

**In the Matter Of:**

**VILLAGE OF FARMINGDALE BOARD OF TRUSTEES MEETING**

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**BOARD OF TRUSTEES MEETING**

*April 05, 2021*

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INCORPORATED VILLAGE OF FARMINGDALE

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BOARD OF TRUSTEES ORGANIZATIONAL MEETING

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VIRTUAL ZOOM MEETING

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FARMINGDALE, NEW YORK

10

April 5, 2021

11

8:00 p.m.

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14 Due to the Novel Coronavirus (COVID-19) Pandemic and

15 recent Executive Orders issued by the Governor, the

16 Village of Farmingdale, Board of Trustees Meeting

17 was held electronically via Zoom Webinar.

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- 2    A P P E A R A N C E S :
- 3    MAYOR RALPH EKSTRAND
- 4    DEPUTY MAYOR WILLIAM BARRETT
- 5    CHERYL PARISI, Trustee
- 6    WALTER PRIESTLEY, Trustee
- 7    ANTHONY ADDEO, Trustee
- 8    BRIAN HARTY, Village Administrator
- 9    BARBARA KELLY, Village Deputy Clerk
- 10   CLAUDIO DEBELLIS, ESQ., Village Attorney
- 11   STEVE FELLMAN, Building Superintendent
- 12   A L S O     P R E S E N T :
- 13   D&F DEVELOPMENT WORKFORCE HOUSING PROJECT:
- 14   KATHLEEN DEEGAN DICKSON, Forchelli, Deegan, Terrana
- 15   MICHAEL MARINIS, Barrett, Bonacci and Van Weele
- 16   SALVATORE COCO, BHC Architects
- 17   SEAN MULRYAN, Mulryan Engineering
- 18   PETER FLOREY, D&F Development
- 19   NUNZI'S RESTAURANT, THOMAS KIERNAN, Director of  
Operations
- 20
- 21
- 22
- 23
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- 25

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21

2 MAYOR EKSTRAND: Okay, good evening  
3 everyone, and welcome to the Monday,  
4 April 5th, 2021, Board of Trustees annual  
5 organizational meeting. Welcome all.

6 As you know, we start off every  
7 meeting with the Pledge of Allegiance,  
8 followed by a moment of silence for our  
9 first responders and military personnel  
10 defending freedom throughout the globe.

11 So if everybody could put their  
12 hand over their heart, and repeat with me  
13 the Pledge of Allegiance.

14 (WHEREUPON, the assemblage  
15 recited the Pledge of Allegiance, after  
16 which the following transpired:)

17 MAYOR EKSTRAND: And now a moment  
18 of silence for our first responders who  
19 are always running into harm's way, and  
20 our military who are defending American  
21 freedom throughout the globe.

22 (WHEREUPON, the assemblage observed  
23 a moment of silence, after which the  
24 following transpired:)

25 MAYOR EKSTRAND: Thank you.

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21

2 Okay, first thing on the agenda,  
3 resolution to approve the 2021/2022  
4 organizational meeting items.

5 List of appointments; the list of  
6 Village office holiday schedule; the Board  
7 of Trustees meeting schedule; the standard  
8 work day resolution; signature for Village  
9 bank accounts that include the Mayor,  
10 Deputy Mayor, Village Clerk Treasurer,  
11 Deputy Clerk Treasurer, any of the two  
12 above signing together; use of Mayor's  
13 copy signature to the following; wire  
14 transfers between Village accounts; wire  
15 transfers approved by Board resolutions;  
16 Village of Farmingdale and Youth Council  
17 payroll checks; and Youth Council  
18 expenditures as listed on our abstracts.

19 We also have to approve the  
20 existing Village policies every year.

21 The employee manual including the  
22 following policies: procurement; ethics;  
23 sexual harassment; and workplace violence.

24 Also the Village of Farmingdale's  
25 investment policy.

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2 So, I need a motion to approve.

3 MS. PARISI: So moved.

4 MR. PRIESTLEY: I'll second it,  
5 I'll second it.

6 MAYOR EKSTRAND: All in favor?

7 (WHEREUPON, there was a unanimous,  
8 affirmative vote of the Board members  
9 present.)

10 MAYOR EKSTRAND: Good. The  
11 swearing in of the appointed officials  
12 will occur at Village Hall, at their  
13 leisure. New York State gives them  
14 30-days from today to take the Oath of  
15 Office.

16 Please call Village Hall and speak  
17 to Brian, at 249-0093, extension 201, and  
18 Brian will swear you in.

19 Okay, announcements. Oh, I'm sorry  
20 Cheryl.

21 MS. PARISI: Okay.

22 MAYOR EKSTRAND: I was going to ask  
23 Cheryl to read the resolutions and agenda  
24 items we did on our work session in  
25 between the first week in March --

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21

2 MS. PARISI: Right.

3 MAYOR EKSTRAND: (Continuing) --

4 and the first in week in April.

5 MS. PARISI: Right. So on

6 March 15th, we passed the following

7 resolutions:

8 To sell sweeper number one, a  
9 yellow Mobil road sweeper, to Merrick  
10 Utilities at a cost of \$7,500.

11 We also passed a resolution to  
12 accept the changes to the tentative  
13 assessment roll; we removed two properties  
14 from Veteran's exemptions.

15 We had a resolution to reimburse  
16 John Falbo for the cost of a water  
17 operator certification class that he  
18 recently completed at a total cost of  
19 \$721, and we further resolved to reimburse  
20 Mr. Falbo for a grade one advanced  
21 operations class that he will be taking in  
22 April at an approximate cost of \$825.

23 We had a resolution to reimburse  
24 Hannah Meyer for the tuition for a  
25 not-for-profit accounting class, at a cost

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 of \$716.

3 We passed a resolution to approve  
4 scheduled maintenance agreements with  
5 Huntington Power for the Village  
6 generators, the Generac SG300 and the  
7 Generac SG050.

8 We had a resolution to approve  
9 Commander Fleet Corporation as the lowest  
10 bidder to outfit the new Fire Department  
11 Chief's vehicle in the amount of \$17,507.

12 We also had a resolution to lease a  
13 Ravo5 iSeries Street Sweeper from Real  
14 Lease with the option of either 60 monthly  
15 payments or 84 payments, and we went with  
16 the 60 monthly payments of \$4,745.27, with  
17 an interest rate of 2.97, and we have the  
18 buyout of one dollar at the end.

19 So those were the resolutions that  
20 we did on March 15th.

21 MAYOR EKSTRAND: Thank you, very  
22 much, Cheryl. We appreciate it.

23 Continuing with the other  
24 announcements, the next Board meeting with  
25 public comment period will be held on



1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 Monday, May 3rd, 2021 at 8 p.m.

3 The budget hearing for the  
4 Farmingdale Village budget for the  
5 upcoming year will be held on Monday,  
6 April 12th, 2021, at 7 p.m.

7 Regular work sessions will be held  
8 on Monday, April 9th, 2021; Monday,  
9 April 26th, 2021; and Monday, May 3rd,  
10 2021 at 7 p.m. All meetings will be held  
11 virtually. Look at the Farmingdale  
12 website at [www.farmingdalevillage.com](http://www.farmingdalevillage.com) for  
13 further details.

14 Also, again, when you get to the  
15 website, please sign up for Constant  
16 Contact, and you will be on the list to  
17 receive all of our Constant Contact  
18 information. We send information out at  
19 least two or three times a week, and it's  
20 always nice to know what's going on in the  
21 Village.

22 Also, April is Fair Housing Month.  
23 Now, did I have to announce that like I  
24 have to announce the other stuff, Barbara?

25 MS. KELLY: We did in the past.

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2 MAYOR EKSTRAND: Okay.

3 MS. KELLY: So keeping to what  
4 we've done in the past.

5 MAYOR EKSTRAND: Okay, we're --  
6 we'll always be glad to -- tradition is  
7 always good.

8 MS. KELLY: Correct.

9 MAYOR EKSTRAND: Okay.  
10 Resolution to approve the following  
11 regular meeting business items.

12 Abstract of audited vouchers,  
13 #1148, dated April 5th, 2021; the February  
14 wire transfers; the amended minutes of  
15 Board meetings of February 16th, 2021;  
16 March 1st, 2021; March 15th, 2021; and  
17 March 22nd, 2021.

18 The use of Village property.  
19 Schneider's Farms is requesting to use the  
20 Village Green for the Farmer's Market on  
21 Sundays, starting June 6th, 2021, and  
22 running through November 21st, 2021, from  
23 9:00 to 4:00. They are open to the public  
24 from 10:00 to 3:00.

25 It is -- they have been doing a

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 great job. Several years now they have  
3 been running the Farmer's Market, and  
4 myself and the Board thinks it's a great  
5 thing, and we're very happy to have them  
6 come back.

7 There were no tax certs, so I need  
8 a motion to approve.

9 MR. PRIESTLEY: I'll make a motion  
10 to approve.

11 MR. BARRETT: I'll second it.

12 MAYOR EKSTRAND: All in favor?

13 (WHEREUPON, there was a unanimous,  
14 affirmative vote of the Board members  
15 present.)

16 MAYOR EKSTRAND: Okay, item number  
17 six: The building permits are listed for  
18 your perusal.

19 Resolution to set the following  
20 public hearings for Monday, May 3rd, 2021,  
21 at 8 p.m. Special use permit for 453 Main  
22 Street, to convert office space on the  
23 second floor to an apartment in the DM-U  
24 Zoning District; hearing on our Stormwater  
25 Management MS4 annual report ending

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 3/9/2021. This is also one of my favorite  
3 unfunded mandates, and we're getting --

4 MS. KELLY: Sorry, it is available  
5 already on the website for anybody to see.  
6 There's a tab for Stormwater Management,  
7 and the report that we're going to have  
8 the public hearing on is already there.

9 MAYOR EKSTRAND: Okay, thank you,  
10 Barbara. And we're adding 342 Main  
11 Street.

12 We'll have a public hearing also on  
13 May 3rd, at 8 p.m., for the special use  
14 permit. That's the old Ubaldo's  
15 restaurant.

16 They are going to be called Kickin'  
17 Chicken, which is a Louisiana-style  
18 chicken restaurant.

19 So motion to approve?

20 MR. BARRETT: I'll make the motion.

21 MS. PARISI: So moved.

22 MR. ADDEO: I'll second it.

23 MAYOR EKSTRAND: You got that,  
24 Donna?

25 MS. PARISI: Debbie.

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2 MS. KELLY: Debbie.

3 MAYOR EKSTRAND: I knew that.

4 Well, I was close. Debbie, Donna, Diane,  
5 Denise, it all starts with a "D."

6 All in favor?

7 (WHEREUPON, there was a unanimous,  
8 affirmative vote of the Board members  
9 present.)

10 MAYOR EKSTRAND: Okay. Public  
11 hearing to subdivide the property at 368  
12 Melville Road. It is to be adjourned and  
13 re-noticed as original notice had a typo  
14 in the name of the applicant. If I  
15 remember correctly, call was spelled with  
16 one "L" instead of two "L's" or something  
17 very small like that, so we are --

18 MR. HARTY: That's correct.

19 MAYOR EKSTRAND: Thank you, Brian.

20 We are re-noticing the public  
21 hearing. Now, it doesn't say for a day  
22 and date certain, so I assume we're going  
23 with Monday, May 3rd, at 8 p.m.; correct?

24 Guys?

25 MS. PARISI: Yup.

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2 MR. BARRETT: Sounds good to me.

3 MAYOR EKSTRAND: Motion to approve?

4 MS. PARISI: So moved.

5 MR. BARRETT: Second.

6 MAYOR EKSTRAND: All in favor?

7 (WHEREUPON, there was a unanimous,  
8 affirmative vote of the Board members  
9 present.)

10 MAYOR EKSTRAND: Okay. Public  
11 hearing for a special use permit for D&F  
12 Development to build a three-story,  
13 71-unit Workforce Housing project with 128  
14 parking spaces located at 860; 870; 890;  
15 896; 900; and 906 Fulton Street.

16 Motion to open the public hearing?

17 MR. PRIESTLEY: I'll make a motion  
18 to open the public hearing.

19 MAYOR EKSTRAND: Second?

20 MS. PARISI: I'll second it.

21 MAYOR EKSTRAND: All in favor?

22 (WHEREUPON, there was a unanimous,  
23 affirmative vote of the Board members  
24 present.)

25 MAYOR EKSTRAND: Okay. Kevin, if

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2 you could let the presenters for the  
3 development into the Zoom meeting.

4 ZOOM MODERATOR: Sure will.

5 Can anybody from that meeting,  
6 please raise their digital hand, their  
7 Zoom hand.

8 Good, thank you. Standby, please.  
9 And anybody that's on a cell phone, you  
10 want to hit star nine to raise your hand.

11 MAYOR EKSTRAND: Oh, I see Kathleen  
12 is here. Hi, Kathleen.

13 MS. DICKSON: How are you, Mayor?

14 MAYOR EKSTRAND: Good, good.

15 MS. DICKSON: Good, nice to see  
16 you.

17 MAYOR EKSTRAND: You, too.

18 And Peter?

19 MR. FLOREY: Good evening Mr.  
20 Mayor. Good evening, Board.

21 ZOOM MODERATOR: Kathleen, if you'd  
22 be so kind --

23 MR. FLOREY: How are you?

24 ZOOM MODERATOR: Kathleen, you can  
25 hear me; right? It's Kevin.

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2 MS. DICKSON: Yes, I got you,  
3 Kevin.

4 ZOOM MODERATOR: If you'd be so  
5 kind just to check the names, because  
6 there are some coming over that may be  
7 wanting to talk about the project, but not  
8 necessarily with your team. So let's make  
9 sure that that's the situation.

10 MS. DICKSON: So I don't see -- I'm  
11 not sure who Marc Moyer is. Michael  
12 Marinis is with us; Sean Mulryan; Sal  
13 Coco; and Peter Florey. That's my hope.

14 ZOOM MODERATOR: Okay. Check  
15 again, the screen, please, and make sure  
16 that everybody should be in this meeting.  
17 There is somebody raising their hand, name  
18 Ruben, and if that's not with your team,  
19 they'll stay as attendees.

20 MS. DICKSON: Okay, no, we don't  
21 have a Ruben with our team.

22 ZOOM MODERATOR: Okay, so those in  
23 the attendees watching this public  
24 hearing, there'll be a time when you can  
25 comment, but right now, the panelists are



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2 the Board of Trustees; of course, the  
3 Mayor; and the team that is presenting.

4 Thank you.

5 MAYOR EKSTRAND: Thank you, Kevin.

6 So Peter, who is going to give the  
7 overview; yourself; Kathleen? Kathleen,  
8 that's right, you don't have to -- you're  
9 not in the chatroom, you can just raise  
10 your hand.

11 MS. DICKSON: I can raise my hand  
12 now, thank you.

13 So, my name is Kathleen Deegan  
14 Dickson. I'm a partner in the law firm of  
15 Forchelli, Deegan, Terrana, at 333 Earle  
16 Ovington Boulevard, Uniondale, New York.

