

**REGULAR MEETING OF THE BOARD OF TRUSTEES**  
**Monday, August 6, 2012**  
**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, August 6, 2012.

**Present:** Mayor Ralph Ekstrand  
Deputy Mayor Patricia Christiansen  
Trustee William Barrett  
Trustee Cheryl Parisi  
Trustee Thomas Ryan  
Attorney Claudio DeBellis  
Administrator/Clerk/Treasurer Brian Harty  
Deputy Clerk/Treasurer Barbara Kelly  
Public Works Superintendent Andy Fisch  
Building Superintendent Steve Fellman

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

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

- Next Board meeting with public comment period will be held Tuesday, September 4, 2012 at 8:00 pm: Board of Trustees Work Session is scheduled at 7:00 pm on 8/13, 8/20 and 8/27.

**PUBLIC HEARING RMS LOUNGES, LLC** - Upon a motion made by Trustee Parisi and seconded by Trustee Barrett, it was unanimously,

**RESOLVED (#2013-37)**, to open the public hearing on the application from RMS Lounges (hookah) to revise their special use permit to allow for the consumption of alcohol.

Thomas Abbate spoke on behalf of the owners of RMS Lounges requesting an amendment to the special use permit to allow the service of alcohol. Mr. Abbate discussed the improvements the owners made to the building and stated that a liquor license would enable them to become profitable.

The following comments were made by the public:

- Mr. Gosline, Waverly Place, mentioned that during the first public hearing the owners stated that alcohol was not required to be profitable. Mr. Gosline is disappointed that the business model failed and now they want to compete with other businesses in Farmingdale by service alcohol.
- Mr. Diurno, Fairview Rd., wanted the Board to know that he has a problem with clientele younger than 21 being in the premises where alcohol is being served.
- Mary, 111 Clint Ave, stated that she has a problem with kids smoking and now they want to serve alcohol.

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- Mr. Carosella, Sherman Rd., felt like the village was duped, they didn't want to serve alcohol that it was to be an establishment where the kids, who can't go to bars, could hang out.
- Mr. Cascarino, 302 Main St., concerned with security at night, there are a lot of kids hanging out in parking lots.
- Mayor Starkie, Doud St., acknowledges that the owners stated that they would not serve alcohol but that he's been to the hookah lounge and it was beautiful. He wanted the Board to recall that prior to the hookah lounge the location was busted for prostitution at least three times during his tenure as Mayor. The clientele at the hookah lounge didn't frighten him.
- Mr. Fuches, Bergen Tile, asked who is responsible for the litter and damage to his property.
- Mr. Abbate stated that they want to be good neighbors.

Mayor Ekstrand asked Mr. Abbate, if the hookah lounge got a violation with the State Liquor Authority, how long would RMS stay in business? Mr. Abbate answered not long.

- Mr. Diurno asked that the Board to allow the liquor license but only allow admittance to 21 year olds.

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

**RESOLVED (#2013-38)**, to close the public hearing on the application from RMS Lounges to revise their special use permit to allow for the consumption of alcohol.

Upon a motion duly made and seconded, the Board adjourned to Executive Session to discuss a legal matter.

Upon a motion duly made and seconded, the Board reconvened the meeting.

Upon a motion made by Trustee Ryan and seconded by Deputy Mayor Christiansen, with Trustee Barrett voting aye and Trustee Parisi and Mayor Ekstrand voting nay, it was,

**RESOLVED (#2013-39)**, to deny the amendment to RMS Lounges Special Use permit.

**PUBLIC HEARING ON PROPOSED PROPERTY MAINTENANCE CODE** - Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Parisi, it was unanimously,

**RESOLVED (#2013-40)**, to open the public hearing on the proposed local law on property maintenance.

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Mayor Ekstrand opened the hearing for public comment:

- Mr. Diurno stated that Chapter 73 covers 90% of the properties but doesn't cover store fronts.
- Mr. Orobono asked what would prompt an inspection of a building. He asked if a complaint would. Building Superintendent Fellman stated that it is based on the building being derelict.
- Mr. Ezzo asked if it applies to illegal apartments. Mayor Ekstrand stated that it did not.

