

**INC. VILLAGE OF FARMINGDALE**

**PUBLIC HEARING**

**PLEASE BE ADVISED** that a public hearing will be held on Monday, October 5, 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 Laura Coletti for a Special Use Permit for a brewery located at 253 Main Street, also known as Section 49, Block 76, Lot 68. Pursuant to Article XVIII, Downtown Mixed Use (D-MU) Zoning District, §600-128 A-1, a special use permit is required for a drinking or eating facility with more than twelve seats, and §600-131 Off Street Parking, 1 space required per 3 seats: 42 seats = 14 spaces and zero spaces are provided. The Board can waive up to 90% of required parking or 12.6 spaces, which would require the purchase of one parking space at \$5,000 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:** September 10, 2020

VILLAGE OF FARMINGDALE  
361 Main Street Box 220  
Farmingdale, New York 11735

**IN THE MATTER OF:**

Date of Submission: \_\_\_\_\_

Name of Applicant: Laura Coletti, RA c/o Impact Architecture, PLLC

Mailing Address: 399 Conklin Street Suite 208 Farmingdale NY 11735

Business Address: 399 Conklin Street Suite 208 Farmingdale NY 11735

Home Telephone # \_\_\_\_\_ Business Telephone # 631-339-0590

Address of Premises for which Application is being made:  
253 Main Street Farmingdale NY 11735

Section: 49 Block: 76 Lot: 68

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

[Signature]  
(Signature of Applicant)

STATE OF NEW YORK

: ss.:

COUNTY OF NASSAU

On the 31 day of Aug, 2020, before me personally appeared Laura Coletti, to me known, and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged that executed same.

Colleen Schwiager  
NOTARY PUBLIC



**SPECIFICATIONS FOR MAIN STRUCTURE**

	<b>EXISTING</b>	<b>PROPOSED</b>
Square Footage, Main Floor	<u>1,975</u>	<u>1,975</u>
Square Footage, Second Floor	<u>1,484</u>	<u>1,484</u>
Square Footage, Basement	<u>1,642</u>	<u>1,642</u>
<b>Total Square Footage</b>	<u>5,101</u>	<u>5,101</u>
Number of Stories	<u>2</u>	<u>2</u>
Maximum Height of Structure (from curb or existing grade)	<u>30.96'</u>	<u>30.96'</u>
Distance in feet from front of Structure to front lot line (facing front of structure)	<u>1.8'</u>	<u>1.8'</u>
Distance from left side	<u>0'</u>	<u>0'</u>
Distance from right side	<u>0'</u>	<u>0'</u>
Distance from back	<u>0'</u>	<u>0'</u>

**PRESENT USE OF MAIN STRUCTURE** Mixed use - 2nd Floor Residential

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**PROPOSED USE:** Mixed use - 2nd Floor Residential

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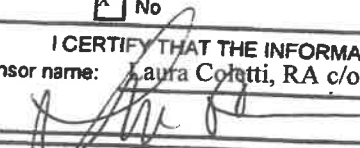
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617.20  
**Appendix C**  
**State Environmental Quality Review**  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
**For UNLISTED ACTIONS Only**

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

<b>1. APPLICANT/SPONSOR</b> Laura Coletti, RA c/o Impact Architecture, PLLC	<b>2. PROJECT NAME</b> NECROMANCER BREWERY
<b>3. PROJECT LOCATION:</b> Municipality Farmingdale County Nassau	
<b>4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)</b> East Side of main Street 60.06' North of Conklin Street  253 Main Street Farmingdale NY 11735	
<b>5. PROPOSED ACTION IS:</b> <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
<b>6. DESCRIBE PROJECT BRIEFLY:</b> New Brewery in existing storefront	
<b>7. AMOUNT OF LAND AFFECTED:</b> Initially <u>0</u> acres    Ultimately <u>0</u> acres	
<b>8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If No, describe briefly Off Street Parking & Loading space	
<b>9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?</b> Describe: <input checked="" 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	
<b>10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
<b>11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
<b>12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: Laura Coletti, RA c/o Impact Architecture, PLLC    Date: 8/27/2020 Signature: 	

**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  
Name of Lead Agency

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

Signature of Responsible Officer in Lead Agency

9/22/20  
Date

SUPT OF BUILDINGS + GROUNDS  
Title of Responsible Officer

Signature of Preparer (if different from responsible officer)

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

August 7, 2020

Laura Coletti  
Impact Architecture  
399 Conklin St.  
Farmingdale, New York 11735

Re: 253 Main St.

