

REGULAR MEETING OF THE BOARD OF TRUSTEES
Tuesday, September 8, 2015
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 Tuesday, September 8, 2015.

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

Absent: Trustee Thomas Ryan

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 on Monday, October 5, 2015 at 8:00 p.m.: Board of Trustees Work Sessions begin at 7:00 p.m. on September 21st and September 28th, 2015.
- The 2nd Annual Farmingdale Music Festival returns Saturday & Sunday, September 19th and 20th right here on Main Street. The fun begins at noon on both days.
- Art in the Park will be held on the Village Green on Saturday, September 19th from 10:00 a.m. to 4:00 p.m. in conjunction with the Music Festival. The rain date is Saturday, September 26th.
- Farmingdale Remembers 9/11 will be held on September 10th at 6:00 p.m. at the Farmingdale Library.

REGULAR MEETING BUSINESS ITEMS – Upon a motion made by Trustee Parisi and seconded by Trustee Barrett, the following items were unanimously, **RESOLVED (#2016-09-01)**,

- Abstract of Audited Vouchers #1081 dated September 8, 2015 - holding 2 checks
- July Wire Transfers
- Taxi Permits
- Use of Village Property:

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- The Farmingdale Fire Department is requesting to host the Annual Columbus Day Street Fair, Carnival, Parade and Fireworks Show October 8th through October 12th, 2015. They are requesting (2) rain dates for the Street Fair only – October 17th and October 18th, 2015. The vendors must be off Main Street by 4:00 p.m. on Sunday for the parade. Clean-up costs to be paid in full by the Fire Department.
- The Women’s Club of Farmingdale is requesting use of the court room for their monthly meetings on the following dates: 9/17/15, 10/15/15, 11/19/15, 12/17/15, 1/21/16, 2/18/16, 3/17/16, 4/21/16, 5/19/16, 9/15/16, 10/20/16 and 11/17/16. The hours are from 10:00 a.m. to 1:00 p.m.
- The Farmingdale Hawks Midget Football and Cheer organization is requesting to hold their annual kick-off parade on Saturday, September 12, 2015 from 2:00 to 4:00 p.m. The parade will step off from Howitt parking lot proceeding to Allen Park.

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
Fino Enterprises 206-208 Main St. DB 15-86	Interior demolition and removal of shed in rear.	N/A
Michels 60 Ridge Rd. SWP 15-11	Replace 22 flags in front of house.	N/A
Bartone Properties 100 Secatogue Ave. DB 15-87	Construct 3 story apartment complex.	X
Noya 90 Bethpage Rd. SWP 15-12	Replace 21 flags.	X
Greene 27 Rose St. PP 15-18	Install boiler/hot water heater combo unit. Oil to gas conversion.	N/A
VOF Fire Dept. 361 Main St. DB 15-88	Replace dispatcher booth in firehouse.	N/A
Mejias 29 Puritan Ln. DB 15-89	Façade renovations and front portico.	N/A
Wheeler 2 Wall St. SWP 15-13	Replace approx. 20 sidewalk flags.	N/A
Lauritsen 31 Staples St. DB 15-90	Install 16 solar panels.	N/A
Vine & Barrel 223 Main St. DB 15-91	Increase seating to 34 persons. BOT approved 7/6/15.	N/A

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Fairfield 150 Secatogue Ave. SWP 15-14	Replace 170 s/f of sidewalk.	N/A
Fairfield 675 Conklin St. SWP 15-15	Replace 147 s/f of sidewalk.	N/A
Pontillo 34 Sherman Rd. FP 15-17	Erect two 6' sections of fence on side property line.	N/A
Fardale Owners 14 & 26 Ivy St. DB 15-92	Restore brick façade on building 14 & 26.	N/A
Zanetti 15 Hampshire Dr. DB 15-93	Maintain home office in basement for therapy counseling.	N/A
Las Delicias 505 Conklin St. DB 15-94	Outdoor dining. BOT approved 8/3/15.	N/A
Living Faith Church 25 Hempstead Tpke. DB 15-95	Complete paving of land banked parking spaces. BOT approved.	N/A
Faldetta 45 Linwood Ave. DB 15-96	Install 27 roof top solar panels.	N/A
Blovsky 36 Duane St. DB 15-97	Install 26 solar panels.	N/A
Lowig 150 Bethpage Rd. DB 15-98	Install 13 solar panels.	N/A
Cana 190 Oakview Ave. FP 15-18	Install 6' high fence alongside property lines with gate adjacent to garage.	N/A
Colantropo 26 Cobb Pl. SWP 15-16	Replace 12 sidewalk flags.	N/A
Coletti 310 Staples St. RO 15-14	One bellhole for gas installation.	N/A
Fino Enterprises 206-208 Main St. DB 15-99	Construct two story rear addition for a 202 seat restaurant.	X
Glam Bar 557 Fulton St. SP 15-7	Erect 12'x 2 ½ ' HDU sign with three goose neck lights. ARB approved 8/25/15.	X
Prestige Barber Shop 100 S. Front St. SP 15-8	Erect 5'x2' HDU sign with three goose neck lights. ARB approved 8/25/15.	X
Bartone Properties 100 Secatogue Ave. RO 15-15	Open bellhole for gas service installation.	N/A
Bartone Properties 143 N. Front St. RO 15-16	Open bellhole for gas service installation.	N/A
Gazza 19 Simonson Pl. DB 15-100	Replace windows, siding and soffits.	N/A
Orion Cygnus 155 Secatogue Ave. DB 15-101	Maintain finished basement with 3 pc. bath.	N/A

