

**In the Matter Of:**

**VILLAGE OF FARMINGDALE - PLANNING BOARD MEETING**

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**PLANNING BOARD AND ARCHITECTURAL REVIEW BOARD**

*July 27, 2021*

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INCORPORATED VILLAGE OF FARMINGDALE VILLAGE

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PLANNING BOARD FOR THE ARCHITECTURAL REVIEW BOARD

7

FARMINGDALE, NEW YORK

8

July 27, 2021

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7:00 p.m.

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Re: 118 Secatogue Avenue

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392 Conklin Street

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230 Main Street

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ACCURATE COURT REPORTING SERVICE, INC.

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3    A P P E A R A N C E S :

4    CRAIG ROSASCO, Chairman

5    MICHAEL MANCHIN, Member

6    THOMAS RYAN, Member

7    STEVE FELLMAN, Building Superintendent

8    MANNAN CHAN, 118 Secatogue Avenue

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1           PLANNING BOARD - 7-27-21

2           CHAIRMAN ROSASCO: Good evening,  
3 everybody.

4           Welcome to the Village Planning  
5 Board for the Architectural Review Board  
6 for July 27th of 2021.

7           With me tonight, fellow members,  
8 Tom Ryan and Michael Manchin, meeting the  
9 requirements of a quorum.

10          We have three applications on the  
11 agenda for tonight.

12          Before we get into tonight's  
13 agenda, as always, we're going to say a  
14 Pledge of Allegiance by Mr. Michael  
15 Manchin. I'm sure he's going to add a  
16 little extra to it, which we always  
17 appreciate.

18          If everybody would please rise and  
19 face the flag.

20          MR. MANCHIN: Put your hand on your  
21 heart.

22          CHAIRMAN ROSASCO: Put your hand on  
23 your heart, and take it away, Mike.

24          (WHEREUPON, the assemblage recited  
25 the Pledge of Allegiance, after which the

1 PLANNING BOARD - 7-27-21

2 following transpired:)

3 MR. MANCHIN: And take a moment of  
4 silence to thank you all the soldiers,  
5 firemen and police officers, who risk  
6 their lives, and gave their lives to keep  
7 us safe.

8 (WHEREUPON, a moment of silence was  
9 observed by the assemblage.)

10 CHAIRMAN ROSASCO: Well said, thank  
11 you, Michael.

12 MR. MANCHN: Thank you.

13 CHAIRMAN ROSASCO: Everybody can  
14 take a seat.

15 So it's my understanding that, Mr.  
16 Fellman, you're going to be presenting on  
17 all three applications this evening?

18 MR. FELLMAN: That is my  
19 understanding also, Mr. Chairman.

20 MR. ROSASCO: Fantastic. We're  
21 going to -- let's do 118 Secatogue Avenue  
22 first. That's the first matter on the  
23 agenda.

24 If you would be so kind to just  
25 stand and state your name for the record,

1 PLANNING BOARD - 7-27-21

2 Debbie, will be glad to record it.

3 MR. FELLMAN: And you're -- this is  
4 part of Yaaas Tea.

5 CHAIRMAN ROSASCO: Yes, part of the  
6 application.

7 MR. CHAN: Yes.

8 CHAIRMAN ROSASCO: Join us.

9 MR. FELLMAN: Come.

10 MR. CHAN: Good evening, everybody.

11 GROUP: Good evening.

12 MR. FELLMAN: Give your name.

13 MR. CHAN: Mannan Chan,

14 M-A-N-N-A-N-C-H-A-N.

15 COURT REPORTER: Oh, you're going  
16 to have to slow that one down, I'm sorry.

17 MR. CHAN: M-A-N-N-A-N-C-H-A-N.

18 COURT REPORTER: N-A-N-C-H-A-N?

19 MR. CHAN: Yes.

20 COURT REPORTER: Thank you.

21 MR. FELLMAN: And you are what; you  
22 are the owner?

23 MR. CHAN: I'm the applicant for --  
24 I'm the installer, also.

25 MR. FELLMAN: Oh, you're the sign

1 PLANNING BOARD - 7-27-21

2 guy.

