

REGULAR MEETING OF THE BOARD OF TRUSTEES
Monday, January 5, 2015
INC. VILLAGE OF FARMINGDALE

The regular meeting of the Board of Trustees of the Incorporated Village of Farmingdale was held at Village Hall, 361 Main Street, Farmingdale, New York at 8:00 p.m. on Monday, January 5, 2015.

Present: Mayor Ralph Ekstrand
Deputy Mayor Patricia Christiansen
Trustee Cheryl Parisi
Trustee Thomas Ryan
Attorney Claudio DeBellis
Administrator/Clerk/Treasurer Brian Harty
Superintendent of Buildings Steve Fellman
Public Works Superintendent Andy Fisch

Absent: Trustee William Barrett
Deputy Clerk/Treasurer Barbara Kelly

Mayor Ekstrand opened the meeting at 8:10 p.m. with the pledge of allegiance.

ANNOUNCEMENTS – Mayor Ekstrand made the following announcements:

- Next Board meeting with public comment period will be held on Monday, February 2, 2015 at 8:00 pm: Board of Trustees Work Sessions begin at 7:00 pm on Tuesday, January 20 and Monday, January 26, 2015.
- Grant from Senator Kemp Hannon for \$500,000 for water district improvements.
- The 2nd Annual Winter Wonderland will be held Thursday, February 26, 2015 here in Village Hall.

PROCLAMATIONS – Mayor Ekstrand presented proclamations to Chuck and Rich Gosline for serving 3 years on the Downtown Master Plan Implementation Committee (DMP IC).

VILLAGE COMMITTEE – Mayor Ekstrand read the list of members of this newly named committee whose purpose is to involve more merchants in the decision making process of future Village events. The list is as follows:

- Tony Kathreptis
- John Capobianco
- John Court
- Teddy Eleftherios
- Rose Larsen
- Dave Saul
- Joann Saul
- Maggie Miller
- Cheryl Parisi

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- Pat Christiansen
- Rosemary Trudden
- Skip Schumeyer

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

RESOLVED (#2015-144), to rename the Downtown Master Plan Implementation Committee as “Farmingdale Village Merchants Association” (FVMA).

REGULAR MEETING BUSINESS ITEMS – Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Parisi, the following items were unanimously **RESOLVED (#2015-145)**,

- Abstract of Audited Vouchers #1073 dated January 5, 2015
- November Wire Transfers
- Minutes of 12/1 BOT Regular Meeting and 12/15 work session with corrections
- Taxi permits – 5 issues to be resolved before issuing
- Peddler Permit – Alexandrine Alexandre (Verizon FIOS)
- Use of Village Property:
 - The Greater Long Island Running Club is requesting to hold their annual “Fun Run” on Sunday, February 22, 2015 starting at 9:00 a.m. The event will start behind Runner’s Edge continuing up Main Street and onto Round Swamp Road.

BUILDING PERMITS – The Board of Trustees reviewed the listing of the following building permits issued since last meeting:

LOCATION	TYPE OF CONSTRUCTION/COMMENTS	ARB
Dexter 53 Weiden St. FP 14-23	Erect 6 ft. PVC fencing alongside and rear property lines.	N/A
Corrente 316 Van Cott Ave. DB 14-111	Install gas generator.	N/A
Dean 76 Melville Rd. DB 14-112	Install solar panels.	N/A
Gurwin Health Agency 330 Conklin St. SP 14-14	Install three signs on front of building. ARB approved 11/25/14.	X
LaVilleta Restaurant 968 Fulton St. SP 14-15	Change lettering on front and rear awnings. ARB approved 11/25/14.	X
Losi 216 Melville Rd. PP 14-48	Install oil boiler.	N/A

