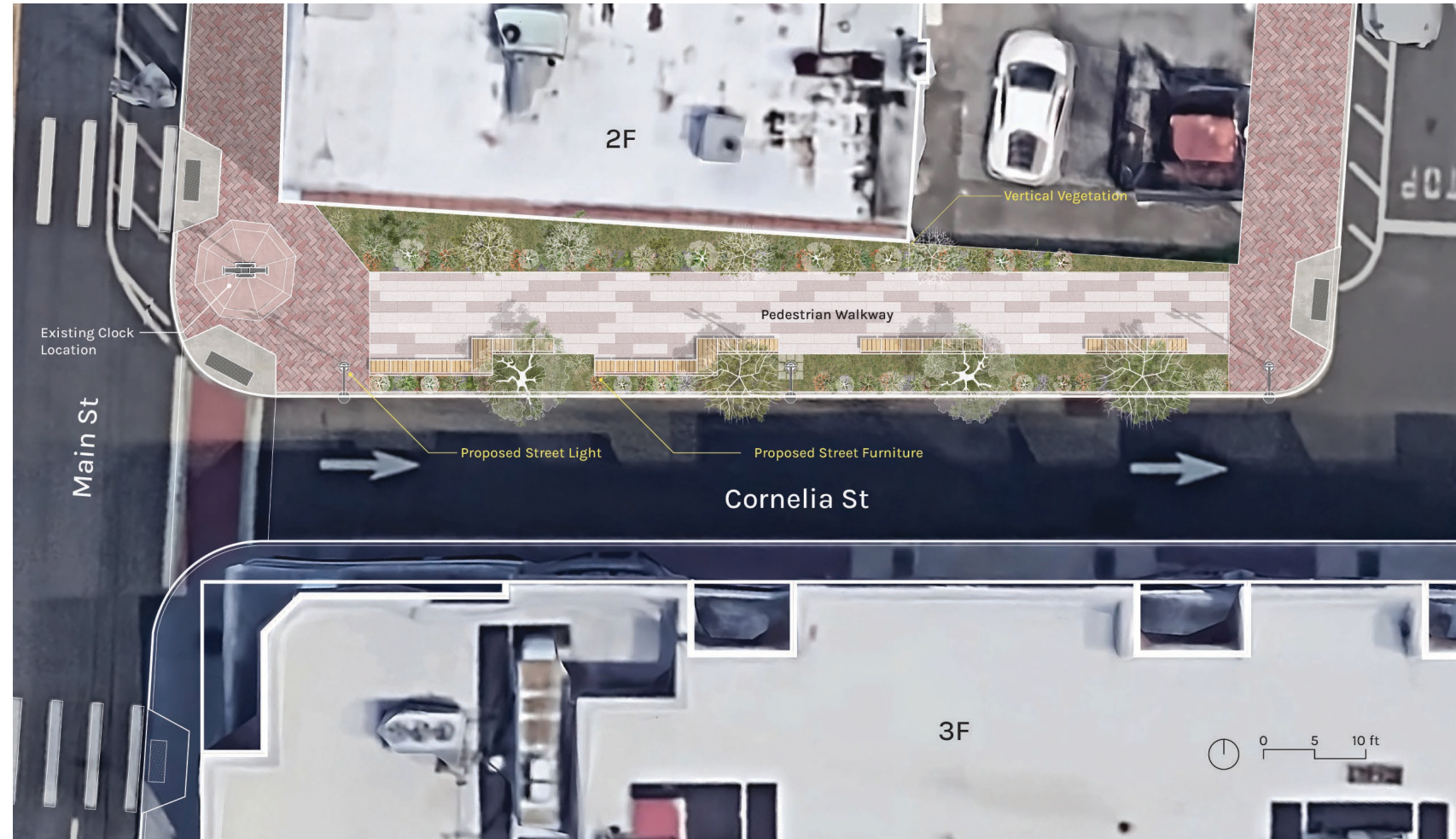
Streetscape, Signage, Village Green

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:

