

INC. VILLAGE OF FARMINGDALE

PUBLIC HEARING

PLEASE BE ADVISED that a public hearing will be held on Monday, August 3, 2020, at 8:00 p.m., by the Board of Trustees of the Inc. Village of Farmingdale, at Village Hall, 361 Main Street, Farmingdale, NY 11735, to consider the application of Ibeth C. Contreras Santos for a Special Use Permit for a restaurant located at 169 Main Street, also known as Section 49, Block 73, Lot 11. Pursuant to Article XVIII, Downtown Mixed Use (D-MU) Zoning District, §600-128 A-1, a special use permit is required for a food establishment with more than twelve seats, and §600-131-A-3 the original restaurant was approved with 65 seats on 3/28/06. The proposed restaurant is for 85 seats, therefore this application must address the parking for 20 additional seats as follows: $20 \text{ seats} \div 3 = 6.6$ parking spaces required. The Board can waive up to 90% of required parking or 5.9 spaces, leaving .7 or 1 space that must be purchased through the Village Parking Fund. All parties in interest and citizens will be given an opportunity to be heard at such hearing.

BY ORDER OF THE

BOARD OF TRUSTEES

**BRIAN HARTY, ADMINISTRATOR
VILLAGE CLERK/TREASURER**

DATED: July 9, 2020

VILLAGE OF FARMINGDALE

361 MAIN STREET BOX 220
FARMINGDALE, N.Y. 11735

IN THE MATTER OF:

DATE OF SUBMISSION:

NAME OF APPLICANT:

Ibeth C. Santos Contreras for
My Grandmother's Kitchen

MAILING ADDRESS:

169 Main Street

Farmingdale, NY 11735

BUSINESS ADDRESS:

169 Main Street

Farmingdale, NY 11735

HOME TELEPHONE:

BUSINESS TELEPHONE:

ADDRESS OF PREMISES FOR WHICH APPLICATION IS BEING MADE:

SECTION:

49

BLOCK:

73

LOT:

11

(Refer to latest tax bill or contact Receiver of Taxes in Oyster Bay or Nassau County)

I hereby certify that all information submitted by me in this application is true to the best of my knowledge and ability.

Ibeth C. Santos Contreras

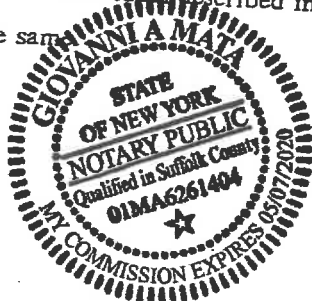
(Signature of Applicant)

STATE OF NEW YORK

: ss.:

COUNTY OF NASSAU)

On the 10th day of February 2020 before me personally appeared Ibeth C. Santos Contreras to me known, and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged that SHE executed the same.



Giovanni A. Mata
NOTARY PUBLIC

1. Property is located in which District? (Please check one)

- Residence A
- Residence AA
- Residence AAA
- Residence B
- Residence BB
- Residence C
- Residence CC
- Office-Residence
- Business D
- Business DD
- D-MU
- Industrial I
- Senior Citizen Housing

2. Date title to this property was acquired 12/10/2018 (Recorded)

3. Has present owner ever owned any adjacent or abutting property?
YES _____ NO

If Yes to question 3 above:

A. Date acquired 08/28/2018

B. If ownership of property has since been transferred, date of transfer
NO

NOTE: A Chain of Title by must be submitted in the form of either an attorney's affidavit or report of an accredited title company, showing single and separate ownership).

4. Have there been any previous applications by the present owner (applicant) made to this or any other village board concerning this property?

YES _____ (give date) _____ NO

5. Under what Chapter(s), Article(s) and Paragraph(s) of the Code of the Village of Farmingdale is this application being made?

