

Dear Residents,

The Village wide revaluation is nearly complete. We would like to thank all of the residents for their participation in the project. The new assessments for the 2010 Assessment Roll will be available for public review on February 1, 2010. Please be advised that further analysis of current market conditions performed by our real estate consultants, subsequent to the tax impact disclosure notice, has indicated a further decline in market values. This condition will be reflected on the Assessment Roll. Property values requiring additional refinement based upon physical change and/or communication with property owners will receive written notification from the Village of Farmingdale.

All residents and business owners should have received a letter with their new real property valuation and an estimate of what your taxes would have been in June 2009 based on the value of your property. To dispel some misinformation I have heard, here are the facts.

By law, this process will not bring a penny more of revenue into the Village. If your residential taxes went up \$5.00 then another resident saw a reduction of \$5.00. I was at Village Hall the other day and a resident showed me her old assessment that valued her condo at \$25,000 dollars. The new assessment was \$225,000 dollars and equated to a \$600 increase in Village taxes. She was not happy about this but understood that her condo was not worth \$25,000 dollars and the new valuation was correct. On the other hand, I met with a resident who had never grieved their taxes and they went down hundreds of dollars. At the end of the day the Board and I wanted a fair and equitable assessment so all people would pay only their fair share.

The Village has paid tax refunds of over a million dollars the last few years to commercial property owners who have grieved their taxes. That has made everyone's taxes go up even if the tax rate stayed the same. The only lawful way to correct this situation was to do a full reassessment. It was pointed out by the appraisers at the last Board meeting that if we had not undertaken this process, we faced a potential million dollar payout in refunds as well as a large reduction in the total assessment of the commercial properties within the Village.

Today, our Village tax base is 60% residential and 40% commercial. The new Homestead provision adopted by the Village will freeze that proportion. Unlike our current system which distributed reductions in assessment to all property owners, any commercial assessment reduction resulting from successful tax certiorari proceedings will be absorbed by the other commercial property owners only. Residential property owners will not be affected.

I hope this has answered some questions. The Board will be adopting the new tax roll in the near future and we want everyone's concerns addressed promptly.

Thank you.
Mayor and Board of Trustees

*Merry Christmas, Happy Chanukah and a Healthy, Happy New Year
To All!*

FARMINGDALE VILLAGE REPORT

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FARMINGDALE VILLAGE REPORT

Moving
In The Right Direction

RECORD AMOUNTS OF GRANT MONEY!

It has been an incredible year for the Village as far as receiving a record amount of grants from our Local and State representatives.

VILLAGE RECEIVES \$806,000 AND STILL GROWING

GERNGRAS PARK

Enjoy the Changes

Thanks to the efforts of Legislator Dave Mejias, the Village received a \$40,000 grant to rehabilitate Gerngras Park. The Mayor and Board met with local residents to determine how best to utilize these funds so as to achieve the greatest benefit for the people who use the Park. Broken equipment was removed and some additional pieces purchased. A walkway was installed around the perimeter of the park which allows the children to ride their bikes, scooters, razors and use roller skates. Mothers can now walk carriages through the Park where they couldn't in the past. Thanks to Town of Oyster Bay Councilman Tony Macagnone who secured new safety compliant swings throughout the Park. And, thanks too to the surrounding neighbors who have taken on the responsibility of opening the Park each morning and closing it in the evening.



STREETScape

Main Street Scheduled For a Facelift

The Village has secured \$90,000 of additional grant funds to improve the Streetscape in our downtown. We were also notified that Federal stimulus money was available through the Community Development Block Grant program. To receive final approval of these funds required a super majority of the County Legislature. Thank you to all members of the Legislature, Republicans and Democrats, for putting aside partisan politics and voting for an additional \$280,000 in funding for Main Street projects. Once the Master Plan currently being prepared by Saccardi & Schiff is presented to the Village residents and adopted by the Board, we will discuss how best to utilize these funds. Some suggestions have included new efficient light fixtures in Parking Field #1 behind the Farmingdale Meat Market; improved crosswalks on Main Street; additional flower pots and hanging baskets on the east side of Main Street as well as new and better lighted paths to all our parking lots.

