

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, July 10, 2023

INC. VILLAGE OF FARMINGDALE

The regular meeting of the Board of Trustees of the Incorporated Village of Farmingdale was held at 8:00 p.m. on Monday, July 10, 2023.

Present: Mayor Ralph Ekstrand
Deputy Mayor William Barrett
Trustee Cheryl Parisi
Trustee Walter Priestley
Trustee Craig Rosasco
Administrator/Clerk/Treasurer Brian Harty
Deputy Clerk Daniel Ruckdeschel
Attorney Peter Trentacoste
Superintendent of Buildings Stephen Fellman

Mayor Ekstrand opened the meeting at 8:00 PM with the pledge of allegiance and a moment of silence.

ANNOUNCEMENTS – Mayor Ekstrand made the following announcements:

- The next Board meeting with public comment period will be held on Monday, August 7th, 2023. Regular Work Sessions will be held on Monday, July 24th, 2023 and Monday, August 7th, 2023 at 7:00 p.m.
- The Farmer’s Market is being held every Sunday from 10:00 a.m. to 2:00 p.m. on the Village Green until November 19, 2023.
- Village Pops concerts will be held on the following Wednesdays at 7:30 p.m.: July 12th, July 19th, July 26th and August 2nd.
- Movie Nights will be held on the following Tuesdays at 7:30 p.m.: July 11th, July 18th, July 25th, August 1st, August 8th, August 15th, and August 22nd.
- 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., with a rain date of August 31st.
- The following resolutions were approved at the June 20th Work Session:
 - Approved a request from the Farmingdale Breakfast Rotary Club to hold a Puppy Runway Show on the Village Green on Saturday, October 7, 2023 from 10:00 a.m. to 5:00 p.m.
 - Approved a request from Lithology Brewing Co. to hold an axe throwing event on the Cornelia St. alley (Moby Way) during Music on Main on July 13, 2023, July 27, 2023, August 10, 2023 and August 24, 2023 (rain date August 31).
 - Approved a request from Lithology Brewing Co. for the use of 5 parking spaces in Parking Lot 3, behind Lithology (211A Main St.)

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for an anniversary party with live music on Saturday, July 22, 2023 from 3:00 p.m. to 9:00 p.m. No sub woofers or loud bass permitted, follow outdoor music code.

- Approved a request from Lithology Brewing Co. for the use of 10 parking spaces in Parking Lot 3, behind Lithology (211A Main St.) for an Oktoberfest celebration featuring both Farmingdale breweries on Saturday, September 23, 2023 from 2:00 p.m. to 10:00 p.m. No sub woofers or loud bass permitted, follow outdoor music code.
- Change the parking on Eastern Parkway from Franklin Place to Elizabeth Street from “No Parking” to “2 Hour Parking”.
- Approved apartment dwellers above stores on Main Street and on Cornelia Street that do not have on-site parking be allowed to purchase a resident sticker for \$100 annually beginning on June 1st of each year. The \$100 fee will be reduced quarterly by \$25 for new residents in these apartments. Proof of residence is required and a different color resident sticker (than the permanent resident sticker) will be issued.
- The following resolutions were approved at the June 26th Work Session (4/0 vote):
 - Approved the 2024 Farmingdale Fire Department Annual Installation Dinner at the Heritage Club at Bethpage State Park on Friday, July 26, 2024 at an amount not to exceed \$33,000.
 - Set a public hearing for July 10, 2023 at 8:00 p.m. to add flag poles to the Village Code.
 - Approved a bond authorization for water system improvement in the amount of \$13,500,000.
 - Approved an easement agreement between the Village of Farmingdale and White Swan Cleaners to maintain driveway access to Parking Lot 3 to/from Conklin Street (Rte. 24) for an annual fee of \$2,000.

