

# Farmingdale- NY Forward (NYF)

## Local Planning Committee Meeting #5

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



**Department  
of State**

**Downtown  
Revitalization  
Initiative**

**NY Forward**

# WELCOME!

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## 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](https://FarmingdaleNYF.com)



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



SCAN TO VISIT THE  
FARMINGDALE NYF WEBSITE!

# AGENDA

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- 01.** Welcome & Code of Conduct
- 02.** Community Engagement Update
- 03.** Project Evaluation Criteria Recap
- 04.** Discussion of Potential NYF Projects
- 05.** Project Evaluation
- 06.** What's Next?
- 07.** Public Comment

# NYF TEAM

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## 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

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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

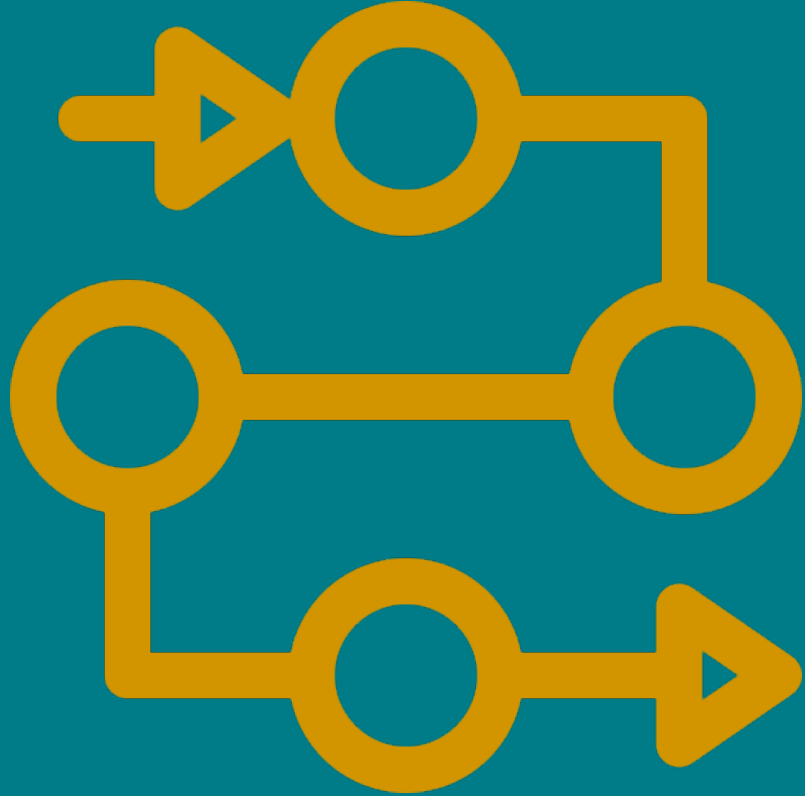
# CODE OF CONDUCT

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*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.*

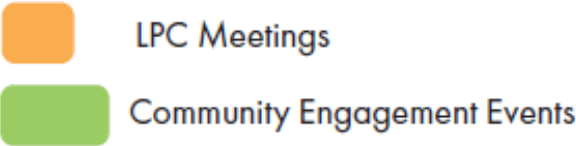
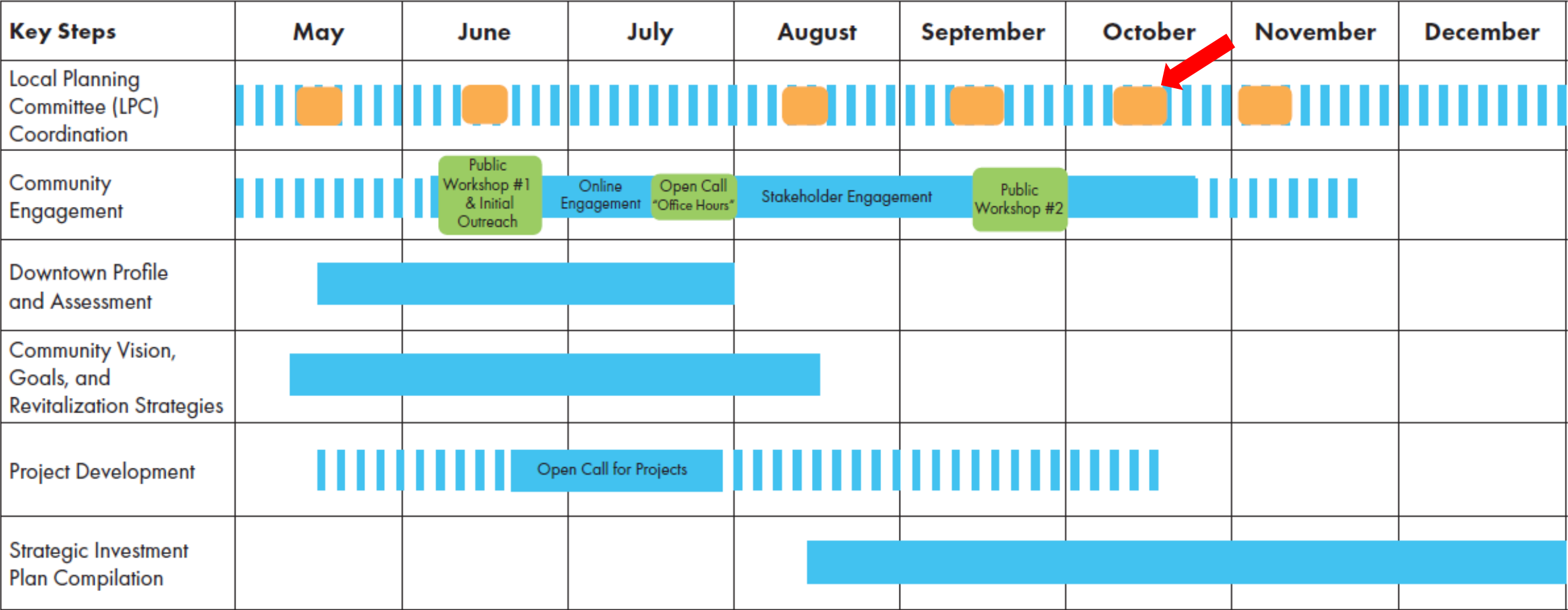
*The conflicts of interest we have on file include (insert list of LPC members names, affiliation, and project with the conflict). Do any LPC members need to make a disclosure to the Committee? (Pause for additional disclosures.) Thank you.*

*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 #2 RECAP



### 3A SOUTH FRONT STREET AND MAIN STREET

**Project Details**

**Project Cost (to be refined):**

- \$50,000 (of \$500,000)

**Project Description:**

- Restriping at Main Street and South Front Street to improve traffic circulation and calm vehicle speeds for a safer pedestrian environment.

**Existing Conditions**

**Comments/Questions**

- Attractive view along road start
- This is a dangerous intersection. Needs better pedestrian crosswalk

**Comments/Questions**

- Far too many bars!
- More # of bars
- Are Thomas Powell here
- I disagree that grant \$ be used to upgrade a business furnishings that were not thought when constructing the building
- BAC Showing NOT GET \$



# FEEDBACK ON POTENTIAL PROJECTS

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## **Performing Arts Center**

- Mixed views on theater size; most felt it was appropriate.
- Widely seen as a valuable community asset.

## **Thomas Powell House**

- Restoration viewed as important for preserving Farmingdale's local history.

## **Streetscapes**

- Suggest improving alley between iSmash and Physical Therapy office to connect Parking Lot 2 and Main St.
- Request for more lighting near the LIRR parking area.

## **Fulton Street Traffic Calming**

- Project received positive feedback.
- Additional pedestrian safety concerns mentioned at the intersection of Conklin Street and Secatogue Avenue.

