

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, July 10, 2017

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, July 10, 2017.

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
Superintendent of Buildings Steve Fellman
Public Works Superintendent Andrew Fisch

Absent: Deputy Clerk/Treasurer Barbara Kelly

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

BADGE NUMBER RETIRED – JoAnn Edling’s badge and number 15 were retired by acclamation of the Mayor and the Board of Trustees.

ANNOUNCEMENTS – Mayor Ekstrand made the following announcements:

- The next Board meeting with public comment period will be held on Monday, August 7th, 2017 at 8:00 p.m. Regular Work Sessions will be held on Monday, July 24th and Monday, August 7th at 7:00 p.m.
- Budget Adjustments will be voted on at the July 24, 2017 Work Session.
- The Farmer’s Market is being held every Sunday from 10:00 a.m. to 3:00 p.m. on the Village Green until November 19, 2017.
- Village Pops concerts will be held every Wednesday at 7:30 until August 9th on the Village Green.
- Movie Nights will be held on the following Thursdays: July 6th, July 13th, July 20th, August 3rd, August 10th and August 17th.
- Farmingdale Music On Main will be held on the following Thursdays: July 13th, July 27th, August 10th and August 24th from 5:00 p.m. to 9:00 p.m.
- The following resolutions were approved 4-0 (Trustee Parisi was absent) at the June 19, 2017 Work Session:
 - Authorize Administrator Harty to sign the Water Infrastructure Improvement Act (WHA) Grant Application on behalf of the Village.

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- Hire Christopher Salzano as an Intern for the Building Dept./Clerk's Office at a rate of \$10.00 per hour.
- Hire Brian Bretana as a Seasonal Laborer for the Highway Department at a rate of \$15.00 per hour.
- Approve the Office of Diversity and Civil Rights at the Governor's Office of Storm Recovery to use the Courtroom to host an outreach event on either June 28, 2017 or July 12, 2017 from 10:00 a.m. to 1:00 p.m.
- Block Party: Denise Rivera, 190 Grant Avenue, Sunday, July 8th (Rain Date July 15th) from 12:00 Noon to 11:00 p.m. Grant Avenue closed from Van Cott Avenue to Staples Street.
- Block Party Revision: Mike Mazzella, 5 Pinehurst Road, Sunday July 2nd (Rain Date July 3rd) from 11:00 a.m. to 11:00 p.m. Pinehurst Road closed from Manetto Road to Sullivan Road. This application had been approved at the June 5th meeting; the date has been revised from July 1st to July 2nd.
- Authorize the establishment of an account with Flushing National Bank for the Water Department.
- Set a public hearing for the redevelopment of 220 Fulton Street on July 10th, 2017 at 8:00 p.m.
- Budget adjustments to be voted on at the July 24th Work Session.

REGULAR MEETING BUSINESS ITEMS – Upon a motion made by Trustee Barrett and seconded by Trustee Priestley, the following items were, **RESOLVED (#2018-07-01)**,

- Abstract of Audited Vouchers #1103 dated July 10, 2017
- May & June Wire Transfers
- Minutes of Work Sessions of 6/5/17, 6/19/17 & 6/26/17 and Regular Public Meeting of 6/5/17.
- Taxi permits
- Block Party Applications:
 - Jason Avvocato, 10 Cooper Street, Saturday, August 12th (Rain Date August 19th) from 12:00 p.m. to 11:00 p.m. Cooper Street closed from Hill Road to Thomas Powell Boulevard.
- Use of Village Property:
 - The Farmingdale Breakfast Rotary Club is requesting to hold a Doggie Parade on Saturday, October 21, 2017. The parade will begin at 10:00 a.m. at Northside Elementary School to the Village Green.

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The Rotary Club has also requested the use of the Village Green from 10:00 a.m. to 5:00 p.m.

