



# FARMINGDALE VILLAGE REPORT

GEORGE J. GRAF, Mayor

November, 2007

## A Message From Village Mayor GEORGE J. GRAF

**F**our years ago I decided to run for office because I felt that our community was at a crossroad. The Village needed new leadership and direction to restore economic prosperity and address the expanding urban blight in the downtown area.

When I moved to the Village 24 years ago it was as a newlywed back in 1983. A convenient apartment near the station which allowed me a 50 minute commute to work in the city. My wife and I fell in love with this Village and we purchased our home in 1989. Our old apartment complex went co-op and established itself as an early example of "next generation", affordable, starter housing. Unfortunately other complexes downtown began showing obvious signs of decline. I watched the downtown train station area continue to lose its appeal over the next two decades.

After taking office in April, 2004 I learned the Village had worked on a revitalization plan dating back to 1997. An environmental impact study had been done at a cost of \$80,000 but no corrective action had ever been taken. I insisted that my administration would make a downtown urban renewal initiative one of our top priorities.

As we began to evaluate all viable options for revitalization it became clear that immediate action was necessary. Late fall of 2004 brought two massive evacuations, by fire and emergency services, at a 54 unit apartment complex downtown near the station. These catastrophic building failures resulted in residents being housed for days at the college by the Red Cross. It also provided the Building Department and Code Enforcement Offices an opportunity to fully inspect this blighted property.

The result of these inspections was the issuance of 177 summonses for Village and building code violations. The Village Prosecutor Tom Sabellico worked tirelessly to successfully prosecute all violations. My Administration began the redevelopment process for the downtown station area that same day, meeting with building owners and developers to map out a revitalization plan. Two years later the results are truly amazing. The old Farmingdale Plaza Shopping Center was another great example of expanding urban blight. This Administration successfully worked with the new owners to restore the plaza and bring new businesses and vitality to the Village's economy.

As a member of the Smart Growth Committee back in 2003 I realized that just approving Senior Housing Complexes as the village had for years could not correct our economic difficulties. In an effort to address these redevelopment and economic issues head on, it was decided to hire Vision Long Island to assemble a design team and prepare a "Public

Visioning" to help update Farmingdale's Master Plan and fuel Main Streets economic recovery. **With the completion of the Master Plan Update and the Downtown Train Station Revitalization underway I believe the Village has turned a corner** and is moving toward reversing our urban blight and economic difficulties.

My administration has and will continue to face these issues head on. This monthly newsletter serves not only to celebrate events that make our community so special, but also to keep you informed and hopefully interested in what your local government is doing to earn your respect, support and trust. Inside this special issue you will see visual representations of some of the major proposals being brought before the Board, and progress reports on those just completed or nearing completion. **Much has been accomplished in a few short years, our best days are now ahead, and that is why I am filled with optimism and hope you share in the belief that it is really morning in Farmingdale.**



Starbucks, Verizon Wireless and Jenny Craig are the latest additions to Fulton Street Plaza.



Fulton Street Plaza before.

# 776 Fulton Street Townhouses (With Next Generation Housing)

Current



Proposed



This proposal calls for the demolition of the two abandoned homes at 776-780 Fulton St. (RT. 109). The one-family and two-family homes would be removed and 16 two-bedroom townhouse units would be erected in their place. The development would front on Route 109 and back on the railroad. **Twenty-five percent of the units would be dedicated to next-generation housing.** Long Island Housing Partnership would assist the village to create the program that allows first-time homebuyers the ability to buy at an affordable price. **Three of the four next-generation housing units would be offered to Farmingdale village residents in a lottery.** The townhouses would sell for about \$275,000 to individuals who meet income and other criteria. "The Village is providing an opportunity for our children to purchase entry level homes and remain in the community." Mayor Graf stated at a recent public hearing. Each unit would have 1,600-square feet of living space and 200-square feet of garage space. This project would create 73 percent open space on the existing lot, supply two parking stalls per unit and offer a social benefit to the entire community.

## 231-245 Main Street Proposal



This proposal is for the building at 231 Main St., which backs up to a municipal parking lot. The proposal is to extend the building two stories up, while reducing the overall footprint of the existing building. This would eliminate 6,000 square feet of retail space on the lower level to create a private 26-spot parking facility. The proposal also calls for new lighting and landscaping for the private parking facility. The first floor would be storefronts, while the second and third floors would each accommodate eight one-bedroom apartment rental units.

