

**REGULAR MEETING OF THE BOARD OF TRUSTEES**  
**Monday, February 5, 2018**  
**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, February 5, 2018.

**Present:** Mayor Ralph Ekstrand  
Deputy Mayor Patricia Christiansen  
Trustee William Barrett  
Trustee Cheryl Parisi  
Trustee Walter Priestley  
Attorney Claudio DeBellis  
Administrator/Clerk/Treasurer Brian Harty  
Deputy Clerk Barbara Kelly  
Superintendent of Buildings Steve Fellman  
Public Works Superintendent Andrew Fisch

Mayor Ekstrand opened the meeting at 8:00 PM with the pledge of allegiance.

**STANDARD WORKDAY RESOLUTION** – The resolution to approve the Standard Workday Resolution has been moved to the March 5, 2018 meeting.

**ANNOUNCEMENTS** – Mayor Ekstrand made the following announcements:

- The next Board meeting with public comment period will be held on Monday, March 5<sup>th</sup>, 2018 at 8:00 p.m. Board of Trustees Work Session/Tax Grievance Night will be held on Tuesday, February 20<sup>th</sup> and regular Work Sessions will be held on Monday, February 26<sup>th</sup> and Monday, March 5<sup>th</sup> at 7:00 p.m.
- The following resolution was approved at the January 16, 2018 Work Session:
  - Allow a Blood Mobile at Runner’s Edge on Saturday, January 20, 2018.

**REGULAR MEETING BUSINESS ITEMS** – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen (Trustee Barrett abstained), the following items were, **RESOLVED (#2018-02-01)**,

- Abstract of Audited Vouchers #1110 dated February 5, 2018
- December & January Wire Transfers
- Minutes of Work Sessions of 1/2/18, 1/16/18 & 1/22/18 and Regular Public Meeting of 1/2/18.
- Taxi permits
- Block Party Applications:

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- None
- Use of Village Property:
  - The Greater Long Island Running Club is requesting to have Leg 3 of their 33<sup>rd</sup> annual Ocean to Sound Relay take place within the Village on Sunday, September 23, 2018. Leg 3 passes through the Village along Quaker Meeting House Road between Merritt Road and Round Swamp Road.
  - The Greater Long Island Running Club is requesting to hold their annual “Fun Run” on Sunday, February 25, 2018 starting at 9:00 a.m. The event will start behind Runner’s Edge continuing up Main Street and onto Round Swamp Road.
  - The Farmingdale Fire Department is requesting use of the Court Room on Tuesday, April 3, 2018 and Friday, April 6, 2018 for their annual meeting and installation of officers from 7:00 to 10:00 p.m.
- Tax certiorari’s:
  - Tax Certiorari settlement Re: J & B Restaurant Partners, Inc. Sec 48, Blk. 445, Lot 313,316: Premises 330 Fulton Street, Farmngdale, for tax years 2011/2012 through and including 2015/16 for a refund of \$6,000 with no reduction in the 2016/2017 assessment.
  - Tax Certiorari settlement Re: McDee Realty I, LLC Sec 49, Blk. 140, Lot 165: Premises 19-21 Potter Street, Farmingdale, for tax years 2013/14 through and including 2017/18 for a refund of \$7,000 with a reduction in assessed value to \$420,000. If assessment remains at the reduced value for tax years 2018/19 through and including 2020/21, no Article 7 proceedings will be filed.
  - Tax Certiorari settlement Re: 1205 Building Corp. Sec 49, Blk. 971, Lot 34: Premises 246 Conklin Street, Farmingdale, for tax years 2006/07 through and including 2017/18 for a refund of \$11,000 with a reduction in assessed value to \$700,000. If assessment remains at the reduced value for tax years 2018/19 through and including 2020/21, no Article 7 proceedings will be filed.

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

LOCATION	TYPE OF CONSTRUCTION/COMMENTS	ARB
245 Main St. Scrubz Body Skin Care Products SP 17-00023	ARB approved as submitted on 12/26/17.	X
148 S. Front St. TDI Jefferson Station LLC SP 17-00024	ARB approved as submitted on 12/26/17; except the small lettering of products inside the store.	X
41 Merritts Rd. Abim Sharma	Replace mold damaged doors and gypsum board throughout house.	N/A