NORTHSIDE PARK

A Place to Relax and Enjoy

The Village continues to improve Northside Park. Most recently new benches, light posts, electrical work and a perimeter fence were added. All of this work was done with grant funds – there was no cost to the Village taxpayers. What was once a deserted piece of property has been transformed to a beautiful green space on the north side of our Village. In the springtime we hope to add some "checker/chess board" tables so folks can sit and enjoy some leisure time in the Park.





Over the last several weeks, members of the Village Beautification Committee gathered together on several Saturday mornings preparing our Village for the Holiday Season. They began with hanging lit garland at the Gazebo, fresh green roping and bows along the fence and decorated the lamp posts at Village Green all in time to celebrate the Bi-Centennial Tree lighting. For the next project, members of the Committee hung roping and bows at the train station and placed fresh greenery at all the signs throughout the Village. Members could be seen standing on ladders placing festive decorations in the baskets located at the street signs on Main Street as well as hanging our wreaths on the lamp posts. Northside Park is aglow with lit wreaths on the new lamp posts and lights on the evergreen trees. New volunteers joined the committee along with students from our schools and our junior firemen to help with the decorating. "Kissing Balls" look very festive at the entrance to the parking lot and the Gazebo and sign located at the Melville Road triangle and the sign on Merritts Road are decorated in the true holiday spirit welcoming all to Farmingdale Village. At darkness looking at the three trees in the Gazebo with their white lights truly captures the beauty of the season. All of this was made possible through the time and effort of people willing to give of their time and talent to our Village. Thanks also go to the Superintendent and members of the Village's Department of Public Works who hung the lights on the Bi-Centennial Tree and the trees at the entrance to Parking Lot 2 as well as the tree at Merritts Road. The spirit of the season is very evident in the Village of Farmingdale!

RECORD NUMBER OF GRANTS AWARDED

FEDERAL STIMULUS

As part of the Federal Stimulus Money, the Village has received an additional sum of \$150,000 for Commercial Rehabilitation to continue the new sign program for our downtown. Please take a moment to look at the Village Website and read the Existing Conditions Report prepared by our Master Plan Consultants, Saccardi & Schiff. Chapters 4 and 5 pertain to the conditions as they presently exist on Main Street. We are in the process of working with our Planning Board and a committee consisting of residents and building owners to update our sign and façade codes to improve the look of our downtown. These codes will be adopted after a public hearing. The Stimulus Money will help relieve the building owners of the total financial burden to redo their signs.

BOA GRANT MONEY (Brownfield Opportunity Area)

As recently reported in Newsday, Governor Patterson came to Farmingdale to announce that the Village will be receiving \$287,000 in BOA money. This additional funding will be used to implement the new Master Plan. Fourteen private properties with environmental, vacancy or underutilization issues were identified in our BOA application that met the criteria for this study. After an environmental Phase I review, these properties will be eligible for additional funding if they choose to proceed with redevelopment projects. There is no cost to the property owner for this work. Funding will also be available to complete an additional economic study and rewriting of our outdated Code to include mixed use development. Being approved for this round of funding entitles the Village to be considered for further funding opportunities. A special thanks to Trustee Cheryl Parisi and Deputy Clerk Elizabeth Kaye. Together, they did ALL the writing and filing of paperwork for this grant which was very extensive.

During these difficult economic times, the Mayor and the Board have been working very hard to prepare our Village for the recovery that will come. We have received a record amount of grants, totaling over \$806,000 as we work towards preparing our Village for the future. Please be part of the solution and participate in the public hearings as we move forward.

GRANT DOLLARS AWARDED to the VILLAGE of FARMINGDALE

BOA	\$287,000
FEDERAL STIMULUS	280,000
CDBG (Year #35)	54,000
GERNGRAS	40,000
NORTHSIDE	30,000
STREETSCAPE	90,000
SHARED SVCS. (Water)	25,000
TOTAL	\$806,000

These grant dollars have been awarded since April 1, 2009 and are in addition to previously reported and awarded grant dollars. CDBG, Community Development Block Grant, is now in its 35th year. It is money that comes from the Federal government through HUD and distributed through the County. The \$54,000 allocated for Year 35 is for both residential and commercial rehabilitation. The county has placed \$20,000 in residential and \$34,000 in commercial rehabilitation to be used to further the Sign Program for Village merchants.

"PHARMACIST OF THE YEAR"

Trustee Ralph Ekstrand, center, was recently honored by The Center for Developmental Disabilities as their Pharmacist of the Year. He is pictured with Mayor George "Butch" Starkie, Deputy Mayor Patricia Christiansen, Trustee Cheryl Parisi and Trustee William Barrett.