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511 Fulton St. Corp. 511 Fulton St. DB 14-113	Exterior and interior renovations to gas station with convenience store. Planning Bd. & BOT approval granted.	X
Mucaria 245 Cherry St. DB 14-114	Construct 12'x36' rear deck.	N/A
Roy 155 Secatogue Ave. DB 14-115	Install 8'x10' shed.	N/A
Weinstein 35 Hillside Rd. PP 14-49	Emergency sewer line repair.	N/A
Suckle 184 Prospect St. DB 14-116	Erect 13'x3'x12' high play station in rear yard.	N/A
Ophals 30 Harrison Pl. RO 14-33	Open two bellholes for gas service installation.	N/A
Dorfmeister 105 Staples St. PP 14-50	Install boiler and hot water heater.	N/A
Staller Assoc. 231-245 Main St. PP 14-51	Install all plumbing fixtures,	N/A
Tortoso 16 Manetto Rd. DB 14-117	New front porch and maintain rear deck. ZBA approved 12/11/14.	N/A
Switach 300 Van Cott Ave. DB 14-118	Maintain one story addition. ZBA approved 12/11/14.	N/A
Bavero 276 Oakview Ave. PP 14-52	Install gas boiler and hot water heater.	N/A
Peteani 150 Oakview Ave. RO 14-34	Open one bellhole for gas service installation.	N/A
Vaca 118 Duane St. DB 14-119	Installation of solar panels.	N/A
Gates 45 Jefferson Rd. PP 14-53	Install gas fired boiler and hot water heater.	N/A
Barrett 154 Prospect St. DB 14-120	Refurbish existing kitchen.	N/A
Heiderstadt 203 Lenox Ct. DB 14-121	Install in-ground pool, patios and retaining walls.	N/A
Disla 36 Weiden St. DB 14-122	Install roof mounted solar panels.	N/A

PUBLIC HEARING DATES – Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Parisi, it was unanimously, **RESOLVED (#2015-146)**, to set the following public hearing on February 2, 2015 at 8:00 p.m.

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- Proposed Special Use permit for a drive up window in a retail store for 87 Fulton Street (Pharmacy)
- Proposed Special Use permit for outdoor storage for 270 Fulton Street (EWR Holdings LLC)
- Proposed Change of Zone for properties at 100 Secatogue Avenue (Sec 49 Bl 75 Lot 5) and 143 N. Front Street (Sec 49 Bl 75 Lots 6 & 7) (Bartone Properties LLC)

PUBLIC HEARING PROPOSED AMENDMENT SPECIAL USE PERMIT 230 MAIN STREET (PAINT AND MAIN FORMERLY SPLASH STUDIO) – Mayor Ekstrand explained this amendment to a previously issued Special Use permit. The applicant is seeking a liquor license to permit alcohol consumption on the premises during paint classes only.

Upon a motion made by Trustee Ryan and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-147), to open the public hearing.

Mayor Ekstrand asked the Board if they had any questions. There being no comment from the Board, the following public comments were made:

- Mr. Diurno asked the applicant to explain a typical party and the need for a liquor license.
- Mr. Gosline, Linwood Avenue, asked if the applicant is applying for the license herself.

Reem Hussein, the applicant explained that the parties would take place on Friday and Saturday evenings only from approximately 7:00 to 10:00 p.m. She stated that she would be responsible about checking I.D.'s and that there would be no children allowed.

Attorney DeBellis stated that the amended Special Use permit could have limitations.

Trustee Parisi inquired about the original approved site plan and uses in comparison to the current retail portion of the business.

Upon a motion made by Trustee Ryan and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-148), to close the public hearing.

Trustee Ryan made a motion to approve this amendment, seconded by Mayor Ekstrand. Deputy Mayor Christiansen and Trustee Parisi abstained from voting.

Attorney DeBellis explained that the motion will not carry with only 2 votes.

Reem Hussein presented photos of the retail portion of her business in the front of the store. She explained that she has an art gallery in the front and parties in the back. She also explained that

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the party aspect of her business has grown tremendously, and that adult paint parties where alcohol is served are a growing trend that she would like to take advantage of and see her business grow. She also stated her opinion that her business is helping to support other Main Street businesses.

Trustee Parisi stated that she has an issue with the present retail portion of the business and its non - conformity to the present Downtown Master Plan.

Deputy Mayor Christiansen stated that she would like to visit the store.

Trustee Ryan made a motion to approve this amendment in light of new information and facts, seconded by Mayor Ekstrand. Deputy Mayor Christiansen and Trustee Parisi abstained from voting. The motion does not carry.

Upon a motion made by Trustee Ryan and seconded by Mayor Ekstrand, it was unanimously,

RESOLVED (#2015-149), to continue the public hearing on February 2, 2015 at 8:00 p.m.

