

VILLAGE OF FARMINGDALE DOWNTOWN MASTER PLAN/BOA NOMINATION STUDY



DGEIS Public Hearing
Monday, July 11, 2011



Agenda



- Introduction by Mayor Starkie
- Steering Committee Chair Debbie Podolski
- Purpose of Tonight's Meeting – Eric Zamft, VHB
- The Proposed Action
- Next Steps
- Public Comment – Moderated by Artineh Havan, SLI
- Closing Remarks from Mayor Starkie

Introduction and History of the Project



- Visioning commenced in 2006
- Establishment of Downtown Revitalization Committee
- Selection of consultant team in 2009
- Existing and Emerging Conditions
- Future Farmingdale Scenarios
- Development of draft Downtown Master Plan 2009-2010
- Awarded BOA Step 2 Grant in late-2009
- Numerous Step 2 and downtown revitalization studies
- Began SEQRA Process in early-2011

Downtown Farmingdale Steering Committee



Chairperson

Deborah Podolski

Current/Former Members

Kevin Bagnasco

John Capobianco

Joe Carosella

Laura Coletti

Frank DeStefano

Tim Dillon

Joe Diurno

Dylan Cruthers

Chuck Gosline

Tom Lavin

Jim Orobona

Nick Parisi

Joe Schweitzer

Seymour Weinstein

Pat Christiansen, Village Board

Ralph Ekstrand, Village Board

Consultants Who Have Worked on the Project:

VHB/Saccardi & Schiff

Sustainable Long Island

Vision Accomplished

Nelson & Pope

H2M

HR&A Advisors, Inc.

Eng-Wong Taub & Associates

Paulus, Sokolowski, & Sartor

ERA/AECOM

Purpose of Tonight's Meeting



- Continue the New York State Environmental Quality Review Act (SEQRA) Process
- Present the Project (Proposed Action)
- Receive comments on the Draft Generic Environmental Impact Statement (DGEIS)
- Highlight Next Steps

