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# Village of Farmingdale

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Village Administrator–  
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Brian Harty  
Village Attorney  
Claudio DeBellis  
Superintendent of Public Works  
Andrew F. Fisch

June 15, 2021

Spa 79 E.L.P.  
1455 Veterans Highway  
Suite 201  
Islandia, New York 11749

Re: 333 Main St, Farmingdale

Dear Applicant:

Please be advised that your application for a 3 ½ story mixed use building consisting of 972 s.f. of retail on the first floor and 36 apartments on two floors above with a unit breakdown as follows:

4 – Studio units  
16 - One bedroom units  
16 - Two bedroom units  
36 – Total units

with 64 parking spaces in a Downtown Mixed Use (DM-U) Zoning District is hereby denied for the following reasons under the Code of the Village of Farmingdale:

Article XVIII  
Downtown Mixed Use (D-MU) Zoning District

- §600-128 A (3) Special use permit is required for apartments on the upper floors.
- §600-130 (1) Maximum floor area ratio is 1.5 and the proposed F.A.R. is 1.49, so design meets the code.
- §600-130 (3) Maximum residential density in central sub area is 40 units per acre or .61 acres X 40 = 24.4 units. With incentive bonus the maximum density is 60 units per acre or .61 X 60 = 36.6 units. Proposed application is for 36 units.
- §600-130 (4) Maximum building height in central sub area is 3 ½ stories or 36 feet. With incentive bonus the maximum building height is 3 ½ stories or 40' to roof and 45' to architectural or design elements. Proposed application is 40' to roof and 44.5' to decorative parapet.
- §600-130 (5) Please note that code prohibits a front yard setback to building so applicant is proposing 0' front yard setback.

§600-130 (9) Minimum dwelling unit size in a central sub area is 750 square feet. With incentive bonus the minimum unit size is 550 s.f. Proposed minimum unit size is 580 s.f.

§600-131 Off street parking and loading

A (2) 1 parking space per 200 s.f. of retail is required, however, the existing building is grandfathered in with:

18,933 s.f. ÷ 200 = 94.6 spaces not including extra for Nutty Irishman. Proposed retail is 972 s.f. or 4.8 spaces.

(1) Dwelling units:

Required parking:

4 studio apartments X 1 4 spaces

16 one bedroom units X 1.5 24 spaces

16 two bedroom units X 2 32 spaces

Total required 60 spaces

Provided Parking 64 spaces

There is no shortfall.

§600-131-C One loading space required. No loading space is provided.

An application may be made to the Village Board of Trustees to continue the permitting process.

If you have any questions, please do not hesitate to contact me.

Respectfully submitted,

  
Stephen Fellman  
Building Superintendent

cc: Ralph Ekstrand  
William Barrett  
Walter Priestley  
Cheryl Parisi  
Anthony Addeo  
Brian Harty  
Claudio DeBellis