REGULAR MEETING BUSINESS ITEMS – Upon a motion made by Trustee Rosasco and seconded by Trustee Priestley, the following items were, **RESOLVED (#2024-07-01)**,

- Abstract of Audited Vouchers #1175 dated July 10, 2023.
- Minutes of Board Meetings of 6/5/23, 6/20/23, 6/26/23
- Use of Village Property:

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- The Farmingdale Fire Department is requesting the use of the firehouse parking lot on Sunday, August 27, 2023 for a Department Picnic.
- The Farmingdale Hawks are requesting the use of the Court Room for a meeting on Tuesday, July 11, 2023 at 7:30 p.m.
- Block Party Applications:
 - None
- Tax certiorari's:
 - None

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

DATE	LOCATION	CONSTRUCTION/COMMENTS	ARB	C/R
6/5/2023	250 Fulton St. Sushil Saggar DB23-00059	Application approved as follows: Hardie Architectural Panels approved in white only. Panels are to be made as large as possible to minimize the amount of channel trim.	X	C
6/7/2023	148 S. Front St. F45 Training SP23-00010	Single Sign to be elongated and mounted in two bays.(one over door and bay to immediate left where current goosenecks are located.) Applicant is to install an additional 2-3 similar goosenecks above door bay for symmetry. Both blue white and red are approved per palette – Deep Royal, white and heritage red with silver metallic trim border around entire sign. Additionally – applicant can put sign in double door to left.	X	C
6/7/2023	256 Main St. Greg Carman SP23-00009	All Neon to be removed from windows. Knee wall to match Carman Building Color. Carved Gold Leaf lettering approved with Dental trim on upper façade. 4 Black Goosenecks and Blade sign to be placed on upper right of sign. Lettering in window to be minimized.	X	C
6/7/2023	207 Main St. Arkadiy Safiyev SP23-00011	Application approved with following provisions. Applicant is to repair knee wall on both sides of entryway. Preferably block or screening on right and something fabricated over left knee wall area as utilities are in the left knee wall. Area is to be painted in closest matching brick color to match upper area above signage. Additionally white brick to right is to be painted similar color to match knee wall and upper façade. Sign approved in Deep Royal, Snow white and Heritage red with silver leaf border. Post hearing discussion asked applicant to install black goosenecks to match the entire stretch on Main Street. Window Signage is to be reduced to only 2 ½ ' and 25% of window.	X	C

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6/7/2023	345 Conklin St. Michael Change SP23-00012	Application approved as submitted with following provisions. Blade Sign to be reduced to 24' x 30 to meet 720" max. Heritage Red on both sign and awnings.	X	C
6/8/2023	730 Fulton St. Meadowbrook Realty LLC DB23-00060	Repair existing roof and parapet wall	N/A	C
6/9/2023	202-204 Main St. Chris Werle PP23-00016	Install one 4" fireline and one 2" domestic waterline. Install one 6" PVC sewerline and one grease trap. Install one drywell with PVC piping from drywell to roof drains.	N/A	C
6/13/2023	50 Hill Rd. Ronald Buglione FP23-00005	6' vinyl fence along southern perimeter of backyard.	N/A	R
6/15/2023	49 Richard St Jonathan Nieves PP23-00017	Sprinkler System and backflow device.	N/A	R
6/22/2023	36 Hallock Street Isarat Rafiq DB23-00061	Remove plumbing and repair/install tiles	N/A	R
6/22/2023	148 S. Front St. Fairfield Jefferson PP23-00018	4 water closets, 4 lavatories, 1 slop sink, 2 showers, 1 water cooler	N/A	C
6/26/2023	3 Toretta Lane Benedetto Consiglio DB23-00062	Install lawn sprinkler system.	N/A	R
6/27/2023	156 Jefferson Rd. Thomas Reddy DB23-00064	Install air conditioning condenser.	N/A	R
6/27/2023	207 Main St. Ingrid De La Cruz DB23-00065	Convert storage space to office space	N/A	C
6/27/2023	207 Main St. Ingrid De La Cruz PP23-00019	One sink, one lavatory, one shower, one washer, one dryer, one stove	N/A	C
6/28/2023	6 Sherman Rd. Laura Boilano DB23-00067	New stoop and steps	N/A	R
6/29/2023	46 Merritts Rd. Paraskevi Liotyos PP23-00020	Oil to gas conversion, install boiler and water heater	N/A	R
6/30/2023	490 Main St. Suzanne Barkolas DB23-00068	Direct replacement of kitchen cabinets and bathroom fixtures.	N/A	R
6/30/2023	51 Clinton Ave Louis & Crystal Ferrailo DB23-00066	Construct rear yard counter area	N/A	R
6/30/2023	205 Cherry St. Stephen Distanto DP23-00003	Interior demolition	N/A	R
6/27/2023	25 Elizabeth St. John Sciacca	Pod in street at 25 Elizabeth St. for 7/12 & 7/13/23.	N/A	R

