

Farmingdale- NY Forward (NYF)

Local Planning Committee Meeting #6

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



SCAN TO VISIT THE
FARMINGDALE NYF WEBSITE!

AGENDA

- 01.** Welcome & Code of Conduct
- 02.** Planning Process & Timeline
- 03.** Overview of NYF Projects
- 04.** Roadmap for Continued Revitalization / “Pipeline Projects”
- 05.** Voting on the Final Slate
- 06.** 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

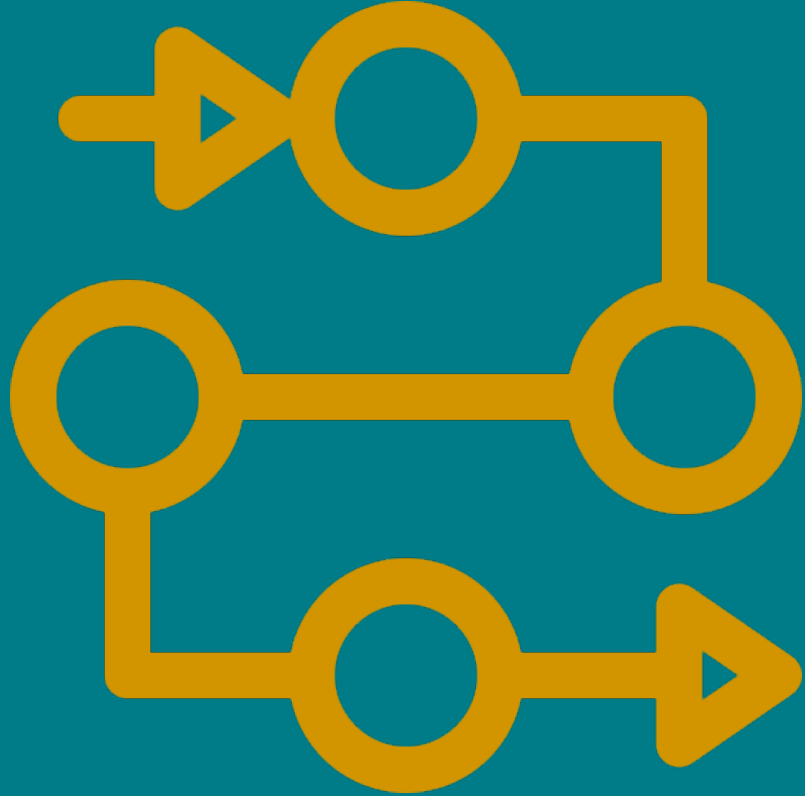
George Graf
Eric Anderson
Nick DeVito
Paul Defendini

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.

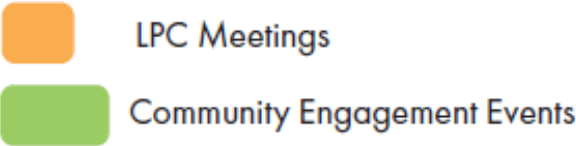
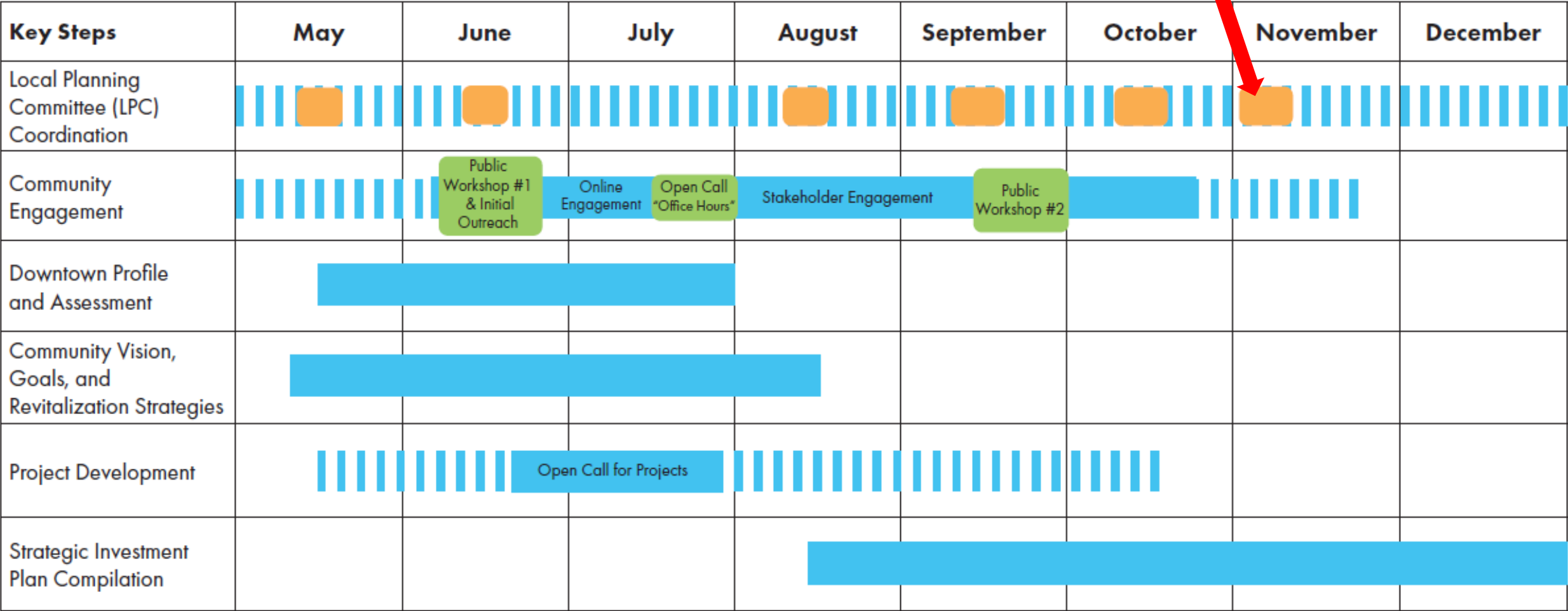
The conflicts of interest we have on file include (insert list of LPC members names, affiliation, and project with the conflict). Do any LPC members need to make a disclosure to the Committee? (Pause for additional disclosures.) Thank you.

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.

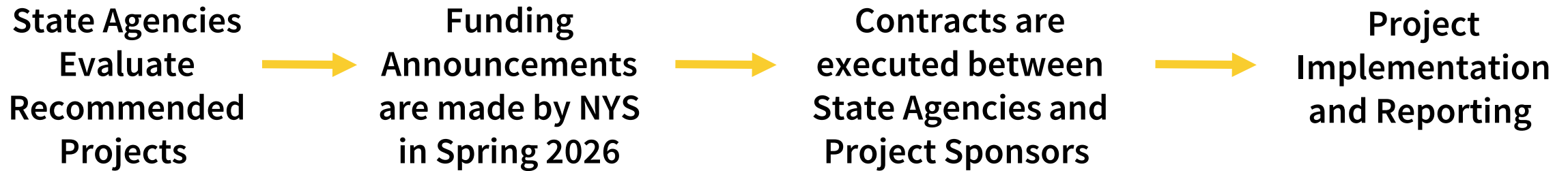


Planning Process & Timeline

NYF TIMELINE



WHAT HAPPENS AFTER THE PLANNING PROCESS ENDS?