## **Business Improvements**

- Concern about allocating grant funds to bars and restaurants.
- Concern for improvements to businesses that were constructed recently.



# Project Evaluation Criteria Recap

# PROJECT EVALUATION CRITERIA

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## 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.



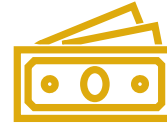
## Project Readiness

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

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## 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.

# **Discussion of Potential NYF Projects**



# SUMMARY OF PROJECT UPDATES

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- Lithology Brewing will no longer be moving forward.
- The theater cost estimate has been refined and increased based on input from local developers and construction management professionals.
- NYSDOT and LIRR have provided preliminary approval for pedestrian and streetscape improvement projects.
- Awaiting final cost estimates for Fulton Street project (may increase).

# OPEN CALL PROJECT SUMMARY

PRIVATE PROJECTS				
Project Name	Address	NYF Funding Request	Total Project Cost	% Match
LI McGrath's	207 Main Street	\$150,000	\$207,000	28%
The Barnyard Caribbean Soul Bistro	261 Main Street	\$75,000	\$100,000	25%
Croxley's	190 Main Street	\$95,000	\$126,000	25%
Zuzu	202 Main Street	\$81,000	\$108,000	25%
Subtotal		\$401,000	\$541,000	
PUBLIC PROJECTS				
Performing Arts Center	South Front Street, Parking Lot 3	\$3,000,000	\$5,500,000-\$6,000,000	45-50%
Thomas Powell House	33 Merrits Road	\$750,000	\$1,013,000	26%
Streetscape, Signage, and Village Green	Multiple Locations	\$700,000	\$700,000	0%
Fulton Street Traffic Calming	Multiple Locations	\$800,000	\$800,000	0%
Small Project Fund	Multiple Locations	\$600,000	\$600,000	0%
Subtotal		\$5,850,000	\$8,613,000-\$9,113,000	
TOTAL		\$6,251,000	\$9,154,000-9,654,000	

# Public Projects

1

# Performing Arts Center



## 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 be a potential operator.

### Funding/Cost

NYF Funding	\$3,000,000
Other Funding	\$2,500,000-3,000,000
% Match	45-50%
<b>TOTAL COST</b>	<b>\$5,500,000-\$6,000,000</b>



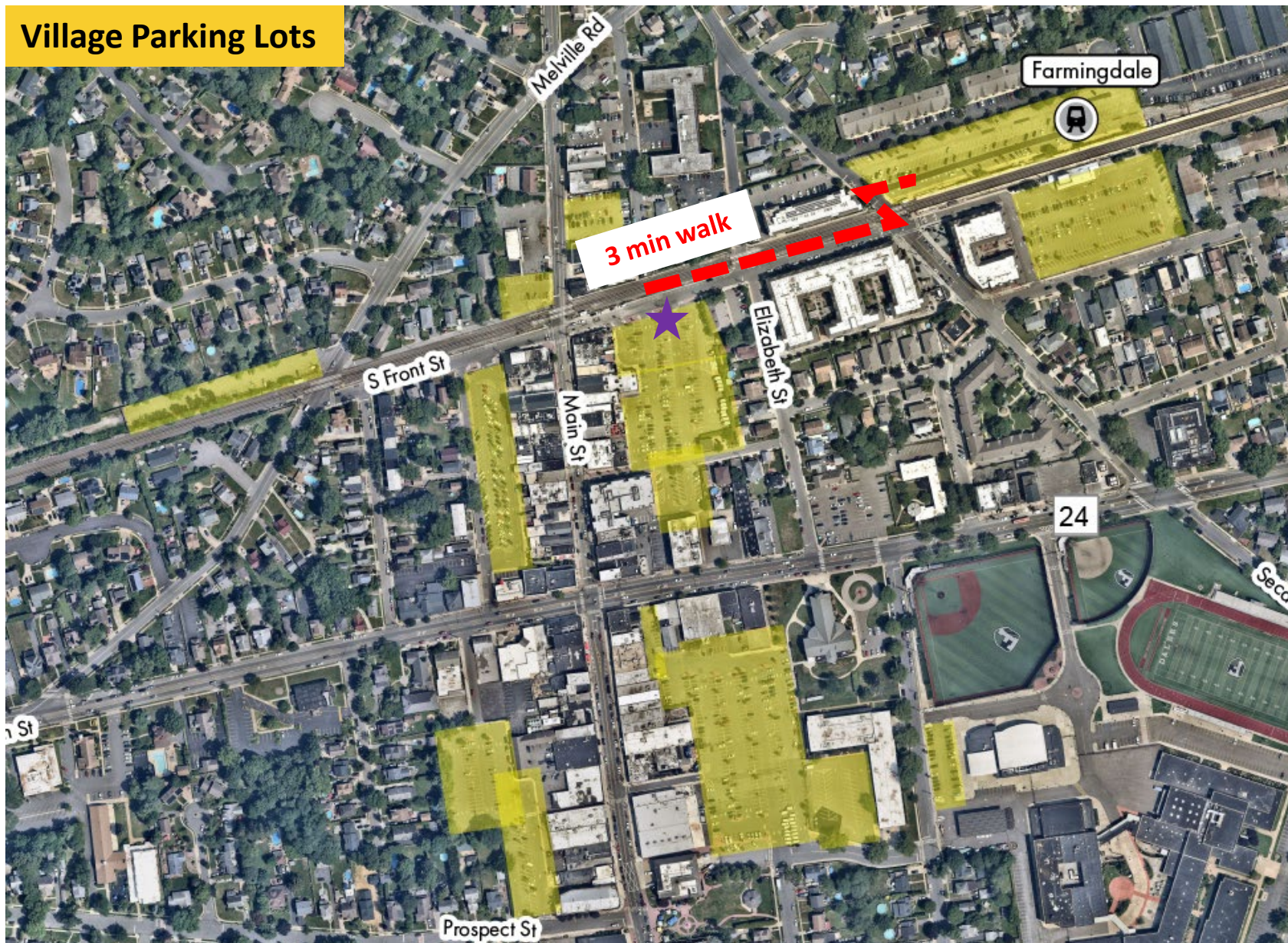




1

# Performing Arts Center

## Village Parking Lots



## Description:

- Potential loss of parking: ~ 40 spaces.
- 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.



