

In the Matter Of:

VILLAGE OF FARMINGDALE - PLANNING BOARD AND ARB

101B FULTON STREET 459 MAIN STREET

April 28, 2026



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PLANNING BOARD AND ARB

INCORPORATED VILLAGE OF FARMINGDALE VILLAGE
PLANNING BOARD FOR THE ARCHITECTURAL REVIEW
BOARD

361 Main Street
Farmingdale, New York

April 28, 2026

7:00 p.m.

Re: 101B Fulton Street
459 Main Street

ACCURATE COURT REPORTING SERVICE, INC.
(631) 331-3753
info@accuratecorp.com.

1 PLANNING BOARD AND ARB

2 A P P E A R A N C E S :

3 JOSEPH STAUDT, Chairman

4 BERNIE HOTHERSALL, Member

5 CARMELA SCHOTT, Member

6 THOMAS RYAN, Member

7 WILLIAM DAY, Member

8 VINCENT PATROWICZ, Alternate Member

9 (non-voting)

10 SAMUEL RIVERA

FAST SIGNS OF HOLBROOK
11 MOHSAN MARGHOOB, APPLICANT
For: 101B Fulton Street

12

GIANNA MARGARITA

13 ALINA MARGARITA, APPLICANT(S)
LOU MARGARITA, CONTRACTOR

14 For: 459 Main Street

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1 PLANNING BOARD AND ARB

2 CHAIRMAN STAUDT: All right.

3 Hi, everyone, my name is Joe
4 Staudt, I'm the Chair of
5 Farmingdale's Planning and
6 Architectural Review Board.

7 This is the April meeting, a
8 public hearing, for the -- for the
9 Board.

10 Usually what we do, I'd ask
11 everyone to please stand and face
12 the American flag.

13 Is the American flag there?

14 MR. HOTHERSALL: Yes.

15 CHAIRMAN STAUDT: No, it is.

16 MS. SCHOTT: It's over
17 there.

18 CHAIRMAN STAUDT: It's all
19 over. Face whichever American flag
20 you choose.

21 Tom, would you mind leading
22 us in the Pledge of Allegiance
23 tonight?

24 MR. RYAN: Sure.

25 (WHEREUPON, the Pledge of

1 PLANNING BOARD AND ARB

2 Allegiance was recited.)

3 CHAIRMAN STAUDT: If
4 everyone could remain standing.
5 It's a tradition here in the
6 Village that we give a moment of
7 silence thinking of all of the
8 troops serving overseas, our first
9 responders here at home, everyone
10 that keeps us safe.

11 (WHEREUPON, a moment of
12 silence was observed.)

13 CHAIRMAN STAUDT: All right,
14 thank you, very much. Please be
15 seated.

16 We have two applications on
17 the docket this evening. I'm just
18 going take a quick look at the
19 addresses here.

20 The first one up is 101B
21 Fulton Street. Is that the -- is
22 that the YoYo Chicken? Is that you
23 guys?

24 Why don't you guys come on
25 up to the -- you can just stand in

1 PLANNING BOARD AND ARB
2 front of the table. Give us your
3 name and address, speak clearly for
4 the record.

5 MR. RIVERA: Sure. Good
6 afternoon --

7 CHAIRMAN STAUDT: Just name
8 and address, and then we'll go from
9 there.

10 MR. RIVERA: Samuel Rivera.
11 Address? You said address; right?

12 CHAIRMAN STAUDT: Address,
13 yes.

14 MR. RIVERA: All right, 921
15 Lincoln Avenue in Holbrook, New
16 York 11741.

17 MR. MARGHOOB: Mohsan
18 Marghoob, I'm at 57 Woodlawn
19 Avenue, Ronkonkoma, New York 11779.

20 MR. RIVERA: Good afternoon.

21 CHAIRMAN STAUDT: Nice to
22 see you.

23 MR. RIVERA: So, well, we're
24 here just to, you know, he's going
25 to open a new business, a

1 PLANNING BOARD AND ARB
2 restaurant, it's YoYo Kitchen
3 (sic). This company's actually
4 spreading out on Long Island.

