

**REGULAR MEETING OF THE BOARD OF TRUSTEES**  
**Monday, March 4, 2019**  
**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, March 4, 2019.

**Present:** Mayor Ralph Ekstrand  
Deputy Mayor William Barrett  
Trustee Cheryl Parisi  
Trustee Walter Priestley  
Trustee Anthony Addeo  
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.

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

- The next Board meeting with public comment period will be held on Monday, April 1<sup>st</sup>, 2019 at 8:00 p.m. Regular Work Sessions will be held on Monday, March 18<sup>th</sup>, 2019, Monday, March 25<sup>th</sup>, 2019 and Monday, April 1<sup>st</sup>, 2019 at 7:00 p.m.
- The 7<sup>th</sup> Annual St. Patrick's Day Parade will be held on Sunday, March 10, 2019 starting at 1:00 p.m.
- The March 12, 2019 sale of tax liens has been cancelled. The Village will be purchasing the liens.
- The 2019/20 tentative budget will be presented to the Board at the March 18, 2019 meeting with Counsel.
- The 2019/20 Budget Public Hearing will be held on Monday, April 15<sup>th</sup> Work Session with Counsel.
- The following resolutions were approved 4-0 (Trustee Priestley was absent) at the February 19, 2019 Work Session:
  - Accepted the 2017/2018 Village Justice court audit as presented by Satty, Levine & Ciacco, CPA's.
  - Approved the Cultural Arts Committee use of the Court Room for a Youth Open Mic Night on Friday, March 1, 2019 at 7:30 p.m.
  - Adjourned the change order for the purchase and installation of 6 external speakers on the new fire trucks, at a total cost of \$1,010.50.

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- The following resolution was approved 3-0 (Trustee Parisi and Trustee Addeo were absent) at the February 25, 2019 Work Session:
  - Continued the Public Hearing to consider the adoption of a local law to create the Farmingdale Business Improvement District until March 4, 2019 at 8:00 p.m.

**REGULAR MEETING BUSINESS ITEMS** – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Addeo, the following items were, **RESOLVED (#2019-03-01)**,

- Abstract of Audited Vouchers #1123 dated March 4, 2019
- January Wire Transfers
- Minutes of Work Sessions of 2/4/19, 2/19/19 & 2/25/19 and Regular Public Meeting of 2/4/19, as amended.
- Taxi permits
- Use of Village Property:
  - The Long Island Ladies Soccer League is requesting use of the Court Room on Thursday, May 30<sup>th</sup>, 2019 from 7:00 to 10:00 p.m. for their annual general meeting.
  - PERMA Workplace Violence/Sexual Harassment/Hazard Communication/Blood-Bourne Pathogens Training Wednesday, April 10, 2019 from 8:30 a.m. to 12:00 Noon and 12:00 Noon to 3:30 p.m. in the Court Room.
  - Local Boy Scout Troop 57 is requesting to set up a fund raising table on Sunday, March 10, 2019 on the Village Green in conjunction with St. Patrick's Day Parade.
  - Farmingdale Baseball League is requesting to hold their Annual Opening Day Parade on Sunday, April 14<sup>th</sup>, 2019. The parade will assemble at the Howitt baseball fields at 1:30 p.m. and kick off at 2:00 p.m. The parade will make a left from Howitt to Conklin Street and make a left on Main Street and proceed south to a right on Motor Avenue to Allen Park.
  - The Cultural Arts Committee is requesting the use of the Courtroom for a Family Trivia Game Night on Friday, March 29, 2019 at 7:30 p.m. This is a revision due to a date change – it was previously approved for Tuesday, March 19, 2019.
  - The Molloy College Energeia Partnership is requesting use of the Courtroom for a land use class on Wednesday, May 15<sup>th</sup>, 2019 from 1:00 p.m. to 5:00 p.m.