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	DB23-00063			
6/30/2023	205 Cherry St. Stephen Distante DB23-00069	Dumpster – not in the street	N/A	R
6/30/2023	279 Main St. Spa 79 M.L.P. SP23-00013	Sign and awning approved as submitted	X	C
6/30/2023	95 Fulton St. Thomas Cacciopoli SP23-00014	Application approved as submitted	X	C
4/27/2023	416 Secatogue Ave Christopher Lynch DB23-00041	Repave existing driveway and install drainage ring.	N/A	R
4/28/2023	4 Hampshire Dr. Robert Slone FP23-00002	6' white PVC fence	N/A	R
5/1/2023	25 Dale Dr. Eric Mauro DB23-00042	Install 14' x 25' inground swimming pool as per plans submitted by Martin Passante Architect dated 3/14/23.	N/A	R
5/2/2023	13 Jefferson Rd. Adam Seely DB23-00043	Small widening of driveway	N/A	R
5/2/2023	150 Main St. We Working SP23-00005	Signs approved as presented with following provisions. Side sign to be used as front sign with Logo in middle. Front sign width reduced as cant exceed 75% of façade – Leave 1' reveal on both sides. Side sign to be max 18' height to go in tandem with 2' front sign. Gold Leaf (color)trim border on both signs.	X	C
5/2/2023	50 South Front St. Chris Werle SP23-00006	Awning approved as submitted.	X	C
5/2/2023	333 Conklin St. Sonia Tennis SP23-00007	Signs approved in BM Chestnut 2082-10 with gold leaf trim and white lettering. Blade sign approved at 27" x 27" to be within 720 sq inch requirement. Goosenecks approved in brown to match both roof shingle and brown window trims.	X	C
5/2/2023	102 Conklin St. Susan McCoy SP23-00008	Sign approved in BM Heritage Red HC-181	X	C
5/2/2023	25 Dale Dr. Erick Mauro PP23-00013	Install gas fired pool heater and outdoor BBQ	N/A	R
5/8/2023	49 Sherman Rd Tracey Woliner DB23-00044	Replace driveway center grass with brick pavers	N/A	R
5/8/2023	254 Prospect St. Jamil Patik DB23-00045	Replace roof shingles	N/A	R
5/8/2023	1 Cooper St. Steven Swalgen DB23-00046	Install 21 roof mounted solar panels as per drawings submitted by Sunation dated 4/25/23.	N/A	R

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5/8/2023	132 William St. Saeed Ahmed DB23-00047	Install 20 roof mounted solar panels as per drawings submitted by Momentum Solar dated 4/25/2023	N/A	R
5/9/2023	6 Dale Dr Nicholas Didio DB23-00048	Install 28 roof mounted solar panels as per drawings submitted by Trinity Solar dated 4/13/2023.	N/A	R
5/10/2023	22 Linwood Ave Joseph O'Brien SW23-00005	Replace sidewalk	N/A	R
5/16/2023	8 Eastern Parkway Yvonne & Jeff Kassowitz DB23-00049	Construct new detached garage 20' x 35'	N/A	R
5/17/2023	26 Linwood Ave John Wallace DB23-00050	Maintain existing fireplace.	N/A	R
5/17/2023	22 Linwood Ave Joseph O'Brien DB23-00051	Repointing front of house	N/A	R

PUBLIC HEARING DATES – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, it was,

RESOLVED (#2024-07-02), to set the following public hearing for Monday, August 7, 2023 at 8:00 p.m.:

- Special Use Permit for 334 Main Street for an interior alteration to create an amusement space.
- Special Use Permit for Scoops and Cones Ice Cream Parlor (95 Fulton Street) to for more than 12 seats.

