

**INCORPORATED VILLAGE OF FARMINGDALE**  
**361 MAIN STREET**  
**FARMINGDALE, NY 11735**  
***BOARD OF TRUSTEES***  
**WORK SESSION**  
**AGENDA**  
**Monday, July 7, 2025**

1. Tonight's public hearings/hearings to be scheduled
2. Website discussion
3. Discussion about Nunzi's – outdoor entertainment
4. Fire Department
5. Building Department: BH to report on interim status of Building Issues and plans for handling all permit requests, reviews and upcoming hearings in SRF absence: 7—11 and Sunoco – permit has been issued fee has been paid. Anticipate construction to begin in early July. Verizon Attorney for clock tower cell service installation @ Marquis Shopping Center requested adjournment of the 4/7 public hearing until 6/2/25 to 8/4/25 @ 8pm.

Bodega on Conklin St. signage, order to remedy has been issued. The Pour Authority 335 Main Street application received 114 seat restaurant will need Special Use Permit. Denial Letter issued. Permit issued for interior build-out. Captain Ihab seafood restaurant will be moving into 193 Main Street, following up on Special Use Permit nothing filed - having difficulties with contractor. Barnyard needs a Special Use Permit – C/O issued - working on new signage. Casa Stellina & Other restaurants with tents. Need BOT input re: Tents in rear yard/permit fees. Vintage @ 185 Main Street is being rebranded by the current owner - Planning Board approved, permits issued construction underway. Dark Horse re: rear yard clean-up, outdoor dining, dumpster waiting for plan submission. soon. Restaurants need to be inspected annually and other businesses every three years. Organizing this with new building inspector and building department staff – inspections underway. 199 Cherry Street health conditions and property maintenance issues – ongoing to be reinspected until property maintenance issues resolved. MS4 report needs to be filed. Look at outdoor dining installations and permits.

6. Highway Department: Lot Maintenance and Routine Maintenance of Main Street: Routine garbage pick-up in Parks and dog stations: New DPW Yoakum Street Park completed (berm behind park needs completion). North Main Street Pole Removal Project to start on or about June 9, 2025. Follow up with H2M re: Linwood-ongoing. LIRR Pot Belly Stove refurbished by Doug Ketchum of the Highway Department to be installed in the Farmingdale Train Station discussing with LIRR. 5 Maple trees added to 5 Corners Park. One additional tree was removed. Establishing 2 year cycle for drain cleaning/maintenance ongoing with the Town of Oyster Bay. Replace Leland that has died in PL2 & Bushes next to dumpster on Village Green. 46 Conklin and 81 Powell Place have been cleaned up & 109 plants have been trimmed. Meeting with National Grid re: paving roads (Yoakum, Hillside and Fairview) where new mains to be installed. Meeting scheduled for update with H2M to discuss plans for Phase 3 of the Linwood project. Castro needs to weed control the Village Green and replace shrubs in lot 2 and next to the dumpster at Village Hall. Lithology has requested a food truck be allowed in the rear of their business in the loading zone. Details to follow. Please cut the grass at 187 Thomas Powell Blvd. and 108 Conklin Street.

From Kenny Tortoso:

# **INCORPORATED VILLAGE OF FARMINGDALE**

**361 MAIN STREET  
FARMINGDALE, NY 11735**

## ***BOARD OF TRUSTEES***

### **WORK SESSION**

#### **AGENDA**

**Monday, July 7, 2025**

- #1 DPW crews have been watering all the flowers/plants and the new trees that were planted around the Village.
  - #2 Crews have been weeding in all the parking fields.
  - #3 Blocks are being delivered to DPW for the upcoming Music on Main events for road blocking.
  - #4 Crews will be going out line striping.
  - #5 Crews have cleaned out the Village Green Gazebo and have all the equipment ready for the Village Pops and Movie Nights.
  - #6 Crews have been out putting up no parking signs around the train station area.
  - #7 Shop has been doing oil changes and inspections.
  - #8 Heads Up Sprinklers has been in to repair a couple of locations.
  - #9 Repaired a couple of potholes around the Eastern Pkwy. area.
  - #10 Crews have been out trimming/clearing vegetation that block stop signs and other signs.
7. Water Department: Well 1-3 is fully operational. Plant 2 Well 2-2 nearing completion. GAC testing underway. Evaluation of ground tank roof and structure for repairs and/or replacement has been completed and next steps being developed. Lead and Copper letters have been sent to residents with galvanized services.
- Philip Ross Industries reports that wells 1/3 and 2/2 will be operating for the summer season with well 2/3 to be back in operation asap. Nassau County Health Department approval is needed for 2/2 & 2/3.
- Coordination between South Farmingdale Water District and Farmingdale Water Department is working well. Frank Koch has retired and Jim Agett is now our 1B Licensed Operator. Met with Calpine to discuss potential ESCO electric supply/costs.
- From John Falbo:
- #1 Housekeeping... cleaning up wells for upcoming inspection at Ridge Road
  - #2 New samples for EPA were taken.
  - #3 Quarterly samples for Wells and 2 tanks were taken.
  - #4 House calls for water quality questions and meters.
8. Code Department: Weekly inspections of meters are done to check for any malfunctions (i.e. coins jammed in credit card receptacle: Noise issues on Main Street will be addressed as noted by code officers. If complaints received please forward to appropriate code or building department for resolution. Code reviewing Main Street security for events with NCPD.

**INCORPORATED VILLAGE OF FARMINGDALE**  
**361 MAIN STREET**  
**FARMINGDALE, NY 11735**  
***BOARD OF TRUSTEES***  
**AGENDA**  
**Monday, July 7, 2025 8:00 PM**

1. Pledge of Allegiance/Moment of Silence.

2. Announcements-

- The next Board meeting with public comment period will be held on Monday, August 4<sup>th</sup>, 2025 at 8:00 p.m. Regular Work Sessions will be held on Monday, July 21<sup>st</sup>, 2025, Monday, July 28<sup>th</sup>, 2025 and Monday, August 4<sup>th</sup>, 2025 at 7:00 p.m.
- The Farmer's Market is being held every Sunday from 10:00 a.m. to 2:00 p.m. on the Village Green until November 23, 2025.
- Village Pops concerts will be held on the following Wednesdays at 7:30 p.m.: July 9<sup>th</sup>, July 16<sup>th</sup>, July 23<sup>rd</sup> and July 30<sup>st</sup>.
- Movie Nights will be held on the following Tuesdays: July 8<sup>th</sup>, July 15<sup>th</sup>, July 22<sup>nd</sup>, July 29<sup>th</sup>, August 5<sup>th</sup>, August 12<sup>th</sup> and August 19<sup>th</sup>.
- Music on Main will be held on the following Thursdays: July 10<sup>th</sup>, July 24<sup>th</sup>, August 7<sup>th</sup> and August 21<sup>st</sup> from 5:00 p.m. to 9:00 p.m., with a rain date of August 28<sup>th</sup>.
- The following resolutions were approved at the June 16<sup>th</sup> Work Session:
  - Authorized the Mayor to execute the IMA between the Village of Farmingdale and the Town of Oyster Bay where the Town will be supplying certain storm drain cleaning services to the Village at the request of the Village.
  - Approved all Small Claims assessment review funds for the 2024/2025 tax year totaling \$10,287.61.
  - Approved the Fire Department EMS Medical Director Agreement contract for Dr. Jack Geffken at a cost of \$4,433.70.
  - Approved a request from Vincent Patrowicz of 25 Pinehurst Road to hold a block party on Saturday, August 30, 2025 (rain date Aug. 31) from 12:00 p.m. to 10:00 p.m. Pinehurst Road will be closed from Manetto Road to Sullivan Road.
  - Approved the sale of a 2007 Elgin/Frieghtliner M2 Sweeper in the amount of \$5,600.00 and a 2007 Ingersoll-Rand P185 Air Compressor in the amount of \$2,850.00 from the winning bids through Auctions International.
  - Approved the following budget adjustments and transfers:
    - To transfer \$59,360 received from various property owners from the Unrestricted Fund Balance to the Reserve for Special Use/Incentive Bonus for payments made in 2024/2025 budget year as of May 31, 2025.

# **INCORPORATED VILLAGE OF FARMINGDALE**

**361 MAIN STREET  
FARMINGDALE, NY 11735  
*BOARD OF TRUSTEES***

## **AGENDA**

**Monday, July 7, 2025 8:00 PM**

- To authorize expenditures from the Special Use/Incentive Bonus in the amount of \$42,581.74 to cover the remaining costs associated with the South Main Street Phase I Utility Pole Burial. (This represents the total investment made by local funds for the entire phase I pole removal project)
- To authorize transfer of expenditures previously made from the General Fund from the Special Use/Incentive Bonus Reserve in the amount of \$126,147.05 for costs associated with the construction of Yoakum Park.
- To transfer \$108,487.86 from the General Fund to the Capital Fund to represent final capital costs incurred and approved for the construction of the new DPW Garage at Ridge Road.
- To transfer \$1,778.44 from the General Fund to the Capital Fund to represent final capital costs incurred and approved for DPW renovations of the old garage at Ridge Road.
- To transfer \$115,681.36 from the General Fund to the Capital Fund to represent final capital costs incurred and approved for 24-25 budget year for street paving projects.
- To transfer \$5,791.84 from the Water Fund to the Capital Fund to represent final capital costs incurred and approved for the construction of the new water tower.
- The following resolutions were approved at the June 23<sup>rd</sup> Work Session (4/0 vote):
  - Approved a request from Tiny Songbirds for the use of Gergras Park from 9:30 a.m. to 11:15 a.m. on the following Mondays: August 4, 2025, August 11, 2025, August 18, 2025 and August 25, 2025.
  - Approved hourly rate of \$45.00 for Servpro personnel to provide clean-up services at the Thomas Powell House.
  - Approved a request from Senator Steve Rhoads' office to hold a Donation Drive/Community Concert on the Village Green & Gazebo on Saturday, August 2, 2025 at 6:00 p.m. 50-60 people are expected to perform and expected attendance will be 100+ people.
  - Approved a request from the attorney for the community to adjourn and reschedule the 2025 hearing on the Application for a Wireless Communications Facility at 123 Fulton Street until Monday, October 6, 2025 at 8:00 p.m.
  - Approved a request from Race Awesome & Runner's Edge to hold their annual Main Street Mile running event on Saturday, August 30, 2025 beginning at 8:30 a.m. at Powell Cemetery and ending on Main Street near Village Hall. The course

**INCORPORATED VILLAGE OF FARMINGDALE**  
**361 MAIN STREET**  
**FARMINGDALE, NY 11735**  
**BOARD OF TRUSTEES**  
**AGENDA**  
**Monday, July 7, 2025 8:00 PM**

will need to be closed by 7:00 a.m. for set-up and will close at approximately 10:30 a.m.

- Approved Island Wide Engineering as an approved vendor to the Village of Farmingdale.
- Set a public hearing for certain code revisions to Chapter 525 Trees and Plants for Monday, August 4, 2025 at 8:00 p.m.

3. Resolution to approve the following Regular Meeting business items: **Motion to approve.**

- Abstract of Audited Vouchers #1199 dated July 7, 2025
- Minutes of Board Meetings of 6/2/25, 6/16/25, 6/23/25
- Use of Village Property:
  - Lithology Brewing Co. is requesting the use of 10 parking spaces in Parking Lot 3 behind Lithology (211A Main St.) for an Oktoberfest celebration on Saturday, September 20, 2025 from 9:00 a.m. to 9:00 p.m.
- Block Party Applications:
  - None
- Tax certiorari's:
  - None

4. Building Permits – list attached.

5. Resolution to set the following public hearings on Monday, August 4, 2025 at 8:00 p.m.  
**Motion to approve.**

- Special Use Permit for a 114 seat restaurant in the DM-U Zoning District – 333 Main Street.

6. **Public hearing** to adopt a local law to amend Chapter 259 of the Village Code to include all commercial properties that are not areas of public assembly undergo fire safety inspections every 24 months:

- **Motion to open:**
- **Motion to close:**
- **Motion to:**

**INCORPORATED VILLAGE OF FARMINGDALE**  
**361 MAIN STREET**  
**FARMINGDALE, NY 11735**  
***BOARD OF TRUSTEES***  
**AGENDA**  
**Monday, July 7, 2025 8:00 PM**

7. **Public hearing** for a Special Use Permit for 220 Main Street (Notes, Sips & Stogies) to create an 86 seat cigar lounge and bar on two levels:
  - **Motion to open:**
  - **Motion to close:**
  - **Motion to:**
8. **Public hearing** to amend the current Special Use Permit for 273 Main Street (Dark Horse) to relocate the rear yard entrance, add a new paver walkway, storage containers, new fencing and sail-like canopies for newly proposed seasonal outdoor dining:
  - **Motion to open:**
  - **Motion to close:**
  - **Motion to:**
9. Resolution to approve an agreement with Steward Preservation Services (SPS) for general preservation consulting services applied to the Thomas Powell House at an introductory rate of \$150 per hour. **Motion to approve.**
10. Resolution to approve Impact Architecture for professional services contract as indicated in attached documents on a case-by-case basis as directed by the Village. **Motion to approve.**
11. Resolution to hire Peter Cinquemani as a Part-Time Building Inspector at a rate of \$100 per hour. He is expected to work 10 hours per week. **Motion to approve.**
12. Beautification Report
13. Old Business
14. Correspondence
15. Public Comment

# ABSTRACT OF AUDITED VOUCHERS

Capital

No. 1199

VILLAGE OF Farmingdale, COUNTY OF Nassau, NEW YORK  
 Date of Audit: 7/7/25

(Original to Village Treasurer — Duplicate to be retained by Village Clerk or Auditor)

VOUCHER NUMBER	NAME OF CLAIMANT - ADDRESS	✓	APPROPRIATION CODE	AMOUNT	CHECK NUMBER
6/6/2025	ROADWORK AHEAD INC			135,459.94	1439
6/13/2025	BLACKSTONE LAND AND TITLE			6,000.00	1440
TOTAL				141,459.94	

To the Treasurer of the above VILLAGE:

Board of Trustees

The above listed claims having been presented to the \_\_\_\_\_ of the above-named Village, and having been duly audited and allowed in the amounts as shown on the above-mentioned date, you are hereby authorized and directed to pay to each of the listed claimants the amount allowed upon his claim appearing opposite his name.

Mayor

In Witness Whereof, I have hereunto set my hand as \_\_\_\_\_ of

the above Village this 7th day of July, 2025

MAYOR-AUDITOR-CLERK

Mayor

# ABSTRACT OF AUDITED VOUCHERS

General

VILLAGE OF Farmingdale, COUNTY OF Nassau, NEW YORK  
 Date of Audit: 7/7/25

(Original to Village Treasurer — Duplicate to be retained by Village Clerk or Auditor)

VOUCHER NUMBER	NAME OF CLAIMANT - ADDRESS	✓	APPROPRIATION CODE	AMOUNT	CHECK NUMBER
6/1/2025	ASCAP			449.58	25943
6/1/2025	IKE GALANOUDIS			200.00	25944
6/1/2025	NASSAU COUNTY MAGISTRATES ASSOC			200.00	25945
6/1/2025	SANTANDER BANK NA			16,105.03	25946
6/1/2025	THE VERDIN COMPANY			1,195.00	25947
6/6/2025	ACCURATE COURT REPORTING SERVICE INC			204.20	25948
6/6/2025	AMAZON CAPITAL SERVICES			55.74	25949
6/6/2025	ARROW EXTERMINATING COMPANY INC			350.00	25950
6/6/2025	BARNWELL HOUSE OF TIRES INC			938.08	25951
6/6/2025	BOUND TREE MEDICAL LLC			418.68	25952
6/6/2025	TINA BUTTACAVOLI			97.76	25953
6/6/2025	CASTRO FAMILY LANDSCAPING INC			850.00	25954
6/6/2025	DR JACK GEFFKEN DO FACP			1,076.14	25955
6/6/2025	FARMINGDALE MEAT MARKET			150.00	25956
6/6/2025	FORCHELLI DEEGAN TERRANA LLP			10,000.00	25957
6/6/2025	LI POWER EQUIPMENT INC			409.99	25958
6/6/2025	MES SERVICE COMPANY, LLC			7,328.55	25959
6/6/2025	NAWROCKI SMITH LLP			7,000.00	25960
6/6/2025	PSEGLI			77.73	25961
6/6/2025	RNM GRAPHICS CORP			2,965.00	25962
6/6/2025	ROADWORK AHEAD INC			24,631.24	25963
6/6/2025	SALERNO BROKERAGE CORP			155.00	25964
6/6/2025	SO SHORE FIRE & SAFETY EQUIP			29.80	25965
6/6/2025	SPRINGBROOK HOLDING COMPANY LLC			15.00	25966
6/6/2025	STAPLES ADVANTAGE			156.33	25967
6/6/2025	VERIZON WIRELESS SERVICES, LLC			571.54	25968
6/6/2025	VISION LONG ISLAND			3,725.00	25969
6/6/2025	WINGS OVER	VOID		150.00	25970
6/6/2025	XEROX FINANCIAL SERVICES LLC			177.00	25971
6/6/2025	SEOK JIN HWANG			2,040.00	25972
6/6/2025	KOMATSU FINANCIAL LLP			39,782.24	25973
6/6/2025	LI VILLAGE CLERK & TREAS ASSO			190.00	25974
6/6/2025	MARKETING MASTERS NY INC			1,800.00	25975
6/6/2025	MINUTEMAN PRESS CORP			20.66	25976
6/6/2025	NATIONAL ARCHIVES, INC.			135.00	25977
6/6/2025	NYCOM			3,876.00	25978
6/6/2025	OPTIMUM			194.58	25979
6/6/2025	PERSHING LLC			15,000.00	25980
6/13/2025	ANGELUS PACIFIC CO.			1,233.72	25981
6/13/2025	BEE READY FISHBEIN HATTER & DONOVAN LLP			500.00	25982
6/13/2025	COPIAGUE FIRE DISTRICT			7,558.86	25983
6/13/2025	HOME DEPOT CREDIT SERVICE			242.03	25984
6/13/2025	IBI ARMORED SERVICES INC			171.30	25985
6/13/2025	LONG ISLAND SODA SYSTEMS			280.00	25986
6/13/2025	LOWE'S			752.84	25987
6/13/2025	NEWSDAY LLC			344.00	25988
6/13/2025	OFF OF THE STATE COMPTROLLER			2,092.00	25989
6/13/2025	PAYBYPHONE TECHNOLOGIES INC			5,405.10	25990
TOTAL					

To the Treasurer of the above VILLAGE:

Board of Trustees

The above listed claims having been presented to the \_\_\_\_\_ of the above-named Village, and having been duly audited and allowed in the amounts as shown on the above-mentioned date, you are hereby authorized and directed to pay to each of the listed claimants the amount allowed upon his claim appearing opposite his name.

Mayor

In Witness Whereof, I have hereunto set my hand as \_\_\_\_\_ of

the above Village this 7th day of July, 2025

MAYOR-AUDITOR-CLERK



# ABSTRACT OF AUDITED VOUCHERS

General

VILLAGE OF Farmingdale, COUNTY OF Nassau, NEW YORK  
 Date of Audit: 7/7/25

(Original to Village Treasurer — Duplicate to be retained by Village Clerk or Auditor)

VOUCHER NUMBER	NAME OF CLAIMANT - ADDRESS	✓	APPROPRIATION CODE	AMOUNT	CHECK NUMBER
6/13/2025	PSEGLI			22,944.76	25991
6/13/2025	SOUTH BAYS NEIGHBOR NEWSPAPER			175.00	25992
6/13/2025	STAPLES ADVANTAGE			222.53	25993
6/13/2025	TERMINIX CORP			106.76	25994
6/13/2025	VERIZON			708.45	25995
6/13/2025	ADEPT TECHNOLOGY CONSULTING INC.			2,752.49	25996
6/13/2025	AMAZON CAPITAL SERVICES			374.94	25997
6/13/2025	AMERICAN PROTECTION BUREAU			600.00	25998
6/13/2025	HILDA CARMAN			3,551.40	25999
6/13/2025	CASTRO FAMILY LANDSCAPING INC			3,295.50	26000
6/13/2025	DONALD CHRISTIANSEN			1,110.00	26001
6/13/2025	GEORGE COOK			1,110.00	26002
6/13/2025	RUBY COOK			1,110.00	26003
6/13/2025	DIANE CORRERI			1,110.00	26004
6/13/2025	LOUIS CORRERI			1,110.00	26005
6/13/2025	CHERYL CRUTHERS			2,220.00	26006
6/13/2025	NICHOLAS CUPAS			2,220.00	26007
6/13/2025	SUSAN CUPAS			1,110.00	26008
6/13/2025	JOANN EDLING			1,110.00	26009
6/13/2025	FIREFLY ADMIN INC			5,557.21	26010
6/13/2025	ANDREW FISCH			1,110.00	26011
6/13/2025	DIANE FISCH			1,110.00	26012
6/13/2025	NANCY GILLIES			1,110.00	26013
6/13/2025	BARBARA GRIFFITHS			1,110.00	26014
6/13/2025	FREDERICK GRIFFITHS			1,110.00	26015
6/13/2025	RYAN HUNT			171.27	26016
6/13/2025	ISLAND ENERGY CORP			650.00	26017
6/13/2025	MICHAEL F. KELLY			1,110.00	26018
6/13/2025	ADELAIDE KETCHAM			370.00	26019
6/13/2025	DOUGLAS KETCHAM			1,110.00	26020
6/13/2025	JAMES MCGUIRE			1,110.00	26021
6/13/2025	METRO WIDE FORMAT LLC			6.00	26022
6/13/2025	MINUTEMAN PRESS CORP			15.16	26023
6/13/2025	BARBARA NICOSIA			3,551.40	26024
6/13/2025	OPTIMUM			229.77	26025
6/13/2025	RNM GRAPHICS CORP			915.00	26026
6/13/2025	LODA ROMANELLI			3,551.40	26027
6/13/2025	RONALD RUBINO			1,110.00	26028
6/13/2025	ELLEN RYAN			2,725.20	26029
6/13/2025	KEITH RYAN			2,725.20	26030
6/13/2025	MARY RYAN			1,110.00	26031
6/13/2025	RAYMOND RYAN			1,110.00	26032
6/13/2025	SANTANDER BANK NA			14,048.49	26033
6/13/2025	JOHN SCHERER			1,110.00	26034
6/13/2025	JUDITH SCHERER			1,110.00	26035
6/13/2025	SOUTH BAYS NEIGHBOR NEWSPAPER			175.00	26036
6/13/2025	STAPLES ADVANTAGE			68.98	26037
6/13/2025	STATE OF NEW YORK - DEPT OF CIVIL SERVICE			92,957.36	26038
TOTAL					

To the Treasurer of the above VILLAGE:

Board of Trustees

The above listed claims having been presented to the \_\_\_\_\_  
 of the above-named Village, and having been duly audited and allowed in the amounts as shown on the  
 above-mentioned date, you are hereby authorized and directed to pay to each of the listed claimants the amount  
 allowed upon his claim appearing opposite his name.

Mayor

In Witness Whereof, I have hereunto set my hand as \_\_\_\_\_ of

the above Village this 7th day of July, 2025

# ABSTRACT OF AUDITED VOUCHERS

General

VILLAGE OF Farmingdale, COUNTY OF Nassau, NEW YORK  
 Date of Audit: 7/7/25

(Original to Village Treasurer — Duplicate to be retained by Village Clerk or Auditor)

VOUCHER NUMBER	NAME OF CLAIMANT - ADDRESS	✓	APPROPRIATION CODE	AMOUNT	CHECK NUMBER
6/13/2025	STRATEGIC SAFETY DYNAMICS LLC			5,196.50	26039
6/13/2025	SWANK MOTION PICTURES INC			2,805.00	26040
6/13/2025	THE SHERWIN WILLIAMS CO			868.50	26041
6/13/2025	WHENTOWORK INC			522.00	26042
6/20/2025	FUNDAMENTAL BUSINESS SERVICE INC			12,775.95	26043
6/20/2025	ISLAND PROPERTY TAX REDUCTIONS			223.92	26044
6/20/2025	LITT LAW GROUP LLC			45.64	26045
6/20/2025	LONG ISLAND TAX REDUCTIONS			187.82	26046
6/20/2025	MAIDENBAUM AND STERNBERG LLP			1,583.09	26047
6/20/2025	MAIDENBAUM PTRG LLC			5,997.43	26048
6/20/2025	PROCLAIM INC.			2,708.64	26049
6/20/2025	PTRC INC			2,249.71	26050
6/20/2025	WINTERS BROS WASTE SYSTEM			1,294.01	26051
6/20/2025	ADEPT TECHNOLOGY CONSULTING INC.			686.32	26052
6/20/2025	AMAZON CAPITAL SERVICES			98.13	26053
6/20/2025	AMERICAN HOMES TITLE AGENCY, LLC			206.24	26054
6/20/2025	AMERICAN PROTECTION BUREAU			600.00	26055
6/20/2025	JOHN BROSNAN			550.00	26056
6/20/2025	CASTRO FAMILY LANDSCAPING INC			5,595.00	26057
6/20/2025	FLEET MANAGEMENT SYSTEMS, INC			4,904.77	26058
6/20/2025	SEEMA GOLLAMUDI			1,277.71	26059
6/20/2025	JR LIGHTHOUSE ROAD LLC			150.00	26060
6/20/2025	NATIONAL GRID			461.19	26061
6/20/2025	NATIONAL GRID			26.02	26062
6/20/2025	NATIONAL GRID			81.69	26063
6/20/2025	NATIONAL GRID			291.15	26064
6/20/2025	NATIONAL GRID			309.70	26065
6/20/2025	NATIONAL GRID			69.58	26066
6/20/2025	SALERNO BROKERAGE CORP			648,928.72	26067
6/20/2025	SCA NY INC			500.00	26068
6/20/2025	WASTE OIL SOLUTIONS INC			150.00	26069
6/20/2025	WINTERS BROS WASTE SYSTEM			600.14	26070
6/25/2025	PERMA			85,939.00	26071
6/26/2025	CASTRO FAMILY LANDSCAPING INC			2,200.00	26072
6/27/2025	ACCURATE COURT REPORTING SERVICE INC			362.60	26073
6/27/2025	H2M ARCHITECTS ENGINEERS LAND SURVEYING			3,687.00	26074
6/27/2025	HEADS UP IRRIGATION INC			2,280.00	26075
6/27/2025	KINGS HARDWARE INC			295.12	26076
6/27/2025	MES SERVICE COMPANY, LLC			1,526.81	26077
6/27/2025	PURCHASE POWER INC			1,950.00	26078
6/27/2025	SO SHORE FIRE & SAFETY EQUIP			524.35	26079
6/27/2025	SPRINGBROOK HOLDING COMPANY LLC			1,062.50	26080
6/27/2025	AMAZON CAPITAL SERVICES			143.38	26081
6/27/2025	AMERICAN PROTECTION BUREAU			600.00	26082
6/27/2025	AMERICAN WHOLESALE NURSERIES			760.00	26083
6/27/2025	CHOICE DISTRIBUTION INC			323.18	26084
6/27/2025	CORELOGIC			10,896.03	26085
6/27/2025	CSEA EMPLOYEE BENEFIT FUND			6,014.32	26086
	TOTAL				

To the Treasurer of the above VILLAGE:

Board of Trustees

The above listed claims having been presented to the \_\_\_\_\_ of the above-named Village, and having been duly audited and allowed in the amounts as shown on the above-mentioned date, you are hereby authorized and directed to pay to each of the listed claimants the amount allowed upon his claim appearing opposite his name.

Mayor

In Witness Whereof, I have hereunto set my hand as \_\_\_\_\_ of

the above Village this 7th day of July, 2025

MAYOR-AUDITOR-CLERK

# ABSTRACT OF AUDITED VOUCHERS

General

Page 4 of 4  
1199

FUND

No.

VILLAGE OF Farmingdale, COUNTY OF Nassau, NEW YORK

Date of Audit: 7/7/25

(Original to Village Treasurer — Duplicate to be retained by Village Clerk or Auditor)

VOUCHER NUMBER	NAME OF CLAIMANT - ADDRESS	✓	APPROPRIATION CODE	AMOUNT	CHECK NUMBER
6/27/2025	FARMINGDALE FIRE DEPT			515.00	26087
6/27/2025	IKE GALANOUDIS			200.00	26088
6/27/2025	HALF HOLLOW NURSERY INC			12,536.00	26089
6/27/2025	CHRIS HARE			75.00	26090
6/27/2025	HENRY SCHEIN INC			27.26	26091
6/27/2025	DOUGLAS KETCHAM			1,110.00	26092
6/27/2025	KEVIN WOOD MEDIA			4,500.00	26093
6/27/2025	KINGS HARDWARE INC			511.15	26094
6/27/2025	KONICA MINOLTA BUSINESS SOLUTIONS USA INC			156.16	26095
6/27/2025	PHILIP LONIGRO			101.88	26096
6/27/2025	PSEGLI			299.22	26097
6/27/2025	RNM GRAPHICS CORP			630.00	26098
6/27/2025	STAPLES ADVANTAGE			853.86	26099
6/27/2025	STERLING SANITARY SUPPLY IN			283.02	26100
6/27/2025	TERMINIX CORP			40.66	26101
6/27/2025	WASTE OIL SOLUTIONS INC			579.00	26102
6/27/2025	XEROX FINANCIAL SERVICES LLC			187.00	26103
6/26/2025	JPMORGAN CHASE BANK NA			4,952.22	900031
TOTAL				1,198,456.28	

To the Treasurer of the above VILLAGE:

Board of Trustees

The above listed claims having been presented to the \_\_\_\_\_  
of the above-named Village, and having been duly audited and allowed in the amounts as shown on the  
above-mentioned date, you are hereby authorized and directed to pay to each of the listed claimants the amount  
allowed upon his claim appearing opposite his name.

Mayor

In Witness Whereof, I have hereunto set my hand as \_\_\_\_\_ of  
the above Village this 7th day of July, 2025

MAYOR-AUDITOR-CLERK

Mayor

# ABSTRACT OF AUDITED VOUCHERS

Payroll

1199

VILLAGE OF Farmingdale, COUNTY OF Nassau, NEW YORK  
 Date of Audit: 7/7/25

(Original to Village Treasurer — Duplicate to be retained by Village Clerk or Auditor)

VOUCHER NUMBER	NAME OF CLAIMANT - ADDRESS	✓	APPROPRIATION CODE	AMOUNT	CHECK NUMBER
6/3/2025	NYS EMPLOYEES RETIRE SYST			6,671.00	53125
6/10/2025	AFLAC NEW YORK			844.28	1023
6/13/2025	CSEA INC FINANCE DEPT			405.27	1024
6/13/2025	PEARL INSURANCE			50.47	1025
6/13/2025	ERNEST KOZEE			686.24	21020
6/13/2025	JOSEPH RICHARDSON			2,072.07	21021
6/13/2025	NYS DEFERRED COMP PLAN			4,544.00	61325
6/27/2025	CSEA INC FINANCE DEPT			405.27	1026
6/27/2025	PEARL INSURANCE			50.47	1027
6/27/2025	ERNEST KOZEE			724.01	21022
6/27/2025	JOSEPH RICHARDSON			2,096.39	21023
6/27/2025	NYS DEFERRED COMP PLAN			9,473.43	62725
TOTAL				28,022.90	

To the Treasurer of the above VILLAGE:

Board of Trustees

The above listed claims having been presented to the \_\_\_\_\_  
 of the above-named Village, and having been duly audited and allowed in the amounts as shown on the  
 above-mentioned date, you are hereby authorized and directed to pay to each of the listed claimants the amount  
 allowed upon his claim appearing opposite his name.