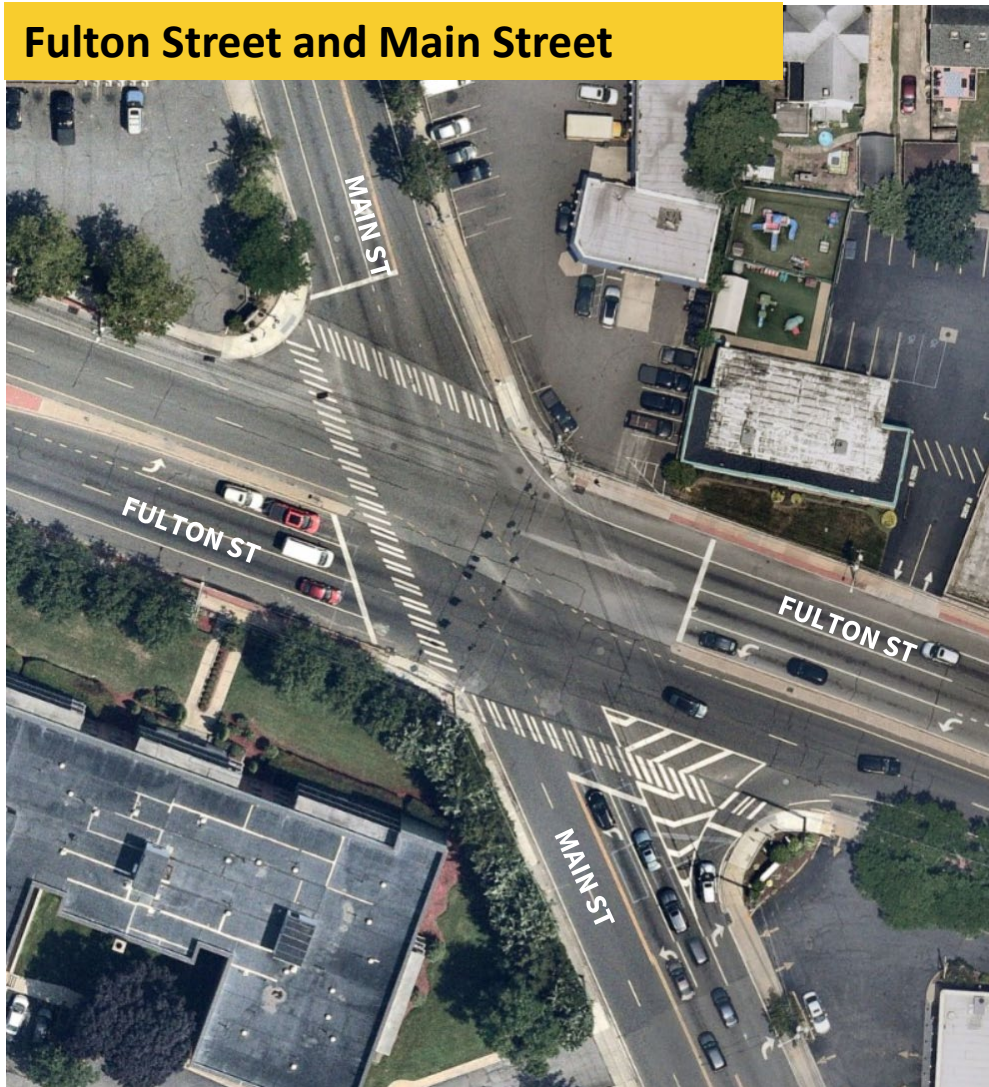
- Intersection upgrades at Fulton & Main Street and Fulton & Staples Street.
- Pedestrian safety improvements.
- Requires NYSDOT approval.