- BFJ to submit Final Strategic Investment Plan (SIP) to State in December 2025
- Announcements are typically made in Spring 2026
- Projects begin implementation as soon as possible


Overview of NYF Projects


Public Projects

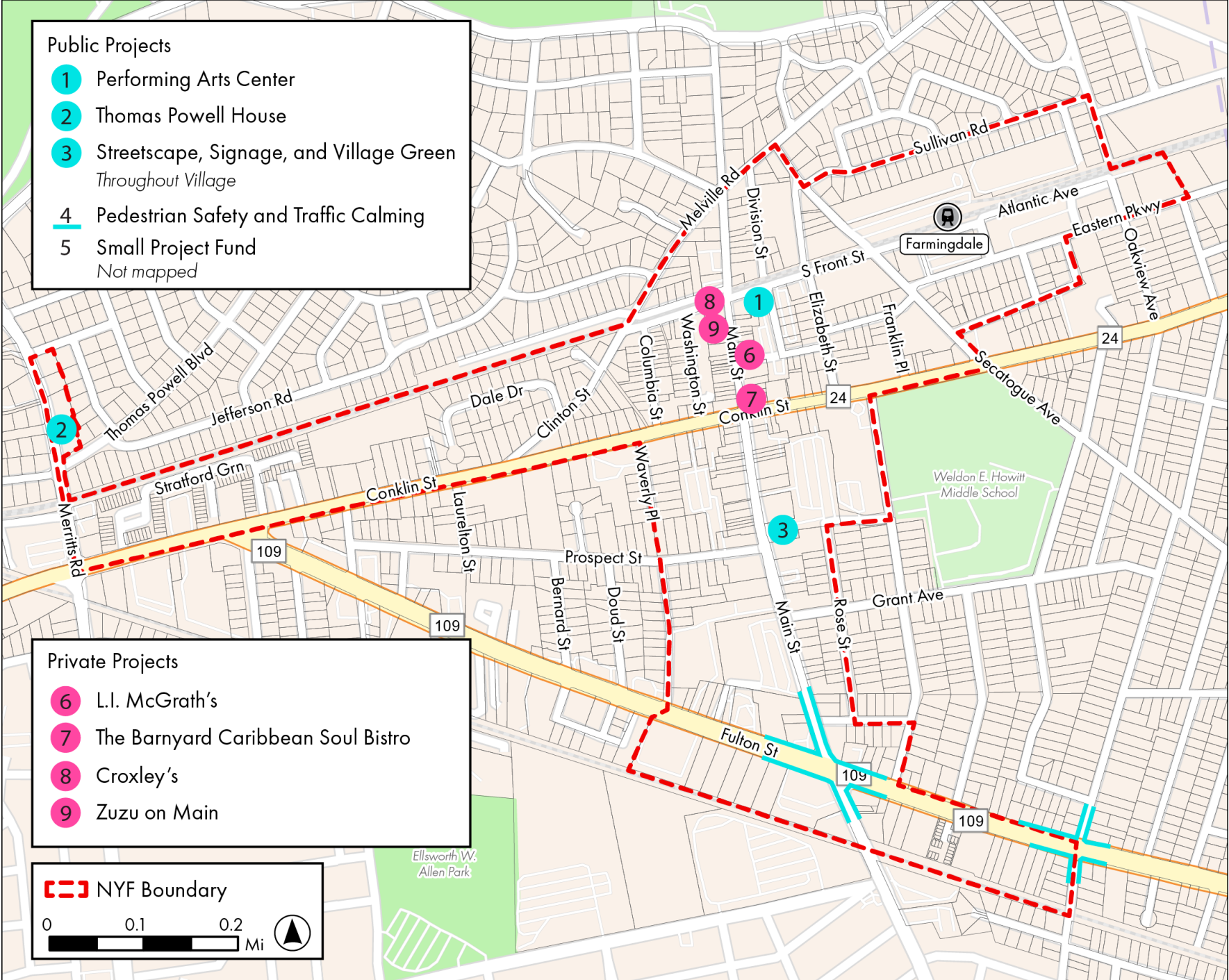
- 1 Performing Arts Center
- 2 Thomas Powell House
- 3 Streetscape, Signage, and Village Green
Throughout Village
- 4 Pedestrian Safety and Traffic Calming
- 5 Small Project Fund
Not mapped

Private Projects

- 6 L.I. McGrath's
- 7 The Barnyard Caribbean Soul Bistro
- 8 Croxley's
- 9 Zuzu on Main

 NYF Boundary

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PROJECT SLATE SUMMARY

Farmingdale NYF Slate of Projects				
PRIVATE PROJECTS				
Project Name	Address	NYF Funding Request	Total Project Cost	% Match
LI McGrath's	207 Main Street	\$176,000	\$235,000	25%
The Barnyard Caribbean Soul Bistro	261 Main Street	\$76,000	\$102,000	25%
Croxley's	190 Main Street	\$95,000	\$127,000	25%
Zuzu	202 Main Street	\$81,000	\$108,000	25%
Subtotal		\$428,000	\$572,000	
PUBLIC PROJECTS				
Performing Arts Center	South Front Street, Parking Lot 3	\$3,000,000	\$4,500,000	33%
Thomas Powell House	33 Merrits Road	\$763,000	\$1,013,000	25%
Streetscape, Signage, and Village Green	Multiple Locations	\$729,000	\$729,000	0%
Fulton Street Traffic Calming	Multiple Locations	\$564,000	\$564,000	0%
Small Project Fund	Multiple Locations	\$600,000	\$600,000	0%
Subtotal		\$5,656,000	\$7,406,000	
TOTAL		\$6,084,000	\$7,978,000	

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.



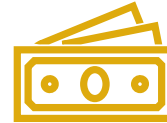
Project Readiness

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 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.

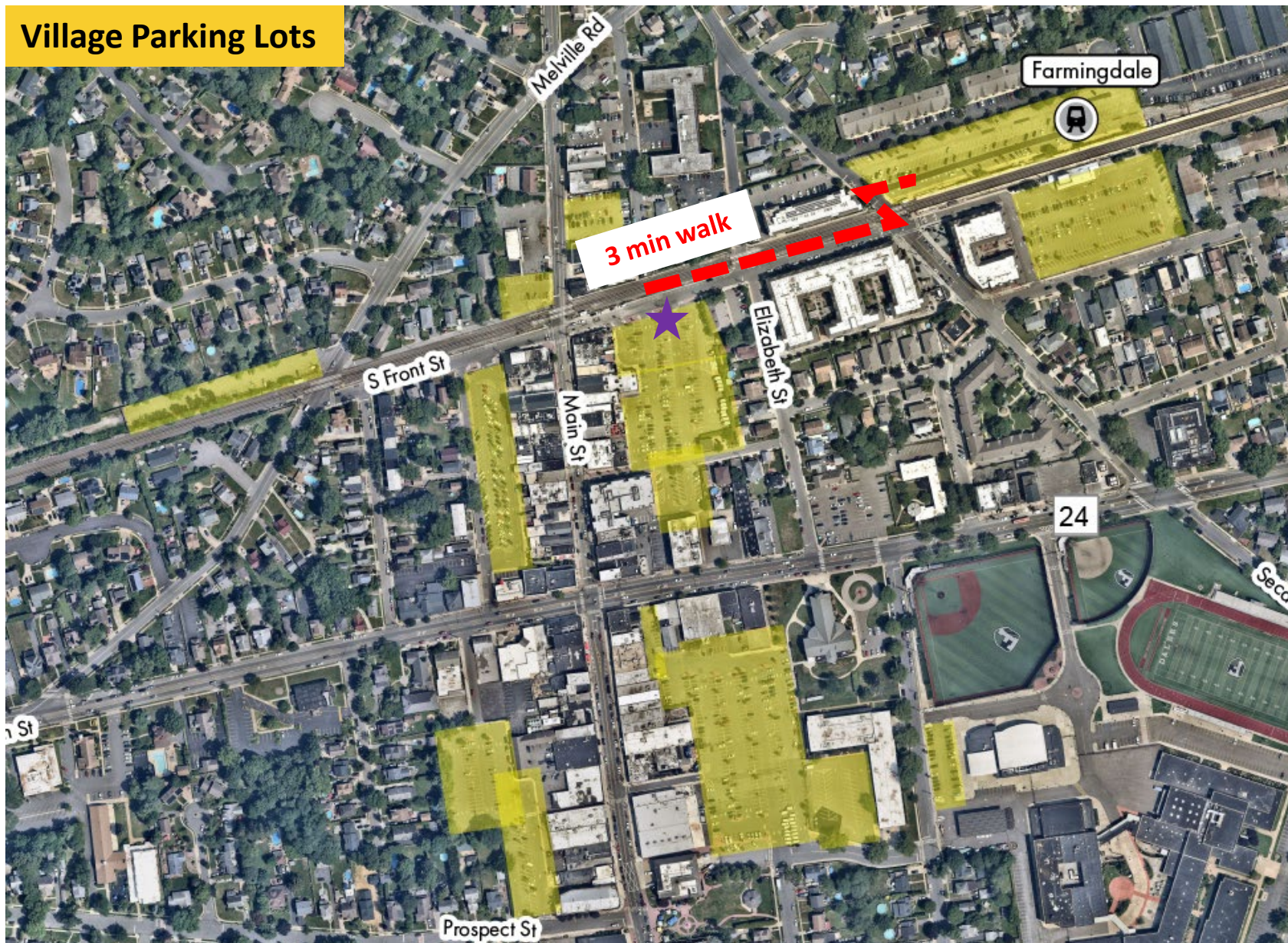
Funding/Cost

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

1

Performing Arts Center

Village Parking Lots



Description:

- Potential loss of parking: ~ 40 spaces.
- Village moved 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%
TOTAL COST	\$1,013,000

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	\$729,000
Other Funding	N/A
% Match	N/A
TOTAL COST	\$729,000

Streetscape, Signage, Village Green

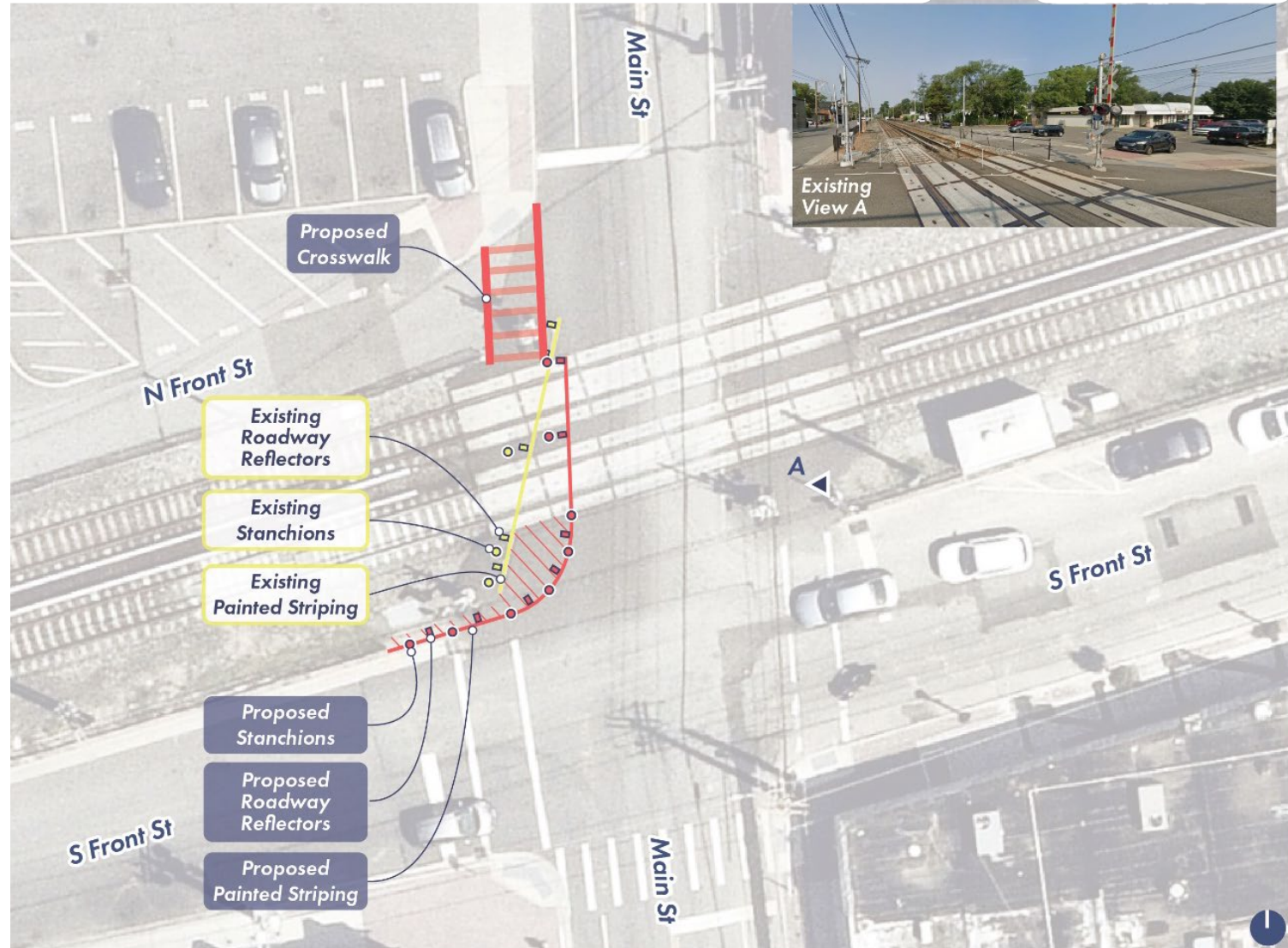
3a: Improvements to Pedestrian Crossing: Main Street and S. Front Street

\$39,000

- 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

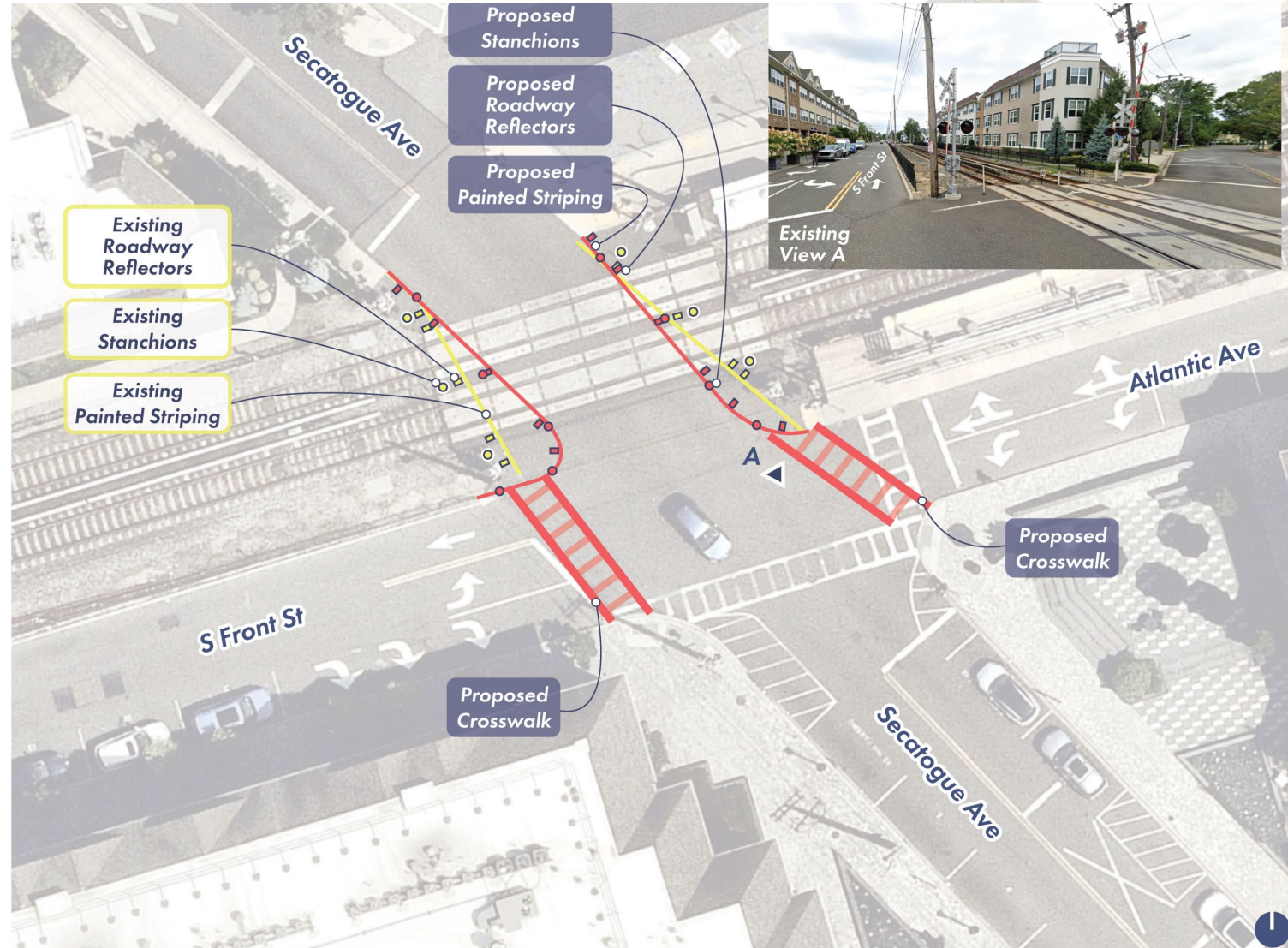
3a: Improvements to Pedestrian Crossing: Secatogue Ave. and S. Front St