- Creative Style Auto Club is requesting the use of the Train Station parking lot for a car show on either Saturday, August 19, 2017 (Rain Date Sunday, August 20th) or Saturday, August 26, 2017 (Rain Date Sunday, August 27) beginning at 9:00 a.m. (10:00 a.m. start).
- 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
216 Staples St. Scott Maskin DB 17-00041	Install 28 roof mounted solar panels as per drawings submitted by Daniel Dunzik Architect dated 4/12/17.	N/A
312 Conklin St. William Schiller PP 17-00026	Install gas generator.	N/A
57 Yoakum St. Charles Bradley DB 17-00042	Maintain garage converted to living space as per plan prepared by Thomas McEvaddy dated 4/29/17.	N/A
139 Elizabeth St. Eddy Pierre Paul FP 17-00009	6' high PVC fence.	N/A
12 Hampshire Dr. National Grid RO 17-00006	One 4 x 4 x 3 bellhole.	N/A
14 Cooper St. Dave Biggin PP 17-00027	One kitchen sink, one dish washer, and radiant heat.	N/A
39 Oakview Ave. Melissa Barton FP 17-00010	6' PVC fence along left side of residence.	N/A
43 Maple St. No. Angela Adamo FP 17-00011	6' PVC fence along one side of the residence.	N/A
14 Puritan Lane Charles & Helene Detillio PP17-00028	Install gas pool heater	N/A
143 Fairview Rd. Philip Shupler PP17-00029	Water supply 1" supply.	N/A
5 Quaker Lane Fuschetto & Son Inc. DB17-00043	Replace existing pool patio with brick pavers as per drawing submitted by Fuschetto & Son.	N/A
315 Eastern Parkway New Cingular Wireless DB17-00044	Modify existing equipment on tower.	N/A
14 Puritan Lane Charles DeTillio DB 17-00045	Replace existing retaining wall with interlocking masonry wall as per drawing submitted by Katia Duque dated May 2017.	NA
24 Rose Street Tom & Rose Kwasnik	Remove and replace existing asphalt roof shingles and sheathing as required.	N/A

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DB 17-00046 88 Melville Rd. Tina & Michael Zaino FP17-00012	6' x 72' white PVC fence.	N/A
128 Thomas Powell Blvd. Mark Anthony Architects DB 17-00047	Replace existing front retaining wall and steps as per drawings submitted by Mark Anthony Munisteri R.A.	N/A
27 Quaker Lane JLM Plumbing & Heating PP 17-00030	Install new 22 KW gas powered generator.	N/A
27 Quaker Lane Brian Link PP 17-00031	Install new gas boiler, hot water heater, stove and fireplace.	N/A
5 Quaker Lane Fuschetto & Son DB 17-00048	Install interlocking masonry retaining wall as per drawings submitted by Paul Russo Architect dated 6/2017.	N/A
102 Nelson Street James Noone PP17-00032	Install new oil burner.	N/A
2 Adrienne Court Suffolk Plumbing & Heating PP17-00033	Install one water closet, one lavatory, and one bathtub.	N/A
6 Ridge Rd. Bilt Rite Pools Inc. DB 17-00051	Replace semi inground pool with fully inground pool.	N/A
51 Balcom Rd. Daniel Burton PP17-00034	Oil to gas conversion with boiler, hot water heater and clothes dryer.	N/A
190 Grant Avenue Denise Rivera DB17-00052	Install new in-ground pool approximately 16' x 27'.	N/A
27 Quaker Lane National Grid RO 17-00008	One 4 x 4 x 3 bell hole.	N/A
40 Division St. Merrick Utilities RO 17-00009	One 4' x 30' bellhole for installation of water/sewer service.	N/A
230 Main St. Chris Corbett DB 17-00055	Convert retail store to lounge with less than 12 seats as per drawing submitted by Core 2 Design dated 3/4/17.	N/A
392 Conklin St. Richard Dallow SP 17-00015	ARB approved 6/27/17 as submitted per drawings by Vision Long Island Dated 6/16/17.	X

PUBLIC HEARING DATES – No new public hearings scheduled for August 7, 2017.

