



# FARMINGDALE VILLAGE REPORT

GEORGE J. GRAF, Mayor

January, 2008

## A Message From Village Mayor GEORGE J. GRAF

### Main Street Revitalization Committee

I am very pleased to announce the formation of the Main Street Revitalization Committee. Its goal is to help shape policy recommendations to provide best practices for the implementation of the "Main Street revitalization program". The Committee will meet with business owners, landowners, and resident stakeholders regarding the Main Street corridor and provide an information conduit between merchants, residents and the Village Board. They will collect insight on downtown revitalization topics such as

- ❖ Parking
- ❖ Affordable housing
- ❖ Ratio of commercial to residential
- ❖ Infrastructure limitations / density
- ❖ Business Sustainability
- ❖ BID (Business Improvement District)
- ❖ Downtown Train Station area
- ❖ Government's role



The Committee will meet on a monthly basis at Village Hall. Their focus will be on what development is best for the Main Street Corridor, Rt. 109 and Conklin "Business D" district. All meetings will be open for public participation. The Committee will prepare updates for the Village Board and provide information for future articles in the *Observer* and Village Newsletter. The Committee members are: Debbie Podolski - Chairperson (President – Farmingdale Chamber of Commerce and Farmingdale Library Director ), Kevin Bagnasco (Avanti Furniture), Ralph Ekstrand (Moby Drugs & Chamber – Executive Director), Mark Smith (State Farm Insurance), Joe Diurno (Engineer), Jerry Rossi (Palmer's American Grill), Timothy Dillon – Farmingdale Fire Dept - Chairman of Board of Commissioners.

Their first meeting was held on 1/24 where they elected Debbie Podolski Chairperson. She has done a tremendous job invigorating the Chamber and running one of the best libraries on Long Island. The meeting was necessary because of the impending Village Board vote on Croxley Ale House. Croxley Ales has applied for the necessary permits and variances to operate a restaurant in the old Downtown Night Club. The Village Board subsequently gave the needed approvals for Croxley to proceed the night after the Revitalization Committee meeting. I want to thank Eric Alexander from Vision Long Island for moderating the first meeting. We appreciate his expert advice, valuable input and guidance in jump starting our committee. Mr. Alexander also brought to light the recently released LI Index report on Long Island Downtowns. The report found that as many as 33% of Long Island residents want to live in a downtown. He confirmed that the Village, because of our earlier Visioning process is actually ahead of the curve and on the right track for the future. Each committee member then gave a brief bio and statement on what they would like to accomplish. Even though I selected these members I was still amazed at their years of experience. Ralph Ekstrand is in his 28th year on Main Street, Kevin Bagnasco said that his family business has been there since 1965. Mark Smith has been here 20 years. Joe Diurno adds years of business experience while Jerry Rossi adds input and perspective from businesses in the recently renovated Fulton Street Plaza. Tim Dillon, Chairman of the Board of Fire Commissioners mentioned that he is very excited about the opportunity to bring the existing buildings up to code as they are slotted for redevelopment. The floor was then opened up to the public for input on major issues that the committee should put on their agenda. The suggestions ran the gamut. From garbage collection, parking, types of stores, movies in the Village Green, code regulations for vacant stores and just what Main Street should look like in the future. Their recommendations and suggestions will be put on the web site and in the newsletter. This committee is a voice for not only merchant concerns and ideas but also the residents. Working together they will be a vital part of what will be phase II of the visioning process and revitalization of Main Street. I, once again, invite and encourage all residents and community members to attend and be part of the exciting plans for the future of our Main Street.



Artists rendering of the Croxley Ales that will be taking over the old Downtown building.

Address Description	Status	New Business
<p>190 Main Street Downtown</p> 	<p>The building which was formerly the Downtown Nightclub will soon be the newest location of Croxley Ale House. This establishment has a long history of operating in Villages such as Franklin Square &amp; Rockville Center. The Board of Trustees granted a Special Use Permit for restaurant use after a public hearing held on January 22, 2008</p>	<p>Croxley Ale House</p> 
<p>193 Main Street Skate Shop</p> 	<p>The Village of Farmingdale has received a Building Permit Application to expand the existing Main Street Deli into the former Farmingdale Skate Shop. The entire storefront will be renovated during the expansion.</p>	<p>Vasquez Deli &amp; Grocery</p> 
<p>222 Main Street Bruce Bennett Studios</p> 	<p>The site of the current Tallulah's Gift Baskets will become a Victorian Tea Room. A special use permit hearing for restaurant use is scheduled for February 4, 2008.</p>	<p>Victorian Tea Room</p> 
<p>253 Main Street Rocky's Bakery</p> 	<p>The former Rocky's Bakery building has been sold. The new owners are proposing to open a restaurant/bakery. They will require a special use permit hearing for restaurant use.</p>	<p>Punto Rojo</p> 
<p>279 Main Street Wireless Resource</p> 	<p>Kumon Learning Center has received a building permit to convert a retail space to an after-school supplemental education facility with a maximum occupant load of 41. They are relocating onto Main Street from Conklin Street in Suffolk County.</p>	<p>Kumon Learning Center</p> 