\$42,000

- 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

3

Streetscape, Signage, Village Green

3c: Gateway Signs at 5 Locations

\$166,000



Streetscape, Signage, Village Green

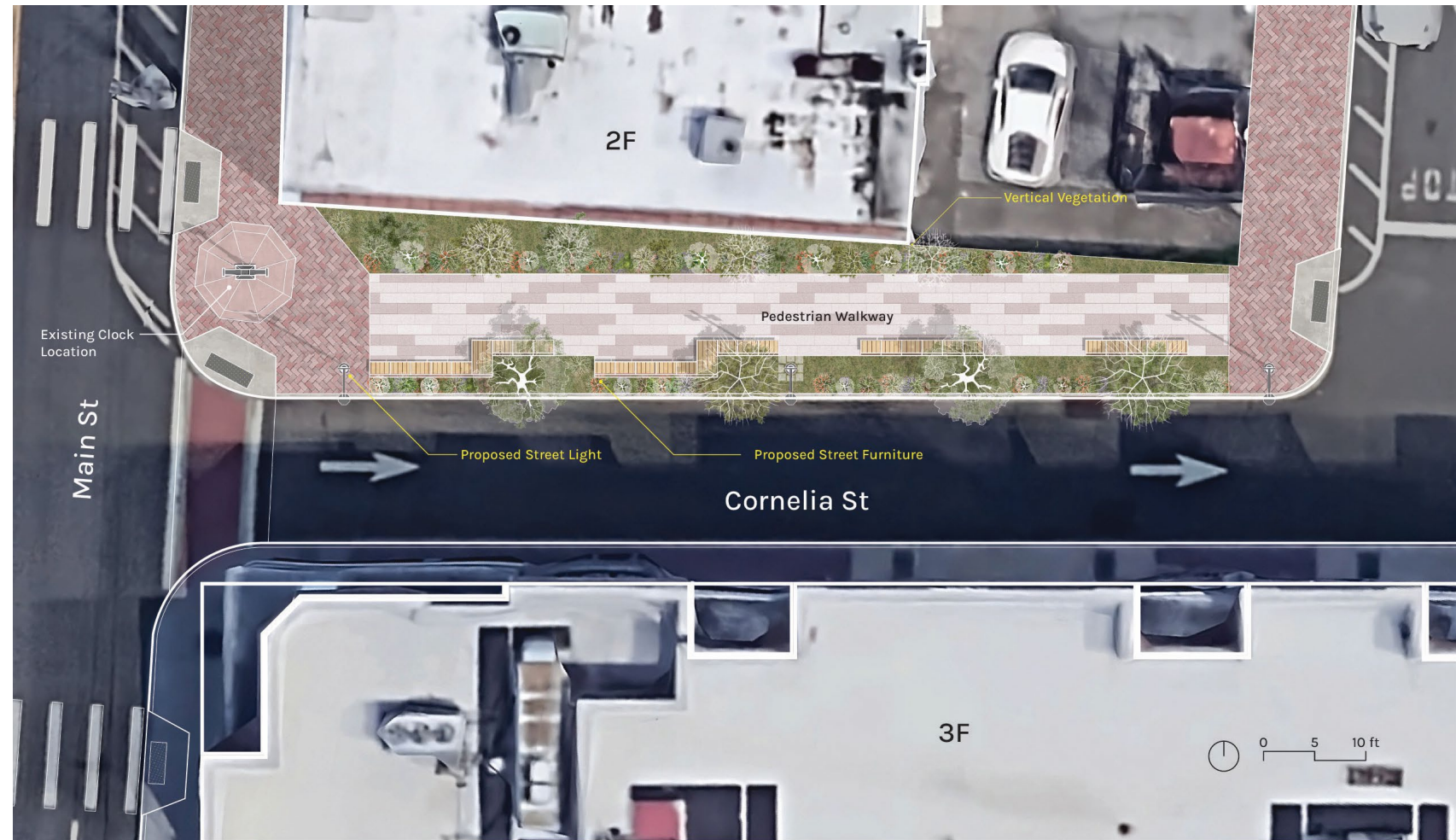
3d: Moby Way Plaza

\$154,000

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



Existing Conditions on Moby Way



Proposed Improvements on Moby Way

Source: MUD Workshop

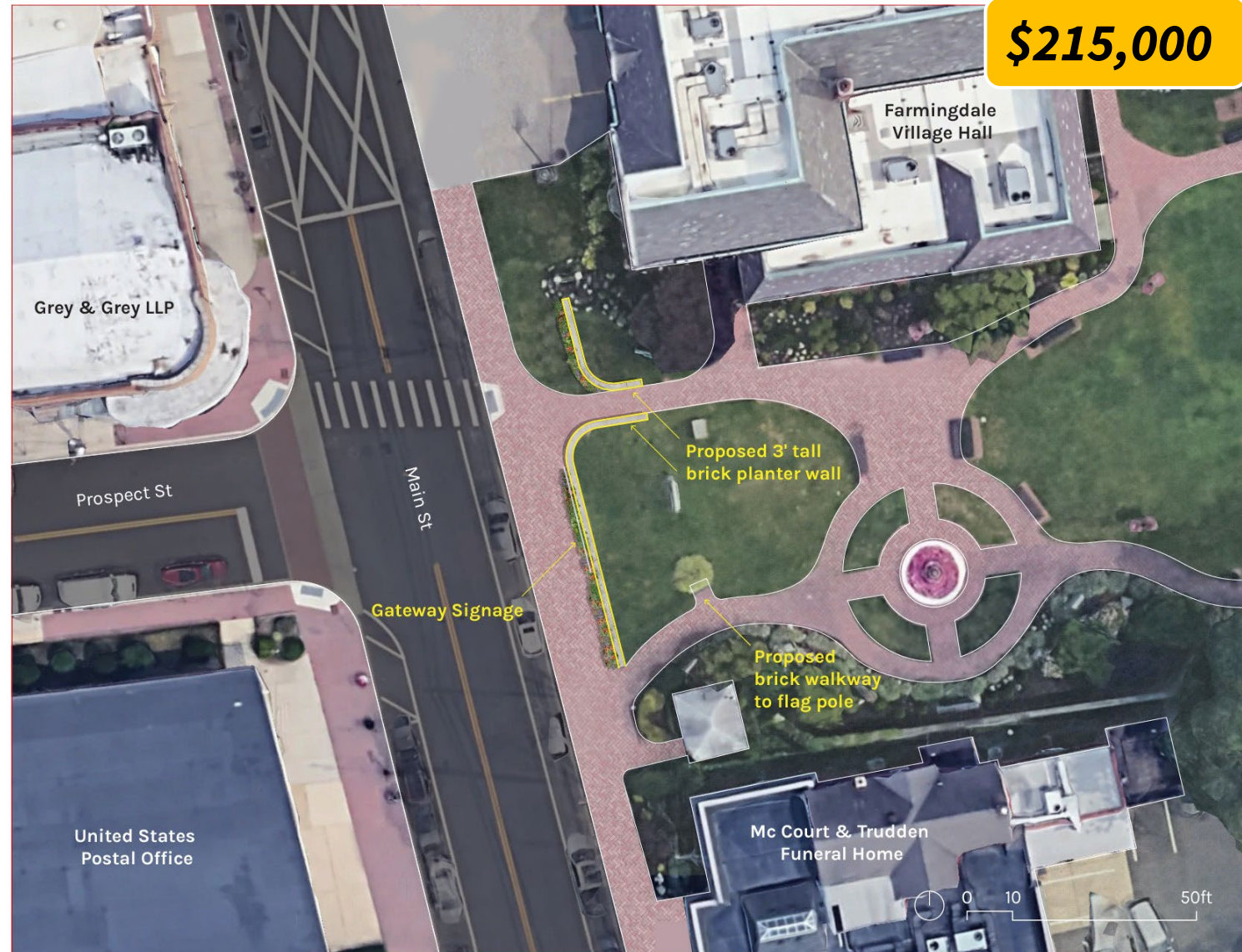
Streetscape, Signage, Village Green

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

Source: MUD Workshop