Chapter _____ Article _____ Paragraph _____

Chapter _____ Article _____ Paragraph _____

Chapter _____ Article _____ Paragraph _____

SPECIFICATIONS FOR MAIN STRUCTURE

	EXISTING	PROPOSED
Square Footage, Main Floor	1,370	1,370
Square Footage, Second Floor	1,180	1,180
Square Footage, Basement	1130	1130
Total Square Footage	3639	3639
Number of Stories	2	2
Maximum Height of Structure (from curb or existing grade)		
Distance in feet from front of Structure to front lot line (facing front of structure)		
Distance from left side		
Distance from right side		
Distance from back		

PRESENT USE OF MAIN STRUCTURE: Vacant or process as per
current permit

PROPOSED USE: Restaurant use

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <i>My Grandmother's Kitchen Corp</i>	2. PROJECT NAME
3. PROJECT LOCATION: Municipality <i>Farmingdale</i> County <i>Nassau</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>169 Main Street, Farmingdale, NY 11735</i> <i>Long Island Railroad and Main Street</i>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Existing restaurant. Use of a restaurant</i>	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? Describe: <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: <i>Village of Farmingdale, Building Department</i>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>Ibeth C. Contero</i>	Date: <i>02/11/2020</i>
Signature: <i>Ibeth C. Contero Santos</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? Yes No If yes, coordinate the review process and use the FULL EAF.

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

No

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?

Yes No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

Yes No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination

VILLAGE OF FARMINGDALE BUILDING DEPT
Name of Lead Agency

3/2/20
Date

STEPHEN FOLLMAN
Print or Type Name of Responsible Officer in Lead Agency

SUPT OF BUILDINGS AND GROUNDS
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Reset

Mayor
Ralph Ekstrand
Deputy Mayor
William A. Barrett
Trustees
Anthony J. Addeo
Cheryl L. Parisi
Walter Priestley

Village of Farmingdale

P.O. Box 220 • 361 Main Street • Farmingdale, New York 11735
Tel: 516-249-0093 • Fax: 516-249-0355
www.farmingdalevillage.com

Village Administrator—
Village Clerk/Treasurer
Brian Harty
Village Attorney
Claudio DeBellis
Superintendent of Public Works
Andrew F. Fisch

February 18, 2020

My Grandmothers Kitchen
169 Main Street
Farmingdale, New York 11735

Re: 169 Main Street

Dear Applicant:

Please be advised that your application for a restaurant with 85 seats in a D-MU Zoning District is hereby denied for the following reason under the code of the Village of Farmingdale:

Article XVIII
Downtown Mixed Use (D-MU) Zoning District

§600-128-A A special use permit is required for an eating or drinking establishment with more than 12 seats.

§600-131-A-3 The original restaurant was approved with 65 seats on 3/28/06. The proposed restaurant is for 85 seats, therefore this application must address the parking for 20 additional seats as follows:

$20 \text{ seats} \div 3 = 6.6$ parking spaces required.