PUBLIC HEARING TO AMEND THE NOISE CODE – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, it was,

RESOLVED (#2024-07-03), to adjourn the hearing to Monday, October 2, 2023 at 8:00 p.m.

PUBLIC HEARING FOR SPECIAL USE PERMIT 250 CONKLIN ST. – Upon a motion made by Trustee Rosasco and seconded by Trustee Priestley, it was unanimously,

RESOLVED (#2024-07-04), to adjourn the hearing until Monday, August 7, 2023 at 8:00 p.m.

PUBLIC HEARING – LOCAL LAW FOR FLAG POLES – Upon a motion made by Trustee Priestley and seconded by Trustee Rosasco, it was,

RESOLVED (#2024-07-05), to open the hearing.

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A brief discussion to explain the need for proper installation of flag poles took place. A permit, at no fee, will be required for flag poles over 15 feet and will require a footing and an inspection for safety. The maximum height of the flag poles will be set at 20 feet. All current flag poles will remain as pre-existing uses with no penalty.

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

RESOLVED (#2024-07-06), to close the hearing.

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

RESOLVED (#2024-07-07), to amend the Farmingdale Village Code to add a law that any flag poles over 15 feet will require a permit, at no fee, and a footing and inspection for safety. Maximum height of flag poles will be set at 20 feet. All current flag poles will remain as pre-existing uses with no penalty.

ROTARY CLUB USE OF POPCORN MACHINE – Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Barrett, it was,

RESOLVED (#2024-07-08), to approve a request from the Farmingdale Breakfast Rotary Club to use the Village’s popcorn machine during their Puppy Runway Show on Saturday, October 7, 2023 on the Village Green.

WATER TREATMENT SYSTEM TYPE II ACTION – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett it was,

RESOLVED (#2024-07-09), to approve the installation of a wellhead water treatment system for Well 2-2 as a Type II Action per attached document:

WHEREAS, the Incorporated Village of Farmingdale Board of Trustees is proposing to install a wellhead water treatment system for the removal of PFOS/PFOA at Well N-06644 (Well No. 2-2) at the existing public water supply wellfield located at 1 Ketcham Lane in the Village of Farmingdale designated on the Nassau County Land and Tax Map as Section 49 – Block 206 – Lot 23 (“subject property”); and

WHEREAS, the proposed action includes the construction of a wellhead treatment system (i.e., granular activated carbon [GAC] filtration vessels) for Well No. 2-2 with the GAC system to be housed within a proposed 2,450-SF building to be located towards the western portion of the subject property; the installation of two (2) approximately 540-SF concrete pads to be located near the proposed building; and

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WHEREAS, the proposed action also includes repairs to and repaving of select areas of asphalt and concrete at the subject property and replacement of select equipment; and

WHEREAS, the proposed action would withdraw the same amount of groundwater from the sole source aquifer as existing conditions; and

WHEREAS, the proposed action is being undertaken pursuant to the maximum contaminant levels (MCLs) established by New York State for PFOS/PFOA to remediate for elevated concentrations of PFOS/PFOA detected in Well No. 2-2; and

WHEREAS, pursuant to 6 NYCRR §617.5(a), “Actions or classes of actions identified in subdivision (c) of this section are not subject to review under this Part, except as otherwise provided in this section. These actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law, article 8. The actions identified in subdivision (c) of this section apply to all agencies”; and