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**

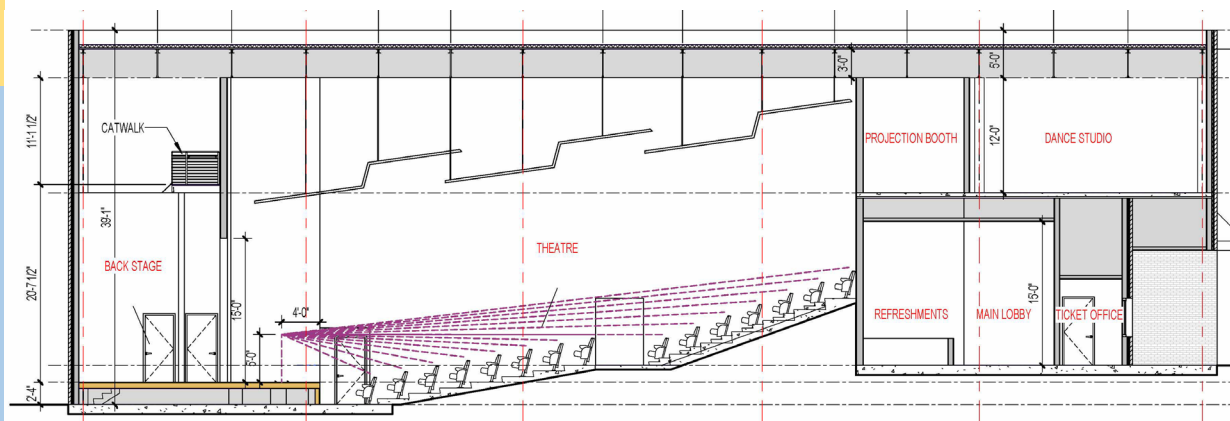
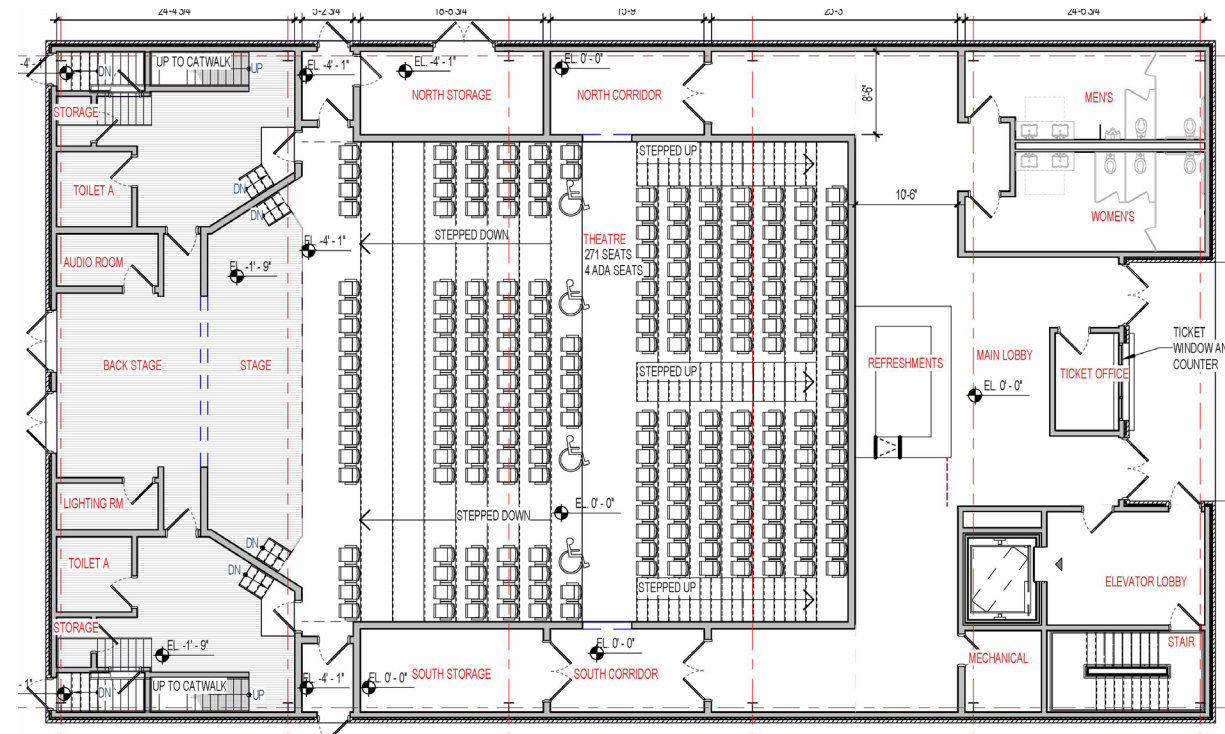
Suffolk Theatre, Riverhead – 300  
 Cinema Arts Centre, Huntington – 300  
 Bay Street, Sag Harbor – 299  
 Greenport Theatre, Greenport – 299  
**Proposed Farmingdale Theater - 275**  
 Boulton Theatre, Bay Shore – 261  
 The Argyle, Babylon – 250

**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



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	\$763,000
Other Funding	\$250,000
% Match	25%
<b>TOTAL COST</b>	<b>\$1,013,000</b>



3

# 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.
- Preliminarily approved by LIRR: restriping at Main St and Front St and Secatogue Ave. and S. Front St., replacing fence along S Front St, and adding a gateway sign at Conklin Ave trestle.

### Funding/Cost

NYF Funding	\$700,000
Other Funding	N/A
% Match	N/A
<b>TOTAL COST</b>	<b>\$700,000</b>



# Streetscape, Signage, Village Green

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

- 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



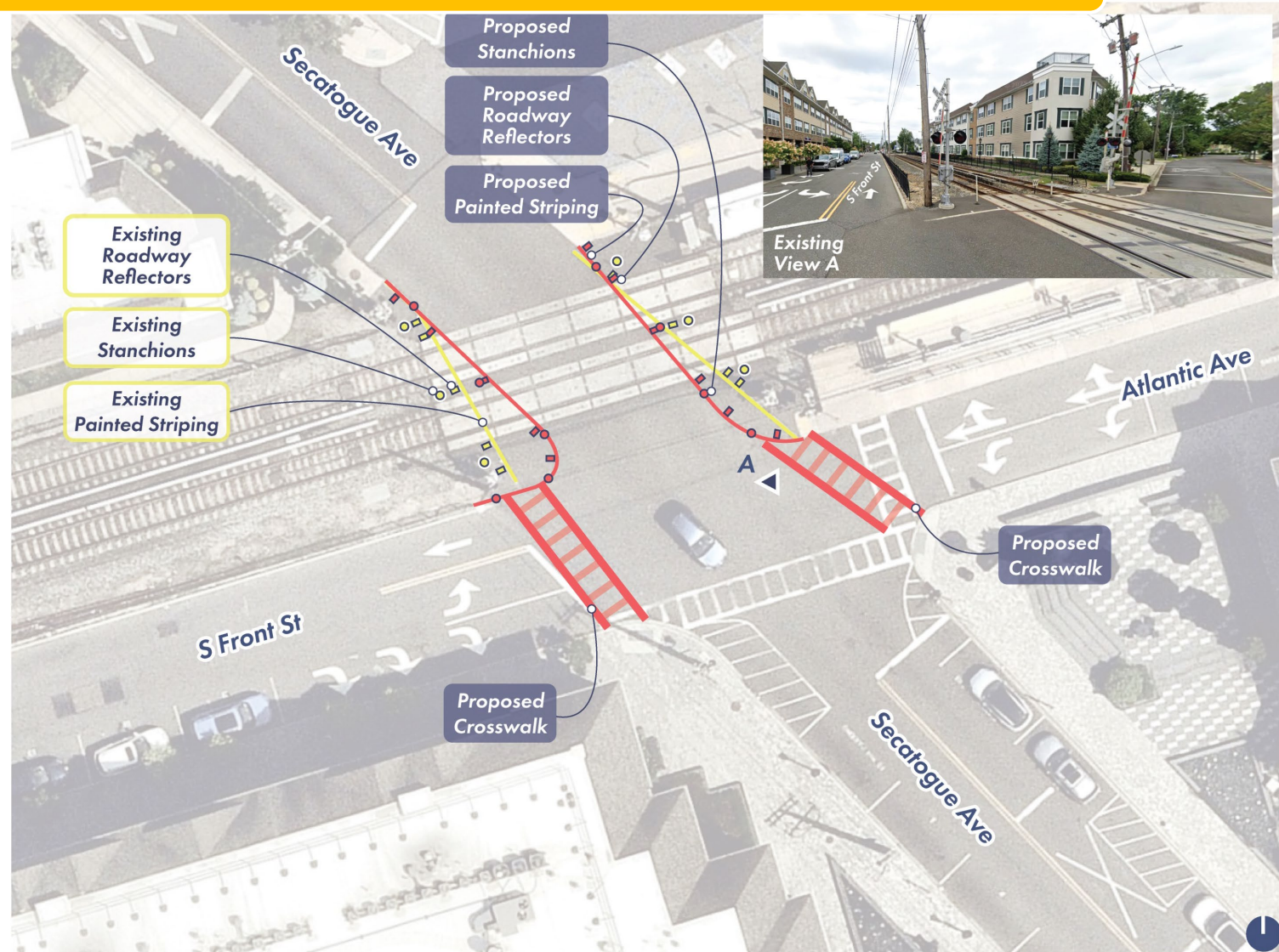
# Streetscape, Signage, Village Green

## 3a: Improvements to Pedestrian Crossing: Secatogue Ave. and S. Front St

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



Existing Conditions



Restriping at Secatogue Ave. and S. Front St. Intersection



# Streetscape, Signage, Village Green

## 3b: Fence along S. Front Street

- Replace fence which is in disrepair.
- Coordination with LIRR.
- LIRR not amenable to moving the fence due to limited right of way.