5 CHAIRMAN STAUDT: Mm-hmm.

6 MR. RIVERA: It's a really
7 nice place.

8 MR. STAUDT: Yes.

9 MR. RIVERA: I know it's
10 going to be a really nice add to
11 your village. It's definitely
12 going to be, and we followed all
13 the codes.

14 The plaza has the -- this
15 plaza has all the signs built the
16 same way, so that's what we did,
17 the stone, everything's going to
18 match with the town code,
19 everything's going to follow the
20 town code, and it's going to match
21 with the other tenants in the
22 plaza.

23 CHAIRMAN STAUDT: Excellent.

24 MR. RIVERA: Yeah.

25 CHAIRMAN STAUDT: So you're

1 PLANNING BOARD AND ARB

2 the owner of the business?

3 MR. MARGHOOB: Yeah, I have
4 multiple locations of YoYo Chicken
5 throughout Long Island.

6 CHAIRMAN STAUDT: They're
7 all yours?

8 MR. MARGHOOB: Yeah, there's
9 numerous, five, six, are mine from
10 Calverton to Brooklyn, Queens, and
11 this is the one that, you know, we
12 intend on putting in there.

13 CHAIRMAN STAUDT: Great.

14 MR. MARGHOOB: Starting from
15 scratch, constructing it. I'm
16 using him to build my sign.

17 CHAIRMAN STAUDT: You are
18 the sign producer?

19 MR. RIVERA: The sign
20 company.

21 CHAIRMAN STAUDT: Excellent.

22 MR. RIVERA: Yes.

23 CHAIRMAN STAUDT: Okay,
24 wonderful.

25 Looking at the sign, I mean,

1 PLANNING BOARD AND ARB
2 you are correct, it fits the style
3 of sign of the rest of that
4 shopping center.

5 MR. RIVERA: Yes.

6 CHAIRMAN STAUDT: Are you,
7 or your sign company -- have you
8 done the other signs in that
9 shopping center?

10 MR. RIVERA: Yes, we have --
11 we did the Hummus Fit.

12 CHAIRMAN STAUDT: Oh, okay.

13 MR. RIVERA: And another
14 location, Fast Signs location, did
15 all the other tenant signs.

16 CHAIRMAN STAUDT: Gotcha.

17 MR. RIVERA: So we know what
18 we're going to do with this sign,
19 yeah.

20 MR. RYAN: It looks like you
21 have some flexibility in your
22 corporate logo. I noticed the
23 colors are different in some of
24 your other franchises. The YoYo
25 color looks different.

1 PLANNING BOARD AND ARB

2 MR. MARGHOOB: It's going to
3 be the same. I think maybe the
4 print. It's the orange --

5 MR. RYAN: Okay, this is
6 now, currently, orange matte
7 finish.

8 MR. MARGHOOB: That's it.

9 MR. RYAN: Okay.

10 CHAIRMAN STAUDT: I think --
11 I think what he means is that when
12 we look at your other locations
13 there are varying colors, like, we
14 looked at, you know, like, Google
15 Maps views of some of the other
16 locations you have.

17 MR. MARGHOOB: So the colors
18 are the orange and the black;
19 right?

20 CHAIRMAN STAUDT: Okay.

21 MR. MARGHOOB: It's the
22 background that's depending on, and
23 I think we spoke.

24 CHAIRMAN STAUDT: Yes.

25 MR. MARGHOOB: If you want a

1 PLANNING BOARD AND ARB
2 black placard, to put it on, versus
3 how he did Hummus Fit, which is
4 directly next to me --

5 CHAIRMAN STAUDT: Yeah.

6 MR. MARGHOOB: (Continuing)
7 -- would be the standalone sign.
8 So that's it.

9 MR. RIVERA: We wanted to
10 match with the other tenants.

11 MR. MARGHOOB: Yeah.

12 MR. RIVERA: That's why we
13 changed the background.

14 CHAIRMAN STAUDT: Oh, yeah,
15 yeah. I have no issue. I don't
16 think anyone has an issue.

17 MR. RYAN: No, no.

18 MR. RIVERA: We are allowed
19 to do the black background.

20 MR. MARGHOOB: Yeah.

21 MR. RIVERA: You know, that
22 was what he wanted to do from the
23 beginning but he told me, you know
24 what, let's follow the code, and
25 let's do the same.