17 I'm here representing D&F  
18 Development, who is proposing a Workforce  
19 Housing development at 860 through 906  
20 Fulton Street in the Village of  
21 Farmingdale, under the Village's  
22 relatively new Workforce Housing zoning  
23 law.

24 So we're here this evening to seek  
25 a special permit from this Board in order

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 to develop the property under the  
3 Village's Workforce Housing code.

4 As you know, the code requires --  
5 even once the zoning has been placed on  
6 the property, it still requires a special  
7 permit from the Board of Trustees.

8 This is one of the Village's first  
9 projects under the new code, and we're  
10 excited because it's going to provide a  
11 beautiful brand new housing opportunity  
12 that is desperately needed in the Village.

13 So the applicant is seeking to  
14 develop a three-story, multi-family  
15 housing building that will include 70  
16 units plus a superintendent's unit, and we  
17 are also seeking some incentives, pursuant  
18 to the Workforce Housing code, in order to  
19 make this project work on this property.

20 So just to provide you with a  
21 little bit of background, many of you are  
22 familiar with Peter Florey and D&F  
23 Development, but they are one of Long  
24 Island's leading and most respected  
25 Workforce Housing developers on Long

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2 Island.

3 They have been working with the  
4 Village in trying to provide Workforce  
5 Housing opportunities for its residents,  
6 and this project is the culmination of the  
7 work that's been put into this.

8 So the Board of Trustees amended  
9 the code in January, and this project that  
10 we're presenting to you tonight complies  
11 with all of the requirements and  
12 provisions of that Workforce Housing code  
13 as amended.

14 The site is just over two acres.  
15 So it meets the minimum lot size of 40,000  
16 square feet, and it has site frontage  
17 along Fulton Street totaling about 357  
18 feet, and the code, as you know, requires  
19 100 feet of frontage, so it complies  
20 there.

21 It's within the height requirements  
22 of three stories, and we are providing 71  
23 total apartments with 70 being Workforce  
24 Housing, and one for the building  
25 superintendent who will live on-site.

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2 The unit mix includes 29  
3 one-bedroom units and 42 two-bedroom units  
4 over three floors.

5 We are seeking, tonight, a density  
6 bonus to permit an increase from 20 units  
7 per acre to 35 units per acre, including  
8 the superintendent's unit, in exchange for  
9 providing a one hundred percent Workforce  
10 Housing building, which, as you know, is  
11 really much needed in the Village, all  
12 over Long Island, but also specifically in  
13 the Village of Farmingdale.

14 The project provides the full 128  
15 parking spaces that's required by the  
16 code. We know that parking is a big issue  
17 in the Village, and we wanted to make sure  
18 that we complied with that requirement.

19 We are requesting permission,  
20 tonight, to land bank 15 of those parking  
21 spaces. So what that means is that we  
22 would build 113 spaces as part of the  
23 initial construction, and then leave 15  
24 spaces as open green space in order to --  
25 to add additional green space and a little

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 more buffer and landscape area to the  
3 site.

4 Along with our application, we  
5 submitted a parking report submitted by  
6 Sean Mulryan, Mulryan Engineering, which  
7 indicated that there will be a maximum  
8 demand at any time of only 93 parking  
9 spaces for this unit mix and for this  
10 apartment building. That conclusion was  
11 based both on ITE numbers -- that's the  
12 Institute of Traffic Engineers -- and also  
13 on a study of similar Workforce Housing  
14 property zoned by D&F on Long Island.

15 So the conclusion of the study that  
16 113 paved spaces would be adequate is  
17 supported by empirical data that's  
18 contained in that report.

19 If it turns out that the parking  
20 demand actually is higher than the experts  
21 think, you'll still have those 15 spaces  
22 that can be developed upon the request or  
23 demand of the Board of Trustees.

24 So it's sort of a win-win for  
25 everybody to continue to maximize the

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 green space, and not pave over more than  
3 is necessary, but still provide enough  
4 parking so that there will be no negative  
5 impact to the Village.

6 In addition to the request for  
7 density bonus and for the land bank  
8 parking spaces, we also -- the project  
9 also requires relief for setbacks.

10 We're seeking relief from the front  
11 yard setback requirement of 35 feet to  
12 permit 20 feet, and the side yard setback  
13 on the east side of the building to allow  
14 25 feet where 35 feet is required.

15 The front yard setback relief is  
16 required in order to provide all of that  
17 parking in the rear, and to make sure that  
18 it functions and flows properly. If we  
19 shifted the building back to comply with  
20 the front yard setback requirement, we  
21 would lose approximately 25 parking  
22 spaces, and then we would be unable to  
23 comply with the parking requirement in the  
24 code.

25 The code does give this Board the

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2 authority to grant relief here and where  
3 it's appropriate, and I hope that the  
4 Board sees that this is a necessary  
5 adjustment that needs to be made.

6 You know, we do understand the  
7 Board's and the Village's sensitivity to  
8 building right up against the property  
9 line, so we made sure that it is set back  
10 the full 20 feet. That's at the very  
11 closest point. There's other parts of the  
12 front of the building that are set back  
13 farther, but that whole frontage will be  
14 landscaped, very lushly landscaped, with  
15 lots of trees and bushes. There'll be a  
16 berm, so it'll raise it up, and other  
17 attractive planting, so that it'll  
18 minimize any impact of that reduced front  
19 yard setback.

20 Also, the setback, as you know, is  
21 from the front property line. The front  
22 property line is about eight to ten feet  
23 from the street line. So the building  
24 will be set back farther than 20 feet from  
25 the street. It's just from the property

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21

2 line, so that that will be the 20 feet.

3 For the side yard, if -- can I  
4 share my screen tonight; would that -- can  
5 I do that?

6 ZOOM MODERATOR: Yes, you can, you  
7 have the ability. I also have documents  
8 here if you need me.

9 MS. DICKSON: Oh, all right.

10 So it's the -- I wanted to share --  
11 This should be a -- you see an aerial  
12 photo with our site plan and landscape  
13 plan superimposed?

14 (WHEREUPON, there was a screen  
15 share of an aerial rendering of site  
16 plan).

17 ZOOM ADMINISTRATOR: Yes.

18 MS. DICKSON: Can you see my cursor  
19 moving over it or no?

20 (WHEREUPON, there was a unanimous,  
21 affirmation of the parties present.)

22 MS. DICKSON: Okay, you can. I love  
23 technology.

24 So the -- so this is a rendered  
25 site plan of the project that we're



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2 proposing. The property, as you see, is  
3 the rendered portion and superimposed over  
4 the aerial.

5 So the place where we need the  
6 setback relief on the east is only in this  
7 area here (indicating), in the southeast  
8 corner, which, that's due to the fact that  
9 some of these houses on Staples Street,  
10 the property lines are extended a little  
11 bit farther than the other ones to the  
12 north. And I don't know if you can see,  
13 but in the area where the building is  
14 closest to the property line, it abuts a  
15 large garage on that property on Staples  
16 Street. So it's -- so the impact of that  
17 will be lessened. There will be less of  
18 an impact because it won't really be  
19 visible from the backyard for a good  
20 stretch of it, and then that area between  
21 the building and the property line will  
22 still continue to be heavily landscaped.  
23 So we don't expect the impact of that  
24 relief to be substantial at all.

25 We are also seeking permission to

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 reduce the landscape buffer requirements.  
3 The code requires 25 feet of landscape  
4 buffer along all property lines. We have  
5 that on the east side, most of the east  
6 side. We need a little bit of relief on  
7 the lower -- actually, no, I think we  
8 comply with it here. So along the east  
9 side we comply. On the north side, along  
10 Fulton Street, because we're seeking the  
11 setback relief, we don't have the full 25  
12 feet, but that full 20 feet will be  
13 landscaped.

14 On the west side, where we abut the  
15 commercial, I believe its a medical office  
16 building. We will have approximately five  
17 feet of buffer. And then along the rear  
18 property line, which abuts the Long Island  
19 Railroad right-of-way, we're proposing  
20 fencing, and then a reduced buffer along  
21 there. So I think at it's narrowest  
22 point, it's only a little more than a  
23 foot.

24 But you know, again, the two areas  
25 where we're really seeking the biggest

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2 reduction will have the least amount of  
3 impact on the public views along Fulton  
4 Street and also a lot for the residential  
5 -- nearby residential property owners.  
6 And where it is landscaped, it will be  
7 lush and beautiful and it will be  
8 maintained.

9 D&F will own the building, and they  
10 have, as I said, an on-site  
11 superintendent. So the landscaping that's  
12 there will remain in very nice condition  
13 for -- in perpetuity.

14 The last bit of relief we require  
15 is to allow for the one-bedroom units to  
16 be 650 square feet. The code requires 750  
17 square feet for one-bedrooms, although the  
18 Workforce Housing code, under the  
19 incentives, provides as long as they don't  
20 -- the one-bedroom units are not smaller  
21 than 550 square feet but supports that  
22 relief. And, again, it's the program of  
23 affordability that's being proposed. And  
24 the size of the building requires those  
25 units to be a little bit smaller than what

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 the code requires, so we would request  
3 that relief.

4 I wanted to mention that we did  
5 receive a copy of the petition that the  
6 Village forwarded to us from some of the  
7 residents on James Street, which, if you  
8 look at the aerial, is on the south side  
9 of the Long Island Railroad right-of-way.  
10 And I believe it's the property owners on  
11 the cul-de-sac end of James Street --  
12 you'll see that it's on the other side of  
13 the railroad right-of-way.

14 Their concerns were regarding site  
15 lighting spilling over onto their  
16 properties and the dumpster enclosure here  
17 in the rear corner of the property.

18 So we -- I don't think there's  
19 really any risk of light spill-over from  
20 the site to extend beyond the Long Island  
21 Railroad right-of-way. That right-of-way  
22 is at least 50 feet wide. I think,  
23 actually, possibly wider. And the site  
24 lighting, it just, you know, it may  
25 encroach a little bit onto the railroad

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 right-of-way, but it will not encroach  
3 over that. But we will be able to shield  
4 the light fixtures and to direct them to  
5 ensure that there is no negative impact on  
6 those residents along James Street.

7 And then regarding the dumpster,  
8 you know again, because it's so far away,  
9 and it's on the other side of the railroad  
10 tracks where I think the train may make  
11 more noise than our dumpster would. In  
12 any event, we do have trash pick-up only  
13 two times a week, and so we don't think  
14 that it will have any negative impact, but  
15 if it's -- really, if it's a concern, we  
16 could consider relocating the dumpster to  
17 the west side of the property. We  
18 wouldn't lose any parking to do that. It  
19 just -- it flows a little bit better to  
20 have the dumpster where it is. But, you  
21 know, as I said, if it's something that  
22 the Board feels strongly about, we could  
23 always relocate that.

24 So I would like to introduce the  
25 rest of our team.

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21

2 Mike Marinis, who is the project  
3 engineer, is going to explain a few things  
4 about the site plan.

5 We also have with us, Sal Coco,  
6 who's the project --

7 Just before I turn it over, I do  
8 want to point out that the development  
9 that we're proposing really is, I think,  
10 exactly what was intended when the Board  
11 adopted this Workforce Housing Act. It is  
12 a good number of Workforce Housing units  
13 in a Village where you've had a lot of  
14 luxury development over the years, and I  
15 think that it will serve a real need in  
16 the Village, and it's going to be  
17 beautiful and high quality, which is one  
18 of the things that D&F always brings to  
19 the table.

20 So after Michael and Sal speak, if  
21 you have questions for any of us, we're  
22 happy to answer them. But I'd like to  
23 introduce Michael Marinis of Barrett,  
24 Bonacci and Van Weele.

25 MR. MARINIS: Thank you, Kathleen.

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2 Can everyone hear me okay?

3 MAYOR EKSTRAND: Yes.

4 MR. MARINIS: Okay. Can I get  
5 control of the screen as well, so I can  
6 help walk people through the --

7 ZOOM MODERATOR: Yes, you have  
8 control of the screen. You can share  
9 whatever you'd like.

10 MR. MARINIS: Thank you. Sorry.

11 ZOOM MODERATOR: Take your time.

12 If there's a document you need me  
13 to share, I have a background.

14 MR. MARINIS: Yeah, the site plan  
15 that Kathleen just showed, I can't find on  
16 Zoom where to share my screen. Sorry.

17 MS. DICKSON: Do you want me to  
18 bring it up again, Mike?

19 I can bring it up on my screen.

20 MR. MARINIS: I guess, if you don't  
21 mind, thank you.

22 (WHEREUPON, there was screen  
23 sharing of a document.)

24 MS. DICKSON: Is it there?

25 MR. MARINIS: Yeah, thanks, I just

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 kind of wanted to zoom into the property  
3 itself so I could walk through a couple of  
4 items.

5 Thank you, Kathleen. I think you  
6 just need to pan down a little bit.  
7 Thanks.

8 MS. DICKSON: Do you want me to  
9 zoom in little bit?

10 MR. MARINIS: Yeah, that would be  
11 great, thanks.

12 Just wanted to go over a couple of  
13 things that Kathleen touched on.

14 The 2.07 acre site consists of six  
15 existing properties along the south side  
16 of Fulton Street, and we are west of the  
17 signalized intersection at Staples.

18 Kathleen already mentioned that we  
19 border the railroad to the south,  
20 residences to the east, and the office  
21 building to the west.

22 We located the building, with  
23 deference to the neighbors to the east, by  
24 maximizing the buffer available along the  
25 east side of the site.



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2 The buffer that Kathleen describes  
3 ranges in width from 25-foot minimum to 45  
4 feet, and we're proposing not only a  
5 landscape berm along the southeast side,  
6 but a little sitting recreational area  
7 along the northeast side.

8 We have attractive landscaping, as  
9 Kathleen mentioned, and berms screening  
10 the building along Fulton Street, as well.

11 The setback that Kathleen noted of  
12 20 feet is correct, and we wanted to also  
13 point out on this aerial that the other  
14 neighboring properties range in setback  
15 from 12 feet to 18 feet, also to 25 feet,  
16 and those setback dimensions are noted on  
17 the aerial as well.

18 Opaque fencing is also proposed  
19 along the south and west property lines to  
20 further screen the property.

21 The land bank parking that Kathleen  
22 mentioned is proposed to be located  
23 primarily along the southeast corner of  
24 the site where we're proposing to put a  
25 landscape berm, and that increases the

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 screening width to about 35 feet in that  
3 area.

4 It's also worth noting that we will  
5 be reducing the total number of curb cuts  
6 presently along Fulton from four curb cuts  
7 to just one, and we've submitted this  
8 configuration, and it's currently being  
9 reviewed by the DOT.

10 In addition, we're proposing two  
11 courtyard sitting areas immediately south  
12 of the building shown (indicating).

13 Thank you.

14 The site lighting fixtures were  
15 forwarded to the Village. They're  
16 proposed to be 12 feet in height, and as  
17 Kathleen mentioned, they'll be shielded to  
18 minimize any light trespassing off of the  
19 property.

