

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, May 1, 2023

INC. VILLAGE OF FARMINGDALE

The regular meeting of the Board of Trustees of the Incorporated Village of Farmingdale was held at 8:00 p.m. on Monday, May 1, 2023.

Present: Mayor Ralph Ekstrand
Deputy Mayor William Barrett
Trustee Cheryl Parisi
Trustee Walter Priestley
Trustee Craig Rosasco
Administrator/Clerk/Treasurer Brian Harty
Deputy Clerk Daniel Ruckdeschel
Attorney Claudio DeBellis
Superintendent of Buildings Stephen Fellman

Mayor Ekstrand opened the meeting at 8:00 PM with the pledge of allegiance and a moment of silence.

ANNOUNCEMENTS – Mayor Ekstrand made the following announcements:

- The next Board meeting with public comment period will be held on Monday, June 5th, 2023. Regular Work Sessions will be held on Monday, May 15th, 2023, Monday, May 22nd, 2023 and Monday, June 5th, 2023 at 7:00 p.m.
- Youth Open Mic Night will be held on Friday, May 19, 2023 at 7:00 p.m. in the Courtroom.
- The following resolution was approved at the April 10th Work Session:
 - Adopted the 2023-2024 Budget (3/2 vote).
- The following resolutions were approved at the April 24th Work Session:
 - Approved a request from Rafael Hernandez for permission to have a wedding march/procession of approximately 60 people on the sidewalk between 407 Main Street (Farmingdale United Methodist Church) and 317 Main Street on June 25th, 2023.
 - Approved a request from the Farmingdale Fire Department to hold their annual Memorial Day parade being held on Monday, May 29, 2023. Assembly will be at Northside Elementary School and kickoff will be at 10:00 a.m. The viewing stand will be in front of Village Hall for the ceremonies after the parade.
 - Approved a request from the Cultural Arts Committee to hold a Chrysanthemum Demo in the Courtroom on Saturday, May 20, 2023 from 2:00 p.m. to 4:00 p.m.

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- Approved a request from Towne House West to hold their annual owner's meeting in the Courtroom on Tuesday, May 16, 2023 from 6:00 p.m. to 9:00 p.m.
- Set the public hearing for the Stormwater Management MS4 report period ending 3/7/23 on Monday, May 15, 2023 at 7:00 p.m.
- Resolved to add a loading zone on Conklin Street between Main Street and Daytona's driveway.
- Approved Merrick Utility Associates as contractor, under our requirements contract, to install interconnect for 2nd feed for the ground storage tank at Ridge Road in the amount of \$69,460.
- Hired Ryan Hunt as a Part Time Parking Meter Attendant at a salary of \$18 per hour.

REGULAR MEETING BUSINESS ITEMS – Upon a motion made by Trustee Rosasco and seconded by Trustee Priestley, the following items were, **RESOLVED (#2023-05-01)**,

- Abstract of Audited Vouchers #1173 dated May 1, 2023.
- Minutes of Board Meetings of 4/3/23, 4/10/23, 4/24/23 as amended.
- Use of Village Property:
 - Christina Spero & Johnny Marte are requesting the use of the Gazebo/Courtroom for a wedding ceremony on Friday, October 13, 2023 at 1:00 p.m. Approximately 15-30 people will be attending.
 - The Cultural Arts Committee is requesting the use of the Courtroom for a Youth Open Mic Night on Friday, May 19, 2023 at 7:00 p.m.
 - The Cultural Arts Committee is requesting the use of the Courtroom for an Adult Open Mic Night on Friday, June 16, 2023 at 7:00 p.m. (rain date June 23).
- Block Party Applications:
 - Adam Tabrys, 77 Nelson Street, Saturday, August 19th, 2023 (Rain Date August 20th) from 12:00 p.m. to 10:00 p.m. Nelson Street closed between Harrison Place and Clinton Street.
- Tax certiorari's:
 - None

BUILDING PERMITS – The Board of Trustees accepted the listing of the following building permits issued since last month's meeting:

