

**WORK SESSION OF THE BOARD OF TRUSTEES**  
**Monday, February 24, 2020**  
**INC. VILLAGE OF FARMINGDALE**

The Work Session of the Board of Trustees of the Incorporated Village of Farmingdale was held at Village Hall, 361 Main Street, Farmingdale, New York on Monday, February 24, 2020 at 7:00 p.m.

**Present:** Mayor Ralph Ekstrand  
Deputy Mayor William Barrett  
Trustee Cheryl Parisi  
Trustee Walter Priestley  
Trustee Anthony Addeo  
Administrator Brian Harty  
Village Attorney Claudio DeBellis  
Building Superintendent Stephen Fellman  
DPW Superintendent Andrew Fisch

Mayor Ekstrand opened the meeting at 7:00 p.m. with the pledge of allegiance.

The following topics were discussed:

- 20 Merritts Road:
  - Building Superintendent Steve Fellman spoke about two of the areas of concern to the neighbors of the 20 Merritts road sub-division: The drainage system and water intrusion of homeowners on Hampshire Drive and the retaining wall on the northern side of the project along with the process of approval of the retaining wall looking back to the original approval of the Sub-Division when owned by the Hubbard Family Trust in 2008.
  - Mr. Fellman indicated that he had reviewed all of the minutes of the meetings from that time frame and the approvals that were actually made by the then Board of Trustees that were unanimously memorialized in a decision dated February 19, 2008 based on a site plan with revisions until December of 2007. That was unanimously passed, signed and recorded.
  - Subsequently, there was additional information supplied by letter from H2M indicating that the concept of a different northerly wall and landscaping be considered. These conceptual drawings were not adopted by the prior Board nor were any design plans submitted to indicate that an approval may have been made.

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- The property had changed hands several times and until the current property owner/developer no structures were built on the site.
- Final Subdivision approval on the site was secured in January 2, 2018. Those are the plans that the developer is currently building. Including: drainage, erosion control plans and a retaining wall on the north side of the property along with retaining wall at the end of the new road. However, there has been an agreed change on the northern retaining wall to extend its length plus adding some height. Mr. Fellman added that the dry wells on the site are considerable deeper than initially anticipated and that they are currently working. He then introduced Mr. Michael Keffer P.E., LEED AP Vice president and Director of Civil Engineering for H2M Architects and Engineers.
- Mr. Keffer discussed the actual SWPPP (Stormwater Pollution Prevention Plan) Federal law indicating that a SWPPP is required when the site is over 1 acre and that runoff from the site would reach a State or Federal body of water and that the applicant demonstrated in this case that a SWPPP is not required as runoff from the site terminates at a self-contained catch basin. He also said that the applicant demonstrated to H2M that the plans reflect that the project meets the requirement to capture an 8” rainfall over a 24hr period in on site drainage structures.
- It was noted that an engineer’s report from a residence on Hampshire Drive’s insurance company would be supplied to Mr. Keffer for review.
- Groundwater flows and “perched” water was also questioned.
- The discussion turned to the retaining wall on the north side of the property.
- Trustee Addeo asked about setbacks from drainage structures and the construction of retaining walls: Mr. Keffer indicated that the foundation to the retaining wall is the key to the distance from a drainage structure and this would be looked into moving forward.
- The adjacent neighbor has concerns about the proposed slope and the lack of a guard rail level with his property is creating an erosion hazard and that the retaining wall needs to be stepped to create a shelf even with his property to place a guard rail and fence.
- A copy of a fax that was sent to a company interested in the Hubbard Property was submitted to the Village Clerk from Butch Starkie dated 2/29/2010, during his period as Mayor, indicating an internal building department review of the proposed sub-division and the Site Plan Approval from February 19, 2008.

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- A resident asked about the impact of additional structure on the existing foundation of the current retaining wall. He also asked about the longevity of the retaining wall and Mr. Keffer answered that as long as it is concrete it will last a very long time.
- Trustee Addeo asked that a joint maintenance agreement for the homeowners be put in place for the retaining wall.
- A resident asked that all of the new information be included in a new decision. The Village Attorney indicated that it would be.
- The Board agreed to engage H2M to visit the site weekly to ensure that the drainage is working and that the erosion control plan is in compliance. H2M was also tasked to work with the developer and developer's engineer to review the northern retaining wall and to conceptualize a wall to enable a fence and guard rail be installed. H2M will coordinate with the Village Building Department.
- Review public hearings scheduled for March 2:
  - Fairfield Properties – Proposal is for exterior renovations creating a plaza with water elements
  - CDBG – Year 46 Grant Application
  - 330 Conklin Street – to be adjourned at the applicant's request
  - Amendments to the Workforce Housing Law – to be posted on the Village website
  - 346 Main Street (formerly Ubaldos/LeChe) – proposed catering space
  - 515 Conklin Street – proposed restaurant – to be adjourned until the Zoning Board renders a decision on parking issues.

**HOUSE DEMOLITION** – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Addeo, it was unanimously,

**RESOLVED (#2020-02-21)**, to authorize an approved demolition company to remove the remains of the home at 490 Secatogue Avenue after a fire destroyed the house, if the family or the family's designated representative requests assistance.

The discussion continued on the following topics:

- Fire Department:

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- Defer approval of a new defibrillator for the Fire Department until the March 2, 2020 meeting at a cost of \$12,950 from Medical Device Depot.
- Building Department:
  - Defer approval of change order to the Aventura contract to the March 2, 2020 meeting to construct a new gas station behind Village Hall to conform with NCDOH/FM requirement to move the pump to an alternate location for safety, including necessary concrete, piping and related materials & equipment in the amount of \$46,705.83.
- Highway Department:
  - The warehouse at Eastern Parkway has been cleaned out in anticipation of demolition. Two Quik-Ride cars remain.
- Water Department:
  - Ongoing discussion with D&B Engineers regarding the new water tank, which also include comments from the NCDOH and LIRR. Specifications are expected to be finalized by the end of March 2020.
  - Booster pump repair is needed in Well 2-2. The Water Department is obtaining prices for a new pump, motor and installation.
- Code Department:
  - Discussed the Special Olympics scheduled for May 17 at the Howitt Athletic Fields.
  - Discussed limiting future bar hours through the special use permit process.
  - The Eighth Precinct has made suggestions regarding parking on Main Street from 10:00 p.m. – 4:00 a.m. on Fridays and Saturdays. The proposal will be reviewed with the merchants.

There being no further work session business, the Board adjourned at 10:00 p.m.

Respectfully submitted,

Brian Harty – Village Administrator