WHEREAS, pursuant to 6 NYCRR §§617.5(c)(1), (2), (9) and (35), the “*maintenance or repair involving no substantial changes in an existing structure or facility;*” the “*replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy or fire codes ...;*” the “*construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities;*” and/or “*civil or criminal enforcement proceedings, whether administrative or judicial, including a particular course of action specifically required to be undertaken pursuant to a judgment or order, or the exercise of prosecutorial discretion*” are Type II actions; and

THEREFORE, BE IT RESOLVED, that the Incorporated Village of Farmingdale Board of Trustees, after review of the proposed action and 6 NYCRR §617.5, hereby determines that the proposed project is a Type II Action pursuant to 6 NYCRR §§617.5 (c)(1), (2), (9) and (35) of the implementing regulations of the State Environmental Quality Review Act, and will, therefore, by definition, have no significant adverse impact on the environment.

2023 NCVOA DINNER – Upon a motion made by Trustee Priestley and seconded by Trustee Rosasco, it was,

RESOLVED (#2024-07-10), to reserve a full table for the NCVOA Annual Testimonial Dinner on Thursday, September 14, 2023 at a cost of \$1,000.00 and purchase a half page color journal ad at a cost of \$350.00.

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VILLAGE HALL RENOVATIONS – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was,

RESOLVED (#2024-07-11), to approve the reconstruction of the entrance and interior door at Village Hall along with a complete gut rehabilitation of two main floor bathrooms to make all of these handicapped accessible. In addition, a new closet and expansion of the code office will be completed. The sole bidder for this project and award of this contract to Mayne Construction of Long Island in the amount of \$228,765.00 with \$191,632.58 coming from Community Development Block Grant Funding and the remaining amount of \$37,132.42 from the Village of Farmingdale General Fund.

PARKING STALL NUMBERS – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was,

RESOLVED (#2024-07-12), to approve Roadwork Ahead to number parking stalls in lots as directed at a cost of \$32 per stall.

MUSIC ON MAIN OPEN CONTAINER WAIVER – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, it was,

RESOLVED (#2024-07-13), to waive the Village Open Container Law for Music on Main events on July 11, July 24, August 10 and August 24 with a rain date of August 31.

2023/2024 VILLAGE AUDITOR – Upon a motion made by Trustee Priestley and seconded by Trustee Rosasco, it was,

RESOLVED (#2024-07-14), to approve Nawrocki and Smith as Village Auditor for the 2023/2024 fiscal year at a fee of \$19,500 and for two following years at \$20,000 per year at the Village's option.

This approval is granted by a vote as follows:

Mayor Ralph Ekstrand	aye
Deputy Mayor William Barrett	abstained
Trustee Cheryl Parisi	aye
Trustee Walter Priestley	aye
Trustee Craig Rosasco	aye

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BEAUTIFICATION –

- Trustee Parisi thanked the volunteers and the Highway Department for their ongoing work in beautifying the Village.

OLD BUSINESS –

- Congressman Santos and his staff hosted a Federal Service Academies recruiting event at Village Hall on June 24. 13 potential applicants received information to attend the Naval Academy, West Point, Air Force Academy, Merchant Marine Academy at Kings Point and the U.S. Coast Guard Academy. Mayor Ekstrand and the Board wished the potential applicants well.

CORRESPONDENCE – None

FAIR HOUSING COMPLAINTS & COMMENTS - None

PUBLIC COMMENT – A discussion began on the following topics:

- A resident reported a car parked on a local street that does not belong in the neighborhood.
- A resident complained about lighting on a house under construction on Waverly Place.
- A resident complained about noise/music in the downtown area while another resident said that there has been improvement with lessening noise levels in the same vicinity.
- A resident requested information about truck parking in residential neighborhoods.
- A resident reported that one way signs at the train station on Atlantic Ave. have been reversed.

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

RESOLVED (#2024-07-15), to move to Executive Session.

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

RESOLVED (#2024-07-16), to reconvene the meeting.

There being no further business, the meeting was adjourned at 9:35 p.m.

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Respectfully submitted,
Brian P. Harty
Village Clerk/Treasurer