PUBLIC HEARING ON SPECIAL USE PERMIT FOR VESPA – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2018-07-02), to continue the public hearing.

Nassau County Planning granted the Village Lead Agency in this matter.

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

RESOLVED (#2018-07-03), to close the public hearing.

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

RESOLVED (#2018-07-04), to adopt the Special Use permit for Vespa, with 2 parking spots at a cost of \$10,000 due at issuance of Certificate of Occupancy.

PUBLIC HEARING ON SPECIAL USE PERMIT FOR THE REDEVELOPMENT OF 220 FULTON STREET – Upon a motion made by Trustee Priestley and seconded by Trustee Barrett, it was unanimously,

RESOLVED (#2018-07-05), to open the public hearing.

Howard Avrutine Esq., 575 Underhill Blvd., Syosset, the attorney for the applicant, made an opening statement requesting a Special Use Permit for an unrestricted auto repair and towing operation at the site.

Mr. Avrutine introduced the following people:

- Michael Schweitzer, owner of the business, who is in the auto body repair business.
 - The location would undergo extensive interior and exterior improvements and that no auto body repair work would be done at this location.
 - The location would be used as a towing staging area and a place for preliminary assessment inspections of damaged vehicles along with minor repair work to towing vehicles from time to time.
 - The proposed standard hours of operation are 8:00 AM to 6:00 PM Monday – Friday, 8:00 AM to 1:00 PM Saturday and closed on Sunday. Emergency towing will be the only exception.
 - There will be three employees with two tow trucks.
- Anthony DiProperzio, 499 Jericho Tpke., Mineola, architect for the project.
 - Presented a rendering of the proposed changes to the building and site plan.
 - Included in the proposal is an new 8' PVC fence on the property lines with adjacent neighbors to the west and south, landscaping on the east and north sides with a water element.
 - An existing bay door on the south elevation will be closed and a new entrance door and overhead door on the east elevation will be added.

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- Remove the current mansard and hardy plank the building along with faux brick accents.
- Barry Nelson, 220 Pettit Ave., Bellmore as a real estate expert and appraiser.
 - He believed that the renovation to this site would have no adverse financial impact to the surrounding site.
 - He discussed the site history, indicating that this location has been used for automotive use since the mid to late 1930's.
 - He also discussed adjacent zoning and indicated that, in his opinion, there would be no changes to the neighborhood as a result of the renovations.
- Sean Mulryan of Mulryan Engineering, P.C., 1225 Franklin Ave., Garden City to address traffic engineering and parking requirements for the project.
 - 23 parking spaces were required and that 28 are being provided.
 - Because the property is located on two state roads, NY24 and NY109, vehicles leaving the location would not be permitted to make a right turn into the neighborhood.
 - Trips per day would be minimal due to the small amount of personnel employed at the site and the nature of the auto repair business which occur at random times during a 24 hour period.
 - Trips per day would be small compared to other potential use permitted in Business D zoning.
 - The three employees at the site would be a manager, an administrative assistant and a tow truck driver.
 - He submitted his traffic engineering report.

The following public comment was made:

- Trustee Barrett expressed concern about parking any vehicles on neighborhood streets. The applicant assured him that no on-street parking would be needed and that this can be included in the Special Use Permit.
- Someone asked if any body work will be done at this location. The applicant stated that there will be no work done and no lifts will be in the building. This will be part of the Covenant Restriction. Tow trucks will be parked inside the bay.
- Trustee Priestley addressed the issue of parking on Iroquois Place, and that the 8' fence will block the negative impact of damaged vehicles in the lot as they cannot be seen from outside the property.
- The applicant indicated that no chemicals would be on site.
- Deputy Mayor Christiansen wanted information about the type of repairs to vehicles on site. The applicant stated that minor repairs would be made to tow trucks as

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needed. No personal cars would be repaired and nothing would be done during off hours. The applicant agreed to a Covenant Restriction for this.

