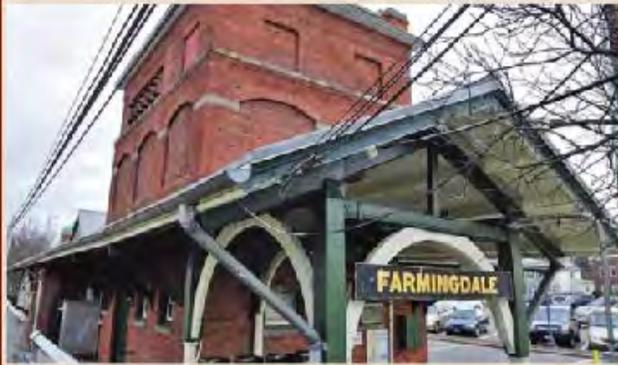


2024 NY FORWARD APPLICATION



Village of Farmingdale



Mayor
Ralph Ekstrand
Deputy Mayor
William A. Barrett
Trustees
Cheryl L. Parisi
Walter Priestley
Craig E. Rosasco

Village of Farmingdale

P.O. Box 220 • 361 Main Street • Farmingdale, New York 11735
Tel: 516-249-0093 • Fax: 516-249-0355
www.farmingdalevillage.com

Village Administrator–
Village Clerk/Treasurer
Brian Hartly
Village Attorney
Claudio DeBellis
Superintendent of Public Works
Jeffrey Patanjo

Lynda Armyn
Co-Chair
LI REDC

October 18, 2024

Dr. Kimberly Cline
Co-Chair
LIREDC

Dear Ms. Armyn and Dr. Cline:

Included please find our application forms and attachments for the New York Forward program from the Village of Farmingdale.

We have spent nearly 15 years successfully revitalizing our downtown with transit oriented development, affordable housing, new retail businesses and a wide range of downtown events.

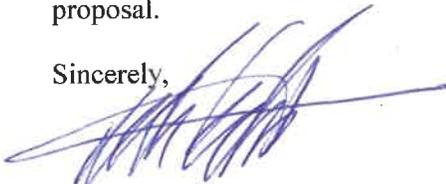
The attraction and market areas served by our existing Main Street points us to the need for a Performing Arts Center, new technology for enhanced public safety, new housing opportunities, historic preservation and infrastructure investments.

The offerings in our pending application will not just serve the Farmingdale community but areas across Nassau and Suffolk County.

We are hopeful this successful venture will add to the character of the community and service areas beyond Farmingdale. The economic development of our existing revitalization efforts combined with a NY Forward investment will bring additional revenue to the County and the State and provide opportunities for housing growth and the amenities that the community is seeking. As a designated NYS Pro Housing community we are looking forward to seeing growth in our population and serving the needs of all incomes and backgrounds.

We thank you for the opportunity to apply for this funding and the consideration of our upcoming proposal.

Sincerely,



Ralph Ekstrand
Mayor



**INC. VILLAGE OF FARMINGDALE
RESOLUTION**

Upon Resolution of the Board of Trustees on September 3, 2024:

DOWNTOWN REVITALIZATION INITIATIVE LETTER - Upon a motion made by Trustee Priestley and seconded by Trustee Parisi, it was,

RESOLVED, to allow Vision Long Island to send a letter of intent to New York State Downtown Revitalization Initiative (DRI) grant for the Village of Farmingdale.

This approval is granted by a vote as follows:

Mayor Ralph Ekstrand	not present
Deputy Mayor William Barrett	aye
Trustee Cheryl Parisi	aye
Trustee Walter Priestley	aye
Trustee Craig Rosasco	aye

I certify that the foregoing is a true excerpt of the minutes of a meeting of the Board of Trustees of September 3, 2024.

Signed:

Brian Harty
Village Clerk-Treasurer

Dated:

9/4/24



Homes and Community Renewal

Division of Housing
and Community
Renewal

KATHY HOCHUL

Governor

RUTHANNE VISNAUSKAS

Commissioner/CEO

July 9, 2024

Village of Farmingdale
Attention: Mr. Ralph Ekstrand
361 Main St
Farmingdale, New York 11735

Dear Ralph Ekstrand,

Thank you for submitting the Village of Farmingdale's application to New York's Pro-Housing Communities Program. We are delighted to inform you that we have completed the review of your application and the Village of Farmingdale has been certified as a Pro-Housing Community.

The housing shortage that faces New Yorkers affects residents of all ages and income levels, and the urgent need to take action to address the issue is only growing. In New York State, rents have risen 40 to 60 percent since 2015 and home prices have risen 50 to 80 percent. More than half of New York renters are rent-burdened, meaning that they pay more than 30 percent of their income on rent – the second-highest rate in the nation. Here at HCR, we understand the nexus between supply and affordability. In order to achieve true equity of opportunity and to erase the gaps in access to health, education, and wealth-building, we must guarantee that people have a choice as to where they live and raise their families. So much of the housing progress we have made and want to make is dependent on the support of municipalities like yours who are on the front lines helping families fight for housing that meets their needs.

As a certified Pro-Housing Community, the Village of Farmingdale will now be eligible to apply for various discretionary funding programs with up to \$650 million in funding available. Please be on the lookout for additional details about how to maintain your certification for calendar year 2025.

We are excited that the Village of Farmingdale has chosen to join the Pro-Housing Communities Program and we look forward to continuing to work with the Village of Farmingdale to ensure that all New Yorkers have access to a safe, affordable, equitable place to live.

Sincerely,

Ruthanne Visnauskas
Commissioner/CEO

BASIC INFORMATION

Regional Economic Development Council (REDC) Region: Long Island

Municipality Name: Incorporated Village of Farmingdale

Downtown Name: Village of Farmingdale

County Name: Nassau County

Applicant Contact(s) Name and Title:

Cheryl L. Parisi, Village Trustee
cparisi@farmingdalevillage.com

Brian Harty, Village Administrator
bharty@farmingdalevillage.com



HISTORY OF THE VILLAGE OF FARMINGDALE

Farmingdale sits near the eastern end of what was the Hempstead Plains, the vast treeless prairie that covered central Nassau County. Thomas Powell purchased a 15-square mile tract of land from three Native American tribes (Maraspeague/Massapequa, Matinecock and Secatogue), in October 1695 for 140 English pounds sterling. This is known as the Bethpage Purchase. The Powell family home still stands today on Merritts Road. After Mr. Powell's death, his property was divided among his children and their heirs and evolved into several farming communities. The area was known as "Hardscrabble."