3 MR. CHAN: Yes.

4 MR. FELLMAN: Okay.

5 MR. RYAN: Market (phonetic) Home  
6 Improvement.

7 MR. FELLER: Come on down. How do  
8 you say it, Yaaas Tea?

9 MR. CHAN: Yaaas Tea, yes.

10 MR. FELLMAN: Yaaas Tea. This is  
11 -- I took a picture of it, they have a  
12 temporary banner --

13 CHAIRMAN ROSASCO: They do?

14 MR. FELLMAN: (Continuing) -- out  
15 there now. Obviously, it would be very  
16 similar, except this would be an actual --  
17 you know, an actual sign.

18 The letter color is Morning  
19 Sunshine. The background color is  
20 Hasbrouck Brown.

21 Are these going to be carved?

22 MR. CHAN: Yes.

23 MR. FELLMAN: They're going to be  
24 carved, the letters?

25 (WHEREUPON, a discussion was held

1           PLANNING BOARD - 7-27-21  
2    amongst the Board members which was  
3    inaudible.)

4           MR. FELLMAN: The sign is 24 inches  
5    high and 108 inches long. Pretty similar  
6    to the banner that you see in that  
7    picture, so --

8           CHAIRMAN ROSASCO: I see it, and  
9    the oval will be consistent with the other  
10   establishments that are within that  
11   facade.

12          MR. FELLMAN: Yes, yes.

13          CHAIRMAN ROSASCO: My one concern  
14   with this application is we do have the  
15   requirement of some leafing. Maybe we  
16   could put some type of leafing around that  
17   border.

18          MR. FELLMAN: Is there any -- let  
19   me just ask, is there any reason we're not  
20   doing that in gold leaf?

21          MR. CHAN: No, because you guys  
22   only require on the sign color, we're only  
23   using those coloring (sic).

24          CHAIRMAN ROSASCO: Right. You are  
25   entitled to use those colors, but there's

1 PLANNING BOARD - 7-27-21

2 also the requirement, some, either gold  
3 leafing or silver leafing.

4 The way we can circumvent that, and  
5 get around it, is that your border is  
6 currently in the --

7 MR. CHAN: You want me to do the  
8 indication in gold leafing on the border?

9 CHAIRMAN ROSASCO: Yes, if you  
10 look at --

11 MR. FELLMAN: Yeah, that yellow  
12 border.

13 MR. CHAN: We can do that --  
14 usually, we can do that.

15 CHAIRMAN ROSASCO: Right. So what  
16 I probably recommend, if you want to keep  
17 the Morning Sunshine rim, and then on the  
18 outside of that, you could put a gold rim,  
19 maybe a one inch around the border --

20 MR. CHAN: Okay.

21 CHAIRMAN ROSASCO: (Continuing) --  
22 and then you're golden.

23 MR. CHAN: Okay, I got no problem.

24 CHAIRMAN ROSASCO: Other than  
25 that --

1 PLANNING BOARD - 7-27-21

2 MR. FELLMAN: Is that a gold leaf  
3 joke?

4 MR. RYAN: Fantastic. It looks  
5 fantastic, exactly.

6 CHAIRMAN ROSASCO: And we have  
7 what; three goosenecks on that? Is that  
8 the lighting that you're planning on  
9 using?

10 MR. CHAN: There's no lighting on  
11 this.

12 CHAIRMAN ROSASCO: There's no  
13 lighting.

14 MR. FELLMAN: I was going to say, I  
15 don't remember --

16 MR. RYAN: There's currently  
17 lighting there. So you're keeping the  
18 current lighting?

19 MR. CHAN: Yes.

20 CHAIRMAN ROSASCO: Okay, that's  
21 fine.

22 MR. FELLMAN: And no change in the  
23 lighting.

24 CHAIRMAN ROSASCO: So are those  
25 lights currently green?

1 PLANNING BOARD - 7-27-21

2 MR. FELLMAN: These lights up here.

3 MR. CHAN: Yes, this -- what they  
4 call those kind of lighting on this -- I  
5 think it's uniform on the same shopping  
6 center.

7 CHAIRMAN ROSASCO: Okay. Are those  
8 -- are the current lights green?

9 MR. CHAN: Yes.

10 CHAIRMAN ROSASCO: Is that what  
11 color they are? Because you're no longer  
12 going to have any green in there. Maybe  
13 we could have the gooseneck lights go  
14 brown.

