

REGULAR MEETING OF THE BOARD OF TRUSTEES
Monday, October 1, 2018
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, October 1, 2018.

Present: Mayor Ralph Ekstrand
Deputy Mayor William Barrett
Trustee Cheryl Parisi
Trustee Walter Priestley
Trustee Anthony Addeo
Attorney Claudio DeBellis
Administrator/Clerk/Treasurer Brian Harty
Deputy Clerk Barbara Kelly
Superintendent of Buildings Steve Fellman
Public Works Superintendent Andrew Fisch

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

Mayor Ekstrand made the following remarks:

I have been your Mayor in the Village of Farmingdale for the last six years and a Trustee for four years prior to that. I have also owned and operated Moby Drugs on Main Street for over 38 years.

Over the last six years we have undergone a renaissance in the Village that was begun by formulating a Master Plan primarily for the redevelopment of the downtown business district and to adaptively reuse old warehouses and blighted properties near the train station.

The original plan included two properties, one to the north of the tracks and one on the far eastern section that were removed from the final Master Plan that have been put back under my administration and redeveloped. The **property** to the north of the tracks is the Cornerstone and the property to the east is 285 Eastern Parkway.

A listing of the projects that were approved and constructed in the last six years are TDI/Bartone Jefferson Plaza Phase One and Two, The Lofts @ 231 Main Street, Sam Glass (Just North of the Tracks Between Main Street and Division Avenue) **as well as the Cornerstone & 285 Eastern Parkway.**

Additional blighted properties that have been redeveloped with apartments or townhouses are Zucaro Associates (Vitamin Store) and Bartone Developed Condominiums on Fulton Street. There is one remaining project on Fulton that is approved and the Village is currently considering a short extension.

Numerous downtown business locations have been reenergized and investment has been and continues to be very strong. We want the investment in businesses in the downtown corridor to continue until all locations are occupied and flourishing. The Village is in process of rehabilitating all of the municipal parking lots and has added two new lots that

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are Village owned and one that is under an Inter-municipal Agreement with the Farmingdale School System. Additionally, the Village has an aggressive neighborhood paving program and we are considering new street signage to upgrade.

This essentially brings us to where we are today. I have listened to the public and over the last number of months and have heard you that development of additional apartments is not acceptable to many residents and that the proposed project at 331 Main Street is too large. We have been in the redevelopment mode for the last six years and it appears that the community, at a minimum, needs a significant pause.

What has come from two **public** hearings and a **library meeting** is the beginning of community division, mudslinging and behavior to which I do not subscribe. Attacking one's integrity and ascribing motivations that some consider defamatory to Board Members is something that is antithetical to me and must stop. We see this daily on television on the national level, **in the press and social media. What good comes from this behavior?**

Abraham Lincoln, in his famous "House Divided Speech" said, "A house divided against itself cannot stand". I realize that he was speaking about a much more important issue of eliminating slavery but those powerful words mean to me that we must be principled in our decisions and discuss and debate ideas and not disparage or **belittle different opinions** during those discussions. We must move back to civility in the public discourse.

Community division and acrimony for political purposes is not the objective here but solid, responsive, responsible, civil and ethical government is.

As I previously mentioned, we heard your comments on the proposed Staller development. I truly appreciate all of your constructive comments. A lot of good, solid improvements have occurred during my tenure as Mayor but it is time to catch our breath.

I am calling for all of us to move forward with positive intentions, with, **of course**, the **best** interest of the Village **always** foremost in our minds.

PUBLIC HEARING DATE - Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was unanimously,

RESOLVED (#2019-10-01), to set a public hearing to establish a local law for a moratorium on new construction in the DMU zone.

ANNOUNCEMENTS – Mayor Ekstrand made the following announcements:

- The next Board meeting with public comment period will be held on Monday, November 5th, 2018 at 8:00 p.m. Regular Work Sessions will be held on Monday, October 15th, Monday, October 22nd and Monday, November 5th at 7:00 p.m.
- 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 18, 2018.