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DB 17-00116 503 Conklin St. Tian Fa Jiang PP 17-00060	Correct gas service and ansul system.	N/A
10 Azalea Ct. Barbara Manolakos DB 17-00111	Construct rear sunroom 16' x 18' as per drawings submitted by Nicholas Varlotta Architect dated 3/3/17.	N/A
40 Columbia St. Cool Heat PP 17-00061	Install one (1) water closet, one (1) kitchen sink, one (1) lavatory, one (1) shower and one (1) dishwasher.	N/A
2 Dale Drive Sven Brost SW 17-00006	Replace 10 linear feet of sidewalk.	N/A
132 Thomas Powell Blvd. Michael Passantino DB 17-00118	Install 22 roof mounted solar panels as per drawings submitted by Nicolas A. Nitti P.E. dated 10/17/17.	N/A
283 Main St. BK Fire Suppression & Security PP 17-00062	Install fire suppression and security system as per drawings by Thomas Reilly P.E.	N/A
40 Division St. BK Fire Suppression & Security PP 17-00063	Install fire sprinklers as per drawings submitted by L.B. Engineering P.C. dated 6/24/16.	N/A
27 Conklin St. Chris & Son Plumbing Inc. PP 17-00064	Install 3 water closets, 8 sinks, 2 lavatories, 1 slop sink, 3 showers, 1 floor drain, 1 sump pump, 2 washing machines and 3 treatment tubs.	N/A
80 Jefferson Rd. Samuel Magliaro DB17-00119	Install 19 roof mounted solar panels as per drawings submitted by Nicolas Nitti P.E. dated 12/15/17.	N/A
251 Prospect St. Nick Fugarazzo DB 18-00001	Original permit #648. New garage.	N/A
220 Fulton St. Anthony S. DiProperzio AIA DB 18-00002	Interior and exterior alterations as per drawings submitted by Anthony S. DiProperzio AIA dated 3/13/17.	N/A
1000 Fulton St. FJR Plumbing & Heating PP 18-00001	New upgrade of gas service with three new handing heaters and one existing unit.	N/A
575 Conklin St. Lofus Owusu DB 18-00003	Install new air conditioning unit inside first floor switchroom and new steel dunnage and dry cooler on roof as per drawings submitted by Jacobsen and Horan Engineers dated 8/23/17.	N/A
41 Van Cott Avenue John Marra PP 18-00002	Replace sewer pipe.	N/A
10 Division Street Bravedaker LLC DB 18-00005	Restore structure to single family home as per drawings submitted by Michael J. Gadaleta Architect dated 1/23/18.	N/A
49 Yoakum St. Jerry Careri DB 18-00006	Maintain existing four season family room (formerly a sunroom)	N/A
49 Yoakum St. Jerry Careri DB 18-00007	Maintain existing rear brick patio.	N/A
130 Hillside Rd. Drew & Sarah Kane DB 18-00004	Maintain HVAC system.	N/A

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**PUBLIC HEARING ON LOCAL LAW AMENDING BUSINESS D DISTRICT –**

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

**RESOLVED (#2018-02-02)**, to continue the hearing.

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

**RESOLVED (#2018-02-03)**, to close the hearing.

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

**RESOLVED (#2018-02-04)**, to adopt local law amending Chapter 600, Article XIV “Business D District”, Section 100, by repealing and/or amending Subsection (P) “Development Incentive Bonuses”.

**PUBLIC HEARING ON MAIN & DIVISION LLC 155 MAIN STREET (SAM**

**GLASS) –** Upon a motion made by Trustee Parisi and seconded by Trustee Priestley it was unanimously,

**RESOLVED (#2018-02-05)**, to continue the hearing.

Developer Sam Glass has agreed to pay \$6,000 per year for 10 years. Renovated apartments will be rented to current tenants at a reasonable rate. The renovation is going down to the studs. A fire sprinkler system will be installed. Rent will include all utilities.

The following public comments were made:

- A resident asked what is allowed per code. Attorney DeBellis said that it is legal non-conforming.
- The resident also asked about the number of square feet. Mr. Glass stated that the property is 3,000 square feet.
- The resident also wanted to know what non-conforming is. Superintendent Fellman said that it refers to the size of the units and parking although Mr. Glass is providing 5 spaces. The property will also have new climate controls.

The following comments were made by the Board:

- Deputy Mayor Christiansen feels that the application is not ready for consideration.

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- Trustee Parisi and Trustee Priestley agree that more details are necessary. They want to know about the sprinkler system, status of existing tenant and will the tenant stay after the rent increase.

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

**RESOLVED (#2018-02-06)**, That the Village Board declares itself, pursuant to SEQRA, as Lead Agency in connection with Special Use Permit for Main & Division LLC 155 Main Street; and

**FURTHER RESOLVED**, that the Village Board classifies this application as unlisted actions which will not result in any significant adverse environmental impact; and

**FURTHER RESOLVED**, that the Village Board issues a negative declaration and notice of determination of non-significance in connection with this application.

