

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, December 4, 2017

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, December 4, 2017.

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

Absent: Trustee William Barrett
Deputy Clerk/Treasurer Barbara Kelly

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

NEW APPOINTMENTS – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was unanimously,

RESOLVED (#2018-12-01), to approve the appointment of Carolyn Wilson as an Alternate Member of the Planning Board and Rudy Weissberg as an Alternate Member of the Zoning Board. Mayor Ekstrand administered the oath of office to both and thanked them for agreeing to serve the Village.

ANNOUNCEMENTS – Mayor Ekstrand made the following announcements:

- The next Board meeting with public comment period will be held on Tuesday, January 2nd, 2018 at 8:00 p.m. Regular Work Sessions will be held on Monday, December 18th and Tuesday, January 2nd at 7:00 p.m.
- The Gergras Park tree lighting will take place on Friday, December 8th at 7:00 p.m.
- The following resolutions were approved at the November 20, 2017 Work Session:
 - Accepted the 2016/2017 Village Audited Financial Statements with supplementary information and the Auditor's reports as presented by Nawrocki Smith, CPA's. (Approved 4-0, Trustee Parisi was not present.)
 - Adopted the following budget transfers: transfer \$8,000 to Beautification and \$8,000 to Contingency. (Approved 4-0, Trustee Parisi was not present.)

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, December 4, 2017

INC. VILLAGE OF FARMINGDALE

- Co-sponsor the Shriner's holiday event with the Farmingdale Fire Department. (Approved 4-0, Trustee Parisi was not present but arrived later.) Besides the Village contribution for this event, the Village would like to thank H2M for their \$300 contribution, BJ's for their \$50 contribution, Emergency Responder Products for discounting the price of children's fire helmets and a friend of Charlie Karp's family for their contributions in hosting this event.
- Approved a Use of Facilities request from Laura Zaboras of NBC who requested to film on Main Street and outside of the train station one day between November 27-30, but most likely on November 27th. They will be filming outside for approximately 8 hours.
- The following resolutions were approved at the November 27, 2017 Work Session:
 - Approved All Services Controls Corp. as sole source provider of new siren for the Farmingdale Village Fire Department at a cost of \$10,399.00.
 - Approved Retro Fitness as the approved vendor for gym services for 15 Farmingdale Village Fire Department members and 10 spouses at a cost of \$3,677.25.
 - Adjourn the Public Hearing for 330 Main Street/Staller scheduled for December 4th until February 5th, 2018.
 - Prohibit Eastern Parkway as a truck route from Secatogue Avenue to the Village Line and to add restricted parking "NO TRUCK Parking or Standing at All Times" from Simonson Place to the Village Line on the south side of Eastern Parkway.
- Starbucks is holding a tree lighting ceremony at their location on Tuesday, December 5, 2017 at 5:30 p.m.

REGULAR MEETING BUSINESS ITEMS – Upon a motion made by Trustee Priestley and seconded by Trustee Parisi, the following items were, **RESOLVED (#2018-12-02)**,

- Abstract of Audited Vouchers #1108 dated December 4, 2017
- October Wire Transfers
- Minutes of Work Sessions of 11/6/17, 11/20/17 & 11/27/17 and Regular Public Meeting of 11/6/17.
- Taxi permits
- Block Party Applications:
 - None
- Use of Village Property:

REGULAR MEETING OF THE BOARD OF TRUSTEES
Monday, December 4, 2017
INC. VILLAGE OF FARMINGDALE

- The Farmingdale Fire Department is requesting permission to hold a street fair on Main Street on Saturday, June 9, 2018 from 5:00 a.m. to 6:00 p.m. with a rain date of Sunday, June 10.
- The Farmingdale Fire Department and Craft-a-Fair are requesting to host the Annual Columbus Day Street Fair, Carnival, Parade and Fireworks Show. The Carnival will be held October 4-8, 2018. The Street Fair will be held October 6-7, 2018 with rain dates for the Street Fair only on October 13 and October 14 (October 13 if only one day is needed). The Parade will be held on October 7, 2018 at 6:00 p.m. They are also requesting the use of the Village Green on October 6-7, 2018.
- Tax certiorari's:
 - None

