

Farmingdale- NY Forward (NYF)

Local Planning Committee Meeting #3

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



**Department
of State**

**Downtown
Revitalization
Initiative**

NY Forward

WELCOME!

LPC Meeting Ground Rules

- LPC Meetings are meant to be working sessions of the LPC.
- The public is welcome to observe, and there will be an opportunity for public comments at the end.

We want to hear from you! How to get involved:



Visit the Farmingdale NYF website to send comments:
FarmingdaleNYF.com



Send us an email: FarmingdaleNYF@gmail.com



There will be a public workshop on September 17, 2025.



**SCAN TO VISIT THE
FARMINGDALE NYF WEBSITE!**

AGENDA

- 01. Introductions & Code of Conduct
- 02. Planning Process & Engagement Updates
- 03. Vision, Goals and Revitalization Strategies
- 04. Project Evaluation Criteria Recap
- 05. Open Call for Projects Summary & Discussion
- 06. What's Next?
- 07. Public Comment

NYF TEAM

State Agency Team

Department of State

Pape Cissé

Rachel Bruce

Empire State Development

Cara Longworth

Brandon Gimpelman

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

Suzanne Goldberg

Eshti Sookram

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

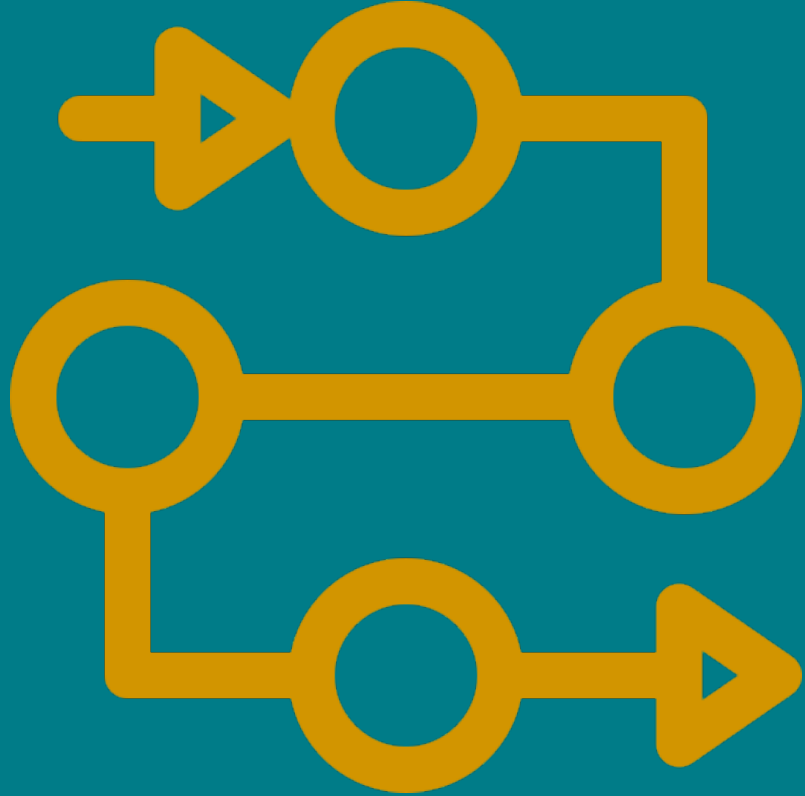
George Graf
Eric Anderson
Joseph Staudt
Nick DeVito
Paul Defendini

CODE OF CONDUCT

Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote on that project. For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project.