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

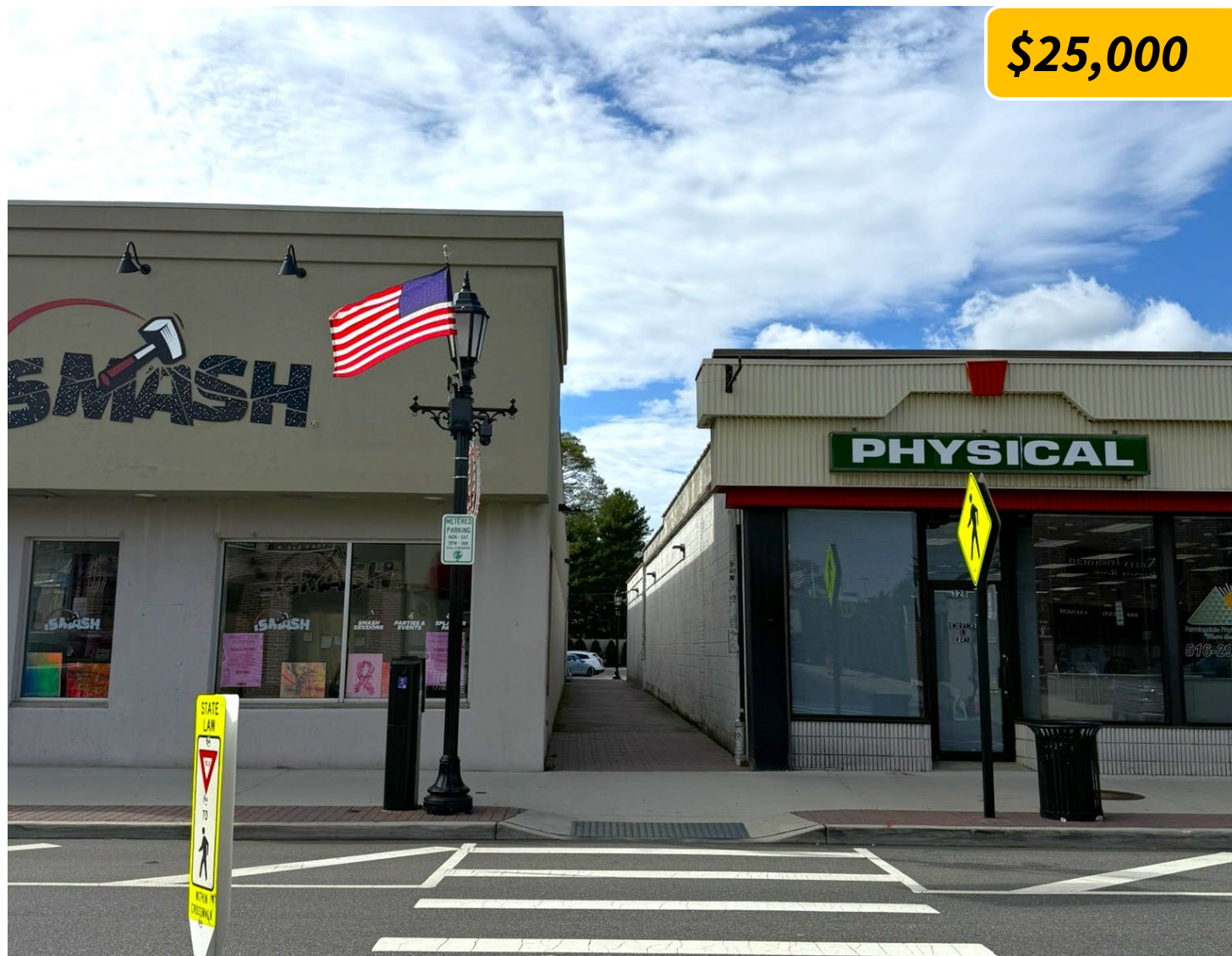
Source: MUD Workshop

Streetscape, Signage, Village Green

3f: Alleyway to Parking Lot 2

- Improve alleyway between iSmash and physical therapy office.
- Decorative siding on the sides of the building to resemble storefronts.
- Additional lighting.

\$25,000



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:

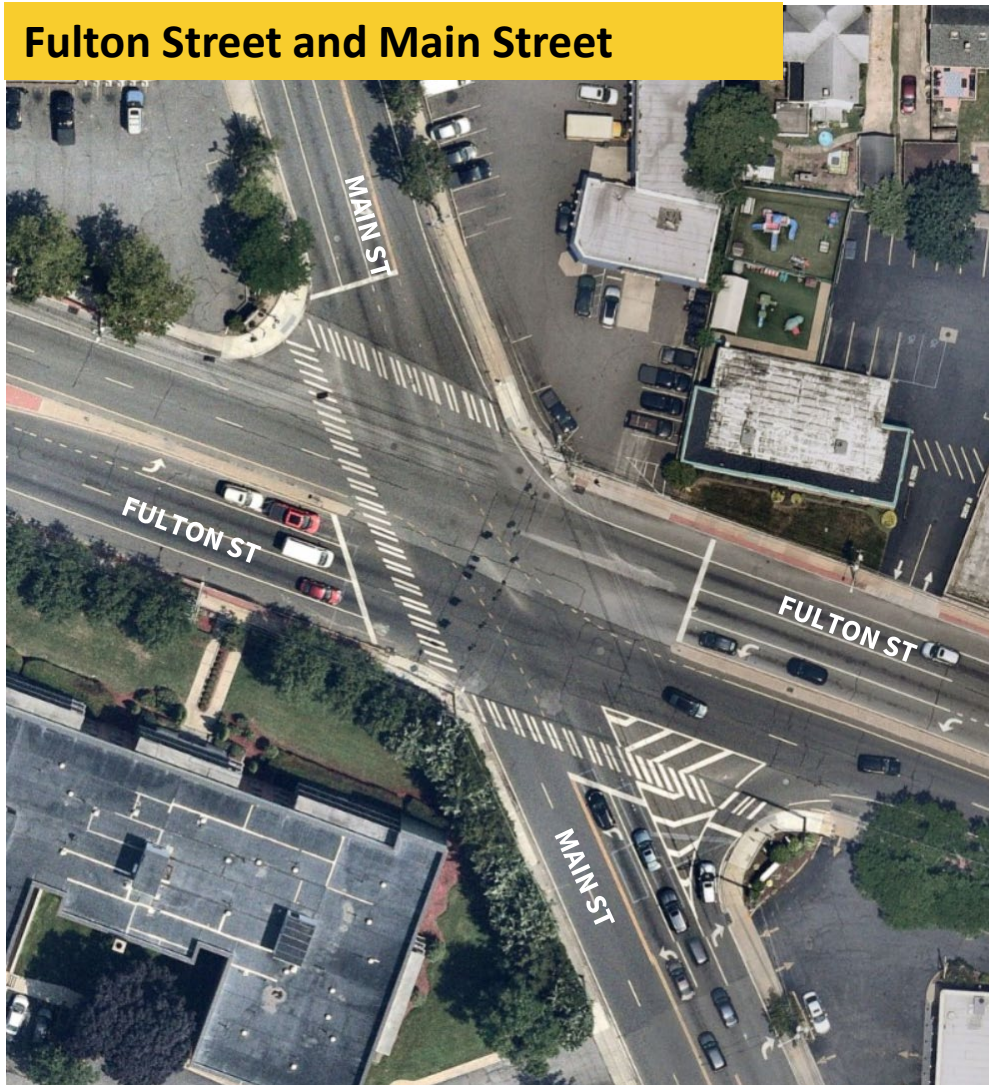
- Intersection upgrades at Fulton & Main Street and Fulton & Staples Street.
- Pedestrian safety improvements.
- Median plantings.
- Preliminary NYSDOT consensus.