15 MR. CHAN: Okay.

16 CHAIRMAN ROSASCO: Okay?

17 MR CHAN: Yeah.

18 CHAIRMAN ROSASCO: We go brown  
19 lighting.

20 MR. CHAN: Okay.

21 CHAIRMAN ROSASCO: And then we go  
22 with a gold leaf border.

23 MR. CHAN: Yes.

24 CHAIRMAN ROSASCO: Whatever size  
25 border you use for that, maybe it matches,

1 PLANNING BOARD - 7-27-21

2 one inch, one inch.

3 MR. CHAN: Okay.

4 CHAIRMAN ROSASCO: Wrap it, no  
5 problem.

6 MR. FELLMAN: That will be nice.  
7 It'll stand out much better.

8 CHAIRMAN ROSASCO: I have  
9 absolutely no objection to that at all.  
10 Anybody else on the panel have any  
11 concerns?

12 MR. RYAN: No objection, no  
13 objection.

14 CHAIRMAN ROSASCO: No?  
15 Someone want to make a motion in  
16 regards to 118 Secatogue Avenue? If not,  
17 I'll do it.

18 MR. MANCHIN: I'll make the motion.  
19 I'll make a motion that we approve the  
20 application of Mr. Mannan (sic) --

21 MR. RYAN: I second the motion.

22 MR. MANCHIN: (Continuing) -- for a  
23 sign change at 118 Secatogue Avenue, with  
24 the proviso that he put a one-inch gold  
25 leaf trim or rim around the sign, and he's

1 PLANNING BOARD - 7-27-21

2 going to add -- how many goose --

3 CHAIRMAN ROSASCO: There's three  
4 there, currently.

5 MR. FELLMAN: There's three  
6 existing. You can change them out to  
7 brown, though.

8 MR. MANCHIN: Change it to brown.

9 MR. CHAN: Okay.

10 MR. MANCHIN: And that will be good  
11 for the applicant.

12 MR CHAN: Yes, we're going to  
13 change this to brown color, we go no  
14 problem.

15 MR. FELLMAN: Yeah.

16 MR. MANCHIN: Okay.

17 MR. RYAN: The motion as stated.

18 CHAIRMAN ROSASCO: At all those in  
19 favor?

20 (WHEREUPON, there was a unanimous,  
21 affirmative vote of the Board members  
22 present.)

23 CHAIRMAN ROSASCO: Good luck.

24 (WHEREUPON, there was an inaudible  
25 discussion between Mr. Fellman and Mr.

1 PLANNING BOARD - 7-27-21

2 Chan)

3 (WHEREUPON, there was an inaudible  
4 discussion amongst the Board Members  
5 present.)

6 MR. CHAN: All right, thank you.

7 CHAIRMAN ROSASCO: Thank you. good  
8 luck.

9 MR. CHAN: Bye-bye.

10 \* \* \* \*

11 CHAIRMAN ROSASCO: Okay, the next  
12 item on the agenda -- Deb, are we back on  
13 the record?

14 COURT REPORTER: Yes, sir.

15 CHAIRMAN ROSASCO: Fantastic.

16 392 Conklin Street.

17 I do not see anybody else  
18 presenting besides you, Mr. Fellman. It's  
19 your forum. Just, once again, state your  
20 name and --

21 MR. FELLMAN: Stevie Ray Fellman,  
22 Superintendent of Buildings and Grounds  
23 for the Village of Farmingdale.

24 I got -- you see the picture of the  
25 existing condition. Probably the most

1           PLANNING BOARD - 7-27-21

2     important thing about this application is  
3     getting the west wall painted so it's not  
4     that orange anymore.

5           The brick has already been painted  
6     white.

7           We've had some earlier discussion  
8     about the sign. That's 16 feet long, and  
9     it's two-foot, six high. But there is  
10    quite a bit of wording and lettering on  
11    that sign that probably needs to be  
12    corrected.

13           In the back, you can see, we got a  
14    couple of nice -- a couple of square logos  
15    that I think work nicely, graphically, and  
16    there's a little awning to lead you into  
17    that back door from the municipal parking  
18    lot.