In 1838, anticipating construction of the Long Island Rail Road, Ambrose George acquired a large tract of land in preparation for the new railroad, opened a general store, subdivided his land, laid out streets and renamed the inelegant "Hardscrabble" to a more bucolic "Farmingdale."

The Farmingdale LIRR station became a key stop for the LIRR where steam locomotives could refuel and get water, as well as for passengers and cargo shipping to New York City. Stage coaches carried passengers further east and the Cross Island Trolley ran from Huntington through Farmingdale to Great South Bay in Amityville.



Industry came to Farmingdale in 1865 with the founding of brick factories. Other businesses followed, including a lumberyard and pickle factories.

Farmingdale and the surrounding area became home to three aviation plants, Bethpage State Park, Farmingdale State College, Farmingdale Public Library, and School District 22 of the Town of Oyster Bay and, by the late 1800's, five churches were part of its landscape.

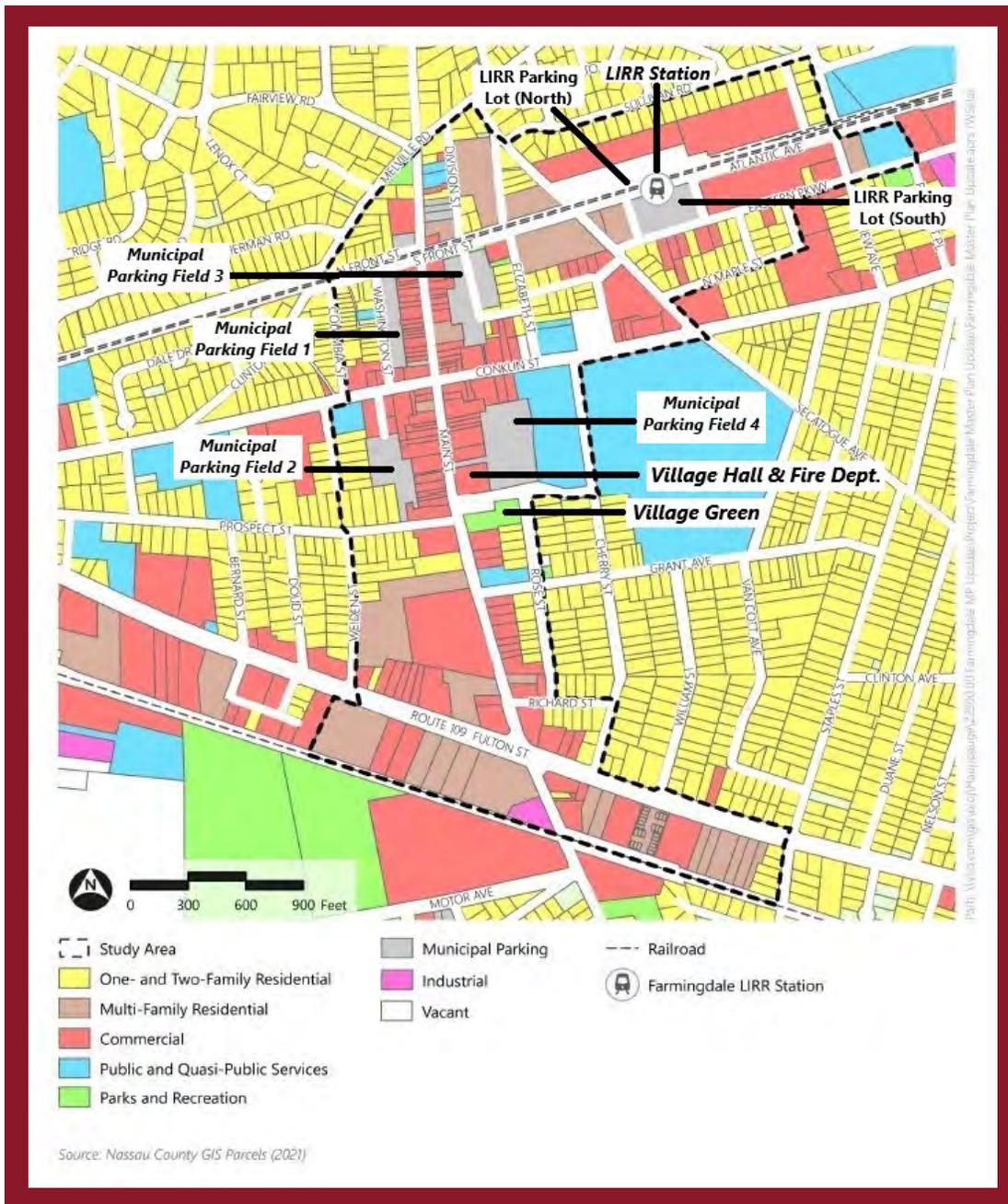
From its humble beginnings, Farmingdale Village has worked to become a popular downtown destination with a mix of unique restaurants and diverse housing choices, welcoming to all.

GEOGRAPHIC AREA & JUSTIFICATION

The Village of Farmingdale’s downtown is a compact area mixed with small parcels and dense building coverage, mixed land uses, and charming architecture. It is situated among some of the most popular tourist destinations in New York State.

The downtown area is located in the central portion of the Village, running along Main Street from Fulton Street (NYS Route 109) in the south to Melville Road in the north. The area continues east along Sullivan Road to the Nassau-Suffolk County line and to Columbia Street in the west.

Due to the Village’s characteristics, along with the historically strong collaboration between government, residents and business owners, the proposed projects described in this application will yield dramatic and positive effects, thereby advancing an active downtown with a strong sense of place by attracting new businesses, encouraging a diverse population, improving downtown living and quality of life, and enhancing the pedestrian walkability and cyclability of the downtown.



The Village of Farmingdale has evolved throughout its history by growing and changing in a manner that is representative of the evolution of Long Island. It is an area deeply valued by its residents, business community and the Town of the Oyster Bay as a whole. The Village is fortified with many assets that make it a great place to live and work. This includes its close proximity to the Farmingdale LIRR, parks, historic and cultural resources, local civic, business, religious, community organizations, a mix of distinctive businesses, and affordable housing developments, all which make this area especially conducive to continued growth and future development.

