

**In the Matter Of:**

**VILLAGE OF FARMINGDALE BOARD OF TRUSTEES WORK SESSION**

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**BOARD OF TRUSTEES WORK SESSION**

*January 04, 2021*

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BOARD OF TRUSTEES MEETING

5

WORK SESSION

6

THE INCORPORATED VILLAGE OF FARMINGDALE

7

8

REMOTE ZOOM MEETING

9

January 4, 2021

10

7:00 p.m.

11

12

13

Due to the Novel Coronavirus (COVID-19)

14

Pandemic and recent Executive Orders issued

15

by the Governor, the Village of Farmingdale,

16

Board of Trustees Meeting was held

17

electronically via Zoom Webinar.

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- 2    A P P E A R A N C E S :
- 3    R A L P H E K S T R A N D , M a y o r
- 4    W I L L I A M B A R R E T T , D e p u t y M a y o r
- 5    A N T H O N Y A D D E O , T r u s t e e
- 6    C H E R Y L P A R I S I , T r u s t e e
- 7    W A L T E R P R I E S T L E Y , T r u s t e e
- 8    B R I A N H A R T Y , V i l l a g e A d m i n i s t r a t o r
- 9    B A R B A R A K E L L Y , D e p u t y V i l l a g e C l e r k
- 10   C L A U D I O D E B E L L I S , E S Q . , V i l l a g e A t t o r n e y
- 11   A L S O   P R E S E N T :
- 12   S T E P H E N F E L L M A N , V i l l a g e B u i l d i n g S u p e r i n t e n d e n t
- 13
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1                   WORK SESSION 1-4-21

2                   (WHEREUPON, the proceedings began  
3 at 7:02 p.m. and the following  
4 transpired:)

5                   MAYOR RALPH EKSTRAND: Good  
6 evening, ladies and gentlemen, and welcome  
7 to the Farmingdale Board of Trustees Work  
8 Session Agenda for Monday, January 4th.

9                   Regularly Scheduled Business Items,  
10 which I would assume are reviewing the  
11 Board of Trustees Work Session minutes and  
12 the Board of Trustees Meeting Minutes.

13                   Are there any questions or  
14 discussions on them?

15                   TRUSTEE CHERYL PARISI: So on  
16 December 7th, on the Board of Trustees  
17 Meeting on page four, under Public  
18 Comment, where Joe Staudt asked about some  
19 holiday lights. So it just looks weird to  
20 me or rude to me that we just put Trustee  
21 Parisi replied. I mean, can we just add  
22 that the wreaths are not lit on the west  
23 -- on the east side of Main Street?

24                   MAYOR RALPH EKSTRAND: And never  
25 have been lit on the east side of Main

1                   WORK SESSION 1-4-21

2     Street.

3                   TRUSTEE CHERYL PARISI:    Yeah.

4                   MAYOR RALPH EKSTRAND:   That's just  
5     -- we, historically, have never, never lit  
6     them --

7                   TRUSTEE CHERYL PARISI:    Correct.

8                   MAYOR RALPH EKSTRAND:   (Continuing)  
9     -- because of --

10                  TRUSTEE CHERYL PARISI:    Right.

11                  MAYOR RALPH EKSTRAND:   (Continuing)  
12     -- power.

13                  TRUSTEE CHERYL PARISI:    I think  
14     that was my only comment on the minutes.

15                  MAYOR RALPH EKSTRAND:    I had no  
16     corrections.

17                  Bill or Anthony?

18                  DEPUTY MAYOR WILLIAM BARRETT:    I'm  
19     fine, Mayor.

20                  TRUSTEE ANTHONY ADDEO:    No, they're  
21     all good.

22                  MAYOR RALPH EKSTRAND:    Okay.  
23     Tonight's Public Hearings, Work Force  
24     Housing Zone, to be rescheduled.

25                  Any comments or questions?

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2 TRUSTEE CHERYL PARISI: On hearings  
3 that are going to happen next month?

4 MAYOR RALPH EKSTRAND: Yeah. Well,  
5 I'm reading from the agenda list.

6 TRUSTEE CHERYL PARISI: Right. So  
7 the Public Hearing on the subdivision,  
8 Melville and Balcom, are we going to get  
9 Planning Minutes to see what the issues  
10 were?

11 MAYOR RALPH EKSTRAND: Okay. This  
12 is -- this is -- I'm glad you brought that  
13 up, Cheryl, because it was brought to us  
14 -- to my attention, after-the-fact, by the  
15 applicant --

16 TRUSTEE CHERYL PARISI: Yes.

17 MAYOR RALPH EKSTRAND: (Continuing)  
18 -- that according to our code, his  
19 interpretation was it wasn't supposed to  
20 go to Planning. It was supposed to go to  
21 us.

22 So, Claudio, you're on.

23 CLAUDIO DE BELLIS, ESQ.: Yeah,  
24 excuse me -- I think we made that revision  
25 or we revised that local law. I think it

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2       was some time last year. The Board of  
3       Trustees is now the ultimate authority on  
4       subdivisions.

5                   TRUSTEE CHERYL PARISI: Is that  
6       because of what happened at Williams  
7       Street? That we didn't see that  
8       application at all?

9                   MAYOR RALPH EKSTRAND: I believe  
10      so, Cheryl.

11                  TRUSTEE CHERYL PARISI: Okay. So  
12      while we're talking about these kinds of  
13      things, I just have a question about the  
14      application for the assisted living that's  
15      going to Zoning, and we're not seeing  
16      that. How does that work?

17                  MR. FELLMAN: Well, it's not a  
18      Special Use Permit. It's a permitted use  
19      in that zone. So they have a couple of  
20      things that require -- I think two things  
21      -- that require a variance. Otherwise,  
22      it's a permitted use, as of right. It  
23      permits nursing homes and things like that  
24      in that zone.

25                  TRUSTEE CHERYL PARISI: Okay. So,

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2     Steve, you and I had -- not that his is on  
3     our agenda tonight -- but you and I  
4     discussed that they were going to put --  
5     they will be putting a sign up there; yes?

6                   MR. FELLMAN:    Yes.

7                   TRUSTEE CHERYL PARISI:  Okay.  Do  
8     you know when?

9                   MR. FELLMAN:  I got ahold of David  
10    Maymun [phonetic] this afternoon.  He  
11    said, "Understood.  I will get on it first  
12    thing in the morning."

13                  TRUSTEE CHERYL PARISI:  Okay.

14                  MR. FELLMAN:  So within a day or  
15    two.

16                  TRUSTEE CHERYL PARISI:  Okay.

17                  MAYOR RALPH EKSTRAND:  Stevie?

18                  TRUSTEE ANTHONY ADDEO:  May I ask a  
19    question, please?

20                  MR. FELLMAN:  Sure.

21                  TRUSTEE ANTHONY ADDEO:  What's the  
22    address of where they're making an  
23    application for assisted living?

24                  MR. FELLMAN:  I don't have the  
25    address in front of me.



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2 TRUSTEE CHERYL PARISI: It's Star  
3 Collision, Anthony.

4 MR. FELLMAN: Yeah.

5 MAYOR RALPH EKSTRAND: All Star  
6 Collision?

7 TRUSTEE CHERYL PARISI: All Star  
8 Collision on Route 109.

9 TRUSTEE ANTHONY ADDEO: Okay.

10 MR. FELLMAN: It's got the -- all  
11 the way in the back by the railroad  
12 tracks.

13 TRUSTEE ANTHONY ADDEO: Yeah. So I  
14 received in my packet something from Ralph  
15 Cerulli and Thomas Gorrino [phonetic]. Is  
16 that not the same property?

17 MAYOR RALPH EKSTRAND: No.

18 DEPUTY MAYOR WILLIAM BARRETT: No.

19 MAYOR RALPH EKSTRAND: No, that's  
20 the other -- oh, help me out here. You  
21 know, Anthony, because you know  
22 Farmingdale history like me. It's the  
23 second house down, and I can't remember  
24 the family name -- east of Staples on 109.

25 TRUSTEE ANTHONY ADDEO: Oh, Tommy

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2   Kent's house; okay.

3                   MAYOR RALPH EKSTRAND:   Thank you.

4                   TRUSTEE CHERYL PARISI:   Yeah, it's  
5   the big ranch house; right --

6                   TRUSTEE ANTHONY ADDEO:   That's  
7   what it's for.

8                   TRUSTEE CHERYL PARISI:  
9   (Continuing) -- the big ranch house with  
10   the circular driveway.

11                  MAYOR RALPH EKSTRAND:   That's --  
12   yeah.   Thank you, Anthony.

13                  TRUSTEE ANTHONY ADDEO:   Thank you.

14                  MAYOR RALPH EKSTRAND:   I knew you'd  
15   remember.

16                  BRIAN HARTY:   Just west of  
17   Fuschetto Court.

18                  MAYOR RALPH EKSTRAND:   Yes.

19                  TRUSTEE CHERYL PARISI:   Yes.

20                  MAYOR RALPH EKSTRAND:   Between  
21   Fuschetto --

22                  TRUSTEE ANTHONY ADDEO:   Yes.

23                  MAYOR RALPH EKSTRAND:   (Continuing)  
24   -- and Staple Street.

25                  I'm sorry.   I just want everyone

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2    to know the reason that the assisted  
3    living is as-of-right is because of  
4    Daleview.

5                   TRUSTEE CHERYL PARISI:   Right.

6                   MAYOR RALPH EKSTRAND:   It's in the  
7    same zone.

8                   TRUSTEE ANTHONY ADDEO:  
9    Technically, they're two different things.  
10   One is a -- what's known as a skilled  
11   nursing facility; that's Daleview.  An  
12   assisted living is not a skilled nursing  
13   facility.

14                  MAYOR RALPH EKSTRAND:   Daleview is  
15   also a rehab place, which --

16                  TRUSTEE ANTHONY ADDEO:    Okay.

17                  MAYOR RALPH EKSTRAND:    (Continuing)  
18   -- also -- so...

19                  TRUSTEE ANTHONY ADDEO:    You're  
20   absolutely right.

21                  MAYOR RALPH EKSTRAND:    So, yes,  
22   between the two you could easily argue  
23   that assisted living fits a rehab or  
24   skilled nursing facility.

25                  TRUSTEE ANTHONY ADDEO:    Yes, okay.

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2    Very good.

3                   TRUSTEE CHERYL PARISI:   Do we know  
4    if this assisted living is going to have  
5    different levels of assisted living?  I  
6    mean, do we know if you'll be able to  
7    have, like, your own apartment, et cetera,  
8    or -- and in your own place or you have to  
9    go to the cafeteria to eat, or how it's  
10   going to work?