Mayor Ekstrand stated that Mr. Diurno made an excellent suggestion to improve store fronts and that the Board would look into improving the look of vacant commercial properties.

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

**RESOLVED (#2013-41)**, to close the public hearing on the proposed local law on property maintenance.

Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Parisi, with Trustee Barrett voting nay, it was,

**RESOLVED (#2013-42)**, to adopt the proposed local law 1-2012 on property maintenance.

**PUBLIC HEARING ON PROPOSED CODE REVISION TO BUSINESS DISTRICT D**

- Upon a motion made by Trustee Ryan and seconded by Trustee Barrett, it was unanimously,

**RESOLVED (#2013-43)**, to open the public hearing on the proposed local law on code changed to Business District D to permit multi-family dwellings by special permit of the Board of Trustees.

Mayor Ekstrand opened the hearing for public comment:

- Mayor Starkie, Doud St., mentioned that the downtown studies stopped at Rt. 109 due to densities and asked why the Board was considering this change. Mayor Ekstrand responded that developers were interested in properties on Route 109. Mayor Starkie stated that the Board already changed Business District D to include townhouses and that the densities being considered are doubled.
- Mr. Diurno, Fairview Rd., asked why we need to amend the code after we just did a revision.
- Ms. Lyons stated that allowing more density on 109 is not going to improve the village.
- Mr. Orobono stated that the law was open-ended without limits. He complained that the village was for sale and there is nothing to prevent a high rise building. He went on to say that the Village didn't want this kind of development.

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- Mayor Starkie asked the Board to hold the decision until the full impact is studied.

Deputy Mayor Christiansen asked the Board that they study the matter further to see what properties are being impacted.

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

**RESOLVED (#2013-44)**, to continue the hearing on September 4<sup>th</sup> at 8:00 p.m.

**PUBLIC HEARING PROPOSED CODE CHANGE CREATING 55 AND OVER HOUSING CATEGORY** - Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Parisi, it was unanimously,

**RESOLVED (#2013-45)**, to adjourn the hearing until September 4<sup>th</sup> at 8:00 p.m.

**PUBLIC HEARING SPECIAL USE PERMIT FOR CASCARINO'S** - Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

**RESOLVED (#2013-46)**, to open the public hearing on the application for a special use permit from Cascarino's.

Mr. Cascarino stated that the restaurant is looking to expand into the adjacent store and the additional space would be used for dining and private parties and have no kitchen.

Mayor Ekstrand asked for comments from the public:

- Mr. Ubaldo stated that the village didn't need another restaurant.

Mayor Ekstrand asked Building Superintendent Fellman if the parking calculation was completed. Superintendent Fellman stated that this is a change of business from retail to restaurant, if we waive 90% of the parking requirement he would need to purchase one spot for a fee of \$5,000 to the parking fund.

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

**RESOLVED (#2013-47)**, to close the public hearing on the application to a special use permit for Cascarino's.

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

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**RESOLVED (#2013-48)**, to approve the special use permit for Cascarino's with payment of \$5,000, for one spot in the municipal lot, going to the parking lot fund.

**ABSTRACT** – Upon a motion made by Trustee Barrett and seconded by Trustee Parisi, it was unanimously,

**RESOLVED (#2013-49)**, that the Abstract of audited vouchers #1044 dated August 6, 2012, be approved for payment voiding check number 1320 and 1251.

**WIRE TRANSFERS** – Upon a motion made by Trustee Barrett and seconded by Trustee Parisi, it was unanimously,

**RESOLVED (#2013-50)**, to approve the wire transfers made during July as adhered on to these minutes.

**MINUTES** – Upon a motion made by Trustee Barrett and seconded by Trustee Parisi, it was unanimously,

**RESOLVED (#2013-51)**, to approve the minutes of BOT Work Sessions of 07/02/12; 07/09/12; 07/16/12; 07/23/12 and BOT Public Meeting on 07/02/12 as corrected.