For years, the Village has strived to spark revitalization efforts. This includes Farmingdale's creation and adoption of the Downtown Mixed Use (DMU) zoning code in the fall of 2011; relaxation of the Business D code, allowing the development of blighted properties along targeted corridors; and its efforts to increase and improve parking infrastructure. All have enabled private/public investment. The Village has recently adopted a Downtown Master Plan Progress Report, evaluating the status of its economic and infrastructure goals, including the extent its housing inventory can be expanded.

Notwithstanding the above assets and actions, there are gaps in functional offerings and infrastructure which stops the Village from reaching its highest quality of life for community residents and the most robust economic yields for its business community. The proposed projects described in this application go a long way to fill these gaps.

NY Forward comes at an important time for the Village as it strives to reach its full potential and implement the community's vision for downtown renewal.

VISION FOR DOWNTOWN

The Incorporated Village of Farmingdale and local community stakeholders have long been united and proactive in their vision to transform Downtown Farmingdale into an attractive, walkable, vibrant, and desirable center which attracts not only multifarious retail, arts, culture, food, entertainment, and family friendly recreational opportunities, but also a diverse residential population which can afford to live, shop, and work in Farmingdale.

The Village of Farmingdale and community stakeholders are committed to creating a healthy, thriving mixed-use downtown, welcoming of all ages, races, cultures and demographics. This ambitious goal includes creating a strong sense of place which attracts more businesses, residents and visitors, while building a strong foundation of ongoing community engagement, planning, and investment in order to provide a higher quality of life for both the current and future populace.

PAST INVESTMENT

In recent years, important steps have been taken by the Village to advance the community's ambitious vision and goals. The community has been and continues to be ready to move forward with the thoughtful and catalytic projects set forth in this application as they will benefit the Village's growing downtown. The Village of Farmingdale and local community stakeholders have embraced beautifying and revitalizing Farmingdale's downtown core with a mix of uses and connecting it to mixed-use transit-oriented development (TOD) at the train station, while also reimagining and redeveloping vacant or underutilized parcels in or near its downtown.

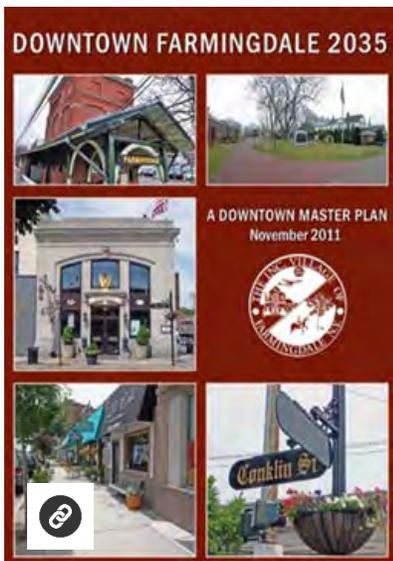


The Village of Farmingdale has a wide-ranging history of successfully administering multiple projects funded through a range of grant programs. The majority of recent planning projects have served to edify this application. Past investments include both planning efforts and project achievements.

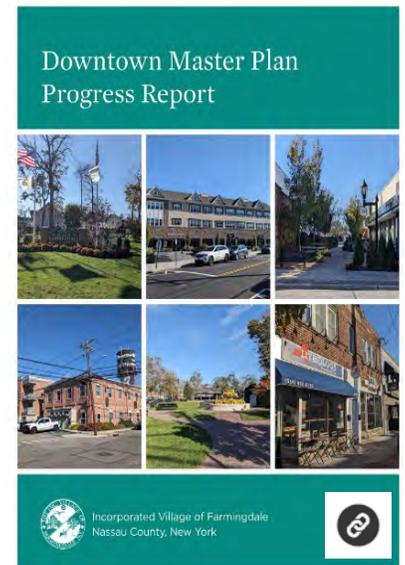
PAST PLANNING EFFORTS

In 2003, the Village of Farmingdale formed a Smart Growth Committee which approved much needed senior housing, but did not address the enormous economic difficulties the Village was facing. Moreover, areas adjacent to the LIRR station were deteriorating and vacant properties became the site of illegal activities.

Prompted by the above and the fact that Farmingdale’s downtown had twenty-six vacant storefronts and inadequate housing options, in 2006 the Village embarked on a major study of its downtown. This began with a substantial Visioning Conference, consisting of three separate public sessions, walking tours and public workshops, which drew significant crowds of business owners, village residents and community groups. Attendees expressed their concerns about the future of the Village’s downtown. Their vision of its future was explored. Residents expressed a vital need to keep young people in the Village and to provide the means to live, work, and play in the community.



In 2010, this information culminated into a Downtown Master Plan. The goal of the plan was to coordinate a long-range approach to Downtown Farmingdale, diversify the economy, create a vibrant destination, increase mixed use, and make Farmingdale more attractive to residents, businesses and visitors. Open space, amenities, workforce housing, enhanced connection between rail and Main Street, improved multi-modal transportation and parking were prioritized. One major element in accomplishing these goals was the adoption of the Downtown Mixed Use (DMU) zoning code in the fall of 2011.



In February 2024, the Village adopted a Downtown Master Plan Progress Report, evaluating the status of its economic and infrastructure goals, including the extent its housing inventory could be expanded.

PAST PROJECT ACHIEVEMENTS

Since 2011, close to forty new businesses have invested in Main Street. Businesses have grown, while the population has increased. Housing developers have invested in Main Street, accommodating different life styles, from empty nesters to young professionals just starting out.

In 2018, the Metropolitan Transit Authority invested in Farmingdale Village by renovating the train station, expanding hours and improving station security. In 2019, the Farmingdale School District invested in Farmingdale with a 36 million sports complex which grows civic pride and helps generate spending in the downtown. One of the school district’s main consideration for its decision included its close proximity to Main Street, which offers attractive dining facilities for participants and spectators. The school district also recognized the Village of Farmingdale’s economic and civic commitment to the downtown, and followed its lead. The Farmingdale School District has created an eastern gateway into the Village along Conklin Street.

From 2011 to 2023, the Village of Farmingdale invested and/or dedicated over \$22.5 million in capital improvement projects, including parking lots, roadwork, park and street improvements. Between 2013 and 2016, a local private developer invested \$83.3 million into Downtown Farmingdale, creating 280 new housing units and 23,600 square feet of retail space, adding jobs, increasing labor income and the tax base. To date, close to 400 units of housing have now been realized in the downtown and an additional 154 units in areas outside of the Downtown Study Area. The Village is presently seeking to increase this number.