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- The following resolutions were approved 3-0 (Deputy Mayor Barrett was late and Trustee Addeo was absent) at the September 17, 2018 Work Session:
 - Approved the Standard Workday Resolution as adhered to minutes.
 - Approved an Outdoor Dining Permit for Creations Pizza (193 Main Street)

REGULAR MEETING BUSINESS ITEMS – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Priestley, the following items were, **RESOLVED (#2019-10-02)**,

- Abstract of Audited Vouchers #1118 dated October 1, 2018
- August Wire Transfers
- Minutes of Work Sessions of 9/4/18 & 9/17/18 and Regular Public Meeting of 9/4/18, as amended.
- Taxi permits - None
- Use of Village Property:
 - VI Church is requesting the use of the Village Green for a family event/trick or treat alternative on Wednesday, October 31st from 7:00 p.m. to 9:00 p.m.
- Tax certiorari's:
 - Tax Certiorari settlement Re: Panache Enterprises, LLC Sec 49, Blk. 106, Lot 152: Premises 313 Main Street, Farmingdale (Frankie's Eastside Pizza), for tax years 2012/13 through and including 2018/19 for a refund of \$3,500 with a reduction in assessed value to \$1,100,000. If assessment remains at the reduced value for tax years 2019/20 through and including 2021/22, no Article 7 proceedings will be filed.

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
3 Main St. Seaford Avenue Corp. SWR 18-00002	Permit to connect the sewer.	N/A
168 Staples St. Rosalie Citrano DB18-00081	Maintain existing two story dwelling with basement as per drawings submitted by L. Bennett Design dated 8/21/18.	N/A
439 Main St. Laura Napolitano DB 18-00082	Renovate existing front façade of building as per drawing submitted by Robert F. Alweis Engineer dated 8/15/18.	X

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155 Main St. Samuel Glass DB 18-00083	Interior alterations to modernize 6 existing apartments including new wiring, plumbing, kitchens, bath fixtures and finishes.	N/A
20 Merritts Rd. James Vilardi DB 18-00084	Foundation permit only for new two story dwelling (Parcel 4) with attached one car garage.	N/A
20 Merritts Rd. James Vilardi DB 18-00085	Foundation permit only for new two story dwelling (Parcel #3) with attached one car garage.	N/A
39 Bernard St. Muhammad Mughal DB18-00086	Resurface exterior entrance steps.	N/A
252 Main St. Panagiotis Kanaras DB 18-00087	Alter existing restaurant for new diner as per drawings submitted by John Schimenti Architect dated August 2018.	N/A
2 Quaker Lane Nicasio Rustia FP 18-00010	6'0" PVC fence.	N/A
108 Cherry St. Lara & Kevin Ryan FP 18-00011	Fence along yard with gate.	N/A
34 Puritan Lane William Powell DB 18-00088	Install single zone Fujitsu ductless AC system.	N/A
29 Sherman Rd. Kenneth & Adrienne Johnston FP 18-00012	6' white vinyl fence around backyard.	N/A
10 Cooper St. Jason Avvocato DB 18-00089	One story rear addition as per drawings submitted by Kenneth Schulman Architect dated 8/18.	N/A
9 Fairview Rd. National Grid RO 18-00007	One 4 x 4 x 3 bellhole to install gas service.	N/A
330 Melville Rd. Rob Cottone DB18-00090	Alterations to existing front porch.	N/A
1 Linwood Avenue Kerry O'Sullivan DB 18-00092	Maintain second floor bathroom.	N/A
123 Thomas Powell Blvd. Jeanne & Mathew Ingram FP 18-00013	Replace wood fence with 6' PVC fence.	N/A

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

RESOLVED (#2019-10-03), to set the following public hearings:

- Special Use Permit for 994 Fulton Street (Star Transmission) to add an automotive repair shop to the transmission shop.

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PUBLIC HEARING ON SPECIAL USE PERMIT FOR LIBRARY CAFÉ – Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Barrett, it was unanimously,

RESOLVED (#2019-10-04), to adjourn the public hearing until November 5th, 2018 at 8:00 p.m.

PUBLIC HEARING ON SPECIAL USE PERMIT FOR 332 FULTON STREET – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, it was unanimously,

RESOLVED (#2019-10-05), to adjourn the public hearing until November 5th, 2018 at 8:00 p.m. at the request of the applicant.