Funding/Cost

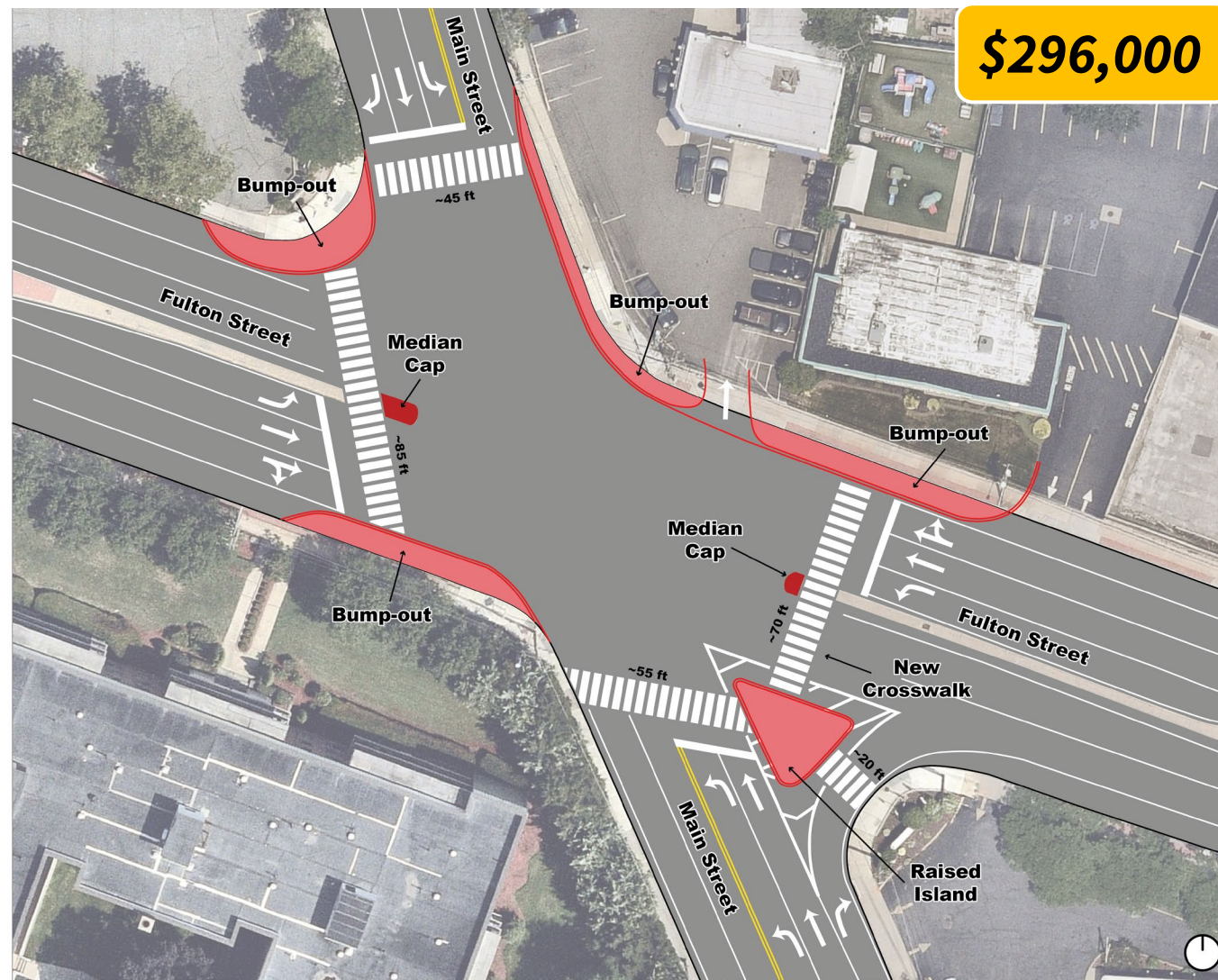
NYF Funding	\$564,000
Other Funding	N/A
% Match	N/A
TOTAL COST	\$564,000