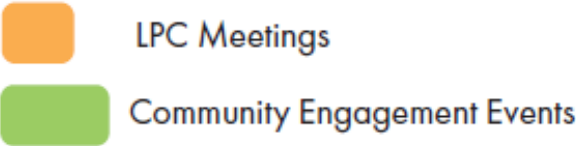
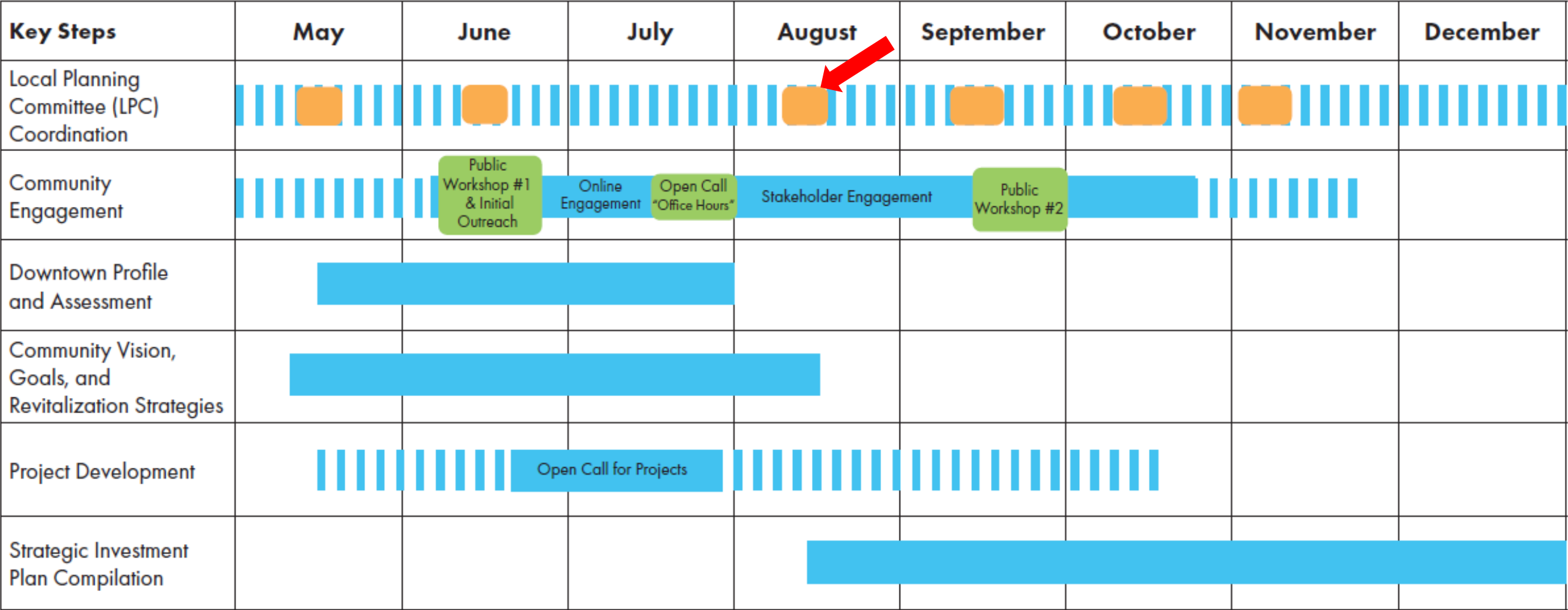
The conflicts of interest we have on file include (insert list of LPC members names, affiliation, and project with the conflict). Do any LPC members need to make a disclosure to the Committee? (Pause for additional disclosures.) Thank you.

Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussion or voting on the project.



Planning Process & Engagement Updates

NYF Timeline



PUBLIC WORKSHOP #1 SUMMARY

WHAT'S WORKING WELL:

- Walkable downtown
- Village Green
- Community events
- Mix of restaurants & shops
- Updated streetscape & signage
- Community feel
- 1,600+ existing parking spaces
- Historic preservation

WHAT NEEDS IMPROVEMENT:

- Parking shortages
- Truck traffic
- Pedestrian safety from parking lots
- Limited public transit
- Not enough business variety
- Aesthetics behind Main Street
- Desire for more affordable ownership options (e.g., condos)

FUTURE OPPORTUNITIES:

- Theater/cultural center
- Family & youth activities
- Bookstore, bakeries, & cafés
- Greenery, art, & lighting in alleyways
- Shelter & lighting at LIRR
- Traffic studies
- Signage for parking & events
- Mixed-use buildings on Main Street
- Downtown shuttle service



Updated Vision, Goals, & Revitalization Strategies

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.

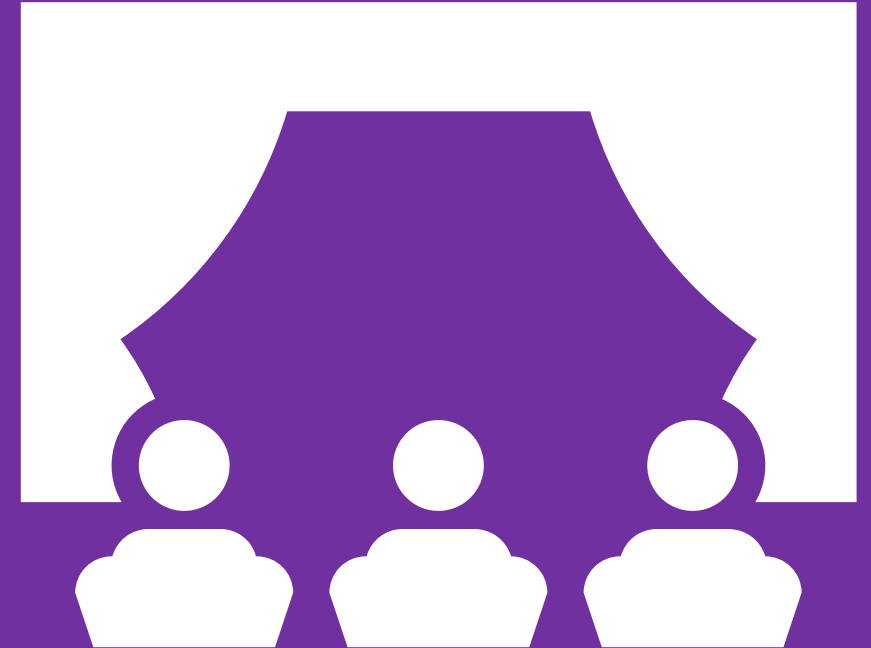
GOAL #1: Support Local Businesses and Foster Economic Vitality

- 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.