**FURTHER RESOLVED**, that the village directs the Village attorney to send this new law to Nassau County Planning.

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

**RESOLVED (#2018-02-07)**, to continue the hearing until March 5, 2018 at 8:00 pm.

**PUBLIC HEARING ON SPECIAL USE PERMIT FOR NUTTY IRISHMAN (315-317 MAIN STREET)** – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley it was unanimously,

**RESOLVED (#2018-02-08)**, to open the hearing.

The following public comment was made:

- A resident asked why they are moving. Joe Fortuna said that it is a larger building.
- A resident asked if the windows will be open.

The applicant will pay \$40,000 over 3 years, with the first payment due at the issuance of the Certificate of Occupancy and the second payment due January 15. This needs to go to the Planning Board to discuss exterior plans.

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

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**RESOLVED (#2018-02-09)**, to close the public hearing.

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

**RESOLVED (#2018-02-10)**, to adopt the Special Use Permit for Nutty Irishman (315-317 Main Street), with 8 parking spots at a total cost of \$40,000 over 3 years, with the first payment due at the issuance of the Certificate of Occupancy and the second payment due January 15 of the following year.

**PUBLIC HEARING ON LOCAL LAW FOR FLOODPLAIN INSURANCE** – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley it was unanimously,

**RESOLVED (#2018-02-11)**, to open the hearing.

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

**RESOLVED (#2018-02-12)**, to close the public hearing.

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

**RESOLVED (#2018-02-13)**, to adopt local law to enable residents to obtain floodplain insurance.

**WATER DEPARTMENT TRAINING CONFERENCE** – Upon a motion made by Trustee Parisi and seconded by Trustee Barrett, it was unanimously,

**RESOLVED (#2018-02-14)**, to authorize Geary Gerhardt to attend a conference in Saratoga Springs, NY on March 27-29, 2018 for training as a Safety Instructor. All expenses paid by the CSEA Union.

**SMALL CLAIMS ASSESSMENT REVIEW** – Upon a motion made by Trustee Priestley and seconded by Trustee Parisi, it was unanimously,

**RESOLVED (#2018-02-15)**, to approve the Small Claims Assessment Review refunds for 2017/2018, as per attached schedule.

**ELECTION INSPECTORS OUTSIDE VILLAGE** – Upon a motion made by Trustee Priestley and seconded by Trustee Barrett, it was unanimously,

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**RESOLVED (#2018-02-16)**, to allow election inspectors who reside outside of the Village as per the Nassau County Board of Elections Farmingdale list.

**2017/2018 TAX ROLL** – Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Parisi, it was unanimously,

**RESOLVED (#2018-02-17)**, to acknowledge the return of the 2017/2018 tax roll and warrant and report of unpaid taxes pursuant to §1436 of the Real Property Tax Law of the State of New York and retain warrants to purchase.

**RFP FOR VILLAGE FINANCIAL AUDIT** – Upon a motion made by Trustee Barrett and seconded by Trustee Parisi, it was unanimously,

**RESOLVED (#2018-02-18)**, to go out to RFP for an Independent Audit of the Village's financials.

**FIRE PROTECTION DISTRICT** – Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Christiansen, it was unanimously,

**RESOLVED (#2018-02-19)**, to authorize the Mayor to execute the agreement between the Town of Oyster Bay and The Incorporated Village of Farmingdale where the Village of Farmingdale provides Fire Protection for the Northeast Farmingdale Fire Protection District for the year 2018. (Approximately \$99,000).

**EXCESS BOND FUND RECLASS** – Upon a motion made by Trustee Barrett and seconded by Trustee Parisi, it was unanimously,

**RESOLVED (#2018-02-20)**, to reclass \$4,510.00 in excess Bond funds for the Fire Department Ambulance from the capital Fund to the General Fund reserves for Bond Indebtedness.

**FUND BALANCE RECLASS** – Upon a motion made by Trustee Barrett and seconded by Trustee Parisi, it was unanimously,

**RESOLVED (#2018-02-21)**, to reclass from the Fund Balance \$18,946 to the Reserve for Bond Indebtedness for the proceeds from the 2017/2018 \$1.575 BAN sale.

**CAPITAL BAN ACCOUNT** – Upon a motion made by Trustee Barrett and seconded by Trustee Priestley, it was unanimously,

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**RESOLVED (#2018-02-22)**, to close the Capital Ban account (788305006) at Chase Bank moving the remaining funds to the Chase Capital account (618352012).

**FIRE DEPARTMENT CHIEF'S CAR** – Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Priestley, it was unanimously,

**RESOLVED (#2018-02-23)**, to approve the purchase of a 2018 Dodge Ram 1500SSV Pick-up DS6T98 for use as a Chiefs Car for the Farmingdale Fire Department utilizing a piggy-back provision in a purchase contract from Onondaga City #8771 through Robert Green Truck Division, Rock Hill, New York in the amount of \$30,767.26 to be funded by Fire Department Reserves.