20 I did want to clarify one thing  
21 that Kathleen said. It's approximately 60  
22 feet from that southeast corner of our  
23 property -- I'm sorry, southwest corner of  
24 our property across the railroad to the  
25 neighbors -- so we're comfortable that

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 there will not be any light spillage over  
3 that distance.

4 Drainage will be designed per  
5 Village standards, and we'll maintain all  
6 the runoff on site.

7 Sewer is Nassau County Sewer System  
8 and water by the Village of Farmingdale  
9 Water District, and I'm happy to answer  
10 any questions that you might have  
11 regarding the site layout.

12 I guess I can turn it to Sal now,  
13 Kathleen.

14 MR. COCO: Good evening, everybody,  
15 Sal Coco, from BHC Architects.

16 So let me share my screen if I  
17 could.

18 ZOOM MODERATOR: Do you see the  
19 button at the bottom there? Yup, you got  
20 it, Sal.

21 MR. COCO: Yeah.

22 (WHEREUPON, there was screen  
23 sharing of a document.)

24 MR. COCO: Okay, so this is a  
25 rendering on Fulton, and as you can see,

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 we're looking at a building that has a  
3 real residential feel to it.

4 As was mentioned before, it's three  
5 stories, and it's clad in Hardie siding,  
6 Hardie panel, and also, what you don't see  
7 on this view there's also Hardie shakes at  
8 the top story around the sides and in the  
9 back.

10 We're using a Nantucket gray  
11 siding; soft green shutters. We have  
12 dormers that are rounded and also gabled  
13 ends; Juliet balconies; standing seam roof  
14 on the corner; a portico at the entry with  
15 some trellis coverings.

16 Let me just go to another view  
17 here.

18 (WHEREUPON, there was screen  
19 sharing of a document.)

20 MR. COCO: You can see the  
21 decorative lighting that we have on either  
22 side of the entry, and as was talked  
23 about, this is all going to be  
24 soft-lighted lighting shielded down.

25 (WHEREUPON, there was screen

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 sharing of a document.)

3 MR. COCO: Create a nice mood  
4 effect, will up-light the building.

5 Masonry accents throughout, but  
6 overall, you know, you look at the site  
7 plan that was shown earlier, the building,  
8 it forms an "E," and I don't know if we  
9 can bring that back up. I think I have  
10 it. Kathleen doesn't have it. Let me  
11 bring that site plan up again. Oh, there  
12 it is.

13 (WHEREUPON, there was screen  
14 sharing of a document.)

15 MR. COCO: You said the building  
16 forms an E-shape, and those two courtyards  
17 are created in the back, which is really a  
18 great amenity for the residents, and we  
19 would think that most people are going to  
20 enter from the back. That's where most of  
21 the activity will occur, from the south.  
22 But we've also made a presence along  
23 Fulton Street from the front, and we think  
24 this building will fit in great in this  
25 setting.

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2 It's a residential building, and it  
3 looks like a residential building. We've  
4 maintained the height, three feet -- three  
5 stories under 35 feet, and you know, we  
6 look forward to moving on with the next  
7 steps.

8 Kathleen?

9 MS. DICKSON: So I think that's  
10 pretty much our presentation. Everybody  
11 on our team is available if you have any  
12 questions.

13 MAYOR EKSTRAND: Kathleen, did  
14 anybody speak about the traffic patterns?  
15 I know you had your traffic engineer here.  
16 Did he want to speak about the trips  
17 coming and going, and the traffic on any  
18 of the adjacent streets that would or  
19 would not occur?

20 MS. DICKSON: Sure. Sean? I don't  
21 see Sean there. Is he there?

22 MR. MULRYAN: Good evening. Sean  
23 Mulryan, Mulryan Engineering, 1225  
24 Franklin Avenue in Garden City, New York.

25 Yes, Mayor, we did prepare a

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 traffic engineering report that detailed  
3 the parking, and also the trip generation  
4 proposed by the subject site.

5 This subject site provides 128  
6 parking spaces, as Kathleen mentioned.

7 We are proposing to land bank some  
8 of those parking spaces in order to  
9 provide more greenage on the site.

10 We believe that the 113 paved  
11 parking spaces will provide adequate  
12 parking for the subject site based on, not  
13 only ITE studies we've done at other  
14 sites, and also census data that we've  
15 collected from the Village of Farmingdale.

16 So based on our analysis of the  
17 parking, the paved parking spaces that we  
18 provide should be sufficient to  
19 accommodate the peak demands associated  
20 with this property.

21 Again, if the Village finds, at  
22 some point in the future, that those  
23 demands are higher than expected, there is  
24 the availability of land bank parking  
25 spaces that can be paved if needed in the

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 future.

3 Again, we feel that the greenage  
4 that is provided on site would be  
5 beneficial, not only from a drainage  
6 standpoint and the look of the property,  
7 but we also believe that paving spaces  
8 that aren't used leads to deterioration of  
9 the site and is not necessary or  
10 warranted. So we believe that the land  
11 banking will accomplish those goals and  
12 provide sufficient parking on site.

13 We've also provided ITE trip  
14 generation data, and we've looked at the  
15 traffic volumes on the surrounding roadway  
16 network.

17 We believe that the surrounding  
18 roadway network has ample capacity to  
19 handle the trips generated by this  
20 residential development, and we feel that  
21 will not be a hindrance to the existing  
22 traffic patterns on the surrounding  
23 roadway network.

24 That's a brief summary of my  
25 report. If there's any questions from the



1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21

2 Board, I'd be happy to try to answer them.

3 MAYOR EKSTRAND: Okay, before I  
4 turn it over to the public, I always ask  
5 the Board for questions first. Then we'll  
6 turn it over to the public, and they will  
7 raise their hand, and Kevin will let them  
8 in.

9 But first, does anybody on the  
10 Board have any questions for any of the  
11 presenters?

12 MR. PRIESTLEY: I have a question.  
13 I like these set back courtyards.

14 I'm just wondering -- it'll be nice  
15 because it'll face the south and it'll be  
16 sun-drenched, and you'll have some  
17 protection from the wind. Is there going  
18 to be some permanent seating there like  
19 picnic benches, or anything like that?

20 MR. MARINIS: Yeah, it is the  
21 intention to have seating there, yes.

22 MR. PRIESTLEY: Okay.

23 MAYOR EKSTRAND: Okay, Kevin, if  
24 you could tell everybody to raise their  
25 Zoom hand, or if they're on their cell

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 phone, whatever that was that you said,  
3 star six or something.

4 ZOOM MODERATOR: Sure, sure. So as  
5 the Mayor said, for this project, this  
6 particular project, if you'd like to come  
7 in and comment, please raise your Zoom  
8 hand and only for this project, and if  
9 you're on a cell phone, hit star nine,  
10 please.

11 So at this point, I'm going to  
12 bring in Christopher Ahern.

13 Standby, please. I am going to ask  
14 you to do video and audio.

15 MR. AHERN: Sure, hold on.

16 ZOOM MODERATOR: Thank you.

17 MR. AHERN: All right, thanks. Are  
18 you able to hear and see me?

19 ZOOM MODERATOR: Yes, looks good.  
20 I'm going to just go to the stenographer a  
21 second.

22 Debbie, do you need name and  
23 address, officially?

24 COURT REPORTER: Yes, please.

25 MR. AHERN: Hi. So I'm Christopher

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 Ahern. My residence is 127 Harvard Avenue  
3 in Rockville Centre.

4 ZOOM MODERATOR: Thank you.

5 MAYOR EKSTRAND: Welcome,  
6 Christopher.

7 Go ahead, ask your question or your  
8 comment.

9 MR. AHERN: Thank you for having  
10 me.

11 So my family owns the property at  
12 850 Fulton Street, so 850 Fulton Street,  
13 LLC. And I know that one of our concerns  
14 with the project is in regards to parking.

15 Between our building we have two  
16 doctors' offices that utilize our back  
17 lots, as well as street parking during the  
18 day, and we have concerns of, if there are  
19 enough parking spaces. And you know, we  
20 wouldn't want people parking overnight in  
21 our lot, and then making sure that, you  
22 know, the residents of the apartment  
23 complex aren't going to be parking in the  
24 street all the time, as well.

25 MAYOR EKSTRAND: Okay, Sean, do you

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 want to use your parking expertise to  
3 explain how Workforce Housing actually  
4 comes out less than Village codes do,  
5 which is why we let you land bank. But go  
6 ahead, let an expert explain.

7 MR. MULRYAN: I wasn't sure if we  
8 were going to answer at the end or during.

9 So, yes, we did prepare a study  
10 based on the existing use that's being  
11 proposed. We feel that there's ample  
12 parking. I understand that you're  
13 directly next door, and there's parking  
14 behind the medical office.

15 The medical office parking will not  
16 be connected in any way. There will be  
17 landscaping in between your lot and our  
18 lot. We actually have, essentially, 15  
19 extra parking spaces.

20 If you were to come to the Village  
21 and say that people are parking on your  
22 site for whatever reason, we would be  
23 required to build out those additional 15  
24 parking spaces to make sure that those  
25 people were not parking on your site. We

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 don't believe that there's any need for  
3 them to do that, based on our studies, but  
4 obviously, you're a neighbor living with  
5 an office next door, and we wouldn't want  
6 to inconvenience you, and that's the idea  
7 behind the 15 parking spaces. One, to  
8 provide more landscaping, but in the event  
9 that there is an issue, we'd be able to  
10 build those spaces to make sure there's no  
11 overflow parking on your site or within  
12 the roadway. And again, as the architect  
13 mentioned, the building is set up with a  
14 facade on the front but essentially, the  
15 main entrance and exit is within the  
16 parking lot. So we don't believe that  
17 people will be parking on the street in  
18 order to come in and out of the building.  
19 It'd be easier to come into the back.

20 Obviously, you know, there's a busy  
21 roadway, and it's easier to come into a  
22 private parking lot, and come and go from  
23 your car, rather than come into a parking  
24 space on Fulton and then try to exit, and  
25 exit -- exit and enter in that traffic

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 pattern. You'd rather come into a parking  
3 lot and then come in and go from the  
4 driveway rather than park in front of the  
5 building.

6 So we don't think that will be an  
7 issue.

8 MR. AHERN: Okay, thank you, very  
9 much.

10 MR. MULRYAN: Thank you.

11 MAYOR EKSTRAND: Okay Kevin, next.

12 ZOOM MODERATOR: I'll be bringing  
13 in Joseph Staudt. Standby.

14 All right, Joe, asking you to  
15 unmute. And if you'd be so kind to state  
16 your full name and address for the  
17 stenographer.

18 MR. STAUDT: Sure. Joe Staudt, 130  
19 Hillside in Farmingdale Village. Can you  
20 guy hear me okay?

21 ZOOM MODERATOR: Yes.

22 MAYOR EKSTRAND: Yeah, go ahead,  
23 Joe.

24 MR. STAUDT: So, just had two  
25 questions. The first one regarding the

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 parking.

3 I was just curious, once the  
4 building is built and up and running, is  
5 the operator allowed to charge residents  
6 for parking or will it be free for  
7 residents to park there?

8 MAYOR EKSTRAND: Peter?

9 MR. FLOREY: We will not, Mr.  
10 Mayor. Thank you. We will not be  
11 charging our residents for parking.

12 MR. STAUDT: Okay. All right,  
13 that's good. I only asked because I know  
14 it's happened a couple of times in the  
15 past where, you know, the building is  
16 built to code with parking, but then they  
17 charge a fee to the residents, so the  
18 residents end up not utilizing the parking  
19 and they spill out into the neighborhood  
20 to try and avoid the fees. So I'm glad.

21 MR. FLOREY: Understood.

22 MR. STAUDT: The only other concern  
23 I have, looking at the site plan -- you  
24 guys put up on the screen before -- the  
25 east side setback relief you guys are

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 requesting, it abuts -- at least on the  
3 south side of Staples Street -- it abuts  
4 those three homes that their property line  
5 extends a little farther than the first  
6 two. And I'm just concerned that the  
7 Board would grant relief that would bring  
8 the building closer to three, you know,  
9 individual residential homes -- you know,  
10 the ramifications it would have on the  
11 property values for those homes.

12 I don't know if the residents of  
13 those homes have provided any input as to  
14 what they would feel, but you know --  
15 just, you know, looking at that, that's  
16 the only concern I have of all the relief  
17 that is being requested -- just that on  
18 that east side you're bringing a large  
19 building that used to be residential  
20 properties, very close to the property  
21 line of three Village homes.

22 So that's a concern of mine.

23 MAYOR EKSTRAND: Thank you, Joe.

24 MR. STAUDT: Yup, that's all I got,  
25 guys.



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2 MAYOR EKSTRAND: Thank you.

3 Kevin, next.

4 ZOOM MODERATOR: I'll be bringing  
5 in Tony Socias, S-O-C-I-A-S.

6 Tony, if you'd be so kind to unmute  
7 and state your name.

8 MR. SOCIAS: Okay, I think I did.  
9 Can you hear me?

10 ZOOM MODERATOR: Yes.

11 MR. SOCIAS: Okay, great. Thank  
12 you, very much.

13 I want to thank the Board and the  
14 Mayor for having this meeting and allowing  
15 me to speak.

16 I also want to thank you for  
17 passing our petition.

18 I live at 113 James Street, which,  
19 as you know, runs approximately 325 feet  
20 east and west of Staples. So we are your  
21 southern border neighbors, even though we  
22 have the railroad between us.

23 Main concern of all the citizens  
24 that live on James Street was the lighting  
25 and the dumpster issue.

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2 I heard what Miss Dickson said in  
3 reference to the lighting -- and I just  
4 would like to remind everyone that we had  
5 a problem with the medical building  
6 lighting a few years ago, and that's a  
7 one-story building where they installed, I  
8 guess, security lighting.

9 I wrote to the Mayor, and the Mayor  
10 was kind enough to have that addressed  
11 where they pointed those lights down  
12 instead of up, which was shining in all  
13 our backyards. And the little ranches  
14 that are on James Street are -- the  
15 bedrooms are in back -- so that was a  
16 problem with that lighting. So when I see  
17 now that you're putting in a three-story  
18 building -- I hear what you're saying  
19 about the parking lights, but I'm  
20 concerned about the lights that are going  
21 to be on the building. Because I heard --  
22 I went on your website and looked at the  
23 hearing that you folks had in March, and I  
24 understand there's going to be lighting on  
25 the building itself, on the roof, maybe,

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2 possibly facing down. And I'm just  
3 concerned that that could be shining into  
4 all of our backyards and our bedrooms.

5 The other concern that I had -- we  
6 all have -- is the dumpster that's going  
7 to be on the southwest corner of the  
8 property.

9 I also heard what Miss Dickson said  
10 that the train makes more noise than a  
11 dumpster. Well, the train was here first.  
12 So I guess we can't complain too much  
13 about that. But we do hear the dumpster  
14 being picked up and dropped at 3:00 in the  
15 morning, at the medical building, and also  
16 at the strip mall that's on Main Street in  
17 South Farmingdale right near the train  
18 tracks there. 3:00, 4:00 in the morning,  
19 sometimes 11:00 at night. Sometimes 3:00  
20 in the morning, they come in and they pick  
21 up those dumpsters, and they bang the hell  
22 out of them to empty them. And I'm  
23 concerned that now we're going to have  
24 another dumpster behind us.