# 137-141 Main Street/Division Street Proposal

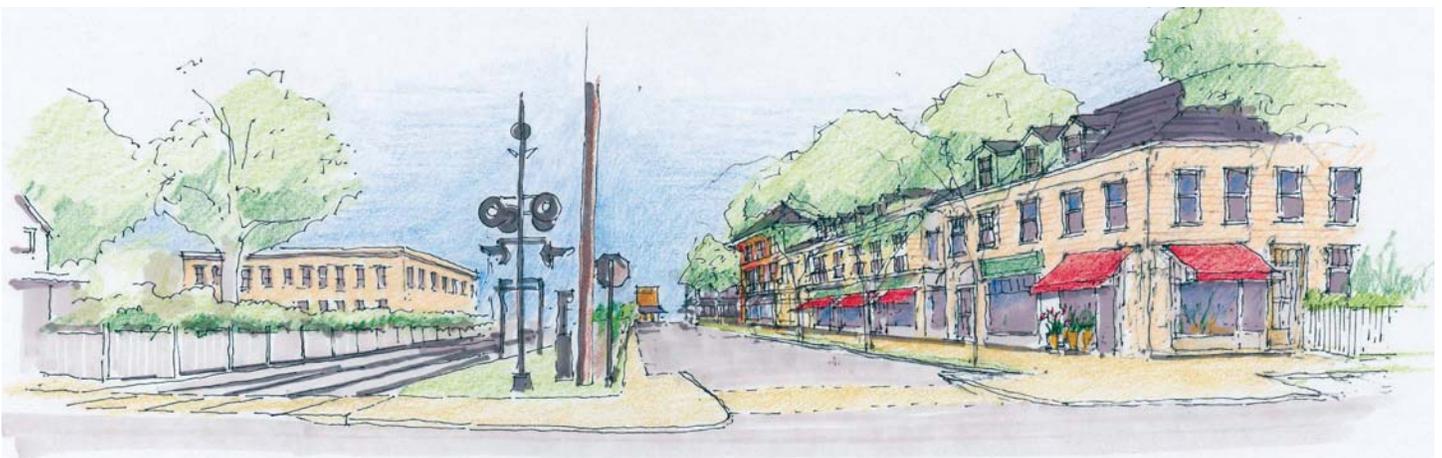


Main Street

The next area that the Village Board has received a proposal for is a property north of Viva Juan's on Main Street. A proposal for a two story mixed use commercial and residential building fronting on Main St. and a "Next Generation" Townhouse complex fronting on Division St. This property has been vacant since November 2000 when the Shamrock Pub burnt down. One building would front on Main Street and be for mixed occupancy use. Two retail stores would occupy the first level, while three owner-occupied two-bedroom condos would be on the second level. The second building (facing Division Street) would create seven two-bedroom townhouse units, with **25 percent of the units dedicated to next-generation housing**. This proposal would include a private parking lot for the Main St. building as well as off-street parking for the Townhouses.



Division Street



The Visioning process and the initiative that the Mayor and the Village Trustees have undertaken have been enthusiastically embraced by many of the property owners and builders in our Village. These concepts are just that. All these proposals must be brought before the Trustees and meet all zoning and code requirements. Public hearings, where required, will be held and as always all residents are encouraged to participate.

# Construction Continues at 150 Secatogue



Current



Before

## Village Receives County's First Emergency Shelter Trailer

At the request of Village Superintendent of Public Works, Fred Zamparelle, the Village was the first to receive an emergency shelter trailer from the Nassau County Office of Emergency Management (NC-OEM). Each of the County's 19 legislative districts will receive one of the trailers, which are used to augment Red Cross shelters in case of emergency, and would be deployed to affected areas. Each trailer contains 100 cots, 10 special needs cots, 210 blankets, liners for the cots, 100 ponchos, disposable coveralls, non-skid boot covers, 120 adult hygiene kits, 20 children's hygiene kits and six portable toilets.