Existing Conditions

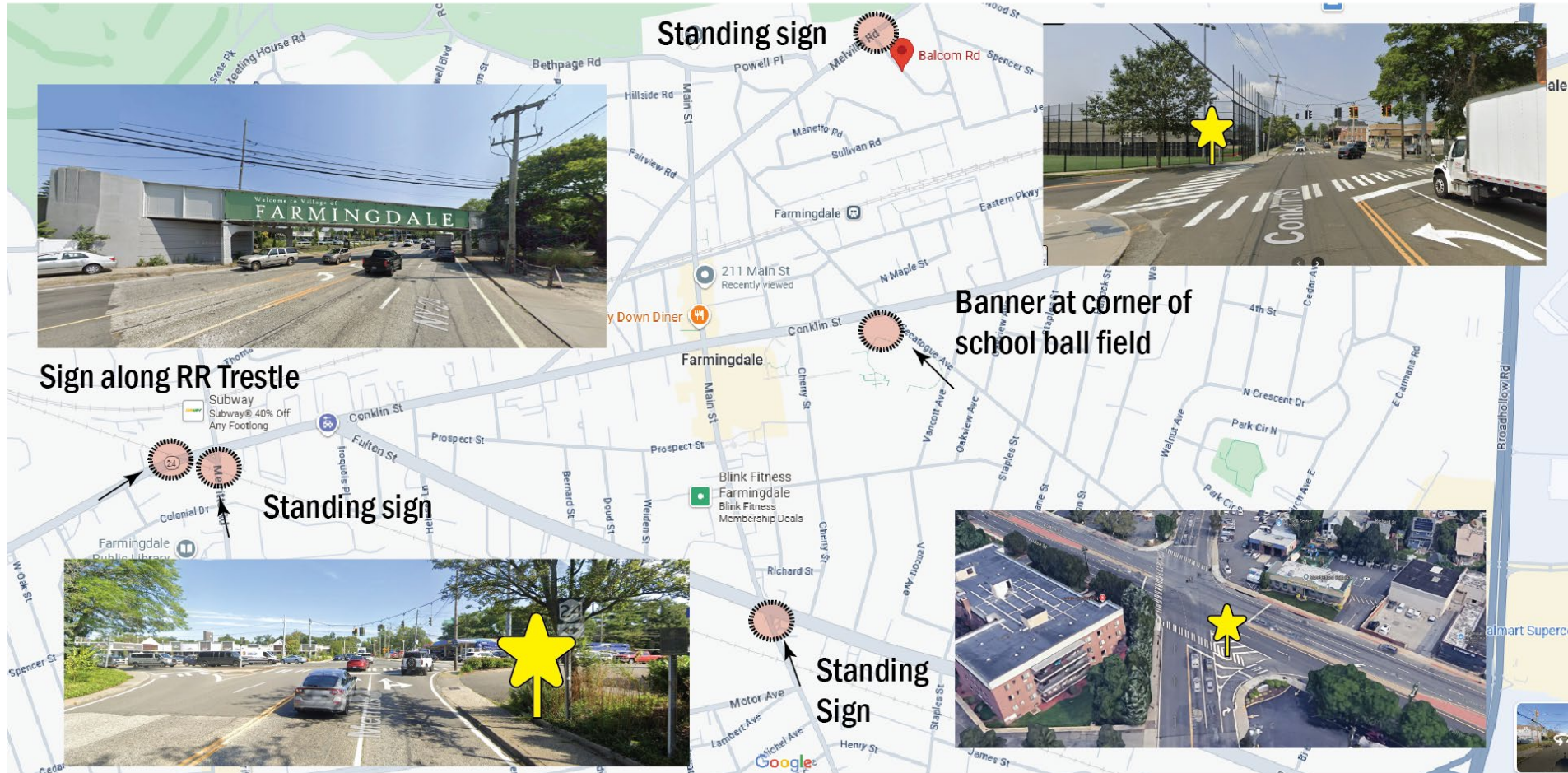


Replacing Fence Along S Front St



# Streetscape, Signage, Village Green

## 3c: Gateway Signs at 5 Locations





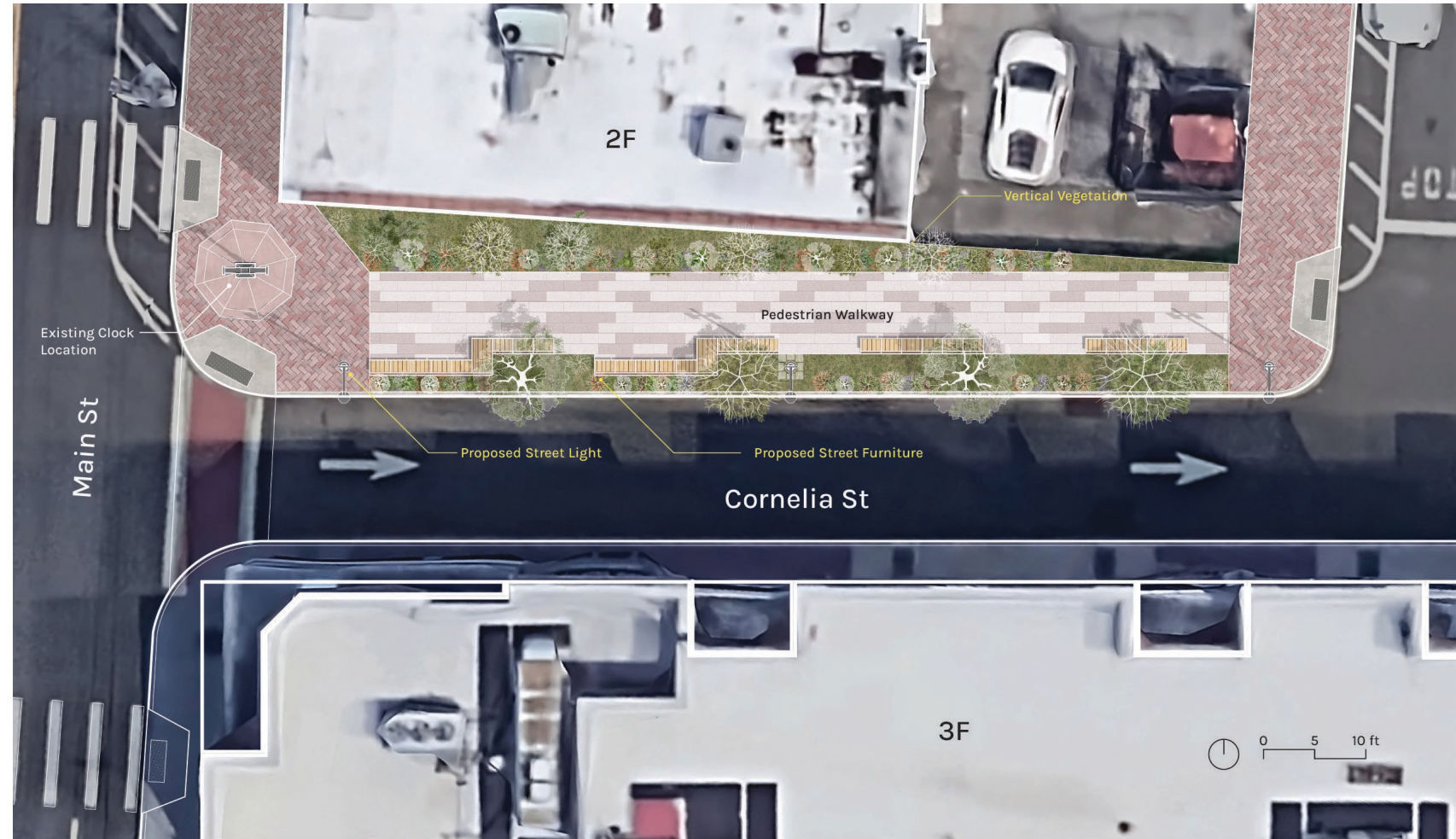
# Streetscape, Signage, Village Green

## 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*



# 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*



# Streetscape, Signage, Village Green

## 3f: Alleyway to Parking Lot 2?

- Potential to improve alleyway between iSmash and physical therapy office.
- Discuss LPC interest and ideas.