CONTINUED PUBLIC HEARING PROPOSED LOCAL LAW 1 - 2015 AMENDING BUSINESS D ZONING DISTRICT ELIMINATING BUSINESS DD – Upon a motion made by Trustee Ryan and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-150), to continue the public hearing.

Attorney DeBellis explained that approval was needed by Nassau County to approve this law and that approval has been granted.

The following public comments were made:

- Mr. Orobono asked to have this law explained.

Superintendent Fellman explained that the current Business DD is not zoned for retail and that it is too antiquated. This law will make zoning more conforming and will not increase density.

- Mr. Gosline, Linwood Avenue, asked about height restrictions.

Superintendent Fellman left the meeting to get a copy of the code book and the Board paused the Public Hearing.

PUBLIC COMMENT – Mayor Ekstrand opened the floor to public comment while the hearing was paused. The following items were discussed:

- Mr. Gosline, Linwood Avenue, mentioned a parked car on Thomas Powell Blvd. that has been ticketed. He also inquired about a greenhouse behind Ubaldo's.
- Mr. Orobono mentioned a streetlight that is out on Elizabeth Street. He also mentioned a safety issue without the one way sign on Secatogue Avenue during construction. Administrator Harty said he would contact TDI for an update on street re-openings.

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Superintendent Fellman returned to the meeting with the code book and the Public Hearing continued. He discussed the current permitted uses as being antiquated and also read that the height requirements are not clear in the DD District.

Upon a motion made by Trustee Ryan and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-151), to close the public hearing.

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

RESOLVED (#2015-152), to adopt Local Law 1 – 2015 Amending Business D Zoning District Eliminating Business DD.

CONTINUED PUBLIC HEARING PROPOSED LOCAL LAW 2 - 2015 RE-CODIFICATION – Mayor Ekstrand read a statement explaining the process of re-codification prepared by Attorney DeBellis, as annexed to these minutes. Upon a motion made by Trustee Ryan and seconded by Trustee Parisi, it was unanimously,

RESOLVED (#2015-153), to continue the public hearing.

There being no comment, upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-154), to close the public hearing.

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

RESOLVED (#2015-155), to adopt Local Law 2 – 2015 Re – codification.

PUBLIC HEARING PROPOSED EXPENDITURE OF WATER REPAIR RESERVES – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-156), to open the public hearing.

Mayor Ekstrand explained that an 8 inch water main is needed along South Front Street servicing businesses along Main Street. The current main is almost 100 years old. He explained that a new main will increase fire safety and pumpage ability for the increasing development in that area.

Mayor Ekstrand asked for public comment and the following comments were made:

- Mr. Orobono asked about an approximate cost for this project. Mayor Ekstrand stated the estimated cost is \$130,000 to \$150,000.

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- Mr. Wilson, Normandy Drive, initiated a discussion about the Village's water infrastructure and requested that the Village hold a community meeting about the future of the water department.

Mayor Ekstrand stated that the Village Board has agreed that repairs will be done as needed to the water department in order to maintain it. He further stated that the Board has a plan for the water department which will be forthcoming to the community and that both income and expense sides need to be presented together at such time.

- Former Mayor Starkie, Doud Street, stated his opinion that he does not agree with spending money on the water department at this time and that a discussion between the Village and Suffolk County Water Authority should continue. He further expressed that the Village should hold a public hearing about the future of the water department. Former Mayor Starkie lastly requested that the Village hold off on spending more money until the community knows the entire plan.
- Mr. Miller, Quaker Lane, expressed his opinion that water department issues have been dragged out over too many years and that decisions need to be made soon.

Mayor Ekstrand stated that a timeline for the future of the water department will be presented to the public at the February 2nd, 2015 Board of Trustees Regular Meeting. He stated that this water main expenditure will be put on hold until the Village goes to bid for this project and a timeline has been presented to the public.

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

RESOLVED (#2015-157), that the Village will go to bid for the water main project on South Front Street and will not approve this expenditure at this time.

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

RESOLVED (#2015-158), to continue the public hearing on February 2, 2015 at 8:00 p.m.

PUBLIC HEARING PROPOSED LOCAL LAW – 2015 REVISION TO DOWNTOWN MIXED USE SIGN CODE – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-159), to open the public hearing.

Attorney DeBellis explained the need for this law to create more conformity and consolidation with the current sign code. He stated that Nassau County Planning has not made a decision in this matter. Therefore, the hearing will be continued.

