



# FARMINGDALE VILLAGE REPORT

GEORGE J. GRAF, Mayor

September, 2006

## A Message From Village Mayor GEORGE J. GRAF

**F**or families with school age children, September in many ways is the exciting start of a new year filled with high expectations. Your Village Board of Trustees continues to set high expectations in our persistent pursuit of making the Village of Farmingdale the best place to live. My administration's third year in office promises to be one of our most productive with on-going administrative projects, redevelopment projects, road repavement, choice in cable & internet service and visioning for our future.



### **Included in this edition:**

❖ A special insert that will explain in narrative, artist renditions and pictures the following:

✍ Secatogue Avenue area redevelopment project located near the Farmingdale train station.

✍ Traffic calming component to be included in the fall's road repavement project. (Special thanks goes out to State Senator Kemp Hannon for securing a \$180,000 grant that made our proposal possible).

The future development of the Village of Farmingdale has taken some very important steps over the past few months. The Visioning process, started in February, has produced a list of recommendations from Vision Long Island and has given your Village Board the impetus to implement a six month building moratorium. This temporary moratorium will prevent development of more housing units, sub-divisions and increased commercial development until the Board can study and implement appropriate safeguards to insure that future development will enhance the quality of life of the Village residents.

The fruits of our efforts these last two plus years are numerous and to help you, the residents see what is being accomplished, I have developed a new page called "Project updates and other goings-on" that will, in a simple bullet-point format, summarize not only the current efforts of your elected officials, but include significant private development projects that will impact our quality of life.

❖ Feature articles by Village Attorney, Kevin Walsh summarize the new "get tuff" illegal housing law and Beautification committee chairperson Trustee Christiansen announces new initiatives.

As this Administration has emphasized since taking office, we encourage all Village residents and community members to attend our monthly Trustees meetings and to attend our work sessions to keep abreast of developments. Please remember that work sessions do not have public participation. Opportunities to share your opinions, ideas and suggestions can be made at the Board of Trustees meetings. Your participation is the best way to insure your local government is meeting the needs of all its residents. If you can not attend, the Village website ([farmingdalevillage.com](http://farmingdalevillage.com)) contains the "minutes" of all Trustee meetings dating back to 2002, current meeting calendar, legal notices and upcoming events. It also has links to the Farmingdale Chamber of Commerce, and the Town and County government web sites. The Board and I look forward to seeing and hearing from you.



**Next Trustee Meeting**  
**Monday, October 16th**  
**@ 7:30 PM**

## PROJECT UPDATES AND OTHER GOINGS-ON



The following update is provided to help keep you abreast of administration projects and other projects of significance within the Village boundary:

### Master Plan Update

- July 2006 - Vision LI presented initial recommendations.
- Fall 2006 - Board to review, analyze and formulate revisions.

### Water Meter Automation

- New Software system for wireless reading installed July 2006.
- Wireless meter replacement: 120+ units converted to date.
- Quarterly billing - projected start November 2007.

### Roadway Construction (Phase IV)

- Water main replacement completed in August 2006.
- Roadway replacement employing state of the art traffic calming technology (funded by an \$180,000 grant from State Senator Kemp Hannon) on Prospect Street scheduled to commence in the fall 2006.

### Fire Department

- Purchase of a new rescue ambulance scheduled for delivery in early 2007.
- Red Alert system (to speed rescue response time) to be implemented in the fall of 2006.

### Village Hall Renovations & Technology Initiative

- Administrative office space reconfigured and on-going computer technology upgrade to streamline and improve productivity and communication.
- Vehicle fuel monitoring system – installed March 2006.
- ADP personnel time monitoring system - to be implemented fall 2006.
- Buildings department software to streamline the permit construction process – to be implemented in the fall 2006.
- Secured \$25,000 grant from Nassau Legislator Dave Mejias for gutter and roof replacement completed in July 2006.

### Village Green Renovation

- Secured \$25,000 grant from Nassau Legislator Dave Mejias for new handicap accessibility, landscaping and additional estate fencing.

### Farmingdale Plaza Storefront

- Construction of the final section has started. It will soon be a new Starbucks that will include a drive thru window.

### 150 Secatogue Avenue apartment complex

- Purchase of property by Fairfield properties Inc. has been completed. Renovations have already started.

### 675 Conklin Street apartment complex

- Purchase of property by Fairfield properties Inc. completed in spring 2006.
- Rehabilitation of exterior facade of the building and parking lot to be completed by fall 2006.

## Village Beautification Committee Seeks Members/Ideas

Early last winter many residents of Farmingdale came together and met with representatives of Vision Long Island who facilitated discussions relating to improvements that could be incorporated into future plans for our Village.



Missing elements that could transform Farmingdale into a more attractive and enjoyable Village were identified. Among those items were the development and implementation of beautification projects which would enhance our community.

