

REGULAR MEETING OF THE BOARD OF TRUSTEES
Monday, November 6, 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, November 6, 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.

Presentation to the parents of Gina Rose Pellettiere in recognition of her service to the Farmingdale High School students, declaring November 17 as “Gina Rose Pellettiere Day”. Mayor Ekstrand presented a proclamation to the family of Gina Pellettiere declaring that November 17 (her birthday) will forever be Gina Pellettiere Day in the Village of Farmingdale. A “Daler Strong” flag with a heart shape shall be flown on the Village Green to commemorate the day. A “Daler Strong” flag and a Farmingdale Village flag were also presented to the family.

ANNOUNCEMENTS – Mayor Ekstrand made the following announcements:

- The next Board meeting with public comment period will be held on Monday, December 4th, 2023 at 8:00 p.m. Regular Work Sessions will be held on Monday, November 20th, 2023, Monday, November 27th, 2023 and Monday, December 4th, 2023 at 7:00 p.m.
- The Farmer’s Market is being held every Sunday from 10:00 a.m. to 2:00 p.m. on the Village Green until November 19, 2023.
- The Annual lighting of the Holiday Tree on the Village Green will be on Tuesday, November 28, 2023 at 6:30 p.m., featuring the Saltzman Elementary School Choir.
- The Gergras Park tree lighting will take place on Friday, December 1, 2023 at 7:00 p.m.
- The Farmingdale Chamber of Commerce’s annual Holiday Parade will be held on Saturday, November 18th, 2023 at 12 noon.
- The following resolutions were approved at the October 16th Work Session (4/0 vote):

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- Approved H2M proposal titled Linwood Road Drainage Study H2M Proposal No. LP231195 in the amount of \$43,000.
- Approved a request from the Alzheimer's Association to use the Village Green for an Awareness Night Light Luminaria Ceremony on Tuesday, December 19, 2023 from 5:30 p.m. to 7:30 p.m. Approximately 20-30 people are expected to attend, hot chocolate and baked goods will be served.
- Purchased one Chevrolet Pick-up with plow, insert sander and lift gate in the amount of \$68,998.00 off of the BOCES contract. To be leased through Real Lease for 60 months at \$1,361.19 per month with a \$1.00 buyout at the end of the lease.
- Approved the creation of a pocket park on Yoakum Street at the DPW yard at a cost of \$76,000, as estimated by the Village Engineer with work to be performed by Roadwork Ahead, with new gazebo, fencing, lighting and planting materials included.
- The following resolutions were approved at the October 23rd Work Session (4/0 vote):
 - Approved easement agreement between the Village and KeySpan Gas East Corporation to provide gas service to Zuzu. All repaving is at the applicant's expense and to be signed off by appropriate Village personnel.
 - Did the following transfer from Unassigned Fund Balance to the following General Fund Reserves as of May 31, 2023:
 - To transfer \$111,086 to the Reserve for Special Use/Incentive Bonus for the payments made in 2022/2023.
 - Did the following budget adjustments and transfers to the General Fund as of May 31, 2023:
 - To increase the budget by \$415,000 due to unanticipated revenues in fines and forfeitures and to be used for general fund expenditures as detailed in the attached schedule, \$114,130.43 specific to Village Hall building improvements for windows and blinds and \$112,747.11 to Village Justice Court Contractual Services.
 - Increased the budget by \$92,702.72 due to DASNY grant for the purchase of gators and related equipment for the fire department.
 - Approved of the following budget transfers as detailed in the attached schedule.

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- Increased the budget, using Unassigned Fund Balance for the Water Fund as of May 31, 2023 in the amount of \$334,008.85 in addition as detailed in the attached schedule.
- Approved IT upgrades in the amount of \$35,925.48.