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
222 Main Street Mark Avezbak SP 17-00020	Pin mount front wall and rear wall signs as per ARB approval 10/24/17.	X
107 Melville Rd. Farrell P. Cassidy Trust DB17-00094	Original permit #2940. Construct cesspool.	N/A
245 Main St. – Scrubz The Loft at 231 Main St. LLC DB 17-00095	Alteration of existing sprinkler system.	N/A
170 Conklin St. St. Lukes Lutheran Church PP 17-00055	Flow test.	N/A
242-244 Main St. Gregory Carman DB 17-00096	Replace exterior basement steps at rear of property and place 250 square feet of sidewalk.	N/A
312 Conklin St. 312 Conklin St. Partners FP 17-00019	5' wrought iron fence.	N/A
122 Secatogue Avenue Evan Chen DB 17-00097	Permission to use exterior portable propane heaters as per specification sheet submitted.	N/A
85 Conklin St. Walter Priestley DB 17-00098	Install wood deck with ramp.	N/A
202 Lenox Ct. Walter Priestley DB 17-00099	Above ground pool, deck and roof mounted solar panels.	N/A
17 Conklin St. Frank and Fran Realty DB 17-00100	Original permit #384, dated 9/27/32. Dwelling and garage alteration.	N/A
17 Conklin St. Frank and Fran Realty DP 17-00002	Original permit #DB 88-55, dated 10/5/88. Demolish existing residence.	N/A
29 Van Cott Avenue Andrew Wasko	One story rear addition 13'-0 x 16'-0 as per drawings submitted by Brian Fisher dated 11/14/17.	N/A

REGULAR MEETING OF THE BOARD OF TRUSTEES
Monday, December 4, 2017
INC. VILLAGE OF FARMINGDALE

DB 17-00102 1000 Fulton St. Great American Realty of Beacon Rd. DB 17-00103	Emergency repair to deteriorated exterior walls as per drawings submitted by Mark Anthony Architect dated 9/20/17.	N/A
49 Richard St. John & Karen Dugan DB 17-00104	Install three drywells for gutter leaders.	N/A

PUBLIC HEARING DATES – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was unanimously **RESOLVED (#2018-12-03)**, to set the following public hearings for January 2, 2018 at 8:00 p.m.

- Cold War veteran’s tax exemption
- Main & Division LLC 155 Main Street (Sam Glass) to amend a special use permit to include five additional affordable units, an incentive payment of \$1000 for each new unit for ten years, modification of site plan to incorporate land banked parking.

PUBLIC HEARING ON 230 MAIN STREET SPEAKEASY– Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2018-12-04), to continue the hearing.

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

RESOLVED (#2018-12-05), to close the hearing.

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

RESOLVED (#2018-12-06), to adopt the Special Use permit for 230 Main Street Speakeasy, with 2 parking spots at a total cost of \$10,000 with \$5,000 due at issuance of Certificate of Occupancy and \$5,000 due one year after the Certificate of Occupancy is issued.

PUBLIC HEARING ON 333 MAIN STREET/STALLER – Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Christiansen it was unanimously,

RESOLVED (#2018-12-07), to adjourn the hearing until March 5, 2018 at 8:00 p.m.

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, December 4, 2017

INC. VILLAGE OF FARMINGDALE

PUBLIC HEARING ON SPECIAL USE PERMIT FOR HARLEY’S – Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Christiansen it was unanimously,

RESOLVED (#2018-12-08), to open the hearing.

Christine Moran Expediting represented the applicant. Radius map mailing receipts were submitted by the applicant. The revised plans for the new restaurant have 161 seats requiring 50 parking spaces. The Board has agreed to waive 90%, resulting in the need for the applicant to pay for 5 parking spaces at \$5,000 per space at a total cost of \$25,000 with \$12,500 due at issuance of the Certificate of Occupancy and \$12,500 due one year from the date of the Certificate of Occupancy.

The following public comment was made:

- Residents asked about the type of restaurant and pricing, hours of operation, parking, and potential noise issues.
- A resident suggested that there are too many bars on Main Street and that more traditional retail is desired. Another resident responded that buying habits are now in big box retail and online, which have supplanted traditional downtown retail.
- A resident stated that a moratorium should be considered for bars and restaurants.
- A resident suggested that the quality of life in the Village is negatively impacted by the new restaurants on Main Street. Another resident disagreed, stating that the quality of life has been much improved and previously vacant buildings are now occupied with thriving businesses with a variety of retail, bars and restaurants.
- Parking issues were raised, stating that the master plan indicated a need for 800 spaces to support the proposed 375 units of apartment development. A resident pointed out that all residential developments in the Downtown Mixed Use (DMU) zone are required to provide parking on site and that those requirements have been met. In addition, the resident stated that additional parking has been added with the construction of 2 new lots and the reconstruction of existing parking facilities.

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

RESOLVED (#2018-12-09), to close the public hearing.

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

RESOLVED (#2018-12-10), to continue the hearing until January 2, 2018 at 8:00 p.m.

REGULAR MEETING OF THE BOARD OF TRUSTEES
Monday, December 4, 2017
INC. VILLAGE OF FARMINGDALE

PUBLIC HEARING ON LOCAL LAW AMENDING BUSINESS D DISTRICT –
Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen it was unanimously,

RESOLVED (#2018-12-11), to open the hearing.

The proposed local law will be sent to the Nassau County Planning Commission. The local law reduces the incentive portion from 50% to 10%. The 10% incentive will be for affordable housing only.