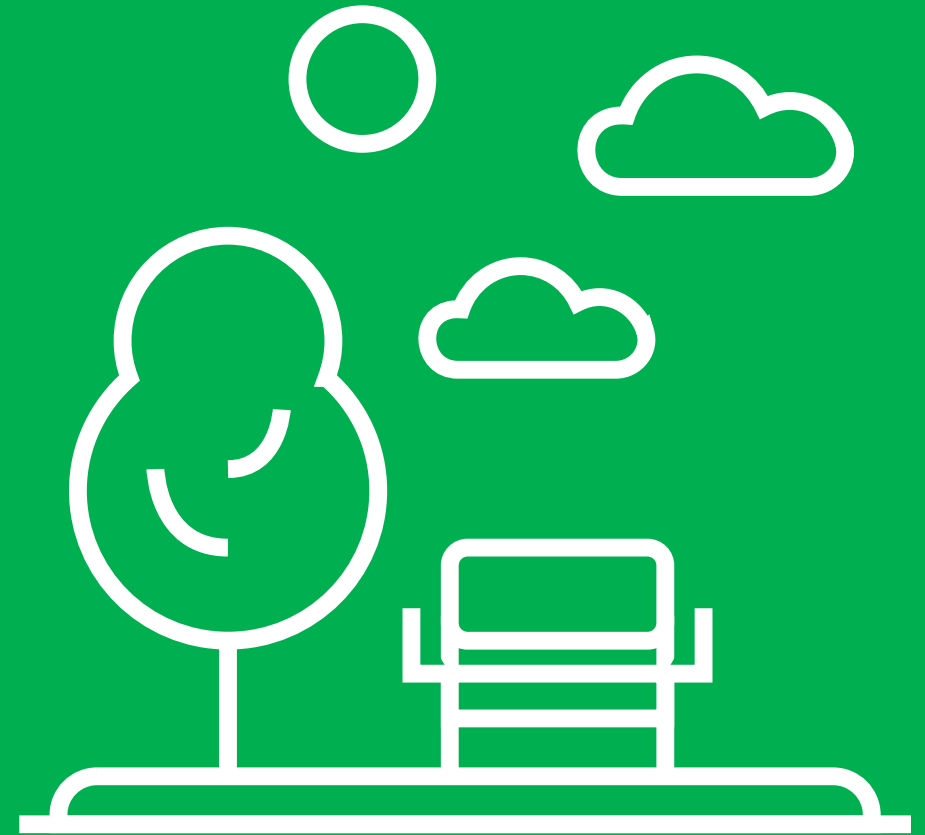
GOAL #2: Expand Community Events and Arts & Cultural Opportunities

- 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 #3: 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.





Project Evaluation Criteria Recap

ELIGIBLE PROJECT TYPES



Public Improvement Projects

Streetscape and transportation improvements, recreational trails, new and upgraded parks, plazas, public art, green infrastructure, and other public realm projects.



New Development and/or Rehabilitation of Existing Downtown Buildings

Development and redevelopment of real property for mixed-use, commercial, residential, not for profit, or public uses. Development / redevelopment should result in employment opportunities, housing choices or other community services.



Small Project Grant Fund

A locally managed matching small project fund (up to \$600,000) for small downtown projects, such as façade improvements, building renovations, business assistance, or public art.



Branding and Marketing

Downtown branding and marketing projects that target residents, tourists, investors, developers and visitors.

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.



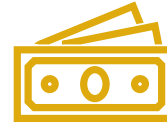
Project Readiness

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.

CONSIDERATIONS FOR EVALUATION

For all potential NYF Projects

- Farmingdale has a limited amount of funding—not every project will be funded.
- Looking for projects that are shovel-ready.
- Project details will be refined.
- Awarded funds are reimbursable so projects should have financing commitments secured or be able to demonstrate path to securing financing.

TARGET FOR MATCHING FUNDS?