1 PLANNING BOARD AND ARB

2 CHAIRMAN STAUDT: So we try
3 and steer away from the appearance
4 -- your sign is compliant, but for
5 the most part, we try to steer away
6 from the appearance of a box sign;
7 you know? So having the individual
8 letters haloed out, I guess --

9 MR. MARGHOOB: So our Deer
10 Park location is the individual
11 letters. But the one we just
12 opened in Huntington Station has a
13 black placard in the back and on
14 the side.

15 CHAIRMAN STAUDT: Yes.

16 MR. MARGHOOB: It could go
17 either way as long as it's, you
18 know.

19 CHAIRMAN STAUDT: Those are,
20 I mean, different municipalities,
21 different codes.

22 MR. MARGHOOB: Yeah.

23 CHAIRMAN STAUDT: And we
24 have plenty of signs in the village
25 that are not individual letters,

1 PLANNING BOARD AND ARB

2 that's not required. But if you
3 frame it in a black --

4 MR. MARGHOOB: Yeah.

5 CHAIRMAN STAUDT:

6 (Continuing) -- it would -- I think
7 the way that it's been done there
8 so far, which is to have the
9 underpinnings of the sign just
10 mirror the color of the facade
11 there, probably works the best.

12 MR. RIVERA: Yeah, to be
13 honest with you, that's what I
14 believe, and that's what he told
15 me, you know.

16 MR. MARGHOOB: Yup.

17 MR. RIVERA: We got to match
18 with the other tenants.

19 CHAIRMAN STAUDT: Okay.

20 MR. MARGHOOB: Right.

21 MR. RYAN: And again,
22 corporate franchises, a little bit
23 more flexibility when it comes to
24 the palette.

25 CHAIRMAN STAUDT: Yes, we

1 PLANNING BOARD AND ARB
2 were wondering about the -- what
3 was it? The color of -- the color
4 of YoYo. It's an orange mix, which
5 is not, technically, on the village
6 color palette. But if it's your --
7 if it's the logo --

8 MR. RIVERA: It's the brand.

9 CHAIRMAN STAUDT: If it's a
10 color branding.

11 MR. MARGHOOB: The whole
12 inside is, you know, the orange and
13 the black.

14 CHAIRMAN STAUDT: Okay.

15 MR. MARGHOOB: Just to kind
16 of stand out.

17 MR. RYAN: For me, that's
18 fine. I have no issue with that.

19 CHAIRMAN STAUDT: Any other
20 -- any other questions out there;
21 guys?

22 MR. RYAN: No, I think you
23 answered them, and --

24 CHAIRMAN STAUDT: Would the
25 entirety -- so underneath you have

1 PLANNING BOARD AND ARB

2 Chicken, Smash Burgers, Fries and
3 Shakes. Is that also lit?

4 MR. RIVERA: Yes, sir. It's
5 all haloed.

6 MR. MARGHOOB: It's going to
7 be haloed, yes.

8 CHAIRMAN STAUDT: Gotcha.

9 MR. RYAN: And that's for
10 your corporate as well as --

11 MR. MARGHOOB: Yup.

12 MR. RYAN: It looks a little
13 busy, guys, but if that's how your
14 corporate --

15 MR. MARGHOOB: Yes.

16 CHAIRMAN STAUDT: It was my
17 only concern looking at it. I
18 mean, there's nothing code-wise
19 that it violates. My only concern
20 with some of these haloed signs is
21 if, you know, the smaller words,
22 you know, like, it can all kind of
23 mash together.