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**Farmingdale Village Superintendent of Public Works Fred Zamparelle, Farmingdale OEM Manager Jo Ann Edling, Village Administrator David Smollett, Nassau County OEM Commissioner James Callahan III, Village Mayor George Graf, Legislator Dave Mejias and Village Trustee George Starkie.**

# VFW Post 516 Remembers and Honors our Veterans



L-r: NC Legislature Dave Mejias, VFW Post 516 Sr. Vice Commander Frank Avino, Post 516 Commander Joe DiStefano, Ladies Auxiliary President Mary Makoski, Mayor George Graf, Trustee George Starkie



Members of VFW Post 516 at their Veterans Day Ceremony

## Kiwanis Hold Annual Rag-a-muffin Parade



The annual Rag-a-muffin Parade was held once again despite the blustery weather. The dedicated marchers proudly displayed their costumes in an abbreviated parade around the Village Green. The Village of Farmingdale would like to thank the Kiwanis and their President, Rosemary Trudden, for organizing the parade each year.

Pictured with the costume winners are (back row l-r): Dr. Andrew Manzo, Kiwanis Distinguished Past Lt. Governor, Roger P. Sirangelo Jr., Kiwanis Immediate Past Lt. Governor, Town of Oyster Bay Councilman Anthony Macagnone, Village of Farmingdale Mayor George Graf, Kiwanis Past President George Valente, Farmingdale Deputy Mayor Joe Rachiele, Farmingdale Trustee Patricia A. Christiansen and representing Assemblyman James Conte, Joe Belesi.

## FBHS Holds 44th Annual Installation Dinner



Mayor George J. Graf (left) and Larry Jorgensen, (fourth from right) President of the Farmingdale-Bethpage Historical Society (FBHS), are shown at the organization's 44th annual installation Dinner with the inductees: Corresponding Secretary Jeanne Buck, Trustee Pierre Lehmueller, Recording Secretary Gail Goldschrafe, Trustee Eric Goldschrafe, Trustees Maria Zito and Serena Brochu, and Vice-President Mildred Johnston.



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*Mayor: George J. Graf*

*Deputy Mayor: Joseph F. Rachiele*

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

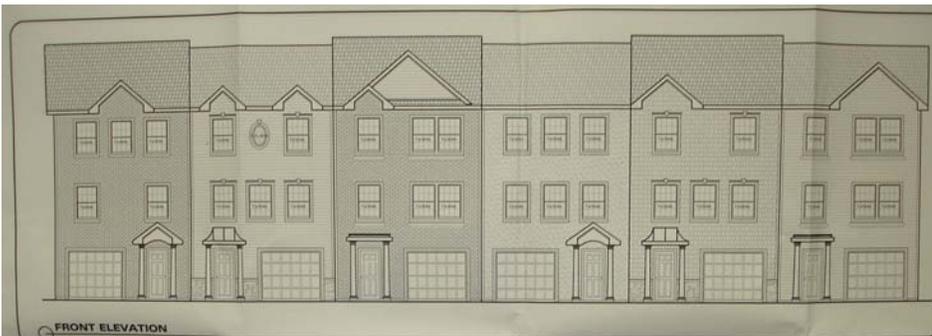
*Clerk/Administrator: David Smollett*

*November, 2007*

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

## Village Attorney Walsh Announces Legislation to Revitalize The Downtown

Village attorney Kevin Walsh announced that the Village Board approved legislation to extend the Business D District south of Rt. 109 (Fulton Street) to include parcels of land east and west of Main Street. The move was made in conjunction with the approval of a local law to permit limited Residential Townhouses in the Business D District and to allow developers increased density on the number of units to be built based upon providing the Village with certain amenities and public improvements in the downtown area such as off-street parking, next generation housing, and parkland development fund contributions. The exact number of units a developer can build will be decided by the Board of Trustees in each case and will depend on the cost of the amenities provided by the developer. Mayor Graf was pleased with the enactments and claimed "the legislation was necessary to provide the tools to begin the serious revitalization of the downtown." The Mayor also argued that "the downtown infrastructure, the parking lots, street lighting and security is totally inadequate to support a 21st century business district and that the Village must partnership with the downtown property owners to study and make improvements to the downtown to attract businesses and the public. These improvements will in turn, increase the tax base for the Village, easing the tax burden on the residents." The Board of Trustees adopted both laws unanimously on November 5, 2007 after extensive public hearings. Copies of the local laws are available at Village Hall.



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### REMINDER:

**Your current 2007 Resident Rail Road Commuter Parking Permit  
will expire January 31, 2008.**

**Applications for 2008 commuter parking permits  
will be available beginning December 3rd at Village Hall.**

**Fees remain the same at \$50 for the annual VILLAGE resident permit.**



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

PRSR.T. STD.  
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