**USE OF VILLAGE PROPERTY** – Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Parisi, it was unanimously,

**RESOLVED**, to allow the following use of Village property:

- A Taste of Long Island requests the use of Lot #7 on Wednesdays from 12:00 p.m. to 6:00 p.m. and Sundays from 11:00 a.m. to 5:00 p.m. beginning on September 5<sup>th</sup> and continuing until November 21<sup>st</sup>. They would like to hold a farmer's market during the fall.
- Farmingdale Hawks Football would like to hold their opening day parade on 9/15/12 beginning at Howitt at 3:00 p.m. and going to Main Street ending at Allen Park.
- Movie Shoot on the corner of Conklin and Main. August 19<sup>th</sup> with rain date of August 26<sup>th</sup>.
- The Fire Department's request to hold the Columbus Day Fair with the stipulation that the carnival company pay \$5,000 up front for their portion of the cleanup costs.
- Block party request - Michael Patane, 5 Roxbury St., would like to close Roxbury from Thomas Powell to Hill on August 18<sup>th</sup> from 11 a.m. to 11 p.m.

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**BUILDING PERMITS** – Administrator Harty presented the following building permits issued since the last meeting:

LOCATION	TYPE OF CONSTRUCTION/COMMENTS	ARB
Menig 146 Fairview Rd. FP 12-17	Erect 4' chain link and 6' PVC w/gates.	N/A
Gurley 23 Rose St. DB 12-69	Maintain deck.	N/A
Rubbo 17 Sullivan Rd. CC 12-02	Widen apron 9 ft.	N/A
203 Realty Corp. 545 Conklin St. DB 12-70	Replace concrete paving at gas station.	N/A
Hua An Int'l. 18 Dale Dr. PP 12-21	Install 12 plumbing fixtures in new dwelling.	N/A
Anthony Addeo 51 Jerome Dr. DP 12-03	Demolish roof over brick patio.	N/A
Lensky 58 Hill Rd. PP 12-22	Install in ground sprinkler system.	N/A
Villanueva 48 Columbia St. PP 12-23	Oil to gas conversion.	N/A
Leahy Properties 2 Park Ave. PP 12-24	Install 6 fixtures.	N/A
Cinelli 16 Hampshire Dr. DB 12-71	Finished basement w/bathroom.	N/A
Saccone 31 Leonard St. SWP 12-09	Replace approx. 75' of sidewalk and driveway apron	N/A
HPE Enterprises 521 Conklin St. SP 12-13	Erect 14'x3' sign.  ARB approved 6/26/12	X
Chichimecas 169 Main St. SP 12-14	Erect 15.8' x 3.9' PVC sign.  ARB approved 6/26/12.	X
Beukelaer 10 Sullivan Rd. DB 12-72	Convert bedroom to bath and closet	N/A
Addeo 51 Jerome Dr. DB 12-73	Interior alterations.	N/A
Martins 726 Conklin St. DB 12-74	Maintain finished basement w/bathroom.	N/A
Lofaro 118 Staples St. DB 12-75	Construct 16'x24' deck.	N/A
Fairfield Farmingdale 150 Secatogue Ave. SWP 12-11	Replace one flag in front of building.	N/A