Funding/Cost

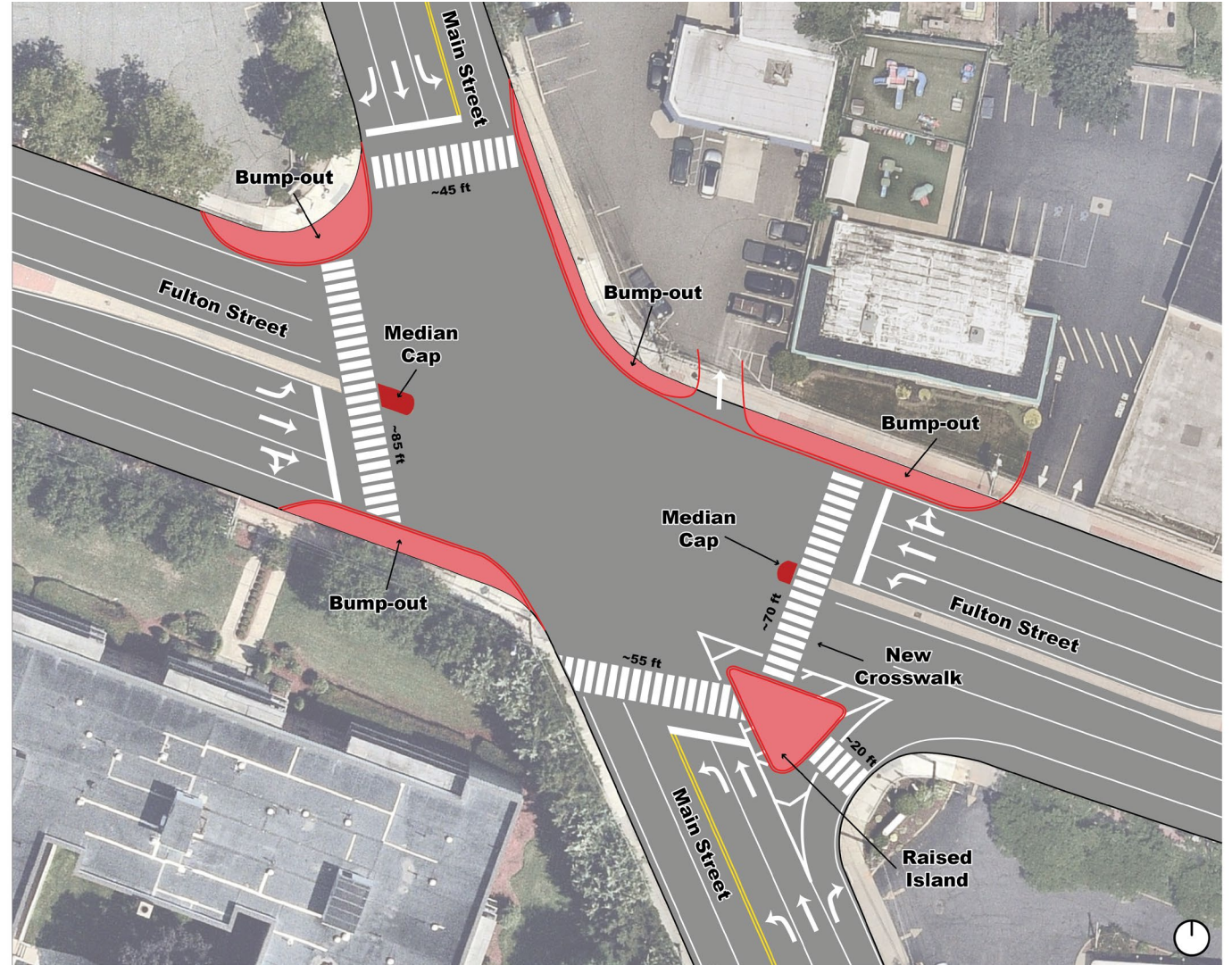
NYF Funding	\$800,000
Other Funding	N/A
% Match	N/A
TOTAL COST	\$800,000