PUBLIC HEARING ON AMENDING SPECIAL USE PERMIT FOR THE CARLYLE (776-780 FULTON STREET) – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was unanimously,

RESOLVED (#2019-10-06), to adjourn the public hearing until November 5th, 2018 at 8:00 p.m.

PUBLIC HEARING ON SPECIAL USE PERMIT FOR 356 FULTON STREET – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was unanimously,

RESOLVED (#2019-10-07), to adjourn the public hearing until November 5th, 2018 at 8:00 p.m.

PUBLIC HEARING ON 333 MAIN STREET/STALLER FOR PROPOSED MIXED USE BUILDING INCLUDING APARTMENTS AND RETAIL:

September 28, 2018

BY FAX AND REGULAR MAIL

Hon. Ralph Ekstrand, Mayor,
and Members of the Board of Trustees
Village of Farmingdale
361 Main Street
Farmingdale, NY 11735

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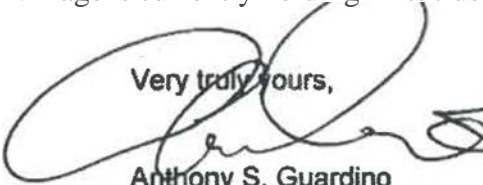
Re: SPA 79 E L.P.

The Lofts at 333 Main

Dear Mayor Ekstrand and Members of the Board:

As you know, this firm represents SPA 79 E LP. in connection with its pending land use applications for a proposed residential mixed-use development known as The Lofts at 333 Main. In light of the community feedback received following the September 24, 2018 public hearing, my client has decided to re-evaluate its redevelopment proposal and may consider other uses for the property.

Accordingly, I wish to advise the Village Board that SPA 79 E L.P. hereby formally withdraws its pending applications for a special use permit, incentives bonuses and site plan approval, without prejudice. We respectfully request that the Village return the unused balance of any deposits that the Village is currently holding in its trust and agency account for this application. Thank you.

Very truly yours,

Anthony S. Guardino

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

RESOLVED (#2019-10-08), to close the public hearing.

CDBG FUND TRANSFERS – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was unanimously,

RESOLVED (#2019-10-09), to transfer \$13,075 CDBG Year 42 funds from Residential Rehab FA42-03 to Commercial Rehab FA42-01. Further resolve to transfer \$25,000 CDBG Year 43 funds from Residential Rehab FA43-03 to Commercial Rehab FA43-01. This leaves Year 44 funds totaling \$20,000 in the residential rehab program.

TRAINING SEMINAR – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, it was unanimously,

RESOLVED (#2019-10-10), to authorize Lorraine O’Shea to attend a seminar on Exemption Administration in Riverhead, NY on Wednesday, October 24, 2018, given by the NYS Assessor’s Association at a cost of \$150.00 and mileage.

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2018/2019 BUDGET ADJUSTMENTS – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Priestley, it was unanimously,

RESOLVED (#2019-10-11), to adjust the following line items in the 2018/2019 budget:

- A00-1355-0405-0000 Reval Project increase budget \$2,000 due to increased costs
- A00-3410-0250-0000 Equip-Trucks increase budget \$24,600 due to chief's car accessory package and thermal imaging camera – funds to come from the FD Reserve
- A00-5650-0424-0000 Eqp Svc Cont Rep increase budget due to purchase of Mackay meter for the train station - \$6,800
- A00-9040-0810-0000 St. Maint Worker's Comp decrease budget \$8,800 due to reduced costs from budgeted amounts

With the FD Reserve adjustment the net Unreserved Fund Balance adjustment is zero.

STREET PAVING AND DRAINAGE IMPROVEMENTS – Upon a motion made by Trustee Parisi and seconded by Trustee Addeo, it was unanimously,

RESOLVED (#2019-10-12), to approve the following street paving and drainage improvements to be completed by Road Work Ahead, Inc. under a current requirements contract: Paving: Laurel Street- \$16,830, Barberry Street- \$20,360, Part of Yoakum St. intersecting with Thomas Powell Blvd- \$14,625, Melville Road in front of 330 Melville Road due to water main break- \$4,250, Tulane St. from Thomas Powell Blvd. to part of Jerome Dr.- \$32,200, White Swan Cleaners new roadway connecting Municipal Parking Lot 3 and Conklin St.- \$11,239, 389 Conklin Street Driveway and Parking area - \$11,445. Drainage: Prospect Street at Main Street drainage to be connected to posi-flow system to minimize flooding condition, improvement to handicap and rebuild n/w corner, remove discs and cut and replace asphalt- \$34,570. Total cost \$145,519.00.