Overview of SEQRA Process

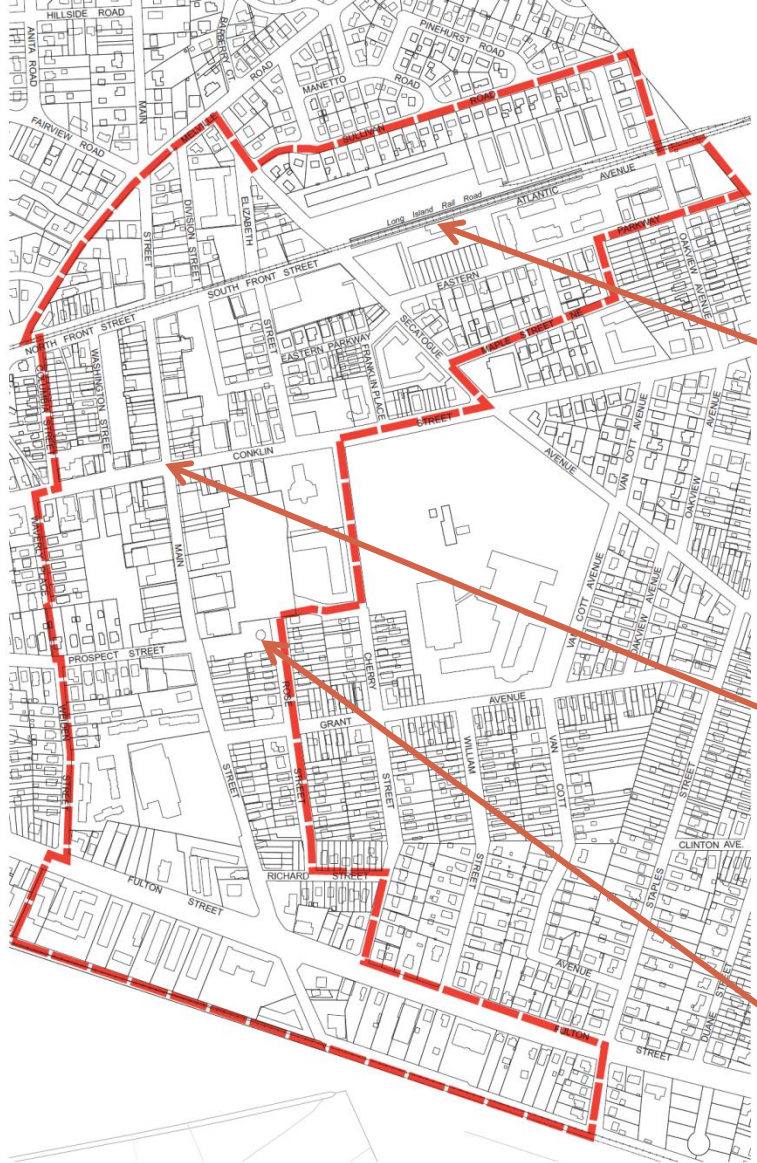


- 1. Agency proposes an action or receives an application*
- 2. Classification of Action*
- 3. Lead Agency and Coordinated Review*
- 4. Determination of Significance of Action*
- 5. Draft Generic Environmental Impact Statement (DGEIS)*
- 6. Public Hearing and Comment**
- 7. Final Generic Environmental Impact Statement (FGEIS)*
- 8. Findings and Agency Decision*

What is in the DGEIS?



- Executive Summary
- Description of the Project and Boundary
 - Proposed Downtown Master Plan
 - Proposed Downtown Mixed-Use (D-MU) Zoning District
- Community Participation
- Existing Conditions in the Study Area
- Environmental Impacts
- Summary Analysis, Findings, and Recommendations
- Appendices that include technical studies