  - Existing lighting
  - Walls are well-painted
  - Pathway is narrow



*Existing Conditions in Alleyway Next to iSmash*



# 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.
- Preliminary NYSDOT consensus.
- Awaiting final cost estimate.

### Funding/Cost

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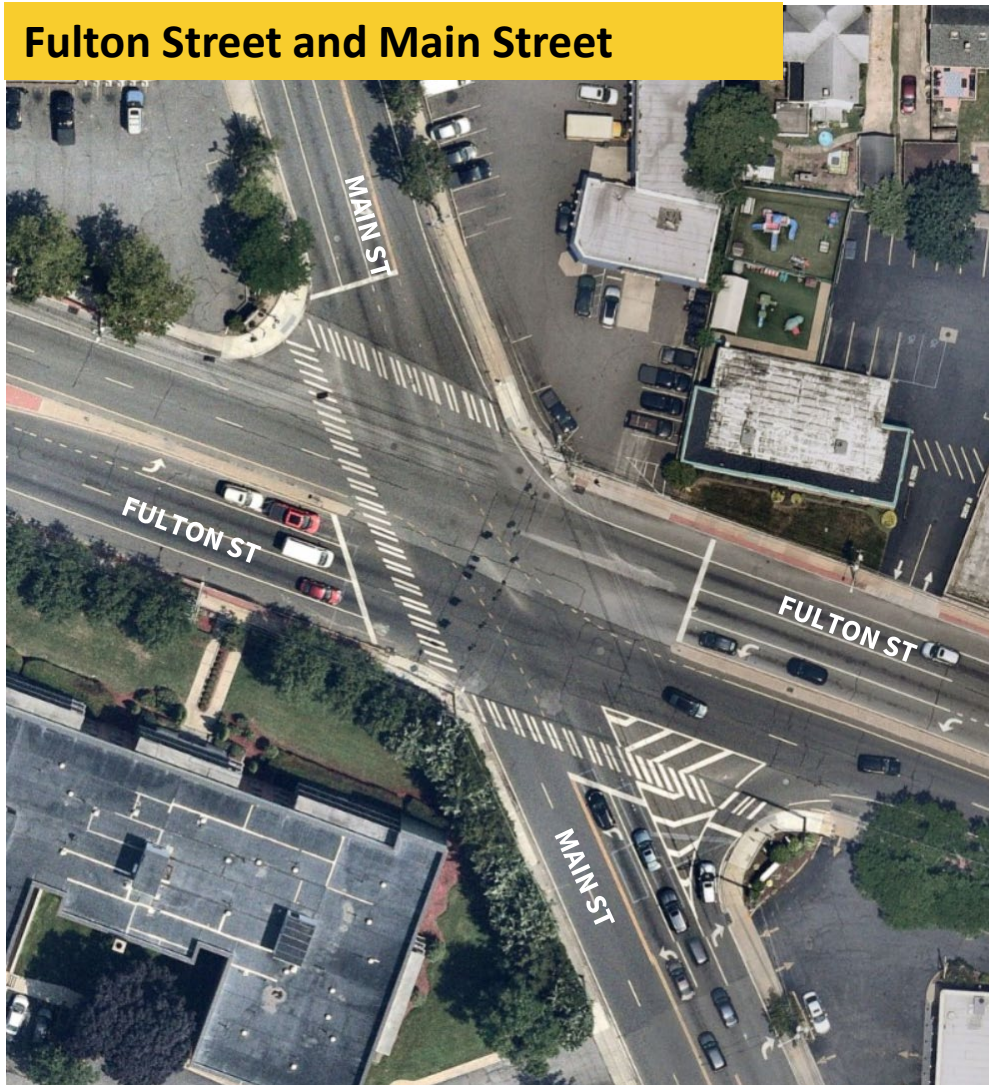
% Match	N/A
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TOTAL COST	\$800,000 (TBD)
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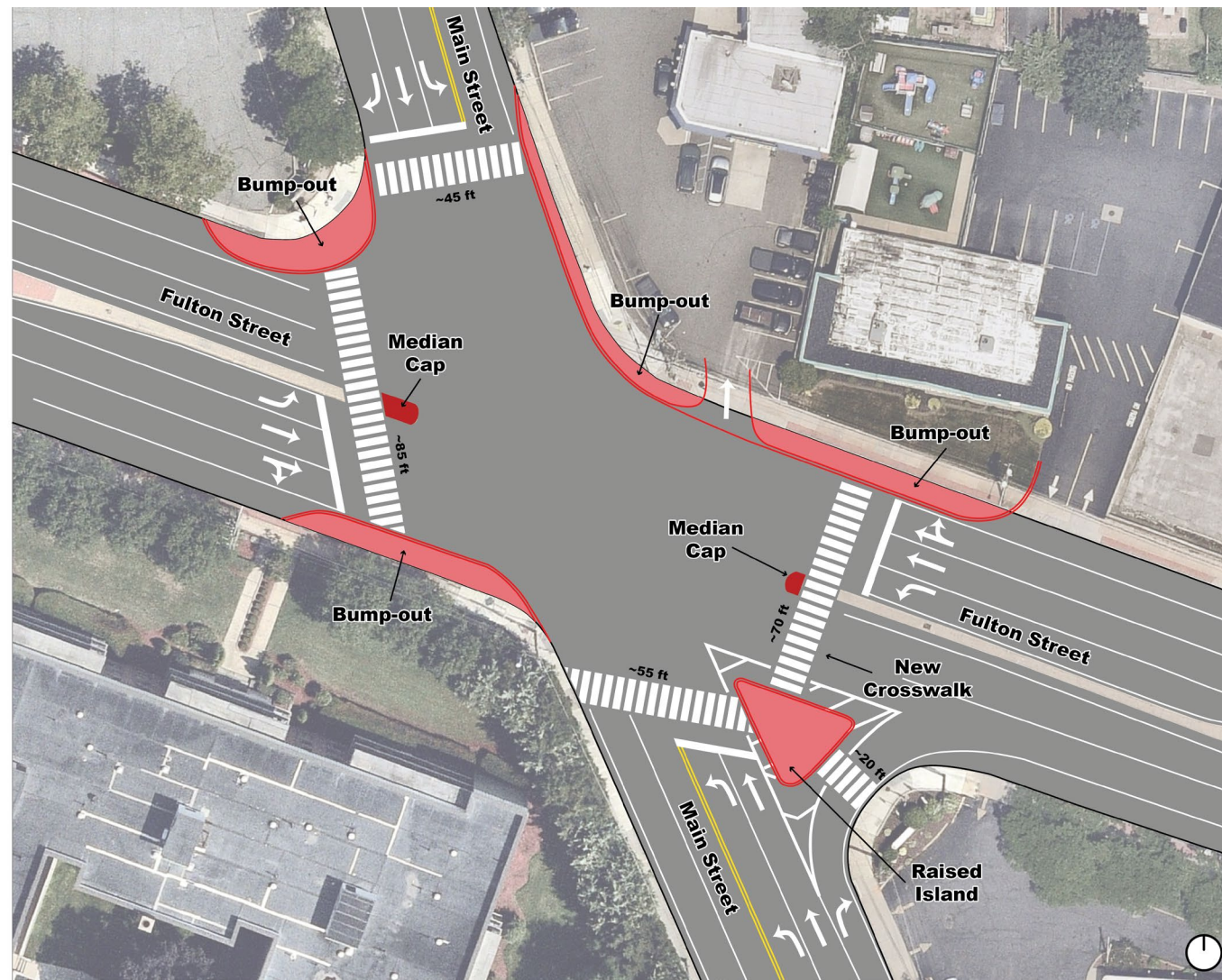


