

WORK SESSION OF THE BOARD OF TRUSTEES
Monday, September 18, 2023
INC. VILLAGE OF FARMINGDALE

The Work Session of the Board of Trustees of the Incorporated Village of Farmingdale was held at 7:00 p.m. on Monday, September 18, 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
Village Attorney Claudio DeBellis

The following topics were discussed:

- The meeting opened with a discussion between the Board and Bill Sklar & Ken Schwartz of VHB regarding the scope of an update and evaluation of the Downtown Mixed Use Master Plan and the Residential Plan, comparing initial goals to achieved results. The work will take approximately 3 months to complete.

USE OF FACILITIES – MOLLOY COLLEGE – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Rosasco, it was,

RESOLVED (#2024-09-08), to approve a request by the Molloy College Energeia Partnership to use the Courtroom and conference room for an educational workshop on land use on Wednesday, September 20, 2023 from 12:30 p.m. to 5:00 p.m.

FULL TIME HIRE - DPW – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was,

RESOLVED (#2024-09-09), to hire Christian Cotto as a Full Time Laborer at a salary of \$40,000 per year.

The discussion continued on the following topics:

- Discussion about 2 pub crawls in October – need to contact the producer regarding security and portable bathrooms.

DONATION OF TIME OFF – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, it was,

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RESOLVED (#2024-09-10), to allow non-union members to donate accumulated sick, vacation or personal time to any employee who is in need of time as outlined in section “S” of the current union agreement.

The discussion continued on the following topics:

- Discuss the use of pavers in the government strip in residentially zoned areas. Grass only in government strips is the policy of the Board.
- Fire Department:

FD APPARATUS FLOOR TILING – Upon a motion made by Trustee Parisi and seconded by Trustee Rosasco, it was,

RESOLVED (#2024-09-11), to approve Armor Tuff Flooring as the vendor of choice for providing and installing new flooring on the apparatus floor of the Farmingdale Fire Department in the amount of \$47,642 at the prevailing wage. \$40,000 of this amount will be paid for from a grant provided through the office of County Legislator Rose Walker. Motion to approve subject to acceptance by Nassau County.

The discussion continued on the following topics:

- Fire Department (continued): Billing for Farmingdale Fire Department Ambulance Service has begun.
- Building Department:
 - Blue and Gold Development demo permit and building permit have been issued for development at 1 Conklin Street. Demolition is now complete, discussion with NY State DOT for curb cut is being finalized.
 - 7-11 and Sunoco – the ZBA has approved the plans and the Board approved the Special Use Permit, awaiting construction drawings in order to issue building permit.
 - Daler Pizza at 331 Main Street – construction is nearing completion.
 - LIRR trestles at NY 24 and Merritts Road are being rehabilitated – completion to be confirmed by LIRR, visually complete.
 - Eastern Parkway house in court with derelict garage. Permit issued for roof repair. Permit revised to increase the size of the garage, checking on status as construction has not started. Building inspector met with the owner and must start within 30 days or they will receive a summons.

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- New parking arrangements on Eastern Parkway under review in front of and behind 4 family houses. Meeting scheduled with Fairfield for Tuesday, September 19.
- Paver issue on Cherry Street residence nearing resolution, going to ZBA. Anticipate significant removal of pavers.
- Both Sterling Green and Robby Lee projects are proceeding. No issues with either project.
- The parking lot at CVS will be repaved in September.
- Dish Network application has been sent to Dick Comi for review.
- VHB has been contacted about analyzing the Master Plan and the developments that have occurred in the last 12 years. A proposal has been provided for review and approval by the Board.
- Waiting for Verizon submission of an application to install communication equipment on the clock tower at Palmer's Shopping Center.
- Summons issued to "The Coop" needing Planning Board approval for a new façade.
- Mayor Ekstrand reported that Staller Associates will be bringing an application for a spa for the building next to the firehouse.
- Highway Department:
 - Lot maintenance and routine maintenance of Main St.
 - Routine garbage pickup in parks and dog stations
 - The new DPW garage is 95% complete: electrical, plumbing and insulation remain.
 - Main St. pole removal project Phase 1 complete. NY24 crossing – permit received and work completed. Asplundh/PSEG work completed. All property owners signed Altice access agreement to be able to proceed with Altice/Verizon installation. Altice installation underway with completion on or about October 1. Verizon will provide an updated schedule next week.
 - Plans for Main Street widening submitted to Nassau County, awaiting permit. Anticipate all work on Main Street to be completed by November 15.