As we enter the autumn season, we find exciting times ahead of us. Next year we will celebrate the 75th Anniversary of our Village Hall Building and the 25th Anniversary of the Summer Concerts in Village Green. We should explore the ideas and suggestions of our residents and put forth our efforts into beautifying our Village by making changes that will enhance the appearance of our Village.

Trustee Patricia Christiansen encourages all to get involved. Farmingdale has a very proud history and together we can insure its bright future. If you are interested in joining the committee please call Village Hall at 516-249-0093.

## New European Pastry Shop Opens In Farmingdale



**Mayor Graf samples some of the delicious pastries at Tsang Patisserie. L-r Katie Lam, Owner Chef Andy Tsang, Mayor Graf.**

Tsang Patisserie has opened at 356 Conklin Street (next to Lee Dodge, across from Lotus Garden). The European Bakery offers fresh homemade breads, pastries and wedding cakes. They use all natural ingredients with no preservatives. They are open Tuesday through Sunday. They have cakes for all occasions and specialize in custom designs.

## Doc's photo added to Village Hall Wall of Officials

Mayor George Graf presents former Village Trustee Dr. Benjamin Giminaro with the framed photo of him to be hung on the wall of village officials in Village Hall. Doc's picture is the first color photo to hang on that wall.



## Tallulah's Custom Gift Baskets Opens on Main Street



**Pictured l-r: Madelina Venturino (Tallulah's Mom), Mayor Graf, Donna "Tallulah" Cole, Designer Nancy Carman.**

Village of Farmingdale Mayor George Graf was on hand to perform the grand opening Ribbon cutting at Tallulah's located at 222 Main Street in Farmingdale (North of Hempstead turnpike). Tallulah's specializes in the "art of gift giving" offering custom gift baskets, table top giftware and antiques.

## Mobile Animal Spay-Neuter Hospital

The Suffolk SPCA Mobile Animal Spay-Neuter Hospital (MASH) visited Farmingdale on August 5. The Van appeared courtesy of the Long Island Cat Project, a trap, neuter, return program (TNR) for cats. The objective of the program is to reduce the number of feral and stray cats through trapping, neutering/spaying and returning the cats where captured. Thanks to the efforts of Deputy Mayor Joe Rachiele, Dr. Laura Gay Senk and her staff, the Suffolk SPCA, and fifteen local volunteers: 19 male cats were neutered, 6 females spayed and three kittens rescued. 3 new cat colonies were also identified within the Farmingdale area. Over \$350 was also raised from donations. For more information you can visit [www.licp.org](http://www.licp.org). Donations can be sent to Village of Farmingdale - TNR Program, 361 Main Street, Farmingdale, NY 11735. Attn: Deputy Mayor Joe Rachiele.



**Mayor Graf, Dr. Laura Gay Senk and Deputy Mayor Joe Rachiele are pictured in front of M\*A\*S\*H unit (Mobile Animal Spay-Neuter Hospital)**

# SECATOGUE AVENUE R



Artist rendering- final colors may change.

The Sale of 150 Secatogue Avenue to Fairfield Properties has been completed. Fairfield Properties has a rock solid, 30 year reputation of providing superior care and service for all its properties. They maintain immaculate grounds and utilize innovative programs to match the needs of each community. The renovation plans have been approved and the work has already begun. The apartments, as the leases come up, are being completely gutted, updated and modernized. The building will also receive structural steel reinforcement over next few weeks. As the above illustration shows, the new façade will be comprised of brick, stucco and hardy board. The grounds will be completely landscaped with a gazebo in the front courtyard.



# REDEVELOPMENT BEGINS



The burnt out and boarded up building at 130 Secatogue will soon become a beautiful townhouse complex thanks to owner Louis Yonke and the diligent efforts of Ron Craig and our Building Department. Together they worked to assure that not only would the building be renovated to the current codes and standards but that it would keep the architectural style of the new 150 Secatogue Ave ( i.e. Post-Modern Victorian Colonial Façade in brick, stucco and hardy board). The building will have 8 units (reduced from the initial 12 requested). Each unit will be approx. 800 s/f per unit. Additional on premise parking has also been added. The Village asked for and received a comprehensive landscaping plan that incorporates an historical clock tower to match the one at the train station.