19           I had concerns with the white giant  
20    flat wall on the west side being a canvas  
21    attracting graffiti, so possibly a  
22    different color would be less inviting.

23           MR. RYAN: So the key is -- I'm  
24    learning the code here -- in the detail.  
25    It can't have wording that's more than 75

1 PLANNING BOARD - 7-27-21

2 percent of the total area of the sign. Is  
3 that correct?

4 MR. FELLMAN: Correct.

5 MR. RYAN: At this point, it's  
6 violated that with the --

7 MR. FELLMAN: Yeah, because of the  
8 logos and stuff on either end. I think  
9 it's over.

10 CHAIRMAN ROSASCO: So my  
11 recommendation would be, Mr. Fellman, is  
12 American Homes and Commercial AMW we're  
13 giving those as rear signs.

14 MR. FELLMAN: Right.

15 CHAIRMAN ROSASCO: Maybe we can  
16 remove those on the front. That would  
17 probably take us below the 75 percent  
18 under section 462-3(f), and then if we  
19 could figure out the color that the Rosner  
20 law firm is next door, that gray, and just  
21 wrap that color around the entire  
22 building.

23 I would give some leeway with the  
24 blade sign, with the front sign, with the  
25 rear sign and the rear awning. They're

1           PLANNING BOARD - 7-27-21  
2   not a corner property, but certainly  
3   they're in a high visibility place within  
4   the Village, and I think if those  
5   amendments to the application were made, I  
6   don't think that anybody on the Board  
7   would have any significant problem with  
8   it.

9           MR. FELLMAN: I think those are  
10   excellent suggestions, especially the  
11   small lettering. You want to identify the  
12   business. Coldwell Banker, that's what  
13   you need to know. You're not out there to  
14   read a sandwich board, you know, if you  
15   want fries and a shake or whatever.

16           CHAIRMAN ROSASCO: Right.

17           MR. FELLMAN: You know, nobody's  
18   reading that little stuff, anyway, so it  
19   doesn't even make sense to me.

20           CHAIRMAN ROSASCO: Any additional  
21   inquiry, gentlemen?

22           (WHEREUPON, the Board members had  
23   no additional inquiries.)

24           CHAIRMAN ROSASCO: Make a motion?  
25   I'll make a motion. I make the motion to

1           PLANNING BOARD - 7-27-21

2       approve the Coldwell Banker application,  
3       as submitted, at 392 Conklin Street, with  
4       the following amendments:

5           The front Coldwell Banker sign is  
6       to remove both the American Homes and the  
7       Commercial AMW portion of the sign  
8       bringing it into accordance with section  
9       462-3(f) of the Farmingdale Village code.

10          Additionally, the color that is  
11       currently painted to the east side, with  
12       the law firm, is in the gray nature, and  
13       the proprietor of Coldwell Banker is to  
14       inquire as to what color that is, and  
15       utilize that color as a full wrap around  
16       the front, the side and the rear.

17          We will approve both the rear  
18       signs and the rear awnings as presented.

19          And if someone has a second to that  
20       motion, we can vote on it.

21          MR. MANCHIN: With the -- Mr.  
22       Chairman, with the lighting in the back we  
23       spoke about.

24          CHAIRMAN ROSASCO: We did speak  
25       regarding the lighting.

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2 If I look at my pictures from  
3 earlier today, there's currently  
4 floodlights back there, Mr. Fellman.

5 Just take a look. Might not be a  
6 bad addition if they were to come in  
7 accordance with, rather than having the  
8 old simple floodlights. I'm not sure if  
9 you've seen those. Maybe they could  
10 update those. We'd be glad to authorize  
11 some type of sconce similar to the sconce  
12 that's in the front. I guess there's a  
13 rental upstairs, and there's a doorway  
14 there. If they want to match those  
15 sconces or something similar, to just  
16 update the look, that would be fantastic,  
17 also.

18 MR. FELLMAN: I think that makes a  
19 lot of sense.

20 CHAIRMAN ROSASCO: Okay, fantastic.

21 All right. So as the motion  
22 indicates, someone want to second that  
23 motion?

24 MR. MANCHIN: I'll second.

25 CHAIRMAN ROSASCO: All in favor

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2 vote aye?