11                  MAYOR RALPH EKSTRAND:   The answer  
12   is it has to get past Zoning before it  
13   comes to us.

14                  TRUSTEE CHERYL PARISI:   Okay.

15                  MR. FELLMAN:   Ralph, it doesn't  
16   come to you.

17                  TRUSTEE CHERYL PARISI:   It would  
18   never come to us.

19                  MAYOR RALPH EKSTRAND:   It doesn't  
20   come to us?

21                  MR. FELLMAN:   No.

22                  TRUSTEE CHERYL PARISI:   That's why  
23   I would like to see a sign up there so  
24   that people are aware of what's happening,  
25   and I would think also it should go out on

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2       Constant Contact. That we don't have any  
3       say over this.

4                   TRUSTEE ANTHONY ADDEO: Well, wait  
5       a second. Hold on. If they're -- So most  
6       assisted living facilities that I've been  
7       in contact with, all have separate  
8       apartments with their own cooking  
9       facilities within the massive building.  
10      Doesn't that -- doesn't that make it more  
11      than assisted living? Isn't it a  
12      residential facility? Just like an  
13      apartment building?

14                  TRUSTEE CHERYL PARISI: Um-hum.

15                  TRUSTEE ANTHONY ADDEO: And how  
16      many units are they allowed? Don't they  
17      have to meet with the -- with regulations  
18      of the rest of the Code? I mean, I don't  
19      want -- I don't want to say I want to kill  
20      the proposal, but shouldn't we know the  
21      size of the place and how many people are  
22      going to be there and working there and  
23      parking and the rest?

24                  MR. FELLMAN: Yeah, we'd be glad to  
25      share that information with you.

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2                   TRUSTEE ANTHONY ADDEO: Say that  
3 again, Steve.

4                   MR. FELLMAN: We'll be glad -- I'd  
5 be glad to -- you know, floor plans and  
6 all that good stuff to the Board.

7                   TRUSTEE ANTHONY ADDEO: That would  
8 be wonderful. Thank you.

9                   TRUSTEE CHERYL PARISI: Yeah, that  
10 would be good.

11                  MR. FELLMAN: Not a problem. Sure.

12                  DEPUTY MAYOR WILLIAM BARRETT:  
13 Stevie, if I could. If an applicant  
14 submitted something and wanted something  
15 on 109, maybe 10 stories high, and they  
16 have -- always have the right to go to  
17 ZBA?

18                  TRUSTEE ANTHONY ADDEO: Sure.

19                  MR. FELLMAN: Sure.

20                  MAYOR RALPH EKSTRAND: Sure. This  
21 is America.

22                  DEPUTY MAYOR WILLIAM BARRETT: I  
23 understand.

24                  MAYOR RALPH EKSTRAND: Yes, um-hum,  
25 yes.

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2                   MR. FELLMAN: They have the right  
3 to be denied.

4                   MAYOR RALPH EKSTRAND: Right. They  
5 have a right --

6                   TRUSTEE CHERYL PARISI: One could  
7 only hope.

8                   MAYOR RALPH EKSTRAND: Right. But  
9 that's why it's called the Zoning Board of  
10 Appeals.

11                   DEPUTY MAYOR WILLIAM BARRETT: I  
12 understand. I understand.

13                   MAYOR RALPH EKSTRAND: Okay.  
14 Anything else, guys, before we move  
15 forward, or gals?

16                   TRUSTEE CHERYL PARISI: So we're  
17 just going to get those minutes -- right  
18 -- from Planning?

19                   MAYOR RALPH EKSTRAND: Zoning.

20                   TRUSTEE CHERYL PARISI: No, from  
21 Planning about that subdivision.

22                   MR. FELLMAN: The subdivision.

23                   MAYOR RALPH EKSTRAND: Oh, okay.  
24 I'm sorry I was still on Fulton Street.  
25 I'm sorry, Cheryl.

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2 TRUSTEE CHERYL PARISI: Right,  
3 yeah. I'm sorry. It's okay.

4 MAYOR RALPH EKSTRAND: Well, we are  
5 talking about multi-things.

6 TRUSTEE CHERYL PARISI: We are.

7 MAYOR RALPH EKSTRAND: Fire  
8 Department.

9 BRIAN HARTY: Cheryl, Cheryl. Let  
10 me back up a second.

11 On the lot subdivision, you'll be  
12 getting a lot more than that. You'll be  
13 getting all the plans and so on, for  
14 review by the Board.

15 TRUSTEE CHERYL PARISI: Okay.

16 BRIAN HARTY: And so that will be  
17 presented at the meeting on the 19th.

18 TRUSTEE CHERYL PARISI: And they  
19 are sending out a new...

20 MR. FELLMAN: Well, right now  
21 they're only applying for the subdivision.  
22 They have not presented any new homes yet.

23 TRUSTEE CHERYL PARISI: Yes, but  
24 are they doing a Public Hearing again?

25 MR. FELLMAN: You would have the



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2   Public Hearing again.

3                   BRIAN HARTY:  You will be the one  
4   to set the Public Hearing.

5                   TRUSTEE CHERYL PARISI:  Well,  
6   that's what we're doing tonight; right?  
7   We're setting a Public Hearing.  So that  
8   means that they're going to have to send  
9   out letters, et cetera, again; correct?

10                  MR. FELLMAN:  Yes.

11                  BRIAN HARTY:  Correct, that is  
12   right.

13                  MAYOR RALPH EKSTRAND:  A second  
14   radius map sending; correct, Stevie?  I  
15   believe that's what Cheryl's asking.

16                  MR. FELLMAN:  Right.  Like from  
17   scratch.

18                  TRUSTEE CHERYL PARISI:  Yes.

19                  MAYOR RALPH EKSTRAND:  A second  
20   one, yes.

21                  TRUSTEE CHERYL PARISI:  Right; from  
22   scratch.  Okay.

23                  MAYOR RALPH EKSTRAND:  Okay, good.  
24   Fire Department?

25                  MR. FELLMAN:  I got a call before

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2    this --

3           BRIAN HARTY:   Wait a second.  Hold,  
4   hold, hold.  Okay.  We're jumping around a  
5   bit.

6           I thought we were still on four and  
7   the Building Department --

8           MAYOR RALPH EKSTRAND:   No, we're  
9   on two.

10          TRUSTEE CHERYL PARISI:  We didn't  
11   get there yet.  We're on two.

12          BRIAN HARTY:  Sorry about that.  
13   Okay.  Sorry about that.

14          Well, we actually got to the  
15   two-lot subdivision, which is on four.  
16   And then we got from two to four, so,  
17   okay.

18          MAYOR RALPH EKSTRAND:  Well, that's  
19   -- it was Public Hearing.

20          TRUSTEE CHERYL PARISI:  Public  
21   Hearing, that's why.

22          MAYOR RALPH EKSTRAND:  Yeah.  But  
23   we were up to -- on Fire Department.  How  
24   are we doing with the Chief's car, by the  
25   way?

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2                   BRIAN HARTY:  It's ordered.  Due in  
3  -- due around March.  End of March, early  
4  April.

5                   MAYOR RALPH EKSTRAND:  Okay.

6                   MR. FELLMAN:  I got a call from the  
7  Fire Department a couple of hours ago that  
8  apparently a guy got out of his car, some  
9  place along Fulton Street, and forgot to  
10 put it in park and the car drove itself  
11 into the building.  Not extensive damage,  
12 but we're going to take a look at it in  
13 the morning.

14                  MAYOR RALPH EKSTRAND:  Do you have  
15 an address, Stevie?

16                  MR. FELLMAN:  Yeah, 533 Fulton  
17 Street.

18                  BRIAN HARTY:  Oh, you mean it was a  
19 -- some stranger drove into a building on  
20 533 Fulton Street?

21                  MR. FELLMAN:  No.  Apparently, he  
22 pulled into there and then he got out of  
23 the car and he never put it in park so the  
24 car drove itself into the building.

25                  MAYOR RALPH EKSTRAND:  That's

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2       around Woodbridge, by the way, guys. I  
3       think, if I'm not --

4                   TRUSTEE ANTHONY ADDEO:     That's  
5       where the bagel store is; isn't it?

6                   MR. FELLMAN:    Yeah, it's by the  
7       bagel store.

8                   TRUSTEE CHERYL PARISI:   Yeah, it's  
9       right...

10                  MAYOR RALPH EKSTRAND:   No, it's  
11       even close -- it's even farther south --  
12       it's farther east.

13                  BRIAN HARTY:    I'm trying to clarify  
14       something. Is it a fire department member  
15       or is it just reported by the Fire  
16       Department that someone had an accident?

17                  MR. FELLMAN:    No, it's reported by  
18       the Fire Department to me.

19                  BRIAN HARTY:    Okay.

20                  MAYOR RALPH EKSTRAND:   And  
21       apparently the car hit the driver. It hit  
22       him and the building.

23                  TRUSTEE ANTHONY ADDEO:   And a  
24       bicycle.

25                  BRIAN HARTY:    Okay.

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2                   TRUSTEE CHERYL PARISI: Yes, well.  
3 Did it hit -- did it hit -- is he -- the  
4 Fire Department thing says that they hit a  
5 pedestrian on a bicycle. Did that occur,  
6 as well?

7                   MR. FELLMAN: He did not say.

8                   TRUSTEE CHERYL PARISI: Okay.

9                   MAYOR RALPH EKSTRAND: Okay.  
10 Moving from Fire Department to Number  
11 four, Building Department.

12                   Boy, we got a lot of stuff going on  
13 there, Stevie.

14                   MR. FELLMAN: Yeah. Nothing like a  
15 pandemic to increase construction. I  
16 still haven't figured that one out. But  
17 still nothing --

18                   BRIAN HARTY: You have in your  
19 package -- you have in your package the  
20 request from the -- as Anthony indicated  
21 earlier -- from Ralph Cerulli and Thomas  
22 Gorrino [phonetic] on this. And this,  
23 again, was just for your review right now  
24 to be discussed -- I guess, if you have an  
25 interest in this -- at the 9th [sic]

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2   meeting on the 19th, unless you need  
3   information tonight?

4                   MAYOR RALPH EKSTRAND: That was the  
5   homes that are, like, parallel with the  
6   train tracks; yes?

7                   DEPUTY MAYOR WILLIAM BARRETT: No,  
8   they're going to be perpendicular to the  
9   train tracks.

10                  TRUSTEE CHERYL PARISI: Yeah,  
11   perpendicular.

12                  BRIAN HARTY: Perpendicular to the  
13   train tracks.

14                  MAYOR RALPH EKSTRAND: Oh, okay.

15                  TRUSTEE CHERYL PARISI: Those are  
16   townhouses. That's what they were  
17   representing; right?