Fulton Street Traffic Calming

Fulton Street and Main Street



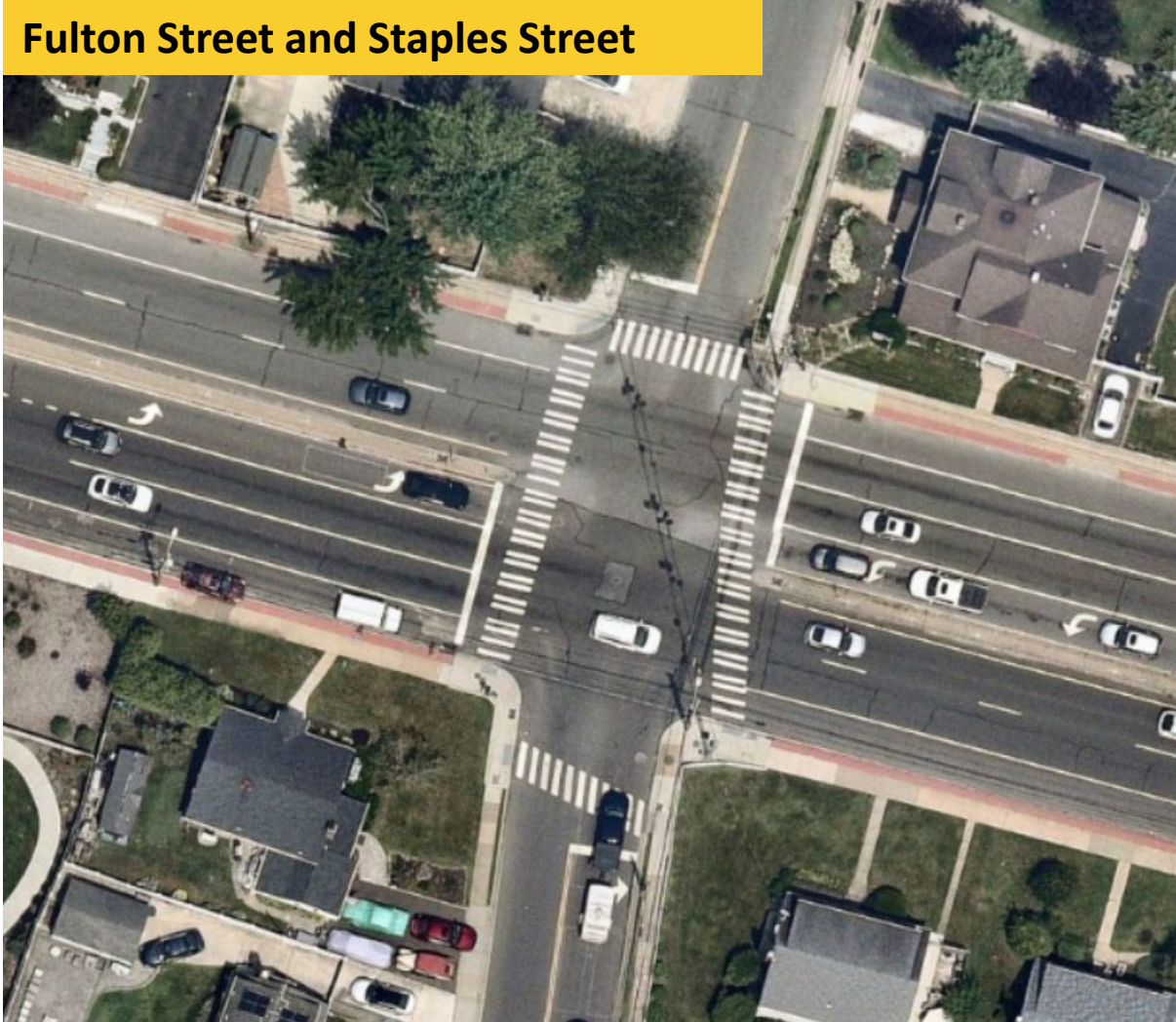