# Village Receives Traffic Calming Grant

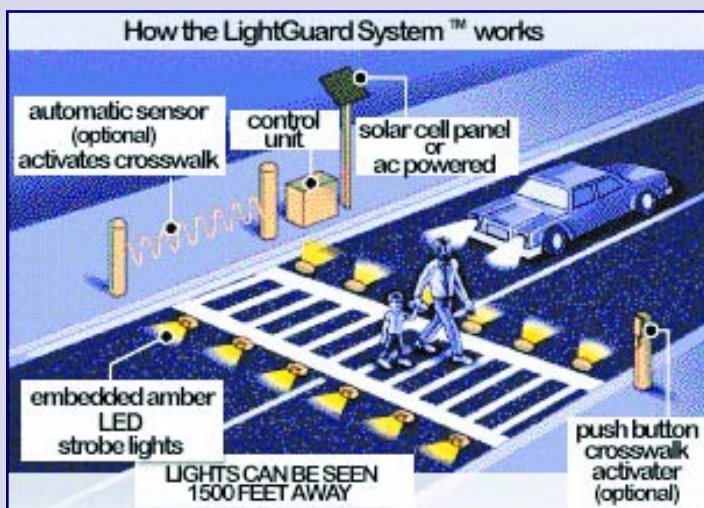
The Village of Farmingdale has received an \$180,000 traffic calming grant from the New York State Department of Transportation (NYDOT). The grant, funded by the Federal Government and administered by the NYDOT, is made available through the Local Safe Street and Traffic Calming Program (LSSTC). It was secured by State Senator Kemp Hannon. The program is designed to slow traffic down in high pedestrian use areas (especially schools and houses of worship) and to discourage the use of residential

streets as cut throughs by vehicular traffic. The grant will enable the Village to install some of the latest traffic calming methods on Prospect Street. Once completed, it will help slow down vehicles and help reduce cut-through traffic (from Route 109 and Conklin St.) making the area from West Street to Main Street a much safer environment for our children and residents. Illustrated below are some of the traffic calming tools. Work is expected to commence this fall. Plans for the project can be reviewed at Village Hall.

## "SMART CROSSWALK" to be installed at Main and Prospect



The crosswalk system utilizes a series of signal heads with light emitting diodes (LED) in a durable housing which is embedded in the roadway. The LED's flash, in a unidirectional manner, a warning to approaching motorists that a pedestrian is in, or entering, the crosswalk. A pedestrian can activate the system by pushing a button, or the system can be automatically activated when the pedestrian passes through an activation zone breaking an optical beam.



# Traffic Calming Measures to Be Used On Prospect Street



## Speed Table

### ↳ Speed Table

Speed tables are used to slow vehicles down and still provide a smooth ride for larger vehicles. The textured humps improve the appearance and enhance visibility.

### ↳ Speed Platform

Speed Platforms are raised areas in the pavement extending across the roadway. They have a height of up to 1". They have proven to significantly reduce speeds when properly spaced along the road. They emit virtually no noise.



### ↳ Choker

Chokers are curb extensions at mid-block locations that narrow a street by extending the sidewalk or widening a planting strip. They help reduce speed and traffic volume. They are easily negotiable by large vehicles (such as fire trucks). The chokers will also feature the "bump out style" that allow snow plows and other vehicles to safely go over them.



# FARMINGDALE VILLAGE REPORT

GEORGE J. GRAF, Mayor

September, 2006

## Village Attorney Walsh Announces Local Law 3

On July 11, 2006 the Trustees passed Local Law 3 of 2006. This law is designed to protect the Village and its residents from the proliferation of illegally occupied houses in the Village. Many of our one family homes are being used as two and three family homes in violation of our local zoning laws. These illegal uses congest our streets, drain Village services and generally detract from the quality of life the Trustees are trying to protect for their residents.

The local law establishes "presumptions" which state that if property has certain characteristics which suggest that it is being occupied by more than one family, then the law will presume that it is being occupied by more than one family. For instance, if a legal one family home has more than one doorbell, or more than one LIPA meter, the law will presume that the property is being used as a two family residence. The owner will then have to explain why the owner has the characteristics of more than a one family home. This will hopefully result in an inspection of the house by our building officials which would determine the true use of the property.

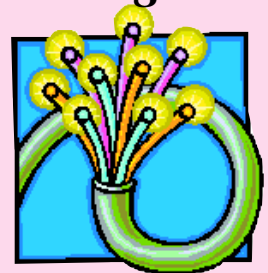


The law also provides for a stiff penalty of \$3,500 for an owner who uses his or her property illegally. This stiff penalty is necessary in order to take the profit out of the illegal use of the property. Prior to the law, the fines imposed by the Court (based upon the existing law) might be a few hundred dollars. The punishment simply did not fit the crime. It is hoped that the new fines will deter future violators of the Village zoning laws.



## Is Choice and Competition in Cable Television coming to Farmingdale?

The Village Board of Trustees has set a hearing date for September 25, 2006 to consider granting to Verizon a franchise to launch its cable television service in the Village of Farmingdale. If approved by the Trustees, Verizon will be able to compete directly with Cablevision in providing Village residents with cable service. "The Trustees and I are excited about the prospect bringing competition and choice to our residents and we look forward to the public hearing", said Mayor Graf. All interested residents are invited to attend the public hearing and or to submit written comments.



**Village of Farmingdale**  
**361 Main Street**  
**Farmingdale, NY 11735**

PRSRT. STD.  
U.S. Postage  
PAID  
Permit No. 167  
Farmingdale  
New York 11735