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- Magniflood quote for electric GFI type fixture \$325/\$350 per fixture for holiday decorations in parking lots.
- A tree on Prospect St. across from Doud St. needs to be evaluated for possible removal – removal on hold.
- Received preliminary plan for new DPW park.
- Village Green Gazebo brick wall needs repointing.
- Parking meters are being installed.
- The Board requested that the new landscaper weed and mulch certain locations, and that deep root fertilizing for all parking lot trees and trimming of dead branches in all parking lots be accomplished in the near term.
- Need to speak with homeowner on Park Avenue regarding new guardrail.
- Gergras Park needs mulch under new equipment.
- From Ken Tortoso – DPW weekly work assignments for the first week in September:
- Town of Oyster Bay was in installing the parking meters, the rest will be installed with the completion of the Main St. rehab project.
- Town of Oyster Bay was in repairing streetlights.
- Castro Landscaping cleaned up the sluice way behind 9 Ridge Rd., loaded with poison ivy.
- DPW crews cleared and built a berm at the northwest corner of the Ridge Rd. DPW property due to water infiltration into the neighbor's property.
- DPW crews have been out doing pothole repair.
- DPW repaired a sprinkler head in the Village Green.
- Getting ready for the upcoming Art in the Park on the Village Green Sunday the 17th.
- Been in contact with Trustee Cheryl Parisi about the upcoming plantings for the end of September.
- ALL DPW equipment is ready to go in case of a hurricane or weather related incidents.
- DPW equipment is ready to go for the upcoming leaf season.

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- I would like to give a big Thank You to our former DPW employee Brian Bretana for his hard work and dedication to the Village of Farmingdale. He's now in the FDNY EMS Academy.
- Water Department:
 - Water tower construction continues with few punch list items remaining.
 - Cell providers organizing contractors to remove old equipment from the old tank and install new on the new tank, including NCPD microwave. Two are completed and one is nearing completion. They will all finish by the time the tank is scheduled to come down, now revised to middle to end of October.
 - AOP installation by Philip Ross is complete and testing to meet health department requirements is complete. SCADA system design for this new system is underway by Philip Ross Industries coordinating with Bob Holzmacher & D&B. Eagle Control will be designing and installing the new system.
 - New steel building to cover the GAC tanks at Well 1-3 is being ordered.
 - \$3,000,000 has been awarded to the Village in Gov. Hochul's budget for Improvements WIIA grant. This funding will be applied for in the near term as paperwork is coming from PRI to make application for reimbursement funding. Deputy Clerk Ruckdeschel to follow up with PWGC for reimbursement.
 - Plant 2 construction underway with GAC building excavation, foundation and installation of GAC tanks completed. Construction of the GAC building is underway. Pipe installation to connect into the system is near completion with cut ins to main trunk lines to be done just after peak pumping season.
 - A new WIIA grant application has been submitted to the State by PWGC.
 - PWGC following up on required testing to secure funding from legal settlement.
 - The Village is investigating waivers from the NYSDOH relating to contaminants.
 - Bonds will be sold to pay for Water Department upgrades in mid-September.
 - From John Falbo – Recent work over the past week:

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- We had electrical problems at Well 2-3 – all motor wiring was cracked and aged. This was discovered when Eagle Control came in to replace our aging Blow Off Check Valve motor. In order to put the well back into service safely, electric wiring needed to be replaced. PCS our contractor was brought in to remedy the problem. All is now working electrically safe and efficiently. Still waiting on a price to replace the added and overworked Check Valve To System to be replaced by Merrick Utilities in order to receive proper flow from Well to System. This is our primary well. We had a lot of moving parts to keep pumping water safely to our system, last week but we got it done.
- Motorola is doing their work at Eastern Parkway. We had to babysit their trenching work to protect our infrastructure. They hit our tank level water line which we took care of right away by being on site.
- All valves in streets where road work was newly paved were protected and visible through markouts.
- Hydrant was raised and operational in front of Palmer's.
- Code Department:
 - Working until 11:00 p.m. on Thursday, Friday and Saturday and day shift on Sunday until 7:00 p.m.
 - Noise issues regarding outdoor music, types and volume levels to be enforced with Notice of Violation and then summons if needed.
- Make Uber parking/pickup on Main St. after 10:00 p.m. for implementation spring/summer 2023, after pole removal project is completed.
- The Board authorized the removal of large trees on the west side of Rose Street between Parking Lot 4 and Grant Street that have been severely disfigured by LIPA line clearing crews.
- The Board authorized multi-year payments and credits for reconstruction of 125' of sidewalk under the STEP program.
- D&F Development will have a lottery for Sterling Green in February with first tenants expected to occupy the building in June 2024. Deputy Clerk Ruckdeschel to check balances.
- The former Robbie Lee property has 2 affordable units which are expected to be occupied through lottery in March 2024.