25 So you know, whether the train goes

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2 by or not, that's not the concern. The  
3 concern is to hear that big bang at 3:00  
4 in the morning, which I think is very  
5 unfair to have that.

6 That's why the petition we signed  
7 is asking the Village to effectively  
8 enforce your own zoning laws, law 600-106,  
9 which requires a 35-foot setback and also  
10 a minimum 25-foot berm. And I notice  
11 you're talking about the setback on the  
12 side property for the residents that live  
13 in the Village on Staples Street.

14 Obviously, it's not a big setback  
15 on the west side because there's a medical  
16 building there, and no one lives there at  
17 night, but you only have a one-foot  
18 setback on the south side where we have 13  
19 homes that are on James Street. And I'm  
20 just concerned that you're not enforcing  
21 your own zoning laws, bringing the parking  
22 right up to the fence. And I wish you'd  
23 put that 25-foot berm back with a big  
24 evergreen barrier, because let's face it,  
25 we're going to hear cars -- 128, 115,

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2 whatever the number of parking spaces are,  
3 we are going to hear car doors banging at  
4 night. People come home from work. And I  
5 just think you should consider how we  
6 feel. Even though we're not living in the  
7 Village, we are neighbors to the Village.

8 We also have a concern, which  
9 doesn't affect the Village of Farmingdale,  
10 but we have a concern with that strip  
11 mall, which has a dumpster in the corner  
12 that abuts my neighbor's home, and believe  
13 it or not, we see rats running through our  
14 property at night. I've sent letters to  
15 the Town of Oyster Bay to have that  
16 addressed, to no avail.

17 So now I'm concerned about a big  
18 dumpster, 25-foot by 10-foot that's going  
19 to service 70 apartments. Well, let's  
20 face it, people are throwing garbage out,  
21 and guess what we're going to attract?

22 So I would ask you to think about  
23 that, before you approve this, and do some  
24 kind of a berm or something to help us  
25 with that.

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2 And also, I'd like to ask the Mayor  
3 if there's one thing you could do, is to  
4 somehow maybe enforce to have the dumpster  
5 emptied during the daytime instead of at  
6 night.

7 MAYOR EKSTRAND: Sure. Peter?

8 MR. FLOREY: Well, first of all,  
9 thank you, Tony, and let me just address  
10 the lighting issue first.

11 There will not be lighting shining  
12 from our building into the back  
13 properties. We may have some lighting  
14 shining up onto our building to illuminate  
15 it, but we will not be shining lights in a  
16 southerly direction towards your  
17 properties. So you have my word on that.

18 With respect to the dumpsters and  
19 the time that they are collected, we also  
20 -- we'll have residents living with us as  
21 well, so you know, we also share the same  
22 interest in noise, and we, you know, we  
23 certainly will ensure that they're not in  
24 there at hours where they shouldn't be.  
25 So that we agree with you on.

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2 If it becomes an issue, if the  
3 location of the dumpster becomes an issue,  
4 we will certainly relocate that in an area  
5 -- to an area that's further away, and you  
6 know, less bothersome.

7 I think we'll find, given how far  
8 away we are, that the distance across the  
9 tracks is 60 feet to begin with, and  
10 separated by fence, and there will be  
11 landscaping, that there will not be  
12 issues, but if there are, we will  
13 certainly address them.

14 Thank you.

15 MAYOR EKSTRAND: Peter, what time  
16 do you plan to have the dumpster pick up?  
17 Because, you know, there are a lot of  
18 people in your apartment complex, too.

19 MR. FLOREY: Right, my point. Yes,  
20 I agree.

21 MAYOR EKSTRAND: Can we get them to  
22 pick it up, you know, from -- I'll just  
23 pick a number and say like 8:00 to 6:00?

24 MR. PRIESTLEY: And then on  
25 Sundays, because that's when people sleep

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2 late --

3 MR. FLOREY: Sure.

4 MR. PRIESTLEY: (Continuing) -- and  
5 it was just me that used to get picked up  
6 every Sunday morning at seven o'clock and  
7 I heard it. It was six o'clock.

8 MR. FLOREY: Basically, I don't see  
9 why we couldn't accommodate that.

10 MR. SOCIAS: I have one other thing  
11 I'd like to say, if it's okay.

12 MAYOR EKSTRAND: Sure.

13 MR. SOCIAS: As far as parking lot  
14 cleaning -- again not a Farmingdale  
15 Village issue -- but that strip mall, that  
16 again, is on Main Street adjacent to the  
17 Long Island Railroad tracks, that parking  
18 lot, and I know it's stores, and they're  
19 closed at midnight, but they actually go  
20 in there, and they sweep that, and clean  
21 that with blowers at midnight.

22 MR. FELLMAN: You got to be kidding  
23 me? You got to be kidding me?

24 MR. SOCIAS: You know, I mean, it's  
25 really -- I mean, it's an isolated thing,



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2 but we live here everyday, and we hear  
3 that, and that's what our concern is.

4 I mean the building looks like it's  
5 going to be beautiful compared to what's  
6 there now is terrible. But those are our,  
7 you know, concerns. And again, I know you  
8 say it won't be a problem, and I  
9 appreciate that. It sounds like you're  
10 trying to make a good faith effort to  
11 address all that, but I really need you to  
12 make sure that really doesn't become a  
13 problem for us, because we have a lot  
14 invested in our homes, and it's an issue  
15 -- could be an issue.

16 So, thank you.

17 MAYOR EKSTRAND: Thank you.

18 MS. PARISI: Thank you.

19 MR. PRIESTLEY: Tony, have you  
20 addressed the landlord of that other  
21 property where they have the people  
22 cleaning at midnight?

23 MR. SOCIAS: No, I actually put a  
24 grievance in with the Town of Oyster Bay  
25 as far as, you know, to ask, I guess,

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2 their Code Enforcement people to address  
3 that, but it hasn't changed.

4 There's actually -- and again, this  
5 is not your issue -- but there's actually  
6 -- there's two dumpsters there. They're  
7 always full, full of junk. And there's  
8 actually a barrel full of grease, I guess  
9 from the restaurant that's there, which  
10 attracts rodents. And you know, they run  
11 through my neighbor's yard. And guess  
12 what? He's next door to me, and they run  
13 through my yard. I see them.

14 MAYOR EKSTRAND: Tony, let me -- we  
15 have built approximately nine to ten  
16 buildings in the past 12 years here in the  
17 Village, and none -- zero -- have had a  
18 rat problem, because -- well, we are a  
19 very hands-on Village. And you know, I  
20 think there's a problem with obviously the  
21 Town of Oyster Bay getting back to  
22 answering you.

23 So if you could do me a favor and  
24 call Village Hall, leave me your number  
25 and information, and I will look into my

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2 relationships with the Town of Oyster Bay,  
3 to see what's going on with -- that strip  
4 mall you're talking about is the one that  
5 has Mary's Pizza in it; yes?

6 MR. SOCIAS: Yeah, I think it's  
7 Triangle Plaza.

8 MS. PARISI: Right, that's the  
9 name.

10 MAYOR EKSTRAND: Yeah, yeah.

11 MR. SOCIAS: Actually, we asked,  
12 about 25 years ago, if those dumpsters  
13 could be moved to the front of the  
14 building, because again, nobody lives  
15 there, instead of having them in the back,  
16 which abuts homes, and --

17 MS. PARISI: Mm-hmm.

18 MR. SOCIAS: (Continuing) -- I  
19 guess you know what our answer was because  
20 they're still in the back.

21 MAYOR EKSTRAND: Well, please  
22 give Village Hall a call, give me your  
23 contact information. I'm at Village Hall  
24 again on Wednesday, Thursday, and Friday,  
25 and let me see what I can do about that

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2 Triangle Plaza; okay?

3 MR. SOCIAS: Okay, great. And  
4 again, thank you for what you did with the  
5 lights with the medical building, because  
6 when they first installed them, I don't  
7 know if --

8 MAYOR EKSTRAND: Yeah, I -- again,  
9 I remember. But you see these have  
10 12-foot street lamps with shielding in  
11 them.

12 MR. SOCIAS: Right.

13 MAYOR EKSTRAND: And there is no  
14 security lights on the building. Zero  
15 security lights on the building. The  
16 lights would be on the 12-foot post, and  
17 they will be shielded away from the  
18 railroad tracks. The only lighting on the  
19 building is really the kind of cool  
20 lighting that we all like. It just shines  
21 up and illuminates the building and shows  
22 off it's beauty.

23 MR. SOCIAS: Right.

24 MAYOR EKSTRAND: It will not -- I'm  
25 telling you, it will not, it will not --

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2 and you know where to find me if it does.

3 MR. SOCIAS: Okay, fair enough.  
4 Thank you.

5 MAYOR EKSTRAND: You're welcome.

6 MR. PRIESTLEY: Tony, thank you for  
7 bringing that to our attention.

8 ZOOM MODERATOR: Okay, next up is  
9 named Gloria, but I know it's not Gloria.  
10 So, gentleman, please state -- oh, there  
11 you are, okay, you were hiding.

12 Whoever is going to talk, please  
13 state your name and address.

14 MR. WEHLE: Anthony Wehle, 912  
15 Fulton Street.

16 ZOOM MODERATOR: Please spell the  
17 last name.

18 MR. WEHLE: W-E-H-L-E, sorry.

19 ZOOM MODERATOR: Thank you. You  
20 may proceed.

21 MAYOR EKSTRAND: Go ahead.

22 MR. WEHLE: Okay, my concerns are,  
23 I live right on the corner of Fulton  
24 Street and Staples Street. I'm worried  
25 about overflow parking in front of my

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2 house because I use the front of my house  
3 for parking for my van, and the  
4 construction when it's ongoing. All the  
5 dirt, dust, and debris -- is there going  
6 to be some kind of a barrier to keep that  
7 from blowing on the house or on the lawn  
8 and causing problems with debris blowing  
9 all over us? Is that something that you  
10 guys have figured out?

11 MAYOR EKSTRAND: Peter, being that  
12 you've been in construction for most of  
13 your adult life, you can explain how your  
14 construction and abatement will -- go  
15 ahead, I'll let you answer.

16 MR. FLOREY: Sure. So there will  
17 be fencing, certainly construction  
18 fencing, which will, you know -- the whole  
19 site will be completely fenced, number  
20 one.

21 We, in the drier seasons, when it's  
22 not raining, like in the springtime, we  
23 dampen down the site to ensure that dust  
24 doesn't -- isn't created while we're in  
25 construction.

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2 We have a person who mans the gate  
3 of the project to ensure that there's a  
4 steady flow, and that there is not, you  
5 know, overwhelming back-ups and so forth,  
6 during construction. So it's organized  
7 and done in a workmanlike manner. So, you  
8 know, there are a lot of measures that we  
9 take to ensure -- safety measures, that  
10 our company has adopted to ensure that the  
11 amount of dust, and the amount of traffic  
12 coming and going during construction, you  
13 know, is as organized as possible, and  
14 that the debris and dust is kept to a  
15 minimum.

16 MR. WEHLE: My other concern is the  
17 time you start work in the morning to the  
18 time you finish with the noise, and if --  
19 are you going to be operating on the  
20 weekends with the construction, as far as  
21 a noise situation from morning to the  
22 evening? I don't know what your hours  
23 would be a day when you are doing your  
24 work.

25 MR. FLOREY: Our day typically

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2 starts, you know -- construction, as you  
3 know -- you know, does start earlier. We  
4 typically like to get underway by about  
5 7:30, and we finish up about 3:00.

6 MR. WEHLE: That's not a problem.

7 MR. FLOREY: Yeah.

8 MR. WEHLE: That's not a problem  
9 for me at all. And the weekends; do you  
10 guys work on the weekends?

11 MR. FLOREY: Occasionally, we work  
12 -- we'll work Saturdays when we're trying  
13 to, you know, keep schedule. But you  
14 know, Sunday is definitely a no go.

15 MR. FELLMAN: So just so you know,  
16 there is -- construction is not permitted  
17 on Sundays under our code in the Village  
18 of Farmingdale, and they actually send me  
19 through every Sunday to make sure that  
20 there is no construction.

21 MR. WEHLE: I appreciate that.

22 When is the project going to start?

23 MR. FLOREY: We are hoping to be  
24 underway sometime in the fall of this  
25 year. Looking at maybe September or



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2 October for start.

3 MR. WEHLE: One thing I wanted to  
4 ask the Mayor, because I noticed with the  
5 last project, there's about eight to ten  
6 cars that spilled out on 109.

7 My concern is, when this is  
8 completed, if there's any overflow of  
9 visitors at the new site, if there's going  
10 to be a problem with it; parking in front  
11 of my house and hindering the use for me.  
12 Could there be a sign put up, you know,  
13 resident or my address parking only?  
14 Because you can't park on Staples Street,  
15 it's too narrow.

16 MAYOR EKSTRAND: Anthony --

17 MR. WEHLE: Yes?

18 MAYOR EKSTRAND: If there is a  
19 problem with these -- with their residents  
20 parking on Fulton Street, you call up  
21 Village Hall, and I will handle it. And  
22 trust me, Peter is man of his word. There  
23 will not be a problem. And if something  
24 unforeseen happens, as this, we're going  
25 to fix it. So you call me, you call --

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2 MR. WEHLE: I appreciate it.

3 MAYOR EKSTRAND: (Continuing) --  
4 Village Hall if there's people parking in  
5 front of your house. I don't see it at  
6 all --

7 MR. WEHLE: Okay.

8 MAYOR EKSTRAND: (Continuing) --  
9 but if that occurs, we will fix it.

10 Right, Peter?

11 MR. FLOREY: I totally agree, Mr.  
12 Mayor.

13 MR. WEHLE: I appreciate it. Thank  
14 you, guys, for your time.

15 MS. PARISI: You're welcome.

16 MR. FLOREY: Thank you, sir.

17 MAYOR EKSTRAND: Okay, let the next  
18 one in.

19 ZOOM MOSERATOR: Marc Moyer coming  
20 in next.

21 Asking you to unmute. And again,  
22 I'm only going by the name that comes in  
23 with the Zoom. If you are somebody else,  
24 please say and state you entire name and  
25 address for the stenographer.

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2 You're up and live, and we can hear  
3 you.

4 MR. MOYER: Hi.

5 ZOOM MODERATOR: Hi.

6 MR. MOYER: Marc Moyer, 426 Staples  
7 Street.

8 ZOOM MODERATOR: Thank you.

9 MR. MOYER: One, first of all,  
10 thank you to Joseph Staudt who actually  
11 mentioned the primary issue that I'm  
12 seeing right now. They ask for relief for  
13 -- from 35 feet to 25 feet.

14 My house is, unfortunately, the  
15 house that seems to be the most affected  
16 because we have the little extension there  
17 which is right behind my house. I'm the  
18 third house down on Staples Street. And  
19 you know, I know this program has been  
20 green-lighted, much to my chagrin, but I  
21 understand the need for it. But you know,  
22 is there anything that can be done?