REGULAR MEETING BUSINESS ITEMS – Upon a motion made by Trustee Priestley and seconded by Trustee Rosasco, the following items were, **RESOLVED (#2024-11-01)**,

- Abstract of Audited Vouchers #1179 dated November 6, 2023.
- Minutes of Board Meetings of 10/2/23, 10/16/23, 10/23/23
- Use of Village Property:
 - Group Guadalupano of St. Kilian’s Church is having a parade/procession on December 9, 2023 beginning at approximately 8:00 p.m., after Mass has ended. It will begin at the front of the church on Conklin St., where the procession will head east to Secatogue Ave., then a right turn on Van Cott Ave., a right turn on Grant Ave., and a right turn on Cherry St., ending at St. Kilian School.
 - The Farmingdale Chamber of Commerce is requesting to hold their annual Holiday Parade on Saturday, November 18, 2023 at 12 noon. The parade will assemble at Northside School and continue south on Main Street to the Village Green.
 - Island Gardens Owners Corp. is requesting the use of the Courtroom for an annual Cooperative Owners meeting on Friday, December 15, 2023 from 6:00 p.m. to 9:00 p.m.
- Block Party Applications:
 - None
- Tax certiorari’s:
 - None

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

DATE	LOCATION	CONSTRUCTION/COMMENTS	ARB	C/R
10/3/2023	485 Conklin St. St. Killian Church DB23-00095	Interior renovations to existing gymnasium as per drawings submitted by Raymond Calamar Architect dated 9/12/23.	N/A	C
10/3/2023	14 Adrienne Ct Frank Trifoli PP23-00031	Replace oil tank	N/A	R

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10/4/2023	20 Jefferson Rd. Fahmeda Islam FP23-00010	White fence	N/A	R
10/5/2023	1 Hill Rd. Sarina Jagtiani DB23-00096	Driveway approved as presented with provision that driveway be pitched to left of driveway onto front lawn and not side property.	X	R
10/6/2023	71 Nelson St. J & L Axmacher DB23-00098	Dumpster in driveway	N/A	R
10/6/2023	6 Sherman Rd. Laura Boilano DB23-00097	Driveway approved as presented with provision that driveway is to be pitched to the left of driveway for all stormwater runoff. Walkway approved previously with portico.	X	R
10/6/2023	2 Jerome Dr Philip & Patricia Bentivegna DB23-00099	Semi inground pool 15 x 24	N/A	R
10/6/2023	7 Toretta La Hiren Patel DB23-00100	Maintain finished basement as per drawings submitted by Norman Lok PE dated 9/19/23	N/A	R
10/6/2023	334 Main St. Laura Coletti DB23-00101	Interior alterations to include removal of walls and new wall framing to create an amusement space with 9 units and storage.	N/A	C
10/11/2023	331-337 Main St. BK Fire Suppression PP23-00032	Hydrant flow test	N/A	C
10/12/2023	900 Fulton St. Sterling Green PP23-00033	Water supply installation 6 inch meter and one road opening	N/A	C
10/12/2023	900 Fulton St Sterling Green PP23-00034	Water supply installation 4 inch meter and one road opening	N/A	C
10/12/2023	900 Fulton St Sterling Green PP23-00035	Water supply installation 6 inch meter and one road opening	N/A	C
10/13/2023	41 Van Cott Ave Lauran Baiata DB23-00102	Replace exterior staircase to second floor deck	N/A	R
10/13/2023	183 Cherry St Motashem Billah DB23-00103	Modify driveway and rear patio as per drawings submitted by Matthew LaPiana Architect dated 10/12/2023	N/A	R
10/18/2023	4 Wall St. National Grid RO23-00012	Two 4 x 5 road openings and two 8 x 5 road openings	N/A	R
10/18/2023	202 Main St National Grid RO23-00013	One 4 x 4 bellhole to install gas service	N/A	C
10/18/2023	342 Main St. Peter Gennarini SP23-00015	Sign approved as presented with minor color changes accepted by ARB. A brighter yellow was approved.	X	C
10/19/2023	98 Staples St. Robert Richards III DB23-00104	Install 24 roof mounted solar panels as per drawings submitted by Michael E. Miele P.E. dated 9/13/23.	N/A	R
10/19/2023	25 Linwood Ave Richard Gosline PP23-00036	Install new oil fired boiler and hot water heater.	N/A	R
10/19/2023	346 Main St.	ARB approved as presented with minor color	X	C