# Mayor Graf Announces Main Street Revitalization Committee

At the January 7, 2008 Board of Trustees meeting, Mayor George Graf announced the formation of a Main Street Revitalization Committee. This committee will help shape policy recommendations to provide best practices for the implementation of the "Main Street Revitalization Program". They will meet with business owners, landowners and resident stakeholders along the Main Street corridor to collect insight and make recommendations on topics such as; parking, affordable housing, ratio of commercial to residential, infrastructure limitations/density, business

sustainability, business improvement district, downtown train station area and the government's role in this process. The Committee members are: Kevin Bagnasco (Avanti Furniture), Debbie Podolski (Chamber of Commerce President), Ralph Ekstrand (Moby Drugs & Chamber of Commerce Exec. Board), Mark Smith (All State Insurance Agent - Conklin Street), Joe Diurno (Engineer), Jerry Rossi (Palmer's American Grill), Timothy Dillon (Chairman Board of Fire Commissioners)



(L-R), Mayor Graf, Joe Diurno, Ralph Ekstrand, Debbie Podolski, Kevin Bagnasco, Jerry Rossi.



Eric Alexander, (Vision Long Island), Debbie Podolski, Ralph Ekstrand, Kevin Bagnasco, Mark Smith at the Committee's first meeting.

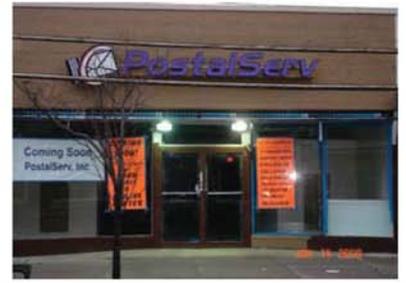
Address Description	Status	New Business
<p>231 Main Street Speedzone</p> 	<p>Staller Associates has filed an application to remove 7,686 s/f of the rear warehouse areas of the existing stores and redevelop the property as 4,710 s/f of retail with 16 apartments above. There will also be an addition of 27 onsite parking spaces with this proposal. Application pending new legislation to address mixed use occupancy in the Business D Zone along the Main Street Corridor.</p>	<p>Staller Project</p> 
<p>245 Main Street Apple Carpet</p> 		<p>Staller Project</p> 

315 Main Street  
Food Mart



PostalServ, Inc. has received a building permit to renovate the space formally occupied by the Food Mart.

PostalServ



455-457 Main Street  
Mailbox Store



The dry cleaner who used to be located in the Waldbaum Shopping Center took the opportunity to move across the street to the totally refurbished building at 457 Main Street. Not only was he able to lower his rent considerably but is now in a much nicer location.

Bobby's Dry Cleaners



296 Main Street  
Liberty Tax



Jackson Hewitt income tax preparers have moved into the building previously occupied by the Liberty Tax Service.

Jackson Hewitt



525 Fulton Street  
Scoops Ice Cream



The Bagel Hut is back. After two years absence from the Village, the owner of the Bagel Hut, which used to be located at Farmingdale Plaza, has returned. They are renovating the old Scoops Ice Cream Store and another empty tenancy into a brand new bagel store.

Bagel Hut



621 Fulton Street  
Wild Bird Feed



The owner of Computer Service Center who was renting space on Heisser Lane just outside the Village has purchased the old Wild Bird Feed building and has moved his business. This twenty year old business will do well with the higher exposure on Fulton Street.

Computer Service Center



## Mayor Graf Installs Farmingdale Chamber of Commerce Board



Mayor George Graf installed the Farmingdale Chamber of Commerce 2008 Board of Directors at their annual holiday party held at the Carlyle on the Green. The officers are: President-Debbie Podolski (Farmingdale Public Library) Executive Vice President-Ralph Ekstand (Moby Drugs), Vice President Victor Lambert III (Morgan Stanley), Treasurer-Jan DiGeronimo (Sperry Credit Union), Secretary-Ruth Tarlow (The Epstein Company), Directors: Margaret Berolotti (Farmingdale Federation of Teachers), John Court (The Nutty Irishman), Angela Cowan (CPA), Bill Metzendorf (Sir Speedy Printing), Patricia Stickle (New Island Hospital), Joe and Rosemary Trudden (McCourt & Trudden), Mark Wenzel (YES Community Counseling Center) and Dr. Chris Wider (Priestly Chiropractic). Pictured: Mayor Graf, Trustees Christiansen and Starkie are shown with some of the Chamber Board.