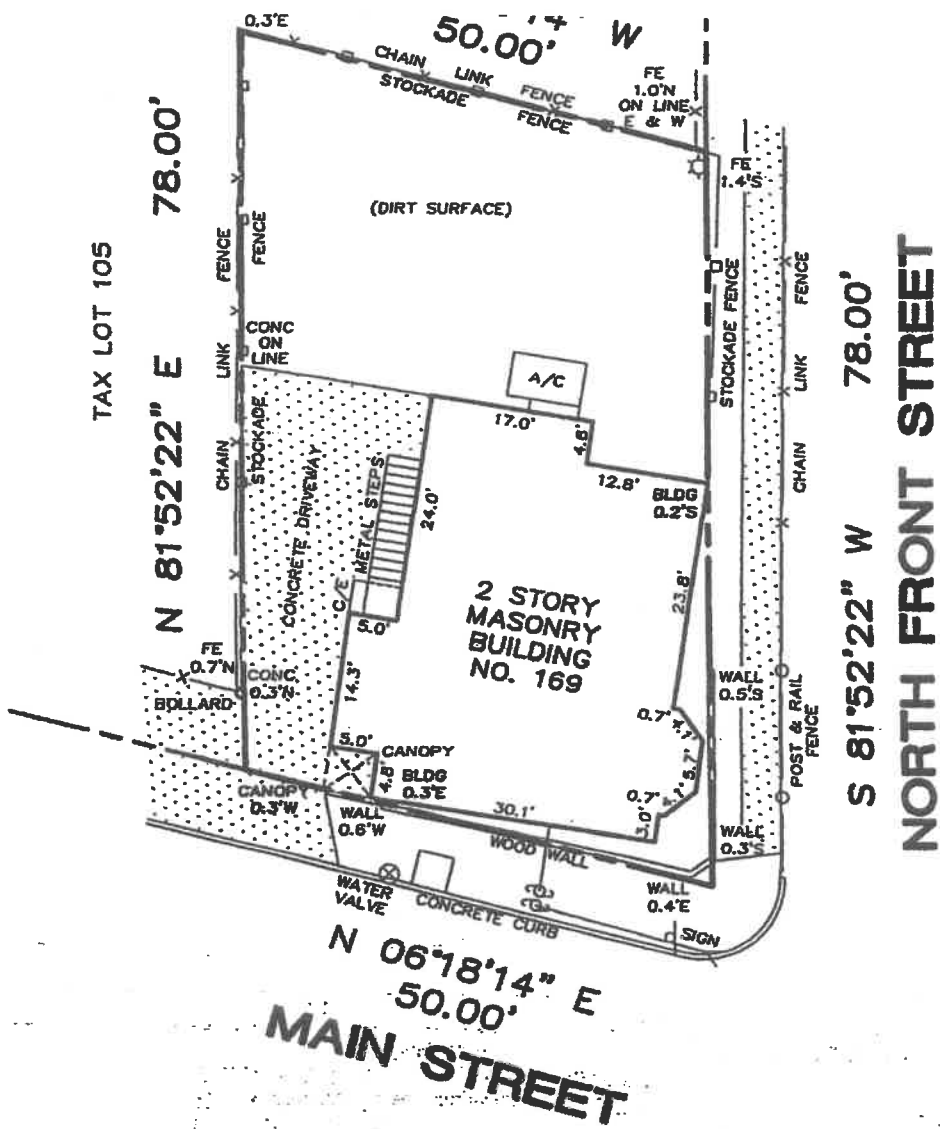
The Board can waive up to 90% of required parking or 5.9 spaces leaving .7 or 1 space that must be purchased through the Village parking fund.

An application should be made to the Board of Trustees for a special use permit to continue this permitting process.

Respectfully submitted,


Stephen Fellman
Building Superintendent

cc: Ralph Ekstrand
William Barrett
Walter Priestley
Cheryl Parisi
Anthony Addeo
Brian Harty
Claudio Debellis



LM: SURVEY
VIEW: SURVEY

The offsets or dimensions shown from the structures to the property lines are for a specific purpose and use and therefore are not intended to guide in the erection of fences, retaining walls, pools, patios, planting areas, additions to buildings and any other construction. Subsurface Conditions not shown. Easements, Rights-of-Way of Record, if any, not shown. Property corner monuments were not placed as a part of this survey.



Barrett, Bonacci & Van Weele, P.C.

CIVIL ENGINEERS/SURVEYORS/PLANNERS
175A Commerce Drive, Hauppauge, NY 11788
TEL 631/435-1111 FAX 631/435-1022

www.bbvpc.com

© 2005 B.B.V., P.C.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF NEW YORK STATE EDUCATION LAW

LOT: ---	BLOCK: ---
MAP OF: PROPERTY	
FILED: ---	NO. --- CO. NASSAU
SITUATED: INCORPORATED VILLAGE OF FARMINGDALE, TOWN OF OYSTER BAY	
CERTIFIED TO:	TITLE NO.: 25N0289
UNITY BANK	
STEWART TITLE INSURANCE COMPANY	
ERNESTO PEREZ	