**IMA FOR FIRE DEPARTMENT** – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was unanimously,

**RESOLVED (#2018-02-24)**, to enter into an Inter-Municipal Agreement (IMA) with the County of Nassau where, under the Community Revitalization Program (CRP) the Village Fire Department will receive \$128,000 for the purchase of certain equipment and flooring as outlined in the IMA. This grant is from Legislator James Kennedy and Legislator Rose Marie Walker.

**REVISION OF VILLAGE INVESTMENT POLICY** – Upon a motion made by Trustee Barrett and seconded by Deputy Mayor Christiansen, it was unanimously,

**RESOLVED (#2018-02-25)**, to approve the revision of Appendix A of the Village Investment Policy, as attached.

**COLD WAR VETERAN'S EXEMPTION** – Upon a motion made by Trustee Barrett and seconded by Trustee Priestley, it was unanimously,

**RESOLVED (#2018-02-26)**, to adopt Cold War Exemption limits as follows: 15% option would be a maximum of \$54,000 and disability would be a maximum of \$180,000 of assessment exemption. These are the current limits adopted by the Board for the Alternative Veteran Exemption.

**VILLAGE LABOR COUNSEL** – Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Priestley, it was unanimously,

**RESOLVED (#2018-02-27)**, to renew the retainer with Bee Ready Fishbein Hatter & Donovan, LLP for a new 1 year term with no increase to the \$1,000 per month cost.



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**PARKING LOT #5 (LIRR SOUTH LOT)** – Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Christiansen, it was unanimously,

**RESOLVED (#2018-02-28)**, to approve Savik and Murray to prepare survey, construction drawings and bid documents for parking lot #5 (LIRR South lot) in the amount of \$30,500.

**BERNARD STREET GAS STATION (511 FULTON STREET)** – Upon a motion made by Trustee Priestley and seconded by Trustee Barrett, it was,

**RESOLVED (#2018-02-29)**, to amend Special Use Permit #2018-10-07 from the October 2, 2017 Board Meeting for the Bernard Street Gas Station (511 Fulton Street) to indicate the canopy height at 14 feet off the ground and to add the acceptance of the canopy as built.

This approval is granted by a vote as follows:

Mayor Ralph Ekstrand	aye
Deputy Mayor Patricia A. Christiansen	nay
Trustee William Barrett	aye
Trustee Cheryl Parisi	nay
Trustee Walter Priestley	aye

Deputy Mayor Christiansen felt this decision should be before a public hearing. Trustee Parisi stated that the drawings should have reflected what was built.

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

**RESOLVED (#2018-02-30)**, to establish a “Sister City” relationship with Bagnara di Romagna, Italy.

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

**RESOLVED (#2018-02-31)**, to appoint the following election inspectors for the Village Election for a stipend of \$150 for the Chairperson and \$125 for the Inspectors:

1. Herman Carroll – Republican – Chairperson
2. Kathleen Verbil – Republican – Alternate Chairperson
3. Ted Dorfmeister – Republican
4. Gail Stutman – Democrat
5. Joel Stutman – Democrat

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6. Geraldine Pattison – Democrat
7. Cecelia Fiorello – Alternate Republican
8. Thomas Pattison – Alternate Democrat

**CHANGE OF HEARING DATE** – Upon a motion made by Trustee Parisi and seconded by Trustee Barrett, it was unanimously,

**RESOLVED (#2018-02-32)**, to adjourn the hearing date for the Staller project (333 Main Street) to April 2, 2017.

**BEAUTIFICATION** – Deputy Mayor Christiansen reported that two hundred hanging mixed petunia baskets have been ordered for spring which is approximately 75 more than last year. The additional plants will be hung in Parking Lots 2 and 3 where new light poles with the water drip system have been installed. With this system, no additional manpower is required for watering the plants.

Spring plants will be ordered within the next month.

**OLD BUSINESS** – None

**CORRESPONDENCE** – Letter from Mayor Riccardo Francone of Bagnara di Romagna, Italy

**PUBLIC COMMENT** – A discussion began on the following topics:

- Complaints on poor behavior of the patrons from the bars who are parking on Main Street.

**EXECUTIVE SESSION**, upon a motion duly made and seconded, it was unanimously,

**RESOLVED**, to move to Executive Session to discuss legal issues.

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

**RESOLVED**, to reconvene the meeting.

There being no further business, the meeting was adjourned at 10:45 p.m.

Respectfully submitted,

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Brian P. Harty, Village Clerk-Treasurer