18                  TRUSTEE ANTHONY ADDEO: Yes.  
19   Doesn't this question really have to go to  
20   the Fire Department because the width of  
21   the road is not what's required, and the  
22   Fire Department is going to have to answer  
23   the question whether or not they would  
24   agree to this because they would have to  
25   back out onto Fulton Street or back in.

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2                   And what about trash collection?

3   The Town of Oyster Bay is not going to go  
4   down that street.

5                   MAYOR RALPH EKSTRAND:   Stevie, do  
6   the units across from Williams Street,  
7   don't they have private sanitation?

8                   MR. FELLMAN:   That, I don't know.

9                   MAYOR RALPH EKSTRAND:   Yeah, I  
10  forget.  They may have private sanitation,  
11  but that's an excellent point, Anthony, of  
12  -- and as --

13                  BRIAN HARTY:   Whatever questions  
14  you have -- whatever questions you have,  
15  let's raise them tonight, and we'll get  
16  answers for them by the 19th.

17                  MAYOR RALPH EKSTRAND:   Yeah, well,  
18  as a general rule, we always send any  
19  development, independent of its size or  
20  where it's located in the Village, we  
21  always send the plans to the Fire  
22  Department for recommendations.  Even if  
23  it's not access.  It's recommendations if  
24  they want another fire hydrant or they  
25  want something other -- something else for

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2   fire safety. So we would send it over to  
3   Chief Pat Tortosa, and we'll make sure  
4   that's sent over; right, guys?

5           DEPUTY MAYOR WILLIAM BARRETT: Yes.

6           MAYOR RALPH EKSTRAND: Okay, good.

7           TRUSTEE ANTHONY ADDEO: Personally,  
8   I'm not in favor of this.

9           BRIAN HARTY: I think that was the  
10   idea. Was to take the temperature of the  
11   Board to see if there was interest to  
12   pursue this.

13          TRUSTEE ANTHONY ADDEO: Yeah, I'm  
14   just not in favor of it.

15          MAYOR RALPH EKSTRAND: Okay.

16          TRUSTEE ANTHONY ADDEO: It puts  
17   eight homes where one is supposed to be.  
18   You'd have to change the zone.

19          Right, Claudio, we'd have to change  
20   that zone?

21          CLAUDIO DE BELLIS, ESQ.: It  
22   doesn't fit. I mean, it's not -- it's not  
23   permissible at this point.

24          TRUSTEE ANTHONY ADDEO: Yeah. It's  
25   Residence B Zone, and they want -- which



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2    is a single family home.

3                   CLAUDIO DE BELLIS, ESQ.:   But  
4   single family homes are not permissible in  
5   the Residence B?

6                   TRUSTEE ANTHONY ADDEO:   No, no, no,  
7   no.   What's permitted is one single family  
8   house, 6,000 square foot.   60 by 100.  
9   That's what's permissible.   They're  
10  looking for eight homes.   The lot is  
11  bigger than what's required, but they want  
12  to put eight homes.

13                  BRIAN HARTY:   They'll subdivide it.

14                  MAYOR RALPH EKSTRAND:   Stevie,  
15  there's no multi-family development in  
16  that area; right?

17                  CLAUDIO DE BELLIS, ESQ.:   No, not  
18  Residence B.

19                  MAYOR RALPH EKSTRAND:   Okay.

20                  CLAUDIO DE BELLIS, ESQ.:   But  
21  there's no application for subdivision?

22                  MR. FELLMAN:   I think -- I think  
23  their point was -- I don't know where the  
24  eight came from.   With a subdivided and  
25  the lots that fit that zone, you'd get six

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2   lots.  So I think the discussions I had  
3   with them, months ago, were, well, what if  
4   we took -- instead of having six separate  
5   homes, what if we just clustered them to  
6   six townhouses so it frees up lots of land  
7   for landscaping and open space?  But, of  
8   course, they can't stop themselves, and  
9   they've got to throw in another two units  
10  that we never told them.

11                   CLAUDIO DE BELLIS, ESQ.:  Yeah.

12                   TRUSTEE ANTHONY ADDEO:  So wait a  
13  second.  Section 280A of the Village Law  
14  requires that a home has to have a right  
15  of access to a public road.  This doesn't  
16  have a right of access to a public road.  
17  It will be on a private road going to a  
18  public road.

19                   BRIAN HARTY:  Unless the road was  
20  currently owned by all the people in that  
21  development.

22                   MAYOR RALPH EKSTRAND:  Like the --  
23  Like the townhouses with Hearthstone, I  
24  would assume.  I'm just guessing.

25                   TRUSTEE ANTHONY ADDEO:  Do we want

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2     to open this Pandora's box more? Even if  
3     they wanted to put six homes there, they  
4     don't have the proper way to get onto  
5     Fulton Street. They'd be going over a  
6     private road.

7                   Stevie, am I wrong?

8                   MR. FELLMAN: Again, we'd have to  
9     go through it. Again, if it was  
10    clustered, they could come directly off of  
11    109 directly.

12                  TRUSTEE ANTHONY ADDEO: No, they  
13    could come off 109, but only for one home.  
14    Not for six or eight like I'm looking at.

15                  MR. FELLMAN: I understand.

16                  If they were going to do  
17    single-family lots, then they'd have to  
18    create a dedicated road, just like we did  
19    with --

20                  TRUSTEE ANTHONY ADDEO: Yeah.

21                  MR. FELLMAN: (Continuing) -- the  
22    other complex. That's how I know he could  
23    get six. I don't know where eight came  
24    from.

25                  TRUSTEE ANTHONY ADDEO: He doesn't

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2    have the width of lot to do a dedicated  
3    road and still build in a 60 by 100. He  
4    says so right on the first page. It's  
5    impossible to obtain a standard road width  
6    and the lots that will achieve the  
7    setback. He can't build what he wants  
8    there.

9                   So let me ask a question. Brian  
10   said that the proposed developers are  
11   looking to get the temperature of the  
12   Board. Is it proper for us to ask now  
13   what's everybody's opinion? I'm a no.

14                  MAYOR RALPH EKSTRAND: Well, I'd  
15   like to know if six -- if eight doesn't  
16   fit, does six fit? That's my question.

17                  TRUSTEE ANTHONY ADDEO: Only one  
18   fits.

19                  MR. FELLMAN: The right thing to do  
20   is to have them do a yield map. It shows  
21   if they were to develop it as single  
22   family lots.

23                  MAYOR RALPH EKSTRAND: Okay.

24                  CLAUDIO DE BELLIS, ESQ.: Have them  
25   provide a map that is consistent with what

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2   the Code provides in that area.

3                   MR. FELLMAN:   Exactly.

4                   TRUSTEE ANTHONY ADDEO:   Yeah, I  
5   think it's only one that fits.

6                   MAYOR RALPH EKSTRAND:   I totally  
7   agree.

8                   TRUSTEE ANTHONY ADDEO:   Okay.

9                   TRUSTEE WALTER PRIESTLY:   Anthony,  
10   don't we have other streets, like next to  
11   our offices where -- by Mark Smith's place  
12   -- where they have a private road coming  
13   off of Conklin Street and they have, like,  
14   four or five, three or four houses off of  
15   there?

16                   TRUSTEE ANTHONY ADDEO:   Yeah, Kayla  
17   Place [sic].

18                   MAYOR RALPH EKSTRAND:   Kayla Place  
19   [sic] is a private road and in the Village  
20   of Farmingdale like McCarthy --

21                   TRUSTEE CHERYL PARISI:   Yes.

22                   MAYOR RALPH EKSTRAND:   (Continuing)  
23   -- and one more that I can't think of.

24                   TRUSTEE WALTER PRIESTLY:   And I  
25   think they have to bring the garbage out

1                   WORK SESSION 1-4-21

2    to the curb.

3                   TRUSTEE CHERYL PARISI:   McCarthy  
4    does.  They have to bring it out to  
5    Fairfield -- Fairview.

6                   TRUSTEE ANTHONY ADDEO:  The  
7    question becomes, any wide parcel.

8                   Now, I don't want to set a  
9    precedent.  So would you think that I  
10   should be able to take my parcel where my  
11   office is and build three townhouses, four  
12   townhouses?

13                  MAYOR RALPH EKSTRAND:  Well, you're  
14   in office residency so...

15                  TRUSTEE ANTHONY ADDEO:  So these  
16   guys are in Residence D [sic].  They can  
17   only build one home; Residence B.  They  
18   only have a width of lot of the street for  
19   one home.  There's no flag lots there.  
20   This is like giving them a flag lot.

21                  DEPUTY MAYOR WILLIAM BARRETT:  
22   You're right.

23                  CLAUDIO DE BELLIS, ESQ.:  You'd  
24   have to change the Code.

25                  DEPUTY MAYOR WILLIAM BARRETT:

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2   Well, why?

3                   MAYOR RALPH EKSTRAND:   Why?

4                   DEPUTY MAYOR WILLIAM BARRETT:  No,

5   I agree --

6                   CLAUDIO DE BELLIS, ESQ.:  You'd

7   have eight houses on --

8                   DEPUTY MAYOR WILLIAM BARRETT:

9   (Continuing) -- we'd have to change the  
10 Code, but why?

11                   CLAUDIO DE BELLIS, ESQ.:

12   (Continuing) -- you want to put eight  
13 houses on a single family lot?  You can't  
14 do it.

15                   TRUSTEE WALTER PRIESTLY:  What  
16 would we change the Code --

17                   DEPUTY MAYOR WILLIAM BARRETT:  Why  
18 would we want to?

19                   CLAUDIO DE BELLIS, ESQ.:  Yeah, no,  
20 no.

21                   TRUSTEE ANTHONY ADDEO:  Why would  
22 we want to?

23                   TRUSTEE CHERYL PARISI:  Okay.  So  
24 what allowed Fuschetto to build?

25                   TRUSTEE ANTHONY ADDEO:  There's a

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2   road there. They subdivided. They did a  
3   Nassau County subdivision. A Village of  
4   Farmingdale subdivision. They built the  
5   legitimate road and dedicated it to the  
6   Village. It's like adding a street  
7   anywhere else. This is not adding a  
8   street.

9                   MAYOR RALPH EKSTRAND: By the way,  
10   guys, only because we have -- like Claudio  
11   always says -- the memory of an elephant.  
12   Because this lot faces Town of Oyster Bay  
13   property, don't they have to go to the  
14   Nassau County Planning for a subdivision?

15                  CLAUDIO DE BELLIS, ESQ.: If  
16   they're above the three, yeah. This would  
17   be subject to Nassau County review, yes.

18                  MAYOR RALPH EKSTRAND: No, no, it's  
19   because they border Nassau County.  
20   They're -- Nassau County is on the other  
21   side of the train tracks?

22                  CLAUDIO DE BELLIS, ESQ.: Right.

23                  MAYOR RALPH EKSTRAND: Right. So  
24   they would have to go to Nassau County  
25   Planning for a subdivision.



