

WORK SESSION OF THE BOARD OF TRUSTEES
Monday, December 5, 2022
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, December 5, 2022.

Present: Mayor Ralph Ekstrand
Deputy Mayor William Barrett
Trustee Cheryl Parisi
Trustee Walter Priestley
Trustee Craig Rosasco
Administrator/Clerk/Treasurer Brian Harty
Village Attorney Claudio DeBellis
Building Superintendent Stephen Fellman

Absent: Deputy Clerk Daniel Ruckdeschel

The following topics were discussed:

- Tonight's public hearings/hearings to be scheduled
- Fire Department:
 - Discussed new Gators and add outfitting with lights and snow plow
- Building Department:
 - Blue and Gold Development will be bringing final plans for a building permit for development at 1 Conklin Street in the near future, approved for 12 units. Waiting for state DOT sign off.
 - The Carlyle (formerly Robbie Lee) told Mayor Ekstrand that they have finally closed financing and are getting on track. The Mayor contacted the new owners, structural steel has been ordered.
 - 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.
 - Peter Florey/D&F Development (Sterling Green):
 - Building permit has been issued
 - Demo is completed
 - Site work is underway
 - LIRR was contacted about removing rat habitat along the tracks from Merritts Road to Stratford Green. LIRR has completed brush removal and Arrow is in the process of abatement. Also on Cobb Place, summons

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(rodents, property maintenance) has been issued. Awaiting disposition through Village Court.

- Stratford Green rat issues are being addressed solely by Stratford Green, which to date has not been successful. Their vendor has not dealt with the rat issue – their vendor has placed rat traps and the Building Department has verified that the traps are baited. Arrow Exterminating has been engaged to work with the LIRR to solve this problem in all discussed locations. In the interim, they have treated USA Gas and around the warehouse in parking lot 2.
- Rte. 109 & Conklin St. auto body – work is proceeding on this project, continues.
- Application for one home on the south side of the Black Course development has been submitted and is going to the Planning Board. The Planning Board held a work session to address issues raised at a hearing.
- Daler Pizza at 331 Main Street is in full construction mode.
- Friday & Saturday noise issues on Main Street are being addressed by Code Enforcement.
- New fence has been requested along the LIRR from Melville Road to Secatogue Avenue. It was noted that the LIRR needs a general cleanup of litter along the tracks at various locations.
- Zuzu will be coming in for special use permit on November 7.
- Proposed fine arts center for the Village with plans done by Superintendent Fellman has now reached the second round for funding with New York State.
- Eastern Parkway houses are being cleaned up, with one home in court for a derelict garage.
- New parking arrangements on Eastern Parkway are being finalized in front of 4 family houses.
- Administrator Harty, Superintendent Fellman and Deputy Clerk Ruckdeschel to review license agreements.
- 37 Potter Street was shut down by the Nassau County Fire Marshal due to lack of filing plans for a sprinkler system. Illegal occupant of second floor will be removed.

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- It was reported that 317 has installed a tent in the rear of their property without permit/permission.
- The Board requested that the Building Superintendent look into certain Office Residence properties for compliance with R/O zoning.
- Need to update zoning map – the Board discussed this and are exploring options.
- The Board asked that someone look into trash being put out on Main Street rather than behind building as required.
- Prochamps may have a change in status in tracking foreclosed properties.
- The Board discussed the extension of a special use permit for 356 Fulton Street.
- Superintendent Fellman told the Board that Fairfield will proceed with a new parking configuration on Eastern Parkway to support their properties there.
- Zoning map updates and access to the zoning map program is being researched.
- 1 Conklin Street is in the review process with New York State DOT for curb cuts, access and egress from their proposed rental project.
- Stratford Green needs property maintenance in way of Rte. 109 & Rte. 24 intersection.
- Highway Department:
 - Lot maintenance and routine maintenance of Main St.
 - Routine garbage pickup in parks and dog stations
 - Ongoing storm prep/planning and debris removal
 - DPW Garage renovations substantially completed. The new DPW garage foundation plans are being evaluated and should be done by mid-November.
 - Window and door project at Village Hall – to discuss at work session/exec.
 - Stumps are located at 90 Conklin St., 250 Conklin St. (Citibank), Clinton Ave.
 - The PO has been issued to Westar for the new DPW garage, waiting for working plans and foundation completed and specs are out to bid. Preliminary site work, including retaining wall, is substantially complete.

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New fence along the property line on south exposure to be installed by highway personnel.