Dear Applicant:

Please be advised that your application for a building permit to construct a brewery at 253 Main St. in the Village of Farmingdale is hereby denied for the following reasons under the Code of the Village of Farmingdale:

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

§600 128- A (1) Drinks or eating facility with more than 12 seats requires a special use permit.

§600-131 Off Street Parking

Parking required: 1 space per 3 seats - 42 seats =	14 spaces
Parking provided:	<u>0 spaces</u>
Shortfall	14 spaces

The Board of Trustees at their discretion can waive up to 90% of the required parking or 12.6 spaces which would require the purchase of one parking space at \$5,000 per space to be contributed to the parking fund.

§600-131 C One loading space is required and none is provided.

An application may be made to the Village Board of Trustees at this time.

Respectfully submitted,

  
Stephen Fellman  
Building Superintendent

WASHINGTON STREET

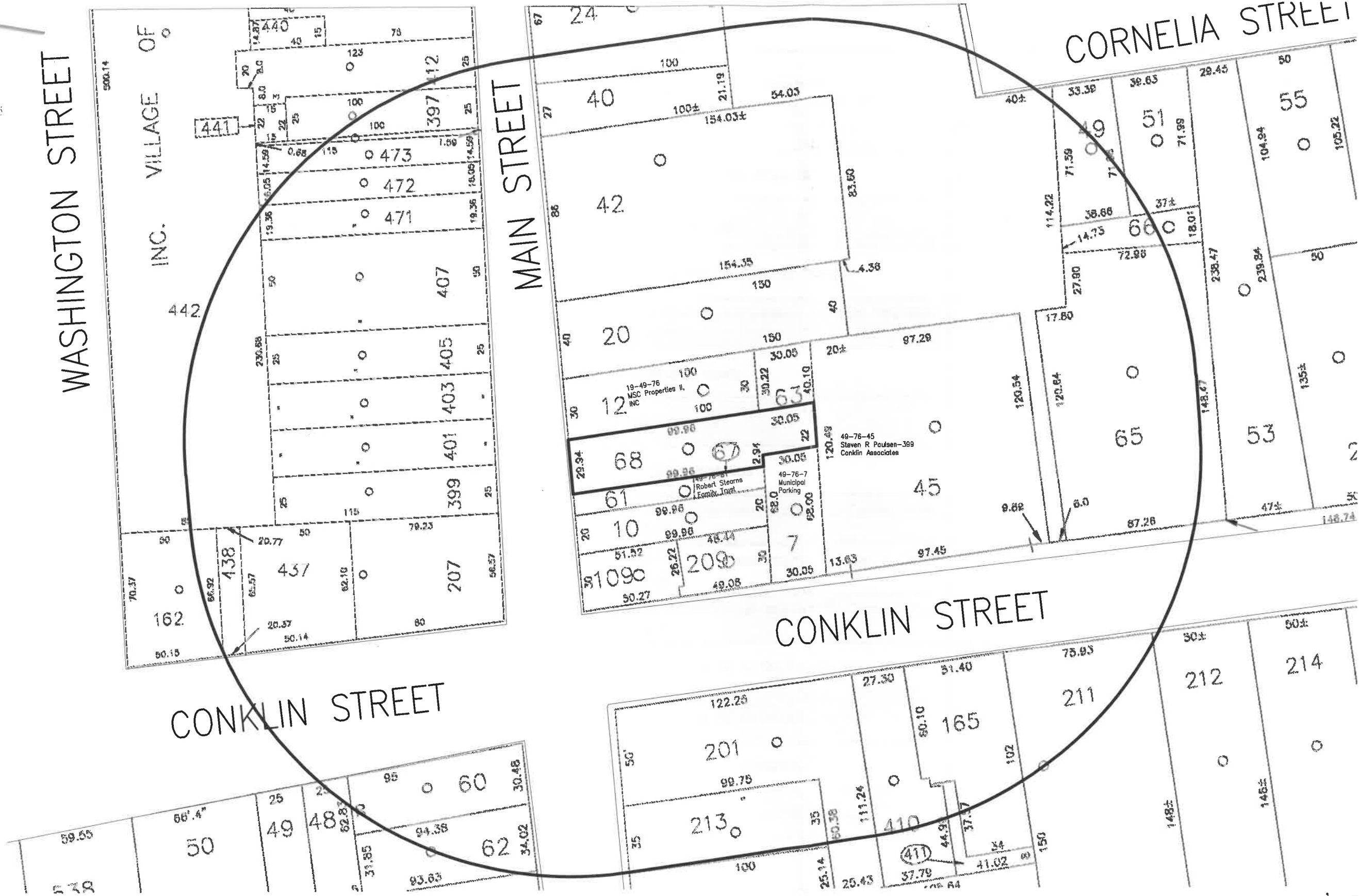
INC. VILLAGE OF

CORNELIA STREET

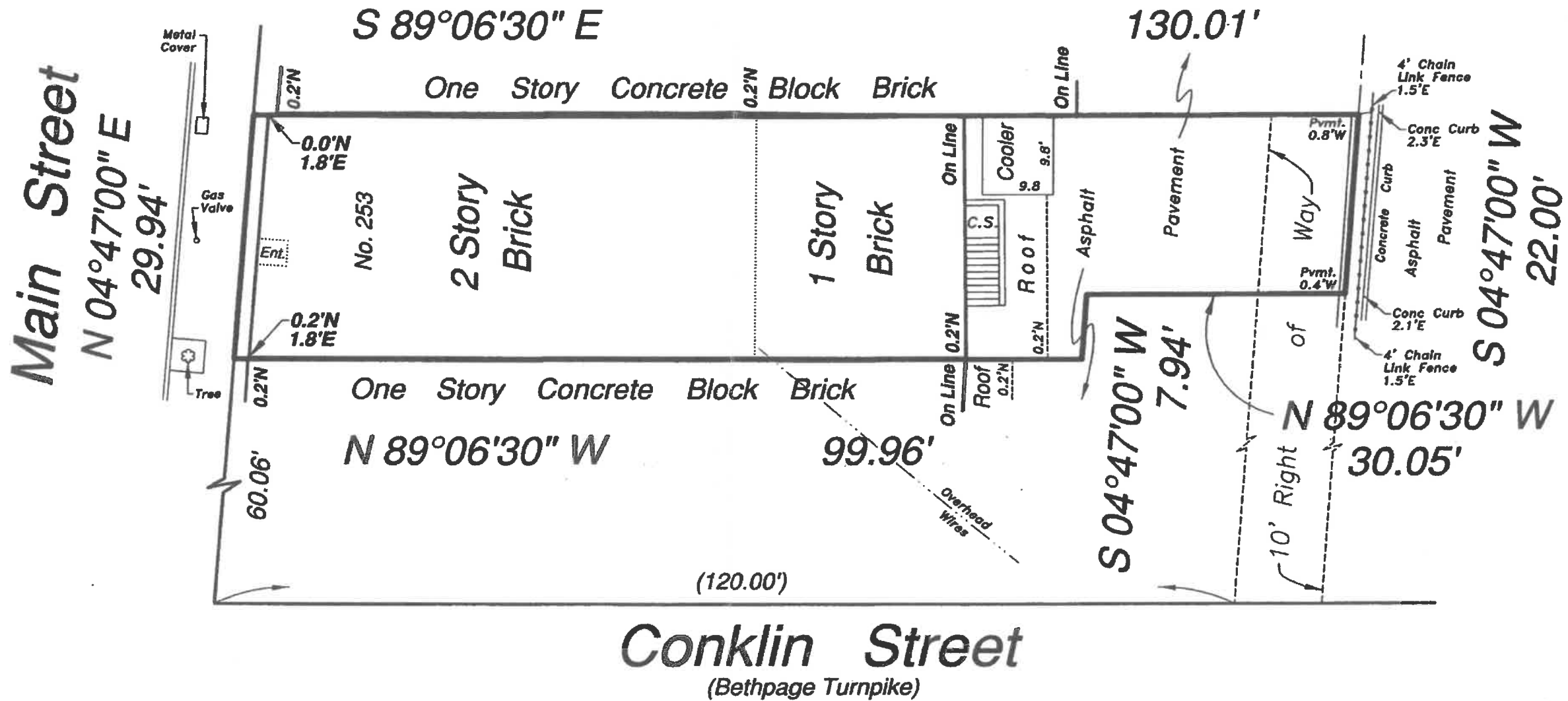
MAIN STREET

CONKLIN STREET

CONKLIN STREET



200' RADIUS MAP  
 253 MAIN STREET  
 FARMINGDALE NY 11735  
 SCALE 1:50

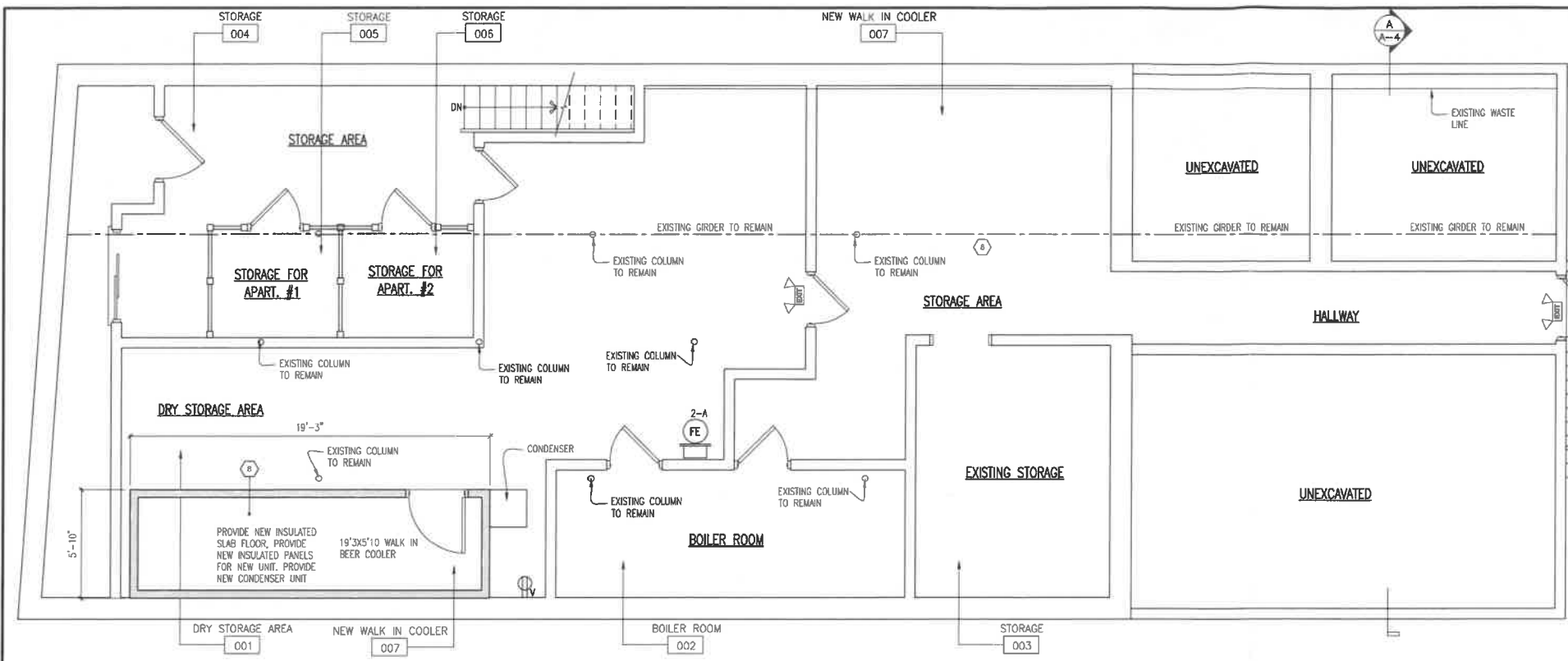


MEASUREMENT IN U.S. STANDARD

Nassau County Land and Tax Map  
Section 49 Block 76 Lot 68

DATE 5-03-2016  Farmingdale  Nassau COUNTY  JOB No. 16-7860	TITLE No. EAM112669N  CERTIFIED TO: First American Title Insurance Company EAM Land Services, Inc.	