24 MR. RIVERA: Yeah, when you
25 see from the distance, I know. But

1 PLANNING BOARD AND ARB

2 that's the way that they --

3 CHAIRMAN STAUDT: It's just
4 a matter of opinion for me, it's
5 not --

6 MR. MARGHOOB: I think when
7 you build it out, it might -- you
8 probably -- you can work with that;
9 right?

10 MR. RIVERA: Maybe we can
11 space out the letters a little bit
12 more.

13 MR. MARGHOOB: Yeah.

14 CHAIRMAN STAUDT: Like I
15 said, that's entirely up to you
16 guys. It's just a matter of
17 opinion on my part, but --

18 MR. RIVERA: You're right.

19 CHAIRMAN STAUDT: We had
20 approved -- we approved the sign
21 on, you know, maybe you'll pass it
22 when you're leaving, it's down on
23 109, you know, when you go -- when
24 you exit Main Street --

25 MR. RIVERA: Mm-hmm.

1 PLANNING BOARD AND ARB

2 CHAIRMAN STAUDT:

3 (Continuing)-- and turn towards the
4 west, it's a monument sign, and
5 it's backlit. I forget what
6 business it is, but it's kind of
7 like the letters were all scripted
8 out, and they're small.

9 MR. RIVERA: Okay.

10 CHAIRMAN STAUDT: And I, for
11 the life of me, can't -- I can't
12 tell you the name of the business
13 because I can't read it when I
14 pass it.

15 So it's just a word of
16 caution when you're putting the
17 sign together that sometimes these
18 smaller words --

19 MR. RIVERA: Yeah.

20 MR. MARGHOOB: Perfect.

21 MR. RIVERA: That's fine.

22 CHAIRMAN STAUDT: Does
23 anyone else have any other --

24 MR. RYAN: Nope, no
25 questions here.

1 PLANNING BOARD AND ARB

2 CHAIRMAN STAUDT: There is a
3 silver metallic requirement that we
4 have as part of the village. It's
5 really designed to make -- to
6 maintain, like, the historic
7 character of the village in its
8 signage. We generally waive that
9 in this shopping center because the
10 style of signage that we've already
11 approved was a compromise, you
12 know.

13 MR. RIVERA: We actually
14 tried to match the color of the
15 building.

16 CHAIRMAN STAUDT: Correct.

17 MR. RIVERA: Yeah.

18 CHAIRMAN STAUDT: Correct.

19 MR. RIVERA: Mm-hmm.

20 CHAIRMAN STAUDT: All right.

21 Does anyone else have any other
22 questions?

23 MR. RYAN: No.

24 CHAIRMAN STAUDT: With that,
25 I'll make a motion, then, to

1 PLANNING BOARD AND ARB
2 approve this applicant's sign, as
3 submitted. The only the other
4 thing I would add, and I think you
5 probably know already since you did
6 the sign next door, is just that
7 the, you know, match the color
8 temperature of the LED lighting to
9 the other signs on the --

10 MR. RIVERA: Yes,
11 definitely, be the same one, yes.

12 CHAIRMAN STAUDT: So with
13 that, I'll make a motion to approve
14 this applicant as submitted.

15 Can I get a second on that?

16 MS. SCHOTT: I'll second.

17 CHAIRMAN STAUDT: All in
18 favor?

19 (WHEREUPON, there was a
20 unanimous, affirmative vote of the
21 Board members present to approve
22 this application.)

23 CHAIRMAN STAUDT: Wonderful.

24 MR. RIVERA: All right.

25 Thank you, so much.

1 PLANNING BOARD AND ARB

2 CHAIRMAN STAUDT: When do
3 you think you're going to open?

4 MR. MARGHOOB: So we just
5 passed our electrical, framing and
6 plumbing, and now it's just putting
7 it together and do a final
8 inspection.