23 I know we have some trees that are  
24 behind my property that could provide some  
25 kind of privacy, but right now, I see you

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2 can talk about all the beautiful  
3 landscaping that's going to get done, but  
4 what does that do for the property value  
5 of my house when the privacy -- we have a  
6 three-story building -- 25 now, that's  
7 being proposed -- to be 25 feet away from  
8 my property.

9 That's a huge concern of mine. And  
10 that's just about me. But I still haven't  
11 heard anything about -- maybe I missed it  
12 -- but the traffic patterns on 109. I  
13 know that's going to be a huge problem.  
14 But once again, you know, this project has  
15 been green-lighted.

16 Right now, I'm looking at --  
17 there's 25 feet and I'm looking at people  
18 who are 25 feet away from my backyard.

19 MAYOR EKSTRAND: Peter, could you,  
20 in the landscaping plans, could you plant  
21 like giant, you know -- I'm not very good  
22 at remembering the names of the plants --  
23 but I'm going to say jolly greens or --

24 MR. FLOREY: Sorry, Mr. Mayor,  
25 they're Green Giants.

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2 MAYOR EKSTRAND: Green Giants,  
3 thank you.

4 MR. FELLMAN: Emerald Green Giants,  
5 yup.

6 MR. FLOREY: Yes, yes, exactly.  
7 There are some trees on the  
8 property that we are going to try and save  
9 that are over in that area that abut  
10 Marc's property there. So the Green  
11 Giants for sure, that will buffer, and  
12 those things go in -- they go in at 12, 13  
13 feet and go up from there. So there is a  
14 big buffer effect from that.

15 MAYOR EKSTRAND: Are they like the  
16 ones that are on the side of Village Hall  
17 that are virtually three stories high now?

18 MR. FLOREY: Yeah.

19 MR. FELLMAN: Yes.

20 MAYOR EKSTRAND: Is that from my  
21 favorite building superintendent?

22 MR. FELLMAN: Yes.

23 MAYOR EKSTRAND: Those things will  
24 grow to three stories?

25 MR. FELLMAN: They will grow two to

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2 three feet a year. They are the one  
3 evergreen that not only will grow  
4 vertically, but will grow horizontally and  
5 fill in like a hedge. Most of the other  
6 evergreens are kind of triangular in  
7 shape, so you get the gaps between them.  
8 These just -- they go in both directions,  
9 so it's a magnificent -- and they're not  
10 susceptible to the Long Island weather. A  
11 lot of those junipers and things,  
12 Arborvitaes, are susceptible to the wind,  
13 they're susceptible to the salt.

14 One of things in the last  
15 hurricane, it brought salt water so far in  
16 from the bay that it destroyed a lot of  
17 the evergreen stuff all over the Island.  
18 These things do really well.

19 MAYOR EKSTRAND: So Peter, you can  
20 plant those to supplement, so there's, you  
21 know -- he will be severely screened --

22 MR. FLOREY: Absolutely.

23 MAYOR EKSTRAND: (Continuing) --  
24 and have a tremendous amount of privacy.

25 MR. FLOREY: He may be upset that

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2 he's not able to see our beautiful  
3 building, but we'll be happy to do that.

4 MR. MOYER: Well, thank you, Peter.  
5 I'm sure I'm not going to be upset.

6 Let me just say, when I bought this  
7 house, I moved here from Bushwick when we  
8 had our second son, and so I'm familiar  
9 with what it's like in the city, in the  
10 boroughs. And I moved here to raise my  
11 sons here, who are now both students at  
12 Howitt, getting ready to enter high  
13 school. And if you could save a couple of  
14 those trees -- because I -- I would say,  
15 am probably most affected by this request  
16 for relief as the people who are further  
17 to the south of me have to deal with  
18 parking -- you know, the parking issue --  
19 it's a parking lot right across from them.  
20 Whereas, I would have people right there  
21 peering down into my backyard. And so if  
22 we can save a couple of those trees, that  
23 would be immeasurable. And especially if  
24 we were to plant the jolly Green Giants,  
25 that sounds good, too.

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2 MAYOR EKSTRAND: Marc, if you want  
3 to see the jolly Green Giants, we planted  
4 them along the -- next to the gazebo -- to  
5 screen the people on Cherry Street from  
6 the gazebo and the goings-on at the  
7 Village Green. Take a look at those  
8 trees. They grow --

9 MS. PARISI: Yeah.

10 MR. MOYER: I'll check them out.

11 MAYOR EKSTRAND: (Continuing) --  
12 they grow like -- take a look at them,  
13 you'll be amazed at how they just grow and  
14 fill in, and they'll --

15 MR. MOYER: Thank you.

16 MAYOR EKSTRAND: (Continuing) --  
17 they'll cover you.

18 MR. MOYER: I will definitely do  
19 that, but like I said, when I bought this  
20 house, we have a window in the backyard  
21 and I looked out, I just said, "Look at  
22 it, it looks like we're looking at a  
23 park." And now it looks like we're going  
24 to be looking at a complex in Bushwick or  
25 Queens, you know.



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2 MAYOR EKSTRAND: Well --

3 MR. MOYER: And it's affecting my  
4 property value significantly so... And I  
5 understand the need for all of this,  
6 that's fantastic. I love the Workforce  
7 Housing, that's a great idea, and I think  
8 it's important. However, when it's  
9 significantly impacting my property value,  
10 that's also a concern because that also  
11 concerns my family.

12 MAYOR EKSTRAND: Okay, thank you  
13 for your comments.

14 MR. MOYER: So, thank you, Mayor,  
15 and thank you Peter, and I hope we can  
16 save one or two of those trees behind my  
17 property.

18 Thank you.

19 MR. FLOREY: We look forward to  
20 being your neighbor. Thanks, Marc.

21 MAYOR EKSTRAND: Okay, Kevin.

22 ZOOM MODERATOR: George Starkie  
23 next.

24 Asking you to unmute.

25 MR. STARKIE: Unmute. Good

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2 evening.

3 MAYOR EKSTRAND: Good evening,  
4 Butch.

5 MS. PARISI: Good evening, Butch.

6 MR. STARKIE: I was nodding out,  
7 sorry about that.

8 MAYOR EKSTRAND: That's because  
9 you're working out too much at the gym.

10 MR. STARKIE: I know, I noticed  
11 five o'clock in the morning and stuff,  
12 like this is, oh, and I got to be in  
13 Manhattan at 6 a.m. in the morning, so  
14 anyway, I'll be brief,  
15 brief, brief.

16 ZOOM MODERATOR: Full name first,  
17 sir. Full name, spell it and address.

18 MR. STARKIE: I'm sorry. George  
19 Starkie, 49 Doud Street.

20 ZOOM MODERATOR: Got that, Deb?

21 COURT REPORTER: Yup.

22 ZOOM MODERATOR: Thank you.

23 MR. STARKIE: Okay, so just to give  
24 like, just a quick background.

25 So the Village was sued, and

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2 because of 150 Secatogue, and we lost a  
3 bunch of affordable apartments. It was  
4 before my term as Mayor, it was before  
5 your term, and everyone on the Board I  
6 think at this point.

7 So it was old news, but it had to  
8 be fixed, and then what happened was, a  
9 new zone was created on 109 and that whole  
10 conversation, and this is what I can't pin  
11 down, was the exact years or dates. But a  
12 new code came out, it was Workforce  
13 Housing, and it was applied to this  
14 property, and a code was drawn and that  
15 happened. And then there was an  
16 application, and then COVID came. And,  
17 you know, you guys could fill in the  
18 details. But that kind of gives a little  
19 bit of a history. And then recently, the  
20 Board met and changed the code again,  
21 after it adopted the original one. It  
22 made some additional changes and tweaks.

23 So the first application that came  
24 to us publicly was in the '50s. I don't  
25 know the exact number, but it was

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2 50-something units. And you know, it was  
3 a contentious hearing, because it,  
4 whatever -- and so then what happened,  
5 COVID comes. The Board tweaks the code.  
6 The application comes back. It's 71 units  
7 now with the on-site person, and it's like  
8 -- and they're asking for relief. And  
9 they were part of -- and I have nothing  
10 against the builders, just don't take any  
11 of this personally. You guys are in a  
12 business to build and make a profit. It's  
13 the USA, I'm all for it.

14 What I'm not for is like a brand  
15 new code that was rewritten again, and now  
16 there's like all kinds of relief being  
17 asked for. There shouldn't be any relief.

18 I get the banking of the parking. I  
19 mean that's, yeah, okay, that's fair, but  
20 they wouldn't even have an issue with  
21 parking if the original application was  
22 before this Board.

23 So what I am asking and requesting  
24 is that this hearing be held open. The  
25 pandemic is almost in our rear view

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2 mirrors, and this should be heard publicly  
3 and it should be in face. This would be a  
4 Howitt School-sized meeting.

5 I'd like to know why it went from  
6 50-something units to 70, and it's all  
7 being done on Zoom.

8 I just think it's unconscionable  
9 that anything that is that changing of the  
10 Village, and the fact that this has been  
11 going on for a few years anyway, what's  
12 another couple of months.

13 I was already like, hey, 56 are  
14 coming. I told everyone it's a done deal.  
15 And now it's like, whoa. How many people  
16 that thought it was a done deal. And oh,  
17 it's about the apartments. They just have  
18 it in their head it's 56 units.

19 I think this needs to be done  
20 publicly. And I'm shocked, to be honest  
21 with you, that relief would be given on a  
22 code that was almost custom written for  
23 this developer to solve a lawsuit that we  
24 need to solve. And this goes way past  
25 what we need to solve the lawsuit. And

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2 I'm all for affordable housing. And I'm  
3 not even discussing, what is the builder  
4 offering the Village?

5 Conifer built 90 units in Copiague,  
6 and it was a million dollars worth of  
7 money between the schools, the fire  
8 department, and the town, worth of  
9 incentives that the Federal and State  
10 government paid to the community because  
11 this is all federally and State-backed  
12 with our taxpayer money. That's how  
13 they're able to build affordable, which is  
14 all great, I'm in.

15 But I think it's an overreach,  
16 overdevelopment. And you know, a Trustee,  
17 who was my Deputy Mayor, said the biggest  
18 mistake vote she ever made -- because she  
19 wasn't an architect or a planner -- is  
20 when she approved Hearthstone. And the  
21 buildings are almost on 109. And she  
22 kicks herself for it every day.

23 But I still love Pat. Her heart  
24 was in the right place. Like she said,  
25 I'm not an architect or a builder, and I

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2 screwed up, and now because -- you know,  
3 the Board is not obligated to make the  
4 same mistake twice.

5 MAYOR EKSTRAND: Okay, Butch, we  
6 always thank you for your comments.

7 Thank you, very much.

8 MR. STARKIE: You bet.

9 ZOOM MODERATOR: Next up Jason R.

10 MR. RAGGIO: Hello?

11 ZOOM MODERATOR: Hi, Jason. We see  
12 you and hear you. Thanks for coming on.

13 Please state your full name and  
14 address.

15 MR. RAGGIO: Jason Raggio,  
16 R-A-G-G-I-O. I'm at 109 James Street.

17 ZOOM MODERATOR: Thank you. You  
18 may proceed.

19 MR. RAGGIO: So yeah, I share  
20 Tony's concern with the noise, the  
21 lighting.

22 I understand that the parking lot  
23 will have, you know, shields to stop the  
24 lights from above, which I appreciate.  
25 Though there, you know, with the large

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 parking lot and only, you know, a foot of  
3 green space between the parking lot and  
4 the fence, I'm worried about like the  
5 car's headlights going to be shining into  
6 our backyards on James Street on the  
7 south. I'm sure there's similar concerns  
8 on the other houses.

9 I'm wondering how tall will that  
10 fence -- you know, that privacy fence be  
11 on the south there?

12 MAYOR EKSTRAND: Okay, Peter, your  
13 fencing and landscaping for the south side  
14 of the property will prevent headlights  
15 from going through to the people on James  
16 Street. They won't even see the  
17 headlights; correct?

18 MR. FLOREY: That is correct, Mr.  
19 Mayor.

20 It's a six-foot fence, that will be  
21 a -- it's a solid fence. You know,  
22 nothing -- it won't -- lights won't be  
23 penetrating that, that's correct.

24 MR. RAGGIO: All right, well, thank  
25 you.



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2 Yeah, I mean, I just wanted to  
3 raise a concern that, you know, with the  
4 greenery there, you wouldn't be able to  
5 plant, you know, giant Green Giants or  
6 whatever; right. So just wanted to raise  
7 that.

8 MAYOR EKSTRAND: Okay, thank you.  
9 There will be no headlights, and no  
10 lighting from the property shining into  
11 your backyard.

12 MR. RAGGIO: Great.

13 MAYOR EKSTRAND: It's not going to  
14 happen. Thank you.

15 MR. FLOREY: Thank you.

16 ZOOM MODERATOR: Thank you.

17 Ann C. is next.

18 Just a reminder, anybody that is on  
19 a telephone or a cell phone, you can hit  
20 star nine to raise your digital Zoom hand.

21 Ann C. is coming in next.

22 MS. CRAWFORD: There we go. Can  
23 you hear me?

24 ZOOM MODERATOR: Yes.

25 MS. CRAWFORD: Okay, I just have a

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 couple of questions.

3 COURT REPORTER: Can I get your  
4 name and address, please?

5 MS. CRAWFORD: Ann Crawford,  
6 C-R-A-W-F-O-R-D, 115 William Street,  
7 Farmingdale.

8 MS. CRAWFORD: With regard to the  
9 parking, you say that if it's determined  
10 that you do need the additional parking,  
11 you're going to go into that green space  
12 area, and you also said that green space  
13 area is for drainage. How will you deal  
14 with that if you need to go into that  
15 green space area for the drainage?

16 MR. FLOREY: So just to clarify.  
17 The green space -- it helps with drainage.  
18 It will not -- the drainage will not be  
19 dependent on that green area.

20 MS. CRAWFORD: Okay.

21 MR. FLOREY: Understand, yeah.

22 MS. CRAWFORD: All right, and how  
23 will you determine that you need the  
24 additional spaces?

25 MR. FLOREY: That would be

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2 Determined through a dialogue  
3 between the ownership and the Village of  
4 Farmingdale.

5 If it's determined that there's not  
6 enough, we don't anticipate that, you know  
7 -- certainly don't anticipate that, but  
8 the Village -- that would be in dialogue  
9 with the Village, and the determination  
10 would be made in conjunction with the  
11 Village.

12 MS. CRAWFORD: Okay, now, again  
13 with the parking. Everything that the  
14 Village seems to do lately is just enough  
15 parking, and there always seems to be  
16 overflow with it. They never seem to  
17 allow for like visitor parking or anything  
18 like that. So you're just allowing for  
19 residents to park there; correct?

20 MR. FLOREY: There's --

21 MS. CRAWFORD: If somebody wants to  
22 visit these residents, where are they  
23 going to park?

24 MR. FLOREY: They're going to park  
25 in our lot. There will be enough spaces

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 for them to park. They're going to have  
3 to get a temporary sticker to do so, but  
4 they'll be permitted to park there.