Demographic Shifts:	Housing Unit Expansion:	Commercial Expansion:	Walkability & Design:
<p>The Village of Farmingdale is experiencing population growth while the average household size and school enrollment are shrinking. This suggests an influx of new residents seeking smaller homes that cater to demographics such as young professionals and empty nesters.</p>	<p>Creation of 388 new housing units within the Downtown Study Area (including 269 units in the D-MU District) and an additional 70 units in areas outside of the Downtown Study. This includes construction of modern, diversified housing options, which are in high demand in a Long Island region.</p>	<p>Downtown Farmingdale has gained significant residential, retail, and restaurant development since 2011, surpassing the original estimates outlined in the GEIS. With regard to commercial development, the Village has added 91,328± square feet (sf) of retail space and 88,933± sf of restaurant space.</p>	<p>The implementation of the strategies within the Downtown Master Plan has led to a more walkable, vibrant Downtown Farmingdale with improved signage and facades, buried utility lines, high-quality sidewalks and a bustling dining scene.</p>

SINCE 2011 DOWNTOWN MASTER PLAN
388 New Downtown Housing Units
10 Percent (33,000 SF) Increase in Retail Uses
80 Percent (35,000 SF) Increase in Restaurant Uses
40 Percent (0.4 Acres) Increase in Open Space/Greenspace
10 Percent (17,000 SF) Increase in Public/Quasi-Public Uses
3 Percent (5,000 SF) Increase in Office In Office Space
20 Percent (15,000 SF) Decrease in Industrial Uses
800 New Parking Spaces
800 Additional Residents



The Farmingdale Business Improvement District (BID) was formed in May of 2021. Its goals include enhancing the experience of visitors to the downtown, promoting commerce for the businesses in the district, working together with community organizations to host special events, and working with local, county and state agencies to maintain a safe, clean and walkable business district.

The popular **Village Green** is host to outdoor concerts, art exhibits, farmers market and cultural performances which attract residents and visitors to the downtown. These outdoor family-friendly events enjoy success during the weather-friendly summer months.

The goal of any village is to not only stitch together past public and private investments and partnerships, but to catalyze future investments. The proposed projects described in this application are the next logical steps for the Village of Farmingdale. NY Forward funding would allow the Village to continue to grow and meet the needs of both present and future residents, businesses and visitors.

FUTURE POTENTIAL

Notwithstanding all of the Village's past accomplishments, it has yet to reach its full housing, economic and diversity potential. The Village's goal is to continue to grow in order to meet the significant need for more forward-thinking housing that is crucial for not only the Village, but all of Long Island. The Village's previous public and private initiatives have provided a solid foundation to build toward future growth via new investment and expanded success.

In light of the Village's vision, achievements, and future goals, NY Forward directly represents a truly unique and important opportunity to infuse capital into the downtown, incentivize growth, and attract future investments which will drive, grow and sustain increased housing, economic and cultural progress, now and into the future.

With an evolving demographic shift in Long Island's regional population and the economic turmoil as a result of the COVID 19 pandemic, the smaller, walkable Village of Farmingdale holds the great potential to advance mixed-use housing (affordable, market rate, age restricted, etc.) and amenities that serve not only its immediate local community, but the larger Long Island community, while continuing to embrace its small-town charm and heritage.

If awarded, NY Forward funding will make it possible for the Village of Farmingdale to continue its community-based approach to implementing revitalization plans and allow it to continue to be an attractive option for private investment in the Village.

RECENT/IMPENDING JOB GROWTH

The COVID-19 pandemic had far-reaching impacts on employment rates throughout the country. Investment in the Village of Farmingdale has been one way to help turn this tide.



According to The Partnership for New York City, the City's economy is on solid footing, bolstered by slow but steady progress toward full private sector employment recovery, strong new business growth, and the gradual return of tourism.

New York City's job growth and economic development trends are tied to the overall success of the Village of Farmingdale's revitalization. Centered around the Farmingdale Long Island Railroad, downtown Farmingdale benefits from a direct and convenient connection to New York City, making it a very desirable option for young and working professionals and commuters.

The number of private sector jobs on Long Island increased over the year by 16,300, or 1.4 percent, to 1,183,800 in August 2024. In comparison, the state's over-the-year private sector growth rate was 1.8 percent and the nation's was 1.4 percent. In line with this, the opening of new establishments in the Village's downtown over the last several years has brought increased employment opportunities for residents and foot traffic for local businesses.

The Village of Farmingdale's downtown is home to a significant number of small businesses. These include a diverse array of offerings, including a butcher shop, barber shops and salons, taverns, restaurants that offer dine-in and takeout options, banks, cafés, a pharmacy, recording studio, florist, laundromat, dry cleaner, law firms, CPAs, post office, farmer's market, Village Hall, and more.

Ideally the community will be rewarded with increased employment opportunities to grow the focus area as a great place to live, work, and play within Farmingdale. The community is highly deserving of significant investments to continue to support their decades long efforts to advocate for redevelopment of the area. Continued investment in renovation, rehabilitation and redevelopment of Downtown Farmingdale, which includes increased housing and elevating cultural opportunities, will aid the Village in drawing more businesses, residents and visitors to its Main Street, thereby creating a strong variety of jobs and increasing the work force. The proposed improvements and additions to the downtown will offer the Village of Farmingdale significant job growth.

QUALITY OF LIFE

Although health is one important aspect of a person's quality of life, there are other equally important markers, including jobs, housing, schools, and neighborhoods. Aspects of culture, values, and spirituality also fold into the equation.

Over the past decade, the Village has done much to improve the quality of life in its downtown area, from creating walkable and safe open spaces for residents and visitors to enjoy, to attracting cottage businesses and top-notch ethnically diverse culinary eateries and retail.

The Village has been voted Best Downtown on Long Island in nine of the last ten years. The reasons include its sundry of ethnic culture, wide-ranging outdoor entertainment & music, eateries, festivals, farmers market, and eclectic local shops. In the summertime you can bring out chairs or blankets, order food from local establishments, and grab a screening of a popular film, listen to music, or enjoy art in the park on the Village Green, which is an open space area on Main Street that is the heart of the Village and a centerpiece for local events.