Study Area



Figure I-3
**BROWNFIELD OPPORTUNITY
 AREA BOUNDARY MAP**

**DOWNTOWN FARMINGDALE DGEIS/
 BOA NOMINATION STUDY**
 Village of Farmingdale, New York

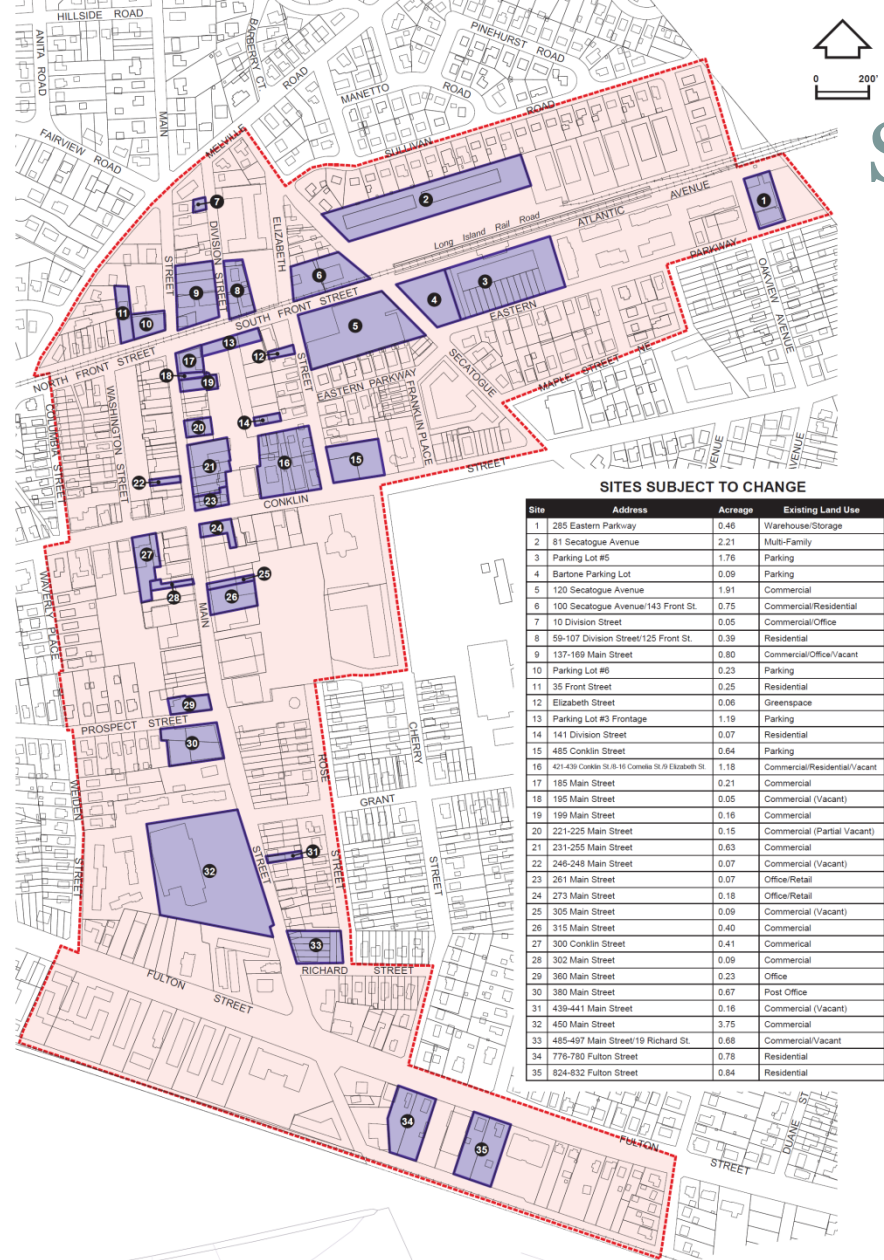
 BOA/Study Area Boundary

Proposed Downtown Master Plan Goals



- Coordinate a **long-range approach** for Downtown Farmingdale.
- **Diversify** the economy of Farmingdale to be more competitive:
 - Make Downtown Farmingdale a more **vibrant and unique destination**.
 - Provide **mixed-use**.
- Make Downtown Farmingdale more **attractive** to residents, shoppers, and employees.
- Provide **increased social amenities** in Downtown Farmingdale.
- Enhance the **connection** between Main Street and the LIRR train station.
- Improve the **efficiency** of the transportation / circulation / parking network.

Sites Subject to Change



SITES SUBJECT TO CHANGE

Site	Address	Acres	Existing Land Use
1	285 Eastern Parkway	0.46	Warehouse/Storage
2	81 Secatogue Avenue	2.21	Multi-Family
3	Parking Lot #5	1.76	Parking
4	Bartone Parking Lot	0.09	Parking
5	120 Secatogue Avenue	1.91	Commercial
6	100 Secatogue Avenue/143 Front St.	0.75	Commercial/Residential
7	10 Division Street	0.05	Commercial/Office
8	56-107 Division Street/125 Front St.	0.39	Residential
9	137-169 Main Street	0.80	Commercial/Office/Vacant
10	Parking Lot #6	0.23	Parking
11	35 Front Street	0.25	Residential
12	Elizabeth Street	0.06	Greenspace
13	Parking Lot #3 Frontage	1.19	Parking
14	141 Division Street	0.07	Residential
15	485 Conklin Street	0.64	Parking
16	421-430 Conklin St./6-16 Conklin St./9 Elizabeth St.	1.18	Commercial/Residential/Vacant
17	185 Main Street	0.21	Commercial
18	195 Main Street	0.05	Commercial (Vacant)
19	199 Main Street	0.16	Commercial
20	221-225 Main Street	0.15	Commercial (Partial Vacant)
21	231-235 Main Street	0.63	Commercial
22	246-248 Main Street	0.07	Commercial (Vacant)
23	261 Main Street	0.07	Office/Retail
24	273 Main Street	0.18	Office/Retail
25	305 Main Street	0.09	Commercial (Vacant)
26	315 Main Street	0.40	Commercial
27	300 Conklin Street	0.41	Commercial
28	302 Main Street	0.09	Commercial
29	360 Main Street	0.23	Office
30	380 Main Street	0.67	Post Office
31	439-441 Main Street	0.16	Commercial (Vacant)
32	450 Main Street	3.75	Commercial
33	485-497 Main Street/19 Richard St.	0.66	Commercial/Vacant
34	776-790 Fulton Street	0.78	Residential
35	624-632 Fulton Street	0.84	Residential