TAX DESIGNATION: DISTRICT _____ SECTION 49 BLOCK 76 LOT(S) 68  THE DIMENSIONS SHOWN HEREON, FROM THE STRUCTURES TO THE PROPERTY LINE, ARE FOR A SPECIFIC PURPOSE ONLY. THEY ARE NOT INTENDED TO BE USED FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENT.  THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY NOT SHOWN, ARE NOT GUARANTEED			<b>Homestead Land Surveying P.</b> Phone: 516-729-6297 3000 Hempstead Tpke., Suite Fax: 516-520-0850 Levittown, NY 11 EMAIL: HOMESTEADPB@GMAIL.COM   Paul Bolton L.S. N.Y.S.L.S. License No. 050778
	Orion Cygnus Properties LLC	COPIES OF THIS SURVEY NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.	UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.		





**BASEMENT FLOOR/FINISH/EQUIPMENT/ELECTRICAL/REFLECTED CEILING PLAN**

SCALE: 1/8" = 1'-0"

**EQUIPMENT SCHEDULE**

Item No	Qty	Manufacturer	DESCRIPTION	3.5 BBL	Amps	NEWA	Cold Water Size (in)	Hot Water Size (in)	Gas Size (in)	Volts	Phase
1	1	SS BREWTECH	BREW EQUIPMENT	3.5 BBL							
2	4	SS BREWTECH	FERMENTER	3.5 BBL JACKED UNI TANKER							
3	1	BY OWNER	GARBAGE	BY OWNER							
4	1	REGENCY	MOP SINK	600SM202812							
5	1	REGENCY	HAND SINK	600HS12			1/2"	1/2"			
6	1	ADVANCE TABCO	2 COMP SINK	FE-2-1812-18PLX			1/2"	1/2"			
7	1	EVEREST	RETAIL FRIDGE	EMBR69							
8	*	KOLPAK	WALK IN		9.9					115	1

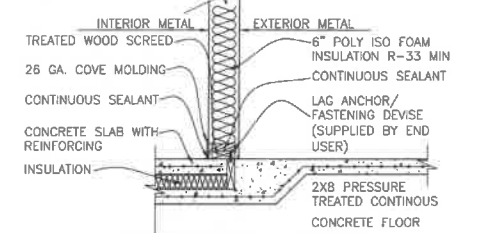
**BAR AREA EQUIPMENT**

Item No	Qty	Manufacturer	DESCRIPTION	2.7	5-15P	115	1
B1	2	AVANTCO	UNDER COUNTER REF	178SSUC48RHC			
B2	1	KROWNE	WATER FILLER	WS-2			
B3	1	KROWNE	GARBAGE CAN	KR18-112			
B4	1	KROWNE	2 COMP SINK	KR18-42C			
B5	1	MICRO MATIC	DRIP TRAY	DP-322LD-5GR			
B6	1	KROWNE	GLASS WASHER	GWD-24			
B7	1	KROWNE	HAND SINK	KR18-1C			