9 CHAIRMAN STAUDT: Okay.

10 MR. MARGHOOB: All of you
11 should come down.

12 CHAIRMAN STAUDT: You have
13 to do gas?

14 MR. MARGHOOB: Yes, it's all
15 done.

16 CHAIRMAN STAUDT: Gas. That
17 always seems to be one of the
18 sticking points, yeah.

19 MR. MARGHOOB: No, it's
20 good.

21 MR. RIVERA: Once it's open,
22 you guys are, you know --

23 CHAIRMAN STAUDT: I'll
24 definitely be down.

25 MR. RYAN: I'm going to

1 PLANNING BOARD AND ARB

2 check it out.

3 MR. MARGHOOB: Yeah, this is
4 the second build I did on Long
5 Island. The other ones were second
6 gen restaurants.

7 CHAIRMAN STAUDT: Right.

8 MR. MARGHOOB: Like
9 Calverton and Huntington Station
10 was.

11 CHAIRMAN STAUDT: Yes.

12 MR. MARGHOOB: So, but it's
13 okay.

14 CHAIRMAN STAUDT: Good luck
15 to you guys.

16 MR. RYAN: Good luck.

17 MR. MARGHOOB: Thank you,
18 appreciate it.

19 MR. RIVERA: Thank you.

20 CHAIRMAN STAUDT: So I'll --
21 so what happens is, I'll let the
22 Building Department know that we
23 issued the approval, and so
24 probably by tomorrow --

25 MR. MARGHOOB: Okay.

1 PLANNING BOARD AND ARB

2 CHAIRMAN STAUDT:

3 (Continuing) -- if not, the next
4 day, you could reach out to them,
5 and they'll give you -- they'll
6 give you your permits so that
7 you're --

8 MR. MARGHOOB: Appreciate
9 it.

10 CHAIRMAN STAUDT:

11 (Continuing) -- you're good to go.

12 MR. RIVERA: Thank you, so
13 much, again.

14 CHAIRMAN STAUDT: Thank you,
15 guys.

16 MR. MARGHOOB: Thank you.

17 MR. RIVERA: Have a good
18 night.

19 (WHEREUPON, this application
20 was concluded.)

21 * * * *

22 CHAIRMAN STAUDT: All right,
23 next up on the docket, 459 Main
24 Street?

25 MS. G. MARGARITA: Hi.

1 PLANNING BOARD AND ARB

2 CHAIRMAN STAUDT: If you
3 could just give your name and
4 address for the record.

5 MS. G. MARGARITA: Gianna
6 Margarita, 59 South Bay Drive,
7 Babylon.

8 MS. A. MARGARITA: Alina
9 Margarita, 59 South Bay Drive,
10 Babylon. Yes, that's us.

11 CHAIRMAN STAUDT: All right.
12 Do you want to walk us through what
13 we're doing?

14 MS. G. MARGARITA: Yeah. So
15 we are down 459 Main Street. We
16 are looking to put up individual
17 pin mount letters. They're acrylic
18 casting, I believe they're made for
19 outside. We have them already.
20 Our dad is our contractor.

21 CHAIRMAN STAUDT: Excellent.

22 MS. G. MARGARITA: Yeah, so
23 he'll be helping us out, even
24 though we didn't ask him. But
25 yeah, and then our lighting plans

1 PLANNING BOARD AND ARB
2 are up lighting. He's an
3 electrician, so he going to go
4 through all of that and see, and
5 work with our landlord, and see
6 what's the best lighting that could
7 be.

8 CHAIRMAN STAUDT: Lighting
9 for the sign.

10 MS. G. MARGARITA: Yeah,
11 yeah.

12 CHAIRMAN STAUDT: Okay.

13 MS. G. MARGARITA: I believe
14 up lighting is what I put.

15 CHAIRMAN STAUDT: So the
16 lighting, we will need to see that.

17 MS. G. MARGARITA: Yeah.

18 CHAIRMAN STAUDT: Just so
19 you know.

20 MS. G. MARGARITA: Okay.

21 CHAIRMAN STAUDT: Before
22 you --

23 MS. G. MARGARITA: Put it
24 up.

25 CHAIRMAN STAUDT: So, yeah.

1 PLANNING BOARD AND ARB

2 We can approve the sign tonight.

3 MS. G. MARGARITA: Yeah.

4 CHAIRMAN STAUDT: But the,
5 yeah, the specifics of the lighting
6 are important. You should look at
7 village code just to see what's --

8 MS. G. MARGARITA: Yeah,
9 okay.

10 CHAIRMAN STAUDT:

11 (Continuing) -- permitted. You'll
12 see on Main Street the most common
13 is the gooseneck lighting.