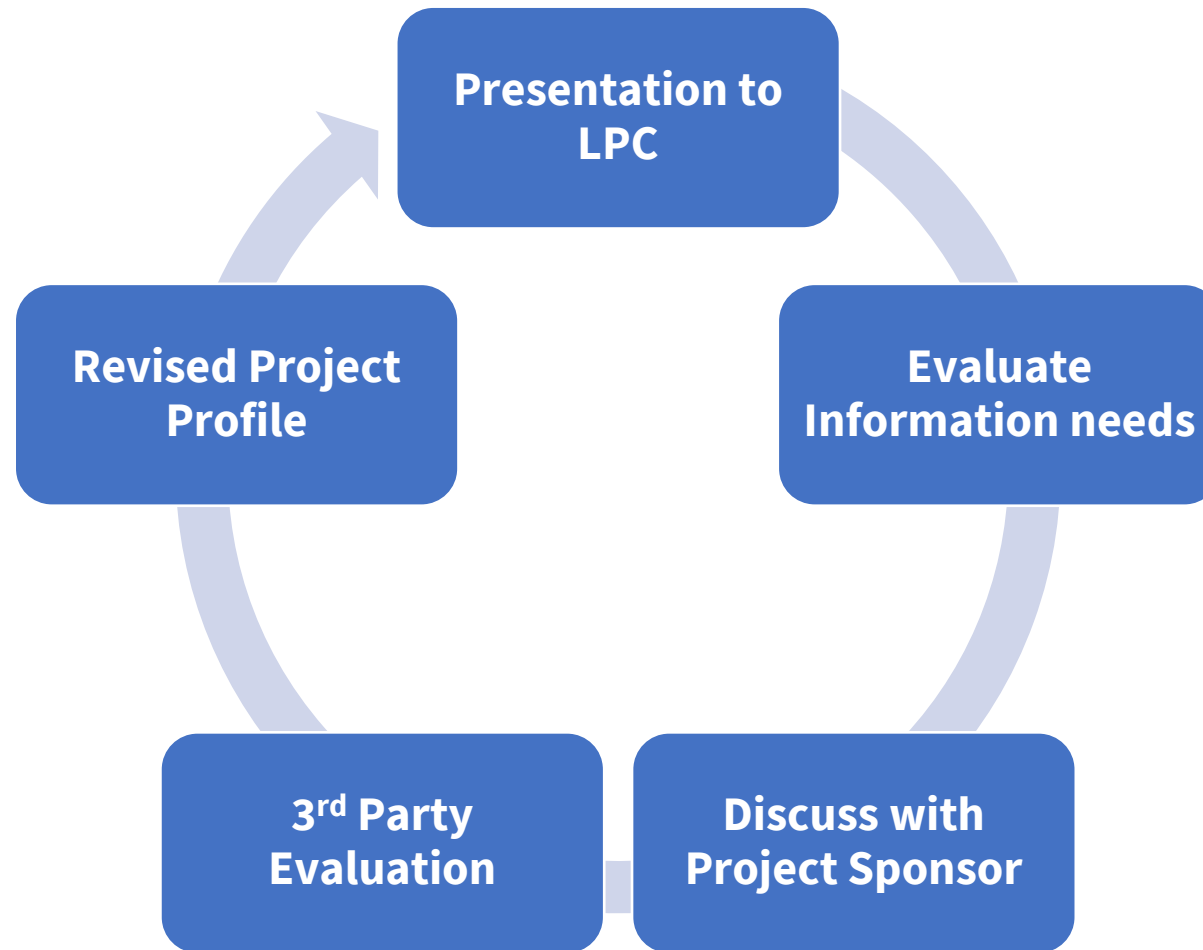
The LPC can set a match requirement from project sponsors (such as 25% of the total cost).

- The sponsor should demonstrate a “gap” in funding (i.e., the project wouldn’t progress without NYF funding).
- The LPC can set different matching for private vs. public projects.