- Deputy Mayor Christiansen questioned the proposed buildout and the desire of the Board to maintain the mansard roof and existing brick. Mr. DiProperzio replied that to maintain brick on the exterior, all brick would have to be removed and replaced as it is not possible to match the existing brick and mortar. He also specified that the mansard is in poor condition and has to be removed.
- A resident from Iroquois Place said that past operators had parked tow trucks on the street and sidewalk, creating hazards. In addition, occupants at this location would make a right turn onto Merokee Place, then turn onto Oneida Place and finally Iroquois Place, creating traffic and speeding through the neighborhood. The resident also mentioned that repaired vehicles were test driven through the neighborhood. Mr. Schmeltzer stated that he has given strict instructions to his drivers to enter from Fulton St. to Iroquois Pl. only. Mr. Avrutine said that no test drives would be done and that would be part of the Covenant Restriction going forward.
- A resident said that snow plowing from the site was deposited on the street across from the entrance to this property. Company representatives indicated that they are aware that pushing snow into the street is illegal and that snow would be contained on their site that will be added to the Covenant Restriction as well.
- A resident commented that this use is a less intensive use than in the past.

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

RESOLVED (#2018-07-06), That the Village Board declares itself, pursuant to SEQRA, as Lead Agency in connection with Special Use Permit for 220 Fulton 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 Deputy Mayor Christiansen, it was unanimously,

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RESOLVED (#2018-07-07), to continue the hearing until August 7, 2017 at 8:00 pm.

PUBLIC HEARING ON SPECIAL USE PERMIT FOR THE VETERINARIAN HOSPITAL LOCATED AT 27 CONKLIN STREET – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was unanimously,

RESOLVED (#2018-07-08), to open the public hearing.

Michael Schornack, Project Manager from MD Architects, P.C. opened the hearing and discussed the interior and exterior renovations to the building:

- The value of the renovations will be in excess of 50% of the value of the building and will be a complete facelift inside and out.
- There will no longer be rental apartments in the building as it will be solely dedicated to use as a veterinary clinic.
- The building is located in the R/O zone and is a permitted use.
- There is no change to the building's footprint.
- New asphalt and fencing will be installed.
- Hours of operation will be Monday - Friday 8:00 AM to 8:00 PM, Saturday 8:00 AM – 6:00 PM, Sunday 8:00 AM – 4:00 PM.

The following public comment was made:

- A resident from Stratford Court asked about the fence replacement. The applicant indicated that the new fence would be white PVC and that the estate fencing would be maintained.
- Another resident from Stratford Court asked about the alarm system as it had gone off in the past. The applicant stated that new alarm systems are being installed as part of the renovation.

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

RESOLVED (#2018-07-09), That the Village Board declares itself, pursuant to SEQRA, as Lead Agency in connection with Special Use Permit for 27 Conklin 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

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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 Barrett and seconded by Trustee Priestley, it was unanimously,

RESOLVED (#2018-07-10), to continue the hearing until August 7, 2017 at 8:00 pm.

PUBLIC HEARING ON PROPOSED ZONE CHANGE OF CERTAIN PROPERTIES ON ROUTE 109 FROM RESIDENCE B TO BUSINESS – Tabled until August 7, 2017.

PUBLIC HEARING ON PROPOSED SITE PLAN CHANGES TO 511 FULTON STREET – Tabled until August 7, 2017.

SURPLUS 2004 SOUTHWORTH LANDSCAPE TRAILER – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2018-07-11), to declare as surplus a 2004 Southworth Landscape trailer, to be advertised in Village newspaper and Craigslist.

SURPLUS 1999 CHEVY VAN – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2018-07-12), to declare as surplus a 1999 Chevy Van, VIN #1GCH639R3X1144048 to be advertised in Village newspaper and Craigslist.

SURPLUS 2001 DODGE RAM – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2018-07-13), to declare as surplus a 2001 Dodge Ram, VIN #3B6MF36511M561993 to be advertised in Village newspaper and Craigslist.