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DATE	LOCATION	CONSTRUCTION/COMMENTS	ARB	C/R
3/31/2023	100 Grant Ave Daniel Hribok SW23-00003	Replace sidewalk	N/A	R
3/31/2023	100 Grant Ave Daniel Hribok PP23-00011	Direct replacement of kitchen sink and dishwasher	N/A	R
3/31/2023	500 Fulton St, unit 10W Lynn Miller DB23-00028	Bathroom renovation to convert tub to shower	N/A	R
4/3/2023	50 Fairview Rd. Susan McCoy DB23-00031	Rear yard gazebo as per drawings submitted by Michele Wagner-Nebbia Architect dated 3/3/23.	N/A	R
4/10/2023	65 Hillside Rd. Christina & James Montelbano DB23-00032	Interior alterations and exterior additions as per drawings submitted by William Cohen Architect dated 3/20/23.	N/A	R
4/10/2023	89 Grant Ave. S & C Squitieri DB23-00033	Install 26 roof mounted solar panels as per drawings submitted by Patrick Bussett Engineer.	N/A	R
4/17/2023	250 Fulton St. Sushil Saggar SW23-00004	Replace sidewalk	N/A	C
4/18/2023	45 Ridge Rd. Arthur Rego PP23-00012	Replace existing oil burner.	N/A	R
4/18/2023	45 Doud St. Steven Bylicki DB23-00034	Install 29 roof mounted solar panels as per drawings submitted by Sunrun dated 4/5/23.	N/A	R
4/18/2023	361 Main St. Village of Farmingdale DB23-00035	Bathroom renovations	N/A	C
4/24/2023	307 Secatogue Ave Nicholas & Cassidy Meccariello DB23-00036	New front porch as per drawings submitted by Bar Architecture P.C. dated 8/2022.	N/A	R
4/24/2023	5 Hill Rd. Rosemarie Burns DB23-00037	Proposed roof over front porch as per drawings submitted by Kevin Bertolini, dated 1/16/23.	N/A	R
4/24/2023	22 N. Maple St. Miller Calberto DB23-00038	Install 25 roof mounted solar panels as per drawings submitted by Sunation dated 4/7/2023.	N/A	R
4/25/2023	7 Linden St. Adriana Carmargo DB23-00039	Install 30 roof mounted solar panels as per drawings submitted by Sunation dated 4/10/23.	N/A	R
4/25/2023	331-337 Main St. Spa 79 ELP DB23-00040	Install fire sprinklers as per drawings submitted by BK Fire Suppression Systems dated 3/17/23.	N/A	C
4/26/2023	147 Thomas Powell Blvd. Jose Vargas SWR23-00002	Sewer Connection	N/A	R
3/31/2023	100 Grant Ave Daniel Hribok SW23-00003	Replace sidewalk	N/A	R
3/31/2023	100 Grant Ave Daniel Hribok PP23-00011	Direct replacement of kitchen sink and dishwasher	N/A	R

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PUBLIC HEARING DATES – No new public hearings announced.

PUBLIC HEARING TO AMEND THE NOISE CODE – Upon a motion made by Trustee Priestley and seconded by Trustee Rosasco, it was unanimously,

RESOLVED (#2023-05-02), to adjourn the hearing until Monday, June 5, 2023 at 8:00 p.m.

PUBLIC HEARING FOR SPECIAL USE PERMIT FOR 250 CONKLIN STREET – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, it was unanimously,

RESOLVED (#2023-05-03), to open the hearing.

Anthony Guardino, the attorney for the applicant, presented the proposed project to the Board and to the public as indicated in the booklet “In the Matter of the Application of 250 Conklin Street Farmingdale LLC, along with a traffic study and site/landscape plan. (These documents are available at Village Hall in the Clerk’s Office for public review.)

The proposed new building is 10,000 sq. ft. and 2.5 stories with 76 parking spaces requires with 61 provided and 15 proposed to be land-banked along with a dedicated open space lot where title would be conveyed to the Village of Farmingdale as indicated on the plans. The current curb cut on NY24 would be moved slightly to the east to enable internal traffic flow on the newly configured site.

The traffic study presented by the applicant’s design professional indicated minimal impact to NY24 and that parking requirements were met and that the curb cut on Waverly Place would remain. The traffic engineer indicated that the exit to Waverly Place would be marked “Left turn only”. The traffic engineer stated that Section 9 of the proposal booklet included traffic engineering estimates. The engineer also indicated that parking at the bank peaks at 16 cars, and that peak parking at the proposed facility would be 66% of proposed utilization.

The landscape plan, presented by the applicant’s landscape professional, indicated considerable screening to the neighbors and one dedicated open space lot with the other land-banked as previously indicated. Additionally, the southerly lot would be transferred to Village ownership where it would remain as open space in perpetuity. It was further agreed that an access gate would be provided to both the land-banked area and the dedicated open space. It was also stated that no Zoning Board variances were necessary for this plan to be approved.

The applicant’s site plan professional indicated that the Waverly Place exit would remain and that the NY24 curb cut will move to the east. He also said that parking requirements

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have been met, that buffers have been added, and that internal circulation is functional for both the bank and the proposed new construction.

The architect for the applicant indicated that the building would be of board and batten hardy plank residential style with a footprint of 50 X 100. The color will be a light grey. Mechanicals would be enclosed and noise attenuated as the applicant is aware and is being courteous to nearby residences.

Mayor Ekstrand asked if the two lots could be permanently transferred to the Village to be open space in perpetuity as land-bank parking could be eliminated using the rule of an applicant being within 500 feet of a municipal lot. The Mayor also asked to add an 8' high PVC fence to the plan instead of 6' high fencing and to close the Waverly exit.