\* INSTALL PER MANUFACTURE SPECIFICATION INCLUDING LIGHTING, CEILING, DRAINS, CONDENSING UNITS, AND ALL ASSOCIATED COMPONENTS

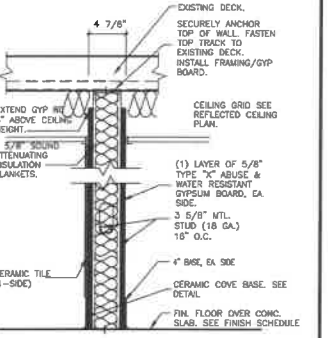
**SYMBOLS LEGEND**

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW WALL
- WINDOW TAG
- ROOM TAG
- ROOM NAME
- CLING HT.
- SURFACE MOUNTED FIRE EXTINGUISHER
- WALL TAG
- ELEVATION SYMBOL
- DOOR TAG
- NEW DOOR-SEE PLANS
- DOOR TO REMAIN



**SEPARATION DETAIL @ WALK IN FREEZER**

SCALE: 1/2" = 1'-0"

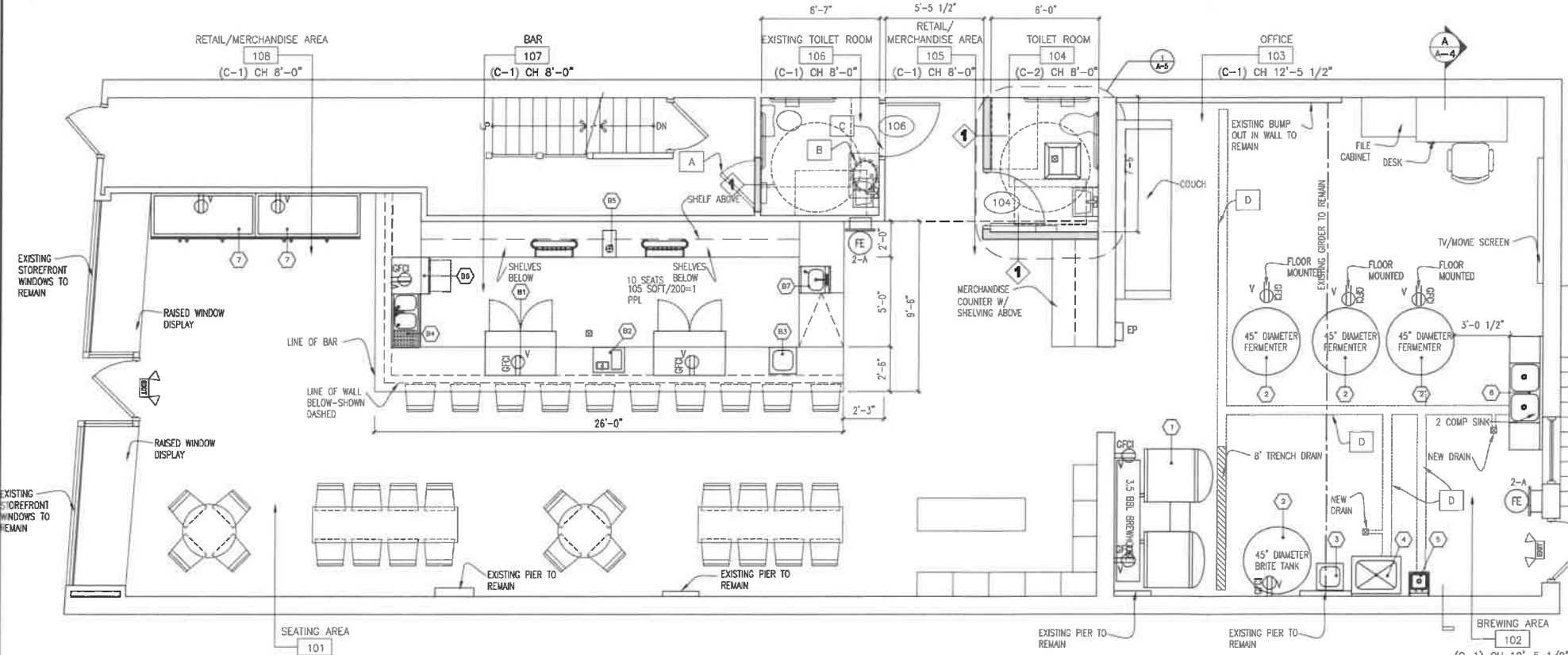


**PARTITION NOTES**

- GENERAL NOTES:**
- ALL WORK TO BE DONE IN ACCORDANCE WITH NYS BUILDING CODE-TABLE 2505.2 AND 2505.1.
  - SEE FINISH SCHEDULE FOR ALL WALL FINISHES.
  - PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS.
  - PROVIDE 3/4" PLYWOOD BACKBOARD AT ALL TELEPHONE SERVICE AND ELECTRICAL ROOMS.
  - CONTRACTOR TO COMPLY WITH ALL UL WALL ASSEMBLIES AS PER UL DIRECTORY LISTINGS. SEE MECHANICAL, ELECTRICAL, AND PLUMBING SPECIFICATIONS FOR ADDITIONAL U.L. DESIGNS.
  - WALLS TO BE FINISHED SHALL BE TAPED, PROPERLY FLUSHED AND SANDED SMOOTH. JOINTS IN FINISHED GYPSUM WALLS TO RECEIVE TAPE AND THREE COATS OF SPOCKLE.
  - 3 5/8" STEEL STUD, 20 AND 25 GAUGE (MIN.) GALVANIZED AT 16" O.C., UP TO 14' MAX. HEIGHT - SEE PARTITION TYPES
  - 5" INTERIOR STEEL STUD, 25 GAUGE (MIN.) GALVANIZED AT 16" O.C. WITH HORIZONTAL BRIDGING AT 5' O.C., UP TO 28' MAX. HEIGHT.
  - PROVIDE RECESSED FIRE EXTINGUISHER CABINET. CABINETS TO BE RATED AT ALL FIRE RATED WALLS.