14 MS. G. MARGARITA:

15 Gooseneck, yeah.

16 CHAIRMAN STAUDT: We do have
17 a couple of examples of up lighting
18 out there, and then, you know,
19 obviously, sometimes people
20 backlight the letters, which is
21 what the guys before you -- but I
22 don't think you're, with the style
23 of sign -- -

24 MS. G. MARGARITA: Yeah.

25 CHAIRMAN STAUDT:

1 PLANNING BOARD AND ARB
2 (Continuing)-- the storefront. I
3 don't think you're going to do
4 that.

5 MR. RYAN: Yeah, the up
6 lighting or the goosenecks would
7 work, but you know, soft lighting
8 is the key.

9 MS. G. MARGARITA: Okay,
10 yeah, yeah. Absolutely. Nothing
11 too flashy.

12 CHAIRMAN STAUDT: But yeah,
13 just submit that once you have it.

14 MS. G. MARGARITA: Right.

15 CHAIRMAN STAUDT: So that we
16 can --

17 MS. G. MARGARITA: Is that a
18 separate permit?

19 MR. RYAN: You could have
20 done it on the same, but since you
21 didn't --

22 MS. G. MARGARITA: I wrote
23 on there what -- it said, like,
24 what --

25 MR. RYAN: Yeah, but we need

1 PLANNING BOARD AND ARB

2 -- we need --

3 CHAIRMAN STAUDT: We just
4 don't know what you want to do.

5 MS. G. MARGARITA: Oh.

6 CHAIRMAN STAUDT: Like you
7 said you were going to try and
8 figure it out.

9 MS. G. MARGARITA: Yeah, the
10 up lighting.

11 MR. HOTHERSALL: Yeah, how
12 many -- how many, the color of the
13 light, the fixtures.

14 MS. G. MARGARITA: Oh, okay.

15 CHAIRMAN STAUDT: I mean, if
16 you're -- if you're close, I mean,
17 we can discuss it tonight, and if
18 we all get to a place where we can
19 give you a provisional approval, we
20 can do that.

21 But let's start --
22 we'll start on the sign. So it's
23 individual pin mount letters.

24 MS. G. MARGARITA: Yup.

25 CHAIRMAN STAUDT: It's a

1 PLANNING BOARD AND ARB

2 gold color.

3 MS. G. MARGARITA: Yup.

4 CHAIRMAN STAUDT: Right? So
5 it's just kind of -- it's basically
6 as the rendering shows.

7 MS. G. MARGARITA: Exactly,
8 yes.

9 CHAIRMAN STAUDT: I did not
10 get a chance to see in person, you
11 did, the -- so it would -- the
12 letters would essentially be
13 affixed underneath the --

14 MS. G. MARGARITA: Yeah, so
15 that banner is on -- yeah, there's
16 a flat panel there. So the banner
17 is covering it right now, but it
18 just goes directly on, and it would
19 go flush onto it.

20 CHAIRMAN STAUDT: Okay, and
21 the sign is just going to be the
22 title.

23 MS. G. MARGARITA: Yeah.

24 CHAIRMAN STAUDT: It's not
25 going to be the --

1 PLANNING BOARD AND ARB

2 MS. G. MARGARITA: No,
3 nothing underneath.

4 MR. RYAN: Right.

5 CHAIRMAN STAUDT: Okay. I
6 think, just like I was telling the
7 previous, I think sometimes it gets
8 so small and wordy.