- Vacancy
- Underutilization
- Developer Interest
- Key Placement
- Committee Input

Study Area
Site Subject to Change

Figure III-12
SITE SUBJECT TO CHANGE/STRATEGIC SITES
DOWNTOWN FARMINGDALE DGEIS/
BOA NOMINATION STUDY
Village of Farmingdale, New York

Scenarios and Selection of Preferred Scenario



- Existing Conditions Analysis
- Sites Subject to Change
- Model Scenario Building (for analysis purposes)
 - Business As Usual
 - Aesthetic Improvement of Downtown (only)
 - Moderate Growth
 - High Growth
 - Preferred Scenario
- Intensive Process with Committee and Village Board














Downtown Farmingdale 2035

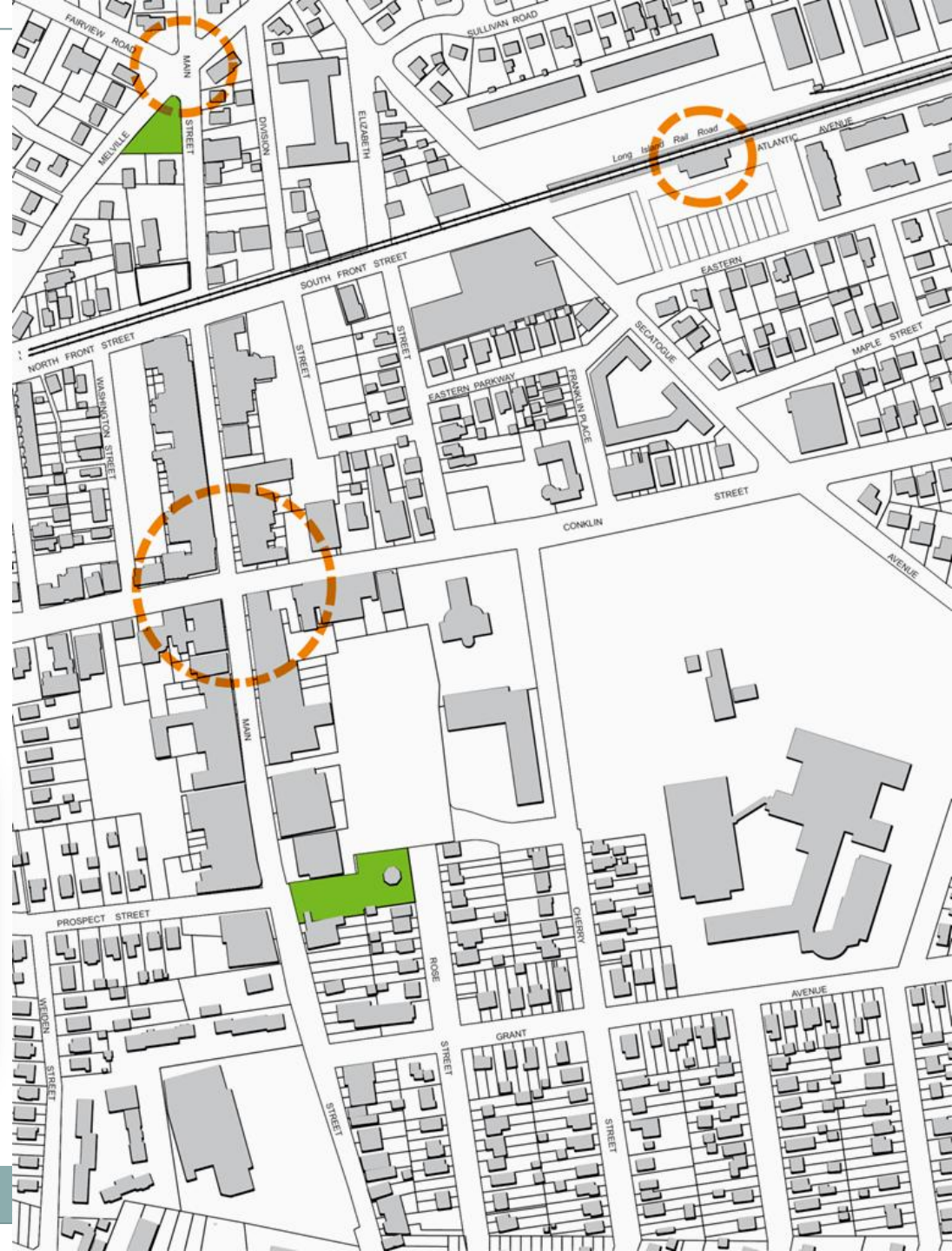


- Beautification of Main Street.
- Emphasis on mixed-use (residential above retail/office).
- Enhancement of retail and restaurant uses.
- Increased park and open spaces.
- Additional residential units, including:
 - Market-rate
 - Senior
 - Affordable
- Additional parking spaces.
- New Downtown Mixed-Use (D-MU) Zoning District.