Mayor

In Witness Whereof, I have hereunto set my hand as \_\_\_\_\_ of  
 the above Village this 7th day of July, 2025

MAYOR-AUDITOR-CLERK

Mayor

## ABSTRACT OF AUDITED VOUCHERS

1199

VILLAGE OF Farmingdale, COUNTY OF Nassau, NEW YORK

Date of Audit: 7/7/25

(Original to Village Treasurer — Duplicate to be retained by Village Clerk or Auditor)

VOUCHER NUMBER	NAME OF CLAIMANT - ADDRESS	✓	APPROPRIATION CODE	AMOUNT	CHECK NUMBER
	No activity				
	TOTAL	→		0.00	

To the Treasurer of the above VILLAGE:

## Board of Trustees

The above listed claims having been presented to the \_\_\_\_\_  
of the above-named Village, and having been duly audited and allowed in the amounts as shown on the  
above-mentioned date, you are hereby authorized and directed to pay to each of the listed claimants the amount  
allowed upon his claim appearing opposite his name.

In Witness Whereof, I have hereunto set my hand as Mayor of  
the above Village this 7th day of July 2025  
MAYOR-AUDITOR-CLERK

MAYOR-AUDITOR-CLERK  
2025

Mayor

**ABSTRACT OF AUDITED VOUCHERS**

Water

1199

FUND

No.

VILLAGE OF Farmingdale, COUNTY OF Nassau, NEW YORK  
 Date of Audit: 7/7/25

(Original to Village Treasurer — Duplicate to be retained by Village Clerk or Auditor)

VOUCHER NUMBER	NAME OF CLAIMANT - ADDRESS	✓	APPROPRIATION CODE	AMOUNT	CHECK NUMBER
6/13/2025	EAGLE CONTROL CORP			660.00	1638
6/13/2025	GEARY GERHARDT			1,110.00	1639
6/13/2025	WENDY GERHARDT			1,110.00	1640
6/13/2025	JCI JONES CHEMICALS INC			1,756.75	1641
6/13/2025	OPTIMUM			153.42	1642
6/13/2025	DONALD OTT			1,110.00	1643
6/13/2025	SCHWING ELECTRIC SUPPLY			508.21	1644
6/20/2025	JOHN MIRANDO			450.00	1645
6/20/2025	ADEPT TECHNOLOGY CONSULTING INC.			4,644.68	1646
6/20/2025	ELECTRONIX SYS ALARMS INC			243.36	1647
6/20/2025	JCI JONES CHEMICALS INC			2,283.32	1648
6/20/2025	MERCURY PUBLIC AFFAIRS LLC			5,000.00	1649
6/20/2025	JOHN MIRANDO			855.00	1650
6/20/2025	NATIONAL GRID			113.26	1651
6/20/2025	NATIONAL GRID			46.73	1652
6/20/2025	SCHWING ELECTRIC SUPPLY			41.31	1653
6/20/2025	U.S. PEROXIDE, LLC			7,120.00	1654
6/27/2025	J R HOLZMACHER P.E. LLC			5,818.50	1655
6/27/2025	PACE ANALYTICAL SERVICES INC			2,745.00	1656
6/27/2025	SO F'DALE WATER DISTRICT			5,339.73	1657
6/27/2025	JCI JONES CHEMICALS INC			1,692.14	1658
6/27/2025	OPTIMUM			257.34	1659
TOTAL				43,058.75	

To the Treasurer of the above VILLAGE:

Board of Trustees

The above listed claims having been presented to the \_\_\_\_\_  
 of the above-named Village, and having been duly audited and allowed in the amounts as shown on the  
 above-mentioned date, you are hereby authorized and directed to pay to each of the listed claimants the amount  
 allowed upon his claim appearing opposite his name.

Mayor

In Witness Whereof, I have hereunto set my hand as \_\_\_\_\_ of

MAYOR-AUDITOR-CLERK

the above Village this 7th day of July, 2025.

Mayor

**ABSTRACT OF AUDITED VOUCHERS**

FARMINGDALE YOUTH COUNCIL – FNB of LI

FUND No. 1198

VILLAGE OF FARMINGDALE, COUNTY OF NASSAU, NEW YORKDate of Audit: May 31, 2025

(Original to Village Treasurer — Duplicate to be retained by Village Clerk or Auditor)

VOUCHER NUMBER	NAME OF CLAIMANT – ADDRESS	✓	APPROPRIATION CODE	AMOUNT	CHECK NUMBER
	<u>YOUTH</u>				
041515	Philadelphia Insurance		T-93	\$ 5,368.00	041515
041516	PCRemote Repair.com		T-93	259.99	041516
041517	Sterling Business Systems		T-93	165.00	041517
P/R 1	Net Payroll 5/21/25 - Employee Checks		T-93	283.99	P/R 1
P/R 1	Net Payroll 5/19/25 - Direct Deposits		T-93	7,826.88	P/R 1
P/R 1	Tax Liability Payroll 5/19/25 - FED		T-93	2,245.04	P/R 1
P/R 1	Tax Liability Payroll 5/19/25 – NYS		T-93	356.07	P/R 1
P/S 5	Payroll Service Fee 5/19/25		T-93	161.77	P/S 5
TOTAL				\$16,666.74	

To the Treasurer of the above VILLAGE:

The above listed claims having been presented to the Board of Trustees of the above-named Village, and having been duly audited and allowed in the amounts as shown on the above-mentioned date, you are hereby authorized and directed to pay to each of the listed claimants the amount allowed upon his claim appearing opposite his name.

In Witness Whereof, I have hereunto set my hand as Mayor of the above Village this 2nd day of June, 2025.

MAYOR-AUDITOR-CLERK

## **WORK SESSION OF THE BOARD OF TRUSTEES**

**Monday, June 2, 2025**

**INC. VILLAGE OF FARMINGDALE**

The Work Session of the Board of Trustees of the Incorporated Village of Farmingdale was held at 7:00 p.m. on Monday, June 2, 2025.

**Present:** Mayor Ralph Ekstrand  
Deputy Mayor William Barrett  
Trustee Cheryl Parisi  
Trustee Walter Priestley  
Trustee Craig Rosasco  
Administrator/Clerk/Treasurer Brian Harty  
Deputy Clerk Daniel Ruckdeschel  
Village Attorney Claudio DeBellis

The following topics were discussed:

- Tonight's public hearings/hearings to be announced: Former Mayor George Graf Wall of Honor installation.
- APB Security: Discussed duties and reporting requirements of APB Security for reinstatement of Friday and Saturday night patrols.
- Fire Department
- Building Department:
  - 7-11 and Sunoco – Permit has been issued, fee has been paid. Anticipate construction to begin in early July.
  - Verizon's attorney has requested adjournment of the April 7 public hearing for the clock tower cell service installation at the Marquis Shopping Center from June 2, 2025 to August 4, 2025 at 8:00 p.m.
  - Bodega on Conklin St. signage - order to remedy has been issued.
  - The Pour Authority 335 Main Street - application received, will have 114 seats. Need Special Use Permit, denial letter issued. Permit issued for interior build-out.
  - A seafood restaurant, Captain Ihab, will be moving into 193 Main Street, following up on special use permit – nothing filed. He is having difficulties with contractor.
  - Barnyard needs a Special Use Permit – C/O issued. Working on new signage.
  - Review Casa Stellina & other restaurants with tents.
  - Need Board of Trustees input regarding tents in rear yard/permit fees.



## **WORK SESSION OF THE BOARD OF TRUSTEES**

**Monday, June 2, 2025**

### **INC. VILLAGE OF FARMINGDALE**

- Vintage at 185 Main Street is being rebranded by the current owner. Planning Board approved, permits issued, construction underway.
- Dark Horse regarding rear yard cleanup, outdoor dining, dumpster – waiting for plan submission soon.
- Restaurants need to be inspected annually and other businesses every three years. Organizing this with new Building Inspector and Building Department staff – inspections underway.
- 199 Cherry Street – health conditions and property maintenance issues are ongoing, to be reinspected until property maintenance issues are resolved.
- MS4 report needs to be filed.
- Highway Department:
  - Lot maintenance and routine maintenance of Main St.
  - Routine garbage pickup in parks and dog stations
  - New DPW Yoakum St. Park is completed (berm behind park needs completion).
  - North Main Street Pole Removal Project to start on or about June 9, 2025.
  - Follow up with H2M regarding Linwood - ongoing.
  - LIRR pot belly stove was refurbished by Doug Ketchum of the Highway Department, to be installed in the Farmingdale Train Station. Discussing with LIRR.
  - 5 maple trees were added to 5 Corners Park. One additional maple was removed.
  - Establishing 2 year cycle for drain cleaning/maintenance, ongoing with the Town of Oyster Bay.
  - Replace Leland that has died in Parking Lot 2 & bushes next to dumpster on Village Green.
  - 46 Conklin St. and 81 Powell Place have been cleaned up & Route 109 plants have been trimmed.
  - Meeting with National Grid regarding paving roads (Yoakum Ave., Hillside Rd. & Fairview Rd.) where new mains are to be installed.
  - From Ken Tortoso – DPW weekly work assignments:

## **WORK SESSION OF THE BOARD OF TRUSTEES**

**Monday, June 2, 2025**

### **INC. VILLAGE OF FARMINGDALE**

- DPW crews have been busy planting and hanging flowers around the Village! Still ongoing!
- Crews removed all the ivy on Moby Way.
- Crews have been out in the parking fields adding mulch to all the tree pits and other locations.
- Heads Up Sprinklers has been in to do some minor repairs on our parking fields drip systems.
- Shop has been busy servicing DPW, fire department vehicles and other miscellaneous equipment.
- One of our capital trucks is going out next week for new rear springs.
- Stapleton Tree will be in to remove and stump grind dead trees.
- Crews still out power washing in the downtown area.
- Town of Oyster Bay Lighting has been in to repair some streetlights.
- Watering crews are out everyday watering the flowers in the downtown area along with evergreens in other locations around the Village.
- Setting up a schedule with the Town of Oyster Bay Vac truck for catch basin cleaning.
- Castro was in landscaping and doing cleanup on the center median on Route 109 from the county line to Conklin Street.
- Water Department:
  - Well 1-3 is fully operational.
  - Plant 2 Well 2-2 nearing completion.
  - GAC testing underway.
  - Evaluation of ground tank roof and structure for repairs and/or replacement has been completed and next steps are being developed.
  - Lead and Copper letters have been sent to residents with galvanized services.
  - Philip Ross Industries reported that Wells 1-3 and 2-2 will be operating for the summer season, with Well 2-3 to be back in operation ASAP. Nassau County Health Department approval is needed for Wells 2-2 and 2-3.

## **WORK SESSION OF THE BOARD OF TRUSTEES**

**Monday, June 2, 2025**

### **INC. VILLAGE OF FARMINGDALE**

- Coordination between South Farmingdale Water District and Farmingdale Water Department is working well. Frank Koch has retired and Jim Agett is now our 1B Licensed Operator.
- From John Falbo:
  - Ridge Road facility project oversight on a daily basis
  - Monthly sampling of GAC and AOP at Eastern Parkway was done this week.
  - Programmed new set points for Well 2-2 due to higher demand.
  - Markouts and monitoring valves and curb boxes
  - Daily well maintenance and inventory control
  - Meter readings and repairs of MXUs
  - Report work for Annual Water Quality Report
- Code Department:
  - Weekly inspections of meters are done to check for any malfunctions (i.e. coins jammed in credit card receptacle).
  - Noise issues on Main Street will be addressed as noted by code officers. If complaints are received, please forward to appropriate code or building department for resolution.
  - Code reviewing Main Street security for events with NCPD.
- Other:
  - Thomas Powell House meeting Wednesday, June 4.
  - Follow up on sign light and awning program with Mike's Barber Shop and Barnyard.
  - Discussed water settlement and pending cases.
  - Put announcement on all permits that use the Village Green to clean up and deposit all refuse in the dumpster next to the Village Green.

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

Respectfully submitted,

---

**WORK SESSION OF THE BOARD OF TRUSTEES**  
**Monday, June 2, 2025**  
**INC. VILLAGE OF FARMINGDALE**

Brian P. Harty, Village Clerk-Treasurer

## **REGULAR MEETING OF THE BOARD OF TRUSTEES**

**Monday, June 2, 2025**

**INC. VILLAGE OF FARMINGDALE**

The organizational meeting of the Board of Trustees of the Incorporated Village of Farmingdale was held at 8:00 p.m. on Monday, June 2, 2025.

**Present:** Mayor Ralph Ekstrand  
Deputy Mayor William Barrett  
Trustee Cheryl Parisi  
Trustee Walter Priestley  
Trustee Craig Rosasco  
Administrator/Clerk/Treasurer Brian Harty  
Deputy Clerk Daniel Ruckdeschel  
Village Attorney Claudio DeBellis

Mayor Ekstrand opened the meeting at 8:00 PM with the pledge of allegiance and a moment of silence.

**Presentation** of portrait of former Mayor George Graf to be added to the “Wall of Honor” on the Courtroom wall: Mayor Ekstrand and the Board of Trustees thanked former Mayor Graf for his service to the Village. Mayor Ekstrand noted the securing a “Brownfield Opportunity Planning Grant” which led to a new Master Plan and subsequent “Downtown Mixed Use” code. The Mayor welcomed former Mayor Graf to the Farmingdale Village Wall of Honor. Mayor Graf spoke and thanked all for participating in the visioning process when the new Master Plan was being developed and he is delighted with what the Village has become.

**ANNOUNCEMENTS** – Mayor Ekstrand made the following announcements:

- The next Board meeting with public comment period will be held on Monday, July 7<sup>th</sup>, 2025 at 8:00 p.m. Regular Work Sessions will be held on Monday, June 16<sup>th</sup>, 2025, Monday, June 23<sup>rd</sup>, 2025 and Monday, July 7<sup>th</sup>, 2025 at 7:00 p.m.
- The Farmer’s Market is being held every Sunday from 10:00 a.m. to 2:00 p.m. on the Village Green until November 23, 2025.
- The Farmingdale Fire Department will host a street fair on Sunday, June 7<sup>th</sup> from 10:00 a.m. to 5:00 p.m. (Rain dates: June 14<sup>th</sup> or June 21<sup>st</sup>)
- Village Pops concert will be held on the following Wednesdays at 7:30 p.m.: June 25<sup>th</sup>, July 2<sup>nd</sup>, July 9<sup>th</sup>, July 16<sup>th</sup>, July 23<sup>rd</sup> and July 30<sup>th</sup>.
- Movie Nights will be held on the following Tuesdays: July 8<sup>th</sup>, July 15<sup>th</sup>, July 22<sup>nd</sup>, July 29<sup>th</sup>, August 5<sup>th</sup>, August 12<sup>th</sup> and August 19<sup>th</sup>.

## **REGULAR MEETING OF THE BOARD OF TRUSTEES**

**Monday, June 2, 2025**

### **INC. VILLAGE OF FARMINGDALE**

- Music on Main will be held on the following Thursdays: July 10<sup>th</sup>, July 24<sup>th</sup>, August 7<sup>th</sup> and August 21<sup>st</sup> from 5:00 p.m. to 9:00 p.m., with a rain date of August 28<sup>th</sup>.
- The following resolutions were approved at the May 19<sup>th</sup> Work Session:
  - Extended the FBS contract with the Village of Farmingdale from May of 2025 to June 1, 2028.
  - Approved the following fees for Fire Safety/Public Assembly inspections: Occupancy of 1-25 = \$50.00, 26-50 = \$100.00, 51+ = \$250.00.
  - Adjourned the public hearing regarding salary increases for the Board of Trustees and the Mayor until June 2, 2025 at 8:00 p.m.
  - Approved the 2026 Farmingdale Fire Department Annual Installation Dinner at the Heritage Club at Bethpage State Park on Friday, October 23, 2026 in an amount not to exceed \$37,515.
  - Approved the 2027 Farmingdale Fire Department Annual Installation Dinner at the Heritage Club at Bethpage State Park on Friday, October 22, 2027 in an amount not to exceed \$38,430.
  - Approved a request from the Farmingdale High School Thespian Honor Society to hold a “Theater Showcase: A Night of Musicals” on the Village Green & Gazebo on Sunday, June 8, 2025. The performance will begin at 3:00 p.m., with set up starting at 1:30 p.m. 30 students are expected to participate and expected attendance will be 60-100 people.
  - Hired Ryan Stone as a Part-Time Cleaner for the Fire Department at a rate of \$21 per hour.
  - Hired Kelsey DeMaria as a Part-Time Typist Clerk for the Clerk’s Office at a rate of \$18 per hour.
  - Authorized Mayor Ekstrand to sign the 2025/2026 Tax Warrant, as annexed to these minutes.
  - Approved a request from Adam Tabrys of 77 Nelson Street to hold a block party on August 23, 2025 (rain date August 24) from 10:00 a.m. to 10:00 p.m. Nelson Street will be closed from Harrison Place to Clinton Avenue.
  - Appointed David Nostrand to a five year term to the Zoning Board of Appeals.
  - Appointed David Nostrand to a one year term as Chairman of the Zoning Board of Appeals.

## REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, June 2, 2025

### INC. VILLAGE OF FARMINGDALE

- Approved the parking agreement with the Farmingdale School District for public parking at Howitt Middle School with hours indicated in the contract for a fee of \$1.00.
- Approved the hiring of Kyle Dunn as a seasonal laborer in the Highway Department at an hourly rate of \$16.50 per hour.
- Approved the purchase of a “Hot Box” to be used for street and pot hole repair through a Sourcewell Contract with a maximum purchase amount not to exceed \$35,000.
- Declared the 1988 vintage “Hot Box” as surplus and to be placed on an auction site.

**REGULAR MEETING BUSINESS ITEMS** – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, the following items were, **RESOLVED (#2026-06-01)**,

- Abstract of Audited Vouchers #1198 dated June 2, 2025.
- Minutes of Board Meetings of 5/5/25, 5/19/25
- Use of Village Property:
  - Request by the Breakfast Rotary Foundation for the use of the Village Green for a Puppy Runway & Expo on Saturday, October 11, 2025 (rain date October 12).
- Block Party Applications:
  - Darlene Hawes, 51 Jerome Drive, Friday, July 4<sup>th</sup> (rain date July 5<sup>th</sup>) from 3:00 p.m. to 10:00 p.m. Jerome Drive closed between 51-63 Jerome Drive and 88-100 Jerome Drive.
- Tax certiorari's:
  - None

**BUILDING PERMITS** – The Board of Trustees accepted the listing of the following building permits issued since last month's meeting:

DATE	LOCATION	CONSTRUCTION/COMMENTS	ARB	C/R
5/2/2025	185 MAIN ST VINTAGE 185 INC DB25-00027	EXTERIOR SIDING REPLACEMENT	X	C
5/2/2025	185 MAIN ST VINTAGE 185 INC. SP25-00006	ARB APPROVED WITH THE FOLLOWING MODIFICATIONS: ILLUMINATION OF SIGNS AND OUTDOOR SCENCE FIXTURE MUST BE SOFT WHITE LIGHTING STYLE WITH A COLOR TEMPERATURE OF 2700-3000 KELVINS. SIGNAGE LETTERING IS LIT FROM	X	C

**REGULAR MEETING OF THE BOARD OF TRUSTEES**  
**Monday, June 2, 2025**  
**INC. VILLAGE OF FARMINGDALE**

		BEHIND IN A BACKLIT HALO STYLE, AGAIN WITH COLOR TEMPERATURE LED'S OF 2700-3000 KELVINS.		
5/2/2025	298 CONKLIN ST ST THOMAS EPISCOPAL CHURCH SP25-00007	ARB APPROVED ON 4/22/25 AS SUBMITTED.	X	C
5/2/2025	17 LINWOOD AVE JAMES GIACCONE PP25-00011	REPLACE BOILER	N/A	R
5/6/2025	55 CLINTON AVE ESTHER ZIMMERMAN PP25-00012	OIL TO GAS CONVERSION AND REPLACE BOILER	N/A	R
5/6/2025	5 TULANE ST JEAN DELMONACO DB25-00029	CONSTRUCT REAR DECK AND COVER FRONT PORCH	N/A	R
5/8/2025	193 MAIN ST NATIONAL GRID RO25-00001	ONE 4 X 4 BELL HOLE TO INSTALL GAS SERVICE	N/A	C
5/8/2025	55 CLINTON AVE NATIONAL GRID RO25-00002	ONE 4 X 4 BELL HOLE TO INSTALL GAS SERVICE	N/A	R
5/16/2025	79 YOAKUM ST WILLIAM GLECKLER DB25-00030	MAINTAIN OLD PERMIT #DB98-41 WOOD DECK 20 X 14	N/A	R
5/16/2025	101A FULTON ST. FIT FARMINGDALE DP25-00001	COMMERCIAL INTERIOR DEMOLITION	N/A	C
5/16/2025	101A FULTON ST. FIT FARMINGDALE DBA HUMMUS FIT DB25-00031	INTERIOR ALTERATION OF EXISTING SPACE DIVIDED INTO TWO SEPARATE SPACES.	N/A	C
5/21/2025	300 VAN COTT AVE MARCIE MASTRELLI DB25-00032	5/8/2025 ZBA APPROVED TO BUILD A FRONT PORCH AND WIDEN THE DRIVEWAY	N/A	R

**PUBLIC HEARING DATE – VILLAGE CODE** – Upon a motion made by Trustee Rosasco and seconded by Trustee Parisi, it was,

**RESOLVED (#2026-06-02)**, to set the following public hearing for Monday, July 7, 2025 at 8:00 p.m.:

- To amend the Farmingdale Village Code to include all commercial properties that are not areas of public assembly undergo fire safety inspections every 24 months.

**PUBLIC HEARING DATE – DARK HORSE TAVERN** – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, it was,

**RESOLVED (#2026-06-03)**, to set the following public hearing for Monday, July 7, 2025 at 8:00 p.m.:



**REGULAR MEETING OF THE BOARD OF TRUSTEES**

**Monday, June 2, 2025**

**INC. VILLAGE OF FARMINGDALE**

- For certain exterior improvements for Dark Horse Tavern at 273 Main Street, to install a new patio and related amenities to increase seasonal outdoor dining in the rear of the property.

**PUBLIC HEARING DATE – 220 MAIN STREET** – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was,

**RESOLVED (#2026-06-04)**, to set the following public hearing for Monday, July 7, 2025 at 8:00 p.m.:

- For Notes, Sips & Stogies (formerly Jim’s Stogies) at 220 Main Street to do interior renovations. They will be applying for a liquor license as well.

**PUBLIC HEARING VERIZON INSTALLATION** – Upon a motion made by Trustee Priestley and seconded by Trustee Parisi, it was,

**RESOLVED (#2026-06-05)**, to adjourn the public hearing for the proposed Verizon installation at the Marquis Plaza Shopping Center until Monday, August 4, 2025 at 8:00 p.m.

**PUBLIC HEARING FOR A PROPOSED 2 LOT SUBDIVISION** – Upon a motion made by Trustee Priestley and seconded by Trustee Rosasco, it was,

**RESOLVED (#2026-06-06)**, to open the hearing.

The applicant was represented by counsel Andrew Filipazzi, Esq. of Harras, Bloom & Archer. He spoke about the plans as submitted that do not require variances and that this would be the final footprint and square footage of the respective houses. Additionally, he agreed to the following: \$10,000 Parkland Fee, 7 foot high basements and no exterior entrances to basements. SEQRA was passed in 2021 for this subdivisions.

The following public comments were made:

- A few questions with respect to the driveway of one of the houses were answered and are understood to be in compliance.

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

**RESOLVED (#2026-06-07)**, to close the hearing.

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

**REGULAR MEETING OF THE BOARD OF TRUSTEES**

**Monday, June 2, 2025**

**INC. VILLAGE OF FARMINGDALE**

**RESOLVED (#2026-06-08)**, to approve a proposed two lot subdivision in a Residence B Zoning District at 368 Melville Road, in accordance with plans submitted dated March 17, 2025.

**PUBLIC HEARING FOR SALARY INCREASES FOR MAYOR & BOARD** – Upon a motion made by Trustee Priestley and seconded by Trustee Rosasco, it was,

**RESOLVED (#2026-06-09)**, to open the hearing.

A general discussion was held, indicating the time involved for the Mayor and Trustees to fulfill their responsibilities as Board members. The Mayor and Trustees have raised in excess of \$25 million in grants over the past 12 years, in order to improve the quality of life for all Village residents and to keep tax increases to minimum levels. In addition, they have to understand all of the implications of very complex issues facing the Water Department and authorize solutions to keep the water safe for public consumption. The Mayor and Trustees have also worked to provide recurring non-tax revenue to the Village through managed parking and parking enforcement. It was also pointed out that the Village has been voted the Best Downtown on Long Island for the past nine years.

The following public comments were made:

- Members of the public who spoke were supportive of the increases with one exception.

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

**RESOLVED (#2026-06-10)**, to close the hearing.

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

**RESOLVED (#2026-06-11)**, to adopt a local law for salary increases for the Board of Trustees and the Mayor, where the Board of Trustees shall be paid \$20,000 annually with the Deputy Mayor being paid an additional \$1,000 annually to \$21,000 and the Mayor \$45,000 annually.

This approval is granted by a vote as follows:

Mayor Ralph Ekstrand	aye
Deputy Mayor William Barrett	nay
Trustee Cheryl Parisi	aye
Trustee Walter Priestley	aye
Trustee Craig Rosasco	aye

**REGULAR MEETING OF THE BOARD OF TRUSTEES**

**Monday, June 2, 2025**

**INC. VILLAGE OF FARMINGDALE**

**PUBLIC HEARING TO ADOPT LL ADDING SECTION 98-79** – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was,

**RESOLVED (#2026-06-12)**, to open the hearing.

The following public comments were made:

- A resident said that the Meat Market parking spots in Lot 3 need to be more clearly identified by color of lines.

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

**RESOLVED (#2026-06-13)**, to close the hearing.

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

**RESOLVED (#2026-06-14)**, to adopt a local law to amend Article XXV of the Village Code, adding Section 98-79 “Supplemental Parking Restrictions”.

**PUBLIC HEARING TO ADOPT LL AMENDING SECTIONS 98-8, 98-14, 98-46** –

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

**RESOLVED (#2026-06-15)**, to open the hearing.

There being no public comment, upon a motion made by Trustee Rosasco and seconded by Deputy Mayor Barrett, it was,

**RESOLVED (#2026-06-16)**, to close the hearing.

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

**RESOLVED (#2026-06-17)**, to adopt a local law to amend the Village Code, Section 98-8 “Angle Parking”, Section 98-14 “No Stopping Certain Hours” and Section 98-46 “Time Limits for Parking”.

**IMA FOR FD DISPATCH CONSOLE BACKUP** – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was,

**RESOLVED (#2026-06-18)**, to approve an intermunicipal contract/agreement between Nassau County and the Village of Farmingdale for \$45,000 for the Farmingdale Fire Department backup for the dispatch console.

**REGULAR MEETING OF THE BOARD OF TRUSTEES**

**Monday, June 2, 2025**

**INC. VILLAGE OF FARMINGDALE**

**TREE INSTALLATIONS** – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, it was,

**RESOLVED (#2026-06-19)**, to approve Starkie Brothers Garden Center, Inc. to install 56 street trees at various locations around the Village on or before the end of June 2025 for approximately \$6,000.

**WATER SETTLEMENT AGREEMENT** – Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Barrett, it was,

**RESOLVED (#2026-06-20)**, to approve acceptance of Water Settlement Agreement with “Quarter to Five, Inc.” in the amount of \$50,000.

**APB SECURITY** – Upon a motion made by Trustee Rosasco and seconded by Trustee Priestley, it was,

**RESOLVED (#2026-06-21)**, to reinstate APB Security to provide certain parking lot security services on Friday and Saturday evenings and where APB will file weekly reports with billings including activities.

This approval is granted by a vote as follows:

Mayor Ralph Ekstrand	aye
Deputy Mayor William Barrett	nay
Trustee Cheryl Parisi	aye
Trustee Walter Priestley	aye
Trustee Craig Rosasco	aye

**BEAUTIFICATION –**

- Trustee Parisi spoke about all of the hanging baskets, 5 Corners Park tree plantings and flower plantings throughout the Village. She also spoke about the plans to improve the plantings at Moby Way.

**OLD BUSINESS –**

- The Village will be supplying a booth at the upcoming Fire Department Spring Fair on Saturday, June 7, 2025 to personnel of the New York Forward Grant program.

**CORRESPONDENCE –**

- None

**PUBLIC COMMENT** – A discussion began on the following topics:

**REGULAR MEETING OF THE BOARD OF TRUSTEES**

**Monday, June 2, 2025**

**INC. VILLAGE OF FARMINGDALE**

- A general discussion took place to explain the process involved in the New York Forward \$4.5 million grant. Public participation is encouraged and upcoming meetings are scheduled on June 11 from 11:00 a.m. to 1:00 p.m. at Village Hall and on June 17 from 6:30 p.m. to 8:30 p.m. at the Farmingdale Public Library. The public is being notified through Constant Contact, the Village website and social media.

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

**RESOLVED (#2026-06-22)**, to move to Executive Session.

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

**RESOLVED (#2026-06-23)**, to reconvene the meeting.

There being no further business, the meeting was adjourned at 10:30 p.m.

Respectfully submitted,  
Brian P. Harty  
Village Clerk/Treasurer

**WORK SESSION OF THE BOARD OF TRUSTEES**

**Monday, June 16, 2025**

**INC. VILLAGE OF FARMINGDALE**

The Work Session of the Board of Trustees of the Incorporated Village of Farmingdale was held at 7:00 p.m. on Monday, June 16, 2025.

**Present:** Mayor Ralph Ekstrand  
Deputy Mayor William Barrett  
Trustee Cheryl Parisi  
Trustee Walter Priestley  
Trustee Craig Rosasco  
Administrator/Clerk/Treasurer Brian Harty  
Deputy Clerk Daniel Ruckdeschel  
Village Attorney Claudio DeBellis

The following topics were discussed:

- Chamber of Commerce/Main Street Lighting Discussion/Grants: A presentation was made by two Chamber of Commerce members to utilize \$20,000 in grant funding to place lights on top of buildings on Main Street to brighten the look of Main Street and to coordinate a small business marketing plan through the holiday season and winter months. Mayor Ekstrand and the Board of Trustees are amenable to this effort.
- 43 Conklin Street – discussion about new building: The Board was generally supportive of a proposed metal building behind the property that a possible buyer may construct in support of a business to be located there.