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2                   TRUSTEE ANTHONY ADDEO:  If they're  
3                   within 300 feet of the town line.

4                   MAYOR RALPH EKSTRAND:  Thank you.

5                   TRUSTEE ANTHONY ADDEO:  Village  
6                   line.

7                   MAYOR RALPH EKSTRAND:  What do you  
8                   know about zoning, my friend?  That was a  
9                   joke.  That was a joke, Anthony.  You can  
10                  smile.

11                  TRUSTEE WALTER PRIESTLY:  I think  
12                  we outlawed flag lots a couple of years  
13                  ago?

14                  TRUSTEE CHERYL PARISI:  We did.

15                  MAYOR RALPH EKSTRAND:  We did.

16                  BRIAN HARTY:  Yes, we did.

17                  MAYOR RALPH EKSTRAND:  We did.

18                  TRUSTEE WALTER PRIESTLY:  Then that  
19                  settles it.

20                  MAYOR RALPH EKSTRAND:  But my whole  
21                  point was, Nassau County Zoning, it has to  
22                  go to Nassau County for subdivision  
23                  because they're within 300 feet of Nassau  
24                  County land; yes?

25                  TRUSTEE ANTHONY ADDEO:  Yes.

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2 CLAUDIO DE BELLIS, ESQ.: That's  
3 right, yeah.

4 MAYOR RALPH EKSTRAND: So we're not  
5 the -- like Claudio always said, you  
6 always go to the heavy lift first. We're  
7 not the heavy lift. Nassau County is.

8 TRUSTEE ANTHONY ADDEO: I don't  
9 think Nassau County would entertain it  
10 unless we approve it.

11 CLAUDIO DE BELLIS, ESQ.: That's  
12 exactly right.

13 BRIAN HARTY: They're not going to  
14 entertain it unless you change the zone to  
15 which would accommodate it.

16 MAYOR RALPH EKSTRAND: Yeah, but if  
17 they look at it with our current zoning,  
18 they have to refuse it. Whatever.

19 BRIAN HARTY: I'm sure they  
20 wouldn't even review it unless they had  
21 the zoning to support it.

22 CLAUDIO DE BELLIS, ESQ.: So, I  
23 mean, the Board has complete discretion in  
24 determining whether or not it wants to  
25 entertain an application to revise or

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2     change that zone.   So the Board -- if  
3     the Board doesn't want to, that's it.  
4     That's the end of it.

5                   DEPUTY MAYOR WILLIAM BARRETT:   I'm  
6     in Anthony's vote.

7                   MAYOR RALPH EKSTRAND:   Well, this  
8     is a discussion for next time or this  
9     time?

10                  Help me out here, guys.   Do you  
11     want to do it now or later?   It doesn't  
12     matter to me.

13                  TRUSTEE WALTER PRIESTLY:   Well, if  
14     we went through the effort to deny flag  
15     lots, I don't see why we should, you know,  
16     all of a sudden change the Code.   I mean,  
17     what's the point of disallowing flag lots  
18     and then allowing them?   Is there any  
19     benefit to --

20                  BRIAN HARTY:   Just to point -- Just  
21     to point something out.   There are other  
22     codes in other municipalities that have a  
23     cluster provision in the code where they  
24     allow -- if the zoning allowed to build  
25     6,000 square foot lots, then you had in

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2    this case -- what is there six of them,  
3    Steve, essentially?

4                   MR. FELLMAN:   Yeah.

5                   BRIAN HARTY:   In the amount of  
6    property that you have here?  That you can  
7    cluster that and then the idea is to  
8    create open -- as much open space as  
9    possible to create a more pleasing  
10   atmosphere for the people that are living  
11   there and also increasing the yield on it.  
12   The yield would be as of design if the  
13   zoning permitted it.  But if you don't  
14   have a cluster division, you can't even  
15   entertain it.

16                  DEPUTY MAYOR WILLIAM BARRETT:  
17    There's a bunch of homes on 109 like that;  
18    right?  I mean...

19                  TRUSTEE ANTHONY ADDEO:  Oh, yeah.

20                  DEPUTY MAYOR WILLIAM BARRETT:  It  
21    could be a domino effect.

22                  TRUSTEE ANTHONY ADDEO:  Absolutely.

23                  DEPUTY MAYOR WILLIAM BARRETT:  No.

24                  TRUSTEE ANTHONY ADDEO:  And the  
25    other things is, where they're providing

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2    -- they're providing 24 parking spots  
3    here. Each one has a two-car garage and  
4    one on the driveway. That's 24 cars on  
5    this piece of property. It's unlikely  
6    that that would happen, but that's what  
7    could happen.

8           BRIAN HARTY: I think Steve and I  
9    had been part of the discussion a long,  
10   long time ago, but my recollection was we  
11   talked in terms of looking at this in six  
12   not eight. As Steve said, two units  
13   appeared from nowhere. But that would be  
14   dependent upon the Board -- be willing to  
15   entertain a Change of Zone or an addition  
16   of the cluster division on an existing  
17   zoning.

18           MAYOR RALPH EKSTRAND: Okay. We'll  
19   answer questions and team huddle for the  
20   Work Session in which this will be  
21   discussed further.

22           Anything else on number four?

23           TRUSTEE CHERYL PARISI: What's  
24   there?

25           BRIAN HARTY: The subdivision on

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2       Melville Road will be -- there's a lot of  
3       paperwork that goes with that; correct  
4       Steve? That are going to be given to the  
5       Board on the 19th?

6                   MR. FELLMAN: Yeah, again, it's  
7       just going to be for the subdivision.  
8       They haven't -- the individual houses  
9       would have to be filed separately. They  
10      have no designs at this point.

11                  BRIAN HARTY: Yes.

12                  TRUSTEE ANTHONY ADDEO: So they're  
13      within the 300 feet of the Village line.  
14      Do they have to go to the County, as well?

15                  MAYOR RALPH EKSTRAND: Well,  
16      actually, they're within 300 feet of the  
17      Town of Babylon. That's a good question.

18                  TRUSTEE CHERYL PARISI: Right, yup.

19                  MAYOR RALPH EKSTRAND: That's a  
20      good question, Anthony. They're not 300  
21      feet of the Town of Oyster Bay.

22                  Stevie, I'll leave that up to you.  
23      I don't know. And Claudio.

24                  MR. FELLMAN: We'll look into it.

25                  MAYOR RALPH EKSTRAND: They're the

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2    last house in the Town of Oyster Bay.

3                   CLAUDIO DE BELLIS, ESQ.:   But if  
4    there's no interest, there's nothing more  
5    to look at; right?

6                   MR. FELLMAN:   You're talking about  
7    the subdivision; right?

8                   DEPUTY MAYOR WILLIAM BARRETT:   The  
9    subdivision's different.

10                  BRIAN HARTY:   You're talking about  
11   the Melville Road subdivision or the  
12   subdivision on 109?

13                  MAYOR RALPH EKSTRAND:   Melville  
14   Road.

15                  MR. FELLMAN:   The Melville Road,  
16   that's a County Road, too, so the County's  
17   got to...

18                  CLAUDIO DE BELLIS, ESQ.:   Yeah.

19                  MAYOR RALPH EKSTRAND:   It's the  
20   last house in the County.   Whatever.

21                  TRUSTEE CHERYL PARISI:   We can  
22   still announce the Public Hearing and just  
23   wait for the County to get back to us or  
24   whatever?

25                  BRIAN HARTY:   Aren't we going

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2           through the same process here that we  
3           would have gone through on the other one?

4                   Claudio, doesn't the Village have  
5           to take an action first before the County  
6           can take an action?

7                   CLAUDIO DE BELLIS, ESQ.:   Yeah,  
8           yeah, but is there a subdivision  
9           application before the Building  
10          Department?

11                  BRIAN HARTY:   Yes.

12                  CLAUDIO DE BELLIS, ESQ.:   So  
13          there's an application to subdivide that  
14          lot into six lots?  We have that --

15                  MR. FELLMAN:   No.

16                  TRUSTEE CHERYL PARISI:   No.

17                  MR. FELLMAN:   You're on the wrong  
18          case.

19                  BRIAN HARTY:   The Melville Road.

20                  TRUSTEE CHERYL PARISI:   Melville  
21          and Balcom.

22                  CLAUDIO DE BELLIS, ESQ.:   Oh, I'm  
23          sorry.  That's the one that went to  
24          Planning already.

25                  BRIAN HARTY:   Yes.



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2 MR. FELLMAN: Right.

3 TRUSTEE CHERYL PARISI: Yes.

4 CLAUDIO DE BELLIS, ESQ.: Okay. So  
5 what's the question?

6 MAYOR RALPH EKSTRAND: Shouldn't  
7 have gone that well [sic].

8 BRIAN HARTY: Does the Village have  
9 to take an action before an action gets  
10 taken by another municipality?

11 CLAUDIO DE BELLIS, ESQ.: Yeah, so  
12 this Board should set a Public Hearing for  
13 that subdivision application.

14 MAYOR RALPH EKSTRAND: Right. Even  
15 though it requires approval from County.  
16 We're all on agreement; yes?

17 CLAUDIO DE BELLIS, ESQ.: Yes.

18 MAYOR RALPH EKSTRAND: Good.

19 TRUSTEE ANTHONY ADDEO: So with  
20 reference to that, isn't it the Board of  
21 Trustees' final determination as to grant  
22 the subdivision?

23 MAYOR RALPH EKSTRAND: Correct.

24 MR. FELLMAN: Yes.

25 CLAUDIO DE BELLIS, ESQ.: Yes, it

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2    is.

3                   TRUSTEE ANTHONY ADDEO:  Well, when  
4   do we get to see the documentation?

5                   BRIAN HARTY:  On the 19th --

6                   MAYOR RALPH EKSTRAND:  As soon as  
7   Stevie gives it to us.

8                   TRUSTEE ANTHONY ADDEO:  Okay.

9                   MAYOR RALPH EKSTRAND:  And Claudio.

10                  TRUSTEE ANTHONY ADDEO:  Another  
11   thing.  Why do we want to set a Public  
12   Hearing?  Why do we want to set a Public  
13   Hearing now?

14                  MR. FELLMAN:  That's typically what  
15   we do.

16                  TRUSTEE ANTHONY ADDEO:  No, no.

17                  MAYOR RALPH EKSTRAND:  Anthony, I  
18   feel that they were wrongly sent to  
19   Planning instead of us, so we're placating  
20   them from -- they shouldn't have been sent  
21   to Planning.  They should have been sent  
22   to BOT directly.

23                  Am I wrong, Claudio?

24                  CLAUDIO DE BELLIS, ESQ.:  No,  
25   that's right.  And why wouldn't you --

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2           What would be the reason for us not to set  
3           the hearing?