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- Tax certiorari's:
  - None

**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
2/1/19	27 Conklin St. Animal Hospital SP19-00001	Front wall sign	ARB approved as submitted on 1/15/19. X
2/1/19	187 Main St. Tiny Thai SP 19-00002	ARB approved on 1/15/19. Front wall sign and 3 gooseneck lights. Gold to be gold leaf. Make frame of wall sign black and burgundy frame inside.	X
2/5/19	68 Jerome Dr. Five Aces Plumbing & Heating PP19-00004	Oil to gas conversion with new hot water heater and boiler.	N/A
2/5/19	156 Fairview Rd. Carl Gartmayer DB 19-00007	Install 18 roof mounted solar panels as per drawings submitted by Vivint Solar dated 1/14/19.	N/A
2/8/19	40 Maple St. Chris Rega DP 19-00001	Demolish fire damaged two story dwelling.	N/A
2/12/19	81 Conklin St. Walter Priestley DB 19-00008	Maintain 12' x 20' shed in rear yard.	N/A
2/15/19	47 Oakview Ave. Property Tree LLC DB 19-00009	Maintain rear wooden deck	N/A

**PUBLIC HEARING DATES** – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was unanimously,

**RESOLVED (#2019-03-02)**, to set the following public hearings for Monday, March 4, 2019 at 8:00 p.m.:

- Local law on amendment to the sign code

**PUBLIC HEARING ON BID DISTRICT** – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was unanimously,

**RESOLVED (#2019-03-03)**, to adjourn the hearing until Monday, March 18, 2019 at 7:00 p.m. Village Attorney DeBellis reaffirmed that the Deputy Village Clerk Barbara Kelly tabulated the objections to the BID (based upon the December, 2018 District Plan) and concluded that objections to the BID were less than the required 51% (of BID property owners or assessed valuation). Following questions from, and discussion with, Greg and Willis Carman the Board agreed to consider

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amending the 2018 District Plan to improve the benefits of the BID. Upon motion of Trustee Parisi and seconded by Trustee Priestley, the Board unanimously:

1. Adjourned to March 18, 2019, the Board's decision with respect to adopting the local law establishing the BID based upon the December, 2018 District Plan; and

2. Directed Village Attorney DeBellis to prepare an amended district plan which would provide for a sliding scale to determine the assessment to be levied on BID property owners. The amended district plan would be considered at the March 18, 2019 public meeting; and

3. Determined it would consider the amended district plan and following such review would, at the March 18, 2019 meeting, vote to establish the BID based upon 2018 District Plan or adopt the amended district plan and set a public hearing to establish a local law establishing the BID based upon the amended district plan.

**PUBLIC HEARING ON MORATORIUM ON NEW CONSTRUCTION IN THE DMU ZONE** – Upon a motion made by Trustee Addeo and seconded by Trustee Priestley, it was unanimously,

**RESOLVED (#2019-03-04)**, to adjourn the hearing until Monday, April 1, 2019 at 8:00 p.m.

**PUBLIC HEARING ON CDBG YEAR 45 APPLICATION** – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Parisi, it was unanimously,

**RESOLVED (#2019-03-05)**, to open the hearing.

Elissa Kyle presented the application funding requests.

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

**RESOLVED (#2019-03-06)**, to close the hearing.

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

**RESOLVED (#2019-03-07)**, to approve the CDBG Year 45 application.

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**PUBLIC HEARING ON SPECIAL USE PERMIT FOR 356 FULTON STREET –**

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

**RESOLVED (#2019-03-08),** to continue the hearing.

Joseph Fontana presented for the applicant.

Trustee Parisi asked if this gas station will replicate the Bernard St. gas station. Mr. Fontana said yes.

The Board stated that they had no plans.

Mr. Fontana asked for an adjournment to Monday, April 1<sup>st</sup> at 8:00 p.m.

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

**RESOLVED (#2019-03-09),** to continue the hearing until Monday, April 1, 2019 at 8:00 p.m.

**PUBLIC HEARING ON SPECIAL USE PERMIT FOR 566 FULTON STREET–**

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

**RESOLVED (#2019-03-10),** to continue the hearing.

Joseph Fontana presented for the applicant.

Superintendent Fellman stated the changes the Planning Board requested: Monument sign to be similar to Bernard St. gas station. Goose neck lights to be added to both sides of sign. No signs on building or canopy.

The following public comment was made:

- A resident asked if the old business had gas. The applicant said yes.

The Board asked that all sides of the building be rehabbed. The applicant agreed.

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

**RESOLVED (#2019-03-11),** to close the hearing.

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

**RESOLVED (#2019-03-12)**, to grant the Special Use Permit for 566 Fulton Street to renovate the existing building into a convenience store and reestablish a gas station in a Residence B-B Zoning district.

**PUBLIC HEARING ON SPECIAL USE PERMIT FOR “WHISKEY DOWN” 252 MAIN STREET** – Upon a motion made by Trustee Priestley and seconded by Trustee Parisi, it was unanimously,

**RESOLVED (#2019-03-13)**, to continue the hearing.

Robert DeLeo presented for the applicant.

