



FARMINGDALE VILLAGE REPORT

GEORGE J. GRAF, Mayor

February, 2008

A Message From Village Mayor GEORGE J. GRAF

Preliminary Train Station Area Redevelopment Proposal (Transit Oriented Development)

The Village of Farmingdale Board of Trustees considered the recommendations of the “Vision Report” at a public meeting in October of last year. The first initiative established a basis for creating “Next Generation Housing” to allow for cost-effective homeownership for first time buyers. This encourages and allows for our children to remain in our community through the adoption of the village’s new incentive zoning law. The initial “Next Generation” Townhouse project has been unanimously approved by the Board of Trustees with 25% of the units designated for first time homebuyers. There are currently three additional projects being considered for similar approval.



The second initiative we are undertaking encapsulates the revitalization of our downtown business district, which includes a comprehensive study of the parking and infrastructure limitations. I appointed a seven member panel comprised of local merchants and residents who will study the needs of the village, property owners and merchants and make recommendations.

The third initiative centers on Transit Oriented Development and is intended to address the redevelopment of the train station and its surrounding area. In keeping with the Vision Long Island recommendations, the redevelopment includes the following design principles:

- Greater density for development around the train station
- A mixture of residential, retail and office uses
- A pedestrian oriented design and streetscape
- Sustainable growth

In an effort to accomplish these goals representatives of the village have met with representatives from the MTA, the Long Island Railroad, the Long Island Commuter Council as well as local developers.

Preliminary discussions have yielded the following design concepts and recommendations to redevelop our train station into one of Long Island’s first multimodal transit oriented facilities:

- Widen South Front Street for improved access to the train station
- Elimination of the LIRR gate crossing by lowering Secatogue Avenue under the train tracks
- Modify existing railroad parking to maximize capacity
- Expand and improve mass transit bus service and local taxi services
- Increase pedestrian safety by encompassing contemporary traffic calming and walkability designs
- Optimize use of historic train station building with a café or restaurant tenancy

These improvements would be funded by MTA grant money and by developers and not by Village taxpayers.

The unprecedeted development along the Route 110 southern corridor over the past two years has created enormous economic pressure on Farmingdale’s Business District. The reestablishment of economic vitality to Main Street will require immediate implementation of the next two phases of the “Master Plan Update”.

Transit Oriented Development has a proven track record of success established over the past 15 years in 26 comparable communities in New Jersey.

By focusing on Transit Oriented Development the village will capitalize on the value of our public infrastructure investments and promote sustainability to landlords, residents and merchants along the Main Street corridor.