Existing Conditions



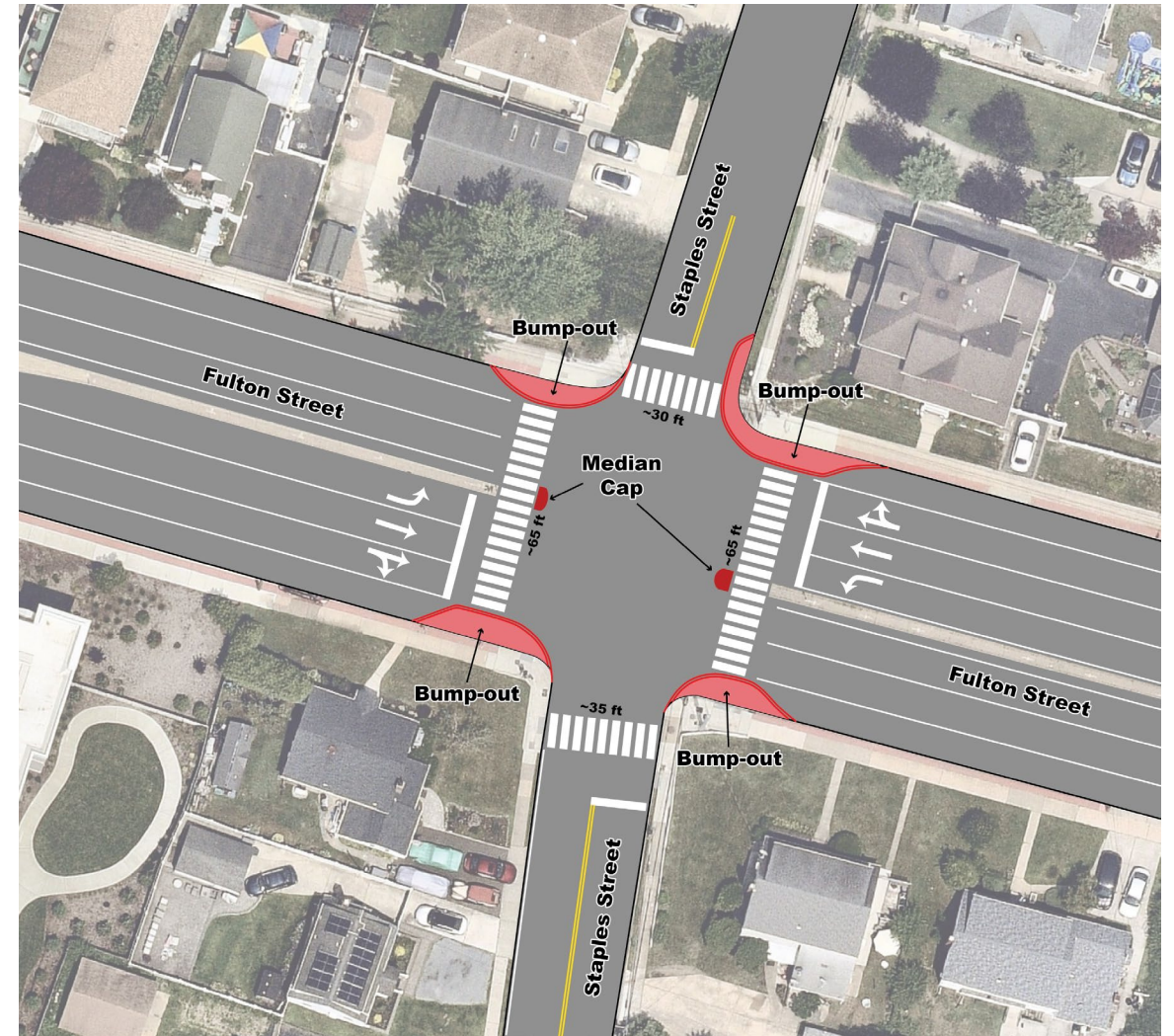
Proposed Improvements at Fulton St & Main St