4                   TRUSTEE ANTHONY ADDEO:   Well,  
5           haven't -- aren't there a whole bunch of  
6           public hearings, Grandma's Kitchen and  
7           others that we put off from last year and  
8           put in limbo?  Shouldn't we do those first  
9           before we do this one?

10                   TRUSTEE CHERYL PARISI:  We actually  
11           did them, Anthony.

12                   MR. FELLMAN:  We did them.  They're  
13           all done.

14                   BRIAN HARTY:  Those have all been  
15           done.

16                   TRUSTEE CHERYL PARISI:  You were on  
17           vacation.

18                   BRIAN HARTY:  They've all been  
19           done.

20                   TRUSTEE ANTHONY ADDEO:  Okay.

21                   MAYOR RALPH EKSTRAND:  No, no.  But  
22           I felt bad, Anthony, is the fact that they  
23           should have come to us and not the  
24           Planning Board first.

25                   TRUSTEE ANTHONY ADDEO:  Okay.

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2           MAYOR RALPH EKSTRAND: That's why I  
3 felt they should have the benefit of the  
4 doubt. They should have come to us  
5 first.

6           TRUSTEE ANTHONY ADDEO: Okay.

7           MAYOR RALPH EKSTRAND: And they did  
8 not. So I feel bad that that occurred, so  
9 that's why -- You understand now.

10          TRUSTEE ANTHONY ADDEO: I do.  
11 Absolutely.

12          DEPUTY MAYOR WILLIAM BARRETT:  
13 They're not jumping ahead of anybody  
14 either, though; are they?

15          MR. FELLMAN: No.

16          MAYOR RALPH EKSTRAND: No.

17          DEPUTY MAYOR WILLIAM BARRETT:  
18 Okay. All right.

19          MAYOR RALPH EKSTRAND: It's just --  
20 it's -- as I said, that's -- that's --  
21 it's just what it is.

22          TRUSTEE ANTHONY ADDEO: Can we talk  
23 about 333 Main Street now?

24          TRUSTEE CHERYL PARISI: Well, can  
25 we just -- Before we do that, can we just

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2       quickly go through the Fairfield...

3                   TRUSTEE ANTHONY ADDEO:    Sure.

4                   TRUSTEE CHERYL PARISI:    The Three  
5       Fountain Plaza?

6                   MAYOR RALPH EKSTRAND:    Yup.

7                   TRUSTEE CHERYL PARISI:    So what do  
8       we think of -- of -- of these concepts?  
9       We're supposed to choose one?

10                  BRIAN HARTY:    Well, you have the  
11       original proposal that was put in by  
12       Fairfield.  And then you have certain  
13       revisions that Steve, I guess, will walk  
14       you through because he's been attending  
15       those meetings.

16                  MAYOR RALPH EKSTRAND:    I would like  
17       to know --

18                  BRIAN HARTY:    Actually.  Actually,  
19       just to go back to November when this was  
20       done, according to the minutes, the  
21       meeting was -- the hearing was closed and  
22       this was approved.  It was approved at  
23       that time.  There's nothing in the minutes  
24       that indicates that this was to go to  
25       Planning, just so you know.

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2 TRUSTEE CHERYL PARISI: So I was  
3 going to ask --

4 BRIAN HARTY: We did go to  
5 Planning --

6 TRUSTEE CHERYL PARISI: I was going  
7 to ask that question --

8 BRIAN HARTY: We did go to  
9 Planning.

10 TRUSTEE CHERYL PARISI: I thought  
11 it was only going to Planning because they  
12 just -- for signage -- okay -- that was  
13 going down there; okay. And -- and maybe  
14 they might make a recommendation or  
15 whatever for what they think; okay.

16 I like the big trees and all that,  
17 okay, but to be very honest I like the  
18 water feature on the bigger side. I don't  
19 like the smaller size water feature. I  
20 think it looks much nicer, the original  
21 size.

22 MAYOR RALPH EKSTRAND: Cheryl?

23 BRIAN HARTY: You like the original  
24 plan better?

25 MAYOR RALPH EKSTRAND: No, the

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2   original plan is great. I totally agree.  
3   That's what -- legally, that's what was  
4   approved by the Board.

5           TRUSTEE CHERYL PARISI: Yes.

6           MAYOR RALPH EKSTRAND: With the  
7   exception, if they want to do that little  
8   bit of green space that Stevie suggested?

9           TRUSTEE CHERYL PARISI: Um-hum.  
10   Around the -- around the -- yes.

11          MAYOR RALPH EKSTRAND: Which Stevie  
12   said would be a tripping hazard if the --  
13   the little bit of green space wasn't  
14   there.

15          TRUSTEE CHERYL PARISI: Right.

16          MAYOR RALPH EKSTRAND: I have no  
17   problem with that, but my opinion is being  
18   that we -- it was approved and -- as you  
19   know, I was chasing little white golf  
20   balls on 11/2 -- but it was approved by  
21   the Board. I would just recommend that  
22   the Board approve it with the -- whatever  
23   signage they want to -- we agreed for them  
24   to do with a little section of green space  
25   that Stevie added and the original size of

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2    the fountain. I think shrinking the  
3    fountain is ludicrous.

4                   TRUSTEE CHERYL PARISI: I would  
5    have to agree. It looks, in a smaller  
6    version, it looks lost. It needs to be,  
7    like, the original size. I think it looks  
8    like it's a mistake. It's, like, tiny.  
9    You know, I don't know what they were...

10                  MR. FELLMAN: No, the developer,  
11    you know, definitely prefers the bigger  
12    fountain that you originally approved. He  
13    was going through some exercises at the  
14    request of the Planning Board to show them  
15    what it would look like with their  
16    suggestion. Not the whole -- a couple of  
17    people on the Board.

18                  TRUSTEE CHERYL PARISI: Yes, yes,  
19    two. Two people on the Board.

20                  MR. FELLMAN: Exactly. So he, you  
21    know, he accommodated them so they could  
22    have a look to see the difference.

23                  TRUSTEE CHERYL PARISI: Um-hum.

24                  MR. FELLMAN: But I tried to  
25    explain to that Board that, you know,



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2    you're here to cast a recommendation. The  
3    vote is going to be the Board of Trustees  
4    not the Planning Board.

5                   TRUSTEE CHERYL PARISI: Right.

6    Okay. So -- so...

7                   BRIAN HARTY: So to make that --

8                   MAYOR RALPH EKSTRAND: Is there  
9    anybody that doesn't agree with Cheryl and  
10   I to keep the original fountain and just  
11   put that little bit of green space that  
12   Stevie Ray suggested there?

13                  TRUSTEE ANTHONY ADDEO: Yes.

14                  MAYOR RALPH EKSTRAND: Anybody?

15                  TRUSTEE WALTER PRIESTLY: I'm with  
16   you, Cheryl and Ralph.

17                  DEPUTY MAYOR WILLIAM BARRETT:

18   Yeah, I agree with Cheryl and Ralph.

19                  BRIAN HARTY: Do you want to do  
20   another resolution just to amend the  
21   November 2nd resolution?

22                  MAYOR RALPH EKSTRAND: Okay. Do I  
23   hear a motion to amend the resolution to  
24   keep the fountain, the --

25                  BARBARA KELLY: No resolutions

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2    here.   Sorry.

3                   TRUSTEE CHERYL PARISI:   Oh, we do  
4    that at 8:00 o'clock.

5                   BARBARA KELLY:   You have to wait  
6    for the 8:00 o'clock meeting.   Sorry,  
7    Mayor.

8                   All right a crumb cake.   I promise.  
9    No, I think --

10                  MAYOR RALPH EKSTRAND:   You knew  
11    exactly why I was holding out.   I was  
12    stoned-faced at you.   Waiting to hear --

13                  BARBARA KELLY:   You've got crumb  
14    cake and you've got chocolate chip  
15    cookies.

16                  MAYOR RALPH EKSTRAND:   Waiting to  
17    hear chocolate or crumb cake that Mr.  
18    Barrett will devour with me --

19                  TRUSTEE CHERYL PARISI:   Well  
20    before you --

21                  MAYOR RALPH EKSTRAND:   (Continuing)  
22    -- who's not saying anything.

23                  MR. FELLMAN:   Without a doubt.

24                  TRUSTEE CHERYL PARISI:  
25    (Continuing) -- devour, just please leave

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2   a piece in my mailbox. That's all.

3                   BARBARA KELLY: Yeah, we'll send  
4   out a piece to everybody.

5                   TRUSTEE CHERYL PARISI: So we're  
6   going with the original -- original design  
7   with added green area; correct?

8                   MAYOR RALPH EKSTRAND: With the  
9   added green area.

10                  DEPUTY MAYOR WILLIAM BARRETT:  
11   Stevie, where is the added green area?

12                  MR. FELLMAN: It's the raised --  
13   the raised seating area by the...

14                  DEPUTY MAYOR WILLIAM BARRETT: I'm  
15   looking at what Brian delivered today.

16                  TRUSTEE CHERYL PARISI: Yeah, by  
17   Starbucks.

18                  MR. FELLMAN: By Starbucks where  
19   the stairs wrap around in the front and  
20   you added a little section of green space.  
21   Because before the stairs came to a point  
22   at that corner and that point coming down  
23   the stairs I felt is a tripping hazard,  
24   because you're literally --

25                  TRUSTEE CHERYL PARISI: Yeah.

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2                   MR. FELLMAN:   (Continuing) --  
3                   because you step on a point.  You know?

4                   TRUSTEE CHERYL PARISI:  Um-hum.

5                   MR. FELLMAN:  So they added some  
6                   green space there, and that way it really  
7                   defines the stairs on both sides nicely  
8                   and safely.

9                   MAYOR RALPH EKSTRAND:  Yes.

10                  DEPUTY MAYOR WILLIAM BARRETT:  Is  
11                  that in concept A or concept B?

12                  TRUSTEE CHERYL PARISI:  It's the  
13                  original concept.

14                  DEPUTY MAYOR WILLIAM BARRETT:  The  
15                  original concept.

16                  TRUSTEE CHERYL PARISI:  Well...

17                  DEPUTY MAYOR WILLIAM BARRETT:  
18                  Because I don't see any difference.

19                  MR. FELLMAN:  No, the original  
20                  concept didn't have that piece of planter  
21                  there.