PUBLIC NOTICE Newsday Circulars

It has been brought to the Board's attention that residents and businesses may not want to receive the free Newsday circulars that are delivered on Thursday morning. If you would like to OPT OUT the Village is compiling a list to be forwarded to Newsday. Please call Village Hall at 516-249-0093 ext. 0. Please provide your name and address to be added. We will take names for several weeks before sending a letter with the names to Newsday.

ADDRESSING ILLEGAL HOUSING

We have heard from some of our residents of their concern that there is illegal housing throughout the Village. It is the Board's position that all reported claims of illegal housing be investigated. When the new "presumptive" law was adopted three years ago, it gave the village additional "tools" to gain access to homes to determine if an additional kitchen or walls had been added to a home. The law allowed the Village to "presume" there was an illegal tenant if two electric meters, additional door bells or mail boxes were present on a home which would enable our Building Department to request an inspection. This law brought many homes into compliance. The current problem is twofold. Some landlords have taken away the second bell, entrance, meter and mailbox. We can only request an inspection and they know they have the right to deny access. If we are not given access to the building, we are forced to go to court. Many times judges are reluctant to issue warrants that threaten a person's fundamental right to privacy. The other major problem is that federal and state courts have adopted very liberal rules on what constitutes a "family". People wishing to cohabit with others have the right to call themselves a "family", it is not necessary that they be related by blood and marriage. This can result in many people living under the same roof. If nothing has been structurally changed in the house and no additional entrances, bathrooms without permits or a second kitchen have been installed, no laws are being broken.

Rooms cannot have locks on them and additional walls can not be added without permits. At times complaints come into Village Hall and inspections are done and there are people cohabitating with no laws being broken.

There are times that you, our residents, are our biggest asset in reporting illegal housing situations. A resident came to Village Hall the other day and a neighbor was building a new outside entrance to his basement. With that information the Village has every right to give that homeowner a "Notice of Violation" and a stop work order until the owner complies by securing a building permit or goes before the judge to answer the violation.

Due to the difficult economic times we are all currently experiencing, some people believe they are entitled to break the laws resulting in additional costs for all of us because people are not paying their fair share of taxes. Worse than that, people's lives are at risk due to improper building and fire code violations as well as our firefighters who get trapped in these illegal structures. We see these stories all too often.

Please help us put a stop to this. All complaints are kept confidential in these matters.

Please remember to visit the website www.farmingdalevillage.com to view pictures of the many events in the Village.

WATER DEPARTMENT

Putting the Facts on the Table

Approximately eighty-five percent of all water fund consumers have had their water meters changed to the new meters that can report water usage without having the consumer complete and mail a postcard to the Village. The remaining consumers have been notified that their meters must be changed so the Village can use today's technology to properly invoice its consumers for water usage. If you have not had your meter changed, please make the appointment today. We will be at a point very soon that will require punitive fines to get compliance. We have evening and weekend times available for our working families.

The water fund has many needs and requirements. The preliminary study from Saccardi & Schiff that is studying the Downtown District confirmed the fact that a new well is needed in the short term in order to secure water usage for all our residents. Additionally, the water tower is required to be repainted and water fund diagnostics, controls, and equipment need to be updated from the 1960's. Also at May 31, 2008, the water fund's fund balance was in a deficit.

Based on these facts, your Village Board decided it was prudent to reverse the water fund rate reduction back to the higher rates in effect at the turn of the century. It also decided to maintain the new found revenue received from Metro PCS for tower rental in the water fund to help repay the water fund deficit and also help offset future debt service requirements.

Your Village Board is constantly monitoring water fund financial activities to determine that water consumers are paying the proper fair water rate. We are happy to report that the water fund balance now has a surplus that will allow us to move forward with these projects.

We received a \$25,000 grant from the State to study the feasibility of shared services to a full consolidation with the South Farmingdale Water Dept. We have heard many times on the Board that Village residents think they pay higher rates than South Farmingdale. That is not the case because South Farmingdale collects a portion of their operating budget from taxes. If you use no water in South Farmingdale you still fund the operations of the district through taxes. In the Village the only revenue we collect is for water you use. In complete fairness, our infrastructure is in dire need of an upgrade. We are confident the study will show these differences but as of today our water costs are a great value.