# Fulton Street Traffic Calming

## Fulton Street and Main Street



*Existing Conditions*

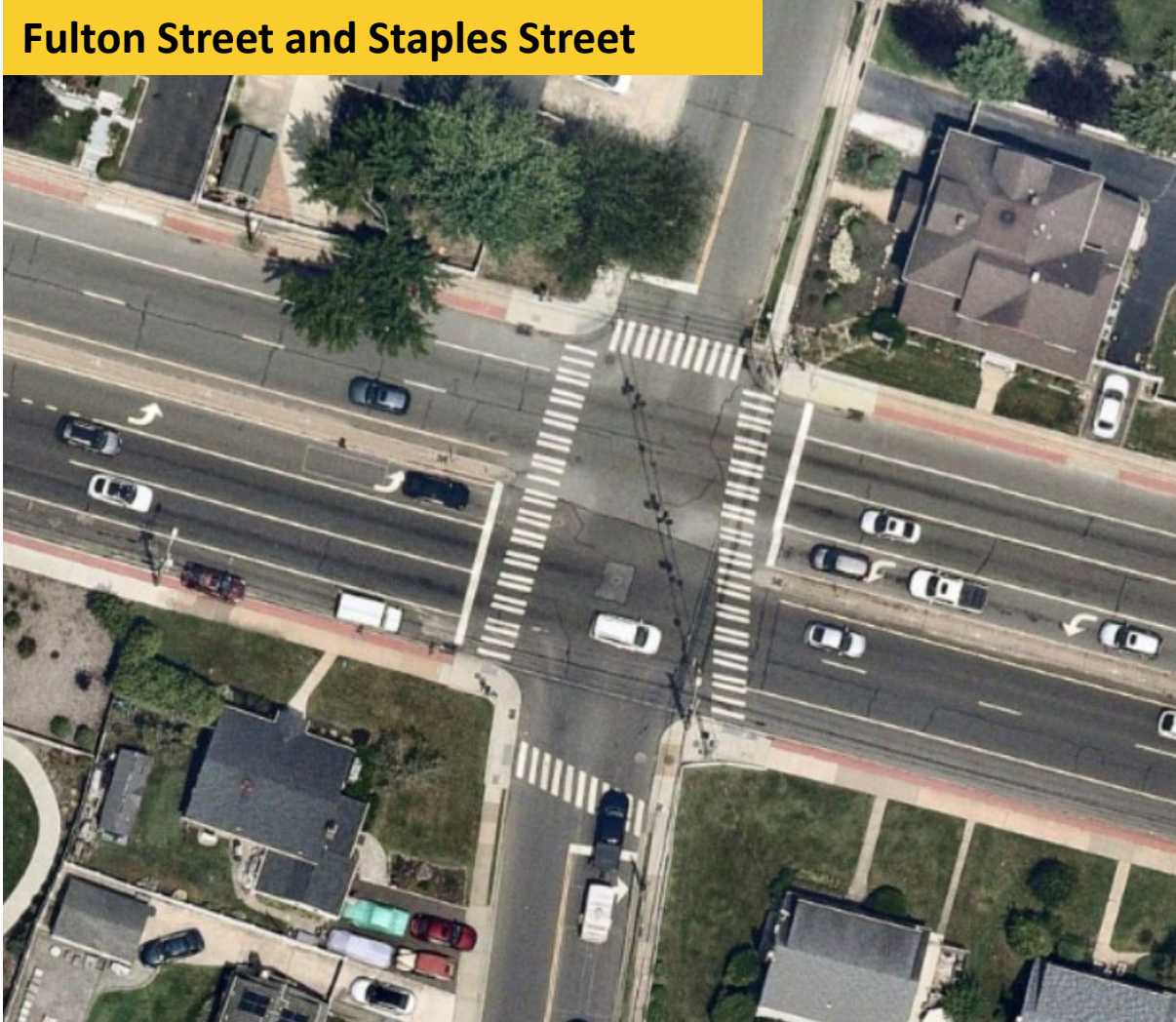


*Proposed Improvements at Fulton St & Main St*

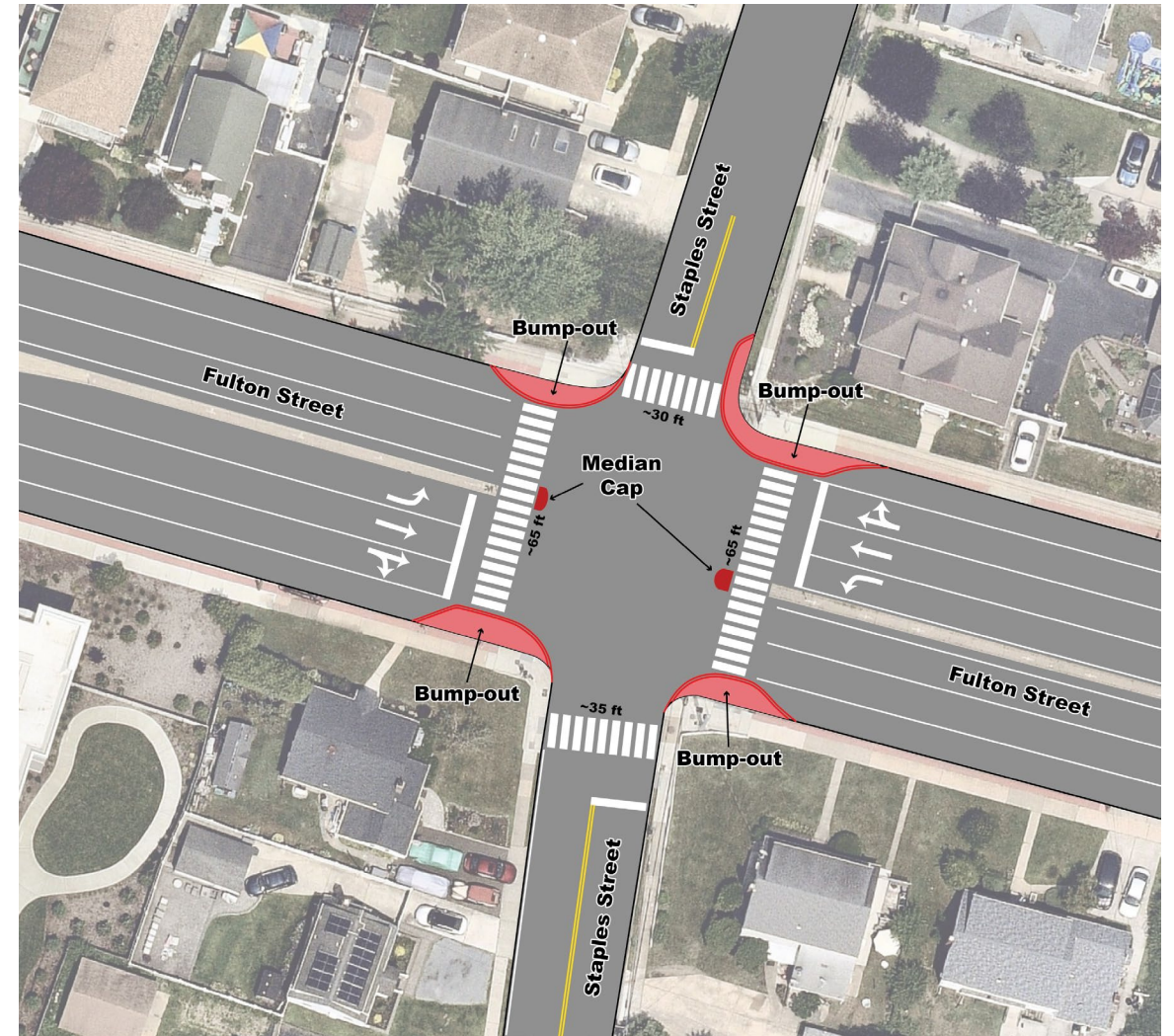


# Fulton Street Traffic Calming

## Fulton Street and Staples Street



*Existing Conditions*

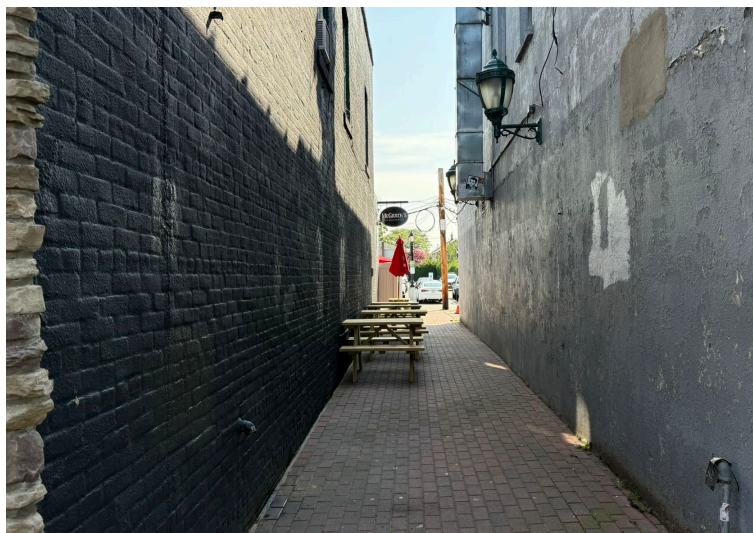


*Proposed Improvements at Fulton St and Staples St*

# Private Projects



# 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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# 6 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 Ale House



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>

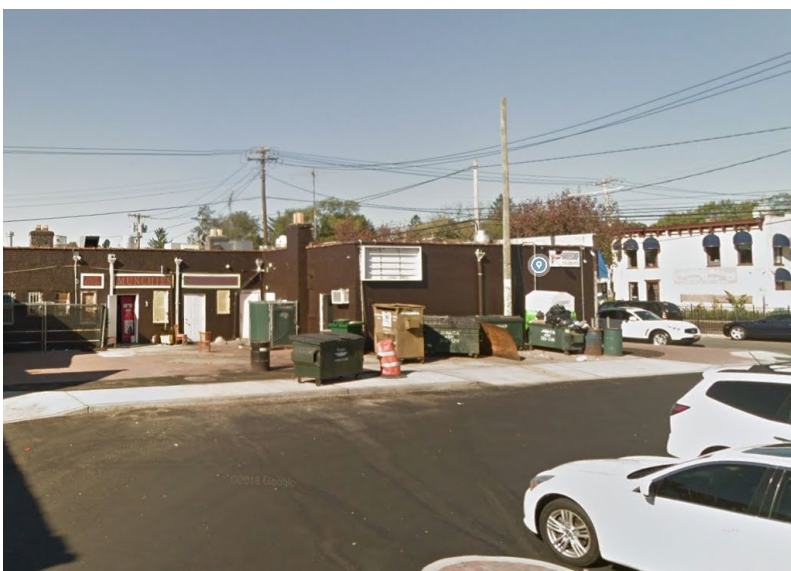


# Small Project Fund



## Design Principles for Rear Facades:

1. Fencing
2. Landscaping
3. Pergolas and Shade Structures
4. Pedestrian-Scaled Lighting