  - SOUND REDUCING INSULATION SHALL BE 2 1/2" FIBERGLASS BATT INSULATION WITH AN OVERALL STC RATING OF 57, AND TO BE INSTALLED AS TO PREVENT SAGGING. SOUND REDUCING INSULATION SHALL BE INSTALLED IN ALL PARTITIONS. PROVIDE INSULATION TO DECK WHERE PARTITION GOES TO DECK.

**DEMOLITION LEGEND**

- SEE DEMOLITION AND SHORING NOTES
- EXISTING CONSTRUCTION TO REMAIN
  - EXISTING CONSTRUCTION TO BE REMOVED
  - EXISTING DOORS TO BE DEMOLISHED (SHOWN DASHED) IN PREPARATION FOR NEW WALL. PATCH ALL SURFACES TO REMAIN WITH MATERIALS TO MATCH EXISTING. PREPARE ALL SURFACES FOR NEW FINISHES - SELECTED BY OWNER
  - EXISTING SINK TO BE DEMOLISHED (SHOWN DASHED) IN PREPARATION FOR HANDICAP VANITY. PATCH ALL SURFACES TO REMAIN WITH MATERIALS TO MATCH EXISTING. PREPARE ALL SURFACES FOR NEW FINISHES - SELECTED BY OWNER
  - EXISTING WALL TO BE DEMOLISHED (SHOWN DASHED) IN PREPARATION FOR NEW DOOR. PATCH ALL SURFACES TO REMAIN WITH MATERIALS TO MATCH EXISTING. PREPARE ALL SURFACES FOR NEW FINISHES - SELECTED BY OWNER
  - SAWCUT EXISTING FLOOR AND/OR SLAB AS REQUIRED PER PLANS FOR NEW FLOOR DRAINS. DEMOLITION SHALL BE PERFORMED IN A MANNER THAT WILL ALLOW INSTALLATION OF NEW CONSTRUCTION & FINISHES. REPLACE ANY DAMAGED AREA WITH MATERIALS TO MATCH EXISTING. MATCH EXISTING HEIGHT. REPAIR WITH 5" REINFORCED CONCRETE SLAB (OR MATCH EXISTING). COMPACT FILL TO 95% COMPACTION, CORE DRILL AND EPOXY GROUT 18" ROD TO EXISTING SLAB. ALL UTILITIES, DEVICES, ETC SCHEDULED FOR DEMOLITION ARE TO BE CAPPED BELOW SLAB. - SEE FINISH PLAN