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Hua An Intl. 18 Dale Dr. RO 12-07	New gas service.	N/A
Orobona 45 Nelson St. PP 12-25	Oil to gas conversion.	N/A
Addeo 26 Quaker Ln. DB 12-76	Maintain pergola, outside fireplace, rear patios, shed and oil tank. ZBA approved 7/12/12.	N/A
Traina 55 Hillside Rd. DB 12-77	Maintain wood deck, A/C unit and above grand oil tank. ZBA approved 7/12/12.	N/A
Hua An 18 Dale Dr. SEW 12-03	Connect sewer for new dwelling.	N/A
Hua An 18 Dale Dr. RO 12-08	New water service.	N/A
Foley 36 Hillside Rd. PP 12-26	Install piping for gas fireplace.	N/A
Library Café 274 Main St. DB 12-78	Outdoor dining permit. BOT approved 7/23/12.	N/A
Faber 34 Sullivan Rd. PP 12-27	Relocate gas meter and install "T" for future fireplace.	N/A
Nutty Irishman 323 Main St. DB 12-79	Outdoor dining permit. BOT approved 7/23/12.	N/A
Jorgensen 1 Lafayette Rd. SWP 12-12	Replace 560 s/f of sidewalk on Lafayette and Ridge Rd.	N/A
McDonald 12 Manetto Rd. DB 12-80	Add second floor master suite and bathroom.	N/A
Dolan 59 Grant Ave. FP 12-18	Install fence on west side from house to rear and gate on east side.	N/A
Addeo 51 Jerome Dr. DB 12-81	Replace retaining wall in rear yard.	N/A
Cruciata 220 Melville Rd. PP 12-28	Maintain water closet in basement.	N/A
Options for community 115 Rose St. RO 12-09	Road opening for new gas service.	N/A
Vulcano 24 William St. PP 12-29	Install gas line for generator.	N/A
Gatto 300 Main St. DB 12-82	Interior alterations to expand Cascarino's pizza/restaurant.	N/A
VOF 315 Eastern Pkwy. DB 12-83	Upgrade wireless facility – Metro PCS.	N/A

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**TAXI PERMITS** - Upon a motion by Trustee Parisi and seconded by Trustee Barrett, it was unanimously,

**RESOLVED**, to issue 5 taxi permits.

**PEDDLER PERMIT** – Upon a motion made by Trustee Barrett and seconded by Trustee Ryan, it was unanimously,

**RESOLVED (#2013-52)**, to issue a peddlers permit to Robert Dottavio, of 20/20 Companies, to sell Verizon FIOS service door to door in the Village.

**TAX CORRECTION OF ERRORS** – Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Ryan, it was unanimously,

**RESOLVED (#2013-53)**, to approve the following Assessment Roll correction of errors and tax refunds:

- 354-356 Main Street (49-971-550) Final Roll assessment of 774,600 corrected to 700,000, reduction of 74,600 and a refund of taxes paid of \$443.22.
- 250 Conklin Street (49-971-32,33,131,231,543,544) Final roll assessment of 1,650,500 corrected to 1,400,000 and a refund of taxes paid of \$1,488.29.

**PUBLIC HEARINGS** – Upon a motion made by Trustee Ryan and seconded by Trustee Barrett, it was unanimously,

**RESOLVED (#2013-54)**, to set the following public hearings for September 4, 2012 at 8:00 p.m.:

- 337 Main Street - special use permit for a new game store
- 205 Main Street – special use permit for a cafe

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

**RESOLVED (#2013-55)**, to accept a donation from the Farmingdale 2035 party of \$757.31 for use of the Beautification Committee.

Upon a motion made by Trustee Ryan and seconded by Trustee Barrett, it was unanimously,

**RESOLVED (#2013-56)**, to accept a donation by Rosaria Vattese for a park bench.

**BUDGET ADJUSTMENTS** - Upon a motion made Trustee Ryan and seconded by Trustee Barrett, it was unanimously,



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**RESOLVED (#2013-57)**, to authorize the following 2012/2013 budget adjustments:

- Increase Misc. Revenue A.0270.2770 by \$757.31 and increase the budgeted expense for Landscape/Beautification A.7140.0485 by the same amount for a donation from the 2035 Farmingdale Party.
- Increase Misc. Revenue A.0270.2770 by \$1,695.00 and increase the budgeted expense for Celebrations Misc. A.7550.0499 for a donation from Rosaria Vattese.