Farmingdale Village is a walkable area lined with historic and modern mixed-use buildings, characterized by multi-story facades with ground floor retail and either office or residential above. Main Street is attractive to new businesses since the infrastructure is already in place. Amenities include benches, lighting, outdoor dining and a welcoming streetscape lined with beautiful façade treatments. The sidewalks are decorated with seasonal flower plantings courtesy of the hard work of the Village Beautification Committee, comprised of local volunteers.

SUPPORTIVE LOCAL POLICIES

The Village of Farmingdale has spent years striving to spark revitalization efforts. These efforts include the creation and adoption of the Downtown Mixed Use (DMU) zoning code in the fall of 2011; relaxation of the Business D code, allowing the development of blighted properties along targeted corridors; and its efforts to increase and improve parking infrastructure have enabled investment.

In February 2024, the Village adopted a Downtown Master Plan Progress Report, evaluating the status of its economic and infrastructure goals, including the extent its housing inventory can be expanded.

The underpinnings of its success to date can be found in the administration’s active support of revitalization. In addition to the DMU, the Village has streamlined the planning review and permit process; facilitated new residential development; and promoted initiatives in the form of policy and ordinances that promote private investment in multi-family housing and commercial space.

Upon Governor Hochul’s August announcement of the new Pro-Housing Community Program being offered by the New York State Office of Homes and Community Renewal, the Village diligently sought out application guidance and submitted the required letter of intent. The new program designates municipalities as certified Pro-Housing Communities, meaning they have approved either permits increasing their housing stock by 1% over the past year OR permits increasing their housing stock by 3% over the past three years. The goal of this program is rewarding municipalities who are actively working to mitigate the statewide housing shortage. The Village of Farmingdale is pleased and proud to have attained designation as a “Pro-Housing Community.”

The strong connection between the residents of this 1.1-mile village and its officials cannot be overstated. Between the Village’s investment of funds, growth of private and public partnerships, and strong relationship between the village board and businesses, community members and organizations, the Village of Farmingdale continues to remain ripe for further growth.

COMMUNITY ENGAGEMENT/PUBLIC SUPPORT

A Desire for Vibrancy, Arts, Housing Choices and Historic Preservation



Meeting public needs with public support are the cornerstones of building economically strong, resilient, resident friendly, vibrant downtowns. In order to do so, identifying and understanding those needs is crucial. This has been done in the Village of Farmingdale by ongoing community education, communication, involvement and feedback from the public. Public support has driven the Village’s past success, and will continue to do so in the future.

Village stakeholders continue to be active in every aspect of all revitalization efforts in Downtown Farmingdale. From the Village’s masterplan outreach in 2006, to the many hands-on informational gatherings at community events, stakeholders continue to be an integral part in developing and implementing Village revitalization goals, strategies and efforts.

The Village has engaged with the public at dozens of events for the last three years, all seeking input from residents, business owners and diverse stakeholders regarding the revitalization projects they would like to see



achieved. These outreach events occurred at several public meetings at Village Hall and the community, most recently the Village Board meeting this past September (9/03/24), local Art Festival (9/14/24), Art Crawl(10/7/24), and Fireman’s Festival (10/12/24) and many more events during the past three years.

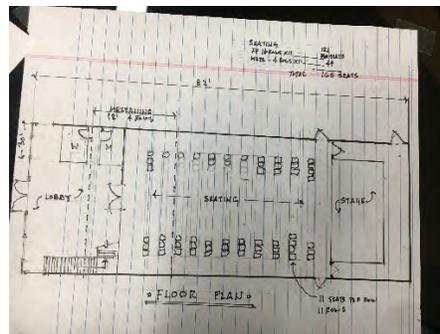
Residents and stakeholders have been consistent in wanting to add an indoor location dedicated to the arts, entertainment and other cultural activities in the Village, something that is also included in the Village’s Master Plan. Such a facility would add to its greenspace, walkways and parking. The center would allow for cultural and performing arts events, such as plays, concerts, dance performances, films, lectures etc., all which would significantly enhance the community’s understanding and appreciation of the arts, and most importantly, understanding the cultural richness and diversity of people both within and outside the community, just as the \$2 million cultural arts center in the Village of Westbury, funded by the State’s Downtown Revitalization Initiative, is achieving.

Other projects steadily echoed and embraced by the community include historical markers, work-smart and smart growth housing, and branding and marketing strategies. All these projects will help the Village of Farmingdale attain a higher quality of life for community residents and a more robust economic yield for its business community.

The Village of Farmingdale, including all community stakeholders, trust in the notion that public consensus from the ground up must be present to advance a community’s vision. In the Village, this is how any and all ideas get implemented.

TRANSFORMATIVE OPPORTUNITIES AND READINESS

ESTABLISHMENT OF A COMMUNITY-DESIRED PERFORMING/CULTURAL ARTS CENTER



Farmingdale’s downtown area is characterized by a growing Main Street with revitalized restaurants, improved signage, affordable housing, a renovated LIRR station, improved parking lots, and extensive beautification efforts, which includes a Village Green.

The Green is host to outdoor concerts, art exhibits and cultural performances, which enjoy tremendous success and attract residents and visitors to the downtown area in fair weather, but lacks the capacity to host programs outside of the summer months. Village stakeholders want to expand these popular programs by creating a facility that will offer year-round cultural art events for residents and visitors to the Village.

The Village Board has identified several properties suitable to be repurposed for this project. The Village has all the necessary elements in place to make a performing/cultural arts center not only successful at the local level, but the regional level as well. With mixed-use housing, parking, signage, restaurants, improved LIRR station, and close proximity to major roadways, the Village is easily accessible by road, rail, bus and pedestrians.

A performing/cultural arts center would also add to the Village's greenspace, walkways and parking. The center would have the capacity to seat at least 250 people for events such as plays, concerts, dance performances, films, and lectures, all which would enhance the community's understanding and appreciation of the arts, and the cultural richness and diversity of people within and outside the community, just as the \$2 million cultural arts center in the Village of Westbury, funded by the State's Downtown Revitalization Initiative, is accomplishing.

Public support for this project has been historically strong, from the Village's master plan outreach in 2006, to today.

For over two years, Vision Long Island has reached out and listened to residents, business owners and visitors during the Village's popular Farmers Market and Art in the Park events. The overwhelming opinion is that a performing/cultural arts facility would not only enhance the Village and its residents, but have a positive impact on all Long Islanders.

Many expressed that more was needed to help the Village reach its long-time revitalization commitment. The desire for more than just dining and drinking establishments was strong, with one resident saying, "You need more than restaurants and bars on a Main Street."