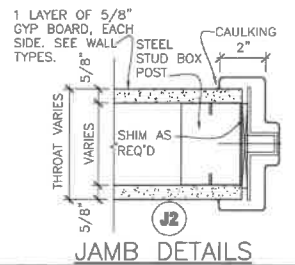


**1st FLOOR PLAN/DEMOLITION PLAN/EQUIPMENT PLAN/FURNITURE PLAN**

SCALE: 1/4" = 1'-0"

**GENERAL DOOR NOTES:**

- HARDWARE NOTES:**
- ALL DOOR HANDLES SHALL BE LEVER TRIM DESIGN
  - ALL DOORS TO RECEIVE 1 1/2" PAIR BUTT HINGES
  - DOOR DESIGNATED IN THE ABOVE SCHEDULE SHALL RECEIVE HARDWARE PER SCHEDULE AND SPECIFICATION
  - ALL DOORS TO RECEIVE WALL STOPS
  - ALL DOORS TO BE SOLID CORE UNLESS NOTED OTHERWISE.
- FIRE RATING NOTES:**
- ALL CORRIDOR DOORS AND DOOR FRAMES TO BE 1/2 HOUR RATED AND SHALL BE LABELED AS PER NYSBC SEC 715. ALL RATED DOORS TO BE EQUIPPED WITH FIRE RATED HARDWARE
  - ALL OTHER DOORS IN 1 HR RATED WALL ASSEMBLY TO BE 1/2 HR RATED AND SHALL BE LABELED AS PER NYSBC SEC 715. ALL RATED DOORS TO RECEIVE FIRE RATED HARDWARE.
  - ALL EXTERIOR EXIT DOORS TO RECEIVE PANIC HARDWARE



**DOOR SCHEDULE**

DOOR NO.	ROOM	KEYSIDE ROOM NO.	FIRE RATING LABEL	QTY.	SIZE	ELEV.	HAND	MATERIAL	FINISH	UNDERCUT	FRAME				HARDWARE SET NO.
											ELEV.	MATERIAL	FINISH	THROAT	
104	TOILET ROOM	---	N/A	1	3'-0" x 7'-0" x 1 3/4"	F	LHR	SC WOOD	PER OWNER	3/4"	1	HM	PER OWNER	---	1
105	EXISTING TOILET ROOM	---	N/A	1	3'-0" x 7'-0" x 1 3/4"	F	LH	SC WOOD	PER OWNER	3/4"	1	HM	PER OWNER	---	1

**IMPACT Architecture**

200 CONKLIN ST SUITE 206, FARMINGDALE NY 11735

NO.	REASON FOR ISSUE	DATE
	BUILDING DEPT	8-5-20

**ALTERATIONS TO:  
NECROMANCER BREWERY  
253 MAIN STREET  
FARMINGDALE NY 11735**

- BASEMENT FLOOR/FINISH/EQMT/RCP PLAN
- 1st FLOOR PLAN
- LEGEND
- WALL TYPES

<b>DRAWN BY:</b> CPS	<b>PRELIMINARY CON DOCS</b>
<b>CHECKED:</b> MEK	<b>FINAL</b>
<b>PROJECT NO.</b> 2013	