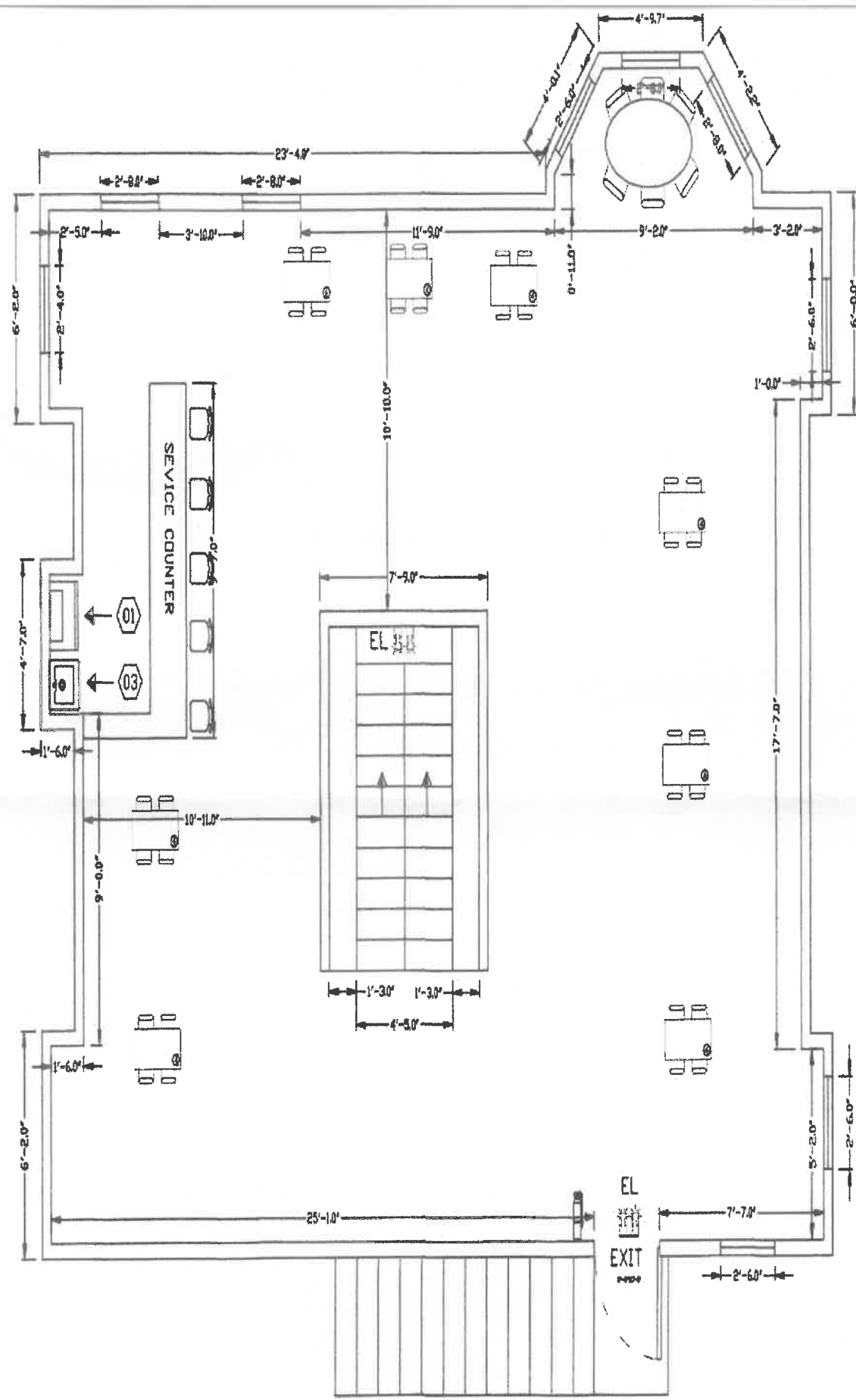
REVISIONS:

Robert L. Perez

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL AND SIGNATURE SHALL NOT BE CONSIDERED TO BE A TRUE AND VALID COPY.