**TOB IMA STORM DRAIN CLEANING**, upon a motion made by Trustee Rosasco and seconded by Trustee Parisi it was,

**RESOLVED (#2026-06-24)**, to authorize the Mayor to execute the IMA between the Village of Farmingdale and the Town of Oyster Bay where the Town will be supplying certain storm drain cleaning services to the Village at the request of the Village.

**SMALL CLAIMS ASSESSMENT**, upon a motion made by Trustee Parisi and seconded by Trustee Priestley it was,

**RESOLVED (#2026-06-25)**, to approve all Small Claims assessment review funds for the 2024/2025 tax year totaling \$10,287.61.

**FD EMS MEDICAL DIRECTOR AGREEMENT**, upon a motion made by Trustee Priestley and seconded by Trustee Rosasco it was,

**WORK SESSION OF THE BOARD OF TRUSTEES**

**Monday, June 16, 2025**

**INC. VILLAGE OF FARMINGDALE**

**RESOLVED (#2026-06-26)**, to approve the Fire Department EMS Medical Director Agreement contract for Dr. Jack Geffken at a cost of \$4,433.70.

**BLOCK PARTY**, upon a motion made by Trustee Rosasco and seconded by Deputy Mayor Barrett it was,

**RESOLVED (#2026-06-27)**, to approve a request from Vincent Patrowicz of 25 Pinehurst Road to hold a block party on Saturday, August 30, 2025 (rain date Aug. 31) from 12:00 p.m. to 10:00 p.m. Pinehurst Road will be closed from Manetto Road to Sullivan Road.

**SURPLUS VEHICLE SALE**, upon a motion made by Deputy Mayor Barrett and seconded by Trustee Rosasco it was,

**RESOLVED (#2026-06-28)**, to approve the sale of a 2007 Elgin/Freightliner M2 Sweeper in the amount of \$5,600.00 and a 2007 Ingersoll-Rand P185 Air Compressor in the amount of \$2,850.00 from the winning bids through Auctions International.

**BUDGET ADJUSTMENTS AND TRANSFERS** – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, it was,

**RESOLVED (#2026-06-30)**, to do the following budget adjustments and transfers:

- To transfer \$59,360 received from various property owners from the Unrestricted Fund Balance to the Reserve for Special Use/Incentive Bonus for payments made in 2024/2025 budget year as of May 31, 2025.
- To authorize expenditures from the Special Use/Incentive Bonus in the amount of \$42,581.74 to cover the remaining costs associated with the South Main Street Phase I Utility Pole Burial. (This represents the total investment made by local funds for the entire phase I pole removal project)
- To authorize transfer of expenditures previously made from the general fund from the Special Use/Incentive Bonus Reserve in the amount of \$126,147.05 for costs associated with the construction of Yoakum Park.

## **WORK SESSION OF THE BOARD OF TRUSTEES**

**Monday, June 16, 2025**

### **INC. VILLAGE OF FARMINGDALE**

- To transfer \$108,487.86 from the General Fund to the Capital Fund to represent final capital costs incurred and approved for the construction of the new DPW Garage at Ridge Road.
- To transfer \$1,778.44 from the General Fund to the Capital Fund to represent final capital costs incurred and approved for DPW renovations of the old garage at Ridge Road.
- To transfer \$115,681.36 from the General Fund to the Capital Fund to represent final capital costs incurred and approved for 24-25 budget year for street paving projects.
- To transfer \$5,791.84 from the Water Fund to the Capital Fund to represent final capital costs incurred and approved for the construction of the new water tower.
- Fire Department: A general discussion took place regarding new windows and options for rehabilitation or new installation of flooring in the upstairs of the FFD. The Village is waiting for final proposal from a contractor.
- Building Department:
  - Village Administrator Harty to report on interim status of Building issues and plans for handling all permit requests, reviews and upcoming hearings in Superintendent Fellman's absence.
  - 7-11 and Sunoco – Permit has been issued, fee has been paid. Anticipate construction to begin in early July.
  - Verizon's attorney has requested adjournment of the April 7 public hearing for the clock tower cell service installation at the Marquis Shopping Center from June 2, 2025 to August 4, 2025 at 8:00 p.m.
  - Bodega on Conklin St. signage - order to remedy has been issued.
  - The Pour Authority 335 Main Street - application received, will have 114 seats. Need Special Use Permit, denial letter issued. Permit issued for interior build-out.
  - A seafood restaurant, Captain Ihab, will be moving into 193 Main Street, following up on special use permit – nothing filed. He is having difficulties with contractor.
  - Barnyard needs a Special Use Permit – C/O issued. Working on new signage.



## **WORK SESSION OF THE BOARD OF TRUSTEES**

**Monday, June 16, 2025**

### **INC. VILLAGE OF FARMINGDALE**

- Review Casa Stellina & other restaurants with tents.
- Need Board of Trustees input regarding tents in rear yard/permit fees.
- Vintage at 185 Main Street is being rebranded by the current owner. Planning Board approved, permits issued, construction underway.
- Dark Horse regarding rear yard cleanup, outdoor dining, dumpster – waiting for plan submission soon.
- Restaurants need to be inspected annually and other businesses every three years. Organizing this with new Building Inspector and Building Department staff – inspections underway.
- 199 Cherry Street – health conditions and property maintenance issues are ongoing, to be reinspected until property maintenance issues are resolved.
- MS4 report needs to be filed.
- Look at outdoor dining installations and permits.
- Highway Department:
  - Lot maintenance and routine maintenance of Main St.
  - Routine garbage pickup in parks and dog stations
  - New DPW Yoakum St. Park is completed (berm behind park needs completion).
  - North Main Street Pole Removal Project to start on or about June 9, 2025.
  - Follow up with H2M regarding Linwood - ongoing.
  - LIRR pot belly stove was refurbished by Doug Ketchum of the Highway Department, to be installed in the Farmingdale Train Station. Discussing with LIRR.
  - 5 maple trees added to 5 Corners Park, one additional maple was removed.
  - Establishing 2 year cycle for drain cleaning/maintenance, ongoing with the Town of Oyster Bay.
  - Replace Leland that has died in Parking Lot 2 & bushes next to dumpster on Village Green.
  - 46 Conklin St. and 81 Powell Place have been cleaned up & Route 109 plants have been trimmed.

## **WORK SESSION OF THE BOARD OF TRUSTEES**

**Monday, June 16, 2025**

### **INC. VILLAGE OF FARMINGDALE**

- Meeting with National Grid regarding paving roads (Yoakum Ave., Hillside Rd. & Fairview Rd.) where new mains are to be installed.
- Meeting scheduled for update with H2M plans for Phase 3 of the Linwood project.
- Castro Landscaping needs to weed control the Village Green and replace shrubs in Lot 2 and next to the dumpster at Village Hall.
- Lithology has requested a food truck be allowed in the rear of their business in the loading zone. Details to follow.
- The grass needs to be cut at 187 Thomas Powell Blvd. and 108 Conklin Street.
- From Ken Tortoso – DPW weekly work assignments:
  - DPW crews have been out putting up the remaining flower baskets.
  - Running multiple loads of sweepings out to the Brookhaven landfill.
  - Capital truck #1 is out getting new rear springs.
  - Crews still cleaning lots and adding mulch in tree pits.
  - Shop crews are still busy doing services for DPW, FD fleets.
  - Crews are getting ready for the upcoming summer events, Gazebo will be power washed.
  - Watering flowers still ongoing.
  - Crews have been working at the Powell House.
  - Waiting on a stretch of warm/dry weather for line striping, weather has not been cooperating!
- Water Department:
  - Well 1-3 is fully operational.
  - Plant 2 Well 2-2 nearing completion.
  - GAC testing underway.
  - Evaluation of ground tank roof and structure for repairs and/or replacement has been completed and next steps are being developed.
  - Lead and Copper letters have been sent to residents with galvanized services.

**WORK SESSION OF THE BOARD OF TRUSTEES**  
**Monday, June 16, 2025**  
**INC. VILLAGE OF FARMINGDALE**

- Philip Ross Industries reported that Wells 1-3 and 2-2 will be operating for the summer season, with Well 2-3 to be back in operation ASAP. Nassau County Health Department approval is needed for Wells 2-2 and 2-3.
- Coordination between South Farmingdale Water District and Farmingdale Water Department is working well. Frank Koch has retired and Jim Agett is now our 1B Licensed Operator.
- Met with Calpine to discuss potential ESCO electric supply/costs.
- From John Falbo:
  - Housekeeping... cleaning up wells for upcoming inspection at Ridge Road
  - New samples for EPA were taken
  - Quarterly samples for Wells and 2 tanks were taken
  - House calls for water quality questions and meters
- Code Department:
  - Weekly inspections of meters are done to check for any malfunctions (i.e. coins jammed in credit card receptacle).
  - Noise issues on Main Street will be addressed as noted by code officers. If complaints are received, please forward to appropriate code or building department for resolution.
  - Code reviewing Main Street security for events with NCPD.
- Other:
  - Library Director Christa Lucarelli said that the Farmingdale Public Library will create a Senior Citizens of Farmingdale (SCOF) program at the Library where the library will host weekly meetings and arrange activities for the group. The reconstituted SCOF will be open to all seniors in the greater Farmingdale area. The Farmingdale School District will maintain their financial support, as will the Village.
  - Little Libraries were discussed and need to keep stocked.
  - Claudio needs to revise APB contract.
  - Electric Charging Station is nearing final plans for installation this summer.
  - Camera system is finalizing plans and equipment for installation in the business district. Proposals are being sought for cameras at each of the well locations.

**WORK SESSION OF THE BOARD OF TRUSTEES**  
**Monday, June 16, 2025**  
**INC. VILLAGE OF FARMINGDALE**

- Certain parking meters are in need of repair.
- The Thespian Society would like to hold an additional event on August 2<sup>nd</sup> in the Gazebo. Application needs to be made along with insurance.

There being no further business, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

---

Brian P. Harty, Village Clerk-Treasurer

**WORK SESSION OF THE BOARD OF TRUSTEES**

**Monday, June 23, 2025**

**INC. VILLAGE OF FARMINGDALE**

The Work Session of the Board of Trustees of the Incorporated Village of Farmingdale was held at 7:00 p.m. on Monday, June 23, 2025.

**Present:** Deputy Mayor William Barrett  
Trustee Cheryl Parisi  
Trustee Walter Priestley  
Trustee Craig Rosasco  
Administrator/Clerk/Treasurer Brian Harty  
Deputy Clerk Daniel Ruckdeschel  
Village Attorney Claudio DeBellis

**Absent:** Mayor Ralph Ekstrand

The following topics were discussed:

- NY Forward \$4.5 million grant discussion: A general discussion regarding a site for the proposed theater ended with the selection of Village property on the north side of Parking Lot 3. Other sites ranged in price from \$750,000 to \$3.4 million, which the Board felt was too costly.

**USE OF FACILITIES – TINY SONGBIRDS**, upon a motion made by Trustee Parisi and seconded by Trustee Priestley it was,

**RESOLVED (#2026-06-31)**, to approve a request from Tiny Songbirds for the use of Gergras Park from 9:30 a.m. to 11:15 a.m. on the following Mondays: August 4, 2025, August 11, 2025, August 18, 2025 and August 25, 2025.

**POWELL HOUSE CLEAN UP SERVICES**, upon a motion made by Trustee Parisi and seconded by Trustee Priestley it was,

**RESOLVED (#2026-06-32)**, to approve hourly rate of \$45.00 for Servpro personnel to provide clean-up services at the Thomas Powell House.

**USE OF FACILITIES – SEN. RHOADS' OFFICE**, upon a motion made by Trustee Parisi and seconded by Trustee Rosasco it was,

**RESOLVED (#2026-06-33)**, to approve a request from Senator Steve Rhoads' office to hold a Donation Drive/Community Concert on the Village Green & Gazebo on Saturday, August 2, 2025 at 6:00 p.m. 50-60 people are expected to perform and expected attendance will be 100+ people.

**WORK SESSION OF THE BOARD OF TRUSTEES**

**Monday, June 23, 2025**

**INC. VILLAGE OF FARMINGDALE**

**VERIZON PUBLIC HEARING POSTPONEMENT**, upon a motion made by Trustee Parisi and seconded by Trustee Priestley it was,

**RESOLVED (#2026-06-34)**, to approve a request from the attorney for the community to adjourn and reschedule the 2025 hearing on the Application for a Wireless Communications Facility at 123 Fulton Street until Monday, October 6, 2025 at 8:00 p.m.

The discussion continued on the following topics:

- Fire Department: Awaiting proposal for FFD floor.
- Building Department:
  - Village Administrator Harty to report on interim status of Building issues and plans for handling all permit requests, reviews and upcoming hearings in Superintendent Fellman's absence.
  - 7-11 and Sunoco – Permit has been issued, fee has been paid. Anticipate construction to begin in early July.
  - Verizon's attorney has requested adjournment of the April 7 public hearing for the clock tower cell service installation at the Marquis Shopping Center from June 2, 2025 to August 4, 2025 at 8:00 p.m.
  - Discussed wall issues at 5 Puritan Lane, barking dog at 345 Secatogue Ave., Vegan Pizza dumpster.
  - MS4 report filed.
  - Bodega on Conklin St. signage - order to remedy has been issued.
  - The Pour Authority 335 Main Street - application received, will have 114 seats. Need Special Use Permit, denial letter issued. Permit issued for interior build-out.
  - A seafood restaurant, Captain Ihab, will be moving into 193 Main Street, following up on special use permit – nothing filed. He is having difficulties with contractor.
  - Barnyard needs a Special Use Permit – C/O issued. Working on new signage.
  - Review Casa Stellina & other restaurants with tents.
  - Need Board of Trustees input regarding tents in rear yard/permit fees.

## **WORK SESSION OF THE BOARD OF TRUSTEES**

**Monday, June 23, 2025**

### **INC. VILLAGE OF FARMINGDALE**

- Vintage at 185 Main Street is being rebranded by the current owner. Planning Board approved, permits issued, construction underway.
- Dark Horse regarding rear yard cleanup, outdoor dining, dumpster – waiting for plan submission soon.
- Restaurants need to be inspected annually and other businesses every three years. Organizing this with new Building Inspector and Building Department staff – inspections underway.
- 199 Cherry Street – health conditions and property maintenance issues are ongoing, to be reinspected until property maintenance issues are resolved.
- MS4 report needs to be filed.
- Look at outdoor dining installations and permits.
- Highway Department:
  - Lot maintenance and routine maintenance of Main St.
  - Routine garbage pickup in parks and dog stations
  - New DPW Yoakum St. Park is completed (berm behind park needs completion).
  - North Main Street Pole Removal Project to start on or about June 9, 2025.
  - Follow up with H2M regarding Linwood - ongoing.
  - LIRR pot belly stove was refurbished by Doug Ketchum of the Highway Department, to be installed in the Farmingdale Train Station. Discussing with LIRR.
  - 5 maple trees added to 5 Corners Park, one additional tree was removed.
  - Establishing 2 year cycle for drain cleaning/maintenance, ongoing with the Town of Oyster Bay.
  - Replace Leland that has died in Parking Lot 2 & bushes next to dumpster on Village Green.
  - 46 Conklin St. and 81 Powell Place have been cleaned up & Route 109 plants have been trimmed.
  - Meeting with National Grid regarding paving roads (Yoakum Ave., Hillside Rd. & Fairview Rd.) where new mains are to be installed.

## **WORK SESSION OF THE BOARD OF TRUSTEES**

**Monday, June 23, 2025**

### **INC. VILLAGE OF FARMINGDALE**

- Meeting scheduled for update with H2M plans for Phase 3 of the Linwood project.
- Castro Landscaping needs to weed control the Village Green and replace shrubs in Lot 2 and next to the dumpster at Village Hall.
- Lithology has requested a food truck be allowed in the rear of their business in the loading zone. Details to follow.
- The grass needs to be cut at 187 Thomas Powell Blvd. and 108 Conklin Street.
- From Ken Tortoso – DPW weekly work assignments:
  - DPW crews have been out putting up the remaining flower baskets.
  - Running multiple loads of sweepings out to the Brookhaven landfill.
  - Capital truck #1 is out getting new rear springs.
  - Crews still cleaning lots and adding mulch in tree pits.
  - Shop crews are still busy doing services for DPW, FD fleets.
  - Crews are getting ready for the upcoming summer events, Gazebo will be power washed.
  - Watering flowers still ongoing.
  - Crews have been working at the Powell House.
  - Waiting on a stretch of warm/dry weather for line striping, weather has not been cooperating!
- Water Department:
  - Well 1-3 is fully operational.
  - Plant 2 Well 2-2 nearing completion.
  - GAC testing underway.
  - Evaluation of ground tank roof and structure for repairs and/or replacement has been completed and next steps are being developed.
  - Lead and Copper letters have been sent to residents with galvanized services.
  - Well 2-2 to be operational after testing is completed and passed by the NCDOH.



## **WORK SESSION OF THE BOARD OF TRUSTEES**

**Monday, June 23, 2025**

### **INC. VILLAGE OF FARMINGDALE**

- Philip Ross Industries reported that Wells 1-3 and 2-2 will be operating for the summer season, with Well 2-3 to be back in operation ASAP. Nassau County Health Department approval is needed for Wells 2-2 and 2-3.
- Coordination between South Farmingdale Water District and Farmingdale Water Department is working well. Frank Koch has retired and Jim Agett is now our 1B Licensed Operator.
- Met with Calpine to discuss potential ESCO electric supply/costs.
- From John Falbo:
  - Housekeeping... cleaning up wells for upcoming inspection at Ridge Road
  - New samples for EPA were taken
  - Quarterly samples for Wells and 2 tanks were taken
  - House calls for water quality questions and meters
- Code Department:
  - Weekly inspections of meters are done to check for any malfunctions (i.e. coins jammed in credit card receptacle).
  - Noise issues on Main Street will be addressed as noted by code officers. If complaints are received, please forward to appropriate code or building department for resolution.
  - Code reviewing Main Street security for events with NCPD.

**USE OF FACILITIES – MAIN STREET MILE**, upon a motion made by Trustee Priestley and seconded by Trustee Rosasco it was,

**RESOLVED (#2026-06-35)**, to approve a request from Race Awesome & Runner's Edge to hold their annual Main Street Mile running event on Saturday, August 30, 2025 beginning at 8:30 a.m. at Powell Cemetery and ending on Main Street near Village Hall. The course will need to be closed by 7:00 a.m. for set-up and will close at approximately 10:30 a.m.

**ISLAND WIDE ENGINEERING**, upon a motion made by Trustee Parisi and seconded by Trustee Priestley it was,

**RESOLVED (#2026-06-36)**, to approve Island Wide Engineering as an approved vendor to the Village of Farmingdale.

**WORK SESSION OF THE BOARD OF TRUSTEES**  
**Monday, June 23, 2025**  
**INC. VILLAGE OF FARMINGDALE**

**SET PUBLIC HEARING**, upon a motion made by Trustee Parisi and seconded by Trustee Priestley it was,

**RESOLVED (#2026-06-37)**, to set a public hearing for certain code revisions to Chapter 525 Trees and Plants for Monday, August 4, 2025 at 8:00 p.m.

There being no further business, the meeting was adjourned at 10:00 p.m.

Respectfully submitted,

---

Brian P. Harty, Village Clerk-Treasurer

**USE OF FACILITIES FORM**  
*Inc. Village of Farmingdale*

Guidelines for submission of application are as follows:

1. Review the Insurance Requirements for use of Village Property, and forward to your insurance carrier for issuance of required certificates. NOTE: The Village Board reserves the right to require alternative liability limits when applicable.
2. Complete Application - do not leave any blanks.

Today's Date: 6/16/25

Date(s) & Times Requested: Sept 20, 2025 9am - 9pm

Facility Requested: 10 parking spaces in back parking lot

Name of Organization: Lithology Brewing Co.

If not an organization, name of individual \_\_\_\_\_

Nature of Event: Oktoberfest

Will Food be served? Yes, Food truck

\*\*Will there be rides/inflatables? No

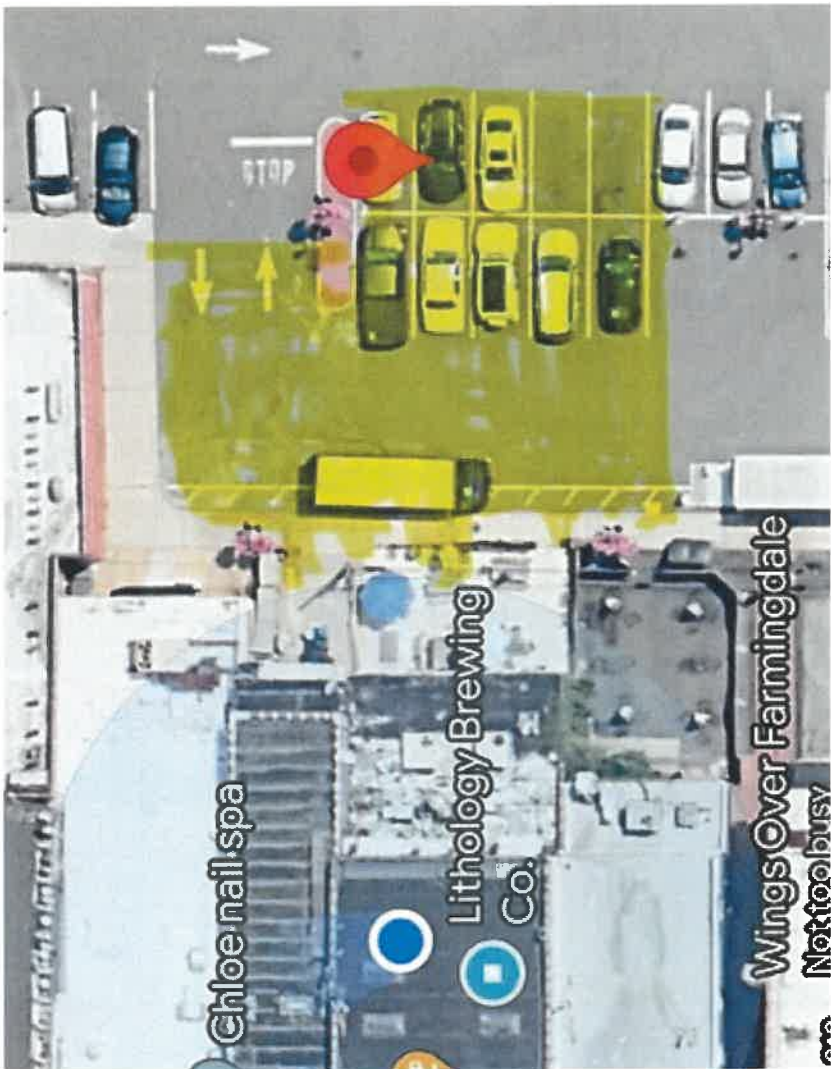
Group Size: ~75 people

Person in Charge: Manny Coelho

Address: 211A Main St

Phone #: (516) 456-3531

\*\*See Page Two



**BUILDING DEPARTMENT**

TO: Board of Trustees

The following building permit applications have been reviewed by this department and it has been determined that they comply with all zoning and building codes:

<b>DATE</b>	<b>LOCATION</b>	<b>CONSTRUCTION/COMMENTS</b>	<b>ARB</b>	<b>C/R</b>
5/23/2025	18 ROXBURY ST LEO PYZYNSKI DB25-00033	FRONT PORTICO	N/A	R
6/3/2025	299-315 E. PKWY AT & T DB25-00034	SWAP SIX (6) ANTENNAS, SWAP TWELVE (12) RRH UNITS ON EXISTING WATER TANK. PERMIT ISSUED WITH CONDITIONS AS INDICATED BY VILLAGE CONSULTANT, CMS, IN LETTER DATED 3/31/25. CMS WILL INSPECT TO ENSURE CONDITIONS MET FOR FINAL C/O.	N/A	C
6/4/2025	12 YOAKUM ST NATIONAL GRID RO25-00003	TRENCH 2015' OF ROADWAY AND CREATE (4) CONNECTION OPENINGS TO INSTALL GAS PIPING. \$153,000 WILL BE DUE UPON COMPLETION.	N/A	R
6/4/2025	148 JEFFERSON RD DOODYMAN TO THE RESCUE RO25-00004	ONE 4 X 4 BELLHOLE	N/A	R
6/11/2025	148 JEFFERSON RD. WILLIAM GREENFIELD SWR25-00001	SEWER PERMIT -SIDEWALK NEEDS TO BE REPAIRED UPON COMPLETION	N/A	R
6/11/2025	630 FULTON ST APT T1 DOLORES NICHOLE DB25-00035	INSTALL LIGHTING, UPGRADE PANEL & OUTLETS	N/A	R
6/11/2025	32 COLUMBIA ST NATIONAL GRID RO25-00005	ONE 4 X 4 BELLHOLE	N/A	R
6/12/2025	40 JEFFERSON RD JOSEPH & KRISTIN	REPLACING 6' PVC FENCE AND GATE	N/A	R

	DEROSA FP25-00004			
6/12/2025	50 MEROKEE PL MANINDER SINGH FP25-00005	6' WHITE PVC	N/A	R
6/12/2025	1 HYNES COURT ANTHONY ANZALONE FP25-00006	REPLACE BROKEN WOODEN FENCE WITH VINYL 6' FENCE	N/A	R
6/26/2025	82 ROSE ST THOMAS GERSHMAN DB25-00036	POD – NOT IN THE STREET	N/A	R
6/26/2025	148 JEFFESON RD DAVID LICHTENSTEIN SW25-00001	REPLACE SIDEWALK	N/A	R
6/26/2025	9 PINEHURST RD JOHN & SALLY MESSINA FP25-00007	MAINTAIN 6' WOOD & 5' & 6' PVC FENCING	N/A	R
6/26/2025	333 MAIN ST POUR AUTHORITY SW25-00008	6/24/25 ARB APPROVED AS FOLLOWS: BLADE SIGN NOT TO EXCEED 27" PER 720" SP REQUIREMENT. METALLIC REQUIREMENT SATISFIED IN KEG HANDLE. LIGHTING NOT TO EXCEED 3,000 KELVINS – SOFT	X	C
6/26/2025	279 MAIN ST HAAGEN DAZ SP 25-00009	6/24/25 ARB APPROVED AS FOLLOWS: BACKLIT LETTERING. UTILIZE CURRENT GOOSENECKS FOR LIGHTING. METALLIC REQUIREMENT MET BY BACK PORTION OF "-" TO BE DONE IN SILVER METAL. EXAMPLE - DASH IS 3" DEEP - BACK PORTION 1/2" IS METALLIC AND FRONT 2.5" IS BURGUNDY	X	C
6/30/2025	215 PROSPECT ST NATIONAL GRID RO25-00006	ONE 4 X 4 BELLHOLE TO RECONNECT GAS SERVICE	N/A	R

6/30/2025	279 MAIN ST. HAAGEN DAZ DB25-00037	INTERIOR RENOVATIONS AS PER PLANS DATED 5/8/25 BY PDMS. (SEE NOTES ON PLANS) SPECIAL USE PERMIT FEE DUE AT CO \$500	N/A	C
7/2/2025	9 PINEHURST RD JOHN & SALLY MESSINA PP25-00014	ONE WATER CLOSET, ONE LAVATORY, ONE SHOWER	N/A	R

Mayor  
Ralph Ekstrand  
Deputy Mayor  
William A. Barrett  
Trustees  
Cheryl L. Parisi  
Walter Priestley  
Craig E. Rosasco

# Village of Farmingdale

P.O. Box 220 • 361 Main Street • Farmingdale, New York 11735  
Tel: 516-249-0093 • Fax: 516-249-0355  
[www.farmingdalevillage.com](http://www.farmingdalevillage.com)

Village Administrator–  
Village Clerk/Treasurer  
Brian Harty  
Village Attorney  
Claudio DeBellis  
Superintendent of Public Works  
Jeffrey Patanjo

February 20, 2025

SPA 79 ELP  
1455 Veterans Memorial Highway  
Hauppauge, New York 11788

Re: 333 Main Street, Farmingdale, NY

Dear Applicant:

Please be advised that your application for a 114 seat restaurant in the DM-U Zoning District is hereby denied for the following reason:

Article XVIII  
Downtown Mixed Use Zoning District  
§600-128-1-A Special Use Permit Required

Also there is a parking requirement as follows:

$114 \text{ seats} \div 3 = 38 \text{ spaces}$ . The Board of Trustees can waive up to 90% or 34 spaces. The remaining 4 spaces must be purchased at \$5,000 per space.

An application should be made to the Board of Trustees to continue the permitting process.

Respectfully submitted,



Stephen Fellman  
Building Superintendent





**Department of State**  
**Corporations, State Records & UCC**

New York State  
Department of State  
DIVISION OF CORPORATIONS,  
STATE RECORDS AND  
UNIFORM COMMERCIAL CODE  
One Commerce Plaza  
99 Washington Ave.  
Albany, NY 12231-0001  
dos.ny.gov

**Local Law Filing**

**Pursuant to Municipal Home Rule Law §27**

**Local Law Number ascribed by the legislative body of the local government listed below:**

**Local Law Title:** \_\_\_\_\_ of the year 2025

Local Law \_\_\_\_ of 2025, amending the Code of the Village of Farmingdale, Chapter 259.  
Construction Codes, Uniform, Article II. Administration and Enforcement § 259-15. Fire safety and property  
maintenance inspections, A. Inspections required, by adding § 259-15(A)(4)

Be it enacted by the Board of Trustees of the  
(Name of Legislative Body)

☐ County ☐ City ☐ Town ☒ Village  
(Select one)

of the Inc. Village of Farmingdale as follows on the attached pages:  
(Name of Local Government)

**LOCAL LAW \_\_ OF 2025, AMENDING THE CODE OF THE VILLAGE OF FARMINGDALE, CHAPTER 259. CONSTRUCTION CODES, UNIFORM, ARTICLE II. ADMINISTRATION AND ENFORCEMENT § 259-15. FIRE SAFETY AND PROPERTY MAINTENANCE INSPECTIONS, A. INSPECTIONS REQUIRED, BY ADDING § 259-15(A)(4):**

§ 259-15(A)(4) All commercial properties that are not areas of public assembly shall undergo fire safety inspections every 24 months.