Downtown Farmingdale Concept Plan

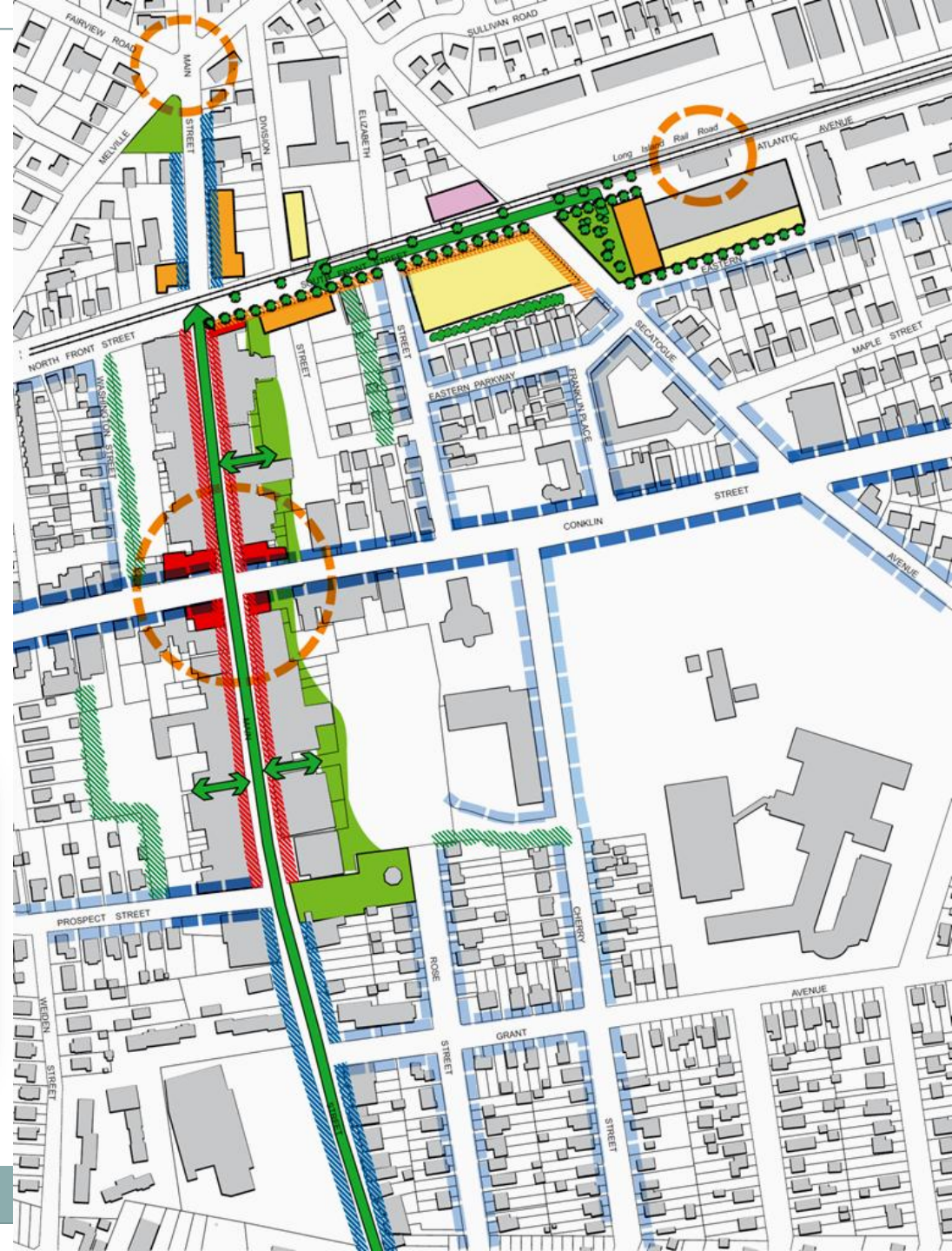
Gateways

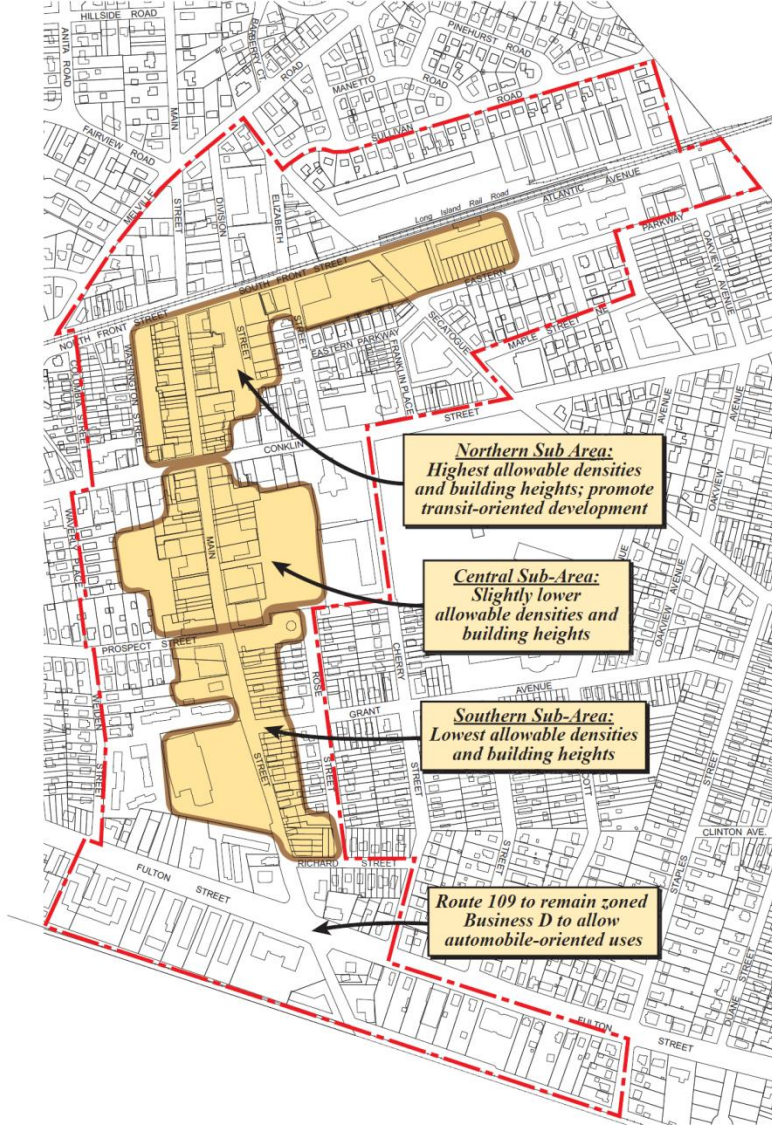
-  Primary Pedestrian-Oriented Commercial-Mixed Use Frontage
-  Secondary Pedestrian-Oriented Commercial-Mixed Use Frontage
-  Vehicular-Oriented Commercial Frontage
-  Residential/Institutional Frontage
-  Key Architectural Transition Area
-  Key Parking/Residential Transition Area
-  Important Frontage Connecting LIRR Station to Downtown
-  Key Corner Buildings/Sites
-  Key Design Site (Potential Use Noted by Color)
-  Primary Pedestrian Route
-  Potential Station Gateway
-  Village Gateway
-  Open Space