JOB NO.: A051010

DATE: AUGUST 3, 2005

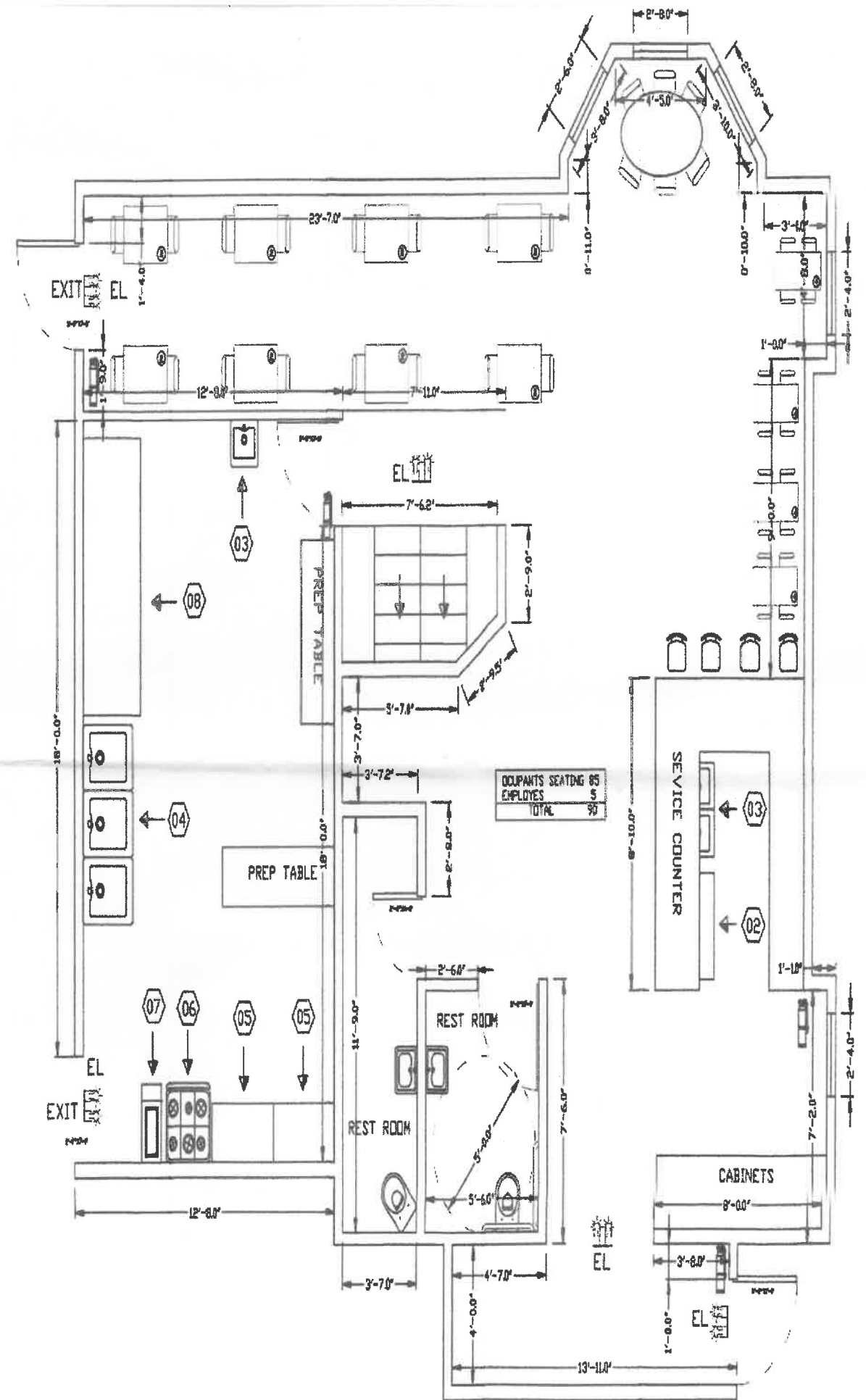


SECOND FLOOR

SCALE: 1" = 70"

169 MAIN ST,
FARMINGDALE, NY

KITCHEN EQUIPMENT LIST	
N°	DESCRIPTION
01	SODA MACHINE (1)
02	ICE BEAM (1)
03	HAND SINK (2)
04	3 COMP. SINK (1)
05	FLAT GRILL (2)
06	COOK RANGE/6 BURNER (1)
07	DEEP FRYER (1)
08	DISHWASHER (1)