Fulton Street Traffic Calming

Fulton Street and Main Street



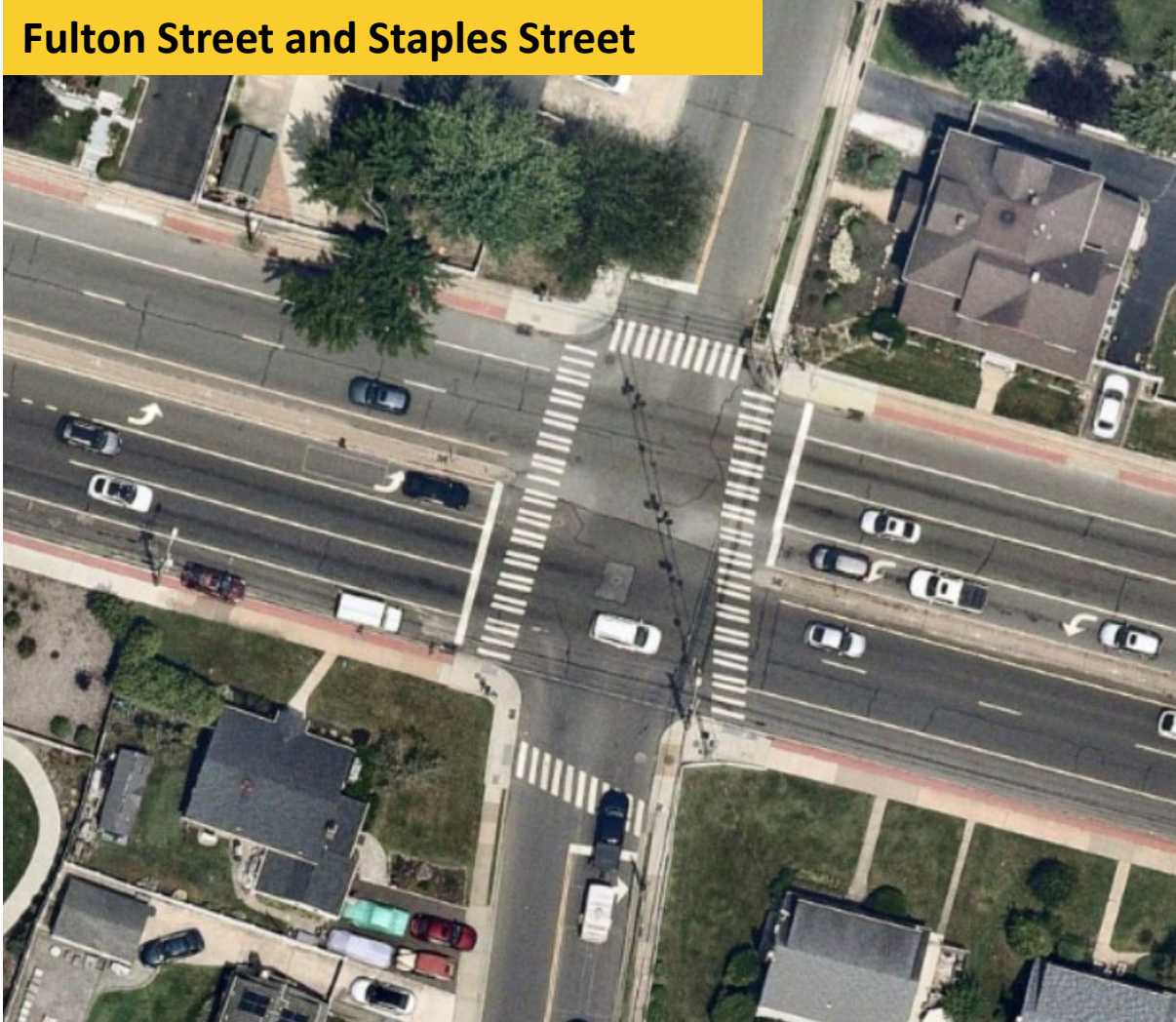
Existing Conditions



Proposed Improvements at Fulton St & Main St

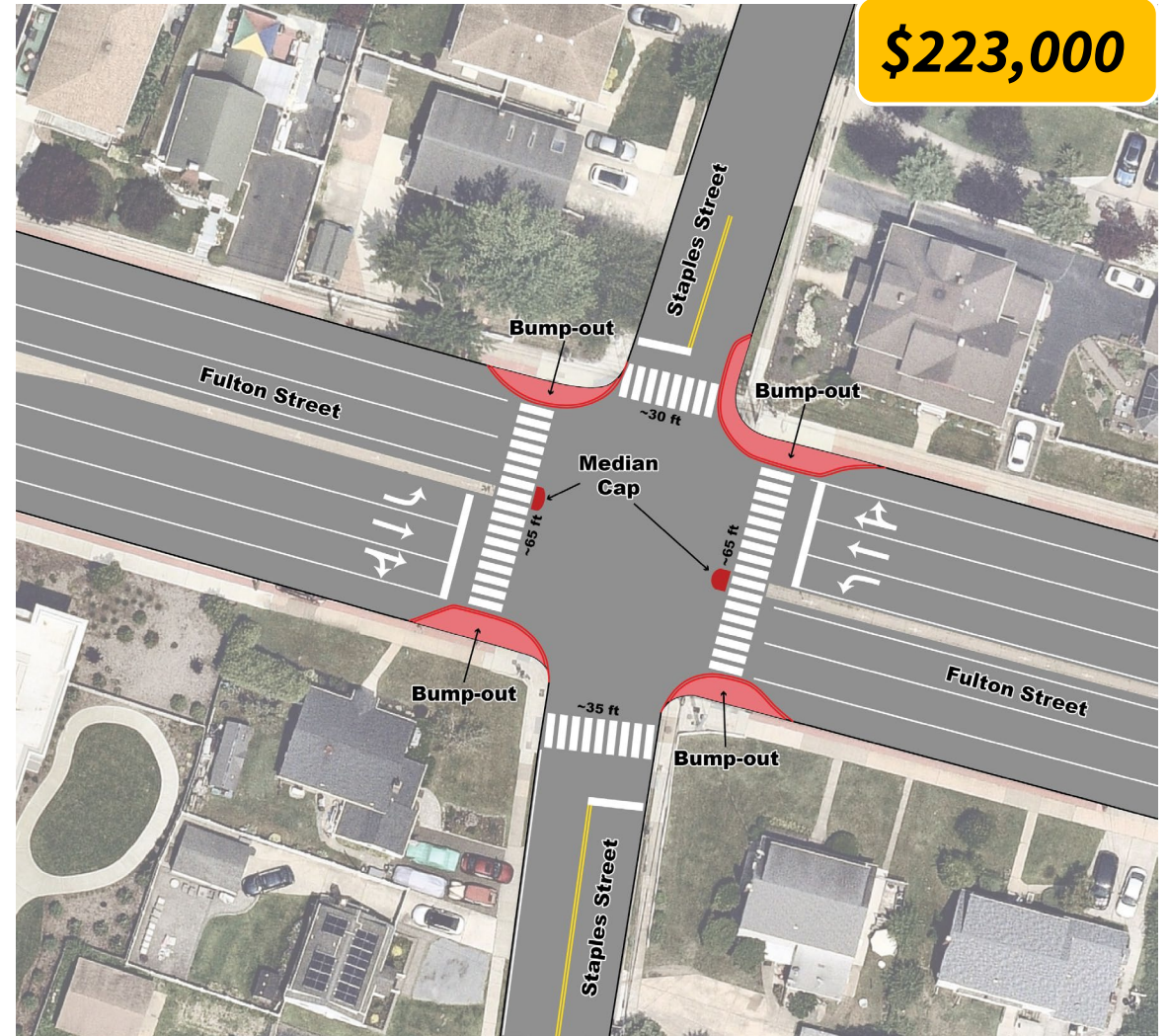
Fulton Street Traffic Calming

Fulton Street and Staples Street



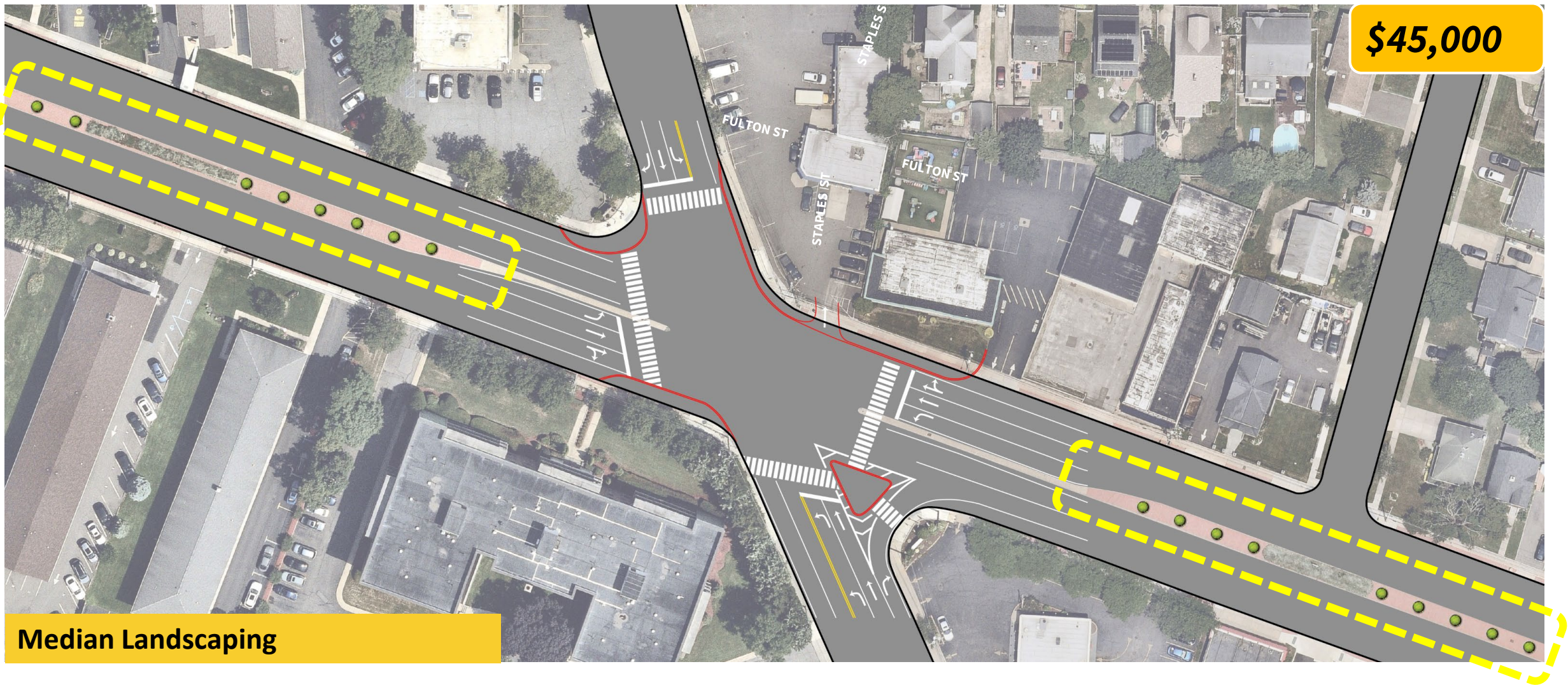
Existing Conditions

\$223,000



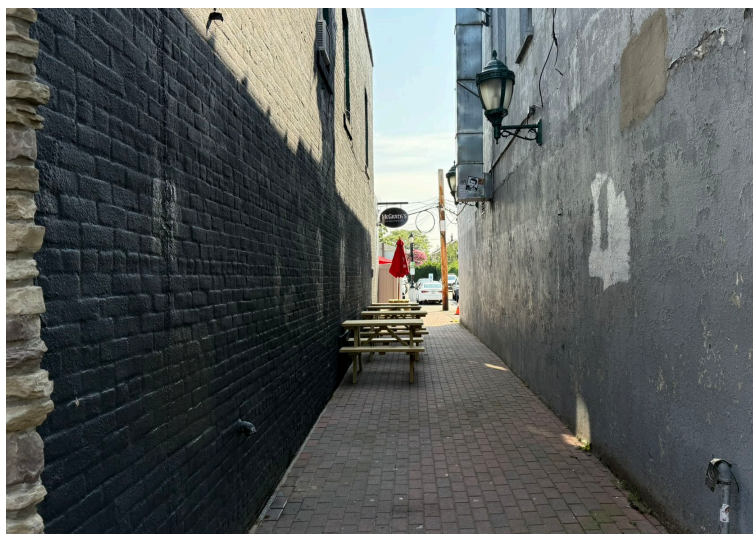
Proposed Improvements at Fulton St and Staples St

Median Landscaping on Fulton Street



Private Projects

L.I. McGrath's



Existing Conditions



Future Rendering

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	\$176,000
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Other Funding	\$59,000
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% Match	25%
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TOTAL COST	\$235,000
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6

The Barnyard Caribbean Soul Bistro



Existing Conditions



Future Rendering

Source: Vision Long Island

Goal #1: Business Support

Location: 261 Main Street

Sponsor: Xiomara & Dominique Romain, Co-Owners

Description

- Installation of energy-efficient equipment.
- Updated exterior awning and signage (CDBG funding).
- Replacement of windows and doors.

Funding/Cost

NYF Funding	\$76,000
Other Funding	\$26,000
% Match	25%
TOTAL COST	\$102,000

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 (supplemental funding).