Downtown Farmingdale Concept Plan *Key Design Sites*

-  Primary Pedestrian-Oriented Commercial-Mixed Use Frontage
-  Secondary Pedestrian-Oriented Commercial-Mixed Use Frontage
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-  Open Space





0 200'

Proposed Zoning

- Downtown vs. Route 109
- Graduated Density
- Mixed-Use
- Parking Requirements
- Incentives

 BOA/Study Area Boundary

NOTE: Boundaries as depicted on this graphic are conceptual. The actual district boundaries will be delineated and mapped upon adoption of the D-MU District.

Figure IV-9

PROPOSED DOWNTOWN MIXED-USE (D-MU) ZONING DISTRICT

DOWNTOWN FARMINGDALE DGEIS/
BOA NOMINATION STUDY
Village of Farmingdale, New York

Categories that are Evaluated in the DGEIS



- Land Use, Zoning, and Public Policy
- Urban Design and Visual Conditions
- Traffic, Transportation, and Parking
- Socioeconomic Considerations
- Community Facilities and Resources
- Infrastructure and Utilities
- Natural Resources and Environmental Features
- Water Resources
- Hazardous Materials

Next Steps in the Process



1. Receive written comments from the public and agencies.
Target: July 22, 2011
2. The Village/consultants will prepare a Final GEIS, which will respond to all substantive comments and consider changes to the Plan and Zoning, if necessary.
Target: Late-Summer 2011
3. When the Final GEIS is completed, the Village will:
 - Review for completeness
 - Forward to NYSDOS for their completeness review
 - Declare the Final GEIS complete and publish a Notice of Completion
4. At least 10 days later, the Village will make SEQRA Findings regarding the Proposed Action.
5. Update, finalize, and adopt Downtown Master Plan and Zoning.
Target: Early-Fall 2011
6. Submit final documentation to the State; Continue in BOA Process.

Written Comments on the DGEIS



- Due July 22, 2011
- May be emailed to Brian Harty:
bharty@farmingdalevillage.com
Subject: “DGEIS Comments”
- May be mailed to:
Village of Farmingdale
DGEIS Comments
361 Main Street
Farmingdale, NY 11735
Attn: Brian Harty

Public Comment



DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT
BROWNFIELD OPPORTUNITY AREA NOMINATION STUDY - VOLUME 1

PROPOSED DOWNTOWN MASTER PLAN

VILLAGE OF FARMINGDALE, NEW YORK

PREPARED FOR

*Incorporated Village of Farmingdale
New York State Department of State*

PREPARED BY

 **VHB** Engineering, Surveying and Landscape Architecture, P.C.

MAY 2011



VILLAGE OF FARMINGDALE DOWNTOWN MASTER PLAN/BOA NOMINATION STUDY



Please visit <http://www.farmingdalevillage.com> for continued updates on the project.