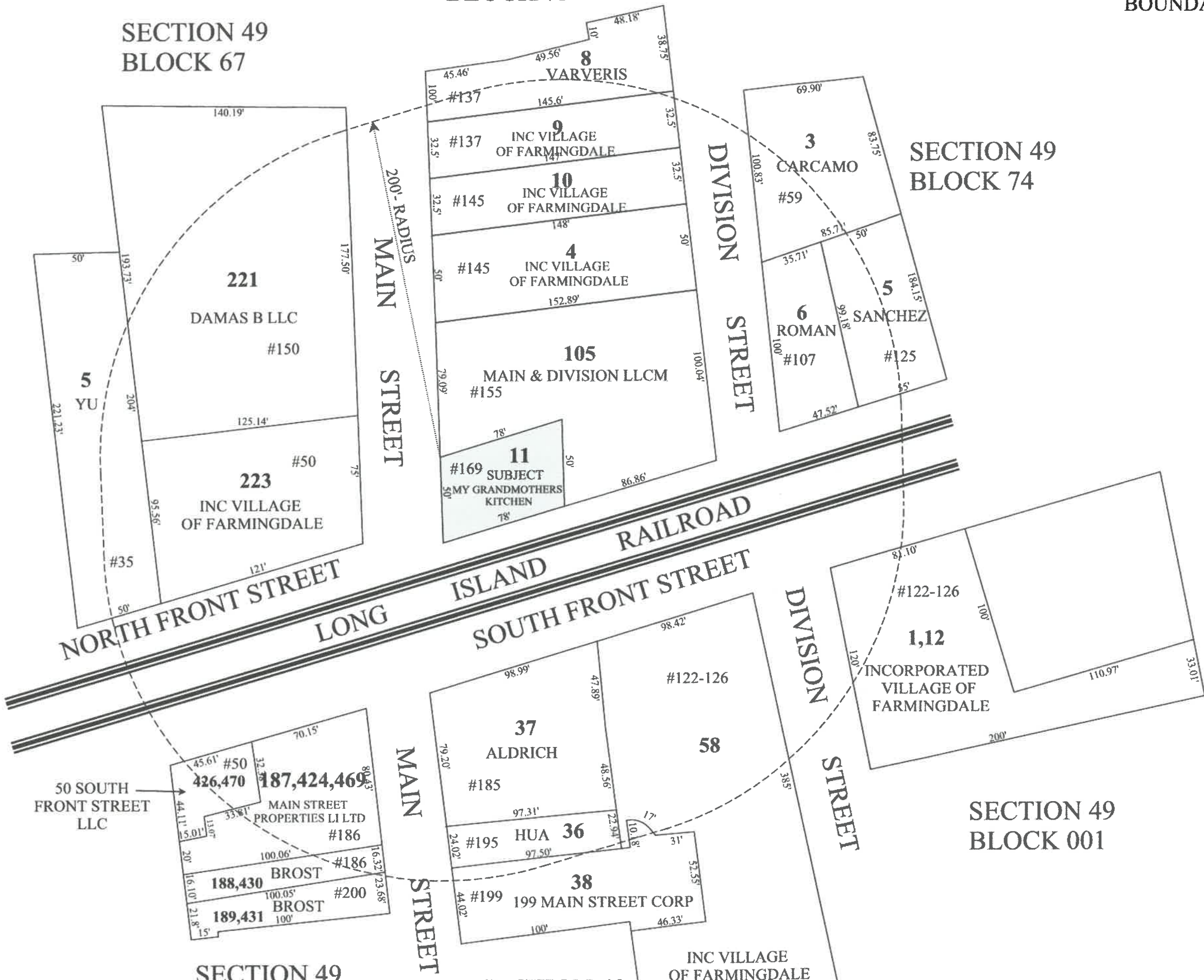
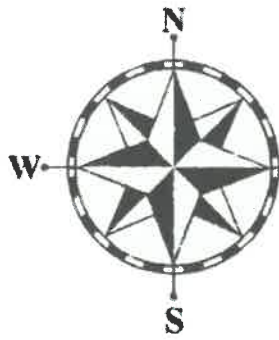
FIRST FLOOR

SECTION 49
BLOCK 73

THERE ARE NO TOWNS, COUNTIES, OR VILLAGES
BOUNDARY LINE WITHIN 500' OF SUBJECT PROPERTY

SECTION 49
BLOCK 67

SECTION 49
BLOCK 74



SCALE - 1"=60'

200' RADIUS MA
SECTION 49 BLOCK 73
MY MOTHERS KITC
169 MAIN STREE
FARMINGDALE, NY