SURPLUS INTERNATIONAL DUMP TRUCK – The resolution to accept bid to purchase surplus International Dump Truck, VIN #1HTSCABR4XH668867, by Stapleton Tree & Landscape Service for \$1000 was tabled. This will be advertised on Craigslist.

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GRANT REQUEST TO BE PREPARED BY H2M - Upon a motion made by Trustee Priestley and seconded by Trustee Barrett, it was unanimously,

RESOLVED (#2018-07-14), to authorize H2M to assemble the necessary information to apply for the \$2.5 million grant request to the State of New York for a new elevated water tank at a cost of \$9,500.

SHED FOR WATER DEPARTMENT HIGH PRESSURE ZONE - Upon a motion made by Trustee Barrett and seconded by Trustee Parisi, it was unanimously,

RESOLVED (#2018-07-15), to approve the purchase of a shed for the Water Department for the high pressure zone from Kaufold's Country Sheds & Gazebos at a cost of \$13,995.00.

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

RESOLVED (#2018-07-16), to approve Signs and Safety Devices to work on downtown signage at a cost of \$52,868.

INSTALLATION OF NEW SIGNAGE - Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2018-07-17), to authorize a contract with Level G for continuing work through the installation of new signage in the amount not to exceed \$3,000.

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

RESOLVED (#2018-07-18), to approve Outdoor Dining permits for Junos Pizza & Pasta and That Meetball Place.

SECURITY FOR MUSIC ON MAIN - Upon a motion made by Trustee Barrett and seconded by Trustee Parisi, it was unanimously,

RESOLVED (#2018-07-19), to approve D. Sterling, Inc. to provide security for Farmingdale Music on Main at a cost of \$10,560 for four events (\$2,640 per night), with 50% to be paid by the merchants.

NYCOM FALL TRAINING - Upon a motion made by Trustee Barrett and seconded by Trustee Priestley, it was unanimously,

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RESOLVED (#2018-07-20), to approve Barbara Kelly to attend the NYCOM Fall Training school in Saratoga Springs from September 11th – September 15th for all costs associated with the trip. This training is required to maintain Barbara’s Credentialed Municipal Finance Officer status.

NEW CIVIL SERVICE POSITION - Upon a motion made by Trustee Parisi and seconded by Trustee Barrett, it was unanimously,

RESOLVED (#2018-07-21), to authorize a new Civil Service position, a Senior Account Clerk, for the Village Clerk’s office.

BEAUTIFICATION – Deputy Mayor Christiansen reported that we have received many favorable comments with regard to plants and flowers and the appearance of Main Street and the Parks. Vandalism seems to have ceased. She offered thanks to Superintendent Fisch and our DPW staff for watering and maintaining the plants.

OLD BUSINESS – Flooding at the following locations: Thomas Powell Blvd. & Arthur St., Train Station South Parking Lot, Normandy Dr. & Powell Pl. at the east side of the intersection, Elizabeth St., Eastern Pkwy, & No. Front St. Reviewed the status of the teardown and rebuild of the Victor’s Jewelers site as access to Main St.

CORRESPONDENCE – None

PUBLIC COMMENT – A discussion began on the following topics:

- A resident proposed a statue and change of lane configuration on Route 109 to act as traffic calming. He also suggested adding a red light to turning arrows both north and southbound at the intersection of Main Street and Route 109. Mayor Ekstrand said that the State is taking the following actions to address the hazardous conditions on Route 109: Narrowing and restriping of lanes, changing the timing cycle of traffic lights, lowering the speed limit to 35mph, and installing red lights to turning lane traffic controls.
- A resident suggested that a portion of the monies from future Barclays events that are donated to local charities include St. Thomas Church’s Fellowship Café, which serves lunch to 100 people weekly.
- A resident requested the cleaning of tar from a neighbor’s driveway apron, which was deposited during the repaving of Normandy Drive.

EXECUTIVE SESSION, upon a motion made by Trustee Parisi and seconded by Trustee Barrett, it was unanimously,

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

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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 11:00 p.m.

Respectfully submitted,

Brian P. Harty, Village Clerk-Treasurer