

**In the Matter Of:**

**VILLAGE OF FARMINGDALE - BOARD OF TRUSTEES MEETING**

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**WORK SESSION**

*June 21, 2021*

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BOARD OF TRUSTEES MEETING  
WORK SESSION  
INCORPORATED VILLAGE OF FARMINGDALE  
REMOTE ZOOM MEETING

June 21, 2021

7:00 p.m.

Due to the Novel Coronavirus Pandemic, Emergency State bans on large meetings or gatherings, and pursuant to Governor Cuomo's Executive Orders suspending the Open Meetings Law, this meeting will be held electronically via live stream instead of an in-person public meeting.

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3 A P P E A R A N C E S :

4 MAYOR RALPH EKSTRAND, Mayor

5 DEPUTY MAYOR WILLIAM BARRET, Deputy Mayor

6 ANTHONY ADDEO, Trustee

7 CHERYL PARISI, Trustee

8 WALTER PRIESTLEY, Trustee

9 BRIAN HARTY, Village Administrator

10 CLAUDIO DEBELLIS, ESQ., Town Attorney

11 A L S O P R E S E N T :

12 KEVIN WOOD, Zoom Administrator

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2 (WHEREUPON, the proceedings  
3 began at 7:03 p.m., and the following  
4 transpired:)

5 MAYOR EKSTRAND: Good evening,  
6 everyone, and welcome to the Village of  
7 Farmingdale, Board of Trustees Work  
8 Session, Monday, June 21, 2021.

9 We're getting the American Flag up  
10 here. There it is.

11 If everyone would put their hands  
12 over their hearts and repeat after me.

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

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

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

24 MAYOR EKSTRAND: Thank you. Thank  
25 you very much.

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2 We have a couple of things on the  
3 agenda.

4 First of all, Kevin, are the people  
5 from New Hampshire able to get in?

6 KEVIN WOOD: Yes, when you're ready  
7 they're able to get in.

8 I just want to remind everyone --  
9 correct me if I'm wrong -- not a public  
10 meeting, so the only people that will be  
11 in will be the folks that were invited.

12 MAYOR EKSTRAND: Right. It's --  
13 there is --

14 KEVIN WOOD: Mr. Baxter.

15 MAYOR EKSTRAND: (Continuing) -- no  
16 Q and A's. Right. So you can let the  
17 Solar people from New Hampshire in.

18 KEVIN WOOD: Okay, I'm going to let  
19 Mr. Baxter in, and Mr. Baxter will let us  
20 know if anybody from his team is also  
21 supposed to be in. Standby.

22 Jeff, I'm asking you to start video  
23 and unmute. Thank you.

24 JEFFREY BAXTER: Hey, guys, how's  
25 it going? Thanks for having me.

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2 KEVIN WOOD: Anybody else from your  
3 team, Mr. Baxter?

4 JEFFREY BAXTER: Yes, so Steve  
5 Burndorf should be in this meeting as  
6 well.

7 KEVIN WOOD: Okay, he's coming in  
8 now. Anybody else?

9 JEFFREY BAXTER: Nope, that's it.  
10 And then just real quick, I was  
11 going to share my screen for the  
12 presentation but it says the host disabled  
13 participant screen sharing.

14 KEVIN WOOD: I'll fix that now.  
15 You're good to go. Let's get Steve in  
16 first. And it looks like Steve's not  
17 going to be doing video.

18 STEVE BURNDORF: No. How are you  
19 doing? I am in and I'm getting my video  
20 to work. So bear with me, but thanks for  
21 having us.

22 JEFFREY BAXTER: All right, can you  
23 guys see my screen?

24 CHERYL PARISI: Yes, thank you.

25 JEFFREY BAXTER: All right,

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2 perfect.

3 All right, so good evening,  
4 everybody.

5 CHERYL PARISI: Hi, Steve.

6 JEFFREY BAXTER: I'm Jeff Baxter.  
7 I'm a renewable energy advisor with  
8 U-Source. And, as I said, joining me  
9 tonight is Steve Burndorf. He's the  
10 director of renewable energy at U-Source.  
11 And, as you mentioned, we're based out of  
12 Hampton, New Hampshire. So a couple of  
13 hours north of you guys. And, like I  
14 said, thanks for having us tonight. We  
15 are excited to present a little bit about  
16 Community Solar. So feel free if you guys  
17 have any questions, just interrupt and  
18 we're happy to answer them.

19 All right, so Community Solar, it's  
20 a New York State program that supports  
21 renewable development. Developers build  
22 solar arrays offsite, so it's not on your  
23 property. It's anywhere in your utility  
24 district area. So clean electrons are  
25 added to the grid from this Community

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2 Solar array and the customer subscribes to  
3 a particular array, like I said, in that  
4 utility area. The customer then receives  
5 bill credits and the typical savings  
6 amount to ten percent on an annual basis.  
7 And that's pretty standard. You're really  
8 not going to see too much fluctuation  
9 there. So it is about ten percent.