OUT-OF-SERVICE FIRE HYDRANT – Upon a motion made by Trustee Priestley and seconded by Trustee Addeo, it was unanimously,

RESOLVED (#2019-10-13), to approve payment to Merrick Utilities under an existing requirements contract to move an out-of-service fire hydrant in front of 389 Conklin Street Driveway and to reinstitute service in the amount of \$7,264.46.

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PARKING LOT 5 LIGHTING – Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Barrett, it was unanimously,

RESOLVED (#2019-10-14), to approve Magniflood as the vendor for Parking Lot Lighting to be supplied in conjunction with the reconstruction of Municipal Parking Lot 5 (South LIRR Lot) in the amount of \$39,255.

2018-2019 LOSAP – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Addeo, it was unanimously,

RESOLVED (#2019-10-15), to approve the Mayor to sign the 2018-2019 LOSAP contract with Penflex, with a base fee of \$3,500.

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

RESOLVED (#2019-10-16), to allow Chief Michael DiBartolo to electrically file for Firematic grants.

CHANGE ORDERS FOR NEW FIRE TRUCKS – Upon a motion made by Trustee Parisi and seconded by Trustee Addeo, it was unanimously,

RESOLVED (#2019-10-17), to approve the change order for light bars on the new fire trucks, at a total cost of \$4,194 for 2 trucks.

WATER OPERATOR AGREEMENT – Upon a motion made by Trustee Addeo and seconded by Deputy Mayor Barrett, it was unanimously,

RESOLVED (#2019-10-18), to approve an agreement with the South Farmingdale Water District for a licensed water operator as needed.

ANTI-HARASSMENT POLICY – Upon a motion made by Trustee Addeo and seconded by Deputy Mayor Barrett, it was unanimously,

RESOLVED (#2019-10-19), to adopt an Anti-Harassment/Sexual Harassment policy.

BEAUTIFICATION – Planting took place on Sept. 25 at Five Corners. Three volunteers planted that morning despite the threat of rain. On Saturday, Sept. 29 many volunteers planted 16 pots along Main Street, the Village Sign, the fountain, created the display and planted in the beds at Village Green. Our 4 hanging street corner baskets were planted that morning as well. Many thanks to Phil LoNigro and the juniors for their help on distributing the plants and DPW for watering.

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OLD BUSINESS – None

CORRESPONDENCE – None

PUBLIC COMMENT – A discussion began on the following topics:

- A resident from Prospect St. complained about traffic and parking, particularly the post office, Mosque and bars.
- Many residents complained about Mosque parking.
- A resident want more code enforcement for the Mosque, not just on Fridays. The commanding officer of the Nassau County Police will be called to ask for enforcement.
- A resident from Prospect St. wants resident only parking permits.
- A resident from Doud St. is against resident only parking.
- A resident asked if the mosque has green space and could that be used for parking.
- A resident from Prospect St. said that the post office should park in the parking lots.
- A resident said the post office has about 10 cars.
- A resident from Prospect St. said that his driveway has been blocked by cars many times.
- A resident from Laurelton St. said that she has spoken to the visitors to the mosque and they are nasty – she cannot back out of her driveway.
- A resident from Prospect St. said that the imam from the mosque needs to be clear where visitors can park.
- A resident said that the congregation from the mosque has grown, exceeding parking. He also said thanks for the moratorium and asked for it to be expanded outside the DMU.
- Code was asked to direct traffic to Roslyn Bank for overflow parking.
- 18-wheel trucks come down Prospect St. – stop signs are not visible.
- A resident said that Bernard St. being a one-way street is a hazard - it's too narrow and trucks are now backing up out of the street.
- A resident complained about street sweeping at 4:00 a.m. in the parking lots and leaf blowers from 3:30-6:30 in the morning on Main Street.

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

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

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