Proposed South Front Street Redevelopment

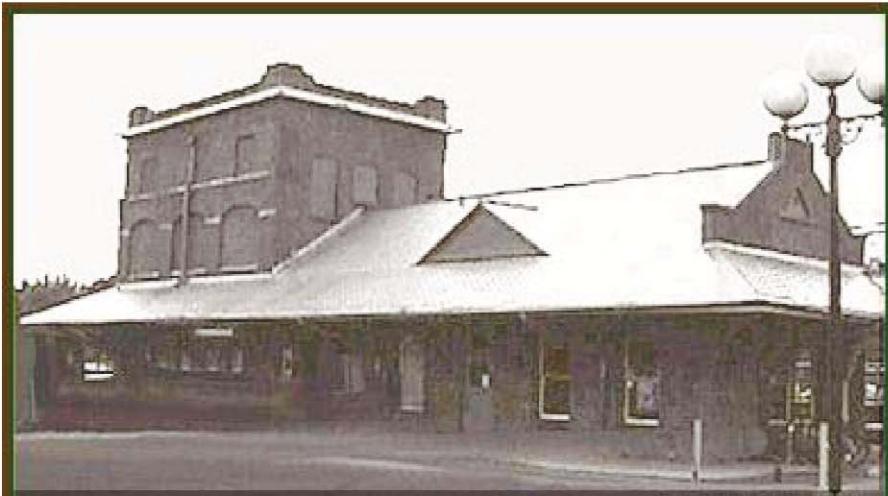


Existing Condition at South Front Street

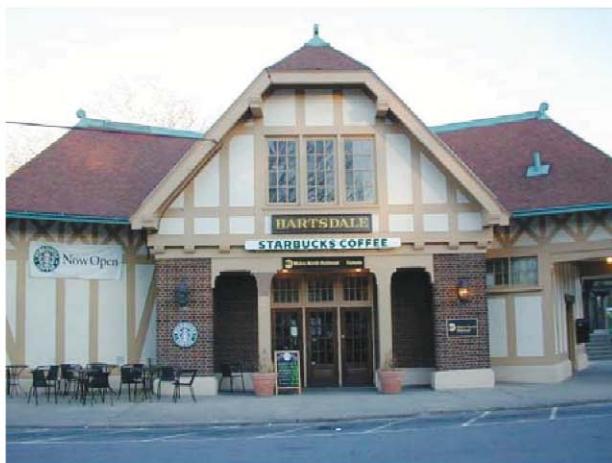
This first proposal for compact development around our train station will:

- Replace the industrial warehouse complex with new condos and retail space
- Embrace next generation housing concepts
- Promote increased transit ridership
- Allow for sustainable growth by promoting local economic development
- Promote pedestrian safety and increase area walkability
- Increase overall quality of life in the area

Following MTA approval of the preliminary design concepts a comprehensive study led by the Downtown Revitalization Committee will be undertaken. Public hearings will be scheduled to obtain resident input.



**Farmingdale's Historic LIRR Station will be the centerpiece of our
Transit Oriented Development proposal**

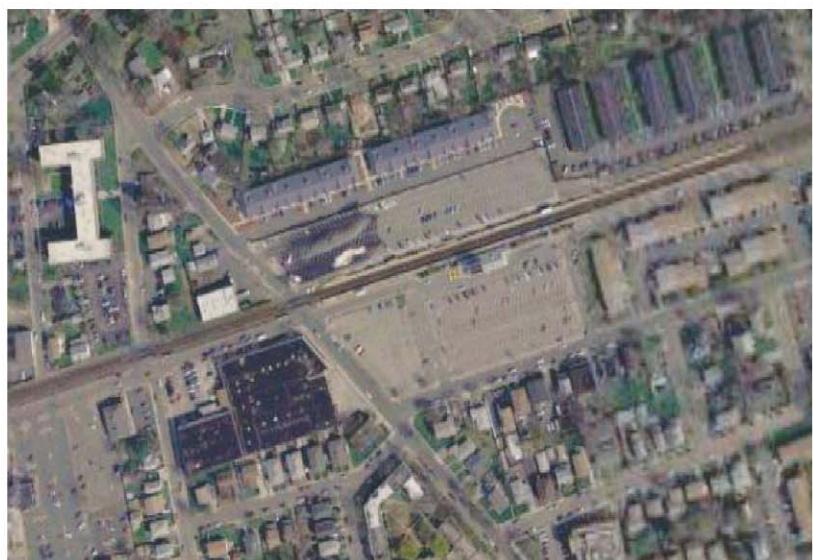


**Metro-North
Hartsdale Train Station**

The preliminary design concept for redevelopment of our historic train station has been successfully adopted by six communities along the Metro-North Rail Line since 1993. These include Mount Kisco, Tuckahoe and Hartsdale to name a few. Metro-North is in the process of expanding this program to six additional train stations.

A Long Island Index poll conducted by the Stony Brook University Center for Survey Research, found that:

- 38 percent of Long Islanders said they could imagine themselves living in an apartment, condominium or town house near a downtown. Half said they could see a family member do so
- 61 percent support building high-density developments in local downtowns
- 63 percent support an increase in the number of rental apartments in downtown areas near bus and train stations



Aerial View of Farmingdale Train Station Area



www.farmingdalevillage.com

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February, 2008

Mayor: George J. Graf

Deputy Mayor: Joseph F. Rachiele

Trustees: Thomas A. Langon, Patricia A. Christiansen, George Starkie

Clerk/Administrator: David Smollett

CONSTRUCTION UPDATE



The Fairfield Luxury Rentals at 150 Secatogue Ave. have opened their first Model.



Croxley Ales at the corner of Main Street and S. Front Street has gutted the building and began their major reconstruction.



The building at 130 Secatogue Ave. and Eastern Parkway has also begun their demolition work.



**VILLAGE ELECTION DAY:
TUESDAY, MARCH 18th
Polls Open Noon to 9PM
Vote at Village Hall**

**Village of Farmingdale
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