9 MS. G. MARGARITA: Yeah, you
10 can't -- you can't read it.

11 CHAIRMAN STAUDT: Someone
12 driving by is not -- it's not going
13 to help your brand.

14 MS. G. MARGARITA: Exactly,
15 yeah.

16 CHAIRMAN STAUDT: And it's
17 gold. So that -- so gold leaf is
18 the silver metallic requirement.
19 I'm not going to make you paint all
20 those letters gold leaf, but for
21 me, it's compliant from my
22 perspective. Size-wise it's
23 compliant, I have no issues there.

24 Anyone have any other
25 questions regarding the sign

1 PLANNING BOARD AND ARB

2 itself?

3 MR. HOTHERSALL: No, sir.

4 CHAIRMAN STAUDT: All right,
5 then lighting it is.

6 MS. G. MARGARITA: Yeah.

7 CHAIRMAN STAUDT: So when I
8 look at the storefront, there's not
9 a ton of room there; right? The
10 letter are really going to own most
11 of the space --

12 MS. G. MARGARITA: Yeah.

13 CHAIRMAN STAUDT:
14 (Continuing) -- that's available.
15 So what do you think you would be
16 looking to do?

17 MR. MARGARITA: I'm the
18 girls' dad.

19 MR. HOTHERSALL: That's
20 fine. Just state your name for
21 the --

22 MR. MARGARITA: Lou
23 Margarita, 59 South Bay Drive.

24 Well, we were talking about
25 it, like you said, there's not a

1 PLANNING BOARD AND ARB

2 lot of room there.

3 CHAIRMAN STAUDT: Mm-hmm.

4 MR. MARGARITA: You know,
5 are you -- are the canopy lights
6 okay with the village? Do you
7 prefer them? I mean --

8 CHAIRMAN STAUDT: Like, you
9 mean the --

10 MR. MARGARITA: Yeah, the
11 goosenecks.

12 CHAIRMAN STAUDT: That is
13 ideal on Main Street.

14 MR. MARGARITA: Yeah.

15 CHAIRMAN STAUDT: That's the
16 style we're --

17 MR. MARGARITA: We're
18 looking at it again tonight.
19 That's probably going to be the
20 easiest, you know, thing.

21 CHAIRMAN STAUDT: Yeah, I
22 mean, I would be comfortable
23 issuing an approval for that if you
24 guys can make that work, and then
25 if it doesn't work, then just --

1 PLANNING BOARD AND ARB

2 then you would come back to us --

3 MS. G. MARGARITA: Yeah.

4 CHAIRMAN STAUDT:

5 (Continuing)-- and say --

6 MR. MARGARITA: No, that
7 would definitely work, and I think
8 we need, like --

9 CHAIRMAN STAUDT: I think
10 for that size, I'm guessing two. I
11 won't hold you to it. If you guys
12 think three looks better, then I'm
13 not, you know --

14 MR. RYAN: Yeah, two.

15 MR. HOTHERSALL: What color
16 would you pick for that; black?

17 MR. MARGARITA: Yeah,
18 probably black.

19 MR. HOTHERSALL: That's
20 fine.

21 MR. MARGARITA: The roofing
22 tiles are black, so --

23 MR. RYAN: I think it's
24 great.

25 MR. HOTHERSALL: Sometimes

1 PLANNING BOARD AND ARB
2 people come up and they're red. So
3 I got to ask.

4 MR. MARGARITA: Understood,
5 understood.

6 CHAIRMAN STAUDT: Yeah, and
7 then the only thing I would ask is
8 just that the goosenecks, if you
9 can make them, you know, anchored
10 to the building as robustly as
11 possible. I feel like every time I
12 drive down Main Street lately,
13 there's always, like, one that's
14 coming out, and it's like, hanging
15 onto the side of the building.

16 MS. G. MARGARITA: Yeah.

17 CHAIRMAN STAUDT: The other
18 thing we ask everyone is, we're
19 trying to get away from harsh,
20 like, bright or blue lighting.
21 We're asking that everyone -- so
22 when you choose your light bulbs
23 for the goosenecks, just 2,700 to
24 3,000 Kelvins, which is what you
25 would use, like, in a typical

1 PLANNING BOARD AND ARB

2 house.