22                  TRUSTEE CHERYL PARISI:  Right.  So  
23                  if you go to, what?  A?  Concept A?  We  
24                  have -- they all look the same, Steve.  
25                  I've got to be honest.  The original

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2   concept now has the green space on all  
3   four corners and then the trees and  
4   everything like that.  So that's what  
5   we're going to have; right?  We're going  
6   to have --

7           MR. FELLMAN:  Yes, that's it.  Yes,  
8   yes.

9           TRUSTEE CHERYL PARISI:  Okay.

10          DEPUTY MAYOR WILLIAM BARRETT:  Okay.

11          TRUSTEE CHERYL PARISI:  So three of  
12   the four planters will have trees and one  
13   will have low shrubbery; right?  And then  
14   we'll have trees along and other  
15   shrubbery; okay.

16          MAYOR RALPH EKSTRAND:  Correct.  
17   And lighting.  I like their lighting, too.

18          TRUSTEE CHERYL PARISI:  Yes.

19          BARBARA KELLY:  So it's concept A  
20   that we're looking at?

21          DEPUTY MAYOR WILLIAM BARRETT:  No,  
22   we're looking at --

23          TRUSTEE CHERYL PARISI:  Original  
24   concept.

25          BRIAN HARTY:  Original concept.

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2                   TRUSTEE CHERYL PARISI: Yeah, I  
3 just have one more question, and I don't  
4 mean to throw a monkey wrench into this.  
5 What's the -- Is it a big deal to move the  
6 clock from where it is to, like, into that  
7 space between the steps and the pond? I  
8 mean, it would be, like, a defining  
9 feature now. Like in -- in that park  
10 space as opposed to outside the park  
11 space. I don't know. I'm just asking.

12                  TRUSTEE ANTHONY ADDEO: Anything's  
13 possible.

14                  MAYOR RALPH EKSTRAND: Well, why  
15 don't -- why don't --

16                  BRIAN HARTY: We could take a look  
17 at it.

18                  MAYOR RALPH EKSTRAND: Why don't we  
19 take a look at it and we -- Can we make  
20 the motion with the recommendation, if  
21 it's feasible, to move the clock? I have  
22 no problem moving the clock. I just don't  
23 know if it's feasibility [sic], Cheryl?

24                  TRUSTEE CHERYL PARISI: Me neither.  
25 I have no idea.

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2                   MAYOR RALPH EKSTRAND:   If it's  
3   feasible to move it, I have no problem  
4   moving it, and I don't think the Board  
5   would either.

6                   DEPUTY MAYOR WILLIAM BARRETT:  
7   Where are you thinking of moving it to?

8                   TRUSTEE CHERYL PARISI:   So in  
9   between the triangle waterfall and the  
10  steps.   In that center there.

11                  DEPUTY MAYOR WILLIAM BARRETT:   In  
12  the middle there, yeah.

13                  TRUSTEE CHERYL PARISI:   Yeah.

14                  DEPUTY MAYOR WILLIAM BARRETT:  
15  Right there.

16                  TRUSTEE CHERYL PARISI:   So it sort  
17  of, like, defines the area kind of.

18                  MAYOR RALPH EKSTRAND:   Stevie, is  
19  that from a -- from somebody who knows  
20  more than me, is that architecturally  
21  designed okay?

22                  MR. FELLMAN:   Sure.

23                  MAYOR RALPH EKSTRAND:   Yeah?   Okay.

24                  MR. FELLMAN:   Is there a reason  
25  that -- Is the clock important, for on the

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2   train, to be able to see, for any reason?

3           MAYOR RALPH EKSTRAND:  No, it's  
4   not.  It's the people getting onto the  
5   train.  Not the people from the train.  
6   It's a --

7           TRUSTEE CHERYL PARISI:  Right.

8           MAYOR RALPH EKSTRAND:  (Continuing)  
9   -- It's the...

10          MR. FELLMAN:  You're moving it  
11   farther from the train, the sightline.

12          MAYOR RALPH EKSTRAND:  Right, but  
13   you're moving it to the -- Cheryl's point  
14   is -- if I'm correct -- you're moving it  
15   closer to the people waiting for the  
16   train.

17          TRUSTEE CHERYL PARISI:  Correct,  
18   yes, and making it, like, more of a focal  
19   point in the park itself; okay.  That's --  
20   you know, like -- you know, so the people  
21   at the restaurant can see, the people  
22   sitting can see.  It's, you know, there in  
23   the center.  It's just an idea.

24          MAYOR RALPH EKSTRAND:  And the  
25   people sitting there waiting to see the



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2    train, can see the clock better.  The  
3    people look -- the people are not seeing  
4    the train [sic] as the train slows down  
5    from 40 miles an hour to zero as it pulls  
6    into the train station.

7                   TRUSTEE CHERYL PARISI:  Right.  
8    None of those people see it.

9                   MAYOR RALPH EKSTRAND:  They're not  
10   seeing the clock.  But they're seeing the  
11   clock for a momentary part in time.  No  
12   pun intended.  Whereas the people waiting  
13   to pick up or waiting to meet the people  
14   that are sitting in front of Starbucks and  
15   the other two restaurants in the area --

16                  TRUSTEE CHERYL PARISI:  Right.

17                  MAYOR RALPH EKSTRAND:  (Continuing)  
18   -- should be viewing the clock for the  
19   time the train comes in.

20                  TRUSTEE CHERYL PARISI:  And you  
21   could see it from across the street then,  
22   too, at T-O-A so...

23                  TRUSTEE WALTER PRIESTLY:  Then  
24   again you're not going to be able to see  
25   it going down South Front Street or coming

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2     south on Secatogue or going, you know --  
3     when you're driving you're not seeing it,  
4     as well.

5                   TRUSTEE CHERYL PARISI: But those  
6     are people driving. I don't think --

7                   MAYOR RALPH EKSTRAND: I don't look  
8     at that clock while I'm driving.

9                   TRUSTEE CHERYL PARISI: Me either.

10                  MAYOR RALPH EKSTRAND: I'm more  
11     concerned about the -- and you shouldn't  
12     with the --

13                  TRUSTEE CHERYL PARISI: Especially  
14     at that corner.

15                  MAYOR RALPH EKSTRAND: (Continuing)  
16     -- the people coming on and off that.  
17     That is a very -- that's why we put up the  
18     stop signs there, the four-way stop  
19     signs --

20                  TRUSTEE CHERYL PARISI: It's  
21     terrible.

22                  MAYOR RALPH EKSTRAND: (Continuing)  
23     -- when we never had before. There is so  
24     much street traffic between the buildings  
25     and the people and the restaurants.

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2           The people looking, trying to look  
3 at the clock while they're driving down  
4 the street are not very prudent. They  
5 should have a clock or something in their  
6 car that tells them the time.

7           TRUSTEE WALTER PRIESTLY: I don't  
8 think they need to look at the clock.  
9 Most people know what time it is, but I  
10 think a clock just is nice aesthetics, one  
11 way or the other. I mean, people really  
12 use it for time?

13          TRUSTEE CHERYL PARISI: No, but  
14 it's a nice aesthetics so I think it would  
15 be nice incorporated in, but, you know, I  
16 don't know if that's feasible.

17          TRUSTEE WALTER PRIESTLY: Maybe we  
18 should look at it from -- not from this  
19 illustration. Maybe at the actual  
20 location.

21          MAYOR RALPH EKSTRAND: Yeah.

22          TRUSTEE WALTER PRIESTLY: Imagine  
23 it from there. So...

24          MAYOR RALPH EKSTRAND: Yeah.

25          MR. FELLMAN: Is it possible for us

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2     to make them responsible for maintaining  
3     the clock? As you know, it was out for a  
4     couple of years. Only right twice a day  
5     of [sic] the time.

6                   TRUSTEE CHERYL PARISI: We have  
7     a...

8                   MAYOR RALPH EKSTRAND: Do we still  
9     have a contract on that?

10                  DEPUTY MAYOR WILLIAM BARRETT:  
11     Yeah, we do.

12                  TRUSTEE CHERYL PARISI: We do.

13                  MR. FELLMAN: Okay.

14                  TRUSTEE CHERYL PARISI: Um-hum.

15                  (WHEREUPON, there was inaudible,  
16     indecipherable cross-talk among the  
17     parties present.)

18                  COURT REPORTER: I'm sorry. I'm  
19     sorry. You both were talking at the same  
20     time. I didn't hear either of you.

21                  (WHEREUPON, there was inaudible,  
22     indecipherable cross-talk among the  
23     parties present.)

24                  TRUSTEE CHERYL PARISI: Do it  
25     again, you two. Go ahead.

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2 MAYOR RALPH EKSTRAND: Bill first.

3 Bill?

4 DEPUTY MAYOR WILLIAM BARRETT: All

5 I said is the clock is working well.

6 MAYOR RALPH EKSTRAND: Brian?

7 BRIAN HARTY: Yes? What are you

8 asking me?

9 MAYOR RALPH EKSTRAND: You were

10 trying to make a comment.

11 COURT REPORTER: No, it was

12 Claudio.

13 TRUSTEE CHERYL PARISI: No, it was

14 Claudio.

15 CLAUDIO DE BELLIS, ESQ.: So my

16 question is, do we want them to maintain

17 the clock or is that something that we're

18 going to maintain?

19 TRUSTEE WALTER PRIESTLY: I think

20 we're getting enough from them building

21 these beautiful fountains and elevated

22 seating. To ask them to take care of the

23 clock, too, I don't think it's their

24 responsibility. That's just my feeling.

25 MAYOR RALPH EKSTRAND: I believe

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2     the clock contract is actually connected  
3     to the clock contract on Moby Way and Main  
4     Street?

5                   TRUSTEE CHERYL PARISI:   Um-hum,  
6     yes.  I think they are.

7                   DEPUTY MAYOR WILLIAM BARRETT:  
8     You're correct, Mayor.

9                   TRUSTEE CHERYL PARISI:   Yes, you  
10    are.

11                  MAYOR RALPH EKSTRAND:   It's a dual  
12    contract, so to make them pay for the dual  
13    contract I think would be unfair.

14                  TRUSTEE CHERYL PARISI:   So we'll  
15    just keep maintaining.

16                  MAYOR RALPH EKSTRAND:   Yeah.

17                  BRIAN HARTY:   Well, like Walter  
18    said, why don't we take a look at it and  
19    physically go down there and look at it  
20    from all different angles.

21                  MAYOR RALPH EKSTRAND:   So you want  
22    to look at it from both sides now?  From  
23    inside out and upside down?  Just saying?

24                  BRIAN HARTY:   Yeah.  I don't know.  
25    I tend to think where it's located is

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2    fine.   That's my personal view.

3                   TRUSTEE WALTER PRIESTLY:   I like  
4    where it's located.   I think it's got  
5    better visibilty there.

6                   MAYOR RALPH EKSTRAND:   We'll do --  
7    Cheryl?

8                   TRUSTEE CHERYL PARISI:   Yes?

9                   MAYOR RALPH EKSTRAND:   You and I  
10   will do a road trip; okay?

11                  TRUSTEE CHERYL PARISI:   Oh, okay.  
12   Yup.   Bill, you're welcome to join us,  
13   Anthony, whoever.