3 (WHEREUPON, there was a unanimous,  
4 affirmative vote of the Board members  
5 present.)

6 CHAIRMAN ROSASCO: Approved as  
7 mentioned, Mr. Fellman. Congratulations,  
8 two for two.

9 MR. RYAN: You're rocking it.

10 MR. FELLMAN: Thank you, Mr.  
11 Chairman.

12 \* \* \* \*

13 CHAIRMAN ROSASCO: And as we move  
14 on to 230 Main Street.

15 Mr. Fellman, you're appearing on  
16 behalf of 230 Main Street, and I would  
17 assume Bullseye Sign, again.

18 MR. FELLMAN: Yes.

19 CHAIRMAN ROSASCO: Okay. Why don't  
20 you tell us what they're looking to do at  
21 the --

22 MR. FELLMAN: Again, this -- what's  
23 interesting is, we had gotten this -- we  
24 allowed them to put up the temporary sign.  
25 This all happened just as COVID hit.

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2 So you got the temporary sign up,  
3 we were about to come before the Planning  
4 Board, and everything got shut down for  
5 the last, you know, 16 months or so. We  
6 got a few of those where we got to  
7 resurrect them back out of the woodwork,  
8 to get them finalized before the Planning  
9 Board. This is one of them.

10 The temporary sign, has the look --  
11 there's a picture up there, how it looks  
12 now, but it's a not real sign. It's not  
13 carved. You know, it's not the real stuff  
14 yet. They want it to look like that.

15 The thing I found a little  
16 interesting is how, you know, it's a  
17 speakeasy. It's got -- I don't know if  
18 you've been in there -- you know, it's  
19 like, you can't find the door, and all  
20 that kind of crazy stuff.

21 MR. RYAN: Yeah, it's a speakeasy.

22 MR. FELLMAN: It's almost like that  
23 with the sign. It's like everything kind  
24 of blends into nothing on the sign. It  
25 doesn't stand out. But I think that's

1 PLANNING BOARD - 7-27-21

2 part of --

3 MR. RYAN: They've had success over  
4 the last year with the temporary signage,  
5 obviously.

6 MR. FELLMAN: Yeah, I think that's  
7 part of the ambiance of being under the  
8 radar, instead of showing off.

9 When they originally built the  
10 front foyer, the Fire Department came to  
11 me and said, they built the foyer with no  
12 door to the store. I said, no there's a  
13 door, it's just camouflaged.

14 MR. RYAN: Yeah, you got to figure  
15 out what the right handle is to pull.

16 MR. FELLMAN: Yeah, exactly. So,  
17 it faked them out in the beginning. So --

18 MR. MANCHIN: What is that? Is  
19 that the corrugated aluminum?

20 MR. FELLMAN: Yeah, that's existing  
21 out there now.

22 MR. MANCHIN: Existing; right?

23 MR. FELLMAN: Yeah, that's  
24 existing.

25 CHAIRMAN ROSASCO: Okay, I didn't

1           PLANNING BOARD - 7-27-21  
2    have any significant problems. They've  
3    got the gold leaf on the sign, they've got  
4    the three goosenecks that are not  
5    currently there. That's going to be a new  
6    application. Just make sure that they're  
7    mounted to the wall and not to the roof  
8    line.

9           MR. FELLMAN: Right, right.

10          CHAIRMAN ROSASCO: Other than that,  
11    I did not see any problem with the --

12          MR. FELLMAN: Yeah, I think the  
13    gold leaf -- because it's not really gold  
14    leaf right now, it's a banner.