3 MS. G. MARGARITA: So

4 warmer.

5 CHAIRMAN STAUDT: They call
6 is soft warm lighting.

7 MR. G. MARGARITA: Okay.

8 CHAIRMAN STAUDT: So that's
9 what we're trying to move everyone
10 into.

11 MR. MARGARITA: You don't
12 want 35K or anything like that.

13 CHAIRMAN STAUDT: Yeah, no
14 parking lot, no dentist office
15 lighting.

16 MS. G. MARGARITA: It
17 doesn't match.

18 MR. RYAN: All right, if you
19 go with that, I think that's
20 provisional.

21 MR. HOTHERSALL: Yeah.

22 CHAIRMAN STAUDT: Okay, so
23 anyone else have any other
24 additional questions?

25 MR. RYAN: No.

1 PLANNING BOARD AND ARB

2 MS. SCHOTT: No.

3 CHAIRMAN STAUDT: All right,
4 with that, I will make a motion to
5 approve this application as
6 submitted with the following
7 modifications:

8 The applicant agrees to
9 install gooseneck lighting, either
10 two or three, black in color to
11 match the existing facade and roof
12 line.

13 The applicant agrees that
14 the lighting would be soft warm
15 with a Kelvin color temperature
16 between 2,700 and 3,000 Kelvins.

17 Did I miss anything in
18 there? I think that was it.

19 MR. RYAN: I think you got
20 it.

21 CHAIRMAN STAUDT: Everything
22 else is -- everything else is as
23 submitted.

24 With that, can I get a
25 motion to approve this application?

1 PLANNING BOARD AND ARB

2 MR. RYAN: Approve.

3 MR. HOTHERSALL: I second
4 the motion.

5 CHAIRMAN STAUDT: All right,
6 we got a second.

7 All in favor?

8 (WHEREUPON, there was a
9 unanimous, affirmative vote of the
10 Board members present to approve
11 the application as modified.)

12 CHAIRMAN STAUDT: Excellent.
13 Are you guys open now or are you --

14 MS. A. MARGARITA: Yeah.

15 MS. G MARGARITA: Yeah,
16 we've been open since August.
17 We've had that little banner,
18 but --

19 CHAIRMAN STAUDT: I think
20 the gold pin mount letters will
21 look nice against the black.

22 MS. G. MARGARITA: Yeah,
23 they're beautiful. We've had the
24 letters for a while. It's more
25 about getting permitted.

1 PLANNING BOARD AND ARB

2 MR. RYAN: All right.

3 CHAIRMAN STAUDT: All right,
4 excellent.

5 So we'll make sure the
6 Building Department knows of the
7 approval, and then by the day after
8 tomorrow, you can just reach out to
9 them and pick it out and move
10 forward.

11 MS. G. MARGARITA: Great,
12 thank you.

13 CHAIRMAN STAUDT: All right,
14 thank you, very much, for coming
15 down.

16 Good luck to you.

17 MS. A. MARGARITA: Thank
18 you.

19 MS. G. MARGARITA: Thank
20 you.

21 MR. MARGARITA: You guys can
22 come down for a waxing and a spring
23 cleaning.

24 MR. MARGARITA: Have a good
25 night.

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MS. G. MARGARITA: Thank
you.

(WHEREUPON, this application
was concluded.)

* * * *

CHAIRMAN STAUDT: All right,
with that, I'll make a motion to
close the April meeting of the
Farmingdale Planning and
Architectural Review Board.

Can I get a second?

MR. DAY: I'll second.

(WHEREUPON, there was a
unanimous, affirmative vote of the
Board members present to close the
meeting.)

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

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PLANNING BOARD AND ARB
C E R T I F I C A T E

STATE OF NEW YORK)
COUNTY OF NASSAU)

SS:

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

THAT the within
transcript was prepared by me and
is a true and accurate record of
this hearing to the best of my
ability.

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 hereunto set my hand this 5th
day of May, 2026.

Debbie Babino

DEBBIE BABINO
Certified Reporter

(

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