Mayor Ekstrand requested the plan for the use of Village property. He also requested a letter from the property owner allowing a ladder and meters to be affixed to the outside of the building. The Nassau County Fire Marshal requested the ladder for public safety.

The Board asked about drainage in the outdoor dining area. Mr. DeLeo stated that pavers made to drain into the ground would be installed.

The following public comment was made:

- A resident asked how far back the outdoor dining will be from the Main Street sidewalk. Mr. DeLeo stated that it would be 12 feet.

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

**RESOLVED (#2019-03-14)**, to close the hearing.

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

**RESOLVED (#2019-03-15)**, to approve the Special Use Permit for “Whiskey Down” 252 Main Street for a 71 seat restaurant, subject to a license agreement to use Village property. The cost would be a minimum of \$10.50 per square foot for 7 months for the seating area.

**PUBLIC HEARING ON SPECIAL USE PERMIT FOR 247-249 MAIN STREET** – Upon a motion made by Trustee Parisi and seconded by Trustee Addeo, it was unanimously,

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**RESOLVED (#2019-03-16)**, to continue the hearing.

Tom Abbate, who presented for the applicants, introduced Mr. Grossman who is the owner of Refuge in Melville.

Mayor Ekstrand asked about the hours of operation. The owner stated that it would be dinner and late night to start.

A resident asked how much will be on the sidewalk.

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

**RESOLVED (#2019-03-17)**, to close the hearing.

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

**RESOLVED (#2019-03-18)**, to approve the Special Use Permit for 247-249 Main Street with Parking Agreement for 3 spots and sign approval from the Planning Board.

**PUBLIC HEARING ON SPECIAL USE PERMIT FOR 545 CONKLIN STREET (VALERO GAS STATION)** – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Addeo, it was unanimously,

**RESOLVED (#2019-03-19)**, to continue the hearing.

Joseph Fontana presented for the applicant.

Superintendent Fellman explained the Planning Board recommendations: Planning Board wants the roof mansard and façade renovations to wrap around 3 sides of the building (front and 2 side facades). Add 8' fence on two sides (abutting residential and abutting parking lot). Fence to drop down to 4' high within 10' of Conklin St. property line. Monument sign to be similar to Bernard St. gas station.

The following public comment was made:

- A resident asked about fencing.

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

**RESOLVED (#2019-03-20)**, to close the hearing.

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

**RESOLVED (#2019-03-21)**, to approve the Special Use Permit for 545 Fulton Street (Valero Gas Station). The roof mansard and façade renovations will wrap around 3 sides of the building (front and 2 side facades), an 8' fence will be added on two sides (abutting residential and abutting parking lot), and the fence will drop down to 4' high within 10' of the Conklin St. property line. The monument sign will be similar to the Bernard St. gas station.

**PUBLIC HEARING ON SPECIAL USE PERMIT FOR 300 FULTON STREET** – Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Barrett, it was unanimously,

**RESOLVED (#2019-03-22)**, to open the hearing.

Tina Paris presented for the applicant. She stated that a Special Use Permit is required. There will be no public access, only food prep for restaurants. There are 11 parking spaces but 16 spaces are required – they can double-park since vehicles will be there all day. Two loading spaces are available. No exterior work is being done.

The following public comment was made:

- A customer stated that he is very happy with the healthy Chinese food this business supports.
- A resident asked about deliveries. They will only be done during business hours.

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

**RESOLVED (#2019-03-23)**, to close the hearing.

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

**RESOLVED (#2019-03-24)**, to approve the Special Use Permit for 300 Fulton Street to convert the property into a food prep commissary. Signage approval will go to the Planning Board.

**PUBLIC HEARING ON SPECIAL USE PERMIT FOR 306 MAIN STREET** – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Addeo, it was unanimously,



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**RESOLVED (#2019-03-25)**, to open the hearing.

Danny Pfenning of Farmingdale Brew Company presented. It will be a 33 seat restaurant.

Superintendent Fellman stated that it needs 1 parking space. The deck and signs need approval from the Planning Board.

The following public comment was made:

- Hal Fuchs of 330 Conklin Street asked about the access to the back of the building from the parking lot. He is concerned that patrons will be parking on his private property.
- A resident is concerned about the music outside.
- A resident asked how many seats and is also concerned about the music.

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

**RESOLVED (#2019-03-26)**, to adjourn the hearing until April 1, 2019 at 8:00 p.m. Sent to the Planning Board for outside deck and sign.