5 MS. CRAWFORD: So if they're going  
6 to come for the day, they're going to have  
7 to get a temporary sticker?

8 MR. FLOREY: Yes, that's correct.

9 MS. CRAWFORD: And where are they  
10 going to get that temporary sticker?

11 MR. FLOREY: Or they run the risk  
12 of getting towed.

13 MS. CRAWFORD: So if somebody has  
14 somebody come to visit them, just to say  
15 hi --

16 MR. FLOREY: From the resident  
17 superintendent.

18 MS. CRAWFORD: They run the chance  
19 of getting towed.

20 MR. FLOREY: That's right, that's  
21 right.

22 You know, chances are that they  
23 won't --

24 MS. CRAWFORD: So basically, you  
25 don't want visitors coming to visit these

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 people.

3 MR. FLOREY: I mean, you take that  
4 chance if you park in Manhattan, too, you  
5 know.

6 MS. CRAWFORD: Well no, if you park  
7 in Manhattan, you go, you park on the  
8 street, and you get one of those stickers.  
9 You get a ticket for your car, that you  
10 can't park there.

11 MR. FLOREY: Anyway.

12 MS. CRAWFORD: So I -- whatever. I  
13 have an issue with parking in the Village,  
14 obviously.

15 The construction equipment, where  
16 will that be kept?

17 MR. FLOREY: Construction equipment  
18 is kept on site.

19 MS. CRAWFORD: Okay, so it's not  
20 going to be on the street or any side  
21 streets?

22 MR. FLOREY: Correct, correct.

23 MS. CRAWFORD: Okay.

24 MR. FLOREY: Yes.

25 MS. CRAWFORD: That's my concern,

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2 just the parking, as usual.

3 MR. FLOREY: Yeah, thankfully, we  
4 have a lot of room on site, so we'll be  
5 fine with that. Yeah, thank you for that.

6 MS. CRAWFORD: Okay, thank you.

7 MR. FLOREY: Thank you.

8 ZOOM MODERATOR: Thank you, Ann.

9 Pat Christiansen is next. Please  
10 unmute, Pat. (Complying)

11 Very good, we can see you. Now if  
12 you'd just unmute, we can hear you.

13 MS. CHRISTIANSEN: Can you hear me?

14 ZOOM MODERATOR: Yes.

15 MAYOR EKSTRAND: Yes.

16 MS. CHRISTIANSEN: Good evening.

17 ZOOM MODERATOR: Please say your  
18 name, and give us your address, please.

19 MS. CHRISTIANSEN: Patricia  
20 Christiansen, 78 Weiden Street,  
21 Farmingdale.

22 ZOOM MODERATOR: Thank you.  
23 Proceed, please.

24 MAYOR EKSTRAND: Go ahead, ask your  
25 -- go ahead, Pat.

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2 MS. CHRISTIANSEN: Thank you.

3 I have just several concerns. The  
4 first one is the size of these apartments.  
5 I think I heard at one point, a one-  
6 bedroom for 609 square feet; was that  
7 correct?

8 MAYOR EKSTRAND: Peter?

9 MR. FLOREY: 650 square feet would  
10 be the smaller sized-units.

11 MS. CHRISTIANSEN: Oh, 650, okay.  
12 That is small. That is small for a  
13 one-bedroom.

14 My second concern is the -- I think  
15 it is small for a one-bedroom. Our  
16 downtown municipal code, I believe, calls  
17 for 750.

18 My second concern is ingress and  
19 egress on 109. I heard that there's one  
20 curb cut. So I assume that means ingress  
21 and egress is from that one curb cut.  
22 When people exit the complex onto 109, I  
23 assume that they will only be allowed to  
24 go east.

25 MR. MULRYAN: Correct.

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2 MS. CHRISTIANSEN: Correct. And I  
3 often travel west on Conklin Street, and  
4 there are people who exit from the  
5 Stratford Green facility. They go across  
6 three lanes sometimes because they want to  
7 get to that light at Merritts Road. And I  
8 think this was even raised at -- the  
9 Planning Board heard part of your  
10 application a couple of weeks ago.

11 There's concern that people will  
12 exit the building, try to go across the  
13 lanes on 109 to get to the light at  
14 Staples, so that then they can head west.

15 First of all, is there parking  
16 permitted in front of the building; and  
17 how will that affect the line of sight  
18 exiting?

19 MR. MULRYAN: So I'll address both  
20 issues at the same time.

21 MS. CHRISTIANSEN: Thank you.

22 MR. MULRYAN: One of the things  
23 that was mentioned earlier is that this  
24 application, because it's on a State road,  
25 is under review by the State DOT.



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2 MS. CHRISTIANSEN: Yes.

3 MR. MULRYAN: So any modifications  
4 to the parking, relating to the sight  
5 distance, and any suggestions from the  
6 State regarding the merging of people  
7 going across to get into the left-turn  
8 lane, will be under the jurisdiction of  
9 the State.

10 So what happens with the driveway  
11 is, before a shovel can be put in the  
12 ground, a permit needs to be reviewed and  
13 approved by the New York State Department  
14 of Transportation. And the applicant is,  
15 therefore, put under the onus of  
16 addressing any concerns that the State may  
17 have. And the State will look to  
18 implement certain restrictions on the  
19 driveway or the driveway design, based on  
20 the roadway that the site is on.

21 So that is part of the DOT review  
22 process, and that's because this is on a  
23 State roadway.

24 So the State will look into the  
25 sight distance of the driveway, and also

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 the proximity of the signal at Staples and  
3 the turn lane, as you mentioned.

4 MS. CHRISTIANSEN: I think it is  
5 cause for concern. And I guess my final  
6 comment does relate to the setbacks. And  
7 I do shudder every time I drive by the  
8 Hearthstone and look at those buildings  
9 that, at the time of the application, I  
10 was very, very enamored with the fact that  
11 they were owner-occupied. But the final  
12 build-out certainly didn't meet my  
13 expectations. And in my twelve-year  
14 tenure on the Village Board, it is my one  
15 and only regret.

16 So I do wish there were a way that  
17 the setback could be maintained according  
18 to the code that you established.

19 Thank you.

20 ZOOM MODERATOR: Thank you, Pat.

21 One last comment coming in from a  
22 cell phone caller. You'll hear them  
23 audibly, and we'll ask for the name, as  
24 usual.

25 To the cell phone caller that's

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 calling in with ending 6006, please state  
3 your name and address.

4 MS. TEREPA: Hi, how are you?

5 ZOOM MODERATOR: Good, how are you?

6 MS. TEREPA: Good, my name is

7 Joanna Terepa. [REDACTED]

8 ZOOM MODERATOR: Thank you. Spell  
9 that last name, please.

10 MS. TEREPA: T-E-R-E-P-K-A.

11 [REDACTED]

12 [REDACTED]

13 [REDACTED]

14 [REDACTED]

15 [REDACTED]

16 [REDACTED]

17 [REDACTED]

18 [REDACTED]

19 [REDACTED]

20 ZOOM MODERATOR: Thank you.

21 Go ahead, please.

22 MS. TEREPA: I just have two  
23 concerns, like everyone else.

24 I just wanted to ask the developers  
25 how many parking spots per unit, per

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 apartment? And the reason why I'm asking  
3 that is my concern is if you have guests,  
4 and guest parking is the second to follow  
5 that. If you have guests, you have guest  
6 parking. Most places in Farmingdale, when  
7 they have complexes like this or  
8 condominiums, usually have guest parking  
9 in the complex or around the complex.

10 My concern is spillage over to the  
11 street. So that would be my two  
12 questions: Whether there's guest parking;  
13 how much guest parking will there be; and  
14 how many spots per unit or apartment are  
15 designated to the person who's in the  
16 apartment?

17 MR. MARINIS: The ratio works out  
18 to be 1.6 spaces per unit.

19 MS. TEREPKA: Okay, so that would  
20 be one and a -- okay, and then the guest  
21 parking.

22 MR. FLOREY: So there will be guest  
23 parking. We haven't determined yet how  
24 many guest spaces we want to include  
25 there, but we will be setting aside some

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 guest spots.

3 MS. TEREPKA: I mean, if you have  
4 70 units, if you set aside 15, I don't  
5 know if that's a good ratio on itself;  
6 right?

7 So my concern is -- I appreciate  
8 you saying that you're going to set aside  
9 some spots, but some spots could be ten,  
10 and with people in the unit -- having 70  
11 units in the development, I mean, that  
12 would -- that's not a right ratio. So  
13 what I'm asking is, how will you determine  
14 -- let's say, how many spots, guest spots,  
15 you'll have?

16 MR. FLOREY: We're going to  
17 determine based on what -- after we start  
18 the operation, and after we determine what  
19 we feel the need is -- you know, after  
20 about six months of operation -- that's  
21 what we do with our other properties, and  
22 it's worked really well.

23 MS. TEREPKA: Okay, thank you.

24 MR. FLOREY: You're welcome.

25 ZOOM MODERATOR: Thank you, Joanna.

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2 That's all the hands we have  
3 raised. Let me -- yes, that is all the  
4 hands we have raised. We're done with  
5 public comment.

6 MS. PARISI: We're not hearing you,  
7 Ralph.

8 MR. FELLMAN: Mayor, you're muted.

9 ZOOM MODERATOR: It's not muted,  
10 but if he's --

11 MS. PARISI: Maybe he hit the  
12 little button on his headphones.

13 MS. KELLY: It's the button on your  
14 headphones.

15 MS. PARISI: Yeah.

16 MS. KELLY: Or the dial.

17 MR. FELLMAN: Did Bill Barrett  
18 touch his computer?

19 MAYOR EKSTRAND: Do you hear me  
20 now?

21 MS. PARISI: Yes, we hear you now.

22 MAYOR EKSTRAND: It's this little  
23 button on the headset.

24 MS. KELLY: You've done it before.

25 MAYOR EKSTRAND: Yeah, it bangs

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2 against the chair arm and turns me --  
3 anyway, okay, motion to close the public  
4 hearing?

5 MR. BARRETT: So moved, Mayor.

6 MAYOR EKSTRAND: Second?

7 MS. PARISI: I'll second it.

8 MAYOR EKSTRAND: All in favor?

9 (WHEREUPON, there was a unanimous,  
10 affirmative vote of the Board members  
11 present.)

12 MAYOR EKSTRAND: Okay. Motion to  
13 approve the special use permit for D&F  
14 Development?

15 MR. BARRETT: Mayor, may I just ask  
16 a question? Does this have to go to  
17 Planning at all?

18 MAYOR EKSTRAND: Planning already  
19 looked at it, and their comments were,  
20 they wanted to see --

21 MR. BARRETT: I saw that. Yeah, I  
22 saw that.

23 MAYOR EKSTRAND: (Continuing) --  
24 the lighting plan, which okay, they have,  
25 which they can see.

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2 MR. BARRETT: Right.

3 MAYOR EKSTRAND: You know, the  
4 lighting plan was not -- was missing.  
5 And, by the way, that -- it was  
6 MagniFlood.

7 MR. BARRETT: Right, right.

8 MAYOR EKSTRAND: Who, you know.

9 MR. DEBELLIS: But it doesn't have  
10 to go back to them for a special permit,  
11 Bill.

12 MR. BARRETT: Right, okay. All  
13 right. I was wondering.

14 MAYOR EKSTRAND: No, they can go  
15 back to them, they can see the lighting  
16 plan and comment. There is no problem.  
17 But the special use permit would be given  
18 by us.

19 MR. BARRETT: Yeah, mm-hmm, okay.

20 MS. PARISI: So can this include  
21 some of the things that were discussed  
22 here tonight? You know, such as trying to  
23 save some of the trees and the Green  
24 Giants, those types of things?

25 MAYOR EKSTRAND: Sure.



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2 MR. DEBELLIS: Absolutely, you can  
3 make those conditions in your discussion.

4 MAYOR EKSTRAND: We could -- I can  
5 tell you that Peter would not renege on  
6 what he said.

7 However, because -- just because  
8 he's human and Mike -- Claudio will put it  
9 in the decision; right, Claudio?

10 MR. DEBELLIS: You got it.

11 MAYOR EKSTRAND: Right, Peter?

12 MR. FLOREY: Yes, sir.

13 MR. DEBELLIS: Peter should not  
14 feel offended. I mean, you know, just,  
15 memories fade sometimes. So it's nice to  
16 have a piece of paper.

17 MAYOR EKSTRAND: Right, we will put  
18 in saving the trees; planting the jolly  
19 Green Giants; the dumpster will be picked  
20 up during waking -- hours that people are  
21 awake, not at 3:00 in the morning.

22 MR. FLOREY: Right.

23 MS. PARISI: Mm-hmm.

24 MR. FLOREY: Wherever it is  
25 possible, if the trees are in a location

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 that -- where they are salvageable, where  
3 we can save them, we certainly will save  
4 them. I mean, we've done that in all the  
5 other properties that we've worked on, and  
6 we always like to save them when we can.

7 MS. PARISI: Okay.

8 MR. FLOREY: Yeah.

9 MR. BARRETT: Okay, Mayor, I would  
10 like to make the motion.

11 MAYOR EKSTRAND: Okay, second on  
12 the motion?

13 You got to unmute, Walter. Your  
14 mouth is moving, Walter, but nothing's  
15 happening.

16 MS. PARISI: Where did he go?

17 MS. KELLY: Where did he go? Oh,  
18 there he is, you're still muted.

19 MAYOR EKSTRAND: You're still  
20 muted, Walter. You have the same button.

21 MS. KELLY: No, no, he doesn't have  
22 a headset on.

23 MS. PARISI: He should put it on.

24 MR. FELLMAN: You're muted, Walter.

25 MS. KELLY: You're muted.

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2 ZOOM ADMINISTRATOR: I'm asking him  
3 to unmute. Here we go.

4 MS. KELLY: Yeah, no.

5 MR. PRIESTLEY: Oh, there we go, I  
6 got it.

7 Am I unmuted now?

8 MS. KELLY: Yes.

9 MR. PRIESTLEY: All right, I'll  
10 second the motion to approve the special  
11 use permit.

12 MAYOR EKSTRAND: Okay. All in  
13 favor?

14 (WHEREUPON, there was a unanimous,  
15 affirmative vote of the Board members  
16 present.)

17 MAYOR EKSTRAND: Okay. Thank you  
18 everyone for coming. And, Peter, we will  
19 send you the decision with all the  
20 comments of -- additional comments -- like  
21 we had just spoke about the trees, the --

22 MR. BARRETT: Dumpster.

23 MAYOR EKSTRAND: (Continuing) --  
24 dumpster, et cetera, et cetera; okay?

25 MR. FLOREY: Thank you, very much,

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2 Mr. Mayor. Thank you, Board.

3 MS. PARISI: Thank you.

4 MR. FLOREY: Thank you, very much,  
5 for your time. Thank you.

6 MAYOR EKSTRAND: Okay. Next, we  
7 have a public hearing on a new restaurant  
8 coming into the Village. A special use  
9 permit and parking resolution for Nunzi's  
10 Restaurant at 125 Secatogue Avenue.