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Kehoe 32 Clinton Ave. DB 15-102	Expand driveway and walkways. ARB approved 8/25/15.	X
Kehoe 32 Clinton Ave. SWP 15-17	Replace existing sidewalk.	N/A
Healey 93 Jefferson Rd. RO 15-17	Open 100' trench for gas main installation.	N/A
Cornerstone 100 Secatogue Ave. RO 15-18	Open one bellhole for demo related gas service.	N/A
Cornerstone 100 Secatogue Ave. RO 15-19	One opening in roadway for water service disconnect.	N/A
Cornerstone 100 Secatogue Ave. RO 15-20	One opening in roadway for water service disconnect.	N/A

PUBLIC HEARING DATES – Upon a motion made by Trustee Parisi and seconded by Trustee Barrett, it was unanimously **RESOLVED (#2016-09-02)**, to set the following public hearings for October 5, 2015 at 8:00 p.m.

- Proposed Local Law – 2015 Amending general parking code
- Proposed Amendment to Special Use permit for 180 Atlantic Avenue f/k/a 120 Secatogue Ave (Bartone/TDI/Phase II)

LEAD AGENCY & SEQRA - Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2016-09-03) That the Village Board declares itself, pursuant to SEQRA, as Lead Agency in connection with the proposed applications and local laws; and

FURTHER RESOLVED, that the Village Board classifies these applications and local laws 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 these applications and local laws.

FURTHER RESOLVED, that the Village Board directed the Village attorney to send the proposed applications and local laws to Nassau County Planning.

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PUBLIC HEARING PROPOSED LOCAL LAW – 2015 AMENDING INCENTIVE BONUS PROVISIONS – Mayor Ekstrand explained that this public hearing was announced for tonight’s meeting however it was not legally noticed and is still in discussion.

PUBLIC HEARING PROPOSED LOCAL LAW – 2015 MODIFYING PERMITTED USES D-MU ZONING DISTRICT – Upon a motion made by Trustee Barrett and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2016-09-04), to adjourn this public hearing until October 5, 2015 at 8:00 p.m.

CONTINUED PUBLIC HEARING PROPOSED SPECIAL USE PERMIT SEATING/PARKING/LOADING 306 MAIN STREET (GTM’S SPORTS BAR) – Mayor Ekstrand explained that this application is still incomplete at this time, therefore it has been withdrawn.

CONTINUED PUBLIC HEARING PROPOSED LOCAL LAW – 2015 REVISION TO D-MU SIGN CODE – Upon a motion made by Trustee Barrett and seconded by Deputy Mayor Christiansen, it was unanimously,

RESLOVED (#2016-09-05), to adjourn this public hearing until October 5, 2015 at 8:00 p.m.

PUBLIC HEARING PROPOSED SPECIAL USE PERMIT & SITE PLAN APPROVAL 824 AND 832 FULTON STREET (BARTONE & PELLERITO HOLDINGS LLC) – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2016-09-06), to open tonight’s public hearing.

Anthony Bartone presented the application for a town house development consisting (24) 2 bedroom, 2 ½ bath units on .82 acres. Each unit will have home ownership. Each unit will have a driveway and an attached garage. There will be 3 affordable housing units.

Bob Brown from Land Design explained the landscape design.

Gary Cannella explained the architectural features of the application. Each unit will be 1500 sq. feet.

Mayor Ekstrand asked for public comment.

The following topics were discussed:

- Clarification of location on Fulton Street
- Incentive bonuses

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- Allowable units
- Garages/off-street parking
- Parking requirements – nothing is being waived
- Fire Department review of plans/safety issues
- Visitor parking/entering from 109
- Traffic study mandated by the state
- No PILOT on this property

Mayor Ekstrand asked for comment from the Board.