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	The Coop Bar & Lounge SP23-00017	changes. Sign was approved with a more orange than yellow trim on signage.		
10/19/2023	202 Main St. Chris Werle SP23-00016	Soft Serve Section–Applicant to remove yellow/white awning – replaced with Black Metal Seamed roof. All sign to be Pin-Mount letters Applicant to put a small menu board to right of window so customers do not back into sidewalk – causing congestion. Informed us that there will be 2 soft serve machines, 4 flavors, 10 italian ice flavors. Canopies – All canopies to be black metal seamed roofs to match black windows. Tiling – applicant presented off white “Italian subway tiles” approx. 2” x 10” to be mounted on Main Street side only. The tiles are to be mounted vertically from ground up and across façade on front of 2nd story balcony. Tiles also will carry entire length of the southern edge side wall facing Tap Room. That wall will carry tile from top to bottom as there is no break point.” Will use a Beige Power Grout for outdoor application. Signage in Front. – All to be “Pin Mount” in either black or heritage red per code. 3 Separate areas – Zuzu, Parlour and Pizza Bar – similar to 317 who has three with much smaller frontage. Blade Signs – Eliminate one sign over Soft Serve as applicant only allowed 1 blade sign. Allow Blade sign (max 720 sq inches) over northern entry. Will use Komacel and then use pin mount letters to affix to sign w metallic border. Siding – Hardie Baton Board – White. Lighting – All Black Gooseneck – spatially placed on front and back. in front and 5 in back.	X	C
10/20/2023	25 Elizabeth St. Elizabeth Gardens FP23-00011	4’ chain link fence on south side of parking lot along railroad tracks and walkway	N/A	C
10/20/2023	346 Main St Peter Gennarini PP23-00037	One kitchen sink, two indirect wastes, one dishwasher, one bar sink, one soda machine drain.	N/A	C
10/23/2023	156 Jefferson Rd. Thomas Reddy DB23-00105	Kitchen renovation & window replacement	N/A	R
10/24/2023	19 Cooper St. Palleschi PP23-00038	Three water closets, three lavatories, one bathtub, one shower, two washing machines.	N/A	R
10/27/2023	30 Puritan Lane Richard Lucas DB23-00106	Replace existing retaining wall with Nicolock block wall	N/A	R

PUBLIC HEARING DATES – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, it was,

RESOLVED (#2024-11-02), to set the following public hearing for Monday, December 4, 2023 at 8:00 p.m.:

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- Amend the permitted uses in the D-MU and the Industrial I District Zoning Districts related to the uses specified in Chapter 465 of the Village Code and the use of medical marijuana in the Village of Farmingdale.
- Amend the provisions of the Village Code relating to the imposition, enforcement and penalties associated with misdemeanors, offenses and violations.

PUBLIC HEARING FOR SPECIAL USE PERMIT FOR 346 MAIN STREET –

Upon a motion made by Trustee Priestley and seconded by Trustee Parisi, it was,

RESOLVED (#2024-11-03), to open the hearing.

There being no public comment, upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was,

RESOLVED (#2024-11-04), to close the hearing.

Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was,

RESOLVED (#2024-11-05), to approve a Special Use Permit for 346 Main Street (Coop Bar & Lounge) subject to hours of operation with \$5,000 parking fee, paying for one space and waiving 6 included, along with stipulation that it not be turned into a dance club after dinner hours and that tables not be moved to make way for a dance floor. Occupancy is estimated to be between 50-52 people.

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

RESOLVED (#2024-11-06), to adopt the Village Election resolutions.