11 Seating will be for 86 it says on  
12 here, and I believe there's -- does that  
13 include the bar, Stevie?

14 MR. FELLMAN: Yes.

15 MAYOR EKSTRAND: Okay. For those  
16 of you who don't know, it is in between  
17 the dry cleaners and Starbucks on the east  
18 side of Secatogue by the train station.

19 So Nunzi's Restaurant, could you  
20 please come in.

21 ZOOM MODERATOR: Well, let's ask  
22 those affiliated with this project to  
23 raise their Zoom hand, please, first, so I  
24 can identify them.

25 Those of you on cell phones, please

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2 hit star nine if you're involved in this  
3 project and presenting.

4 So far, I don't have anybody  
5 raising their hand.

6 Thomas Kiernan just came in. We'll  
7 start with Thomas, and see if anybody can  
8 be associated with them.

9 Unmuting Thomas.

10 MS. KELLY: Do we have a motion to  
11 open?

12 MAYOR EKSTRAND: Oh, I'm sorry,  
13 thank you, Barbara.

14 Motion to open up the public  
15 hearing on Nunzi's Restaurant, at 125  
16 Secatogue Avenue.

17 MR. PRIESTLEY: I'll make the  
18 motion to open up the hearing for Nunzi's  
19 restaurant.

20 MS. PARISI: I'll second it.

21 MAYOR EKSTRAND: All in favor?

22 (WHEREUPON, there was a unanimous,  
23 affirmative vote of the Board members  
24 present.)

25 MAYOR EKSTRAND: Okay, so --

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2 ZOOM MODERATOR: Thomas, can you  
3 say hello to us.

4 MR. KIERNAN: Good evening,  
5 everyone. Thank you for having this.

6 ZOOM MODERATOR: Good.

7 MR. KIERNAN: I'm having trouble  
8 with my camera. You guys hear me;  
9 correct?

10 GROUP: Yes.

11 MR. KIERNAN: Okay.

12 ZOOM MODERATOR: Anybody else  
13 joining you?

14 MR. KIERNAN: Unfortunately not.  
15 They were having trouble logging on, for  
16 whatever reason.

17 ZOOM MODERATOR: Okay.

18 MR. KIERNAN: So yeah, we're --

19 COURT REPORTER: Can I get your  
20 name, please?

21 MR. KIERNAN: I'm sorry?

22 COURT REPORTER: Your name.

23 MR. KIERNAN: Oh, my apologies.  
24 Thomas, T-H-O-M-A-S; last name, Kiernan,  
25 K-I-E-R-N-A-N.

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2 COURT REPORTER: Thank you.

3 MR. KIERNAN: Thank you.

4 I'm the Director of Operations of  
5 Nunzi's Restaurant. I'm here tonight to  
6 ask approval on our special use permit  
7 that we've applied for in order to get our  
8 certificate of occupancy.

9 MR. FELLMAN: As a form of  
10 background, Mayor, this location had  
11 previously been approved by this Board for  
12 George Martin's Burger Grill, you may  
13 remember.

14 MAYOR EKSTRAND: Yes.

15 MR. FELLMAN: It's the same exact  
16 space.

17 MAYOR EKSTRAND: Right, and very  
18 similar build-out, from what I remember.

19 MR. FELLMAN: Very similar, yes.

20 MR. KIERNAN: That is correct.

21 MAYOR EKSTRAND: Okay, does any of  
22 the Board have any questions? We have  
23 seen the layout.

24 MR. BARRETT: Yeah, I have some  
25 questions if I could.

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2 Unfortunately, I'm not too good at  
3 looking at these layouts. So, Mr.  
4 Kiernan, if you could help me out.

5 As I look at it, and you know,  
6 where it says Bradley Architect, PC, the  
7 three doors, two double doors and the  
8 single door to the left, that's facing  
9 Secatogue Avenue?

10 MR. KIERNAN: Correct.

11 MR. BARRETT: Okay, and when you  
12 walk into the door to the south, the  
13 single door, is that the bar that's right  
14 there?

15 MR. KIERNAN: That is correct, yes.

16 MR. BARRETT: Okay, but the bar  
17 only has eight seats?

18 (WHEREUPON, there was screen  
19 sharing of a document.)

20 MR. KIERNAN: No, the bar has --

21 MR. BARRETT: Oh, 18. Eighteen.

22 MR. KIERNAN: There's actually 18  
23 barstools at the bar, and then there's  
24 eight seats across from the bar.

25 MR. BARRETT: Okay, I gotcha, okay.



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2 MR. KIERNAN: For a total of 26 in  
3 the bar area alone.

4 MR. BARRETT: Right.

5 MR. KIRENAN: And then the 86 will  
6 be in the dining room.

7 MR. BARRETT: Behind the bar is the  
8 cleaners, and then --

9 MR. KIERNAN: Correct.

10 MR. BARRETT: (Continuing) -- and  
11 then the kitchen and everything is to the  
12 east of everything.

13 MR. KIERNAN: That's correct, yeah.

14 MR. BARRETT: Okay, I gotcha.  
15 Thank you.

16 MR. KIERNAN: Cool. You're  
17 welcome.

18 MAYOR EKSTRAND: You understand the  
19 parking calculations by our Building  
20 Department, that if the Board gives you  
21 your special use permit, you would have to  
22 pay \$15,000 into the parking lot fund?

23 MR. KIERNAN: Yes, sir.

24 MAYOR EKSTRAND: Okay.

25 MR. KIERNAN: We are aware.

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21

2 MAYOR EKSTRAND: Okay. Kevin, is  
3 anybody having their hands up asking any  
4 questions about the restaurant?

5 ZOOM MODERATOR: Well, at this time  
6 we will ask.

7 If anybody has a comment or  
8 question on this project, please raise  
9 your Zoom hand.

10 I see a few people on cell phones.  
11 Please hit star nine if you'd like to  
12 comment or ask a question.

13 Giving it a minute here. Looks  
14 like there are no questions on this  
15 particular project, Mr. Mayor.

16 MR. FELLMAN: You might -- you may  
17 want to mention that, I believe, it is  
18 Italian cuisine, the restaurant?

19 MR. KIERNAN: That is correct, it  
20 is Italian cuisine.

21 MR. FELLMAN: Okay, maybe some of  
22 the items that may be on the menu, so  
23 people know?

24 MAYOR EKSTRAND: Hours of  
25 operation?

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21

2 MR. KIERNAN: Oh, the hours of  
3 operation. We plan to be open at noon for  
4 lunch everyday, and go no later than 2  
5 a.m., but normally, Sunday through  
6 Wednesday tend to be earlier nights, so we  
7 look more towards, you know, 10:00 or  
8 11:00 p.m.

9 MAYOR EKSTRAND: Okay, thank you.

10 MR. KIERNAN: You're welcome.

11 MAYOR EKSTRAND: No questions from  
12 the Board, and no questions from the  
13 public.

14 ZOOM MODERATOR: That is correct.

15 MAYOR EKSTRAND: Okay. Motion to  
16 close the public hearing on a special use  
17 permit for Nunzi's Restaurant?

18 MS. PARISI: So moved.

19 MR. PRIESTLEY: I'll second.

20 MAYOR EKSTRAND: All in favor?

21 (WHEREUPON, there was a unanimous,  
22 affirmative vote of the Board members  
23 present.)

24 MAYOR EKSTRAND: Motion to approve  
25 this special use permit for Nunzi's

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 Restaurant.

3 Claudio, you will draw up the  
4 papers for the \$15,000?

5 MR. DEBELLIS: Yes.

6 MAYOR EKSTRAND: Okay, motion to  
7 approve?

8 MS. PARISI: I'll make the motion.

9 MS. KELLY: Cheryl, that's fine.

10 MAYOR EKSTRAND: Okay, and who  
11 seconded?

12 MR. BARRETT: Walter.

13 MR. PRIESTLEY: I'll second.

14 MAYOR EKSTRAND: Okay.

15 MS. KELLY: That's true.

16 MAYOR EKSTRAND: All in favor?

17 (WHEREUPON, there was a unanimous,  
18 affirmative vote of the Board members  
19 present.)

20 MAYOR EKSTRAND: Thank you.

21 MR. KIERNAN: Thank you, everyone.

22 MAYOR EKSTRAND: Good luck, and  
23 welcome to Farmingdale.

24 MR. KIERNAN: Thank you, very much.  
25 Hope to see you all soon.

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21

2 MS. PARISI: Yes.

3 ZOOM MODERATOR: Good luck. Thank  
4 you. Take care.

5 MAYOR EKSTRAND: Okay, resolution  
6 to hire William Novikov as a part-time  
7 cleaner, at a salary of \$15 per hour, for  
8 the Village.

9 Motion to approve?

10 MS. PARISI: So moved.

11 MR. BARRETT: So moved. Second.

12 MAYOR EKSTRAND: All in favor?

13 (WHEREUPON, there was a unanimous,  
14 affirmative vote of the Board members  
15 present.)

16 MAYOR EKSTRAND: Okay. Resolution  
17 to hire Alice Hogan and Ernest Kozee as  
18 part-time parking meter attendants, at a  
19 salary of \$18 per hour.

20 Motion to approve?

21 MR. BARRETT: So moved.

22 MAYOR EKSTRAND: Second?

23 MS. PARISI: I'll second it.

24 MAYOR EKSTRAND: All in favor?

25 (WHEREUPON, there was a unanimous,

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 affirmative vote of the Board members  
3 present.)

4 MAYOR EKSTRAND: Great.

5 Resolution to approve the signing  
6 of the Perma Workman's Compensation and  
7 VFBL contract for two years, for a total  
8 of no more than of \$213,234, including New  
9 York State assessment versus Comp Alliance  
10 two-year quote of \$251,981, plus year two  
11 estimate assessments with the following  
12 resolution that is stated here that has  
13 about 16 sentences that will be typed into  
14 the record.

15 MS. KELLY: Yeah, it's on the  
16 amended agenda on the website.

17 MAYOR EKSTRAND: Thank you.

18 Motion to approve?

19 MR. BARRETT: So moved.

20 MR. ADDEO: I'll second it.

21 MR. PRIESTLEY: I'll second it.

22 MAYOR EKSTRAND: Okay, all in  
23 favor?

24 (WHEREUPON, there was a unanimous,  
25 affirmative vote of the Board members

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 present.)

3 MAYOR EKSTRAND: Okay, we're up to  
4 14.

5 Resolution to approve the 2020/2021  
6 budget adjustments as presented on the  
7 agenda.

8 Motion to approve?

9 MR. PRIESTLEY: I'll make the  
10 motion to approve it.

11 MR. BARRETT: I'll second Walter's  
12 motion.

13 MAYOR EKSTRAND: All in favor?

14 (WHEREUPON, there was a unanimous,  
15 affirmative vote of the Board members  
16 present.)

17 MAYOR EKSTRAND: Resolution to  
18 approve the Mayor to sign the Town of  
19 Oyster Bay 2021 contract for the Northeast  
20 Fire Protection District for \$115,299.59.

21 MS. PARISI: So moved.

22 MAYOR EKSTRAND: Second?

23 MR. PRIESTLEY: I'll second it,  
24 I'll second it.

25 MAYOR EKSTRAND: All in favor?

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21

2 (WHEREUPON, there was a unanimous,  
3 affirmative vote of the Board members  
4 present.)

5 MAYOR EKSTRAND: Okay,  
6 beautification.

7 MS. PARISI: Beautification. Okay  
8 so, the flowers have been ordered, hanging  
9 baskets have been ordered, I hope they're  
10 growing.

11 I talked to Otto Kyle, he thinks  
12 everything is good, and we'll be planting  
13 sometime in May.

14 Other than that, we're all good.

15 MAYOR EKSTRAND: Well, April  
16 showers bring May flowers.

17 MS. PARISI: Let's hope.

18 MAYOR EKSTRAND: Okay, old  
19 business: Does anybody have any old  
20 business?

21 (WHEREUPON, no response was heard.)

22 MAYOR EKSTRAND: Okay, neither do  
23 I.

24 Correspondence: Brian, I didn't  
25 see any correspondence in there. Brian or



1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21

2 Barbara, did I miss something, or we just  
3 had no correspondence this time? Okay.

4 MS. KELLY: I didn't see any.

5 MS. PARISI: I think we had none.  
6 We didn't get any.

7 MAYOR EKSTRAND: Yeah, I didn't see  
8 any.

9 MR. HARTY: The only correspondence  
10 we had was the petition.

11 MAYOR EKSTRAND: Oh, then that was  
12 addressed.

13 MS. PARISI: Okay.

14 MR. HARTY: And that was addressed  
15 in the hearing.

16 MS. PARISI: Yeah, and I got those  
17 couple of e-mails that we talked about  
18 earlier, so we're good.

19 MAYOR EKSTRAND: Okay, good.

20 Okay, are there any fair housing  
21 complaints or comments?

22 Kevin, if you could tell them if  
23 they have a fair housing complaint or  
24 comment they can raise their Zoom hand.

25 ZOOM MODERATOR: Just repeating

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 after the Mayor, fair housing complaints  
3 or comments, please raise Zoom hand.  
4 Those of you on cell phone, star nine.

5 Nothing raised, Mayor.

6 MAYOR EKSTRAND: Okay, public  
7 comment.

8 We are now open to public comment  
9 and you can do like Kevin just said; cell  
10 phones star nine, and raise your Zoom hand  
11 if you have a laptop or a notepad or  
12 whatever.

13 ZOOM MODERATOR: Pat Christiansen  
14 coming in again.

15 MR. BARRETT: You've got to unmute,  
16 Pat.

17 MS. CHRISTIANSEN: There I am.  
18 Okay, thank you, thank you.

19 Good evening, again. My question  
20 concerns the recent approval by the  
21 Governor about the use of, or retail sale  
22 now of marijuana permitted in New York.  
23 And I think I read in today's paper, or  
24 yesterday's, perhaps, that there are some  
25 mayors who are opting out of allowing

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 sales in their Villages, which will then  
3 not entitle them to some sort of financial  
4 distribution. And I think the Town of  
5 Oyster Bay, I also read, is entertaining  
6 allowing the sale only in light-industry  
7 zoned areas of the Town.

8 Has the Village Board considered  
9 any legislation or rules or zones where  
10 the sale of marijuana can now be  
11 conducted?

12 MAYOR EKSTRAND: Thank you, Pat,  
13 that's an excellent question.

14 As many of you know, the Mayor was  
15 on the marijuana task force two years ago  
16 when the bill -- and it's not in its final  
17 version, but in the version that went to  
18 the Assembly and Senate and was not  
19 passed.

20 I strongly opposed it and  
21 recommended to the County, and the task  
22 force recommendation was for Nassau County  
23 to opt out.

24 Strangely enough, the new bill does  
25 not allow counties to opt out, but allows

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 cities, towns, and villages to opt out.