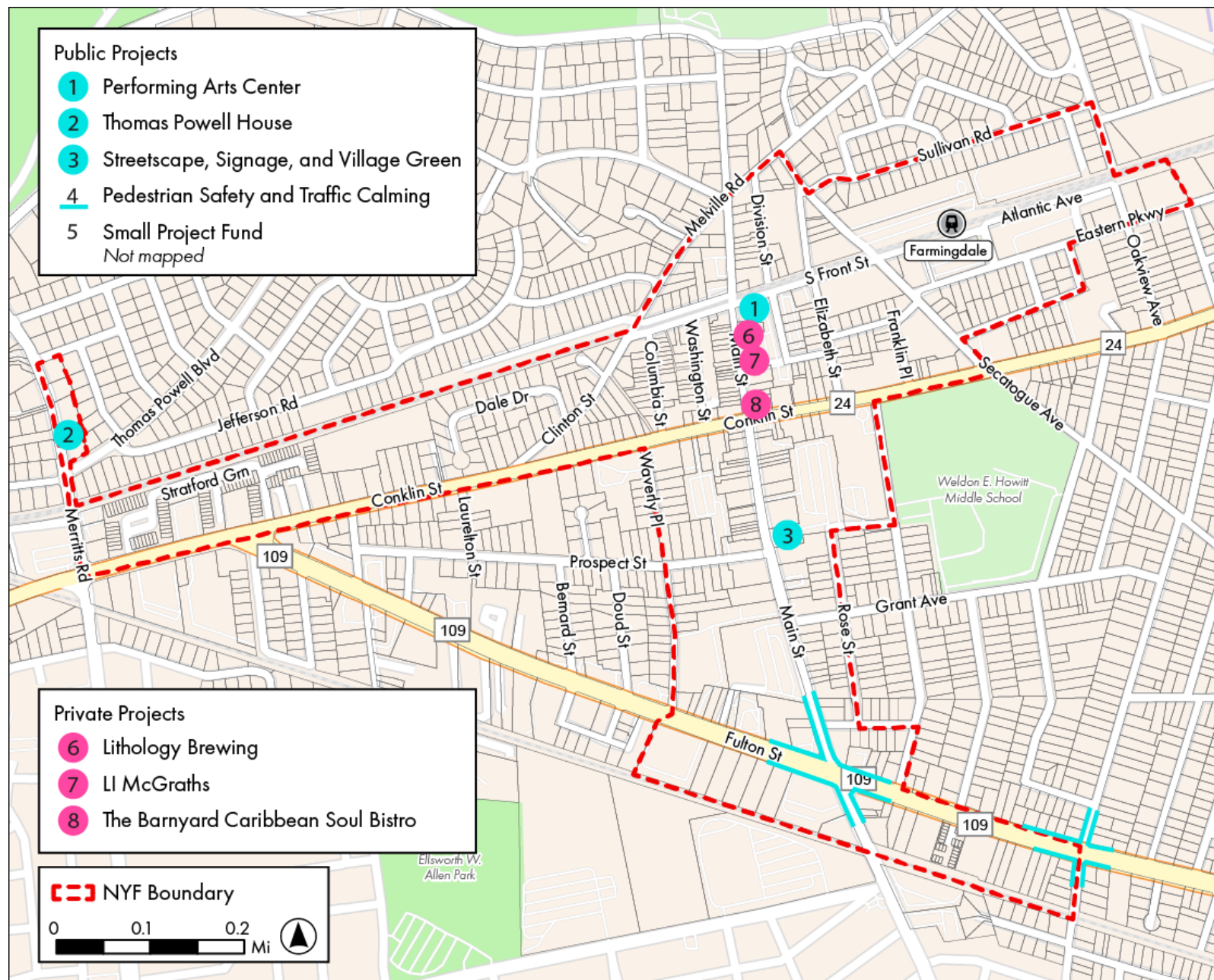
Small Project Fund has a minimum matching requirement.

- Match must be at least 25% of the total cost for private sponsors.
- There is no requirement for public/non-profit projects.

PROJECT REFINEMENT



Open Call for Projects Summary



OPEN CALL PROJECT SUMMARY

PRIVATE PROJECTS				
Project Name	Address	NYF Funding Request	Total Project Cost	% Match
Lithology Brewing	211A Main Street	\$112,363	\$137,363	18%
LI McGraths	207 Main Street	\$150,000	\$207,000	28%
The Barnyard Caribbean Soul Bistro	261 Main Street	\$75,000	\$100,000	25%
Subtotal		\$337,363	\$444,363	
PUBLIC PROJECTS				
Performing Arts Center	South Front Street, Parking Lot 3	\$3,000,000	\$4,500,000	33%
Thomas Powell House	33 Merrits Road	\$750,000	\$1,000,000	25%
Streetscape, Signage, and Village Green	Multiple Locations	\$120,000	\$120,000	0%
Pedestrian Safety and Traffic Calming	Multiple Locations	\$500,000	\$500,000	0%
Small Project Fund	Multiple Locations	\$300,000	\$300,000	0%
Subtotal		\$4,670,000	\$6,420,000	
TOTAL		\$5,007,363	\$6,864,363	

**Total NYF
Request
should be
\$6-8M**

Overview of Public Projects

Performing Arts Center

Description

- 8,000 sf performing/cultural arts center
- 200 seats
- Commitment from Studio Theatre of Long Island to operate the center
- Met with potential developer but would need to issue RFP for selection

Comments/Questions:

- Need to refine cost estimate
- Awaiting revised project rendering
- Examine parking and circulation plan



Existing Conditions

Goal #2: Arts & Culture

Location: South Front Street,
Parking Lot 3
Sponsor: Village of Farmingdale
Funding/Cost

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



Streetscape, Signage, and Village Green

Description

- Landscaping on Moby Way, i.e. shrubbery and irrigation
- Installation of a retaining wall with flower beds at Village Green to enhance security and pedestrian flow
- Installation of gateway signage on five roadways entering the village