The following public comments were made:

- A major concern of the residents on Waverly Place is that they would like to see the Waverly Place curb cut closed, create a “green screen” and eliminate traffic from the bank and new building exiting there, as many vehicles turn right thinking they can exit through the neighborhood, not seeing the Dead End sign. Mr. Guardino replied that the bank may have a right to that curb cut and site control in its lease. This needs further investigation. Residents further stated that snow removal from the site is problematic, leaving Waverly Place as the recipient of the snow from the bank parking lot.
- Lighting in the parking lot is also a concern. The applicant responded that dark skies lighting would be used with particular sensitivity to the nearby residents and that existing flood lights would be removed.
- Headlights from patrons using the 24 hour drive up ATM are also a concern, as it is disruptive to homes on Waverly Place.
- A resident mentioned the location of the school bus stop on Conklin Street needs to be considered with the proposed move of the curb cut.
- General resident comments as follows:
 - Concern about school taxes
 - Signage
 - Increased traffic
 - If approved, construction vehicles could only use the Conklin Street entrance
 - Privacy concerns on Circle Drive regarding the second story of the new building.

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- Dumpster location
 - Current customers for the bank park on Waverly Place
 - Is backing up into the access aisle off of Conklin Street allowed per Village Code 692-c?
 - What is the estimate of people per floor in the new building? The architect responded that 15-20 people per floor would occupy the building with no retail – office use only.
- General consensus:
 - Close the Waverly curb cut
 - Speak to Farmingdale Fire Department about possible safety issues when closing the curb cut
 - Investigate the school bus stop placement for possible reconfiguring of proposed curb cut on NY24
 - More details on signage plan & evergreen buffers at 8’.
 - Investigate land bank area permanently as open space.

Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, it was,

RESOLVED (#2023-05-04), to continue the hearing to Monday, June 5, 2023 at 8:00 p.m.

ACTIVE SERVICE MEMBER BANNERS – Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Barrett, it was unanimously,

RESOLVED (#2023-05-05), to approve a request from the Farmingdale Rotary Club to hang Active Service Member 18” x 36” banners (not to exceed 10) from lampposts on Main Street.

NEW HIRE – Upon a motion made by Trustee Rosasco and seconded by Deputy Mayor Barrett it was unanimously,

RESOLVED (#2023-05-06), to hire Thomas Reddy as a Building Inspector at a salary of \$82,000/year and beginning with 15 vacation days. Start time will be mid-June.

NEW VEHICLES – Upon a motion made by Trustee Priestley and seconded by Trustee Rosasco, it was unanimously,

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RESOLVED (#2023-05-07), to approve the lease/purchase of three 2023 Chevy Traverse AWD Sterling Grey from Chevrolet of Smithtown at a price of \$35,494 each, under BOCES Competitive Bidding Program, with lease TBD at lowest possible rate (approximately \$2,100/month for 60 months). Trade in to be considered of existing vehicles with amounts to be determined on appraisal and delivery of new vehicles. Anticipated delivery is August 2023.

NEW TRAFFIC CIRCLE – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, it was unanimously,

RESOLVED (#2023-05-08), to approve the agreement with Nassau County to create a new traffic pattern and construction of new traffic circle at the intersection of Quaker Meeting House Road, Bethpage Road, Thomas Powell Blvd. and Round Swamp Road. Included in this agreement is a sale of Village property at a duly appraised amount.

BEAUTIFICATION –

- Trustee Parisi said that plantings will be on May 20th and May 22nd.

OLD BUSINESS – None

CORRESPONDENCE – None

FAIR HOUSING COMPLAINTS & COMMENTS - None

PUBLIC COMMENT – A discussion began on the following topics:

- A resident mentioned that the left turn light at Conklin St. and Main St. seemed to operate too quickly.
- A resident expressed concern that parking meters may have a negative impact on Prospect St. and streets near the business district.
- A resident at 16 Merritts Rd. expressed concern regarding a fence. The Building Department will investigate.
- A resident suggested that the right turn arrow at Clinton St and NY24 be a constant flashing red.
- A resident said that the “no left turn sign” from Toretta Lane had been removed. The Highway Department will check it out.
- A business owner requested that prepaid parking stickers be made available as part of the metered parking program.

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- A resident complained of speeding on Eastern Parkway. Mayor Ekstrand told the resident that this is a police issue.
- A resident inquired about shuttle service in the downtown area. Mayor Ekstrand said that a company proposed the service at \$12,000/month, which is cost prohibitive.

EXECUTIVE SESSION, upon a motion made by Trustee Priestley and seconded by Trustee Rosasco, it was,

RESOLVED (#2023-05-09), to move to Executive Session.

Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, it was,

RESOLVED (#2023-05-10), to reconvene the meeting.

There being no further business, the meeting was adjourned at 10:52 p.m.

Respectfully submitted,
Brian P. Harty
Village Clerk/Treasurer