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Upon a motion made by Trustee Ryan and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-160), to continue the public hearing on February 2, 2015 at 8:00 p.m.

FIRE DEPARTMENT RADIO DISPATCH SYSTEM GRANT - Upon a motion made by Trustee Ryan and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-161), to authorize the Mayor to execute a \$190,000 Agreement with Nassau County for Fire Department Radio Dispatch System Improvements.

WATER DEPARTMENT GENERATOR GRANT – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-162), to authorize the Mayor to execute a Nassau County Community Revitalization Program Project Application to provide funding to purchase a new generator in the water department for \$148,000.

YEAR 40 CDBG CONTRACT AMENDMENT – Upon a motion made by Trustee Ryan and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-163), to affirm the Mayor’s signature due to timeliness on an Amendment to Year 40 CDBG contract adding \$150,000.

CDBG BUDGET ADJUSTMENTS – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-164), to reclass the following CDBG money:

- Year 38 transfer \$24,000 from FA38-03 Streetscapes to FA38-01 Commercial Rehab
- Year 39 transfer \$10,000 from FA39-03A Streetscapes Pole Banners to FA39-02A Commercial Rehab

H2M ENGINEERING SERVICES – This agenda item was tabled.

CHANGE ORDER DPW PICK UP TRUCK – Upon a motion made by Trustee Ryan and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-165), to approve a change order of \$714.95 to the purchase of a DPW pick-up truck previously resolved in April 2014 for \$35,787.84. The total price is now \$36,502.79 due to slight changes in equipment on the truck.

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TOWN OF OYSTER BAY FIRE PROTECTION – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-166), to approve the Mayor to sign the agreement between the Town of Oyster Bay and the Incorporated Village of Farmingdale relative to furnishing Fire Protection for the Northeast Farmingdale Fire Protection District for the year 2015.

CHANGE ORDER ROADWORK AHEAD BRICK WORK – Upon a motion made by Trustee Ryan and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-167), to approve a change order of \$4,620.00 to a previous resolution for brick work done by Roadwork Ahead, Inc. in the fire house alley way and The Republic alley way. The original amount approved was \$24,304.00, but due to engineer's field re-measurement and added areas the price increased to \$28,924.00.

MICHAEL HABERMAN ASSOCIATES – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-168), to approve the hiring of Michael Haberman Associates, Inc. to complete all the necessary analysis and deliver the updated tentative 2015/2016 tax assessment roll for a fee of \$20,000.00 including \$2,000.00 to recalculate the adjusted base proportions.

FLUSHING BANK COLLATERAL AGREEMENT – Upon a motion made by Trustee Ryan and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-169), to approve the signing of the new Flushing Bank Collateral Agreement (prior collateral holder is no longer providing service).

BEAUTIFICATION – Deputy Mayor Christiansen reported that DPW personnel will be taking down the holiday decorations beginning this week with the exception of the garland on the Gazebo. The Farmingdale Village Merchants Association asked that the garland remain for the Winter Wonderland on February 26th. She also advised that the Core Committee will be meeting on January 24th to discuss plans for spring planting.

OLD BUSINESS – None

CORRESPONDENCE – Washington Street email

PUBLIC COMMENT – The following public comments were made:

- Mr. Diurno, commented that he did not think that tonight's art studio public hearing was handled correctly.

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- Former Mayor Starkie, Doud Street, thanked the Board for waiting on the water department resolutions. In regard to the art studio public hearing, he added that he thinks the Master Plan's definition of retail might need to be changed to meet the changing needs of the Village.
- Mr. Wilson, Normandy Drive, wanted clarification about Flushing Bank resolution.
- Mr. Rosasco, Leonard Street, inquired about commercial rentals in the new project and asked if the Village was in compliance with the Long Island Housing Partnership. Mayor Ekstrand stated that the affordable units are already carved into the plan.

EXECUTIVE SESSION – Upon a motion duly made and seconded, it was unanimously,

RESOLVED, to move to Executive Session to discuss personnel and legal matters.

Upon a motion duly made and seconded, it was unanimously,

RESOLVED, to move to return to the regular meeting.

There being no further work, the meeting was adjourned at 11:30 p.m.

Respectfully submitted,

Brian P. Harty, Village Clerk-Treasurer