Comments/Questions:

- Explore additional streetscaping improvements (BFJ to work with Village on this)
- Need to refine cost estimate
- Discuss specific locations and design for gateway signage



Existing Conditions (Moby Way)

Goal #3: Connectivity & Walkability

Location: Multiple Locations

Sponsor: Village of Farmingdale

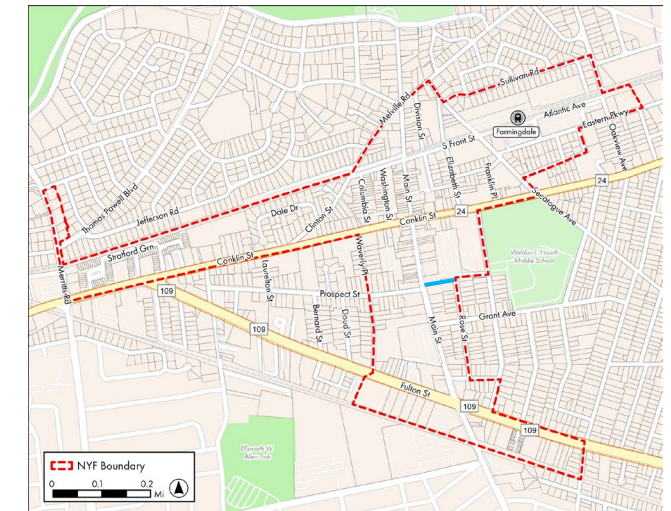
Funding/Cost

NYF Funding	\$120,000
--------------------	------------------

Other Funding	N/A
----------------------	------------

<i>% Match</i>	<i>N/A</i>
----------------	------------

TOTAL COST	\$120,000
-------------------	------------------



Existing Gateway Signage Examples

Other ideas?



Pedestrian Safety and Traffic Calming

Description

- Improvements at the intersection of Fulton and Main Street and Fulton and Staples Avenue
- Multiple pedestrian injuries and fatalities have occurred on this roadway in recent years
- These intersections serve as a gateway to the downtown from many multifamily housing developments

Comments/Questions:

- Requires coordination with NYS DOT since this is a state roadway
- Need to refine cost estimate



Existing Conditions (Fulton and Main Street)

Goal #3: Connectivity & Walkability

Location: Fulton St (Rt 109)

Sponsor: Village of Farmingdale

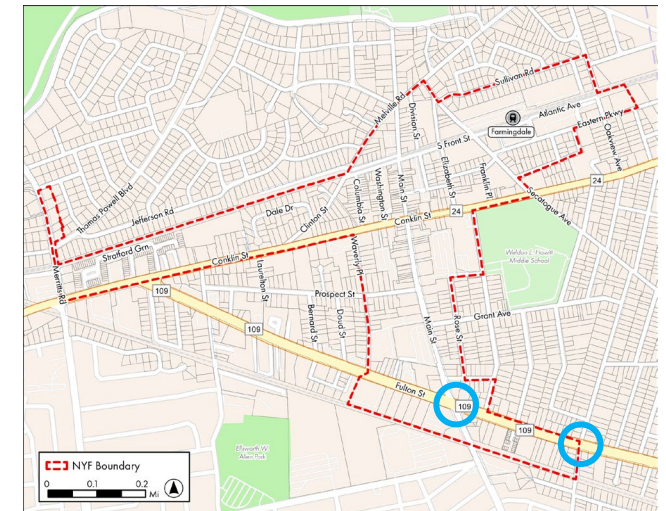
Funding/Cost

NYF Funding	\$500,000
--------------------	------------------

Other Funding	N/A
----------------------	------------

<i>% Match</i>	<i>N/A</i>
----------------	------------

TOTAL COST	\$500,000
-------------------	------------------



Intersection of Fulton St & Main St



View Looking North on Main St



View Looking West on Fulton St

Intersection of Fulton St & Staples Ave



View Looking North on Staples Ave



View Looking West on Fulton St

Historic Thomas Powell House

Repairs & Renovations

Description

- Interior and exterior renovations, i.e. drainage, electrical, roofing, siding, façade, windows, porches, doors
- Detailed cost estimate provided by Steward Preservation Services
- The Village plans to operate the restored home as a museum and visitors center

Comments/Questions:

- Project includes rehab of structure but not 2nd phase (museum/visitors center)
- Explore additional funding sources aimed at historic preservation
- Explore partnerships, i.e. school district and historical society for public museum/educational aspects of project