*All other portions of § 259-15 remain unchanged.*

# INTERIOR ALTERATIONS TO: NOTES SIPS AND STOGIES 220 MAIN STREET FARMINGDALE NY 11735 VILLAGE OF FARMINGDALE

## PARKING DATA:

SPACE 87 SEAT BAR/RESTAURANT..... 87 SEATS/3 = 29 SPACES  
EMPLOYEES (4).....4 EMPLOYEES/2 = 2 SPACES  
TOTAL PARKING REQUIRED.....31 SPACES  
PARKING PROVIDED .....0 SPACES PROVIDED, ADJACENT TO MUNICIPAL PARKING

**GENERAL NOTES**  
1. EXTERIOR SIGNAGE TO BE DESIGNED AND LOCATED BY OTHERS  
2. ALL ROOMS AND EXTERIOR DOORS TO MEET ADA REQUIREMENTS  
3. FLASHING WHERE NECESSARY (EXT. WALLS, ROOF, ETC.)  
4. PROVIDE FLOOR DRAIN AND COMMERCIAL GRADE FAUCET PER EACH BATHROOM

**EXISTING CONDITIONS NOTES**  
1. VERIFY IN FIELD EXISTING CONDITIONS AND LOCATION OF COLUMNS FOR ROOF WINDOW DIMENSIONS, LOCATIONS, AND QUANTITY.  
2. WINDOW DIMENSIONS, LOCATIONS AND QUANTITY TO BE REVIEWED WITH ARCHITECT PRIOR TO ORDERING OF ANY MATERIALS OR START OF ANY WORK  
3. VERIFY IN FIELD ALL EXISTING CONDITIONS AND REVIEW WITH ARCHITECT PRIOR TO THE START OF ANY WORK.

SIGN TO CONSIST OF A 6" DIAMETER CIRCLE WITH A STROKE WIDTH OF 1/2" BACKGROUND COLOR TO BE REFLECTIVE WHITE. THE CIRCLE AND CONTENTS TO BE REFLECTIVE RED COLOR IN ACCORDANCE WITH APPENDIX H, PART 1284 OF THE 2010 FIRE CODE OF NEW YORK

**TRUSS IDENTIFICATION SIGN:**  
SIGN TO BE PLACED AT ALL EXTERIOR ENTRANCE AND DISCHARGE DOORS AND AT ROOF ACCESS AND DOORS TO STAIRWAY. ATTACH TO DOOR OR TO THE BUILDING NOT MORE THAN 12" HORIZONTALLY FROM THE LATCH SIDE OF THE DOOR AND NOT LESS THAN 42" ABOVE THE WALKING SURFACE OR MORE THAN 60" ABOVE THE WALKING SURFACE.

## SCHEDULE OF DRAWINGS

A-0 COVER SHEET, CERTIFICATIONS, SITE PLAN, NOTES, FRONT ELEVATION  
A-1 FLOOR PLANS, WALL PARTITIONS, LEGEND  
A-2 SECTION "A", FRONT ELEVATION  
A-3 REFLECTED CEILING PLAN, NOTES AND LEGENDS  
A-4 EGRESS PLAN  
A-5 EQUIPMENT PLAN AND SCHEDULE  
A-6 GENERAL NOTES  
A-7 GENERAL NOTES CONTINUED

## BUILDING CODE ANALYSIS

PROJECT NAME & ADDRESS  
NOTES SIPS AND STOGIES  
220 MAIN STREET  
FARMINGDALE NY 11735  
ZONE: DMU  
CHANGE OF TENANCY

### DESCRIPTION

EX ONE STORY MASONRY/WOOD W/ BASEMENT  
EX USE: SMOKING LOUNGE AND RETAIL SALES  
PROPOSED USE: ONE STORY MASONRY/STEEL W/ BASEMENT  
PROPOSED USE SMOKING LUNGE WITH BAR AND RETAIL SALES

### APPLICABLE CODES

ICC A117.1-2009 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES WITH THE NYS NEWLY ADOPTED ACCESSIBILITY SIGN

2020 NYSBC  
2020 NYSRC  
2020 NYSPC  
2020 NYSEBC  
2020 NYSEC  
2020 NYSECCC  
2020 NYSFGC  
2020 NYSMC  
2020 NYSFC  
2020 NYSPMC  
ASHRAE 90.1 2013 (JULY 2014 PRINTING)

### USE & OCCUPANCY CLASSIFICATION (CHAPTER 3)

BUSINESS GROUP B

PROPOSED SPACE: APPROX 710 SF

### TABLE 508.4 1 HR SEPARATION REQUIRED M/A

TYPE OF CONSTRUCTION (CHAPTER 6)

TYPE III B- (602.2)

TABLE 601

BUILDING ELEMENT	REQ	PROVIDED
STRUCTURAL FRAME	0	0
EXT BEARING WALLS	2	2
INT BEARING WALLS	0	0
FLOOR CONSTRUCTION	0	0
ROOF CONSTRUCTION	0	0

TABLE 602 (A-2/IIIB)

	REQ	PROVIDED
< 5'	1	1
>=5'; <10'	1	1
>=10'; <30'	1	1
>=30'	0	0

### FIRE RATE CONSTRUCTION (CHAPTER 7)

### INTERIOR FINISHES (CHAPTER 8)

TABLE 803.4 CLASS C OR GREATER REQUIRED

CLASS C OR GREATER PROVIDED

### FIRE PROTECTION (CHAPTER 9) (903.2.1.2 (F))

SPRINKLERS NOT REQUIRED LESS THAN 100 OCC

GROUP B OCCUPANCY

FIRE EXTINGUISHER 906.3 (3) 2-A PROVIDED

FIRE ALARMS (907.2.1)

FIRE ALARM SYSTEMS AND SMOKE ALARMS ARE NOT REQUIRED LESS THAN 100 OCC

### MEANS OF EGRESS (CHAPTER 10)(TABLE 1004.1.2)

### PROPOSED OCCUPANCY CALCULATIONS

SPACE	AREA (SF)	OCCUPANCY	LOAD	OCCUPANCY
SEATS				87
RETAIL				5
EMPLOYEES				4
TOTAL OCCUPANCY				96

TABLE 1006.3.1

TWO MEANS OF EGRESS REQUIRED; TWO EXITS PROVIDED ON EACH LEVEL

## BUILDING PLAN REVIEW NOTE:

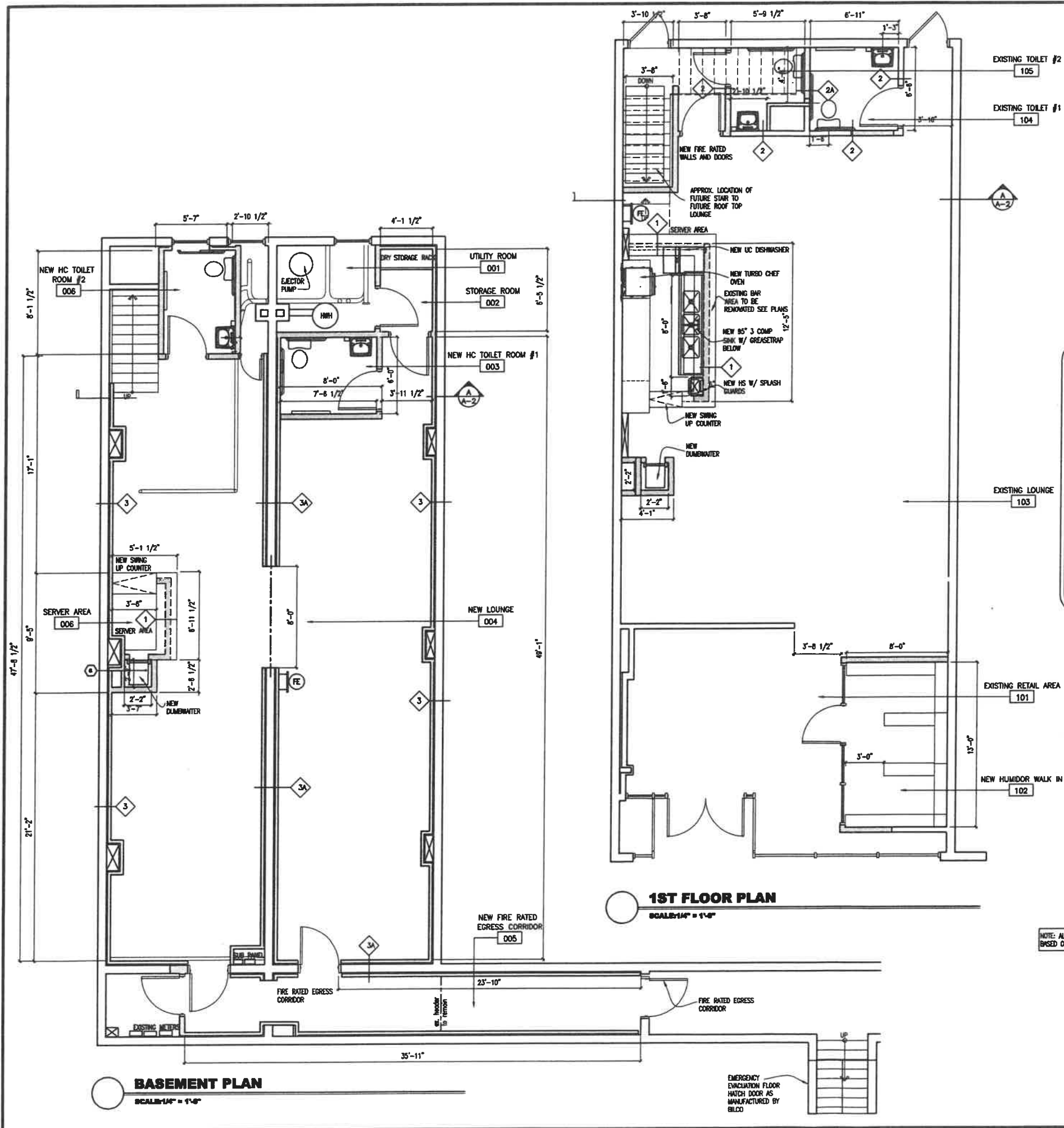
TOWN PLANS EXAMINER SHALL REVIEW THE ENCLOSED DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE TOWN AS SPECIFIED IN THE BUILDING AND/OR 2020 RCNY AND/OR 2020 BCNY AND/OR 2020 EBCNY AND/OR 2020 FCNY AND/OR 2020 MCNY AND/OR 2020 PCNY AND/OR 2020 PMCN. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THE CODE. THE SEAL AND SIGNATURE OF THE DESIGN PROFESSIONAL HAS BEEN INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THE DOCUMENT IS ACCURATE, CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION, CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE. IS THE RESPONSIBILITY OF THE LICENSEE.

## CERTIFICATIONS

1. THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED, AND TO THE BEST OF MY BELIEF, KNOWLEDGE, AND INFORMATION, MEET THE REQUIREMENTS OF THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AND THE RESIDENTIAL CODE OF NEW YORK STATE.  
2. THE FRAMING DESIGN STANDARD USED IS THE AMERICAN FOREST AND PAPER ASSOCIATION "WOOD FRAME CONSTRUCTION MANUAL 2001 EDITION".  
3. ALL WORK SHALL CONFORM TO THE NY STATE UNIFORM BUILDING CODE - DECEMBER 31, 2002

## KEY MAP





**SYMBOLS LEGEND**

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW WALL
- WINDOW TAG
- ROOM TAG
- SURFACE MOUNTED FIRE EXTINGUISHER
- WALL TAG
- ELEVATION SYMBOL
- DOOR TAG
- NEW DOOR-SEE PLANS
- DOOR TO REMAIN
- LEASE LINE
- PATH OF EGRESS

**PARTITION NOTES**

- GENERAL NOTES:**
- 1) ALL WORK TO BE DONE IN ACCORDANCE WITH NYS BUILDING CODE-TABLE 2508.2 AND 2508.1.
  - 2) SEE FINISH SCHEDULE FOR ALL WALL FINISHES.
  - 3) PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS.
  - 4) PROVIDE 3/4" PLYWOOD BACKBOARD AT ALL TELEPHONE SERVICE AND ELECTRICAL ROOMS.
  - 5) CONTRACTOR TO COMPLY WITH ALL UL WALL ASSEMBLIES AS PER UL DIRECTORY LISTINGS, SEE MECHANICAL, ELECTRICAL, AND PLUMBING SPECIFICATIONS FOR ADDITIONAL U.L. DESIGNS.
  - 6) WALLS TO BE FINISHED SHALL BE TAPED, PROPERLY FLUSHED AND SANDED SMOOTH. JOINTS IN FINISHED GYPSUM WALLS TO RECEIVE TAPE AND THREE COATS OF SPACKLE.
  - 7) 3 5/8" STEEL STUD, 20 AND 25 GAUGE (MIN.) GALVANIZED AT 16" O.C., UP TO 14" MAX. HEIGHT - SEE PARTITION TYPES
  - 8) 6" INTERIOR STEEL STUD, 25 GAUGE (MIN.) GALVANIZED AT 16" O.C. WITH HORIZONTAL BRIDGING AT 5' O.C., UP TO 28' MAX. HEIGHT.
  - 9) PROVIDE RECESSED FIRE EXTINGUISHER CABINET. CABINETS TO BE RATED AT ALL FIRE RATED WALLS.
  - 10) SOUND REDUCING INSULATION SHALL BE 2 1/2" FIBERGLASS BATT INSULATION WITH AN OVERALL STC RATING OF 57, AND TO BE INSTALLED AS TO PREVENT SAGGING. SOUND REDUCING INSULATION SHALL BE INSTALLED IN ALL PARTITIONS. PROVIDE INSULATION TO DECK WHERE PARTITION GOES TO DECK.

**WALL DETAILS**

N.Y.S.

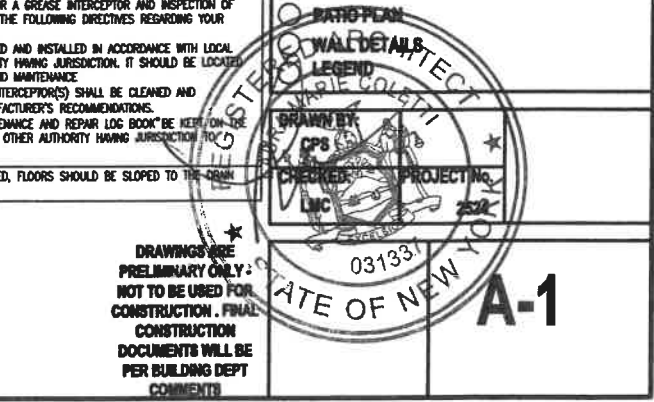


399 CONKLIN ST SUITE 208  
FARMINGDALE NY 11735  
WWW.IMPACTARCHITECTURE1.COM  
631-338-0880

NO.	REASON FOR ISSUE	DATE
OWNER REVIEW		04-18-05
TO BUILDING DEPT.		04-27-05

**INTERIOR ALTERATION TO:**  
**NOTES SIPS AND STOGIES**  
**220 MAIN STREET**  
**FARMINGDALE NY 11735**

☐ BASEMENT PLAN  
☒ FIRST FLOOR PLAN  
☐ RATIO PLAN



ALL EQUIPMENT, UNLESS EASILY MOVABLE, IS TO BE:  
• SEALED TO THE FLOOR.  
• INSTALLED ON A RAISED PLATFORM OF CONCRETE OR OTHER SMOOTH MASONRY, MEETING ALL THE REQUIREMENTS FOR SEALING OR FLOOR CLEARANCE, OR ELEVATED ON LEES TO PROVIDE AT LEAST A SIX-INCH CLEARANCE BETWEEN THE FLOOR AND THE EQUIPMENT.  
• EQUIPMENT IS "EASILY MOVABLE" IF IT IS MOUNTED ON WHEELS OR CASTERS; HAS NO UTILITY CONNECTION OR HAS A UTILITY CONNECTION THAT DISCONNECTS QUICKLY OR HAS A FLEXIBLE UTILITY LINE OF SUFFICIENT LENGTH TO PERMIT THE EQUIPMENT TO BE MOVED FOR EASY CLEANING.  
• EQUIPMENT IS TO BE SEALED TO ADJOINING EQUIPMENT OR ADJACENT WALLS AND CEILINGS UNLESS SUFFICIENT SPACE IS PROVIDED FOR EASY CLEANING BETWEEN, BEHIND AND ABOVE EACH UNIT OF FIXED EQUIPMENT.

ALL OPENINGS IN CONSTRUCTION, BETWEEN EQUIPMENT AND BETWEEN EQUIPMENT FLOOR/WALL JUNCTURES ARE TO BE SEALED TO WITHIN 1/32 OF AN INCH. THE USE OF SEALANTS MUST BE LISTED AS APPROVED BY NSF UNDER STANDARD 51. [PLEASE NOTE: OPENINGS AROUND SERVICE AND UTILITY LINES SHOULD BE CLOSED AS FAR AS POSSIBLE WITH COLLARS, GROMMETS, AND FLEXIBLE FORM GASKETS. DO NOT USE SEALANT TO CLOSE OPENINGS AROUND SERVICE AND UTILITY LINES].

HOT WATER SUPPLIED TO HAND WASHING SINKS (FOOD SERVICE & LAUNDRY) SHOULD NOT EXCEED 110°F.

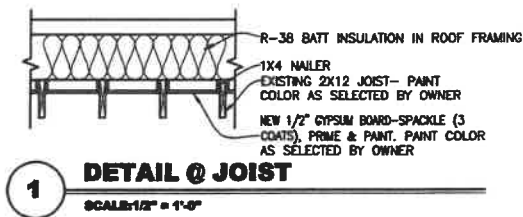
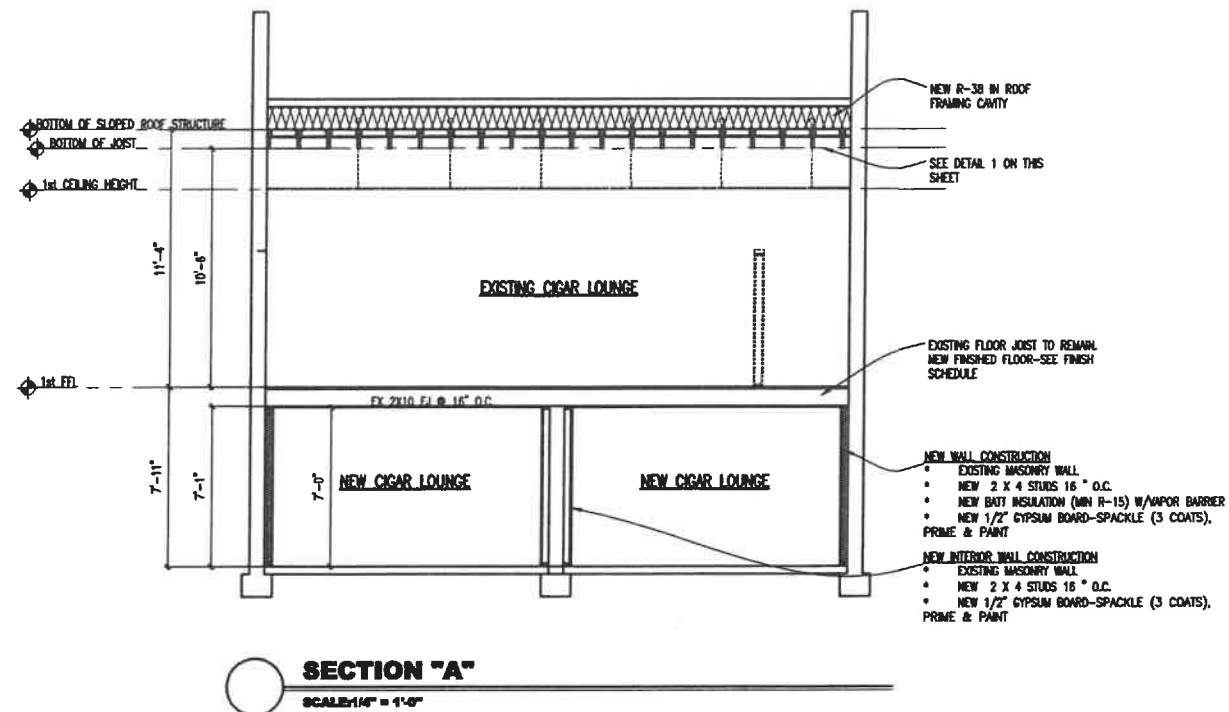
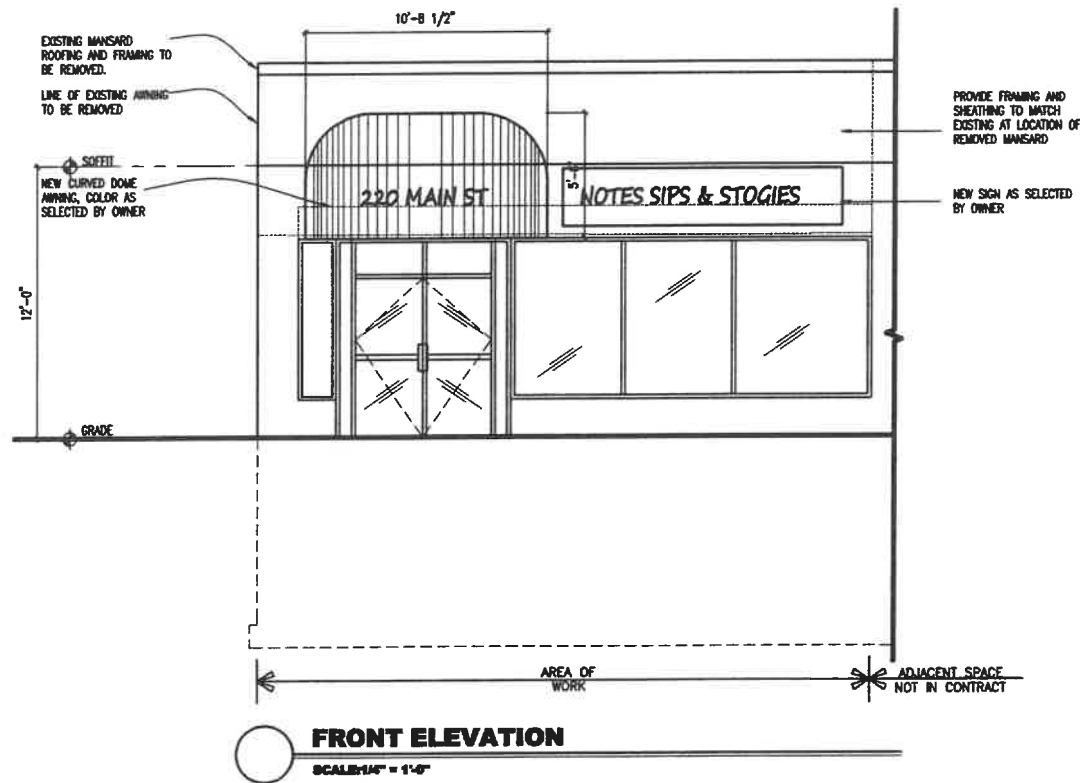
THE MASSAU COUNTY DEPARTMENT OF PUBLIC WORKS HAS JURISDICTION OVER ANY GREASE TRAP REQUIREMENTS IN MOST SEWERED AREAS. CONTACT INDUSTRIAL WASTE CONTROL AT 516-571-7319 IN REGARD TO OBTAINING NECESSARY PERMITS FOR A GREASE INTERCEPTOR AND INSPECTION OF INSTALLATION. PLEASE ENSURE COMPLIANCE WITH THE FOLLOWING DIRECTIVES REGARDING YOUR GREASE INTERCEPTOR:

- THE GREASE INTERCEPTOR(S) SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH LOCAL AND STATE CODES AND ANY OTHER AUTHORITY HAVING JURISDICTION. IT SHOULD BE LOCATED TO PROVIDE EASY ACCESS FOR CLEANING AND MAINTENANCE.
- THE EXISTING AND/OR PROPOSED GREASE INTERCEPTOR(S) SHALL BE CLEANED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- A GREASE INTERCEPTOR'S "CLEANING/MAINTENANCE AND REPAIR LOG BOOK" BE KEPT ON THE PREMISES FOR INSPECTION PERSONNEL AND ANY OTHER AUTHORITY HAVING JURISDICTION TO EVALUATE DURING SITE INSPECTIONS.

IN ALL AREAS WHERE FLOOR DRAINS ARE PROVIDED, FLOORS SHOULD BE SLOPED TO THE DRAIN AT LEAST 1/8" PER FOOT.

NOTE: ALL DIMENSIONS TO BE VERIFIED IN FIELD BASED ON EQUIPMENT PURCHASED

DRAWINGS ARE PRELIMINARY ONLY. NOT TO BE USED FOR CONSTRUCTION. FINAL CONSTRUCTION DOCUMENTS WILL BE PER BUILDING DEPT COMMENTS



NO.	REASON FOR ISSUE	DATE
1	OWNER REVIEW	6-21-2025
2	TO BUILDING DEPT.	6-27-2025
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

INTERIOR ALTERATION TO:  
NOTES SIPS AND STOGIES  
220 MAIN STREET  
FARMINGDALE NY 11735

☐ SECTION "A"

☐ FRONT ELEVATION

☐ DETAIL

DRAWN BY:  
CPS

CHECKED BY:  
LMD

PROJECT NO.  
2524

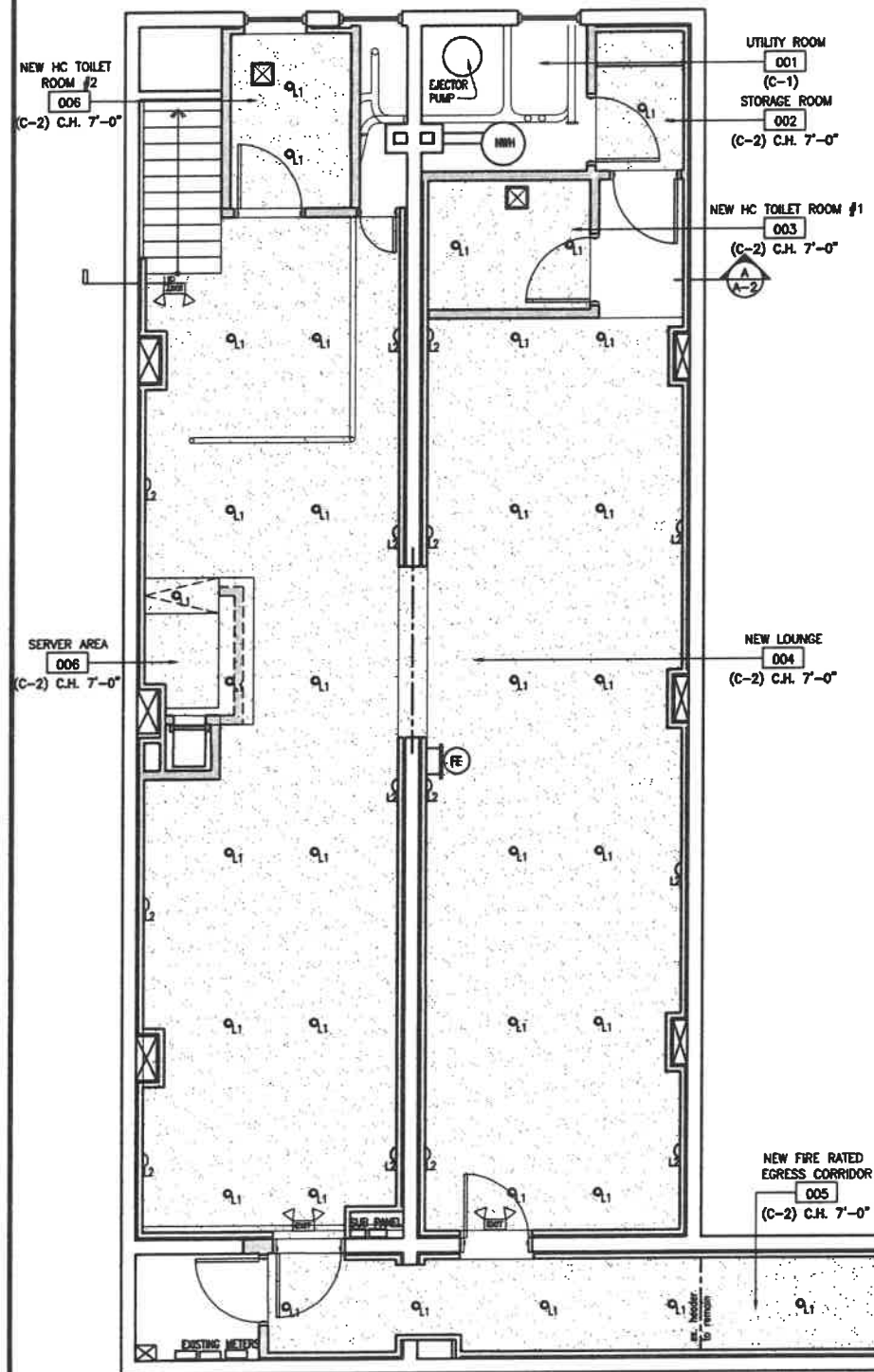
031337

STATE OF NEW YORK

**A-2**

DRAWINGS ARE  
PRELIMINARY ONLY -  
NOT TO BE USED FOR  
CONSTRUCTION. FINAL  
CONSTRUCTION  
DOCUMENTS WILL BE  
PER BUILDING DEPT  
COMMENTS





**1ST FLOOR REFLECTED CEILING PLAN**

SCALE: 1/4" = 1'-0"

## SMOKE AND CARBON MONOXIDE DETECTOR / FIRE ALARM NOTE

NOTE: ALL NEW SMOKE AND CARBON MONOXIDE DETECTORS ARE TO BE INSTALLED PER MANUFACTURERS SPECS. ALL EXISTING SMOKE AND CARBON MONOXIDE DETECTORS ARE TO BE INSPECTED AND MAKE ANY NECESSARY REPAIRS OR REPLACE TO MAINTAIN WORKING ORDER.

915.5.2 COMMERCIAL BUILDINGS SERVED BY A FUEL BURNING FORCED-AIR FURNACE

915.5.3 INTERCONNECTION OF MULTIPLE CARBON MONOXIDE NOTIFICATION APPLIANCES

915.5.4.1.1 POWER SOURCE  
CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THAT REQUIRED FOR OVERCURRENT PROTECTION.

915.5.4.1.2 CARBON MONOXIDE ALARM LISTING  
CARBON MONOXIDE ALARMS SHALL BE LISTED AND LABELED AS COMPLYING WITH UL 2034 OR CAN/CSA 6.19.

EXISTING SMOKE DETECTOR TO REMAIN. CONTRACTOR TO INSPECT AND MAKE ANY NECESSARY REPAIRS OR REPLACE TO MAINTAIN WORKING ORDER.

EXISTING CARBON MONOXIDE DETECTOR TO REMAIN. CONTRACTOR TO INSPECT AND MAKE ANY NECESSARY REPAIRS OR REPLACE TO MAINTAIN WORKING ORDER.

EX SPRINKLER HEAD TO REMAIN. CONTRACTOR TO INSPECT AND MAKE ANY NECESSARY REPAIRS OR REPLACE TO MAINTAIN WORKING ORDER.

## REF. CEILING PLAN LEGEND

NOTE: ALL NEW LIGHTS AND FIXTURES ARE TO BE INSTALLED PER MANUFACTURERS SPECS. ALL EXISTING LIGHTS, FIXTURES, EQUIPMENT TO REMAIN ARE TO BE INSPECTED AND CLEANED-MAKE ANY NECESSARY REPAIRS OR REPLACE TO MAINTAIN WORKING ORDER.