RESOLVED, that the Village of Farmingdale constitutes one election district and the polling place for such district shall be the Village Hall, 361 Main Street, Farmingdale, New York, and

FURTHER RESOLVED, that the Village Inspectors of Election adopt, use or copy to the extent applicable, the registration list, certified and supplied by the Nassau County Board of Elections, the names appearing thereon of all persons, residing in the Village of Farmingdale and qualified to vote at such forthcoming general Village election, and

FURTHER RESOLVED, that the next general election for the Incorporated Village of Farmingdale, Nassau County, New York, shall be

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held at the Farmingdale Village Hall in said Village on March 19, 2024; that the hours of opening and closing the polls thereof shall be 12:00 noon and 9:00 p.m. respectively and that during such period of nine consecutive hours, the polls shall be kept open for the purpose of choosing and electing the following officers:

Mayor for a term of 4 years
Trustee for a term of 4 years
Trustee for a term of 4 years

and

FURTHER RESOLVED, that the Clerk of the Village be, and he hereby is, directed to prepare a proper notice for the annual election pursuant to Sections 15-104 of the Election Law and to cause the said notice to be published in the official newspaper of the Village, namely, Newsday in its issue of November 19, 2023 specifying the time and place of holding the election; the hours of opening and closing of the polls and the offices and terms to be filled, and

FURTHER RESOLVED, that the Clerk of the Village be, and he hereby is, directed to prepare a proper notice of said annual election pursuant to Section 15-104 of the Election Law and to cause said notice to be published in the said Newsday in its issue of February 23, 2024, containing the date of the election and the polling place; the hours during which the polls shall be open; the names and addresses of all those who have been duly nominated whose certificate of petition of nomination has been duly filed with said Village Clerk and the term of such office for which they have been so nominated, and to cause a printed copy thereof to be posted conspicuously in at least six (6) public places in the Village at least one (1) day before said election and at Village Hall.

FURTHER RESOLVED, that a voting machine (ballot scanner) shall be used to canvass the ballots (excepting absentee and special ballots) at this election, except that, if all of the above listed races only have one candidate for each race (i.e. each race is uncontested) the use of a voting machine (ballot scanner) is not required and the ballots may be canvassed by hand/manually; the Village Clerk-Treasurer is authorized to order the same from the Board of Elections in Mineola, and that the Village Clerk-Treasurer is authorized to pay the required rental and costs of transportation for the voting machine (ballot scanner).

SURPLUS VEHICLES – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Priestley, it was,

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RESOLVED (#2024-11-07), to approve the sale of two surplus vehicles, a 2008 Dodge Durango (VIN #1DH8B38N38F112039) and a 2012 Dodge Ram Pick-up Truck (VIN #1C6RD7LT0CS326231), to the Village of Floral Park in the amount of \$1,750 as is.

NEW HIRE – Upon a motion made by Trustee Priestley and seconded by Trustee Parisi, it was,

RESOLVED (#2024-11-08), to approve the hiring of Richard Tortoso as a Laborer in the Highway Department at a rate of \$20 per hour, to be called in during snow events only.

BEAUTIFICATION –

- Trustee Parisi reported that mums are currently in place around the Village.
- Holiday decorations will be placed in the Gazebo on the Village Green and on fencing. Additionally, 5 Corners Park, Gergras Park and Main Street will be decorated.

OLD BUSINESS –

- Trustee Priestley thanked everyone for their efforts for the Halloween Parade and activities on the Village Green following the parade.
- Mayor Ekstrand congratulated Trustee Priestley for completing the NYC Marathon in a personal best time.

CORRESPONDENCE –

- Letter from the New York State & Local Retirement System, thanking Ann Rodenburg for her efforts in organizing their meeting/seminar.

FAIR HOUSING COMPLAINTS & COMMENTS - None

PUBLIC COMMENT – A discussion began on the following topics:

- A resident complained about certain approved tent use in Parking Lot 3 by local businesses and expressed concern about maintaining walking pathways on Main Street with outdoor dining. Mayor Ekstrand indicated that pedestrian access would be maintained.
- A Linwood Avenue resident requested an update on the H2M drainage study. Mayor Ekstrand said that the study is underway and that recharge basin information was secured from Nassau County through the mayor's efforts and the good offices

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of County Executive Blakeman. This will assist in keeping the study on track for completion in approximately 2.5 months.

- A resident thanked Mayor Ekstrand and the Board for recognizing fallen teacher Gina Pelletiere, saying that she was a wonderful teacher.

There being no further business, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,
Brian P. Harty
Village Clerk/Treasurer