Deputy Mayor Christiansen inquired about access to the back patio and suggested stairs in the back.

Mayor Ekstrand stated that this application has gone to the ARB/Planning Board as well as Nassau County Planning and no information is available at this time.

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

RESOLVED (#2016-09-07), to continue the public hearing on October 5, 2015 at 8:00 p.m.

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

RESOLVED (#2016-09-08), to approve the following financial transactions:

- Reclass from Fund Balance \$55,081.21 to Parking Lot Reserve which includes the revenue from Special Use permits for parking waivers and 12 hour parking passes.
- Reclass from Fund Balance \$4,285.72 to Reserve for Technology for the Cablevision and Verizon grants.
- To expend from Reserve for Technology \$17,343.75 for the purchase of Springbrook software.
- Reclass from Fund Balance \$144,172 to Reserve for the Special Use/Incentive Bonus revenue from 2014/2015.
- 2014/2015 Budget re-classes and encumbrances as per attached schedule.

DESIGN & CONSTRUCTION RECEPTION TICKETS – Upon a motion made by Trustee Parisi and seconded by Trustee Barrett, it was unanimously,

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RESOLVED (#2016-09-09), to approve the purchase of (5) tickets at a cost of \$200.00 each for the Board of Trustees to attend the 6th Annual Design & Construction Reception on September 17th, 2015 honoring Mayor Ekstrand. This reception is in lieu of the NCVOA annual dinner.

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

RESOLVED (#2016-09-10), to authorize payment of \$9,000.00 to Rosemar Contracting, as per the Requirements contract, for the repair of (30) manhole castings within the Village.

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

RESOLVED (#2016-09-11), to approve the purchase of (1) 2016 Dodge Ram 5500 HD equipped truck for the water department, NYS OGS Group 40580, Contract #PC66589 for a cost not to exceed \$61,361.80.

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

RESOLVED (#2016-09-12), to declare as surplus water department truck #12 – VIN #3B6MF36511M561993.

AMENDED SITE PLAN/SPECIAL USE PERMIT 100 SECATOGUE AVE – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2016-09-13), to adopt an amended Site Plan approval, Special Use permit and incentive bonus decision for 100 Secatogue Avenue (Bartone Properties, LLC), as annexed to these minutes.

AMENDED SPECIAL USE PERMIT 206-208 MAIN STREET (FINO ENTERPRISES) – Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Parisi, it was unanimously,

RESOLVED (#2016-09-14), to adopt an amended Special Use permit for 206-208 Main Street (Fino Enterprises), as annexed to these minutes.

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

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RESOLVED (#2016-09-15), to reduce the amount of PILOTS receivable on the Tax Warrant by \$2,496.88 since New York State Law required that LIPA PILOT payments may not increase more than 2% over the year.

FURTHER RESOLVED, to eliminate the reserve for the excess over the tax cap created by resolution on 6/1/15 since this reduction puts us under the tax cap.

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

RESOLVED (#2016-09-16), to purchase two generators, off state contract, (1) 300 KW and (1) 50 KW, with transfer switches and extended warranties to be used as emergency generation for the Village of Farmingdale water wells at the DPW garage located at Ridge Road and Ketcham Lane. Grant funding secured through the office of County Legislator Rose Walker in the amount of \$148,000 was obtained for these essential upgrades. Total cost of the Generators, transfer switches and recommended warranties is \$154,480.

The Board of Trustees would like to thank the Honorable Rose Walker.

PARKING LOT #1 SIDEWALK & DRAIN REPAIRS – Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Parisi, it was unanimously,

RESOLVED (#2016-09-17), to approve payment for sidewalk refurbishment and drain repair in Parking Lot #1 to Rosemar Contracting, Inc. under the Requirements contract in an amount not to exceed \$16,401.00 with a reimbursement of \$4,406.10 from property owners.

VILLAGE ROAD RECONSTRUCTION – Upon a motion made by Trustee Parisi and seconded by Trustee Barrett, it was unanimously,

RESOLVED (#2016-09-18), to approve the reconstruction of Ketcham Lane and a portion of Ridge Road for a cost not to exceed \$19,410.00.

BEAUTIFICATION – Deputy Mayor Christiansen reported that the committee has plans to meet and discuss fall and holiday decorations. The committee is always looking for volunteers.

OLD BUSINESS - None

CORRESPONDENCE – None

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PUBLIC COMMENT – A discussion began on the following topics:

- Kingswood neighboring property
- Signs on properties with application details
- Construction dumpsters
- Request for moratorium on development
- Staller building on Main Street
- Waldbaums property – CVS moving

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

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

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 10:05 p.m.

Respectfully submitted,

Brian P. Harty, Village Clerk-Treasurer