- EXISTING TO REMAIN
- NEW GYPSUM BOARD CEILING, TAPE, SPACKLE, PAINT (3 COATS) PREPARE FOR NEW FINISHES AS SELECTED BY OWNER. SHEET ROCK IN FOOD PREPARATION, FOOD SERVICE, AND DISHWASHER AREAS MUST BE PAINTED WITH A HIGH-GLOSS OR SEMI-GLOSS PAINT.
- EXISTING DROP CEILING TO REMAIN. CONTRACTOR TO PATCH/REPAIR AS REQUIRED.
- SEE DETAIL 1 ON A-2
- LED EMERGENCY LIGHT VESTIBULE EL-W2
- EXIT SIGN-STANDARD-RED LED-WHITE-BATTERY BACKUP-LEDRPS
- NEW CARBON MONOXIDE DETECTOR
- NEW SMOKE DETECTOR

## LIGHTING SCHEDULE

NO.	SYMBOL	MANUFACTURER	MODEL NUMBER	MOUNTING	MOUNTING HEIGHT	NOTES
L1		LITHONIA	WF4 LED 27K30K35K 90CRI MW	RECESSED CEILING MOUNT	14'-10"	RECESSED DOWNLIGHT
L2						NEW INTERIOR WALL SCONCE-SELECTED BY OWNER

## REF. CEILING PLAN NOTES

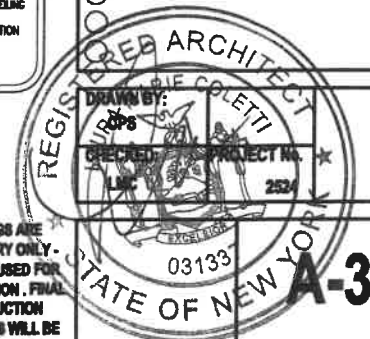
- THE CONTRACTOR SHALL PROVIDE AND INSTALL NEW ACOUSTIC TILE HANG CEILINGS IN AREAS AS DESIGNATED ON THE REFLECTED CEILING DRAWINGS.
- ALL LIGHTING FIXTURES AND CEILING GRILLES ARE SHOWN FOR INFORMATION ONLY.
- STARTING POINTS FOR INSTALLATION OF CEILING TILES SHALL BE AS INDICATED ON THE DRAWING OR ESTABLISHED BY DIMENSIONS. CEILING BREAKS SHALL BE LIMITED ONLY TO THOSE NOTED ON THE PLANS.
- CEILING CONTRACTOR SHALL PROVIDE ALL CUT-OUTS AND GROUNDS REQUIRED FOR LIGHTING FIXTURES, RECESSED, DIFFUSERS, ACCESS PANELS AND SPECIAL MOUNTING INDICATED ON OR INFERRABLE FROM THE DRAWINGS.
- CEILING CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF THE ELECTRICAL, HVAC, PLUMBING, TELEPHONE, AND MILLWORK CONTRACTORS, WHEREVER THEIR RESPECTIVE WORK IS CONCURRENT. NO EXTRA COMPENSATION WILL BE APPROVED FOR CUTTING, PATCHING OR REPLACING OF DAMAGED MATERIAL.
- ALL CEILING WORK SHALL BE INSTALLED UNDER GOOD AND CURRENT TRADE PRACTICES, INCLUDING TIGHT JOINTS AND ALIGNED JOINTS. ALL CEILING SHALL BE INSTALLED STRAIGHT, LEVEL AND TRUE. CEILING HEIGHTS SHALL BE AS INDICATED ON THE REFLECTED CEILING PLAN.
- PRIOR TO CLOSING ANY CEILING, ALL PLENUM SYSTEMS (HVAC, PLUMBING, ELECTRICAL, ETC.) SHALL BE INSPECTED AND WHERE REQUIRED, SHALL BE TESTED BY CONTRACTORS, ENGINEERS AND/OR AUTHORITIES HAVING JURISDICTION OVER THE WORK TO INSURE THEIR PROPER INSTALLATION AND FUNCTIONING.
- PROVIDE OWNER 1/1 FULL BOX OF TILE TO UTILIZE FOR REPLACEMENT PURPOSES, WHENEVER A CEILING TILE JOINT LINE ENDS UP 3" OR LESS FROM A PARTITION. CONTRACTOR SHALL NOTIFY & COORDINATE W/ OWNER AS REQUIRED TO AVOID "SLURRY" PIECES.
- FASONS OR ANY BREAK IN THE CEILING HEIGHTS CREATED BY THE INSTALLATION AND/OR ALTERATION OF HEATING, VENTILATING, AIR CONDITIONING OR MECHANICAL DUCTS, PIPING OR OTHER EQUIPMENT SHALL BE FORMED GYPSUM WALLBOARD (5/8" TYPE "X") ON FURRING CHANNELS, COOR. W/ INDUSTRY IF REQUIRED.
- THE CONTRACTOR SHALL PROVIDE THE NECESSARY FRAMING & SUPPORTS TO PROVIDE THE CEILING HEIGHTS AND LIGHTING LAYOUT AS SHOWN ON THE DRAWINGS.
- ALL ELECTRICAL AND MECHANICAL FIXTURES AND DEVICES ARE SHOWN FOR INFORMATION ONLY. WORK ASSOCIATED WITH THESE DEVICES IS BY THE RESPECTIVE CONTRACTOR, UNLESS OTHERWISE NOTED. SEE MECHANICAL DRAWINGS FOR INFORMATION.



NO.	REASON FOR ISSUE	DATE
1	OWNER REVIEW	0-21-2025
2	TO BUILDING DEPT.	0-27-2025

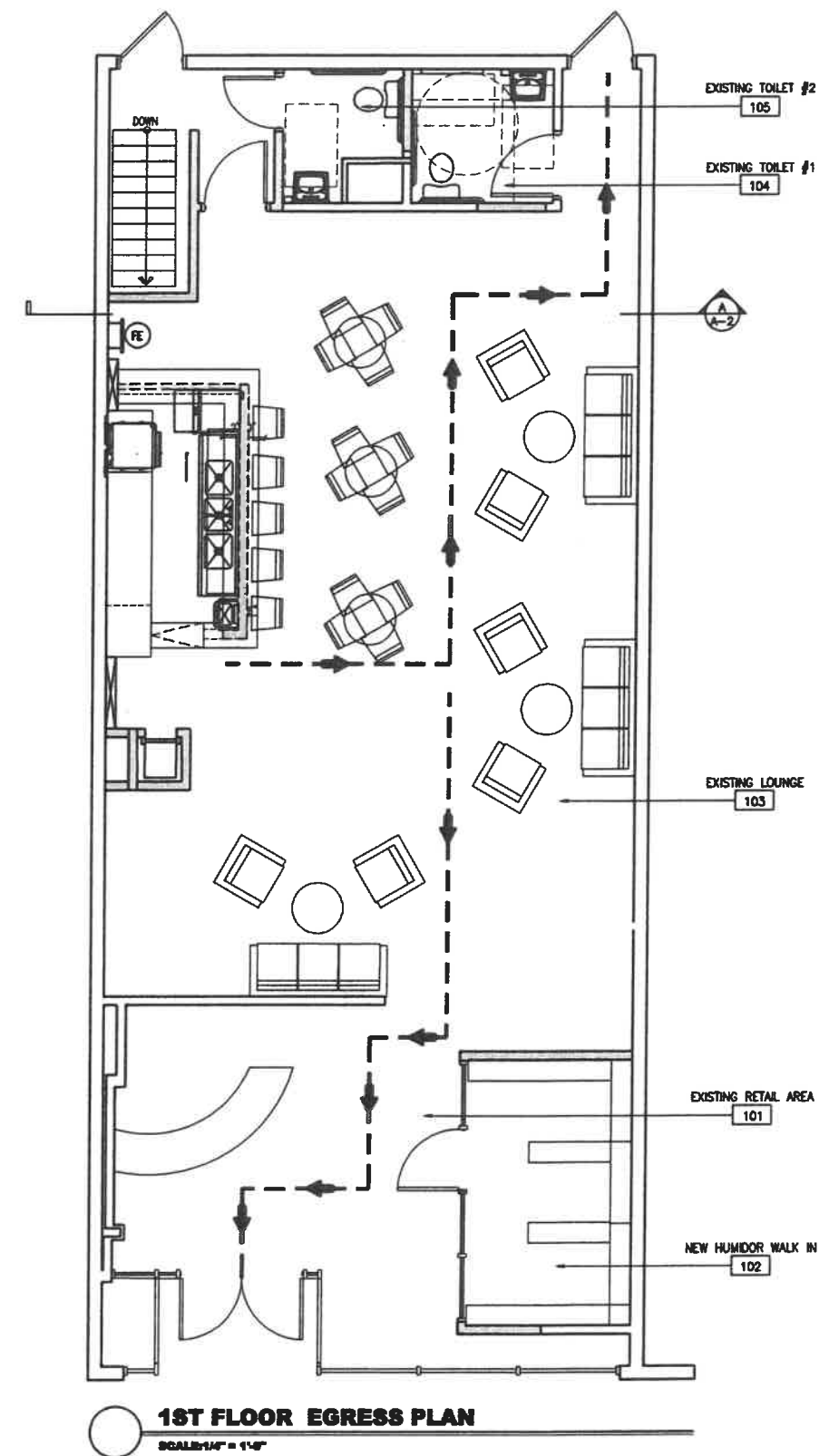
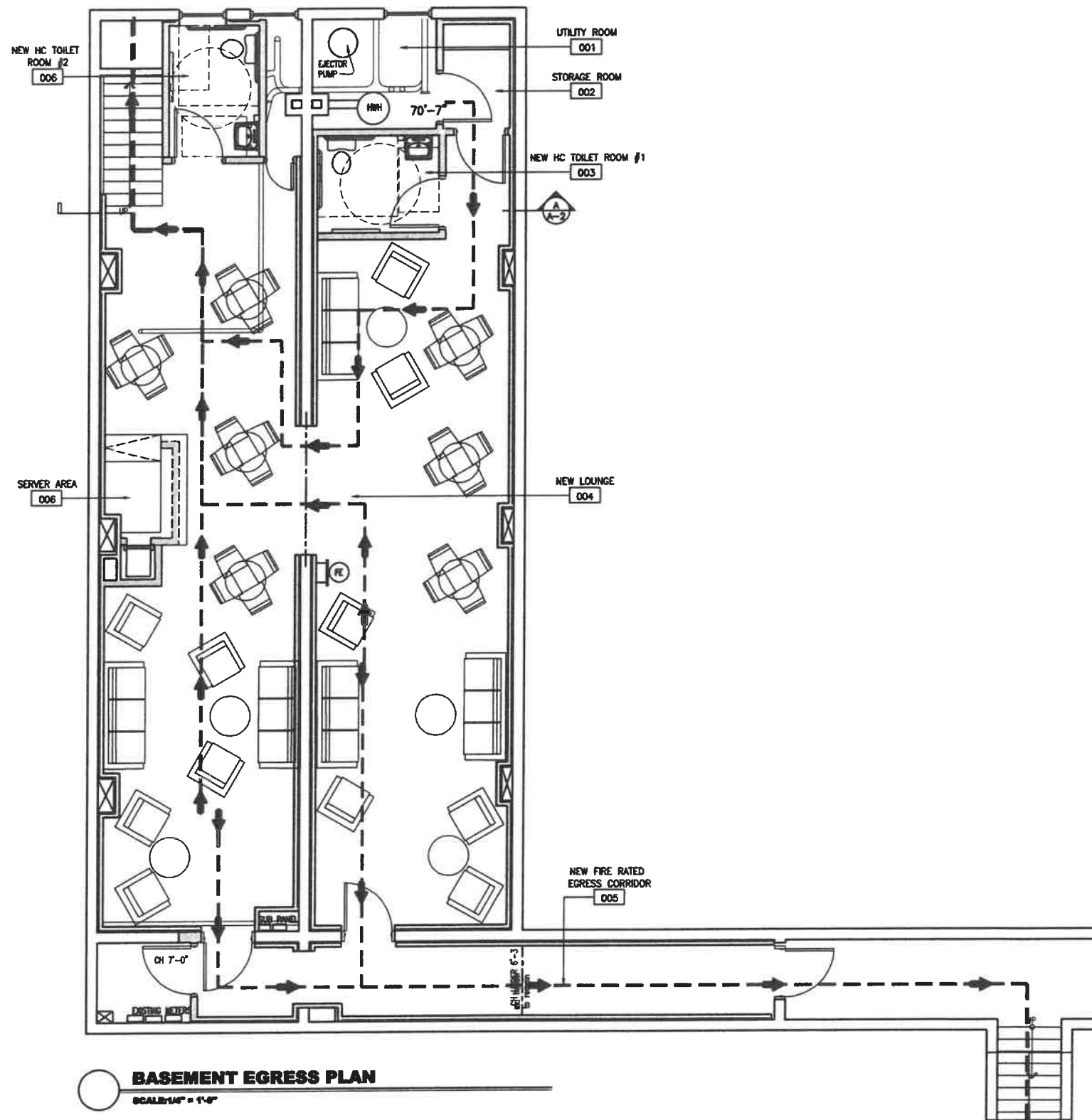
INTERIOR ALTERATION TO:  
NOTES SIGNS AND STOGIES  
220 MAIN STREET  
FARMINGDALE NY 11735

REFLECTED CEILING PLAN  
RCP LEGEND & NOTES



DRAWINGS ARE PRELIMINARY ONLY. NOT TO BE USED FOR CONSTRUCTION. FINAL CONSTRUCTION DOCUMENTS WILL BE PER BUILDING DEPT COMMENTS.

A-3



NO.	REASON FOR ISSUE	DATE
OWNER REVIEW		0-21-2005
TO BUILDING DEPT.		0-27-2005

INTERIOR ALTERATION TO:  
NOTES SUPS AND STOGIES  
220 MAIN STREET  
FARMINGDALE NY 11735

- ☐ BASEMENT EGRESS PLAN
- ☒ 1ST FLOOR EGRESS PLAN
- ☐
- ☐
- ☐



DRAWINGS ARE  
PRELIMINARY ONLY  
NOT TO BE USED FOR  
CONSTRUCTION. FINAL  
CONSTRUCTION  
DOCUMENTS WILL BE  
PER BUILDING DEPT  
COMMENTS

**A-4**



1. THE WORK UNDER THIS CONTRACT SHALL CONSIST OF ALL LABOR, INSTALLATION, MATERIALS AND EQUIPMENT REQUIRED AND NECESSARY TO PERFORM ALL WORK AS SHOWN ON THE DRAWINGS SPECIFIED HEREIN AND AS REQUIRED BY CONDITIONS AT THE SITE: ALL WORK SHALL CONFORM TO THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND ALL OTHER LOCAL CODES AND AGENCIES HAVING JURISDICTION.

2. ALL WORK SHALL CONFORM TO THE NEW YORK STATE ENERGY CONSERVATION CODE (LATEST EDITION).

3. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND THE NEW YORK STATE CODE.

4. THE HVAC SUBCONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE INSTALLATION OF ALL HVAC EQUIPMENT AS NOTED ON THE DRAWINGS. ALL WORK SHALL BE IN COMPLIANCE WITH NEW YORK STATE NATIONAL PLUMBING CODE, ASSE AND ASHRAE SPECIFICATIONS, INCLUDING ALL EQUIPMENT, FIXTURES, MATERIALS, ETC. REQUIRED BY STATE AND LOCAL CODES.

5. ALL PLUMBING WORK SHALL CONFORM TO THE NEW YORK STATE PLUMBING CODE REQUIREMENTS AND ALL OTHER LOCAL CODES, ORDINANCES AND AGENCIES HAVING JURISDICTION AND TO THE STANDARDS OF THE NASSAU COUNTY HEALTH DEPARTMENT.

6. NOTIFY ALL CORPORATIONS, ADJACENT PROPERTY OWNERS, UTILITY COMPANIES AND/OR LOCAL AUTHORITIES OWNING CONDUIT, WIRES, PIPES OR OTHER UTILITIES RUNNING TO OR FROM THE PROPERTY OR IN THE AREAS AFFECTED BY THIS CONSTRUCTION AND / OR OTHERS REQUIRED BY THE TOWN OR LOCAL AGENCIES HAVING JURISDICTION. CAP ALL ABANDONED UTILITY LINES IN ACCORDANCE WITH THE INSTRUCTIONS FROM UTILITY COMPANIES OR LOCAL AUTHORITIES HAVING JURISDICTION.

7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPLICABLE FILING OF ALL APPLICATIONS, PERMITS, DOCUMENTS, INSURANCE, ETC. WITH ALL REGULATORY AGENCIES AS REQUIRED IN CONNECTION WITH THIS WORK.

8. PROVIDE SMOKE AND HEAT DETECTORS AS REQUIRED BY CODE.

9. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING ALL SITE AND SAFETY PROTECTION (FENCING, BARRIERS, ETC.) DURING CONSTRUCTION IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES (OSHA, ETC.) TO PROVIDE FOR THE SAFETY OF THE PUBLIC AND THE PROTECTION OF THE SITE AND BUILDING.

10. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND EACH OF HIS SUBCONTRACTORS, TO VISIT THE SITE PRIOR TO SUBMISSION OF HIS BID TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. NO ADDITIONAL ALLOWANCES, OR EXTRA CHARGES, WILL BE PERMITTED BECAUSE OF HIS FAILURE TO PERFORM THE AFOREMENTIONED SITE VISIT.

11. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCY OCCURS BETWEEN ACTUAL FIELD CONDITIONS AND DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.

12. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS CONFIRMED BY FIELD CONDITIONS TAKE PRECEDENCE. IF DISCREPANCY ARISES BASED ON FIELD CONDITIONS CONSULT WITH ARCHITECT'S OFFICE BEFORE PROCEEDING WITH WORK OR ORDERING MATERIALS.

13. ANY ITEM OF WORK NECESSARY FOR PROPER COMPLETION OF CONSTRUCTION, WHICH IS SPECIFICALLY COVERED ON THE DRAWINGS OR IN THE SPECIFICATIONS, SHALL BE CONSIDERED INCLUDED IN THIS WORK AND SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.

14. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ANY EXISTING DRYWELLS, CESSPOOLS, SEPTIC TANKS AND UTILITIES, UNDERGROUND PIPING OR STRUCTURES THAT MAY INTERFERE WITH NEW WORK OR DEMOLITION AND TO PROTECT SAME FROM ANY DAMAGE. THE REPAIR OF ANY DAMAGE DUE TO NEW CONSTRUCTION OR DEMOLITION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DEMOLITION, EXCAVATION, CARTING, REFUSE AND THE LEGAL DISPOSAL OF SAME AS REQUIRED TO ALLOW FOR NEW CONSTRUCTION AND REMOVAL OF ALL DEBRIS FROM THE SITE.

16. THE GENERAL CONTRACTOR IS TO COORDINATE WITH THE OWNER FOR INSTALLATION OF THE OWNER'S ALARM AND TELEPHONE SYSTEMS AND SHALL COOPERATE WITH OWNER'S INDEPENDENT CONTRACTORS. THE GENERAL CONTRACTOR SHALL PROVIDE ADVANCED NOTICE TO THE OWNER AS TO WHEN TO SCHEDULE INSTALLATION SO AS NOT TO DELAY COMPLETION OF THE PROJECT.

17. DISPOSE OF ALL (IF ANY) HAZARDOUS MATERIAL OR ASBESTOS IN AN APPROVED MANNER AS REQUIRED BY FEDERAL, STATE AND LOCAL AGENCIES (INCLUDING THE EPA).

18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY ITEM OF EXISTING CONSTRUCTION THAT IS TO REMAIN OR THAT IS DAMAGED DURING NEW CONSTRUCTION.

19. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OR THE WORK OF THE GENERAL CONTRACTOR, OWNER OR ANY OTHER SUBCONTRACTORS NOR SHALL HE GUARANTEE THEIR PERFORMANCE.

20. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THIS PROJECT MADE BY OWNER, GENERAL CONTRACTOR OR ANY SUBCONTRACTOR OR MATERIAL SUPPLIER UNLESS PROPERLY AUTHORIZED, IN WRITING, BY THE ARCHITECT.

21. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SINCE THESE ARE SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE GENERAL CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE GENERAL CONTRACTOR, SUBCONTRACTORS OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

22. THE GENERAL CONTRACTOR SHALL PROVIDE FOR ALL PROPER BRACING, SHORING, DE-WATERING, ETC., AND THE PROTECTION AND SUPPORT OF THE EXISTING AND ADJACENT STRUCTURES AND TREES THAT ARE TO REMAIN. PROVIDE FOR ALL UNDERPINNING AS REQUIRED DUE TO FIELD AND PROJECT CONDITIONS.

23. THE GENERAL CONTRACTOR SHALL CONFIRM AND VERIFY EXISTING BEARING CONDITIONS BEFORE PROCEEDING WITH THE WORK.

24. THE ENTIRE WORK SHALL BE ACCURATELY FRAMED PLUMB, LEVEL AND TRUE, WELL SPKED AND NAILLED AND ANCHORED TOGETHER TO FORM A RIGID STRUCTURE AND TO INSURE EVEN SETTLEMENT AND SHRINKAGE THROUGHOUT.

25. ANY DAMAGE TO ANY EXISTING PAVEMENTS (INCLUDING PUBLIC STREETS) OR STRUCTURES TO REMAIN MUST BE REPAIRED TO THEIR ORIGINAL CONDITION OR REPLACED BY THE GENERAL CONTRACTOR AT NO EXTRA COST TO THE OWNER.

26. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND/OR INSTRUCTIONS.

27. RESECURE AND PROPERLY SUPPORT ALL EXISTING FRAMING AND ALL OTHER CONSTRUCTION THAT MAY BE AFFECTED BY NEW CONSTRUCTION.

28. REMOVE AND REPLACE ANY AND ALL DAMAGED, ROTTED OR OTHERWISE UNSOUND FRAMING. REPLACEMENT FRAMING MUST BE OF PROPER SIZE AND BEARING TO SUPPORT ANY AND ALL LOADS IMPOSED.

29. PATCH ALL FLOOR, WALL AND CEILING AREAS AFFECTED BY NEW CONSTRUCTION FLUSH TO MATCH EXISTING UNLESS NOTED OTHERWISE INCLUDING REPLACEMENT AND REPAIR OF ALL TRIM, FINISHES, ETC.

30. DESIGN STRENGTH OF 28-DAY CONCRETE SHALL BE 3,500 PSI MINIMUM. ALL CONCRETE (CONTROLLED STONE OR GRAVEL) AND REINFORCED CONCRETE WORK SHALL CONFORM TO ACI-318 SPECIFICATIONS, LATEST EDITION. CONCRETE SHALL BE AIR-ENTRAINED (6%) WHERE EXPOSED.

31.

(DESIGN, FABRICATION AND ERECTION).

35. ALL PIPE AND/OR LALLY COLUMNS TO BE SECURELY BOLTED, LEVELED WITH STEEL SHIMS AND PACKED TIGHT WITH NON-SHRINK GROUT.

36. JOIST HANGERS, HOLD DOWN CLIPS, ETC. SHALL BE SIMPSON STRONG-TIE CO., INC., OR APPROVED EQUAL (SECURED WITH ANNUAL RALLS, ETC. AS PER MANUFACTURER'S SPECIFICATIONS) FOR ALL FLUSH STRUCTURAL CONNECTIONS. PROVIDE SADDLE-TYPE, HEAVY DUTY BEAM HANGERS AS REQUIRED. ALL EXTERIOR CONNECTORS, FASTENERS, ETC. SHALL BE STAINLESS STEEL. PROVIDE WELDED STEEL CONNECTIONS FOR ALL FRAMING HANGERS, ETC. AT STEEL BEAMS, COLUMNS, ETC.

37. ALL WOOD FRAMING SHALL BE CONSTRUCTED AND INSTALLED AS PER NATIONAL DESIGN STANDARDS FOR WOOD CONSTRUCTION, LATEST EDITION.

38. ALL STRUCTURAL WOOD FRAMING, UNLESS OTHERWISE NOTED, SHALL BE MINIMUM MEM FR NO. 2 OR BETTER WITH BASE DESIGN MINIMUM  $F_b=850$  PSI;  $F_v = 75$  PSI;  $F_e$  (PERF) = 405 PSI;  $E = 1,300,000$  PSI (SEE PLANS FOR ADDITIONAL NOTES AND REQUIREMENTS).

39. ALL LUMBER SHALL BE PROPERLY SEASONED AND SHALL BE NEW UNLESS OTHERWISE APPROVED BY THE ARCHITECT. ALL LUMBER SHALL BE FREE FROM KNOTS, SHAKES, ROT, FUNGUS, OR OTHER DEFECTS.

40. ALL NEW ROOF JOISTS, HEADERS AND TRIMMERS AND OTHER HORIZONTAL WOOD MEMBERS SHALL BE SET WITH THE CROWN EDGE UPWARD.

41. ALL WOOD BEAMS BEARING ON MASONRY SHALL HAVE A MINIMUM BEARING OF 4" AND SHALL BE PROVIDED WITH METAL SHELDS.

42. ALL WOOD BEAMS BEARING ON STEEL SHALL HAVE A MINIMUM BEARING OF 2".

43. DOUBLE ALL FRAMING AROUND ALL OPENINGS UNLESS OTHERWISE NOTED.

44. INSTALL 1/2" DIAMETER (18" LONG) ANCHOR BOLTS (HOOKED ENDS) AT SILL PLATES WITH WASHER AND NUTS SPACED 6"-8" OC; ONE FOOT FROM EACH CORNER (MINIMUM TWO BOLTS IN ANY ONE SILL).

45. PROVIDE AND INSTALL ALL FIRE STOPPING, CATS, BLOCKING, ETC. AT EXTERIOR WALLS AND BEARING WALLS AND AS REQUIRED BY CODE AND/OR JOB CONDITIONS AND IN ACCORDANCE WITH STANDARD ACCEPTABLE PRACTICE.

46. ALL NEW WINDOW AND DOOR OPENINGS SHALL HAVE STUDS TRIPLED ON JAMBS. THE INNER TWO STUDS SHALL BE CUT TO RECEIVE THE HEADER OVER THE OPENING AND SHALL EXTEND IN ONE PIECE FROM HEADER TO BEARING BELOW. THE OUTER STUD SHALL RUN IN ONE PIECE FROM SILL TO TOP PLATES.

47. NO STUD SHALL BE CUT TO RECEIVE PIPING LARGER THAN 1-1/2" IN DIAMETER. IF THE RUNNING OF PIPES REQUIRES THE CUTTING OF PLATES, PROPER PROVISION SHALL BE MADE FOR TYING TOGETHER AND SUPPORTING ALL STRUCTURAL MEMBERS AFFECTED BY SUCH CUTTING.

48. ALL JOISTS SHALL BE CROSSBRIDGED WITH SOLID BRIDGING AND/OR 5/4" x 3" BRIDGING AS INDICATED AT MID-SPAN OR INTERVALS NOT TO EXCEED 8'-0" O.C. AND SECURELY NAILED AT EACH END. BRIDGING SHALL NOT BE NAILED UNTIL AFTER PARTITIONS ARE IN PLACE. PROVIDE SOLID BRIDGING BETWEEN JOISTS OVER GIRDERS AND PLATES OF BEARING PARTITIONS. METAL BRIDGING STRAPS MAY BE SUBSTITUTED AND INSTALLED ACCORDINGLY.

49. THE CUTTING OF THE JOISTS TO FACILITATE THE INSTALLATION OF PIPING WILL ONLY BE PERMITTED WITH THE FOLLOWING LIMITATIONS:

A. THE TOP AND BOTTOM EDGES OF JOISTS MAY BE NOTCHED NOT TO EXCEED 2", EXCEPT THAT THE NOTCHING OF TOP OR BOTTOM EDGE OF JOIST IN THE MIDDLE THIRD OF ITS SPAN WILL NOT BE PERMITTED.

B. IF CUTTING OF A FLOOR JOIST MORE THAN 2" IS FOUND NECESSARY, A HEADER THE FULL DEPTH OF THE BEAM SHALL BE CUT IN TO SUPPORT THE END OF THE JOISTS.

C. WHERE PIPES MUST PASS THROUGH JOISTS, HOLES SHALL BE DRILLED TO RECEIVE THE PIPES. THE DIAMETER OF SUCH HOLES SHALL NOT BE MORE THAN 1/2" GREATER THAN THE OUTSIDE DIAMETER OF THE PIPE, ALL DRILLING OF HOLES SHOULD BE THROUGH THE NEUTRAL AXIS OR CENTERLINE OF BEAM WHERE POSSIBLE.

50. ALL FLITCH BEAMS, AS MAY BE REQUIRED, SHALL BE MINIMUM DOUGLAS FIR LARCH #1 OR BETTER ( $F_b = 1,200$  PSI) THRU-BOLTED WITH 3/4" DIAMETER GALVANIZED BOLTS (A-305 STEEL), NUTS AND WASHERS, 2" AT EACH END WITH REMANDER 2'-0" O.C. STAGGERED.

51. ALL EXTERIOR WOOD TRIM, SIDING, ETC. SHALL BE FACE, EDGE, ALUMINUM WRAPPED, AND BACK PRIMED (ALL FOUR EDGES) PRIOR TO INSTALLATION AS PER SPECIFICATIONS AND REQUIREMENTS OF THE BENJAMIN MOORE PAINT CO.

52. PROVIDE NEW WOOD HEADERS MINIMUM (2) 2"x8" AT INTERIOR WALLS (NON-BEARING) AND 2"x12" AT EXISTING EXTERIOR AND INTERIOR BEARING WALLS WITH SOLID BEARING STUD SUPPORTS AT ALL NEW WINDOWS, DOORS, AND OPENINGS AS MAY BE REQUIRED BY EXISTING CONDITIONS AND NEW CONSTRUCTION UNLESS OTHERWISE SHOWN OR NOTED.

53. PROVIDE NEW FULL THICK INSULATION IN ACCORDANCE WITH NEW YORK STATE ENERGY CONSERVATION CODE REQUIREMENTS AT ALL EXISTING EXTERIOR WALLS AND ROOF ENVELOPE AREAS EXPOSED DURING NEW CONSTRUCTION WHICH DO NOT CONTAIN INSULATION.

54. ALL PLYWOOD SHEATHING SHALL BE EXTERIOR GRADE C-D EXTERIOR, TYPE 1 EXPOSURE. APA STRUCTURAL (GRADE STAMPED) UNLESS OTHERWISE INDICATED. EXPOSED PLYWOOD SOFFITS SHALL BE A-C GRADE EXTERIOR, TYPE 1, U.O.N.

55. PROVIDE METAL DRIP FLASHING OVER ALL WINDOWS AND DOORS AS REQUIRED.

56. PROVIDE AND INSTALL 5/8" GYPSUM BOARD TYPE "X" OR APPROVED EQUAL "FIRE CODE" GYPSUM BOARD (MINIMUM 3/4" HOUR RATED) AT GARAGE AND OVER BOILER ROOM EQUIPMENT AND WALLS ADJACENT TO HABITABLE SPACE AS REQUIRED BY STATE AND LOCAL BUILDING CODES.