**2011/2012 BUDGET TRANSFERS** – Upon a motion made by Trustee Barrett and seconded by Trustee Parisi, it was unanimously,

**RESOLVED (#2013-58)**, to approve the 2011/2012 budget transfers as adhered to these minutes.

**1986 LADDER TRUCK SALE** - Upon a motion made Trustee Ryan and seconded by Trustee Barrett, it was unanimously,

**RESOLVED (#2013-59)**, to authorize the hiring of Red Truck Sales International, Inc. as sales agent for the sale of the 1986 Ariel Ladder Truck for a six month exclusive.

**TAXI LICENSES** - Upon a motion made Trustee Barrett and seconded by Trustee Ryan, it was unanimously,

**RESOLVED (#2013-60)**, to approve three additional taxi licenses for Checker Taxi.

**COMMERCIAL SIGNS** - Upon a motion made Trustee Parisi and seconded by Trustee Barrett, it was unanimously,

**RESOLVED (#2013-61)**, to approve previously authorized sign permits for Chichimeca's and High Point Engineering.

**EMPLOYEE RAISES** - Upon a motion made Trustee Barrett and seconded by Deputy Mayor Christiansen, it was unanimously,

**RESOLVED (#2013-62)**, to approve the following hourly increases:

- Pam Balbo from \$16/hour to \$16.56 with 1.5% retroactive to 06/01/2011 and 2% retroactive to 06/01/2012.
- Anthony Santoro, Parking Enforcement, from \$12/hour to \$18.50 retroactive to July 1, 2012.
- Bruce Watson, Parking Enforcement, from \$15/hour to \$18.00 retroactive to July 1, 2012.

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**EMPLOYEE HIRES** - Upon a motion made Trustee Barrett and seconded by Deputy Mayor Christiansen, it was unanimously,

**RESOLVED (#2013-63)**, to approve hiring the following new employees:

- The following part-time Firehouse Maintainers for \$12.55/hour:
  - a- John Cella
  - b- Thomas Cinque
  - c- Lauren Fortuna
  - d- Christopher Fotopoulos
  - e- Jason Frankel
  - f- Robert Kenefick
  - g- William Knipper
  - h- Thomas McKay
  - i- John Senia
  - j- William Sielski
  - k- Christopher Ebert
  - l- Michael Mackie
  - m- James Easto
  - n- Robert Orzel
  - o- Michael James
- Edgardo Zena as a part-time Parking Meter Attendant at \$12/hour

**BEAUTIFICATION** – Deputy Mayor Christiansen reported progress.

**OLD BUSINESS** – The following was discussed:

- Trustee Barrett asked about the no left turn sign from Palmers parking lot on to Merritts Road. Administrator Harty stated that it would be replaced.

**PUBLIC COMMENT** – Mayor Ekstrand asked for public comments:

- Mr. Ezzo, Prospect Street, asked if the illegal parkers at St. Luke's could be ticketed. Administrator Harty stated that he would have code look in to it.
- Mr. Carosella, Sherman Road, called the LIRR about painting the train trestle. The LIRR's response was that it was not a safety issue. Mr. Carosella asked the public comment section be earlier in the meeting. Mr. Carosella asked about the car show and & village expenses and what was happening with the Jewish Center. Mayor Ekstrand explained the car show cleanup costs and that it seems that a Mosque has purchased the Jewish Center.

**EXECUTIVE SESSION**, upon a motion duly made and seconded, it was unanimously,

**RESOLVED**, to move to Executive Session to discuss personnel and legal matters.

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Upon a motion duly made and seconded, it was unanimously,

**RESOLVED**, to reconvene the meeting.

There being no further work, the meeting was adjourned at 11:30 p.m.

Respectfully submitted,

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Brian P. Harty  
Administrator, Village Clerk-Treasurer