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- The lease for the former Grecian Grill has fallen through.
- The Board requested that Lotus Garden provide screening for roof top mechanicals.
- Dish Network is working through the engineering process for installation on the water tower.

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

RESOLVED (#2024-09-12), to move to Executive Session.

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

RESOLVED (#2024-09-13), to reconvene the meeting.

WATER POLLUTION SETTLEMENTS – FAR EAST 668 - upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, it was,

RESOLVED (#2024-09-14), to accept settlement amounts in water pollution case against Far East 668 Properties, LLC.

WHEREAS, the Incorporated Village of Farmingdale ("Village") brought the actions: *Village of Farmingdale v. Aluminum Louvre Corp., et al.*, [Nassau County Supreme Court, Index No. 603443/2019] and *Village of Farmingdale v. Aljo-Gefa Precision Manufacturing LLC*, et al., [Nassau County Supreme Court, Index No. 607613/2020] to recover for contamination by and the presence of 1,4-Dioxane in the Village's groundwater and drinking water supply; and

WHEREAS, Far East 668 Properties, LLC was named among the defendants in the 2020 action which was consolidated with the 2019 action under Index No. 603443/2019 ("contamination lawsuits"); and

WHEREAS, the above Defendant in the contamination lawsuits has agreed to settle its liabilities in connection with these matters for the sum disclosed in the Settlement Agreement; and

WHEREAS, the Mayor and Board of Trustees ("Village Board") of the Village have duly considered the proposed settlement and agree that the Agreement and its terms shall remain confidential, subject to the conditions therein; and

WHEREAS, the law firm of Napoli Shkolnik PLLC, counsel for the Village, has recommended that the settlement represents a fair and reasonable settlement on behalf of the Village,

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NOW, THEREFORE, BE IT RESOLVED THAT, The Village Board authorizes the settlement of the Village's claims against the above Defendants in the contamination lawsuits, and the Village Board consents to the settlement of the coverage action, to the extent that this consent is necessary.

WATER POLLUTION SETTLEMENTS – WDM - upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, it was,

RESOLVED (#2024-09-15), to accept settlement amounts in water pollution case against WDM, LLC.

WHEREAS, the Incorporated Village of Farmingdale ("Village") brought the actions: *Village of Farmingdale v. Aluminum Louvre Corp., et al.*, [Nassau County Supreme Court, Index No. 603443/2019] and *Village of Farmingdale v. Aljo-Gefa Precision Manufacturing LLC*, et al., [Nassau County Supreme Court, Index No. 607613/2020] to recover for contamination by and the presence of 1,4-Dioxane in the Village's groundwater and drinking water supply; and

WHEREAS, WDM, LLC ("WDM") was named among the defendants in the above actions, which were consolidated under Index No. 603443/2019 ("contamination lawsuits"); and

WHEREAS, the above Defendants in the contamination lawsuits have agreed to settle their respective liabilities in connection with these matters for the sum disclosed in the Settlement Agreement; and

WHEREAS, the Mayor and Board of Trustees ("Village Board") of the Village have duly considered the proposed settlement and agree that the Agreement and its terms shall remain confidential, subject to the conditions therein; and

WHEREAS, the law firm of Napoli Shkolnik PLLC, counsel for the Village, has recommended that the settlement represents a fair and reasonable settlement on behalf of the Village,

NOW, THEREFORE, BE IT RESOLVED THAT, The Village Board authorizes the settlement of the Village's claims against the above Defendants in the contamination lawsuits, and the Village Board consents to the settlement of the coverage action, to the extent that this consent is necessary.

SURPLUS VEHICLE - upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was,

RESOLVED (#2024-09-17), to declare one 2012 Dodge Ram Pick-up truck VIN# 1C6RD7LT0CS326231 as surplus.

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DOWNTOWN REVITALIZATION INITIATIVE LETTER - upon a motion made by Trustee Parisi and seconded by Trustee Rosasco, it was,

RESOLVED (#2024-09-16), to allow Vision Long Island to send a letter of intent to New York State Downtown Revitalization Initiative (DRI) grant for the Village of Farmingdale.

There being no further business, the meeting was adjourned at 9:28 p.m.

Respectfully submitted,

Brian P. Harty, Village Clerk-Treasurer