57. PROVIDE AND INSTALL 5/8" GYPSUM BOARD (MINIMUM), (TYPE "X" AS NOTED), TYPICAL ALL WALLS AND CEILINGS, UNLESS OTHERWISE NOTED. ALL GYPSUM BOARD SHALL BE TAPED AND SPACKLED (3 COATS).

58. THE GENERAL CONTRACTOR IS TO PROVIDE AND ALLOW FOR NEW FLOOR FINISHES THROUGHOUT.

59. PROVIDE FOR ALL NEW PLUMBING, PIPING AND/OR REPIPING AND EQUIPMENT AS MAY BE REQUIRED.

60. THE CONTRACTOR MUST ALLOW AND PROVIDE FOR ALL NEW AND EXISTING PIPING (GAS, WATER, ETC.) AS MAY BE REQUIRED.

61. THE CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA FREE FROM ACCUMULATION OF ALL WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS. AT THE COMPLETION HE SHALL REMOVE HIS WASTE MATERIAL AND RUBBISH FROM THE PREMISES AND SITE AS WELL AS ALL HIS TOOLS, CONSTRUCTION EQUIPMENT AND SURPLUS MATERIALS AND SHALL CLEAN ALL GLASS SURFACES AND LEAVE THE WORK "BROOM CLEAN".

62. THE GENERAL CONTRACTOR SHALL KEEP TO A MINIMUM ANY INTERRUPTION TO OWNERS DAILY ACTIVITIES & UTILITY SERVICES TO THE EXISTING BUILDING. COORDINATE IN ADVANCE, ANY REQUIRED INTERRUPTION WITH THE OWNER.

63. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD AND BE RESPONSIBLE FOR COORDINATION WITH ARCHITECTURAL, STRUCTURAL, HVAC, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS.

64. ALL DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURAL AND ARCHITECTURAL COMPONENTS SHALL BE VERIFIED BY CONTRACTOR AND COORDINATED WITH THE NEW STRUCTURAL ELEMENTS PRIOR TO DEMOLITION, FABRICATION OR CONSTRUCTION. EXISTING CONSTRUCTION AREAS WHERE NEW WORK IS NOT CONTEMPLATED MAY NOT BE SHOWN. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD BEFORE PROCEEDING.

65. CONTRACTOR SHALL SUBMIT ERECTION AND FABRICATION DRAWINGS OF ALL STRUCTURAL CONNECTIONS AND MEMBERS INDICATED ON CONTRACT DRAWINGS.

66. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING, SHEETING WHEREVER REQUIRED TO SUPPORT LOADS AS MAY BE IMPOSED UPON THE STRUCTURE DURING CONSTRUCTION. SUBMIT DRAWINGS PREPARED BY LICENSED PROFESSIONAL ENGINEER.

67. THE EXISTING STRUCTURAL FRAMING HAS BEEN ASSUMED BECAUSE OF THE UNAVAILABILITY OF EXISTING DRAWINGS. BEFORE THE CONTRACTOR MAY PROCEED WITH ANY STRUCTURAL DEMOLITION OR NEW CONSTRUCTION, HE MUST REMOVE EXISTING CEILINGS, FLOORING, FURNITURE, ETC. IN THE AFFECTED AREAS SO THAT THE EXISTING CONDITIONS MAY BE FULLY EXAMINED BY THE ARCHITECT AND ENGINEER TO VERIFY AND/OR MODIFY DESIGN ASSUMPTIONS.

1. THE WORK UNDER THIS CONTRACT SHALL CONSIST OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR ALL WORK AS SHOWN ON THE DRAWINGS SPECIFIED HEREIN AND AS REQUIRED BY CONDITIONS AT THE SITE. CAP AND / OR REMOVE ALL EXISTING UTILITIES TO BE REMOVED AND / OR ABANDONED OR RELOCATE AS REQUIRED IN ACCORDANCE WITH PROJECT REQUIREMENTS, SITE CONDITIONS, AND / OR AGENCIES HAVING JURISDICTION.

2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS, CONFLICTS OR AMBIGUITIES IN AND BETWEEN THE PLANS, DRAWINGS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK IF SUCH NOTICE IS NOT FURNISHED TO THE ARCHITECT, THE CONTRACTOR SHALL BE DEEMED TO HAVE INSPECTED THE PLANS, DRAWINGS AND SPECIFICATIONS AND HAS FOUND THEM IN PROPER FORM FOR EXECUTION.

3. CONTRACTOR SHALL COMPLY WITH THE CURRENT NYS BUILDING CODE FOR SAFETY OF PUBLIC AND PRIVATE PROPERTY DURING CONSTRUCTION OPERATIONS.

4. THE CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH AND VERIFY ANY AND ALL SITE CONDITIONS THAT AFFECT HIS WORK.

5. PERFORM ALL EXCAVATION, DEMOLITION & REMOVAL WORK IN AN ORDERLY MANNER TO PREVENT DAMAGE TO THE PORTIONS OF THE BUILDING TO REMAIN.

6. ALL NECESSARY AND / OR REQUIRED SHORING, NEEDLES, JACKS, TEMPORARY BEAMS, BRACING, AND OTHER SUPPORTS SHALL BE PROVIDED AND INSTALLED TO SUPPORT EXISTING CONSTRUCTION TO REMAIN WHILE REMOVING ITEMS TO BE DEMOLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING ALL FORMS AND OBTAINING ALL PERMITS REQUIRED BY THE LOCAL AUTHORITY.

7. PRIOR TO ANY EXCAVATIONS, DEMOLITION AND/OR REMOVALS IT SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY ALL CORPORATIONS, ADJACENT PROPERTY OWNERS, UTILITY COMPANIES AND / OR LOCAL AUTHORITIES OWNING CONDUIT, WIRES, PIPES OR OTHER UTILITIES RUNNING TO OR ON THE PROPERTY OR IN AREAS AFFECTED BY THIS CONSTRUCTION AND/OR OTHERWISE REQUIRED BY THE TOWN OR LOCAL AGENCIES HAVING JURISDICTION. CAP AND REMOVE ALL ABANDONED UTILITY LINES OR RELOCATE AS REQUIRED IN ACCORDANCE WITH THE INSTRUCTIONS FROM THE UTILITY COMPANIES OR LOCAL AUTHORITIES HAVING JURISDICTION. OBTAIN ALL PERMITS THAT MAY BE REQUIRED BEFORE WORK COMMENCES.

8. PROTECT AND MAINTAIN ACTIVE CONDUITS, PIPES, WIRES, ALL WALLS, (BEARING AND NON-BEARING) ETC. WHICH ARE TO REMAIN.

9. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL BURIED OR CONCEALED UTILITIES AND STRUCTURES AND TO PROTECT, DISCONNECT, AND / OR SEAL ALL UTILITIES FROM ANY DAMAGE PRIOR TO COMMENCEMENT OF ANY WORK.

10. DAMAGE TO ANY EXISTING PAVEMENTS, UTILITIES OR STRUCTURES TO REMAIN MUST BE REPAIRED TO THEIR ORIGINAL CONDITION OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

11. REMOVE FROM THE SITE ALL DEMOLISHED MATERIAL, EXCAVATED MATERIALS, LOOSE DEBRIS, ENCUMBRANCES AND PROVIDE DISPOSAL RECEIPTS FROM APPROVED LANDFILL AREA. THE DEBRIS SHALL BE REMOVED FROM THE PREMISES IN A MANNER THAT INSURES AGAINST INJURY OR DAMAGE WHICH MIGHT OCCUR FROM FALLING DEBRIS OR OTHER CAUSES. IN NO CASE SHALL DEBRIS BE THROWN FROM WINDOWS OR THE ROOF. DO NOT BURY OR BURN ANY DEBRIS ON THE PROPERTY.

12. THIS CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR DEMOLITION AND FOR ALL OTHER WORK AS MAY BE REQUIRED.

13. THIS CONTRACTOR TO PROVIDE AND INSTALL ALL PROPER BRACING, SUPPORT, SHORING, UNDERPINNING AND PROTECTION OF EXISTING AND ADJACENT STRUCTURES, ETC. THAT ARE TO REMAIN.

14. DISPOSE OF ALL (IF ANY) HAZARDOUS MATERIAL OR ASBESTOS IN AN APPROVED MANNER AS REQUIRED BY FEDERAL, STATE AND LOCAL AGENCIES (I.E. EPA).

15. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL FENCING, BARRIERS, ETC. AS REQUIRED TO PROVIDE FOR THE SAFETY OF THE PUBLIC AND THE PROTECTION OF THE BUILDING AND SITE.

16. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY FENCING, TEMPORARY CLOSURES, GUARDRAILS, BARRICADES, ETC., TO ADEQUATELY PROTECT ALL WORKMEN, OWNERS AND THE PUBLIC FROM POSSIBLE INJURY. PROVIDE ALL NECESSARY TEMPORARY PARTITIONS, ENCLOSURE COVERINGS AND THE LIKE OF THE APPROVED MATERIALS AND CONSTRUCTION TO THE EXCLUSION OF THE WEATHER, DUST AND DEBRIS FROM THE EXISTING BUILDING AND FOR CONFINING THE DUST AND DEBRIS IN THE ROOMS AND SPACES WITHIN THE BUILDING IN WHICH OPERATIONS ARE BEING PERFORMED.

17. THE CONTRACTOR SHALL NOT LOAD OR PERMIT ANY PART OF THE EXISTING BUILDING TO BE LOADED WITH ANY DEMOLITION DEBRIS, MATERIALS OR EQUIPMENT THAT MAY ENDANGER ITS SAFETY.

18. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS IN CONNECTION WITH THE EXISTING CONSTRUCTION SO AS NOT TO DISTURB ANY EXISTING BEARING WALLS, COLUMNS, ETC. ALL INDUSTRY STANDARDS AND SAFETY PRECAUTIONS MUST BE TAKEN INCLUDING COMPLIANCE WITH OSHA REGULATIONS.

19. ADJACENT PROPERTY, SURFACES AND IMPROVEMENTS SHALL BE CLEANED OF DUST, DIRT AND DEBRIS CAUSED BY NEW WORK. RETURN ADJACENT AREAS TO CONDITIONS EXISTING PRIOR TO START OF WORK. BUILDING SHALL BE LEFT IN BROOD CLEAN CONDITION AT THE END OF ALL WORK. REMOVAL AS DESCRIBED HEREIN SHALL BE ACCOMPLISHED WITHOUT STORING EXCESSIVE QUANTITIES OF ANY MATERIALS, RUBBISH, DIRT, DEBRIS OR WASTE OF ANY SORT RESULTING FROM THE REMOVAL OR CONSTRUCTION OPERATIONS.

20. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL EXCAVATIONS, DEMOLITION AND REMOVALS REQUIRED TO ALLOW FOR NEW CONSTRUCTION WHETHER OR NOT INDICATED ON THE PLANS. INFORMATION SHOWN ON THE PLANS IS BASED ON FIELD OBSERVATIONS AND AS SUCH, THE CONTRACTOR IS GUARANTEED THAT ANY UNFORESEEN CONSTRUCTION OR CONDITIONS NOT INDICATED OR READILY VISIBLE SHALL BE REMOVED, RELOCATED, AND / OR REPLACED AT NO ADDITIONAL COST TO THE OWNER AS DIRECTED BY THE ARCHITECT.

21. OPENINGS, VOIDS OR FINISHED SURFACES CREATED BY REMOVAL OR ALTERATION OF EXISTING WORK SHALL BE PATCHED OR PATCHED FLAT TO EXTERIOR SURFACES READY TO RECEIVE NEW FINISHES AS SCHEDULED. CLEAN PATCH AND LEVEL EXISTING PARTITIONS TO REMAIN AS REQUIRED TO RECEIVE NEW FINISHES AS SCHEDULED. PATCH ALL HOLES, CRACKS, ETC. AND MAKE LEVEL AT ADJOINING SURFACE.

22. CONTRACTOR SHALL COORDINATE WITH ARCHITECT REGARDING ALL ITEMS OF DEMOLITION NOT IMPLIED OR SPECIFIED ON DRAWINGS OR SPECIFICATIONS.

23. PILES SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE NYS BUILDING CODE AND THE CONTRACT SPECIFICATIONS AND SHALL NOT BE DRIVEN BELOW THE TIPS OF THE PILES SUPPORTING THE EXISTING BUILDING. SEE COUNTY FOR INFORMATION.

24. CONTRACTOR SHALL FURNISH TO THE COUNTY, BEFORE ANY PILE INSTALLATION, AN IDENTIFYING LOCATION PLAN OF ALL PILES. CONTRACTOR SHALL ALSO FURNISH CERTIFICATES OF COMPLIANCE FROM AN INDEPENDENT TESTING AGENCY VERIFYING MATERIALS TO BE USED, PILE LENGTHS AND DESIGN INFORMATION PERTAINING TO THE PILES TO BE USED ON THE PROJECT.

25. HIGHEST WATER LEVEL HAS BEEN ASSUMED TO BE BELOW FIRST FLOOR LEVEL. HIGHEST WATER LEVEL IS ABOVE BOTTOM OF TUNNELS, RAMPS, EJECTION ROOM, ELEVATOR AND MECHANICAL PITS. SHEET PILE AND DEWATER AS REQUIRED.

26. KEEP BOTTOM OF PILE CAPS, GRADE BEAMS AND SLABS WELL DRAINED AND DRY UNTIL CONCRETE HAS CURED.

27. BACKFILL AGAINST GRADE BEAMS OR TUNNEL WALLS IS TO BE DONE SIMULTANEOUSLY AGAINST BOTH SIDES.

28. PILE GROUPS AND CAPS TO BE CENTERED ON COLUMN LINES EXCEPT WHERE NOTED.

29. WHEN SLABS ARE SUPPORTED ON FILL OR BACKFILL THE FILL SHALL BE PROPERLY AND THOROUGHLY COMPACTED IN LAYERS NOT EXCEEDING 8" USING A VIBRATORY ROLLER.

30. BEFORE ANY SLABS ON GRADE ARE PLACED, THE SOIL SHOULD BE ROLLED WITH A MINIMUM OF THREE PASSES WITH A VIBRATORY ROLLER OF AT LEAST 10 TON CAPACITY.

31. PLACE SLABS ON GRADE IN A CHECKERBOARD MANNER IN APPROX. SQUARE AREAS OF 2,000 SQUARE FEET. PROVIDE KEYED JOINTS AS SHOWN IN DETAILS. PROVIDE 1/2" PREMOLED FILLED AROUND COLUMNS AND ALONG GRADE BEAMS AND ALONG WALLS AT TUNNEL AND RAMPS.

32. ANY SLAB ON GRADE WHICH IS PITCHED SHALL MAINTAIN UNIFORM THICKNESS.

33. CONSTRUCTION JOINTS IN WALLS SHALL BE VERTICAL JOINTS LOCATED A MINIMUM DISTANCE OF 4'-0" FROM ANY WALL OPENINGS. MAXIMUM DISTANCE BETWEEN JOINTS SHALL BE 60'-0" LOCATED MIDWAY BETWEEN PILE CAPS.

34. EXISTING STRUCTURES SHALL BE MONITORED BY THE CONTRACTOR BY ESTABLISHING SETTLEMENT MARKERS ON EXISTING BUILDING AND READING THEN WHENEVER NEW PILES ARE DRIVEN WITHIN 25 FEET PROXIMITY. IF ANY SETTLEMENT OCCURS, NOTIFY THE ENGINEER IMMEDIATELY.

CONTROLLED INSPECTION INCLUDE: BORING/TEST PITTS; PILING; CONTROLLED FILLS;  
UNDERPINNING; WELDING; HIGH STRENGTH BOLTS; SHORING;  
STRUCTURAL STABILITY; MASONRY UNITS; CONCRETE(INCLUDING DESIGN MIX AND CYLINDERS).

BEFORE ANY FOUNDATIONS ARE CONSTRUCTED, CONTRACTOR SHALL ESTABLISH BY SURVEY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES AND TRENCHES AND PIPING TO REMAIN IN THE FINISHED WORK. THESE LOCATIONS SHALL BE SUBMITTED ON DRAWINGS TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL EXISTING CONSTRUCTION AND SHALL REPAIR ANY DAMAGE TO THE SATISFACTION OF THE OWNER AT NO EXTRA COST TO THE OWNER.

NO BACK FILLING SHALL BE DONE AGAINST FOUNDATION UNTIL CONCRETE HAS ATTAINED AT LEAST 75% OF ITS 28 DAY STRENGTH. BEFORE

COMPACT FILL TO 95% OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D-1557. SOIL COMPACTION SHALL BE FIELD CONTROLLED BY QUALIFIED LABORATORY OR SOIL ENGINEER.

**CODES & STANDARDS, CURRENT EDITIONS**

1. NEW YORK STATE BUILDING CODE LATEST EDITION.
2. AISI/ASCE 7-95 MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES.
3. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318).
4. MANUAL OF STEEL CONSTRUCTION ASD 9TH EDITION (AISC).
5. AMERICAN WELDING SOCIETY (AWS) STRUCTURAL WELDING CODE - STEEL.
6. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).

**FOUNDATION NOTES:**

- A. THE EXCAVATION FOR ALL FOOTINGS SHALL HAVE LEVEL, SOLID AND UNDISTURBED BOTTOMS. ALL FOOTINGS SHALL BEAR ON VIRGIN, UNDISTURBED SOIL. MINIMUM DEPTHS AS PER DRAWINGS. SOIL BEARING CAPACITY IS ASSUMED AS TWO TONS PER SQUARE FOOT MINIMUM. THE CONTRACTOR SHALL VERIFY SAME IN THE FIELD.
- B. MAXIMUM SLOPE BETWEEN BOTTOMS OF FOOTINGS SHALL BE ONE VERTICAL TO TWO HORIZONTAL (STEP FOOTINGS).
- C. FOOTING ELEVATIONS & DEPTHS INDICATED ARE BASED ON AND CONSTITUTE THE BEST AVAILABLE INFORMATION. IT MAY BE NECESSARY TO LOWER FOOTINGS DUE TO FIELD CONDITIONS IN ORDER TO REACH ADEQUATE BEARING MATERIAL. FOOTINGS SHALL NOT BE CONSTRUCTED UNTIL SOIL, PREPARED FOR BEARING, HAS BEEN REVIEWED BY THE ARCHITECT AND THE LOCAL AUTHORITY.
- D. WHERE SLAB ON GRADE IS SUPPORTED ON BACKFILL, THE FILL SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 8" TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. FILL MATERIAL SHALL BE GRADED TO WELL GRADED SAND OR SAND AND GRAVEL MIXTURE WITH LESS THAN 10 TO 15% FINES PASSING THE NO. 200 SIEVE AND A MAXIMUM GRAVEL SIZE OF 3/4".
- E. FOOTINGS SHALL BE LOCATED SUCH THAT WALLS, COLUMNS, PIERS, FOUNDATION WALLS, ETC. ARE CENTERED OVER FOOTINGS IN BOTH DIRECTIONS UNLESS OTHERWISE NOTED ON THE PLAN.
- F. STANDARD PROCEDURES OF FROST PROTECTION FOR FOOTINGS AND FOOTING EXCAVATIONS SHALL BE USED FOR WINTER CONSTRUCTION. BACKFILLING OF FOOTING EXCAVATIONS SHALL BE DONE AS SOON AS POSSIBLE TO PROTECT FOOTINGS FROM FROST ACTION.
- G. SLAB ON GRADE, UNLESS OTHERWISE NOTED, SHALL BE 4" THICK, REINFORCED WITH ONE LAYER OF 6x6 W2.9x2.9 WELDED WIRE FABRIC CONFORMING TO ASTM A-185.
- H. WELDED WIRE FABRIC FOR CONCRETE SLABS ON GRADE SHALL BE PLACED 2" BELOW TOP OF SLAB. LAP SPLICE OVERLAP LENGTH TO BE 8" AND SHALL BE MEASURED BETWEEN THE OUTERMOST CROSS WIRES OF EACH FABRIC SHEET.

**MASONRY NOTES:**

1. HOLLOW LOAD BEARING MASONRY UNITS SHALL CONFORM TO ASTM C90 (GRADE M-L, NORMAL WEIGHT UNITS). ALL STRUCTURAL LOAD BEARING WALLS SHALL BE OF HOLLOW LOAD BEARING MASONRY UNITS.
2. THE MASONRY SHALL HAVE MINIMUM ULTIMATE COMPRESSIVE STRENGTHS OF F<sub>m</sub>=1500 PSI. THE STRENGTH SHALL BE OBTAINED BY USING C.M.U. WITH MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND MORTAR TYPE S OR BY CARRYING OUT PRISM TESTS IN CONFORMANCE WITH ASTM E447-82a.
3. MORTAR SHALL CONFORM TO ASTM C270 TYPE S.
4. GROUT FOR MASONRY WALLS SHALL CONFORM TO ASTM C 476-91.
5. PLACEMENT OF GROUT IN HOLLOW CELLS, PILASTERS, LINTELS AND BOND BEAMS SHALL BE ACCOMPLISHED BY LOW LIFT GROUTING, FULCRUM CONCRETE MASONRY TO A MAXIMUM HEIGHT OF 4 FEET, INSERT REINFORCEMENT IN DESIGNATED CELLS AND POUR GROUT OF FLUID CONSISTENCY IN CELLS WITH REINFORCEMENT. EXTEND REINFORCEMENT ABOVE THE TOP COURSE 30 BAR DIAMETERS. STOP THE GROUT 1 1/2" BELOW THE TOP OF THE MASONRY COURSE SO AS TO FORM A KEY WITH THE NEXT LIFT. UNLESS OTHERWISE INDICATED, VERTICAL JOINTS SHALL BE SHOVED TIGHT.
6. HORIZONTAL AND VERTICAL FACE JOINTS SHALL BE 3/8 INCH THICK
7. FOR NON-LOAD BEARING WALL, SEE ARCHITECTURAL DRAWINGS.
8. FOR COLOR OF MASONRY UNITS, SEE ARCHITECTURAL DRAWINGS.

**ENERGY CERTIFICATION:**

THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER THE DIRECTION OF THE UNDERSIGNED AND TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE, INFORMATION AND BELIEF, MEET THE REQUIREMENTS OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE - LATEST EDITION.

**CONCRETE SLABS:**

1. ALL SLABS SHALL BE FINISHED AS NOTED ON DRAWINGS, SPECIFICATIONS AND/OR AS REQUIRED FOR FINISH TO BE PROVIDED.
2. PROVIDE RECESSES AS REQUIRED FOR FLOOR FINISHES, SADDLES, ETC.
3. CONSTRUCTION ISOLATION JOINTS (1/2" PREMOULDED FILLER & JOINT SEALER) IN SLABS-ON-GRADE AT POINTS OF CONTACT BETWEEN SLABS-ON-GRADE AND VERTICAL SURFACES, SUCH AS COLUMN PEDESTALS, FOUNDATION WALLS, GRADE BEAMS, AND OTHER LOCATIONS AS INDICATED.
4. CONSTRUCTION CONTRACTION (CONTROL) JOINTS IN SLABS-ON-GRADE TO FORM PANELS. UNLESS OTHERWISE SHOWN ON DRAWINGS, PROVIDE JOINTS NOT EXCEEDING 15' IN EITHER DIRECTION AND LOCATED TO CONFORM TO BAY SPACING WHEREVER POSSIBLE (AFTER COLUMN CENTERLINES, HALF BAYS, THIRD BAYS).
5. TO FORM CONTRACTION (CONTROL) JOINTS, USE SAW CUTS 1/4" WIDE BY 1" DEPTH OR INSERTS 1/4" WIDE BY 1/4 OF SLAB DEPTH UNLESS OTHERWISE INDICATED.
6. LOCATION OF ALL JOINTS IN CONCRETE TO BE COORDINATED BY GENERAL CONTRACTOR WITH JOINTS IN FLOOR AND WALL FINISHES AND SHALL BE REVIEWED WITH ARCHITECT.
7. APPROVED BY THE ARCHITECT PRIOR TO POURING OF SLABS.

PROPER CURING PROCEDURE SHALL BE USED FOR SLAB-ON-GRADE TO PREVENT CRACKS.



CONCRETE:

1. ALL CONCRETE WORK SHALL CONFORM TO ACI-318 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS AND ACI-301 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
2. ALL CONCRETE (28 DAYS) SHALL BE 3,500 PSI CONTROLLED STONE OR GRAVEL CONCRETE, 6% AIR- ENTRAINED WHERE EXPOSED.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60, EXCEPT STIRRUPS AND TIES WHICH MAY BE GRADE 40.
4. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
5. REINFORCING BARS SHALL BE SPLICED A MINIMUM OF 48 DIAMETERS OR 24", WHICHEVER IS GREATER, UNLESS OTHERWISE NOTED.
6. MINIMUM CONCRETE COVERING OF REINFORCING STEEL SHALL BE AS FOLLOWS:
- |        |   |
|--------|---|
| 3/4"   | FOR SLABS   |
| 1"     | FOR INSIDE FACE OF WALLS                            |
| 1-1/2" | FOR BEAMS AND COLUMNS                               |
| 1-1/2" | FOR FORMED CONCRETE SURFACES EXPOSED TO WEATHER     |
| 1-1/2" | FOR FORMED CONCRETE SURFACES EXPOSED TO EARTH       |
| 2"     | FOR FOOTINGS AND BEAMS POURED DIRECTLY AGAINST SOIL |
7. PROVIDE TWO #6 BARS MINIMUM ALL SIDES AROUND WALL OPENINGS. EXTEND HORIZONTAL BARS 2'-0" PAST OPENING ON EACH SIDE. EXTEND VERTICAL BARS FOR FULL HEIGHT OF WALL.
8. ALL FOUNDATION WALLS 12" THICK OR GREATER SHALL RECEIVE TWO #5 CONTINUOUS TOP AND BOTTOM BARS UNLESS OTHERWISE NOTED.
9. ALL REINFORCING BARS MARKED CONTINUOUS SHALL BE LAPPED 30 BAR DIAMETERS MINIMUM. LAP TOP BARS AT MIDSPAN AND BOTTOM BARS AT SUPPORTS.
10. NON-SHRINK GROUT SHALL BE NON-METALLIC, HIGH-STRENGTH WITH A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI.
11. PROVIDE PROPER HIGH CHAIRS, SPACERS AND SUPPORTS TO HOLD REINFORCING SECURELY IN PLACE WHILE PLACING CONCRETE.
12. THE CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL SLEEVES, INSERTS, ANCHOR BOLTS, ETC. REQUIRED BY OTHER TRADES. INSTALLATION OF ALL SUCH EMBEDMENTS SHALL BE CHECKED FOR COMPLETENESS AND LOCATION BEFORE CONCRETE IS POURED AND COORDINATED WITH SHOP DRAWINGS OF TRADES REQUIRING THESE ITEMS. MINIMUM CONCRETE BETWEEN SLEEVES SHALL BE 6"
13. ALL TEMPORARY OPENINGS AND BEAM OR COLUMN POCKETS SHALL BE FILLED. PROVIDE 2x4 KEY AROUND OPENING OR POCKET, TYPICAL ALL LOCATIONS.
14. EXPANSION AND CONTROL JOINTS BETWEEN CONCRETE MEMBERS SHALL BE FILLED WITH APPROVED MATERIAL. SEE SPECIFICATIONS FOR DETAILS.
15. NO CONSTRUCTION SHALL BE MADE WITHOUT REINFORCEMENT. UNLESS OTHERWISE NOTED, THE FOLLOWING PERCENTAGE OF THE CROSS SECTIONAL AREA SHALL BE PROVIDED AS MINIMUM REINFORCEMENT:
- |                        |           |
|------------------------|-----------|
| SLABS, TOP AND BOTTOM  | 0.20%     |
| BEAMS, TOP AND BOTTOM  | 0.33%     |
| STIRRUPS               | #3 AT 6"  |
| COLUMNS, VERTICAL      | 1.0%      |
| COLUMNS, VERTICAL TIES | #3 AT 12" |
- SEE TYPICAL WALL DETAILS
16. CALCIUM CHLORIDE SHALL NOT BE USED IN CONCRETE MIXES.
17. UNLESS OTHERWISE NOTED ON THE DRAWINGS, SLEEVES FOR PIPING, ETC. THROUGH WALLS SHALL BE STEEL PIPE SLEEVES OF NOMINAL DIAMETER 2" LARGER THAN THE NOMINAL SIZE OF THE PIPE PENETRATING THE WALL. THE THICKNESS OF THE SLEEVE SHALL CONFORM TO SCHEDULE NO. 40 BUT NEED NOT BE MORE THAN 3/8".
18. BACKFILL WITH LEAN CONCRETE TO BOTTOM OF FOOTING AROUND ALL PIPING ETC., PASSING BELOW THE SPREAD FOOTINGS. MINIMUM LENGTH OF LEAN CONCRETE ENCASUREMENT SHALL BE FOOTING WIDTH PLUS 4".
19. WHERE NEW CONCRETE IS TO BE PLACED AGAINST EXISTING CONCRETE SURFACES, THE EXISTING SURFACE SHALL BE ROUGHENED TO A FULL AMPLITUDE OF APPROXIMATELY 1/4". THE SURFACE SHALL BE CLEANED AND LANTAGE REMOVED IMMEDIATELY. ALL CONSTRUCTION JOINTS SHALL BE MOISTENED AND STANDING WATER REMOVED BEFORE THE NEW CONCRETE IS PLACED.
20. CONTRACTOR SHALL INCLUDE IN THE BID FOR ALL TESTING AND REPORTS, PROVIDE FOUR TEST CYLINDERS FOR EACH 50 CU. YDS. OR FRACTION THEREOF IN ANY ONE DAY'S PLACING.
21. THREE TEST CYLINDERS SHALL BE TAKEN FOR EACH DAYS POUR AND FOR EACH 50 YARDS OF EACH CONCRETE TYPE ONE TESTED AT 7 DAYS, 2 AT 28 DAYS. RESULTS SHALL BE FORWARDED TO THE ARCHITECT/ENGINEER.
1. DETAILS OF DESIGN FOR CONCRETE AND REINFORCING SHALL CONFORM TO THE CURRENT EDITION OF THE ACI CODE AND THE MANUAL OF CONCRETE PRACTICE.
2. ALL CONCRETE EXCEPT THAT FOR ELEVATED SLABS ON COMPOSITE METAL DECK IS TO BE STONE CONCRETE. CONCRETE FOR ELEVATED SLABS TO BE LIGHTWEIGHT CONCRETE HAVING A WEIGHT OF 115 LBS/CUBIC FOOT MAXIMUM.
3. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS TO BE AS FOLLOWS:
- 4,000 PSI - SLABS ON GRADE, PILE FOUNDATIONS.
- 3,500 PSI - ALL LIGHTWEIGHT CONCRETE.
4. CONCRETE TO HAVE THE FOLLOWING SLUMP:
- LIGHTWEIGHT CONCRETE - MAX. 5"
- ALL OTHER CONCRETE - MAX. 4".
5. CONCRETE FOR STRUCTURAL SLAB ON GROUND TO CONTAIN A MINIMUM OF 2% TO A MAXIMUM OF 4% AIR BY VOLUME.
6. STEEL REINFORCEMENT RODS AND BARS SHALL CONFORM TO ASTM DESIGNATION A615, GRADE 60. WELDED WIRE FABRIC WIT REINFORCEMENT SHALL CONFORM TO ASTM A185 Fy=60 KSI.
7. TEMPERATURE REINFORCEMENT, SPLICES, SUPPORTS FOR REINFORCEMENT SHALL CONFORM TO ALL REQUIREMENTS OF ACI 318 (LATEST EDITION) UNLESS NOTED.
8. THE CONTRACTOR SHALL SUBMIT DRAWINGS SHOWING LOCATIONS OF ALL CONSTRUCTION JOINTS FOR REVIEW AND APPROVAL OF THE ENGINEER.
9. CONCRETE TO BE CUT SHALL BE SAW CUT ON SURFACE WITH MINIMUM 1" DEPTH.
10. WIRE CLIPS FOR ATTACHMENT OF CONCRETE ENCASUREMENT TO COLUMNS TO BE GALVANIZED 4x4-14/14 W.W.F.
11. CONCRETE COVERING OF MAIN REINFORCING STEEL SHALL BE MINIMUM OF 3/4" FOR ELEVATED SLABS, 2" FOR PIERS AND WALLS, 3" FOR CONCRETE PLACED ON SOIL AND SLAB ON GRADE.
12. ALL SLEEVES, PIPING INSERTS, ETC. TO BE EMBEDDED IN CONCRETE SHALL BE PLACED BEFORE CONCRETE IS POURED.
13. ALL DOWELS SHALL BE THOROUGHLY CLEANED AND PROTECTED WITH A CEMENT WASH.