14                  MAYOR RALPH EKSTRAND:   I'll buy at  
15   Starbucks.

16                  TRUSTEE ANTHONY ADDEO:   The only  
17   reason I would say to move it is it's less  
18   likely to get hit by a car, but it hasn't  
19   been hit by a car yet for all the time  
20   it's been there.

21                  TRUSTEE CHERYL PARISI:   No.

22                  MAYOR RALPH EKSTRAND:   Bite your  
23   tongue.

24                  TRUSTEE ANTHONY ADDEO:   Yeah,  
25   sorry.

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2 MR. FELLMAN: Jinx.

3 MAYOR RALPH EKSTRAND: If a truck  
4 comes by next week...

5 MR. FELLMAN: I just got a message  
6 from the Fire Department.

7 TRUSTEE ANTHONY ADDEO: You're  
8 funny, Steve.

9 TRUSTEE CHERYL PARISI: Okay,  
10 Anthony.

11 TRUSTEE WALTER PRIESTLY: I think  
12 it'll get hidden if we move it with all  
13 the trees and everything. It'll get hid  
14 in that corner.

15 MAYOR RALPH EKSTRAND: I'll do a  
16 road trip with Cheryl and Bill.

17 TRUSTEE CHERYL PARISI: Okay. So  
18 Anthony, you wanted to talk about 333 Main  
19 Street?

20 TRUSTEE ANTHONY ADDEO: Yeah. So  
21 one of the emails I received had an  
22 interesting comment in it. It said, "Has  
23 the developer thought about making the  
24 front of the building, the roof, match  
25 that of the firehouse with the



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2       triangle-type pitches and the possible  
3       slight roof so it looks like a similar  
4       building to what's the historical  
5       building?" That was interesting to me.

6                   TRUSTEE CHERYL PARISI: So way  
7       back, we tried to do that, and there was  
8       no interest in that.

9                   TRUSTEE ANTHONY ADDEO: No interest  
10      from the Board or the developer?

11                  TRUSTEE CHERYL PARISI: From the  
12      developer.

13                  MAYOR RALPH EKSTRAND: Correct.

14                  TRUSTEE ANTHONY ADDEO: Okay, okay.

15                  MAYOR RALPH EKSTRAND: But that's,  
16      you know, when he comes before us, that's  
17      an excellent question, Anthony.

18                  TRUSTEE ANTHONY ADDEO: Okay.

19                  MAYOR RALPH EKSTRAND: Anything  
20      else?

21                  (WHEREUPON, no response was heard.)

22                  MAYOR RALPH EKSTRAND: Okay.  
23      Highway. Is Highway part of the trees?

24                  BRIAN HARTY: Yes. So we wanted to  
25      mention that the trees will be done by the

1                   WORK SESSION 1-4-21

2    end of the week. That was the thing that  
3    got me and Andy out in the Village Green  
4    today. So they were going to do it on  
5    Wednesday, but they want to let the ground  
6    dry out a little bit. It's kind of wet.  
7    So to do a minimum amount of damage to the  
8    Village Green when they come in, and  
9    they're going to put underlying down but,  
10   you know, there's always going to be  
11   something. If it has a chance to dry out,  
12   if it gets a little cooler, that will be  
13   helpful when they take the trees down.

14                TRUSTEE CHERYL PARISI: Okay. And  
15   I sent an --

16                BRIAN HARTY: Sometime between --  
17   Sometime around Thursday or Friday they'll  
18   be coming down.

19                TRUSTEE CHERYL PARISI: Okay. And  
20   I did send an email to Laurie, the  
21   landscape architect that worked at Five  
22   Corners.

23                BRIAN HARTY: Okay, good.

24                TRUSTEE CHERYL PARISI: She hasn't  
25   gotten back to me yet, but I do know that

1           WORK SESSION 1-4-21

2       she's been away, so I'm sure she will.

3       And then we can talk about that on the

4       19th.

5           BRIAN HARTY:   Okay.

6           MAYOR RALPH EKSTRAND:   That's

7       great.   Thank you, Cheryl.

8           BRIAN HARTY:   We have a little

9       conservation on rates, I think -- is the

10      only thing left on water rates.

11          MAYOR RALPH EKSTRAND:   Correct.

12          BRIAN HARTY:   Whether it's going to

13      be 250, 275, or 300.

14          What's your price?

15          TRUSTEE CHERYL PARISI:   Okay.   So

16      I'm the one who asked about keeping it at

17      300.   My -- My -- My thinking was that we

18      raised the rates for a thousand gallons

19      and everybody's affected.   And we raised

20      the maintenance fee.   What do I want to

21      call that?   The service fee?   We raised

22      that.   Everybody's affected the same way.

23          But by going from 250 to either 275

24      or 300, there's a select few more families

25      that are affected than anybody else.   So I

1                   WORK SESSION 1-4-21  
2    just figured if we left it at 300,000,  
3    it's more of an even increase for  
4    everybody without an additional 16 or 30  
5    something families being affected.

6                   MAYOR RALPH EKSTRAND:  Anybody else  
7    want to comment?  Bill or...

8                   DEPUTY MAYOR WILLIAM BARRETT:  
9    Yeah.  I just -- the 36 units last year  
10   that used 300 -- the 36 residents that  
11   used more than 300,000 gallons.  And 275  
12   is an additional, as Cheryl said,  
13   additional 12.  And if you go down to 250,  
14   it's an additional 14.  The total is 62,  
15   which is, like, three-point -- almost  
16   three and-a-half percent of -- of the  
17   total residents that we have.

18                   So I don't know.  With water  
19   conservation I think it doesn't affect  
20   that many people.  Maybe if the people  
21   that are over, would conserve a little bit  
22   more.  And so I respectfully think that  
23   250 is adequate.

24                   MAYOR RALPH EKSTRAND:  So Bill,  
25   just to get back at this.  The difference

1                   WORK SESSION 1-4-21

2    in residents between 250 and 300 were how  
3    many?

4                   DEPUTY MAYOR WILLIAM BARRETT:  It's  
5    an additional, I think, 26 residences.

6                   MAYOR RALPH EKSTRAND:  Now, the  
7    whole idea of this --

8                   DEPUTY MAYOR WILLIAM BARRETT:  Out  
9    of --

10                  MAYOR RALPH EKSTRAND:  (Continuing)  
11    -- Okay.  The whole idea of this is for  
12    water conservation?

13                  DEPUTY MAYOR WILLIAM BARRETT:  In  
14    my opinion.

15                  MAYOR RALPH EKSTRAND:  Well, I'm  
16    not disagreeing with you.  I think it's  
17    for water conservation, too.  So the 26  
18    people should -- from what I'm looking at  
19    -- should either conserve the water or pay  
20    the price for not conserving the water.

21                  Do you agree or disagree with what  
22    I just said?

23                  DEPUTY MAYOR WILLIAM BARRETT:  You  
24    know what?  That's correct.  They would  
25    pay the same as a business would pay for

1                   WORK SESSION 1-4-21

2    the amount that's over 250.

3                   MAYOR RALPH EKSTRAND:   Right.   So  
4    it's -- the truism is we're virtually  
5    asking 26 people to conserve water, and if  
6    they don't conserve the water, like  
7    everybody else is below that limit, they  
8    pay a penalty.   I have no problem with  
9    that.   But I'm willing to look at the  
10   Board.   I mean, conservation of the  
11   environment is a good thing.   Yes?   No?

12                  TRUSTEE CHERYL PARISI:   Absolutely.

13                  MAYOR RALPH EKSTRAND:   I want some  
14   input here.

15                  TRUSTEE CHERYL PARISI:   It's a good  
16   thing, but we're only affecting 26  
17   families; okay.   And if we're raising  
18   rates, you know, everybody's affected the  
19   same way.   Now we're impacting just 26  
20   families in one specific way, more than  
21   anybody else.   That's all I'm saying.

22                  MAYOR RALPH EKSTRAND:   Right,  
23   right, and I agree with you.   But it  
24   appears to me that those 26 families must  
25   be doing something that they're going over

1                   WORK SESSION 1-4-21

2    the top in water usage as opposed to the  
3    other 2,300 people, 2,300 users.

4                   TRUSTEE CHERYL PARISI:  Maybe they  
5    have five kids.  Maybe they have six kids.  
6    I don't know.

7                   TRUSTEE ANTHONY ADDEO:  It's  
8    probably underground sprinkler systems  
9    running for an hour a day.

10                  MAYOR RALPH EKSTRAND:  That's --

11                  TRUSTEE CHERYL PARISI:  No, I have  
12    an underground system --

13                  MAYOR RALPH EKSTRAND:  (Continuing)  
14    -- I agree with Anthony.

15                  TRUSTEE CHERYL PARISI:  
16    (Continuing) -- I have a pool, but I don't  
17    have six kids; okay.

18                  BARBARA KELLY:  It's -- It's --  
19    It's not as much the kids, but if the  
20    average customer's 140,000 in a year, even  
21    at 250 they're still 110,000 gallons more  
22    than the average user.  And for the most  
23    part, I think it's heavy sprinkling.  You  
24    know, irrigation.

25                  TRUSTEE ANTHONY ADDEO:  Oh, here's

1                   WORK SESSION 1-4-21

2    another thing.

3                   Can we take the additional proceeds  
4    we're going to get and try to do some  
5    education for the people who are above  
6    150,000 gallons? Tell them you don't need  
7    to water your lawn an hour a day. Fifteen  
8    minutes a day will work. Fifteen minutes,  
9    20 minutes every other day. Can we use  
10   the increased money to educate them?

11                  MAYOR RALPH EKSTRAND: Yeah. We  
12   can send out some information on water  
13   conservation. I think that's a good idea.  
14   Water conservation is always something  
15   that we should promote on a regular basis.

16                  TRUSTEE ANTHONY ADDEO: I think  
17   it's very important.

18                  BARBARA KELLY: We did the smart  
19   sprinkler this summer. It was really,  
20   really simple to install and it looks at  
21   the local weather and if it's, like, a  
22   cloudy day, it won't sprinkle my lawn as  
23   much as if it's a hot and sunny day. It  
24   makes decisions everyday.

25                  It's changing how much it's



1                   WORK SESSION 1-4-21

2       sprinkling and what zones. It knows my  
3       north side, my south zone, my east and  
4       west, and it does things at its own pace.  
5       And it -- we didn't have any dead grass,  
6       so it does a good job.

7                   So educating them about something  
8       like that.

9                   MAYOR RALPH EKSTRAND: Yeah. It  
10       wouldn't hurt. Why don't we work on  
11       something like that. That's a good idea,  
12       Anthony.