5. Rear Signage
6. Utility and 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
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Other Funding	N/A
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% Match	N/A
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<b>TOTAL COST</b>	<b>\$600,000</b>
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# **Roadmap for Continued Revitalization**



# Phase 2: Thomas Powell House Museum/Education Center

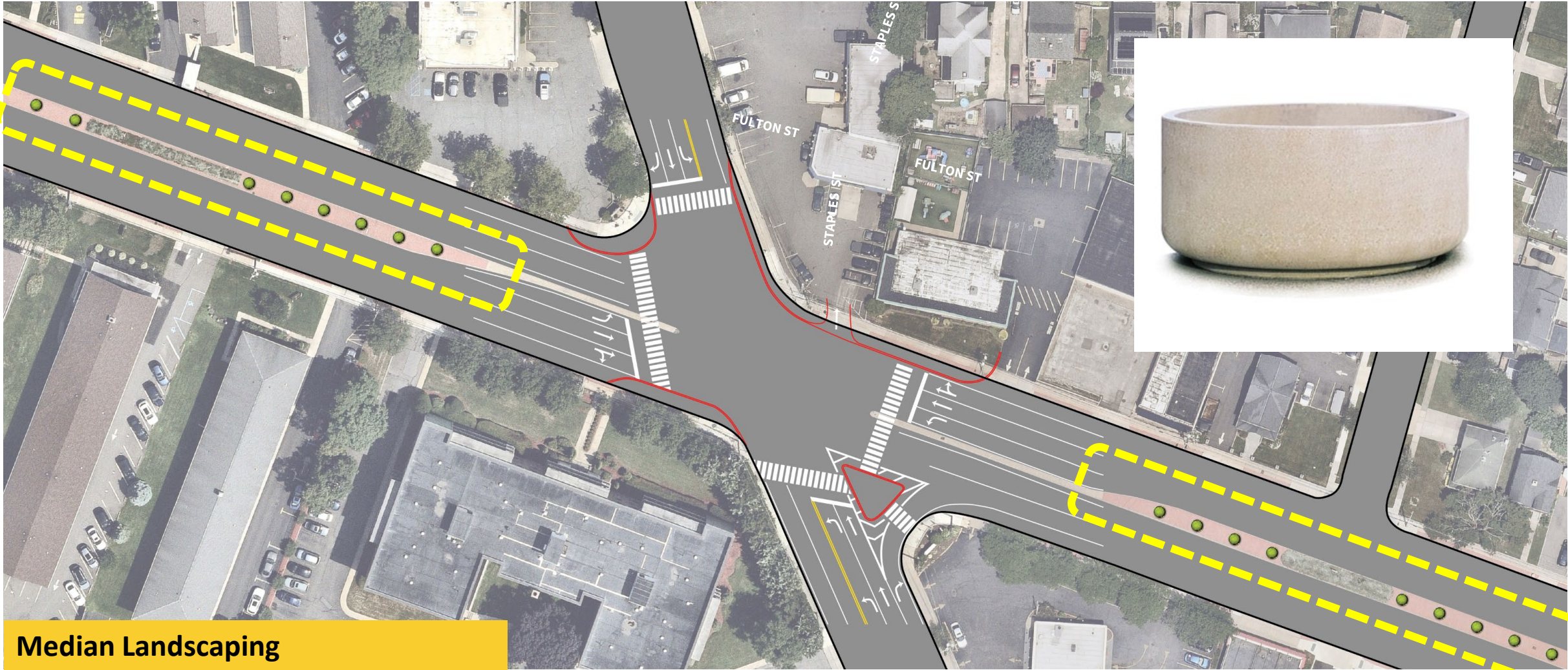


## Description:

- Establish a museum and visitors center open to the public in the renovated Thomas Powell House.
- Collaboration with the Farmingdale School District to incorporate the museum into the curriculum.
- Boost in local tourism and support for local businesses.
- Possibility of creating a historical trail connecting the house to Main Street.