Village stakeholders want a place to enjoy plays, concerts, dance performances, lectures, and cultural events, as well as art and historical exhibits and art courses. Extending the Village's successful summer culture events year-round has overwhelming support and will add much to the quality of life of present and future residents and tourists, while increasing the economic growth of local businesses. The arts are an important community builder and prosperity generator, thereby attracting more investment into housing.

Timeline - expected completion – 2026-2027

Cost - \$4 million

NYF Requested Amount \$2.8 million

Other funding sources if any: Village of Farmingdale, Nassau County, Private Donors

PRESERVATION OF THOMAS POWELL HOUSE, FURNISH HISTORIC DESIGN MARKERS & TRAIL THROUGHOUT VILLAGE



The Village of Farmingdale is steeped in history, from local institutions and buildings, to biographies of the men and women who have added to the development and culture of Farmingdale. Examples include: Thomas Powell's purchase of 15-square mile tract of land from local Indian tribes 1687, name change from Hardscrabble to Farmingdale 1840's, Ambrose George general store 1840's, Jarvis Andrew Lattin's pickle & sauerkraut factory 1888, Brown's Hotel 1906, Unqua Movie Theatre 1916, Strand Theatre 1920's, Heiselmann's Opera House 1920's, Farmingdale Theatre on Main Street 1942, Village Green dedication 1968, etc.

The Village of Farmingdale is prepared to have the historic Thomas Powell home restored and open as a museum and visitors center. With NY Forward funding we can move this active project forward towards completion.

Historical markers reflect an important story of a place, an event or a person. By commemorating where history happened, who was part of that history, the entire community grows stronger. Markers at places of importance and a trail throughout the Village help to remind us of where we came from and how we got here. To remember history helps forge a better future. Historical markers connect the past to the present and serve as a lasting resource for tourism, education and community heritage.

Local history matters because a village is not a community without an understanding of its past. The traditions, stories and civic commemorations transform places into communities. Historical markers are a powerful way to tell these stories.

Timeline - expected completion - 2025

Cost - \$500,000

NYF Requested Amount - \$300,000

Other funding sources: – Village of Farmingdale, Nassau County, Private Sources

SMALL PROJECTS FUND FOR LOCAL BUSINESSES



The Village of Farmingdale would like to create a small projects fund for local businesses that would match our existing signs, lighting and awning program.

The Village of Farmingdale has a grant program for businesses to upgrade their signs, lighting and awnings along Main Street and other commercial corridors in the Village that was established close to a decade ago. The program, which is funded through CDBG, covers 80% of the cost of the upgrades with the business

owners funding the remaining 20%. To date, through the program, close to 70 businesses have been able to upgrade their dated “box” signs to carved signs with gold leaf details, gooseneck lighting and canvas awnings. This program follows the design guidelines and updated sign code that came out of the Village’s Master Plan.

Timeline - expected completion 2025-2026

Cost - \$600,000

NYF Requested Amount - \$300,000

Other funding sources: Nassau County, Federal CDBG funds, Local Businesses

BRANDING & MARKETING STRATEGIES

Economic development is important to downtowns, reflecting a community’s economic health, public-private sector partnerships, and local quality of life and community pride. One way to further advance positive economic development is through branding and marketing.

Comprehensive branding and marketing campaigns would allow the Village to highlight its unique character and help it differentiate itself from neighboring locales. Place branding, identifying attributes that distinguish one place from others, improves the perception of a downtown district, while at the same time building goodwill among its stakeholders.

Community input from residents, business owners, and visitors reveals just how important marketing is to a community. Although not identifying it as branding and marketing, the vast majority of community stakeholders who have given input unequivocally express that the local and regional community need to be educated on all the Village of Farmingdale has to offer. As one longtime resident stated, “It’s important that everyone knows about all the wonderful events held in the Village. Some people just don’t know.”

Timeline - expected completion – 2025-2026

Cost - \$200,000

NYF Requested Amount - \$100,000

Other funding sources: Village of Farmingdale, Farmingdale BID, Private sources

CONTINUE TO CREATE DOWNTOWN WORKFORCE HOUSING

The Village of Farmingdale has a long history of creating workforce housing and will continue that progress in the coming years. The Village had an extended plan created by VHB that creates the **potential for over 200 units of housing through multiple projects.**

One innovative idea that is helping local businesses rebound and grow after the pandemic is the development of coworking space, which provides flexible workspace solutions, traditional offices, shared workspaces, and

office suites with private amenities. It is a place where Long Island's entrepreneurs, remote workers, satellite teams, and small businesses can thrive.

The Village of Farmingdale has all the necessary elements in place, such as infrastructure, walkability, and proximity to the LIRR, to do the same.

All the above ideas are overwhelmingly popular with local stakeholders, as reflected in the outpouring of support these objectives garner during well attended public events, including Village Cultural Committee meetings and the very popular Art in the Park and Farmingdale Farmers' Market. These goals are not only popular, but they have been part of the community's vision for years.

Intergovernmental cooperation and intensive community engagement efforts has positioned Downtown Farmingdale to be uniquely ready to continue its recent hard fought economic progress, while diversifying and bolstering both housing and the quality of life of its residents. If awarded, NY Forward funding will help both the Village and the community realize these goals.

Timeline - expected completion – 2026-2029

Cost: \$85-90 million

NYF Requested Amount: \$1 million

Other funding sources: Private investment, NYS HCD, Nassau County

ADMINISTRATIVE CAPACITY

The Village Board of Trustees would have the ultimate responsibility to manage the planning and implementation of the proposed initiatives. Village officials have exemplified strong capabilities in overseeing contracts and managing funds. The Board would direct the Village Administrator, Village Clerk, Village Attorney and Village Engineers, Building Department Supervisor and Department of Public Works Supervisor to oversee the contracts and implementation thereof.

Entities such as the Farmingdale Business Improvement District, the Chamber of Commerce, and dozens of community groups will share their expertise and enthusiasm to facilitate the realization and implementation of these transformative community driven projects.

Cooperation among the Village's finance and planning departments, private developers, Village Board, the resident and business community and more, have resulted, and will continue to result, in the successful transformation of the area.

ADDITION

Villages, towns and hamlets are living entities. As such, they need continued investment in order to remain healthy and grow. With each investment, small or large, comes transformation.

The Village of Farmingdale works diligently to transform Farmingdale into a place that attracts diverse businesses, residents and visitors, while also providing a higher quality of life for its residents. NY Forward funds would greatly help the Village, and its stakeholders, reach and maintain these goals.