Fulton Street Traffic Calming

Fulton Street and Staples Street

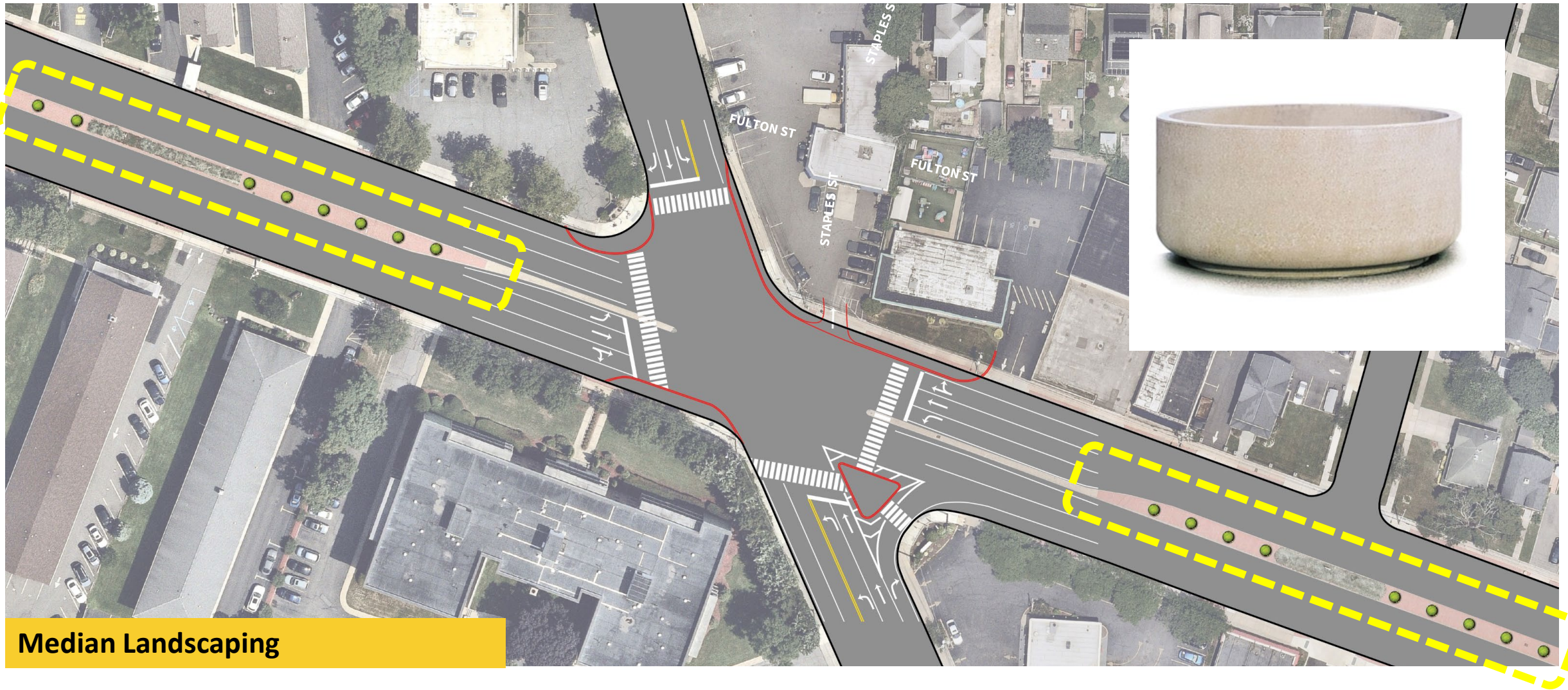


Existing Conditions



Proposed Improvements at Fulton St and Staples St

Fulton Street Traffic Calming

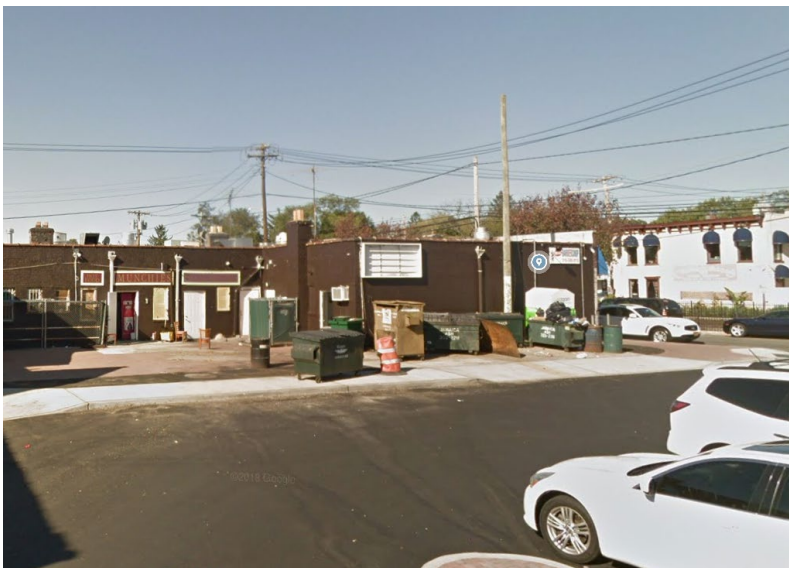


Small Project Fund



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
TOTAL COST	\$600,000

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

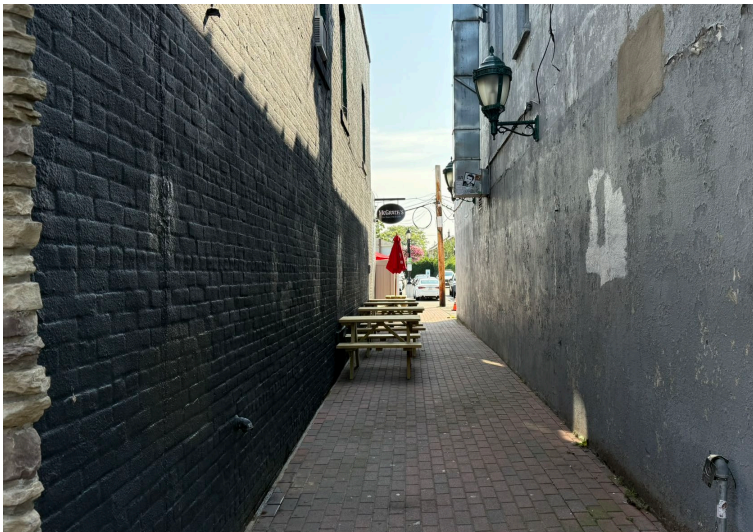
Description

- 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%
TOTAL COST	\$137,363

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
Other Funding	\$57,000
% Match	28%
TOTAL COST	\$207,000