3 MS. CHRISTAINSEN: Mm-hmm.

4 MAYOR EKSTRAND: The opt out time  
5 period is December 31st of this year.  
6 When we actually see the draft of the  
7 bills, we will team huddle and decide what  
8 to do.

9 My personal opinion, as being on  
10 the task force, I would recommend to the  
11 Village Board to opt out.

12 However, 'til we get the actual,  
13 physical, you know, bill itself, as  
14 opposed to what's printed in various  
15 newspapers, we will discuss it and see  
16 where it goes. But I would be very  
17 surprised if this Board did not opt out.

18 That's just my opinion, and we  
19 would lose -- oh, I'm sorry, Pat. We  
20 would lose --

21 MS. CHRISTIANSEN: Go ahead, I'm  
22 sorry, Mayor.

23 MAYOR EKSTRAND: We would lose the  
24 one percent.

25 MS. CHRISTIANSEN: Correct. Would

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21

2 that require a public hearing?

3 MAYOR EKSTRAND: We don't know.

4 MS. CHRISTIANSEN: Okay.

5 MAYOR EKSTRAND: Because that's one  
6 of the things. All we have seen is what's  
7 in the newspapers --

8 MS. CHRISTIANSEN: Yeah.

9 MAYOR EKSTRAND: (Continuing) --  
10 and on the news. We have not seen the  
11 actual physical bill and how to react to  
12 it, which I spoke to Claudio this morning  
13 on, and he is researching on getting an  
14 actual copy of the bill, and what we have  
15 to do to opt out and exactly what the one  
16 percent means, you know...

17 MS. CHRISTIANSEN: I would hope  
18 that you would.

19 Thank you.

20 MAYOR EKSTRAND: Yes, you're  
21 welcome.

22 Next.

23 MR. PRIESTLEY: Excellent comment,  
24 Pat.

25 MS. CHRISTIANSEN: Thank you.

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2 MR. PRIESTLEY: A concern of all of  
3 us.

4 MS. CHRISTIANSEN: Exactly.

5 MAYOR EKSTRAND: Next Zoom person  
6 raise their hand, or --

7 MR. STAUDT: Am I up?

8 MAYOR EKSTRAND: Oh, Joe, sure.

9 MR. STAUDT: I didn't know. Yeah,  
10 I saw myself come up, so I guess I'm up.

11 MAYOR EKSTRAND: You're up.

12 MR. STAUDT: I had two questions  
13 for you.

14 One was to, I guess, express dismay  
15 -- I don't really know at who.

16 The Village spent a lot of time and  
17 a lot of money to repave the roads up here  
18 in the Lenox Hills area, Hillside Road,  
19 Fairview, you know, basically the whole  
20 neighborhood got done, and it was done  
21 really well and beautifully, and at all of  
22 our expense.

23 National Grid has been, you know --  
24 they've been doing work around the  
25 perimeter of the neighborhood, Bethpage

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 Road, and then down Main Street, you know,  
3 the older part of Main Street that hadn't  
4 been repaved. But then last week they  
5 suddenly turned their way in, and have  
6 trenched halfway down Hillside Road on a  
7 new road that was paved less than 18  
8 months ago -- you know -- and they've  
9 marked utilities now on Fairview. And I  
10 just wonder how much of, you know, all  
11 this taxpayer money that was spent to pave  
12 these roads up here -- and we're side  
13 streets, so I know the Village probably  
14 won't do it for another 10 or 20 years --  
15 but how was there no coordination between  
16 National Grid -- this doesn't look like a  
17 project that was dreamed up quickly. I  
18 mean, this looks like it's part of a  
19 five-year or ten-year plan to be replacing  
20 this many pipes on this many streets. How  
21 is it that the Village didn't know when we  
22 embarked on this large repaving project  
23 that these roads were going to be so  
24 severely torn up not less than -- just  
25 shortly -- you know, basically a year

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21

2 later and maybe would have been done  
3 quicker after the repaving if not for the  
4 pandemic?

5 MAYOR EKSTRAND: We asked, they  
6 didn't tell us.

7 MR. HARTY: We're also in  
8 discussions with them about repaving the  
9 roads, as well.

10 MR. STAUDT: All right.

11 MAYOR EKSTRAND: Yeah, they told us  
12 about Main Street, they didn't tell us  
13 about -- yeah, it's amazing.

14 They told us all about Main Street,  
15 had plans of how to repave Main Street,  
16 the whole nine yards, but no, they didn't  
17 tell us about Hillside or any of those  
18 areas in the Lenox Hill area.

19 MR. STAUDT: Yeah, no, I mean,  
20 they've marked gas and water utilities all  
21 the way down to Hillside there. They've  
22 trenched the south side of Hillside from,  
23 you know -- maybe a third of way, you know  
24 -- they've been working on it probably for  
25 a little less than a week now, and it's



1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 just -- it's so disappointing for me and  
3 all the neighbors here, you know. We've  
4 all been talking about it. We just can't  
5 believe it because we were so excited to  
6 see the road get repaved, and now just to  
7 watch it torn up a year later, it's just  
8 -- it's maddening.

9 MR. HARTY: We're going to make  
10 sure that that's right at the end of the  
11 day, Joe.

12 MR. STAUDT: Yeah, all right.

13 MR. PRIESTLEY: And Brian, could  
14 you just reassure Joe that they're going  
15 to -- we know that they're going to do  
16 Bethpage Road out by the park over there;  
17 right, Brian?

18 MR. STAUDT: Yeah.

19 MR. HARTY: Yeah, that's going to  
20 be done by the County. The County's going  
21 to repave that and Main Street.

22 MR. STAUDT: Yeah, that's good to  
23 know. It's just frustrating because the  
24 road here was just done. So I know, you  
25 know, obviously --

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21

2 MR. HARTY: We share your  
3 frustration, Joe.

4 MR. STAUDT: Yeah.

5 The second question I had,  
6 unrelated to that, was just -- I think I  
7 overheard, maybe in one of the work  
8 sessions, or the last open meeting -- did  
9 the Board -- so it was mentioned that the  
10 Board was considering the possibility of  
11 overriding the State budget tax cap for, I  
12 guess, Village taxes.

13 Since then, obviously, the Biden  
14 stimulus passed, and a lot of State and  
15 municipal governments went from, you know,  
16 seeing major shortfalls due to the  
17 pandemic, to suddenly being flush with  
18 cash. The school districts are all going  
19 to be awash in more money than they've had  
20 in years.

21 I've seen a new -- I saw in  
22 Newsday, several towns and villages said  
23 that they anticipated rolling back any  
24 cuts that they were planning on making,  
25 and reducing, you know, the additional tax

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 burden they were planning on the  
3 residents.

4 I was just curious what the  
5 position of Farmingdale Village is in  
6 developing the go-forward budget; if the  
7 Board does plan on overriding and trying  
8 to put, you know, a tax burden above the  
9 tax cap on the residents, or if that's  
10 being squashed now that the --

11 MAYOR EKSTRAND: Well, it was --  
12 when we did the budget, we decided not to  
13 pierce the tax cap independent of any  
14 stimulus money.

15 MR. STAUDT: Oh, okay.

16 MAYOR EKSTRAND: That's why when we  
17 put -- adopted the tentative budget on  
18 March 20th, and put it out on the website,  
19 we did not pierce the tax cap at that  
20 time.

21 MR. STAUDT: Okay.

22 MAYOR EKSTRAND: In answer to your  
23 -- what people don't know -- and including  
24 every village in the State of New York --  
25 the stimulus money for each village will

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 be determined on April 28th.

3 MR. STAUDT: Gotcha.

4 MAYOR EKSTRAND: So we don't know  
5 how much money we're getting 'til  
6 April 28th.

7 MR. BARRETT: And how it's to be  
8 spent, either.

9 MAYOR EKSTRAND: And how it's to be  
10 spent, either.

11 Yes, we're going to give you money,  
12 but we're not telling you how much, and  
13 we're going to put constraints on how you  
14 have to spend it, but we're not telling  
15 you all this information until April 28th.

16 MR. STAUDT: Well, I guess we all  
17 wait -- we'll all await that, but I'm glad  
18 to hear you're not taxing -- piercing the  
19 tax cap. I didn't know that.

20 MAYOR EKSTRAND: Yeah.

21 MR STAUDT: I just overheard, you  
22 know. I probably came to a meeting late,  
23 and just heard it was a discussion, and I  
24 didn't hear the --

25 MAYOR EKSTRAND: Right, we always

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21  
2 have the discussion, just in case -- we  
3 have to. But we were able to meet our --  
4 we were able to do the budget without  
5 piercing the tax cap for another year, and  
6 since the tax cap has been in existence in  
7 New York State, this Board has never  
8 overridden the tax cap.

9 MR. STAUDT: Gotcha.

10 MS. KELLY: We've never pierced it.  
11 I think we've passed some laws some  
12 years --

13 MAYOR EKSTRAND: Right.

14 MS. KELLY: We've never pierced --

15 MAYOR EKSTRAND: Right, we have  
16 never taxed higher than the tax cap.

17 MS. KELLY: Correct.

18 MAYOR EKSTRAND: Thank you. I  
19 think Joe knew what I meant.

20 MR. STAUDT: Yeah, I got it, and I  
21 appreciate you guys keeping that record  
22 going.

23 MAYOR EKSTRAND: You're welcome.

24 MR. STAUDT: One last thing, just  
25 quick housekeeping.

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21

2 Do we know when we're going to  
3 break ground on the Five Corners Park  
4 project or is that still in design phase?

5 MS. PARISI: So that's sitting at  
6 Nassau County. We did all the paperwork.  
7 Nassau County is moving the paperwork  
8 around. Once it gets to the legislature,  
9 they'll let us know, and then we can  
10 proceed after that. So I'm going to tell  
11 you, it's going to be a couple of months.

12 MAYOR EKSTRAND: Yeah. Joe, the  
13 unfortunate thing with the way things work  
14 now in County government, years ago we  
15 could do the project, and then get  
16 reimbursed. Now we can't start the  
17 project until it's approved. So if we  
18 want the County money --

19 MS. PARISI: Right.

20 MAYOR EKSTRAND: (Continuing) --  
21 which is going to be -- I believe, it's 50  
22 percent.

23 MS. PARISI: No, we only have to  
24 pay 10 percent, 12,500.

25 MAYOR EKSTRAND: Okay, which is

1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21

2 even better.

3 MS. PARISI: Absolutely.

4 MAYOR EKSTRAND: Ninety percent  
5 funded by the County.

6 MS. PARISI: Yes.

7 MAYOR EKSTRAND: We're going to --  
8 we just have to sit, wait until the County  
9 legislature, then I believe it has to be  
10 approved by NYFA, too --

11 MS. PARISI: Mm-hmm.

12 MAYOR EKSTRAND: (Continuing) --  
13 the financial overseer of the County. So  
14 it'll be a while. We're just waiting for  
15 the paperwork to go through government.

16 MR. STAUDT: All right, I was just  
17 curious.

18 That's all I got, guys. Thank you,  
19 very much.

20 MS. PARISI: Thank you, Joe.

21 MAYOR EKSTRAND: You're welcome.  
22 Anybody else?

23 ZOOM MODERATOR: Thank you, Joe.

24 Yes, we have Marina, and I believe  
25 that's a couple. Hold on, please.

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2 Marina, please unmute. Going once --

3 video or audio, please.

4 All right, Mayor, I've asked a few  
5 times, but I'm not getting any reaction.

6 MAYOR EKSTRAND: Okay, is there  
7 anybody else trying to get in?

8 ZOOM MODERATOR: No, that's it.

9 MAYOR EKSTRAND: Okay. Ladies and  
10 gentlemen, we appreciate everybody coming  
11 and participating in the meeting.

12 We have some things to discuss in  
13 Exec. So do I hear a motion to adjourn to  
14 Exec.

15 MS. PARISI: So moved.

16 MR. BARRETT: I'll second it.

17 MR. PRIESTLEY: I'll second it.

18 MAYOR EKSTRAND: All in favor?

19 (WHEREUPON, there was a unanimous,  
20 affirmative vote of the Board members  
21 present.)

22 (WHEREUPON, this meeting was  
23 concluded at 10:30 p.m.)

24 \* \* \* \*

25



1 BOARD OF TRUSTEES ORGANIZATIONAL MEETING - 4/5/21

2 C E R T I F I C A T E

3 STATE OF NEW YORK)

4 SS:

5 COUNTY OF NASSAU)

6 I, DEBBIE BABINO, a certified  
7 Shorthand Reporter and Notary Public in  
8 the State of New York, do hereby certify:

9 That the foregoing is a true and  
10 accurate transcript of my stenographic  
11 notes.

12 I further certify that I am not  
13 related to any of the parties to this  
14 matter by blood or by marriage and that I  
15 am in now way interested in the outcome of  
16 any of these matters.

17 IN WITNESS WHEREOF, I have set my  
18 hand On this 14th day of April, 2021.

19 Debbie Babino

20 DEBBIE BABINO

21

22

23

24

25

| #            |  |  |
|--------------|--|--|
| #1148        | 9:13                                       |  |
| \$           |  |  |
| \$115,299.59 | 110:20                                     |  |
| \$15         | 108:7                                      |  |
| \$15,000     | 104:22 107:4                               |  |
| \$17,507     | 7:11                                       |  |
| \$18         | 108:19                                     |  |
| \$213,234    | 109:8                                      |  |
| \$251,981    | 109:10                                     |  |
| \$4,745.27   | 7:16                                       |  |
| \$7,500      | 6:10                                       |  |
| \$716        | 7:2  |  |
| \$721        | 6:19                                       |  |
| \$825        | 6:22                                       |  |
| 1            |  |  |
| 1.6          | 91:18                                      |  |
| 10           | 118:14 125:24                              |  |
| 10-foot      | 52:18                                      |  |
| 100          | 18:19                                      |  |
| 109          | 64:6 67:12 74:9 77:21 78:16 86:19,22 87:13 |  |
| 10:00        | 9:24 106:7                                 |  |
| 10:30        | 127:23                                     |  |
| 113          | 19:22 20:16 38:10 48:18                    |  |
| 115          | 51:25 81:6                                 |  |
| 11:00        | 50:19 106:8                                |  |
| 12           | 32:15 33:16 57:16 68:12                    |  |
| 12,500       | 125:24                                     |  |
| 12-foot      | 59:10,16                                   |  |
| 1225         | 37:23                                      |  |
| 125          | 99:10 100:15                               |  |
| 127          | 42:2                                       |  |
| 128          | 13:13 19:14 38:5 51:25                     |  |
|              |  | 12th 8:6   |
|              |  | 13 51:18 68:12   |
|              |  | 130 45:18  |
|              |  | 14 110:4   |
|              |  | 15 19:20,23 20:21 43:18,23 44:7 92:4   |
|              |  | 150 74:2   |
|              |  | 15th 6:6 7:20 9:16   |
|              |  | 16 109:13  |
|              |  | 16th 9:15  |
|              |  | 18 32:15 103:21,22 118:7   |
|              |  | 1st 9:16   |
|              |  | 2  |
|              |  | 2 106:4  |
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