The aspired projects focus on building renovation, redevelopment and adaptive reuse, where work-smart and smart growth housing and a performing/cultural arts center will both find a home in a vacant building, thereby building up, not out. Projects, such as the arts center, historic markers, and marketing campaigns, will elevate economic, cultural and historical potentials, while enhancing the feeling of the Village's small-town charm.

Committed to the use of modern zoning codes and development standards promoting Smart Growth principles such as a mix of uses, compact development, transit-oriented development, affordable housing, shared parking, walkability, Complete Streets principles, while focusing on adaptive re-use policies, programs, incentives and laws, the Village of Farmingdale is committed to undertaking the continued revitalization of the Village's downtown in a manner that is consistent with not only its community vision and goals, but is also aligned with the Regional Economic Development Council's goals from its Regional Strategic Plan.

Respectfully submitted,



**VILLAGE OF FARMINGDALE
BOARD OF TRUSTEES**

Honorable Ralph Ekstrand, Mayor
Honorable William Barrett, Deputy Mayor
Honorable Cheryl Parisi, Trustee
Honorable Walter Priestley, Trustee
Honorable Craig Rosasco, Trustee
Anthony Addeo, Village Justice
Brian Harty, Village Administrator



VILLAGE OF FARMINGDALE - PROUD NEW YORK STATE PRO-HOUSING COMMUNITY

LETTERS OF SUPPORT

The Village's NY Forward application, seeking \$5 million dollars to help continue to transform the Village into a more economically successful, housing and culturally diverse, and business and community friendly downtown, has garnered widespread support from various village organizations and civic groups.

A number of these groups have provided letters of support and are attached.



JAKE BLUMENCRAZ
 Assemblyman 15th District

THE ASSEMBLY
 STATE OF NEW YORK
 ALBANY

RANKING MINORITY MEMBER
 Science and Technology

COMMITTEES
 Consumer Affairs and Protection
 Health
 Insurance
 Mental Health

SUBCOMMITTEE
 Internet and New Technology

October 18, 2024

The Honorable Mayor Ralph Ekstrand
 Village of Farmingdale
 361 Main Street
 Farmingdale, NY 11735

Dear Mayor Ekstrand:

I proudly represent the 15th Assembly District in the New York State Assembly. I respectfully write in support of the Village of Farmingdale’s funding application for multiple project including a downtown Performing Arts Center and historic preservation through the first round of the New York Forward program.

This project will advance the Village’s long-term vision—two decades in the making—of revitalizing its Main Street Business District and commercial/residential areas, as articulated in its approved Master Plan. It will improve the recreational, cultural and economic value of the community while bringing additional support to our local small businesses. Farmingdale’s Main Street is a destination for restaurants, shopping, local events, farmers markets, movie nights, street fairs and an ethnically diverse mix of local businesses. While there is a robust arts community in the broader Farmingdale area a prominent space downtown is needed for shows and performances from students to professional level artists. This project will help create a sense of place with diverse cultural activities accessible to the thousands of visitors each week that visit Main Street. It will also be a companion to the local businesses giving more people a reason to come to and stay in the Village.

The proposed location for a downtown Performing Arts Center is situated just off Main Street in the heart of one of the most prominent local businesses districts on Long Island. The site is accessible by transit, walking, biking and automobile. Additionally, the Village of Farmingdale successfully manages its Main Street with thousands of visitors each week along with numerous infrastructure projects underway and, working with our local arts community, is prepared to get the center up and running without delay.

Accordingly, I support the Village of Farmingdale’s application for funding for a downtown Performing Arts Center through the NY Forward Program. Thank you for your leadership.

Sincerely,

Jake Blumencranz
 Member of Assembly
 15th Assembly District



JOSEPH GARCIA

President

Weichert Realtors - Performance Homes

BETH MIGNONE

Executive Vice President

Mignone's Masonry

KEN MARCUS

Vice President

Marcus Family Agency - Allstate

JOSEPH MINIERI

Vice President

Financial Advisor

VICTORIA LEFAYT

Secretary

First National Bank LI

SUZANNE LOBIONDO, CPA

Treasurer

JOANNE BENINCASA

Joseph Benincasa State Farm Agency

JOEL BLITZER

Brooks Waterburn Corp

ALBERT L. CELESTE

Licensed Public Adjuster

RALPH EKSTRAND

Moby Drugs

CATHERINE GABRESKI

317 Main Street

KATHY LIVELY

Farmingdale Public Schools

CHRISTA LUCARELLI

Farmingdale Public Library

ANTHONY RAHANIOTIS

Embassy Diner

RON ROLLERI

Schwartz Ettenger, PLLC.

DAVID SAUL

Marketing Masters NY

ROSEMARY TRUDDEN

WILLIAM TRUDDEN

McCourt & Trudden Funeral Home

SILVIA VARGAS

ProPac Marketing

DEBBIE PODOLSKI

Board Member Emeritus

JO WIDER

Administrator

October 17, 2024

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Additionally, the Village of Farmingdale successfully manages its Main Street with thousands of visitors each week along with numerous infrastructure projects underway and, working with our local arts community, is prepared to get the center up and running without delay.

We support the Village of Farmingdale's application for funding for a downtown Performing Arts Center through the NY Forward Program.

Joseph Garcia

President, Farmingdale Chamber of Commerce



ALTERNATE DEPUTY PRESIDING OFFICER
JOHN R. FERRETTI
LEGISLATOR, 15TH LEGISLATIVE DISTRICT



COMMITTEES:
Chair, GOVERNMENT SERVICES
& OPERATIONS
Vice Chair, FINANCE
RULES
PUBLIC SAFETY

NASSAU COUNTY LEGISLATURE
THEODORE ROOSEVELT EXECUTIVE AND LEGISLATIVE OFFICE BUILDING
1550 FRANKLIN AVENUE, MINEOLA, NEW YORK 11501
(516) 571-6215 • jferretti@nassaucountyny.gov

October 17, 2024

New York Forward Program
Albany, New York 12224

Letter in support of the Village of Farmingdale's funding application for the New York Forward Program

I am writing in support of the Village of Farmingdale's funding application for multiple project including a downtown Performing Arts Center and historic preservation through the first round of the New York Forward program. This project will advance the Village's long-term vision—two decades in the making—of revitalizing its Main Street Business District and commercial/residential areas as articulated in it's approved Master Plan. It will improve the recreational, cultural and economic value of the community while bringing additional support to our local small businesses.