### WHEN IT SNOWS



There are over 18 miles of roads in the Incorporated Village of Farmingdale. The responsibility for plowing and maintaining these roads lie within different jurisdictions (Nassau County, New York State and the Village). While the majority is the responsibility of the Village Department of Public Works (DPW), there are some major thoroughfares that are maintained by other agencies. Main Street, Melville Road and Merritts Road are maintained by Nassau County while Fulton Street (Route 109) and Hempstead Turnpike/Conklin Street (Route 24) are maintained by New York State. All designated snow emergency routes are sanded, salted and plowed first. Next are feeder streets to allow access to main roads followed by dead end streets and cul-de-sacs. Any cars parked on a snow emergency route (designated with red street signs) **MUST** be moved off the street when the snow begins to fall. It is imperative that every effort is made to remove cars from the streets. This will help get your road plowed more quickly and efficiently. Please remember that Village law requires that residents must remove parked cars from the street for a minimum of 8 hours after a snowfall of two or more inches. Please do not blow or shovel snow from driveways or sidewalks into the street. It is a hazard to all vehicles.

For information regarding snow clearing operations please call the proper agency:  
Village Maintained Roads: Department of Public Works: 516-249-0111  
Nassau County Maintained Roads: NCDPW: 516-571-6900  
New York State Maintained Roads: State Transportation Department: 631-952-6778  
Town of Oyster Bay Maintained Roads: Highway Department: 516-677-5757



# FARMINGDALE VILLAGE REPORT

Mayor: George J. Graf

Deputy Mayor: Joseph F. Rachiele

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

Clerk/Administrator: David Smollett

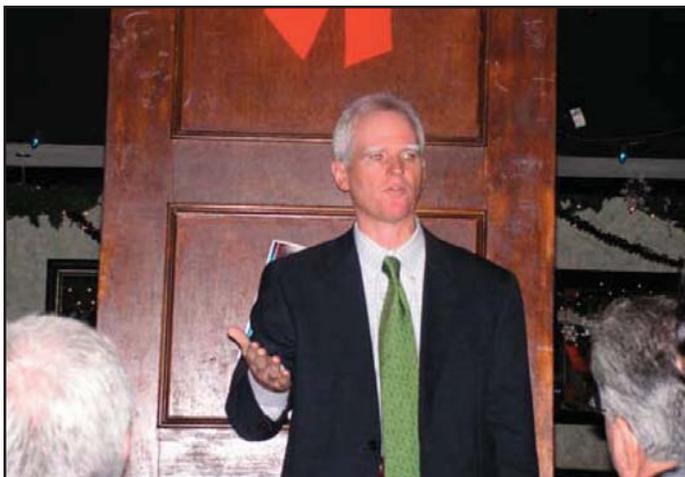
January, 2008

[www.farmingdalevillage.com](http://www.farmingdalevillage.com)



## Nassau County Fixes Main Street

Thanks to the sustained efforts of DPW Supervisor Fred Zamparelle the ponding conditions at the handicap ramp (the curb break at the crosswalk) in front of Village Hall have been eliminated. The Village has been requesting Nassau County (who are responsible for Main Street) to alleviate the dangerous condition. The improper drainage would cause the water to pond causing flooding and winter freezing. The County repaired the roadway and installed new curb and gutter. The County, also while on site, repaired three catch basins top slabs along Main Street. Dialogue with the County is continuing to address other problematic areas along Main Street.



Village Attorney Kevin Walsh was the guest speaker at a recent Farmingdale Chamber of Commerce meeting. Mr. Walsh spoke about the recently passed legislation to revitalize the downtown area, zoning code amendments, and the new park land dedication requirements for developers.

## SENIOR TAXI DISCOUNT PROGRAM



Mayor Graf is pleased to announce that the Senior Taxi Discount program is once again being made available to Seniors 62 years of age or older. The fee is \$1.50 within Village boundaries, the Farmingdale Library and the UA Movie Theatre. There is a \$2 fee for each additional passenger over 5 years of age. Seniors must show proof of village residency to receive the special fare price.

Village of Farmingdale  
361 Main Street  
Farmingdale, NY 11735  
516-249-0093

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