

WORK SESSION OF THE BOARD OF TRUSTEES
Monday, May 21, 2018
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, May 21, 2018 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
DPW Superintendent Andrew Fisch
Building Superintendent Stephen Fellman

Mayor Ekstrand opened the meeting at 7:00 p.m.

The following topics were discussed:

Robert O'Neill of the Broadhollow Theatre Company discussed a proposed performing arts theater in the proposed Staller building at 333 Main Street.

Mr. O'Neill, a theater owner since 1976, is currently the owner of two local theatres: one in East Islip with a seating capacity of 365 and one in Elmont with a seating capacity of 467. He has a warehouse in Ronkonkoma where he builds sets and stores costumes and materials. He employs 22 full time personnel, not including actors for the performances. Mr. O'Neill said that he previously owned and operated a 139 seat theatre in Lindenhurst in a property owned by the Staller Organization, and that he had and currently maintains an excellent working relationship with Staller. He chose to sell the theatre at that location because it had 40 steps to enter the theatre with limited chair-rail handicapped access. He said that Farmingdale would be an excellent market for a community theatre.

Mr. O'Neill stated that he met with Mr. Staller regarding this project. Mayor Ekstrand and Administrator Harty were also in attendance, other trustees were invited but were unable to attend. Mr. O'Neill and Mr. Staller discussed a 6,000 sq. ft. space where the theatre (with 200-225 seats), stage, dressing rooms, storage area, ticket office and bathrooms would be located. The theatre portion will be constructed as stadium seating with HVAC, ambient lighting and roughed in plumbing for the bathrooms provided by the landlord. The theatre operator will have to supply seating, performance lighting, sound system and bathroom finishes. Mr. Staller is offering a steeply discounted rent for an extended period of time to incentivize this project and to ensure that the community theater is financially viable.

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Mr. O'Neill indicated that there would be 8 performances per show with 5 shows per season. Seating will be reserved and the cost of subscriptions is projected to be \$80 per season, thereby averaging \$16 per show. Competing subscriptions in other community theatres in Babylon and Northport are in excess of \$300 for the season. Mr. O'Neill said that the public likes musicals and that this would be an ideal venue for them. Senior citizens and groups are a mainstay in his other locations and he expects that to be the case in Farmingdale as well. He anticipates providing valet parking for the performances. He will be offering group discounted rates.

Mr. O'Neill said that he would make the space available to community organizations at nominal or no cost. He wants to be an integral part of the community and his record reflects sensitivity and consideration to the other communities where he currently operates. He cited a number of examples, particularly fundraising for local charities.

Children's theatre and children's theater education are also part of the operation of the proposed theatre. Other uses may include dance recitals for local dance studios, comedy shows, cover bands, business meetings and small theatre performances and fundraisers.

No food or beverages will be sold at this location and Mr. O'Neill indicated that he is eliminating food and beverages at his other theatres as well. Water fountains will be available.

Partnering with local restaurants will also be part of the experience in the Village. Mr. O'Neill offered to bring a live performance for children to the Village Green this summer at no charge.

2017/2018 BUDGET ADJUSTMENTS – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Priestley, it was unanimously,

RESOLVED (#2018-05-21), to approve the 2017/2018 Budget Adjustments as presented.

REPORT ON WELLHEAD TREATMENT – Upon a motion made by Trustee Priestley and seconded by Trustee Parisi, it was unanimously,

RESOLVED (#2018-05-22), to approve H2M to prepare a report on Wellhead Treatment for VOC and 1,4-Dioxane Removal at Well 1-3 for a New York State Water Grant.

PREFERRED SERVICE AGREEMENT – Upon a motion made by Trustee Priestley and seconded by Trustee Addeo, it was unanimously,

RESOLVED (#2018-05-23), to approve a Preferred Service Agreement with Forerunner Technologies.

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DASNY GRANT APPLICATION FOR WATER TOWER – Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Barrett, it was unanimously,

RESOLVED (#2018-05-24), to approve SEQRA to accompany the DASNY Grant application for \$500,000 for the Water Tower. Village Attorney DeBellis will prepare this.

DASNY GRANT APPLICATION FOR PARKING LOT 5 – Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Barrett, it was unanimously,

RESOLVED (#2018-05-25), to approve SEQRA to accompany the DASNY Grant application for \$100,000 for Parking Lot 5. Village Attorney DeBellis will prepare this.

NAME CHANGE FOR AUDITOR – Resolution to acknowledge the name change of Morwood Oaks Management Associates, who performed a local utility gross receipts tax audit for the Village, to Municipal Audit Services, LLC – this was tabled to the June 4th meeting.

CULTURAL ARTS COMMITTEE USE OF FACILITIES – Upon a motion made by Trustee Priestley and seconded by Trustee Parisi, it was unanimously,

RESOLVED (#2018-05-26), to approve the Cultural Arts Committee request to hold sub-committee meetings in the Court Room on Saturday, June 2, 2018 at 10:00 a.m. and Tuesday, June 12, 2018 at 7:00 p.m.

DUNN ENGINEERING REPORT – OPEN CURB CUT – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Priestley, it was,

RESOLVED (#2018-05-27), to accept Dunn Engineering Report and open curb cut on Bernard Street for the new gas station.

This approval is granted by a vote as follows:

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

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It was reported that the gas station does not have pump service as required under SUP and that the store is VAPE based and must post signs that you must be 21 years old to purchase. The VAPE image is to be discussed with the owner and Amoco.

DUNN ENGINEERING REPORT – SIGN POSITION – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was unanimously,

RESOLVED (#2018-05-28), to accept and approve Dunn Engineering report regarding sign position at the Bernard Street gas station. The sign will be restricted to 4 feet.

TREE FALL DAMAGE – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was unanimously,

RESOLVED (#2018-05-29), to pay a \$1,000 deductible to Abner Escalante for tree fall.

The discussion continued on the following topics:

- 2017 Drinking Water Quality Report: Link was placed on Village website. Dave Saul will distribute through Constant Contact.
- Fire Department: New engine color being discussed by the Fire Department
- Building Department:
 - Crunch Fitness – More information is needed regarding proposal to enable analysis and impact on parking.
 - Auto Body Staging Company on Rte. 109 is beginning reconstruction.
 - La Bottega is changing to a taco restaurant and will be known as Hillside Taco.
 - Mayor Ekstrand spoke about the challenge raised by a resident regarding Black Course Development approval and moving forward on construction of the former Hubbard property. The Board agreed that the consensus was that Toretta Estates extension of approval would not be continued as they were taking an inordinate period of time to gain county approvals to move the project to completion, but that a new owner of the property would be approved to continue as long as references and viability was proven. Black Course Development met with the Village and proved viability. Black Course Development purchased the property, paid fees set by the Board to continue the approval for the sub-division and enable

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Black Course to complete its application with the County of Nassau. That sub-division is now completed and construction is moving forward.

- Highway Department:
 - Discussed the beginning of Parking Lot 1 reconstruction.
 - Discussed the need for new gas dispensing and increased capacity for fuel behind the firehouse.
- Water Department:
 - Discussed schedule for new blow-off pit installation.
 - Discussed Mayor's meeting with H2M and DEC regarding plumes and 1,4 dioxane and the potential need for wellhead treatment along with pilot studies underway to treat the 1,4 dioxane.
 - Discussed potential infrastructure improvements on Washington Street by Merrick Utilities.
- Code Department – Discussed and approved ½ payment for security during Music on Main.

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

Respectfully submitted,

Brian Harty – Village Administrator