STRUCTURAL STEEL:

1. THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE MANUAL OF STEEL CONSTRUCTION ASD 8TH EDITION (AISC).
2. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF AMERICAN WELDING SOCIETY STRUCTURAL WELDING CODE - STEEL.
3. STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION AS FOLLOWS, UNLESS OTHERWISE NOTED:
- A. ROLLED SHAPES: ASTM A992, Fy = 50,000 PSI
- B. BASE PLATES AND BEARING PLATES: ASTM A572 Fy= 50,000 PSI
- C. FASTENERS
- |                                   |                    |
|-----------------------------------|--------------------|
| ANCHOR BOLTS                      | ASTM A325, GRADE A |
| ANCHOR BOLT NUTS                  | ASTM A307          |
| ANCHOR BOLT WASHERS               | ASTM A307          |
| SHOP AND FIELD BOLTED CONNECTIONS | ASTM A325SC        |
| HIGH STRENGTH NUTS                | ASTM A563          |
| HIGH STRENGTH WASHERS             | ASTM A563          |
4. CONNECTIONS SHALL BE IN ACCORDANCE WITH THE MANUAL OF STEEL CONSTRUCTION ASD 8TH EDITION (AISC) UNLESS OTHERWISE SHOWN. ALL CONNECTIONS SHALL HAVE MINIMUM OF TWO BOLTS. WHERE BEAM REACTIONS OR CONNECTION DETAILS ARE NOT SHOWN, BEAM CONNECTIONS SHALL BE DESIGNED TO SUPPORT THE LESSER OF 75 PERCENT OF THE TOTAL UNIFORM LOAD CAPACITY OF THE BEAM (IN FLEXURE) LATERALLY SUPPORTED OR THE FULL SHEAR CAPACITY OF WEB.
5. ALL BOLTED CONNECTIONS, UNLESS OTHERWISE NOTED, ARE TO BE MADE WITH A325 HIGH STRENGTH BOLTS. HIGH STRENGTH BOLTS SHALL BE 3/4" DIAMETER UNLESS OTHER SIZES ARE SHOWN OR ARE NECESSARY AND APPROVED.
6. BOLTED CONNECTIONS SHALL BE SLIP CRITICAL - CLASS A SURFACE. BOLTS ARE TO BE FULLY PRETENSIONED. THREADS TO BE EXCLUDED FROM SHEAR PLANE.
7. COPIES, BLOCKS & REDISTRIBUT CUTS SHALL HAVE 1" MINIMUM RADIUS FILLETS.
8. STEEL BEAMS ARE TO BE INSTALLED WITH THEIR SPECIFIED, OR NATURAL CAMBERS UPWARDS.
9. ENDS OF COLUMNS AND BEAMS IN BEARING ARE TO BE MILLED.
10. WELD ELECTRODES SHALL BE E70XX U.O.N.
11. SEE ARCHITECTURAL DRAWINGS FOR FIREPROOFING REQUIREMENTS.
12. STRUCTURAL STEEL PRIMER PAINT: ZINC RICH PRIMER.
13. METALLIC OR NON-METALLIC SHRINKAGE RESISTANT GROUT SHALL BE PRE-MIXED FACTORY PACKAGED. COMPRESSIVE STRENGTH SHALL BE f'c=5,000 PSI, CONFORMING TO ASTM C 1107, GRADE C.
14. WELDERS IN ACCORDANCE WITH A.W.S. SPECIFICATIONS, LATEST EDITION.
15. BEARING ENDS OF COLUMNS SHALL BE MILLED PERPENDICULAR TO AXIS OF THE COLUMN MILL BEARING AREA OF BASE PLATE.
16. ALL EXTERIOR HUNG OR LOOSE LINTELS SHALL BE HOT-DIP GALVANIZED.
17. CUTS, HOLES, COPING, ETC. REQUIRED FOR WORK OF OTHER TRADES SHALL BE SHOWN ON THE SHOP DRAWINGS AND MADE IN THE SHOP. CUTS OR BURNING OF HOLES IN STRUCTURAL STEEL MEMBERS IN THE FIELD WILL NOT BE PERMITTED.
18. ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A325, UNLESS OTHERWISE NOTED.
19. ALL FIELD SPLICES AND CONNECTIONS SHALL BE WELDED OR BOLTED USING HIGH STRENGTH BOLTS.
20. SPLICES SHALL BE DESIGNED TO DEVELOP THE FULL CAPACITY OF THE MEMBER AT THE POINT OF THE SPLICE. MEMBERS SHALL NOT BE SPLICED AT POINTS OF MAXIMUM STRESS.
21. THE STRUCTURAL STEEL CONTRACTOR SHALL COORDINATE THE BOTTOM OF BASE PLATE ELEVATION WITH TOP OF CONCRETE COLUMN.
22. SHOP PAINT: FOR ALL STEEL MEMBERS THAT DO NOT RECEIVE SPRAY-ON FIREPROOFING OR CONCRETE ENCASUREMENT PROVIDE SHOP PAINT AS INDICATED BELOW:
01. INTERIOR (NON-EXPOSED STEEL) BEAMS SHALL RECEIVE ONE COAT OF 90/83 THEME-ZINC MADE BY THEMEC AT A MINIMUM DRY FILM THICKNESS OF 2.0 MILS TO 3.5 MILS.
23. ALL WELDS NOT SPECIFICALLY CALLED OUT SHALL BE AT LEAST THE MINIMUM WELD SIZE AS SPECIFIED BY CURRENT AISC MANUAL OF STEEL DESIGN.
24. SHOP DRAWINGS: SUBMIT SHOP DRAWINGS FOR ALL STRUCTURAL STEEL INDICATED ON THE CONTRACT DRAWINGS.

LOOSE LINTEL SCHEDULE

WALL THICKNESS	UNDER 4'-0" OPENING	4'-0" TO 8'-0" OPENINGS
4"	(1) 4 x 3 1/2 x 5/16	(1) 5 x 3 1/2 x 3/8
6"	(1) 5 x 5 x 5/16	(1) 5 x 5 x 3/8
8"	(2) 4 x 3 1/2 x 5/16	(2) 4 x 3 1/2 x 3/8
12"	(3) 4 x 3 1/2 x 5/16	(3) 4 x 3 1/2 x 3/8
16"	(4) 4 x 3 1/2 x 5/16	(4) 4 x 3 1/2 x 3/8

FOR ANY OPENING OVER 8'-0" VERIFY SIZE OF LINTEL WITH ARCHITECT FOR ARRANGEMENT AND LOCATION OF LOOSE ANGLE LINTELS SUPPORTING WALL OVER DOORS, WINDOWS, ETC. SEE ARCHITECTURAL DRAWINGS. FOR ALL SUCH OPENINGS USE ANGLE AS SHOWN ABOVE FOR EACH 8" OF WALL THICKNESS, WITH LONG LEG VERTICAL AND EXTEND AT LEAST 6" PAST WALL OPENING.

STEEL DECK

1. STEEL ROOF DECK SHALL BE 20 GAGE, 2" WIDE RIB GALVANIZED ROOF DECK.
2. STEEL FLOOR DECK SHALL BE 20 GAGE, 2" DEEP COMPOSITE FLOOR DECK.
3. ALL DECK TO BE WELDED WITH 5/8" DIAMETER PUDDLE WELDS. SPACING TO BE AS INDICATED IN THE SPECIFICATIONS U.O.N. ON PLANS.
4. ALL DECK TO CONFORM TO THE LATEST EDITION OF THE STEEL DECK INSTITUTE'S "ROOF DECK SPECIFICATIONS, CODE OF RECOMMENDED STANDARD PRACTICE, ROOF DECK CONSTRUCTION".
5. AT OPENINGS THROUGH ROOF DECK, WITH THE LARGER DIMENSION BEING 10" OR LESS, PROVIDE A 20" X 20" 14 GAGE REINFORCING PLATE. AT ROOF OPENINGS LARGER THAN 10", PROVIDE CHANNEL FRAME SUPPORT. SEE TYPICAL DETAILS.
6. DECK SHALL SPAN MIN. 3 SPANS WHEREVER POSSIBLE.
7. SHORING OF COMPOSITE METAL DECK, WHERE REQUIRED, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

DESIGN LOADS

LOADS	LOAD TABLE						
	1ST FLOOR		2ND FLOOR		ROOF		
	UNIFORM	POINT	UNIFORM	POINT	UNIFORM	POINT	
LIVE	50	50	50	120	100	60	30
SNOW LOAD							30
ROOFING (INCLUDING DECK & INSULATION)							12
CONCRETE SLAB & STEEL DECK	SLAB ON GRADE		40	40	40	40	
FLOOR FINISH	2	2	2	2	2	2	
HUNG CEILING			15	15	15	15	15
PARTITIONS	20		20		20	20	
DESIGN LOAD			130	180	160	130	80

WIND LOAD PER NYS BUILDING CODE, BASIC WIND SPEED: 110MPH.

SEISMIC LOADS SHALL BE COMPUTED AS PER NYS BUILDING CODE (2003). BUILDING SITE IS ASSUMED AS SITE CLASS "D". ALL STRUCTURAL, ARCHITECTURAL, MECHANICAL AND ELECTRICAL COMPONENTS SHALL BE DESIGNED FOR SEISMIC DESIGN CATEGORY "C".

ASBESTOS ABATEMENT (GLOVE BAG)

1. CONTENTS

- 1.1) GENERAL
- 1.2) ASBESTOS REMOVAL
- 1.3) GLOVEBAG PROCEDURES
- 1.4) DISPOSAL
- 1.5) SCOPE OF WORK

2. GENERAL

- 2.1) ALL ASBESTOS OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH RULES AND REGULATIONS AS STIPULATED IN INDUSTRIAL CODE 56 PART 56 OF TITLE 12 NYCRR NY STATE DEPARTMENT OF LABOR.

3. ASBESTOS REMOVAL

- 3.1) DRY REMOVAL OF ASBESTOS WILL NOT BE PERMITTED.
- 3.2) PREPARE SITE AS SPECIFIED UNDER OTHER SECTIONS OF THE SPECIFICATIONS.
- 3.3) USING A FINE SPRAY OF AMENDED WATER, SATURATE THE MATERIAL TO BE REMOVED. WHEN STARTING AN AREA, THE FIRST SPRAY PASS SHALL BE LIGHT, THEN SATURATE THE MATERIAL SUFFICIENTLY TO WET IT TO THE SUBSTRATE WITHOUT CAUSING EXCESS DRIPPING OR DELAMINATION OF THE MATERIAL. SPRAY THE ASBESTOS MATERIAL REPEATEDLY DURING WORK PROCESS TO MAINTAIN WET CONDITION AND TO MINIMIZE ASBESTOS FIBER DISPERSION. THE SPRAYING PROCESS SHALL BE A CONTINUOUS PROCEDURE. ASBESTOS MATERIAL ON FLOORS IS TO BE SPRAYED TO AVOID DRYING OUT.
- 3.4) REMOVE THE SATURATED ASBESTOS-CONTAINING MATERIAL BY CUTTING, SCRAPING AND WIRE BRUSHING DOWN TO THE SUBSTRATE. ASBESTOS MATERIAL SHALL BE REMOVED IN SMALL SECTIONS. CARE SHOULD BE TAKEN SO THAT DAMAGE DOES NOT OCCUR TO SUBSTRATE. AS IT IS REMOVED, PACK THE MATERIAL IN SEALABLE PLASTIC BAGS OF SIX-MIL MINIMUM THICKNESS, SEAL THE BAGS WITH DUCT TAPE AND PLACE IN LABELED CONTAINERS FOR TRANSPORTATION. MATERIAL SHALL NOT BE ALLOWED TO DRY OUT PRIOR TO INSERTION INTO THE CONTAINER.
- 3.5) AFTER COMPLETION OF THE STRIPPING WORK, ALL SURFACES FROM WHICH ASBESTOS HAS BEEN REMOVED, SHALL BE WIRE BRUSHED AND/OR WET SPONGED OR CLEANED BY AN EQUIVALENT METHOD TO REMOVE ALL VISIBLE MATERIAL. DURING THIS WORK, THE SURFACES BEING CLEANED SHALL BE KEPT WET.

ASBESTOS ABATEMENT (GLOVE BAG)

4. GLOVEBAG PROCEDURES

- 4.1) ASBESTOS REMOVAL SHALL BE ACCOMPLISHED BY THE GLOVEBAG APPROACH DESCRIBED HEREIN. THE GLOVEBAG SHALL BE USED FOR REMOVAL OF PIPE AND PIPE ELBOW INSULATION. ALL ADJACENT, DAMAGED PIPE SECTIONS TO BE REMOVED SHALL BE WRAPPED AND SEALED IN A MINIMUM OF TWO LAYERS OF 6-MIL PLASTIC. ALL EXPOSED PIPE INSULATION EDGES TO REMAIN SHALL BE SEALED AS SPECIFIED HEREIN. THE CONTRACTOR'S WORK AREA SHALL BE MONITORED AFTER ALL ASBESTOS REMOVAL, AND CERTIFIED AS SAFE PRIOR TO UNRESTRICTED ENTRY.

ASBESTOS ABATEMENT (GLOVE BAG)

- 1.1) INSTALLATION OF GLOVEBAG:
- 1.1.1) PLACE ALL REQUIRED TOOLS IN TOOL POUCH.
- 1.1.2) SEAL SIDES OF GLOVEBAG AROUND PIPE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 1.1.3) INSERT WETTING NOZZLE IN PORTHOLE AND SEAL WITH DUCT TAPE.
- 1.1.4) INSERT HEPA VACUUM NOZZLE IN PORTHOLE AND SEAL WITH DUCT TAPE.
- 1.1.5) SUPPORT THE GLOVEBAG AT THE BOTTOM AS NECESSARY TO PREVENT IT PULLING FROM THE PIPE.
- 1.1.7) One person inserts hands in glovebag sleeves and removes asbestos material from pipe. Second person operates sprayer and vacuum to control fiber release.
- 1.1.8) The integrity of the glovebag shall be smoke-tested through the water port access hole.
- 1.2) Asbestos Removal Procedure:
- 1.2.1) The asbestos material will be wetted with amended water prior to stripping operations.
- 1.2.2) Cut ends of pipe using bone or flexible wire saw. Placement of end cut should be 6" in from the end of the bag. If logging has a metal jacket, this will have to be removed by cutting with tin snips first, then fold back edges so bag will not be cut. Place metal in bottom of bag.
- 1.2.3) Cut insulation along the bottom of the pipe to the two ends. Spray insulation where cut with water, gently remove insulation, and place in bottom of bag.
- 1.2.4) Wash pipe with water and rub clean.
- 1.2.5) Wet down the top of the bag, pipe ends, and dampen insulation at bottom of the bag.

GLOVEBAG PROCEDURES

1.3) Asbestos Removal Procedure:

- 1.1.1) If additional sections of pipe insulation are to be removed, loosen connections and slide bag over next section to be removed. Reconnect and repeat stripping procedures.
- 1.1.2) Refer to manufacturer's guidelines for guidance on how much insulation can be removed per bag. When bag has reached its capacity, or all insulation has been removed from that pipe, begin procedures to remove bag from pipe.
- 1.1.3) Wash off tools and place in tool pouch, or pull into end of glove.
- 1.1.4) Remove water used and turn on HEPA vacuum and collapse bag.
- NOTE: Turn vacuum on only for a second or two; otherwise motor can be damaged.
- 4.3.10) Twist bag just below tool pouch and seal with duct tape.
- 4.3.11) Place bottom of glovebag into 6-mil disposal bag (labeled).
- 4.3.12) Remove bag from one end of the pipe. Remove tools through inverted tool pouch or glove and place in water bucket to be washed again and wiped clean.
- 4.3.13) Remove all tape, unroll and fold bag carefully into disposal bag.
- 4.3.14) Seal any remaining open ends of insulation with wettable pipe logging and two layers of bridging encapsulant.
- 4.3.15) Wet, wipe, and/or vacuum pipe and immediate area. Check for any visual contamination.
- 4.3.16) If no contamination has occurred and work was not done in a suspected or known contaminated space, worker may remove disposable suit and place in disposal bag.
- 4.3.17) Wipe outside of respirator with wetted cloth. Remove cartridges and place cartridges in labeled disposal bag. Place respirator in a second bag and follow respirator-cleaning procedures.
- 4.3.18) If contamination has occurred, worker will don a second disposable suit over first suit and proceed to designated emergency shower. While under the shower, disposable suit will be removed first, then the respirator.
- 4.3.19) The glovebag shall be shifted in a manner to minimize air transfer from the bag and shall not be shifted more than three (3) times per glovebag.

ASBESTOS ABATEMENT (GLOVE BAG)

2. DISPOSAL

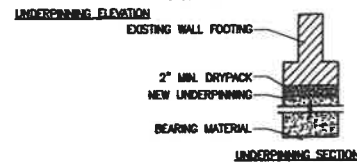
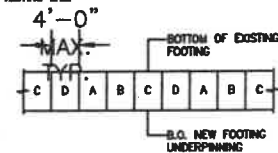
- 2.1) Dispose of asbestos-containing materials as asbestos contaminated waste. As the work progresses, and to prevent exceeding available storage capacity on site, remove sealed and labeled containers of asbestos waste and dispose of such containers to an authorized disposal site in accordance with the requirements of disposal authority and EPA. Submit documentation regarding disposal to the Owner's Representative.
- 2.2) Packed/sealed drums and double-bagged sealed asbestos material are to be properly labeled and delivered to a pre-designated disposal site for burial. Labels and all necessary signs are to be in accordance with Environmental Protection Agency and OSHA regulations.
- 2.3) The Contractor shall transport all sealed drums and bags to the sanitary landfill disposal site. All transportation shall be performed by a registered hazardous waste hauler.
- 2.4) At the waste site, the drums and bags are to be placed in the fill in accordance with applicable regulations.
- 2.5) A waste manifest for transportation and disposal to each load of asbestos waste will be submitted to the Owner. The job will not be considered complete until all manifests have been obtained and approved.

3. SCOPE OF WORK

- 3.1) The Contractor shall visit the site to verify existing access, dimensions, quantities and conditions and become familiar with the intent of the scope of work. See Specification Section 02115. Any discrepancy must be reported to the Architect prior to submitting bids.
- 3.2) The Contractor shall be held directly responsible for any damage which may be caused thereby to any part of the existing structure to remain. All surfaces damaged during the demolition/removal and construction process shall be patched or repaired to Architect/Owner's satisfaction to match existing surfaces in color, size, shape, material and texture.

UNDERPINNING NOTES

1. EXISTING FOUNDATION CONFIGURATION AND ELEVATION IS ASSUMED. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
2. CONTRACTOR SHALL FULLY COMPLY WITH LOCAL BUILDING CODE REGULATIONS GOVERNING UNDERPINNING.
3. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL TEMPORARY SHORING AND BRACING OF THE EXISTING CONSTRUCTION, SO AS TO PROVIDE THE SAFE INSTALLATION OF THE NEW UNDERPINNING WORK.
4. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS SO AS NOT TO DAMAGE EXISTING ADJACENT CONSTRUCTION.
5. CONTRACTOR IS TO USE A LEAN CONCRETE MIX (f'c 4,000 PSI) WITH HIGH-EARLY CEMENT WITH A MINIMUM STRENGTH OF 3,000 PSI IN THREE DAYS.
6. BY ACCEPTANCE OF THIS DRAWING, THE OWNER AGREES NOT TO HOLD THE ARCHITECT AND ENGINEER OF RECORD RESPONSIBLE FOR ANY DAMAGE OR SETTLEMENT THAT MAY OCCUR TO THE EXISTING STRUCTURE DUE TO THE UNDERPINNING OPERATIONS.
7. CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY THE BUILDING DEPARTMENT AGENCIES HAVING JURISDICTION OVER WORK.
8. EXCAVATE AND REPLACE PANELS 'A' FIRST, 'B' SECOND, 'C' THIRD AND 'D' FOURTH. MINIMUM CLEAR DISTANCE BETWEEN SIMULTANEOUS CUTS SHALL BE 12'-0".
9. ALL UNDERPINNING SHALL BE UNDER SUPERVISION OF THE TESTING LAB.



398 CONKLIN ST SUITE 208  
FARMINGDALE NY 11735  
WWW.IMPACTARCHITECTURE1.COM  
631-338-0580

NO.	REASON FOR ISSUE	DATE
1	OWNER REVIEW	0-21-2020
2	TO BUILDING DEPT.	0-27-2020

INTERIOR ALTERATION TO:  
NOTES SIPS AND STOGIES  
220 MAIN STREET  
FARMINGDALE NY 11735

GENERAL NOTES CONT'D



DRAWINGS ARE  
PRELIMINARY ONLY -  
NOT TO BE USED FOR  
CONSTRUCTION. FINAL  
CONSTRUCTION  
DOCUMENTS WILL BE  
PER BUILDING DEPT  
COMMENTS



## BUILDING CODE ANALYSIS

PROJECT NAME & ADDRESS  
THE DARKHORSE TAVERN  
273 MAIN STREET  
FARMINGDALE NY 11735  
ZONE: DMU  
ALTERATION LEVEL 2

### DESCRIPTION

TWO STORY MASONRY/WOOD  
PROPOSED USE: OUTDOOR SEATING FOR EXISTING RESTAURANT  
ADDITIONAL PARKING: 1 PER 3 SEATS = 85/3 = 28

### APPLICABLE CODES

ICC A117.1-2009 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES WITH THE NYS NEWLY ADOPTED ACCESSIBILITY SIGN

2020 NYSBC  
2020 NYSRC  
2020 NYSPC  
2020 NYSEBC  
2020 NYSEC  
2020 NYSFGC  
2020 NYSMC  
2020 NYSFC  
2020 NYSPMC  
ASHRAE 90.1 2013 (JULY 2014 PRINTING)

### USE & OCCUPANCY CLASSIFICATION (CHAPTER 3)

ASSEMBLY A-2  
PROPOSED SPACE: APPROX 1,579 SF  
TABLE 508.4 NO SEPARATION REQUIRED A/A  
TYPE OF CONSTRUCTION (CHAPTER 6)

TYPE III B- (602.3)		
TABLE 601		
BUILDING ELEMENT	REQ	PROVIDED
STRUCTURAL FRAME	0	0
EXT BEARING WALLS	1	N/A
INT BEARING WALLS	0	0
FLOOR CONSTRUCTION	0	0
ROOF CONSTRUCTION	0	0

TABLE 602 (M/IIIB)	REQ	PROVIDED
< 5'	2	2
>=5'; <10'	1	1
>=10'; <30'	1	1
>=30'	0	0

### FIRE RATE CONSTRUCTION (CHAPTER 7)

### INTERIOR FINISHES (CHAPTER 8)

TABLE 803.4 CLASS C OR GREATER REQUIRED  
CLASS C OR GREATER PROVIDED

### FIRE PROTECTION (CHAPTER 9)

SPRINKLERS NOT REQUIRED (903.2.1.2 (2))  
GROUP A-2 OCCUPANCY  
FIRE EXTINGUISHER 906.3 (3) 2-A PROVIDED

### FIRE ALARMS (907.2.1)

FIRE ALARM SYSTEMS AND SMOKE ALARMS ARE NOT REQUIRED

### MEANS OF EGRESS (CHAPTER 10)(TABLE 1004.1.2)

PROPOSED OCCUPANCY CALCULATIONS			
SPACE	AREA (SF)	OCC LOAD	OCCUPANCY
UNCONC TABLES AND CHAIRS	1,271SF/15		85
STORAGE	308SF/200		2
TOTAL ADDITIONAL OCCUPANCY			87 pp



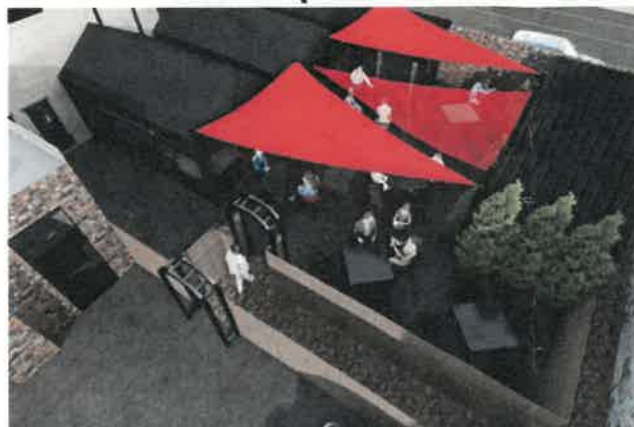
## ALTERATIONS TO: DARK HORSE TAVERN 273 MAIN STREET FARMINGDALE NY 11735



BIRDS EYE VIEW (CONKLIN ST.)



BIRDS EYE VIEW (REAR PARKING LOT)



BIRDS EYE VIEW (REAR PARKING LOT)

### TRUSS IDENTIFICATION SIGN



SIGN TO CONSIST OF A 6" DIAMETER CIRCLE WITH A STROKE WIDTH OF 1/2" BACKGROUND COLOR TO BE REFLECTIVE WHITE. THE CIRCLE AND CONTENTS TO BE REFLECTIVE RED COLOR IN ACCORDANCE WITH APPENDIX H, PART 1264 OF THE 2010 FIRE CODE OF NEW YORK

SIGN TO BE PLACED AT ALL EXTERIOR ENTRANCE AND DISCHARGE DOORS AND AT ROOF ACCESS AND DOORS TO STAIRWAY.  
ATTACH TO DOOR OR TO THE BUILDING NOT MORE THAN 12" HORIZONTALLY FROM THE LATCH SIDE OF THE DOOR AND NOT LESS THAN 42" ABOVE THE WALKING SURFACE OR MORE THAN 60" ABOVE THE WALKING SURFACE.

### PARKING NOTE

NO CHANGE IN USE OR FOOTPRINT IS PROPOSED FOR THE SUBJECT PROPERTY AND THERE IS THEREFOR NO CHANGE FROM THE EXISTING PARKING REQUIREMENT

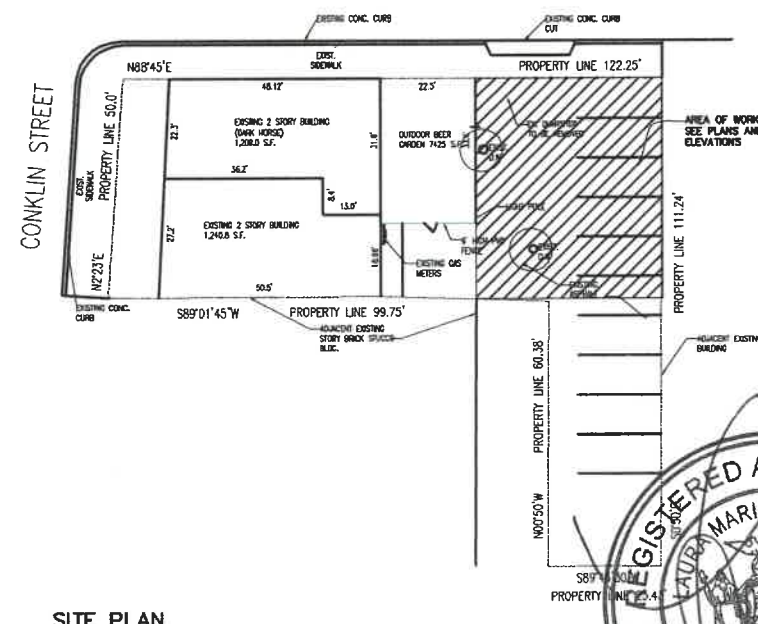
### GENERAL NOTES

1. EXTERIOR SIGNAGE TO BE DESIGNED AND LOCATED BY OTHERS
2. ALL ROOMS AND EXTERIOR DOORS TO MEET ADA REQUIREMENTS
3. FLASHING WHERE NECESSARY (EXT. WALLS, ROOF, ECT).
4. PROVIDE FLOOR DRAIN AND COMMERCIAL GRADE FAUCET PER EACH BATHROOM

### EXISTING CONDITIONS NOTES:

1. VERIFY IN FIELD EXISTING CONDITIONS AND LOCATION OF COLUMNS FOR ROOF WINDOW DIMENSIONS, LOCATIONS, AND QUANTITY.
2. WINDOW DIMENSIONS, LOCATIONS AND QUANTITY TO BE REVIEWED WITH ARCHITECT PRIOR TO ORDERING OF ANY MATERIALS OR START OF ANY WORK.
3. VERIFY IN FIELD ALL EXISTING CONDITIONS AND REVIEW WITH ARCHITECT PRIOR TO THE START OF ANY WORK.

CONKLIN STREET



### SITE PLAN

THIS PLAN IS FOR REFERENCE ONLY.

SCALE: 1/8" = 1'-0"

### BUILDING PLAN REVIEW NOTE:

TOWN PLANS EXAMINER SHALL REVIEW THE ENCLOSED DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE TOWN AS SPECIFIED IN THE BUILDING AND/OR 2020 RONY'S AND/OR 2020 BOY'S AND/OR 2020 EBCNY'S AND/OR 2020 FCNY'S AND/OR 2020 MCNY'S AND/OR 2020 PCNY'S AND/OR 2020 PMONY'S. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THE CODE. THE SEAL AND SIGNATURE OF THE DESIGN PROFESSIONAL HAS BEEN INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THE DOCUMENT IS: ACCURATE, CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION, CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE IS THE RESPONSIBILITY OF THE LICENSEE

### CERTIFICATIONS

1. THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED, AND TO THE BEST OF MY BELIEF, KNOWLEDGE, AND INFORMATION, MEET THE REQUIREMENTS OF THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AND THE RESIDENTIAL CODE OF NEW YORK STATE.
2. THE FRAMING DESIGN STANDARD USED IS THE AMERICAN FOREST AND PAPER ASSOCIATION "WOOD FRAME CONSTRUCTION MANUAL 2001 EDITION".
3. ALL WORK SHALL CONFORM TO THE NY STATE UNIFORM BUILDING CODE - DECEMBER 31, 2002

### SCHEDULE OF DRAWINGS

A-0	COVER SHEET, CERTIFICATIONS, SITE PLAN, NOTES.
50-1	FRONT ELEVATION
50-1	SITE DETAILS
A-1	EXT. OUTDOOR PATIO FLOOR PLAN
A-2	EXTERIOR ELEVATIONS

### KEY MAP



Know what's below.  
Call before you dig.