- A tree stump was noticed in front of 140 Prospect Street for removal.
- The start date for removing poles from Main Street is on hold due to engineering changes and changes in pricing. PSEG will be supplying a phasing of the project in the near term once all contractor issues are resolved.
- Need quote from Magniflood for electric fixture to parking lot and to finish installation of lighting on sign at 5 Corners Park.
- Lights are out on Village Green/Lights need reset at 5 Corners Park.
- Administrator Harty and Village Engineer Jeff Patanjo will meet with Westar for updates on various projects.
- As there was no response from a second bidder and the former provider of snow removal tasks in the Village, JMI Landscaping, Inc. is the sole proposer to take over the tasks.
- Contact Magniflood regarding retrofitting parking lot lights with GFI outlets for holiday decorations.
- From Ken Tortoso:
 - Leaf pickup is in full effect. The crews are doing an outstanding job.
 - We have begun winterizing and preparing snow plows, sanders and spreaders for the upcoming winter season.
 - DPW is helping the Beautification Committee with holiday decorations around the Village.
 - Gergras Park tree lighting is on Friday, December 2nd at 7:00 p.m.
 - The Board requested a status report on electrification for decorations on post in the parking lots.
- Water Department:
 - Water tower construction continues – electrical work, controls, modem cable for new base station, for billing system and phone line to warehouse and generator installation remain. Garage door for tower has been ordered. The tank has been filled and awaiting health department sampling sign off. The generator installation is being relocated, saving over \$55,000 in

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construction cost, and is underway with the gas manifold installed. The foundation will be installed and gas service to be installed by National Grid in the near term.

- Cell providers organizing contractors to remove old equipment from the old tank and install new on the new tank, including NCPD microwave.
 - \$3,000,000 has been awarded to the Village in Gov. Hochul's budget for Improvements WIIA grant. This funding will be used to install new pollution control equipment. Documents have been signed and submitted to the state to receive funding. Pollution equipment to be installed by Philip Ross Industries.
 - New doors and hatch approved for all well locations and are in the process of being installed. Wells 2-2 and 2-3 are completed, waiting for delivery and installation of doors for well 1-3 and waiting for the double doors on the well house from Westar. All locks need to be changed on the new door installation as well.
 - Coordinating with Bob Holzmacher to install piping and new valves to enable filling of ground tank at Ridge Road from both wells.
 - Philip Ross is proceeding with engineering and necessary Health Department submittals. New site plan and location of equipment has been agreed. PWGC to handle NYS submittals for reimbursement of WIIA grant and legal consulting services only.
 - The Board requested an update on status with Bethpage Water District meter pit and rates.
 - The Board requested status for when the new tank will go on line.
 - The Board discussed the potential purchase of water from Bethpage Water District, the metering of the water purchase or alternatively using historical data from monthly water pumpage reports.
 - The door on the base of the new water tank will be installed this week.
 - A meeting with Philip Ross will take place this week for updates on the schedule for pollution control equipment.
- Code Department:
 - Working until 10:00 p.m. on Thursday, Friday and Saturday.

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- Noise issues were discussed regarding outdoor music, types and volume levels.
- The Board wants Code to stay until 11:15 p.m. on Wednesday, Thursday, Friday and Saturday to make sure all doors and windows are closed so that music can be heard inside only.
- New signage ordered for LIRR North parking lot and Howitt “Municipal Parking” signs have been installed.
- The Board requested a review of nighttime personnel as outdoor dining and open windows have changed with the season.
- Make Uber parking/pickup on Main St. after 10:00 p.m.
- The Town of Oyster Bay has a grant program for small businesses in the amount of \$5,000 per business. It is being marketed through the Farmingdale Chamber of Commerce and Marketing Masters on behalf of the Village.
- The Board discussed a request from a non-resident to park & lash a Vespa-type scooter at the Farmingdale LIRR Station. The Board offered options for the person to park a bike or electric bike in the bicycle rack or park in a newly created motorcycle parking area with a permit.
- The Board discussed the Farmingdale High School Long Island Division One Football Championship parade and the festivities that followed on the Village Green.
- The Board discussed St. Kilian’s new sidewalk with the STEP program, CDBG and St. Kilian’s funding.
- Deputy Mayor Barrett asked that a capitol fund be established for the Main Street pole removal project. Deputy Clerk Ruckdeschel will set this up.

There being no further business, the Board adjourned to the regular meeting at 8:00 p.m.

Respectfully submitted,

Brian P. Harty, Village Clerk-Treasurer