13                  TRUSTEE ANTHONY ADDEO: Thank you.

14                  MAYOR RALPH EKSTRAND: Okay.  
15       Anything else, guys and gals?

16                  TRUSTEE CHERYL PARISI: How are we  
17       doing with the badges? I saw we ordered  
18       some things?

19                  BRIAN HARTY: Well, they're -- I  
20       think they're pretty much done.

21                  TRUSTEE CHERYL PARISI: Okay.

22                  BRIAN HARTY: And Diane put it in  
23       an envelope the other day, last week, so  
24       I'll see where they stand. If she's given  
25       them out yet.

1                   WORK SESSION 1-4-21

2                   TRUSTEE CHERYL PARISI: Okay. And  
3 I just have one question about the report  
4 that we got from Savik & Murray about  
5 Route 109. Why did we have Savik & Murray  
6 do that report?

7                   MAYOR RALPH EKSTRAND: Oh, that was  
8 my idea, Cheryl. We got a -- I personally  
9 got a lot of complaints about 109, and I  
10 drove down 109, and I said, "I'm just a  
11 poor, humble pharmacist," but I could see  
12 problems with the pitching and whatnot.  
13 So I said, "Okay, the State of New York is  
14 not going to listen to a Mayor who's a  
15 poor, humble pharmacist. The State of New  
16 York is only going to listen to an  
17 engineering company."

18                   So that report from Savik & Murray  
19 was sent to Senator Brooks, Senator  
20 Kennedy, who you meet with me up in  
21 Buffalo, and Senator Thomas, with my  
22 signature in a letter, about a week ago,  
23 saying, "Look" -- and I'm paraphrasing.  
24 "Look, they did a terrible job. Here is a  
25 Village Civil Engineer, licensed

1                   WORK SESSION 1-4-21  
2    engineering report on the work done. It  
3    is terrible. These are licensed  
4    engineers. You lobbied for us to get this  
5    done. Please respond to our request to  
6    fix it."

7                   And it was my opinion that the  
8    state leg -- our state people are not  
9    going to look at something just from me.  
10   They want an engineering's report to back  
11   it.

12                  TRUSTEE CHERYL PARISI: Okay.

13                  MAYOR RALPH EKSTRAND: And that's  
14    what we did, and I sent a letter to those  
15    three entities, who as you know, really  
16    were proponents of proposing it.

17                  TRUSTEE CHERYL PARISI: Absolutely,  
18    yes.

19                  MAYOR RALPH EKSTRAND: And if you  
20    read Jeff's report, they did a really  
21    crappy job.

22                  TRUSTEE CHERYL PARISI: Um-hum.

23                  MAYOR RALPH EKSTRAND: And I trust  
24    Jeff. I trust Jeff.

25                  BRIAN HARTY: Okay. Can I get back

1                   WORK SESSION 1-4-21

2       to the water conservation rate. I don't  
3       think we finished that; did we?

4                   TRUSTEE CHERYL PARISI: Yeah, we  
5       did. What's left?

6                   BRIAN HARTY: Are we doing 300, or  
7       was it going 250?

8                   TRUSTEE CHERYL PARISI: No, Bill  
9       said it's going to 250.

10                  MAYOR RALPH EKSTRAND: We were  
11       leaving it at 300.

12                  DEPUTY MAYOR WILLIAM BARRETT: We  
13       are leaving it at 300?

14                  BRIAN HARTY: That's why I got back  
15       to you. I lost clarity.

16                  TRUSTEE CHERYL PARISI: No, I  
17       thought we were leaving it at 250.

18                  MAYOR RALPH EKSTRAND: We were  
19       leaving it at 250. I'm sorry.

20                  BRIAN HARTY: Okay. Okay. Now  
21       it's clear. It wasn't clear before.

22                  MAYOR RALPH EKSTRAND: Okay, I'm  
23       sorry. I was still on the roadway. Is  
24       there anybody else --

25                  BARBARA KELLY: Are we going to --

1                   WORK SESSION 1-4-21

2    I'm sorry.  We're going to send out some  
3    sort of a notice about the water rates  
4    before -- I'm assuming this is going for  
5    the February invoice?

6                   TRUSTEE CHERYL PARISI:  Yeah.

7                   BARBARA KELLY:  So we're going to  
8    do Constant Contact and -- and maybe a  
9    mailing?

10                  DEPUTY MAYOR WILLIAM BARRETT:  I  
11    put something together.

12                  BARBARA KELLY:  Yeah.

13                  DEPUTY MAYOR WILLIAM BARRETT:  A  
14    week or two ago.

15                  BARBARA KELLY:  Yeah.  So -- So  
16    that's acceptable?

17                  MAYOR RALPH EKSTRAND:  Yes.  We'll  
18    do Constant Contact and a mailing or a  
19    mailing with billing or...

20                  BRIAN HARTY:  I think, honestly, I  
21    think you'd be better served if you sent  
22    residential customers what the residential  
23    rate is going to be, the commercial  
24    customers.  You break it down by the  
25    market segment that we have it broken down

1                   WORK SESSION 1-4-21

2     in here. Let everybody know individually,  
3     independently, across the board. That's  
4     up to you guys, but that's just how I  
5     think each -- each resident getting a  
6     letter might be beneficial. But that's up  
7     to you.

8                   BARBARA KELLY: Like addressed to  
9     them with their name?

10                  BRIAN HARTY: Yeah?

11                  BARBARA KELLY: Am I speaking?

12                  BRIAN HARTY: Yeah. That's kind  
13     of, like, what I had in mind. Do we have  
14     -- do we have -- we have their billing.  
15     We're going to be doing a billing. It's a  
16     matter of doing -- I know people don't  
17     like inserts, typically, because they  
18     don't read them, that we're changing the  
19     rates and that kind of thing. But that's  
20     the historic way of doing this, from any  
21     utility, is that they do it in their  
22     billing inserts. And we are a utility  
23     so...

24                  BARBARA KELLY: I don't know that  
25     we have the means to add a name to each of

1           WORK SESSION 1-4-21

2   our letters like that. I think that's a  
3   huge undertaking just to say.

4           BRIAN HARTY: Can we send them out  
5   to an address now?

6           BARBARA KELLY: Well, I can  
7   probably produce the mailing labels off of  
8   the system, you know, to --

9           BRIAN HARTY: Yeah.

10          BARBARA KELLY: (Continuing) --  
11   have it addressed to an individual person,  
12   but each individual letter being, you  
13   know, specific would be very difficult.

14          MAYOR RALPH EKSTRAND: Can you get  
15   it --

16          BARBARA KELLY: I can look at it.

17          DEPUTY MAYOR WILLIAM BARRETT: Can  
18   you break it down to commercial and  
19   residential?

20          BARBARA KELLY: Yeah, because  
21   they're two separate cycles.

22          MAYOR RALPH EKSTRAND: Yeah, I  
23   would just -- I agree with Bill. Just do  
24   commercial and residential.

25          BRIAN HARTY: Right.

1 WORK SESSION 1-4-21

2 BARBARA KELLY: Okay.

3 MAYOR RALPH EKSTRAND: Is that  
4 doable, Barbara?

5 BARBARA KELLY: Yeah, as long as  
6 the letter inside the envelop is  
7 throughout the same through all the  
8 commercial, you know, account holders and  
9 then a separate letter to all the  
10 residential account holders.

11 MAYOR RALPH EKSTRAND: Yes,  
12 exactly.

13 TRUSTEE CHERYL PARISI: So, like,  
14 "Dear Customer."

15 BARBARA KELLY: So we're not  
16 saying, "Dear Barbara Kelly," you know,  
17 inside.

18 TRUSTEE CHERYL PARISI: No, "Dear  
19 Customer," or whatever.

20 BRIAN HARTY: "Dear Customer --  
21 Dear --"

22 BARBARA KELLY: "Dear Water  
23 Customer." We usually go, "Water  
24 Customer."

25 MAYOR RALPH EKSTRAND: Right. But



1                   WORK SESSION 1-4-21

2     the residential will just go to the  
3     residential. The commercial will just go  
4     to the commercial --

5                   BARBARA KELLY: And the mixed-use.

6                   MAYOR RALPH EKSTRAND: (Continuing)  
7     -- if it's not personalized, that's fine.

8                   DEPUTY MAYOR WILLIAM BARRETT: You  
9     can do mixed-use, too?

10                  BARBARA KELLY: Well, so I have  
11     six, I think. It's 51 is the commercial,  
12     52 have Towns Babylon, Town of Oyster Bay  
13     I have the mixed-use apartments in a zone  
14     -- you know, in a cycle, and all of the  
15     exempt properties. So churches, the  
16     schools, the parks, that kinds of stuff --

17                  MAYOR RALPH EKSTRAND: Yeah,  
18     they're the -- they're the mixed --

19                  BARBARA KELLY: (Continuing) -- and  
20     then the residential.

21                  MAYOR RALPH EKSTRAND: Like for  
22     example, Barbara, the mix-used, my 80-unit  
23     development, I never get a water bill.

24                  BARBARA KELLY: So it would go to  
25     whoever gets that water bill.

1                   WORK SESSION 1-4-21

2                   MAYOR RALPH EKSTRAND: Yeah, you  
3 don't need 80 copies, it just goes to the  
4 homeowner's association.

5                   BARBARA KELLY: Well, it's only  
6 going to go to whoever gets the bill.

7                   MAYOR RALPH EKSTRAND: Whatever the  
8 meter is.

9                   BARBARA KELLY: We do have some  
10 that have an owner to a -- you know, a  
11 business, and then the actual business,  
12 you know, owner gets it, too.

13                   MAYOR RALPH EKSTRAND: I gotcha.

14                   BARBARA KELLY: So we do have some  
15 that get two bills.

16                   MAYOR RALPH EKSTRAND: Okay. Okay,  
17 I think we're all good.

18                   All right. How close are we to  
19 8:00 o'clock? Are we ready to go there?

20                   TRUSTEE CHERYL PARISI: It's 8:01.

21                   MR. WOOD: 8:01.

22                   (CONTINUED ON THE NEXT PAGE)

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WORK SESSION 1-4-21

C E R T I F I C A T I O N

STATE OF NEW YORK

Ss:

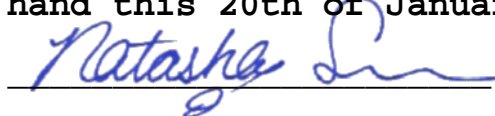
COUNTY OF SUFFOLK

I, NATASHA SNOOK, Court Reporter  
and Notary Public of 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 to any of the parties to this  
matter by blood or by marriage and that I  
am in no way interested in the outcome of  
any of these matters.

IN WITNESS WHEREOF, I have hereunto  
set my hand this 20th of January, 2021.



NATASHA SNOOK

**1**

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**6**

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