The following public comment was made:

- A resident said that the Village was moving in the right direction for affordable housing.
- A resident pointed out that the Business D properties near the DMU zoning area may be impacted by this determination.

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

RESOLVED (#2018-12-12), to close the public hearing.

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

RESOLVED (#2018-12-13), That the Village Board declares itself, pursuant to SEQRA, as Lead Agency in connection with the local law amending Chapter 600, Article XIV “Business D District”, Section 100; and

FURTHER RESOLVED, that the Village Board classifies this application 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 this application.

FURTHER RESOLVED, that the village directs the Village attorney to send this new law to Nassau County Planning.

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

RESOLVED (#2018-12-14), to continue the hearing until January 2, 2018 at 8:00 p.m.

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, December 4, 2017

INC. VILLAGE OF FARMINGDALE

BANKING TRANSFERS – Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Priestley, it was unanimously,

RESOLVED (#2018-12-15), to authorize banking transfers as listed below:

- DR – FNBLI PAYROLL ACCOUNT 170,000.00 CR – CHASE OPERATING 170,000.00 FOR 12/22 AND 1/5 PAYROLL
- DR – CHASE OPERATING 216,819.94 CR – CHASE BAN 216,819.94 TO REIMBURSE OPER ACCOUNT FOR EXPENSES PAID
- DR – CHASE OPERATING 134,454.84 CR – CHASE BAN 134,454.84 TO REIMBURSE OPER ACCOUNT FOR EXPENSES PAID

VILLAGE ESP MANAGED SERVICE AGREEMENT – Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2018-12-16), to approve the ESP Managed Service Agreement with Total Technology Solutions at a cost of \$1,260 per month.

FIRE DEPARTMENT MANAGED SERVICE AGREEMENT – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2018-12-17), to approve the Managed Service Agreement with Level 3 IT Services as the computer service provider for the Fire Department at a cost of \$1,080 per month.

DELEGATION OF FUTURE ENVIRONMENTAL REVIEWS – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2018-12-18), to delegate the environmental review of all projects to the Superintendent of Buildings.

WORKER’S COMPENSATION AGREEMENT – Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2018-12-19), to authorize Mayor Ekstrand to sign the Worker’s Compensation & Employers Liability Program Agreement with PERMA.

PARKING IN FRONT OF DALEVIEW – Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Priestley, it was unanimously,

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, December 4, 2017

INC. VILLAGE OF FARMINGDALE

RESOLVED (#2018-12-20), to prohibit parking in front of Daleview Nursing Home's South Building as it creates hazardous turning conditions from Route 109 and hinders line-of-sight conditions for automobiles entering Route 109 from the south.

BEAUTIFICATION – Deputy Mayor Christiansen reported that all the holiday decorations were completed prior to the tree lightings at Village Green and Gergras Park.

There are hundreds of feet of garland strung around the Gazebo at Village Green, gazebo at Main & Melville, perimeter fence at Village Green and fence along South Front Street adjacent to the train. A total of more than 80 wreaths were hung in Village Green, Gergras Park, and along Main Street. Eleven Christmas trees were decorated with lights at the Village Green Gazebo, Main & Melville Road, Gergras Park and Northside Park. All work was completed with the help of volunteers from the Farmingdale Women's Club, Beautification volunteers and our Village DPW staff.

Deputy Mayor Christiansen expressed the thanks on behalf of all our residents and visitors to all those people who selflessly gave of their time and talent to decorate our Village. All agreed it looks just beautiful!

OLD BUSINESS – None

CORRESPONDENCE – None

PUBLIC COMMENT – A discussion began on the following topics:

- A resident complained about a neighbor who is parking a trailer, motorcycle and other equipment in the front yard and that the residence is unkempt. The Building Department will investigate.
- A resident stated that trash pick-up schedules should be included in the newsletter and on the Village website.
- The resident also complained about the redevelopment of the Village. Another resident indicated that the Village of Farmingdale and the Village of Patchogue are regularly mentioned in newspapers and other publications as villages that have positively redeveloped, providing jobs, parking and planned award-winning development.
- Speed bumps were requested for Thomas Powell Blvd. The Village has hired a traffic engineer to make recommendations.
- Two residents believe that residents of the new apartment buildings are illegally parking on Eastern Parkway between Elizabeth Street and Secatogue Avenue and in the Sullivan Road area. Code Enforcement will investigate and will ticket where appropriate.

REGULAR MEETING OF THE BOARD OF TRUSTEES
Monday, December 4, 2017
INC. VILLAGE OF FARMINGDALE

- Concerns were raised about deliveries to restaurants on Main Street.
- A resident commented on improved lighting on Normandy Drive
- Signage in reconstructed parking lots needs to be installed.

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

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 10:45 p.m.

Respectfully submitted,

Brian P. Harty, Village Clerk-Treasurer