15          CHAIRMAN ROSASCO: Right.

16          MR. FELLMAN: The gold leaf will  
17    really kind of snap out.

18          CHAIRMAN ROSASCO: I agree.

19          MR. RYAN: It will -- it will cover  
20    the speakeasy and the lounge, yeah.

21          CHAIRMAN ROSASCO: I agree.

22          MR. FELLMAN: I think that will be  
23    a big help.

24          CHAIRMAN ROSASCO: Anybody else  
25    have any additional inquiry?

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2 MR. FELLMAN: I'm not sure who the  
3 guy is standing out there, by the way. It  
4 doesn't look like the mayor, and it's  
5 right next to Moby Drugs, so --

6 MR. MANCHIN: He just got his  
7 prescription filled.

8 MR. FELLMAN: I love the subtlety  
9 of -- they made sure the "M" for Moby  
10 Drugs was in there for some reason. Not  
11 sure what, but --

12 MR. MANCHIN: So you said that,  
13 Steve, there's going to be two or three  
14 goosenecks?

15 MR. FELLMAN: Three.

16 MR. RYAN: Three.

17 MR. FELLMAN: Which makes sense.  
18 There will be one over the speakeasy word,  
19 one over the round sign, and one over the  
20 word lounge, so --

21 CHAIRMAN ROSASCO: Spatially  
22 designed well.

23 MR. FELLMAN: Yeah.

24 CHAIRMAN ROSASCO: They did a good  
25 job. I have no problem with it.

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2 Anybody have any additional  
3 recommendations or inquiries?

4 (WHEREUPON, no response was heard.)

5 CHAIRMAN ROSASCO: I know Michael  
6 is not crazy about the material. However,  
7 it's existing.

8 MR. MANCHIN: Well, it's -- you  
9 know, it's -- you know, it looks like a  
10 Quonset hut, from my military days, you  
11 know, with the corrugated aluminum.

12 MR. FELLMAN: Yeah. Are you having  
13 a flashback?

14 MR. MANCHIN: I am having a  
15 flashback.

16 MR. FELLMAN: I understand.

17 MR. MANCHIN: But, you know, it's  
18 what do you call it -- but you know, you  
19 brought out a good point -- you know, it's  
20 a speakeasy. You know, it's like hidden  
21 away. It has a theme to it.

22 MR. FELLMAN: Yeah.

23 MR. MANCHIN: I'll go along with  
24 it.

25 MR. FELLMAN: This looks like a

1 PLANNING BOARD - 7-27-21

2 real estate office. You have no idea that  
3 that's a restaurant.

4 MR. MANCHN: Yeah, I go along with  
5 it, you know.

6 MR. RYAN: That's the main alibi.

7 MR. FELLMAN: Yeah, yeah.

8 MR. RYAN: Absolutely, it all falls  
9 into place.

10 MR. FELLMAN: Actually, somebody  
11 actually thought this out.

12 CHAIRMAN ROSASCO: I don't have any  
13 changes or recommendations to it.

14 We can make a motion to approve as  
15 presented 100 percent.

16 Anybody have any additional  
17 inquiries or commentary in regard to it?

18 MR. RYAN: No.

19 CHAIRMAN ROSASCO: Do we have a  
20 second in regards to that motion?

21 MR. MANCHIN: No. I make a second  
22 motion for the applicant to accept it as  
23 is.

24 CHAIRMAN ROSASCO: Fantastic.

25 All who's in favor?

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2 (WHEREUPON, there was a unanimous,  
3 affirmative vote of the Board members  
4 present.)

5 CHAIRMAN ROSASCO: Approved. Good  
6 luck, Mr. Fellman.

7 MR. FELLMAN: Thank you.

8 CHAIRMAN ROSASCO: Three for three.

9 COURT REPORTER: Just on that one,  
10 who made the motion on that last one.

11 CHAIRMAN ROSASCO: On that one, I  
12 made the motion.

13 COURT REPORTER: Okay.

14 CHAIRMAN ROSASCO: Mr. Manchin  
15 seconded, added some commentary --

16 COURT REPORTER: Okay.

17 (WHEREUPON, this meeting was  
18 concluded at 7:30 p.m.)

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C E R T I F I C A T E

STATE OF NEW YORK)

SS:

COUNTY OF NASSAU)

I, DEBBIE BABINO, a certified  
Shorthand Reporter in the State of New  
York, do hereby certify:

That the foregoing is a true and  
accurate transcript of my stenographic  
notes.

I further certify that I am not  
related, either by blood or marriage, to  
any of the parties in this action; and

THAT I am in no way interested in  
the outcome of this matter.

IN WITNESS WHEREOF, I have set my  
hand on this 30th day of July, 2021.

*Debbie Babino*

DEBBIE BABINO

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