Funding/Cost

NYF Funding	\$95,000
Other Funding	\$32,000
% Match	25%
TOTAL COST	\$127,000

Zuzu on Main



Existing Conditions

Goal #1: Business Support

Location: 202 Main Street

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

Description

- New water circulating tower, water lines, and rack on roof for water tower.
- New higher capacity water heater.

Funding/Cost

NYF Funding	\$81,000
Other Funding	\$27,000
% Match	25%
TOTAL COST	\$108,000

Small Project Fund

Applicants submit proposals to the Village, which would be reviewed alongside other submissions based on key priorities and alignment with the vision developed through this process.

Priority order:

#1: Rear Façade Improvements

#2: Other Exterior and Façade Improvements
(in addition to those already covered by façade improvement program)

#3: Community & Placemaking Enhancements

#4: Interior Renovations & Equipment

#5: Sustainability & Energy Efficiency

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

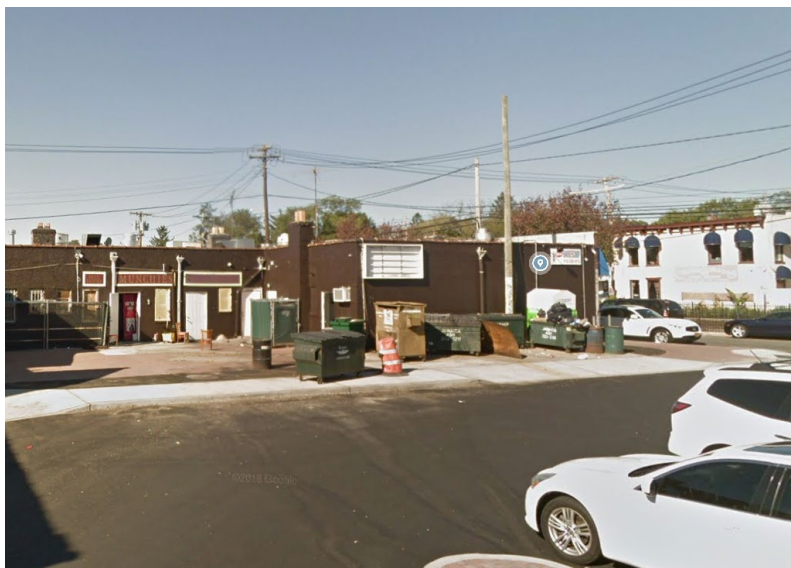
NYF Funding	\$600,000
Other Funding	N/A
% Match	N/A
TOTAL COST	\$600,000

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

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Funding/Cost

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

Small Project Fund

Rear Facade Design Examples



Integrating planters with fence screening



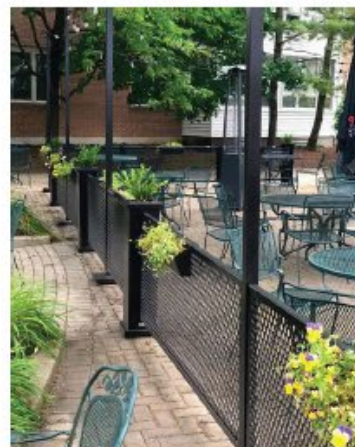
Low screening (max 4 feet) and shade elements



Pergola and string lighting



Low fences with integrated planters
Source: Select Space Partitions



Screened dumpster and utilities

Roadmap for Continued Revitalization/ “Pipeline Projects”

ROADMAP/PIPELINE PROJECTS

- The Roadmap is a list of recommendations that the community can pursue following the conclusion of the NYF planning process.
- These projects are not included on the Slate for NY Forward funding.
- However, the LPC can acknowledge the projects for their potential contribution to the realization of NY Forward goals.
- If projects on the Slate fall through, DOS can fund projects from the Roadmap.

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

Description:

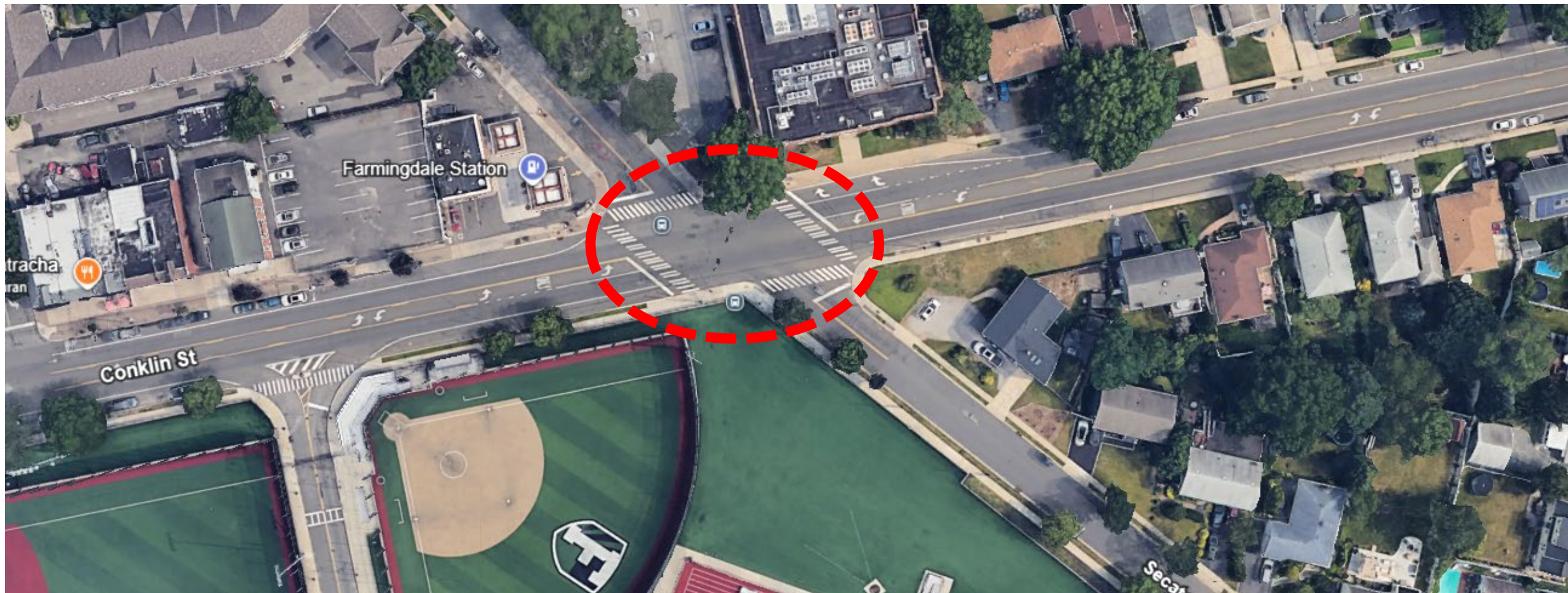
- Extend/continue landscaping in median along Fulton St.



Pedestrian Safety Improvements at Intersection of Conklin Street and Secatogue Avenue

Description:

- Explore pedestrian safety improvements at the intersection, i.e. bump-outs and shorter crossing distances.



Voting on the Final Slate

PROJECT SLATE SUMMARY

Farmingdale NYF Slate of Projects				
PRIVATE PROJECTS				
Project Name	Address	NYF Funding Request	Total Project Cost	% Match
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Thomas Powell House	33 Merrits Road	\$763,000	\$1,013,000	25%
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TOTAL		\$6,084,000	\$7,978,000	

VOTING ON THE FINAL SLATE

- 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

Farmingdale NY Forward Ballot

LPC Member Name: _____

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

Place an "✓" in one of the following boxes.

- ☐ I am in favor of submitting the NY Forward 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.
- ☐ I oppose submitting the NY Forward Strategic Investment Plan with the below-listed slate of projects.

Place ✓ in Box to Recuse	Project Name/Description	NYF Funding Request
	Construct New Performing Arts Center in Downtown Farmingdale	\$3,000,000
	Restore the Historic Thomas Powell House	\$763,000
	Upgrade Streetscapes, Signage, and Village Green	\$729,000
	Improve Pedestrian Safety on Fulton Street (Route 109)	\$564,000
	Enhance Pathway and Energy Efficiency at 217 Main Street	\$176,000
	Improve Exterior Facade and Equipment at 261 Main Street	\$76,000
	Update Windows, Awnings, and Equipment at 190 Main Street	\$95,000
	Upgrade Water Equipment at 202 Main Street	\$81,000
	Implement a Small Project Fund in Downtown Farmingdale	\$600,000

LPC Member Signature: _____

Public Comment