Existing Conditions

Goal #2: Arts & Culture

Location: 33 Merrits Road

Sponsor: Village of Farmingdale

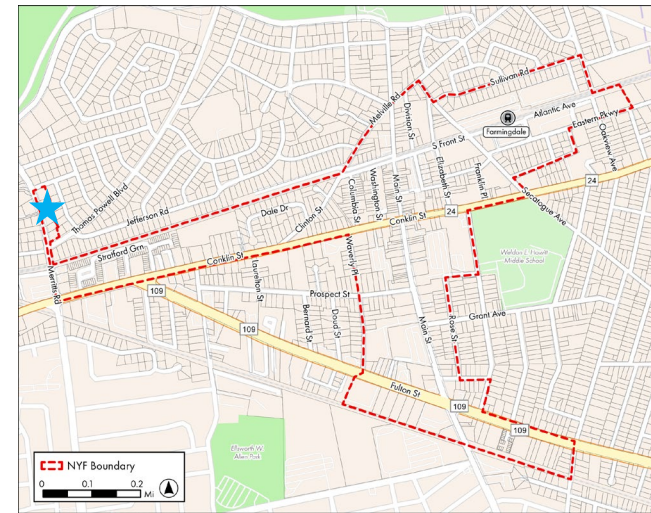
Funding/Cost

NYF Funding	\$750,000
-------------	-----------

Other Funding	\$250,000
---------------	-----------

% Match	25%
---------	-----

TOTAL COST	\$1,000,000
------------	-------------



Overview of Private Projects

Lithology Brewing

Description

- Façade improvements
- New entrance and garage style roll up window
- Creation of an outdoor patio space with fencing, wood pergola, and lighting
- Addition of a small kitchen space
- Upgrades to HVAC System

Comments/Questions:

- Need to obtain formal property owner approval
- Need to confirm total cost and funding request
- Will this cover entire building façade?



Existing Conditions

Goal #1: Business Support

Location: 211A Main Street

Sponsor: Kevin Cain, Owner of Lithology Brewing

Funding/Cost

NYF Funding	\$112,363
-------------	-----------

Other Funding	\$25,000
---------------	----------

% Match	18%
---------	-----

TOTAL COST	\$137,363
------------	-----------



L.I. McGrath's

Description

- Solar panels on the roof
- Energy efficient doors/windows, appliances, plumbing, and HVAC system
- Mural on side of building

Comments/Questions:

- Need to obtain formal property owner approval
- Could lighting or other improvements enhance the alleyway?



Existing Conditions

Goal #1: Business Support

Location: 217 Main Street

Sponsor: Richard Chlystun;
Ross Finn, Business Partner

Funding/Cost

NYF Funding	\$150,000
-------------	-----------

Other Funding	\$57,000
---------------	----------

% Match	28%
---------	-----

TOTAL COST	\$207,000
------------	-----------



The Barnyard Caribbean Soul Bistro

Description

- Installation of a new, energy-efficient HVAC system
- Updated exterior awnings, signage, and lighting
- Replacement of outdated windows, doors, and awnings with energy-efficient alternatives

Comments/Questions:

- Need to obtain formal property owner approval
- Need to confirm total cost and funding request
- Need more detailed cost estimates



Existing Conditions

Goal #1: Business Support

Location: 261 Main Street

Sponsor: Xiomara & Dominique Romain, Co-Owners

Funding/Cost

NYF Funding	\$75,000
-------------	----------

Other Funding	\$25,000
---------------	----------

% Match	25%
---------	-----

TOTAL COST	\$100,000
------------	-----------



Other Projects

Small Project Fund

Description

- Could fund a range of improvements for buildings/businesses
- Typically smaller-scale projects, i.e. less than \$75,000
- Eligible projects include building improvements (e.g., facades, interior fit-out, HVAC, etc.), business assistance (e.g., permanent equipment acquisition), or public art

Comments/Questions:

- Discuss demand for this fund
- Possibility to combine with ongoing Façade Improvement Program
- Potential for partnerships with organizations, such as the BID

Goal #1: Business Support

Location: Multiple Locations

Sponsor: Village of Farmingdale

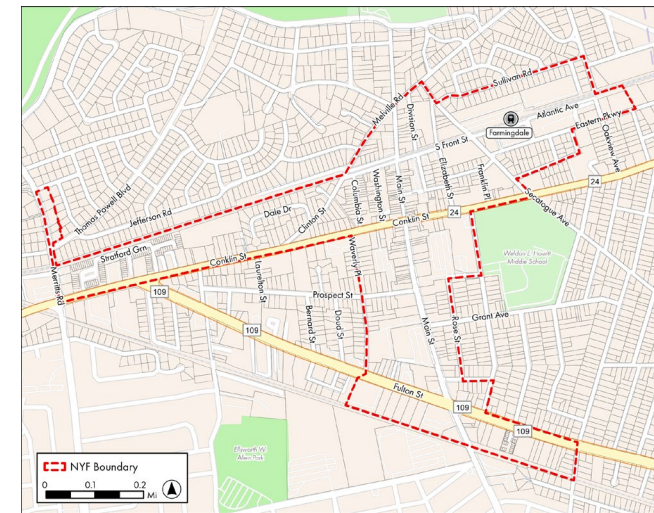
Funding/Cost

NYF Funding	\$300-600,000
-------------	---------------

Other Funding	N/A
---------------	-----

% Match	N/A
---------	-----

TOTAL COST	\$300-600,000
------------	---------------



Other Submitted Projects

Chuck Gosline, in coordination with Cheryl Parisi, submitted ideas for the following projects:

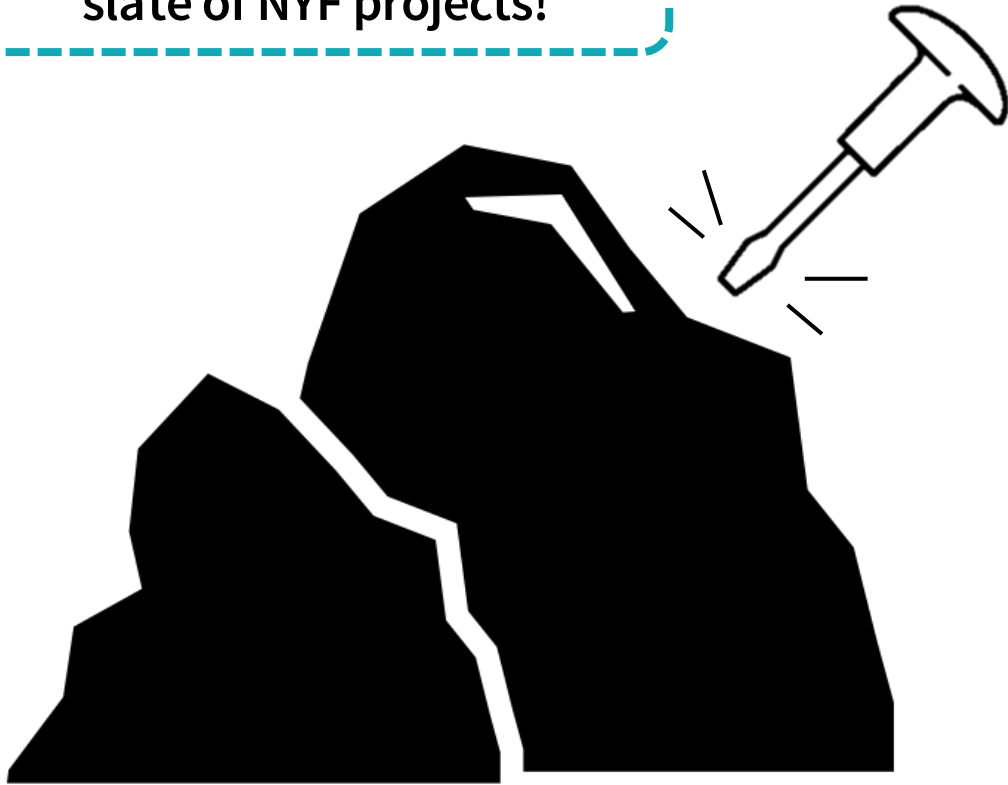
- Main St ‘Now & Then’ photo display of storefronts past and present
- Farmingdale Village Gateway: structures/signs to welcome all downtown
- Murals on Main, at Main Street cut throughs

The project sponsor does not maintain control over these project sites, as they are all proposed on Village property.

Discussion of Projects

REFINING SLATE OF PROJECTS

We're chiseling away at the slate of NYF projects!



- Think about what will make projects feasible and competitive.
- There is no requirement to remove projects at this stage.
- What questions do you have for project sponsors?

SMALL PROJECT FUND

Does the LPC want to move forward with the Small Project Fund?

- The Small Project Fund is all-or-nothing
- Total funds are capped at \$300,000-600,000 (min. 25% private match required)
- Not a significant amount of interest expressed
- Possibility to combine with ongoing Façade Improvement Program
- Potential for partnerships with organizations, such as the BID



MATCHING REQUIREMENT

Does the LPC want to set a private matching requirement?

Project Name	Address	NYF Funding Request	Total Project Cost	% Match
Lithology Brewing	211A Main Street	\$112,363	\$137,363	18%
LI McGraths	207 Main Street	\$150,000	\$207,000	28%
The Barnyard Caribbean Soul Bistro	261 Main Street	\$75,000	\$100,000	25%
Subtotal		\$337,363	\$444,363	



What's Next?

NEXT STEPS

- **Working with Project Sponsors to refine submissions**
- **LPC Meeting #4**
Wednesday, September 10, 2025 | 11:00 AM – 1:00 PM
Village Hall
- **Public Workshop #2**
Wednesday, September 17, 2025 | 6:30 - 8:30 PM
Farmingdale Library
- **Public Comment**