NEW YORK STATE  
YOU MUST CALL 811 BEFORE ANY EXCAVATION  
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.  
1-800-962-7962  
www.digsafelynewyork.com



399 CONKLIN ST SUITE 208  
FARMINGDALE NY 11735  
WWW.IMPACTARCHITECTURE1.COM

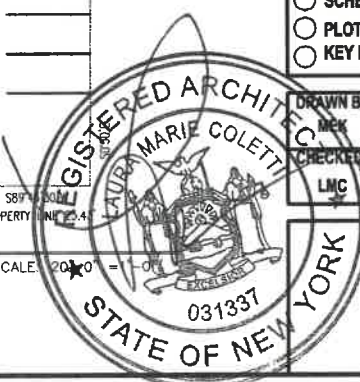
NO.	REASON FOR ISSUE	DATE
1	OWNER REVIEW	5-8-25
2	BUILDING DEPARTMENT REVIEW	5-22-25

### RENOVATIONS TO:

DARK HORSE TAVERN  
273 MAIN STREET  
FARMINGDALE, NY 11735

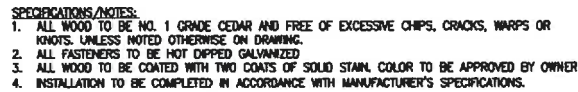
- ☐ COVER SHEET
- ☐ BUILDING PLAN REVIEW & CERTIF.
- ☐ SCHEDULE OF DRAWINGS
- ☐ PLOT / SITE PLAN
- ☐ KEY MAP

DRAWN BY:	
CHECKED:	PROJECT NO.
LMC	2519

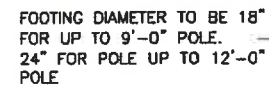


A-0





SCALE: 1/2" = 1'-0"



SCALE: 1/2" = 1'-0"



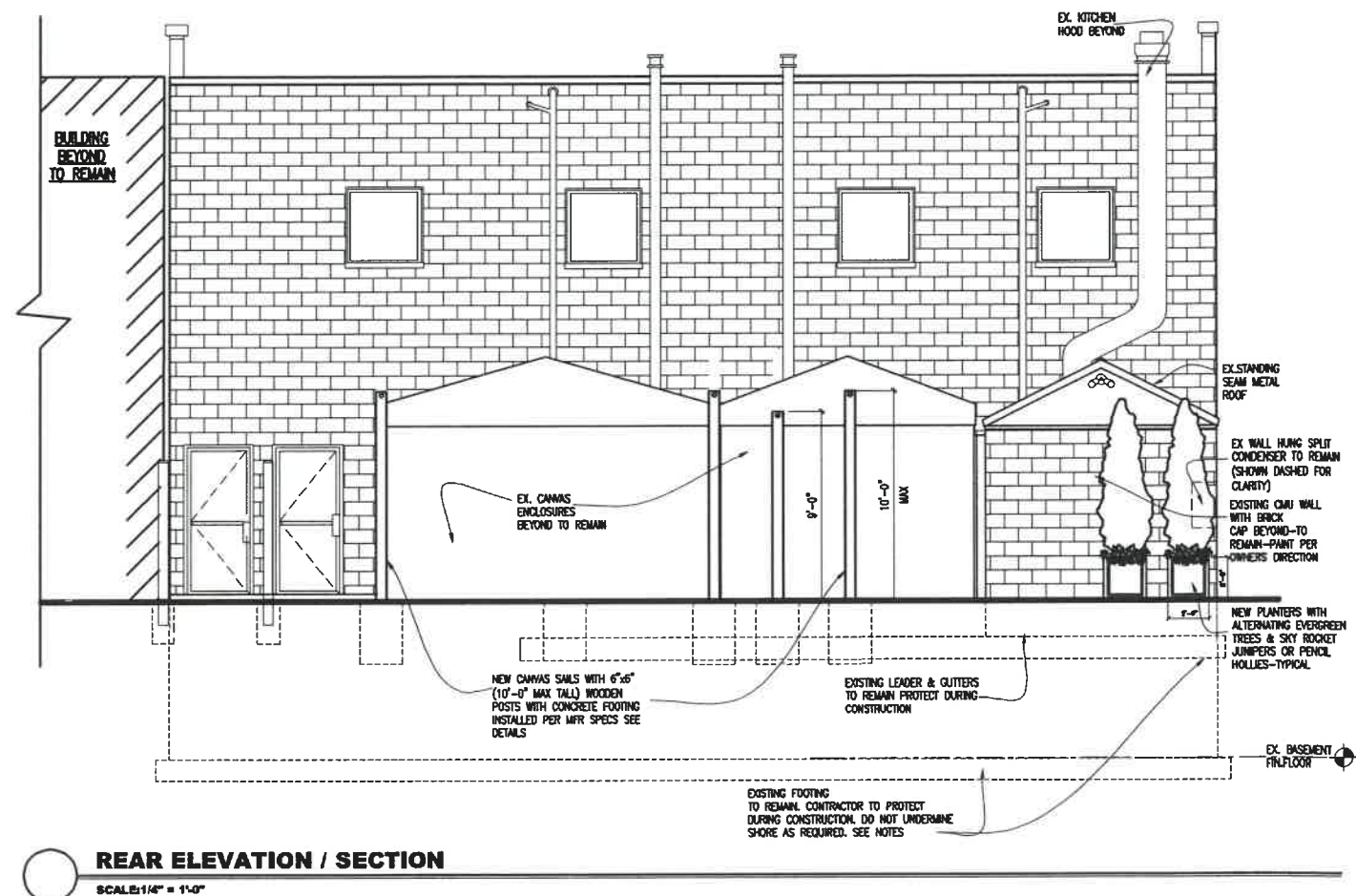
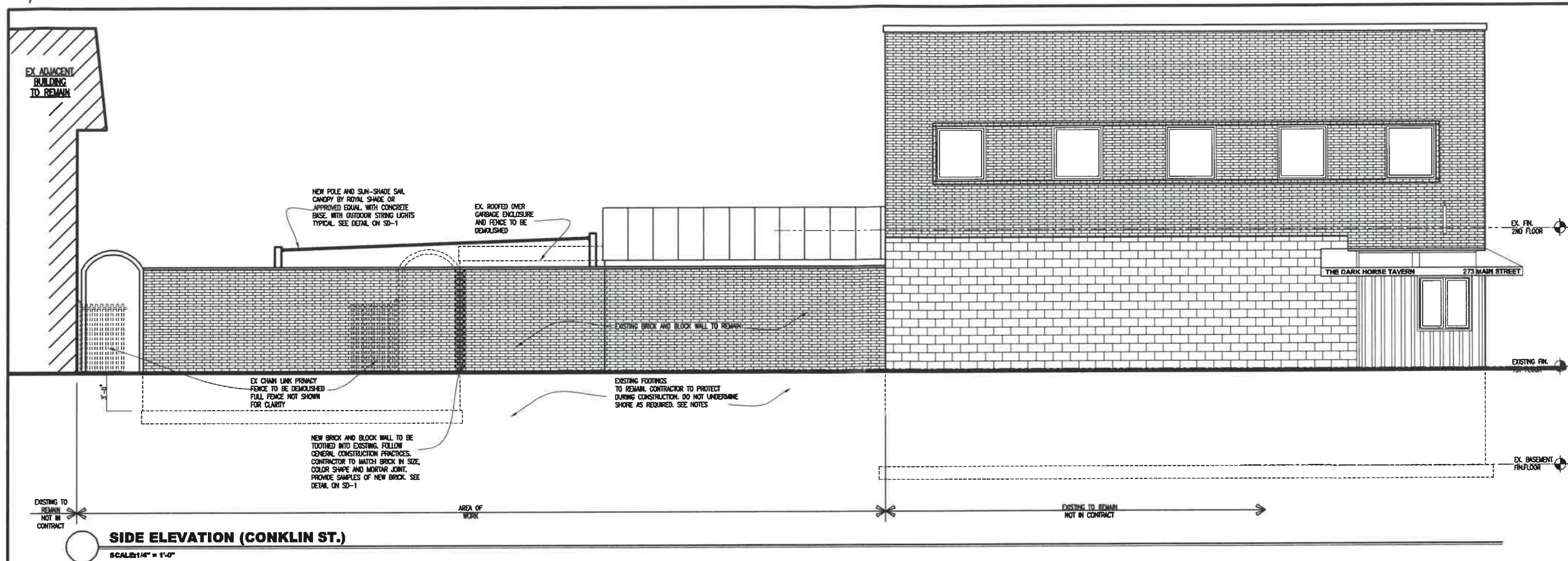
**RENOVATIONS TO:  
DARK HORSE TAVERN  
273 MAIN STREET  
FARMINGDALE, NY 11735**

○ ○ ○ ○

SD-1







NO.	REASON FOR ISSUE	DATE
1	OWNER REVIEW	5-8-25
2	BUILDING DEPARTMENT REVIEW	5-22-25

RENOVATIONS TO:  
DARK HORSE TAVERN  
273 MAIN STREET  
FARMINGDALE, NY 11735

<input type="radio"/>	EXTERIOR ELEVATIONS
<input type="radio"/>	
<input type="radio"/>	
<input type="radio"/>	
<input type="radio"/>	

DRAWN BY:	MEK	
CHECKED:	LMC	PROJECT NO. 2519



**A-2**



STEWARD PRESERVATION SERVICES LLC

1 View Place, Huntington, NY 11743

TEL: 516 993-0658

JCS@StewardPreservation.com

WWW.STEWARDPRESERVATION.COM

June 30, 2025

Brain Harty, Village Administrator  
Village of Farmingdale  
361 Main Street  
Farmingdale, NY 11735

Re: Letter of Agreement for Historic Preservation Consulting Services at the Thomas Powell House, Farmingdale, NY.

Dear Mr. Harty,

At the request of the Village of Farmingdale, and related to ongoing discussion and correspondence, **Steward Preservation Services (SPS)**, is pleased to provide the following Letter of Agreement (LOA) related to general preservation consulting services applied to the historic Thomas Powell House, 33 Merritts Road, Farmingdale, NY, and specifically related to potential restoration and landmarking of the structure.

This LOA reflects general preservation consulting services, including visual observation of existing conditions with verbal commentary, assessment of potential problematic conditions and appropriate response recommendations, restoration guidelines and general services related to landmarking procedures and achieving eligibility status.

The proposed scope of work being carried out includes the following ongoing action steps:

- Preliminary project review and interface with client and/or related consultants;
- Review of documents, photographs and plans as supplied;
- Site investigation to provide in-depth visual review of conditions;
- Assessment of conditions and required remedial actions;
- Recommendations for actions steps, and where applicable, specific repair details. \*
- Interface with client regarding restoration options and execution, landmarking processes and achieving eligibility status, etc.

\*-Note: during site review(s) the client may choose to record verbal commentary and/or take notes. If required or beneficial, follow-up discussion, report development and/or similar actions may be suggested by SPS and/or by request by the client.

The above scope of work is based upon initial discussion in conjunction with preliminary review of documents supplied by the client, including photographs and proposed new design drawings. Ongoing consulting services, including site review procedures will be billed at an Introductory hourly rate of



**\$150.00**, inclusive of labor. Travel costs will be applied at ½ professional hourly rate and standard IRS mileage expenses.

If during the course of work unforeseen conditions are revealed and/or it is determined that additional work is required, this will be brought to the attention of the client. Additional tasks outside the work scope detailed above, and/or requested will be negotiated and/or billed additionally, as based upon the rates/terms stated below.

Rates/Terms - for current proposed and/or follow-up services:

- Preservation Consultation Services: Introductory Rate: Principal Conservator @ \$150/hr.; Standard Rates: Principal Conservator @ \$175/hr.; Architectural Historian @ \$150/hr.; Assistant Conservator @ \$125/hr.
- Reimbursable items (i.e. materials, postage, etc.) work will be billed additionally at cost plus a standard 10% fee for handling.
- Invoices will be submitted monthly or bi-monthly, as per progress and are “Due upon Receipt”.
- Balances past 30 days will be subject to an additional compounded finance charge of 2% per month.

This Letter of Agreement is valid for a sixty (60) day period from the date it is written (June 30, 2025).

If this agreement is acceptable, please sign below and return to us so that work can be scheduled.

Respectfully Submitted,

Accepted:

**Steward Preservation Services LLC (SPS)**

**Village of Farmingdale**

Name: Joel Snodgrass, Principal, SPS

Name: Brian Harty, Village Administrator

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: June 30, 2025

Date: \_\_\_\_\_





6-27-2025

Brian Harty, Village Clerk,

Village of Farmingdale 361 Main St., Farmingdale, NY 11735 Email: [bharty@farmingdalevillage.com](mailto:bharty@farmingdalevillage.com) , Phone: 516-249-0093

Re: Proposal for Architectural Services(only) for the Thomas Powell House 33 Merritts Road, Farmingdale NY 11735

**Project Description: measurements and verification of existing residence to convert to public use. Provide structural analysis of residence & outbuildings provide structural repair drawings. Window replacement & change of use drawings for permit and construction. Site plan with parking, drainage w/calculations) & exterior lighting.**

---

**Measurements/Verification/Initial consultation:**

- Review Owner program and requirements zoning code analysis.
- Verify site conditions. See section II #9
- Owner to provide and Recent survey with average front yard setbacks, crown of road (top of chimney as required), topographic elevation points, Soil borings or as municipalities require.

**Design Phase**

- Proposed Floor plans & Proposed Elevations of areas of project scope as required to best convey design intent.
- Sections and Details are not part of the design phase.

The final design must be approved by the owner before progressing to construction documents. See section IV #1b. Once finalized by the Architect and owner, if the approved design is modified, modifications will incur an additional fee of \$191.23 per hour.

**Construction/Bid documents for construction and permit to include:**

- Preparation of **owner** approved floor plans.
- Structural Drawings and calculations (as required and if in scope of work above).
- Demolition plan (as required).
- Plans, details as required for the permit.
- Exterior elevations of affected areas, architectural Sections, and details.
- Electrical lighting and power plans Plumbing Riser Diagram (as required).
- Other Architectural drawings and details that may be required to clearly convey the intent of the project.

**Filing of permit application:**

All Architectural fees are to be paid prior to final submission to the building department or to bid.

- Preparation of all permit applications and supporting documents, printing of plans for filing with the building department, (see exclusions).

**Documents provided:**

- Required number of signed/sealed sets of completed drawings (number of sets will be per building dept)
- PDF file of completed set of drawings.

---

**Architectural Design fees:**

- **Measurements and or/Verification/Initial consultation:** Due at contract signing 32 hours@ \$191.23 general architectural staff \$6,119.36
- **Design Phase – Due on or near completion of design:** Due prior to release of final preliminary 10 hrs senior Arch@ \$241.85 80 hrs intern \$84.36 \$9,167.30
- **Construction Documents 100%/bid Payment:** Due prior to release to the bldg department or bidding 10 hrs Senior Arch@ \$241.85 43 hrs @ \$84.36 \$6,045.98
- **Construction Documents** will begin when the design phase payment is complete and will generally take + -45 business days.
- **Filing of Building Permit application and documents provided** Included
- **Total Fee for Architectural Services:** \$21,332.64

---

**Recommended Additional Services (if needed)**

- *Electric & gas load letters. Electric panel diagram.*
- *HVAC Design and calculations (including manual "J", "S") HERS Rater or HERS Rater for energy code compliance may be required, Impact Architecture can recommend and coordinate with an engineer.*

**Additional Services (if needed)**

- Any in-field alterations necessitating the re-filing of As-Built Drawings with the town will incur an additional charge of \$191.23 per hour.

---

**Exclusions:**

- All permit & filing fees to all jurisdictions are to be paid by the owner.
- Any Open permits or legalizations, any square footage without permits (not included in above) including, but not limited to Basements, fences, sheds, Pools, Decks, HVAC, additions etc.
- Water service & sewer permit and filing.
- Electric & gas load letters. Electric panel diagram.
- Construction Administration is not included in this contract. See note 6 under architect's responsibilities.
- It is assumed the owner is utilizing/tapping into existing HVAC system. Should additional, HVAC Design and calculations (including manual "J", "S") for energy code may be required, Impact Architecture can recommend and coordinate with an engineer.
- HERS Rater or HERS rating
- Engineered fire sprinkler drawings - Including fire sprinkler permits and hydrant flow tests and Hydraulic calculations for fire sprinklers.
- Any structural calculations and modeling that requires a structural engineer will incur additional fees.
- Health department application and review for onsite sanitary or for Sewer Connection Permit.
- Local & State variance services: Including Radius maps, Variance application and mailings, Zoning Board Hearing/Architectural Review Board appearances. Impact Architecture can recommend and coordinate with an expeditor.
- Any 239f applications and/or Dot or Highway department applications.
- It is recommended that the owner fill out a Freedom of Information Law (FOIL) application as it is faster than having the architect request one. Should the owner require Impact Architecture to apply for a FOIL application prior to signing the proposal one can be obtained for a fee of \$200.00.

**Proposal is valid for 45 days from date above #xxx**

## I. Ownership and Use of Documents

Documents provided to the owner because of this agreement are the property of the Architect. The owner shall be supplied with the required number of sets of printed documents used for filing purposes. If additional prints are requested by the owner, the same shall be supplied by the Architect at the sole cost and expense of the owner. Additional sets can be provided at \$85.00 per set.

## II. Architect's Responsibilities:

1. Field measuring and observation. The Architect shall not do exploratory demolition to determine framing sizes, directions, or conditions of the existing structure. Impact Architecture is not expected to remove attached covers, make holes, or perform tests that could damage the item or area being observed.
2. Zoning analysis and assistance with obtaining approvals/variances, if necessary (see proposal).

**The Zoning Official has final jurisdiction on all zoning matters.**

3. **Design Phase:** Preparation of preliminary design and presentation to owner. Preparation of final design, in accordance with Owner's response to preliminary design. The design phase generally consists of two to three design revisions. Design changes beyond this number will result in additional architectural fees.

4. Preparation of detailed construction documents for obtaining bids from contractors, for obtaining a building permit, and for use by the contractor to construct the project. Construction documents shall include:

*Drawings:* plot plan, general notes, demolition plan, foundation plan, floor/framing plans, window/door schedules and details as required, finish schedules, partial building elevations, building sections, necessary interior elevations and sections, electric plans, plumbing riser diagram, miscellaneous sections, and details. (Heating, ventilation, and air conditioning design shall be completed by the mechanical subcontractor or others and not included in the Architect's Scope of Work.)

*Specifications:* site work, concrete, masonry, metals, wood and plastics, thermal and moisture protection, doors and windows, finishes, mechanical & electrical & plumbing.

5. Construction Administration is not part of this contract. The architect will issue timely responses to the contractor's requests for information or clarifications as it pertains to the construction documents. The architect retains the right to reject all non-conforming work. The Architect has not been retained to procure or negotiate with the contractor for bidding purposes.
6. Field supervision is not part of this contract. The owner may request supervision at an hourly rate of \$191.23 plus travel expenses.
7. Commercial/residential Interior design drawings are not part of this contract, E.g., Corporate Branding, furnishings, carpets, colors, artwork Etc. (can be provided at an additional fee.)
8. The Architect is not responsible for the cost of labor and materials.
9. Architect will draw existing areas that are affected within this scope of work only. Should the municipality require additional areas, fees can be negotiated by lump sum or hourly rate.
10. The Architect will electronically issue bid documents to contractors, should printed documents be needed they can be obtained through impact architectures office at a cost per this proposal.

## III. Owner's Responsibilities:

1. **It is the owner's responsibility to provide access and verifiable information regarding any structure that needs to be certified or verified by the architect, including but not limited to footings, beams, girders, columns, etc.**
2. Provide full information about the objectives, schedule, and constraints of the project. The Architect may rely on the accuracy and completeness of information furnished by the owner. It is the Owner's responsibility to provide all documentation regarding the Certificate of Occupancies on all existing structures.
3. Establish a budget with reasonable contingencies that meet project requirements.
4. Furnish surveying, geotechnical engineering and environmental testing as required by municipality.
5. Employ a contractor to perform the construction work and provide cost-estimating services after the completion of the final construction documents.
6. Employ a Plumber to provide fire sprinkler drawings (if required) for filing of sprinkler permit and installation of fire sprinklers and all plumbing as indicated on the drawings.
7. The costs associated with any structural modifications/redesign and or repairs required because of unforeseen conditions uncovered during demolition/construction shall be the responsibility of the owner.

8. Preparation of a detailed construction cost estimate by a N.Y. licensed General Contractor (as selected by the owner). The construction estimate shall be based on completed construction drawings prepared by the Architect. This bid is intended to be used by the homeowner for informational purposes when receiving and reviewing bids from various contractors/bidders. The estimate may be negotiated into a construction bid/contract with the selected contractor by the owner.

9. The owner is responsible for contracting with all contractors and providing Impact Architecture with ALL required Insurance documents and licenses of contractors as required for filing of permit application.

10. It is recognized that neither the Owner nor Architect has control over the cost of labor, materials or equipment, the contractor's methods of determining bid prices; or competitive bidding, market or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's budget for the Cost of Work or from any estimate of the Cost of the Work.

11. Owner to provide scanned PDF copy of final town approved drawings to architect

12. It is highly recommended that the owner and the owner's contractor document the entire construction process with photographs/dates/measurements in the event the as-builts or modifications are required. The Architect **will not certify** existing structures without access to all areas in scope of work, including footings, beams, girders columns, etc.

13. It is the owner's responsibility to procure development rights if required by municipality. It is recommended that the owner investigates this prior to proceeding with any development or start of drawings.

## IV. Payments and Compensation to the Architect:

**(Project costs are preliminary estimates only and may increase or decrease as elements become necessary which were unanticipated or added to the project by the owner.)**

1. General Payment Schedule:
  - a. **Retainer:** An initial payment retainer per proposal shall be paid upon execution of this agreement.
  - b. **Design Phase:** Payment at completion or near completion of the Design Phase.

*If after 45 days of the design/preliminary issuance to client, and no comments are received by Impact architecture the preliminary design is assumed approved and preliminary design payment is due. After this date fees may be incurred for any changes to the preliminary design. The Final design must be approved by the owner prior to progressing to construction documents. Once preliminary design is finalized by Architect and owner, if approved design is modified, modifications will be made for Additional fee of \$191.23 per hour.*

*If the owner suspends the architect's services, The Architect upon resumption of services shall be compensated equitably adjusted on account of increased costs resulting from the suspension of project, provided that the suspension was without fault of the Architect.*
  - c. **Construction/Bid Documents Phase:** Payment at completion of the construction/bid documents phase.
  - d. **Additional Services:** Additional services such as letters, addendums, changes, construction site visits, and supplementary copies, and detailed construction cost estimating are billable expenses and are due at the completion of the service.
2. **Final signed and sealed drawings will be issued to the building department upon receipt of payment for the final construction/bid documents phase.**
3. The Architect shall be compensated for reimbursable expenses such as reproductions and postage (as stated above).
4. Zoning Board of Appeals meeting(s) or other township required meeting(s) shall be billed at \$191.23 per hour. —unless stated in this proposal.
5. Additional construction site visits: Site visits shall be billed at a flat rate of \$191.23 per visit. There shall be no charge for site visits not requested.
6. Letters required by the municipality due to changes made by the owner, contractor, or unforeseeable site conditions, shall be billed to the owner at \$191.23 per letter, unless such a letter is made necessary by the Architect's error or omission.
7. Revisions and addendums requested after the issuance of the final construction drawings will be billed at the stated hourly rate, unless such revisions are made necessary by the Architect's error or omission.
8. Payments are due and payable within ten (10) days of the owner's receipt of the Architect's invoice. Payments shall be made by check payable to Impact Architecture or by credit card, Visa, MasterCard & PayPal. All credit card



payments will incur a (current rate %) charge for credit card fees. Undisputed amounts unpaid (30) days after the invoice date shall bear interest from the date payments are due at a rate of (3%) per month.

9. This proposal shall be void after (3) months of the above contract date. The Architectural fees listed in this proposal shall be valid for (12) months after the owner's acceptance of this contract. Architectural fees may be increased if services are required beyond (12) months.

**NOTE:** If a check has been returned for insufficient funds, an invoice reflecting the monies not paid as well as the bank's service charge will be billed to the owner and payment is expected upon receipt of the Architect's invoice.

#### **V. General Conditions:**

1. The owner has the right to cancel Architectural Services at any time for cause or for the owner's convenience and will be responsible only for payment for services performed up to the date of cancellation (hourly rate times the time invested).

**Any cancellation of Architectural Services shall be done in writing.**

a. The Architect has the right to cancel Architectural Services at any time for cause or for the owner's and Architect's convenience and will be compensated only for payment for services performed up to the date of cancellation (hourly rate times the time invested).

2. If the owner fails to make payment on any undisputed amount, then the Architect has the right to suspend work and shall not be held responsible for any delays as a result.

3. If any dispute arises out of or relates to this contract, or breach thereof, and if said dispute cannot be settled through direct discussions, the parties agree to first endeavor to settle the dispute in an amicable manner by mediation under the Construction Industry Mediation Rules of the American Arbitration Association before having recourse to a judicial forum. No written or oral representation made during the course of any mediation shall be deemed a party admission.

4. Changes in scope requested by the owner that are inconsistent with the owner's prior approval of the final design drawings may result in additional work and shall be considered beyond the scope of this agreement. The Architect will notify the owner, prior to commencement of the additional services, of any time delays and additional fees that may be incurred.

5. It is suggested that General Contractors be invited to review design drawings to provide the owner with preliminary estimates. The budget for the project as established by the owner does not include items purchased separately by the owner, such as cabinets, appliances, decorative light fixtures, specialty items, etc. The owner is responsible for considering cost allowances for such additional items.

6. The Architect will make every effort to work within the design budget as set forth by the owner. The Architect **cannot** be held responsible for any changes in labor and material costs in the construction market. The architect is not responsible for the cost of labor and materials.

7. The Architect shall have no responsibility for the identification, discovery, presence, handling, removal, or disposal of, or exposure of, persons to, hazardous materials in any form at the project site.

8. It is hoped that the services provided by the Architect be respected by both the owner and the General Contractor. The Architect shall be notified of any proposed divergence from the intent of the work inferable from the final construction documents and the actual work to be performed by the General Contractor. Prior to the execution of the work, the Architect shall approve any changes made to the Architectural design. Any aesthetic issues arising between the Architect

and the General Contractor shall be the Architect's decision, in consultation with the owner, if consistent with the intent expressed in the contract documents.

9. The Architect shall visit the site at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the portion of work completed and to determine in general if the work observed is being performed in a manner indicating that the work when fully completed will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the work.

10. With the owner's permission the Architect shall have the right to use any drawings and photographs taken before, during, and after construction for marketing purposes.

11. Waiver of consequential damages: The parties agree to waive claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes but is not limited to damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business, and reputation, and for loss of management or employee productivity or of the services of such persons. This mutual waiver is applicable, without limitations, to all consequential damages due to either party's termination.

12. Limited liability clause: Parties agree that the Architect's liability for any claim at law or equity arising out of this agreement shall not exceed the architectural fee for this project.

13. The Architect shall not be responsible for an Owner's directive or substitution without the Architect's written approval.

14. The Architect shall not have control over, charge of or responsibility for the construction means, methods, techniques, sequences, or procedures or for safety precautions and programs in connection with the work, nor shall the Architect be responsible for the Contractor's failure to perform the Work in accordance with the contract documents. The Architect shall be responsible for the Architect's negligent acts or omissions but shall not have control over or charge of and shall not be responsible for, acts or omissions of the Contractor or of any other persons or entities performing portions of the Work.

15. The owner shall be issued a copy of the design documents including, but not limited to, the final construction documents for their records. They may use this copy for the purposes of completing and maintaining the Project and for future alterations and additions.

16. Impact Architecture shall coordinate all comments in order to facilitate the permit process with the Village, Town or Building Department for plan approval and permits issue. Impact Architecture shall not be held responsible for not obtaining a permit due to owners or building departments inactions, delays, or financing. Any additional services required in obtaining a permit, i.e., special use permits, or variance requirements will be provided at an additional charge of \$191.23 per hour. Drawings are prepared in accordance with town and state codes. Impact Architecture is not responsible for decisions or granting of building permits by third party jurisdictions, (i.e., Building Department, Fire Marshal, Health department) or additional requirements set by same. Impact Architecture is not responsible if the project is cancelled prior to completion.

17. The architect reserves the right to fill out a freedom of information law (F.O.I.L.) application on the owner's behalf to obtain any information (drawings etc.) currently available. A FOIL application may not include all or any open permits, unpermitted structures or violations. Impact architecture shall not be held responsible for information or lack of information released by a FOIL application.

*Thank you for considering Impact Architecture PLLC for your project. We look forward to working with you. If you have any questions regarding this proposal, please do not hesitate to contact us. Your signature below indicates acceptance of the terms of this proposal.*

#### **Architect/Partners:**

**Michael E. Kralick, AIA, LEED AP BD&C**

Phone: 631.339.0590 ext. 102 / E-Mail: [mkralick@impactarchitecture1.com](mailto:mkralick@impactarchitecture1.com)

Date: \_\_\_\_\_

**Laura Coletti, RA, LEED AP BD&C**

Phone: 631.339.0590 ext. 101 / E-Mail: [lcoletti@impactarchitecture1.com](mailto:lcoletti@impactarchitecture1.com)

Date: \_\_\_\_\_

#### **Owner/Representative:**

(Accepted by-Please print)

(Accepted by Please Sign)

Date: \_\_\_\_\_

FEE SCHEDULE  
PRIME: Village Of Farmingdale

JOB TITLE	HOURLY RATES					
	2023 MAX	2024 MAX	2024 MAX	2025 MAX	2026 MAX	2027 MAX
Impact Architecture, pllc.						
Architect	\$170.00	\$176.80	\$183.87	\$191.23	\$198.88	\$206.83
Senior Architect	\$215.00	\$223.60	\$232.54	\$241.85	\$251.52	\$261.58
Junior Architect	\$200.00	\$208.00	\$216.32	\$224.97	\$233.97	\$243.33
Intern	\$75.00	\$78.00	\$81.12	\$84.36	\$87.74	\$91.25
Clencal	\$75.00	\$78.00	\$81.12	\$84.36	\$87.74	\$91.25

O/H	Profit	Multiplier
1.50	0.10	2.70