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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TOTAL COST	\$100,000
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Croxley's



Existing Conditions

Goal #1: Business Support

Location: 190 Main Street

Sponsor: Chirs 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%
TOTAL COST	\$126,200

Zuzu on Main



Existing Conditions

Goal #1: Business Support

Location: 202 Main Street

Sponsor: Chirs 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%
TOTAL COST	\$108,000



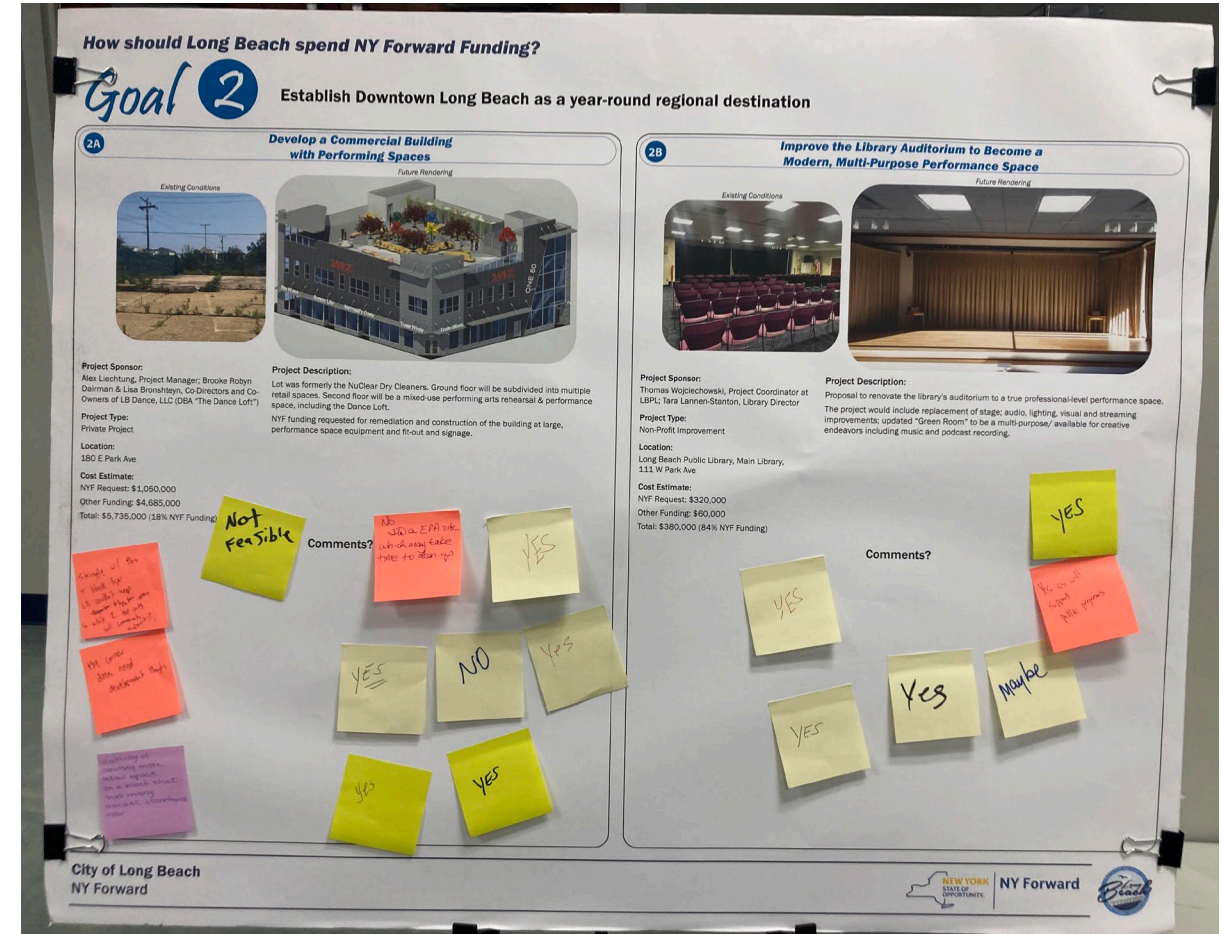
Project Workstations

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.





What's Next?

NEXT STEPS

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



Send us an email: FarmingdaleNYF@gmail.com



SCAN TO VISIT THE
FARMINGDALE NYF WEBSITE!