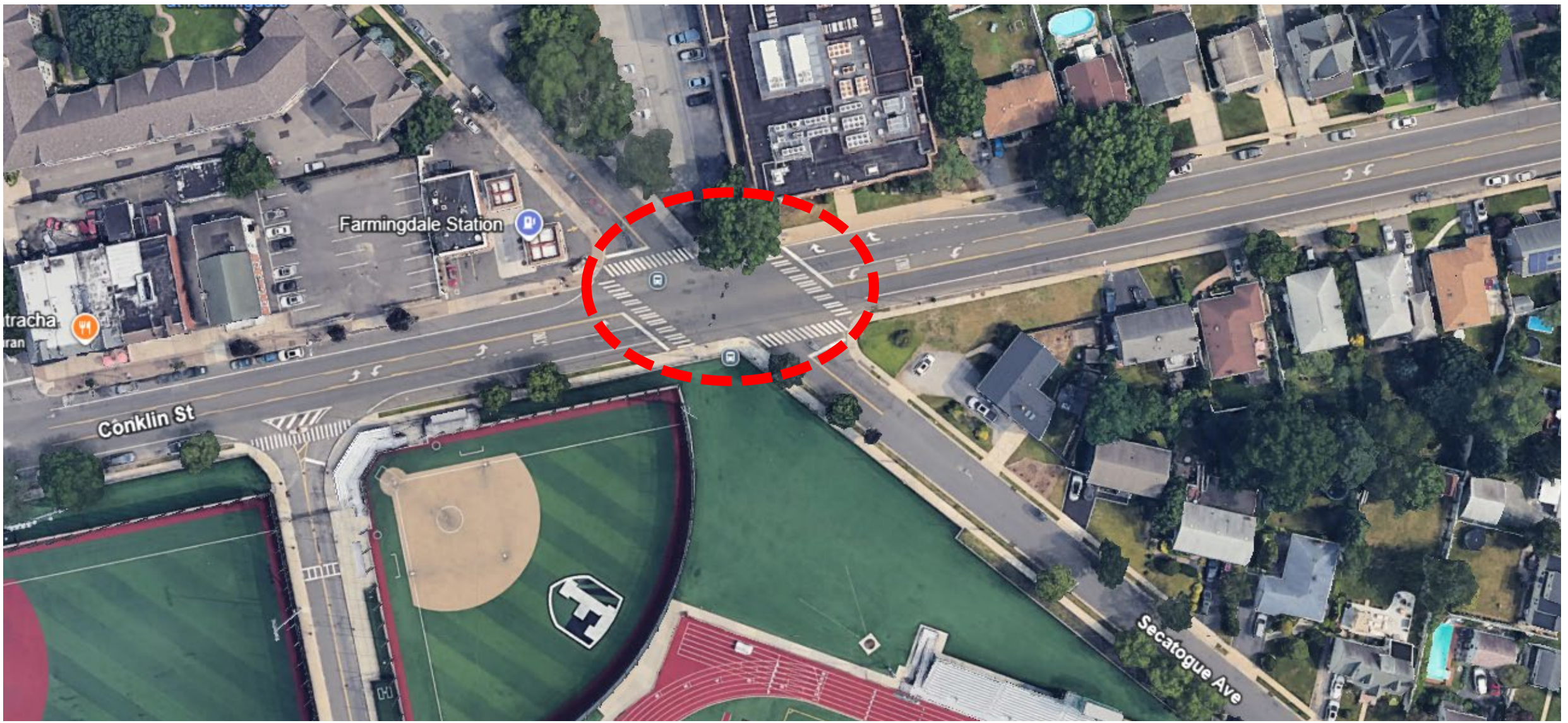
# Median Landscaping on Fulton Street



Median Landscaping



# Pedestrian Safety Improvements at Intersection of Conklin Street and Secatogue Avenue



# Project Evaluation



# VOTING ON THE FINAL SLATE

- Need to finalize slate of projects for final LPC meeting (11/5/2025).
- Vote is for the entire slate, not project-by-project.
- End of November: BFJ to send Draft Plan to State
- Mid December: Final NYF Plan due to State

## Example Ballot

LPC Member Name: \_\_\_\_\_

NYF funding amounts are recommendations of the Local Planning Committee. Projects will be selected for funding by New York State and will be reviewed at that time for project readiness and eligibility, among other criteria. Projects listed at \$0 are not recommended for NYF funding but are additional priorities of the LPC and will be included in the Strategic Investment Plan.

Place an "X" in one of the following boxes.		
<input type="checkbox"/>	I am in favor of submitting the NYF Strategic Investment Plan with the slate of projects listed below as proposed by the full Local Planning Committee, except as noted by a recusal due to actual or perceived conflict of interest.	
<input type="checkbox"/>	I oppose submitting the NYF Strategic Investment Plan with the below-listed slate of projects.	
PLACE "X" IN BOX TO RECUSE	PROJECT NAME/DESCRIPTION	NYF FUNDING REQUEST
<input type="checkbox"/>	1A: Create the Lindenhurst Greenway/Walking Trail	\$1,000,000
<input type="checkbox"/>	1B: Improve Streetscapes and the Pedestrian Environment - Hoffman & Wellwood Aves.	\$765,000
<input type="checkbox"/>	2A: Expand and Enhance Village Square	\$2,300,000
<input type="checkbox"/>	2B: Upgrade Facade - 101-109 N Wellwood	\$322,000
<input type="checkbox"/>	2C: Enhance Belfast Gastro Pub - 101-105 N Wellwood Ave	\$167,000
<input type="checkbox"/>	2D: Upgrade Facades at 197-201 S Wellwood Ave	\$84,000
<input type="checkbox"/>	2E: Expand Second Floor Office Space at 175 S Wellwood Ave	\$172,000
<input type="checkbox"/>	2F: Establish a Small Project Fund	\$300,000
<input type="checkbox"/>	3A: Revitalize Irmisch Historical Park	\$385,000
<input type="checkbox"/>	3B: Renovate and Expand Babylon Citizens Council on the Arts (BACCA)	\$90,000
<input type="checkbox"/>	3C: Create a Public Arts Project Fund	\$200,000

# OPEN CALL PROJECT SUMMARY

PRIVATE PROJECTS				
Project Name	Address	NYF Funding Request	Total Project Cost	% Match
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Subtotal		\$5,850,000	\$8,613,000-\$9,113,000	
TOTAL		\$6,251,000	\$9,154,000-9,654,000	



**What's Next?**



# NEXT STEPS

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- **Finalize Cost Estimates**
- **LPC Meeting #6 (Final Vote)**  
Wednesday November 5, 2025  
11 AM – 1 PM  
Village Hall
- **Public Comment**



SCAN TO VISIT THE  
FARMINGDALE NYF WEBSITE!