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Additionally, the Village of Farmingdale successfully manages its Main Street with thousands of visitors each week along with numerous infrastructure projects underway and, working with our local arts community, is prepared to get the center up and running without delay.

I support the Village of Farmingdale's application for funding for a downtown Performing Arts Center through the NY Forward Program.

Thank you,

John R. Ferretti, Jr.
Legislator, L.D. 15
Nassau County Legislature

Cc: Mayor Ralph Ekstrand

RANKING MINORITY MEMBER

ETHICS AND INTERNAL
GOVERNANCE

LOCAL GOVERNMENT

COMMITTEE MEMBER

CITIES 1

HEALTH

JUDICIARY

LABOR

**THE SENATE
STATE OF NEW YORK**



**SENATOR
STEVEN D. RHOADS
5TH DISTRICT**

Albany Office:
513 Legislative Office Bldg.
Albany, NY 12247
Phone: (518) 455-3161
Fax: (518) 426-6963

District Office:
2900 Hempstead Turnpike
Suite 201
Levittown, NY 11756
Phone: (516) 882-0630
Fax: (516) 882-0636

October 18, 2024

To Whom It May Concern,

I am writing to support the Village of Farmingdale's application for funding through the New York Forward Program. This funding represents a pivotal opportunity to enhance our community and align with the Village's longstanding commitment to revitalizing the Main Street Business District along with its commercial and residential sectors, as outlined in the comprehensive Master Plan. As Farmingdale continues to evolve, it is essential that we invest in projects that not only beautify our town but also enrich the cultural fabric of our community.

The proposed funding will primarily support the development of a downtown Performing Arts Center and initiatives for historic preservation. The Performing Arts Center, to be situated conveniently off Main Street, will serve as a vibrant venue for artistic expression and community gatherings, providing a safe and accessible space for residents to enjoy the arts. By fostering creativity and expanding the Village's cultural events, this center will play a crucial role in bringing the community together and enhancing the overall quality of life in the Village.

Additionally, funding allocated for historic preservation efforts is vital for maintaining the character and integrity of Farmingdale's business district. By preserving the Village's historical features, we not only honor the rich history of our Village but also ensure that it remains an attractive destination for both residents and visitors. The business district serves as a central hub for Long Island residents, offering shopping, dining, and cultural experiences that are integral to our community's identity.

In conclusion, the support from the New York Forward Program would yield transformative benefits for the Village of Farmingdale and its residents. The Village is prepared to begin work as soon as the funding is received, underscoring their steadfast commitment to ensuring Farmingdale remains a wonderful Village for families and businesses. I support the Village's application and am excited about the positive changes that these projects will bring to our cherished community.

Sincerely,

A handwritten signature in blue ink that reads "Steven D. Rhoads".

Steven D. Rhoads
New York State Senator, District 5



JOSEPH SALADINO
SUPERVISOR



OFFICE OF THE TOWN SUPERVISOR
54 AUDREY AVENUE OYSTER BAY, NEW YORK 11771
516-624-6350

October 18, 2024

The Honorable Mayor Ralph Ekstrand
Village of Farmingdale
361 Main Street
Farmingdale, NY 11735

Dear Mayor Ekstrand:

We are writing in support of the Village of Farmingdale's funding application for multiple projects including a downtown Performing Arts Center and historic preservation through the first round of the New York Forward program. This project will advance the Village's long-term vision—two decades in the making—of revitalizing its Main Street Business District and commercial/residential areas as articulated in its approved Master Plan. It will improve the recreational, cultural and economic value of the community while bringing additional support to our local small businesses.

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Additionally, the Village of Farmingdale successfully manages its Main Street with thousands of visitors each week along with numerous infrastructure projects underway and, working with our local arts community, is prepared to get the Performing Arts Center up and running without delay.

We support the Village of Farmingdale's application for funding for a downtown Performing Arts Center through the NY Forward Program.

Very truly yours,

A handwritten signature in blue ink that reads "Joseph S. Saladino". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Joseph S. Saladino
Town Supervisor

JSS:et



Farmingdale School District

Office of the Superintendent

PAUL DEFENDINI
Superintendent of Schools
(516) 434-5100

October 17, 2024

To Whom it May Concern,

We are writing to express our enthusiastic support for the Village of Farmingdale's application for funding through the New York Forward program. The proposed projects, including the development of a downtown Performing Arts Center and the preservation of local historic sites, are critical components of the Village's comprehensive vision for revitalizing its Main Street Business District and adjacent commercial and residential areas. This vision, more than two decades in the making, has been thoroughly outlined in the Village's Master Plan and represents a pivotal step forward in enhancing the cultural, recreational, and economic vibrancy of the community.

Main Street Farmingdale has become a thriving hub, attracting visitors with its diverse offering of restaurants, shops, farmers' markets, movie nights, street fairs, and an array of local businesses. However, the absence of a dedicated downtown space for arts and performances limits the full potential of the area's already vibrant arts scene. The establishment of a downtown Performing Arts Center would fill this gap, creating a much-needed venue that will serve everyone from student performers to seasoned professionals.

This project will not only enrich the local arts community but also foster a stronger sense of place and culture, making the Village of Farmingdale a more attractive destination for both residents and visitors. The Center will provide accessible cultural experiences for the thousands of people who visit Main Street each week, while simultaneously driving traffic to the local businesses that help define the character of the Village. In addition, the Center would offer a significant economic boost, further solidifying Farmingdale's reputation as a premier destination on Long Island.

Strategically located just off Main Street, in the heart of one of Long Island's most prominent business districts, the proposed Performing Arts Center is easily accessible by multiple modes of transportation, including transit, walking, biking, and driving. The Village has a proven track record of effectively managing its Main Street operations, with infrastructure in place to support a high volume of weekly visitors and a number of ongoing capital improvement projects.

The Village of Farmingdale is well-positioned to bring this project to fruition swiftly and efficiently, thanks to its deep connections with the local arts community and the expertise required to get the Center up and running.

We fully support the Village of Farmingdale's funding application for the downtown Performing Arts Center and historic preservation projects through the New York Forward program. This initiative will greatly contribute to the ongoing revitalization of Farmingdale and deliver lasting benefits to the entire region.

Sincerely,

Paul Defendini
Superintendent of Schools

/pc