**MS4 STORM WATER REPORT** – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Addeo, it was unanimously,

**RESOLVED (#2019-03-27)**, to hire Savik & Murray to create the MS4 Storm Water report at a cost of not more than \$1,500.

**BUILDING DEPARTMENT TRAINING** – Upon a motion made by Trustee Priestley and seconded by Trustee Addeo, it was unanimously,

**RESOLVED (#2019-03-28)**, to approve a registration fee of \$300 for Stephen Sharkey to attend a 2019 Code Conference class at Stony Brook University from March 19, 2019 to March 21, 2019.

**CDBG FUND TRANSFERS** – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, it was unanimously,

**RESOLVED (#2019-03-29)**, to transfer \$13,075 CDBG funds in year 42 from FA42-03 Residential Rehab to FA42-01 Commercial Rehab. Further resolve to transfer \$25,000 CDBG funds in year 43 from FA43-03 Residential Rehab to FA43-01 Commercial Rehab.

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**ENGINEERING SERVICES** – Upon a motion made by Trustee Addeo and seconded by Trustee Parisi, it was unanimously,

**RESOLVED (#2019-03-30)**, to approve the D&B Engineers and Architects proposal to provide engineering services for the evaluation of potential contamination sources that could potentially impact the Village’s drinking water wells, at a cost not to exceed \$14,000.

**TENTATIVE ASSESSMENT ROLL** – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Addeo, it was unanimously,

**RESOLVED (#2019-03-31)**, to reduce the Tentative Assessment of 1 and 2 Hearthstone Ct. (SBL 49.166.102 and 49.166.79 respectively) to \$230,920 for each parcel.

**COMPUTER & MONITOR PURCHASE** – Upon a motion made by Trustee Priestley and seconded by Trustee Addeo, it was unanimously,

**RESOLVED (#2019-03-32)**, to approve the purchase of 4 Dell OptiPlex 7060 desktop computers from SHI at a cost of \$971.35 each, with a total cost of \$3,885.40. Further resolve to purchase 5 monitors at a total cost of \$575.55 and installation of the computers & monitors at a total cost of \$3,700. These will be purchased for Hannah Meyer (with dual monitors), Lorraine O’Shea (with dual monitors), Ann Rodenburg (with single monitor) and Steve Fellman (with reused single monitor). The total cost for computers, monitors, shipping and installation is \$8,219.47.

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

**RESOLVED (#2019-03-33)**, to approve the 2018 Firefighter Records listing as submitted by the Village of Farmingdale Fire Department (LOSAP).

**LEASE/PURCHASE OF 2 TRUCKS** – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, it was unanimously,

**RESOLVED (#2019-03-34)**, to approve the lease/purchase of a 2018 Dump Truck at a cost of \$67,759.85 and a 2018 Rack Truck at a cost of \$48,517.00 for use by the Department of Public Works utilizing a piggy-back provision in a purchase contract from Onondaga Cty #7974 through Robert Green Truck Division, Rock Hill, New York. The total cost for

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both trucks is \$116,276.85 with lease amount of \$2166.94 for 60 months with a \$1.00 buyout at the end of the lease.

**PARAMEDIC TRAINING REIMBURSEMENT** – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was unanimously,

**RESOLVED (#2019-03-35)**, to reimburse the volunteers who take New York State Paramedic Training after they serve for 5 years for Farmingdale and meet the minimum requirement for LOSAP points.

**FARMINGDALE MEAT MARKET PARKING LOT FEES** – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was,

**RESOLVED (#2019-03-36)**, to increase the parking lot fees for the Farmingdale Meat Market to \$15,000 per year.

This approval is granted by a vote as follows:

Mayor Ralph Ekstrand	aye
Deputy Mayor William Barrett	nay
Trustee Cheryl Parisi	aye
Trustee Walter Priestley	aye
Trustee Anthony Addeo	aye

**BEAUTIFICATION** – All plants have been ordered and a meeting is scheduled for the end of March to determine planting dates.

**OLD BUSINESS** – None

**CORRESPONDENCE** – Thank you note from the Rubino family

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

- The resident at 100 Thomas Powell Blvd. had driveway questions
- A resident asked why car counters are up
- A resident asked about equipment purchases – are they replacing vehicles?
- A resident complained about flooding at their house on Hampshire Drive from the site at 20 Merritts Road.

There being no further business, the meeting was adjourned at 11:00 p.m.

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Respectfully submitted,

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Brian P. Harty, Village Clerk-Treasurer