10 STEVE BURNDORF: If I may just  
11 interject quickly. This is Steve  
12 Burndorf. Thanks for having us. And just  
13 -- my background, quickly, is that of a  
14 solar developer.

15 So I've been in the industry for  
16 about 15 years developing and financing  
17 projects (inaudible) and I will say that  
18 the -- you may have heard this, but New  
19 York Community solar program really,  
20 really is one of the best that I've seen  
21 in my almost 15 years of doing this. It's  
22 well run. It's well funded. It's  
23 regulated by the state. It's a NYSERDA  
24 New York fund program and as Jeff pointed  
25 out, really -- and, you know, we encourage



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2 you to ask questions -- it's almost free  
3 money. It's basically ten percent credit  
4 relative to your bill or more technically  
5 the meter which mirrors your bill, but the  
6 punch list, the bottom line for you all is  
7 that you know it's a ten percent credit  
8 for really for just participating in a  
9 program that's renewable energy.

10 JEFFREY BAXTER: Thanks, Steve.  
11 Yeah, so I'll continue here.

12 So there's no need -- like I said  
13 the roof for land space, you guys are  
14 subscribing to a solar array that's  
15 already built, maintained by a third  
16 party. So, therefore, you know, there's  
17 no upfront costs; there's no financial  
18 risk to the town -- excuse me, the  
19 village, whatsoever. And we're happy to  
20 go out and search the market on your  
21 behalf and find out what projects are out  
22 there and available to you -- to you guys.  
23 So, like I said, you'll see that  
24 reduced energy bill, it's ten percent, and  
25 then you also have the environmental

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2 community support behind you as well. So  
3 you're promoting renewable energy in the  
4 State of New York, helping them reach that  
5 35 percent renewable energy goal by the  
6 year 2035.

7 Steve do you want to add anything  
8 here or the next slide?

9 BRIAN HARTY: It's Brian. I have a  
10 couple of questions coming out of the  
11 gate. I'm on audio only, so forgive me  
12 for that.

13 We have a Water Department that's a  
14 very high energy user, and we have a very  
15 significant demand charge with that  
16 component. Can we dedicate this to a  
17 particular use in our Village,  
18 particularly for the demand charge or  
19 something else other than that, or can we  
20 eliminate the demand charge if we could  
21 buy enough power from you to power our  
22 entire water department. And I don't know  
23 if there's a cap on the amount of power we  
24 could buy from you or through this  
25 program, but I'd be interested to hear

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2 what you have to say about that.

3 STEVE BURNDORF: Yeah. Absolutely  
4 great question. And I was just going to  
5 pause here and say are there any  
6 questions. I just want to make sure that  
7 everyone has a basic understanding of  
8 community solar. And before I take more  
9 questions, let me address quickly the  
10 questions that were asked.

11 First of all, point of  
12 clarification, you're not buying power  
13 from us. You're not buying power from  
14 anyone, in fact. You're participating in  
15 an incentive program. So that's just a  
16 point of clarity. There are no panels on  
17 your land. You're subscribing to an array  
18 but you're not actually purchasing that  
19 power. Your participation in the industry  
20 is what's known as an offsite. You have  
21 developers through the program rule --  
22 monitor the state incentives and credits.  
23 You're a requirement. They're building  
24 these for you guys to participate.

25 And with respect to your Water

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2   Department or any bill you have under  
3   municipal control for the village, by all  
4   means, the more the merrier. The more the  
5   better value. And as you pointed out  
6   before this is just simply a credit. And  
7   so, the credit is, against everything on  
8   your bill. Some people say it's ten  
9   percent off your bill, which is about  
10  right. But in reality, if we're being  
11  very exact, it's a credit. It's a ten  
12  percent credit against the meter. The  
13  meter is reflective of whatever is on your  
14  bill and that is supply, demand and other  
15  values that the meter calculation is made  
16  up of. So, for example --

17           BRIAN HARTY: So it's an all in off  
18  the bill ten percent.

19           STEVE BURNDORF: Yup, the more  
20  that's on your bill, the better.

21           BRIAN HARTY: Demand charge and use  
22  charge.

23           STEVE BURNDORF: Correct, yes, yes,  
24  yes.

25           BRIAN HARTY: Okay.

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2 STEVE BURNDORF: Yes, and, again,  
3 it's a credit. So it's important to note  
4 you're never under water. It's not like  
5 you're buying power and you may be able to  
6 get it cheaper somewhere. You still have  
7 the flexibility and the freedom to use  
8 whatever supplier you like or have the  
9 relationship with on the supply side.  
10 It's just simply a credit. You're always  
11 saving money if you participate in the  
12 program. I know it sounds too good to be  
13 true and we deal with this question a lot,  
14 but really that's kind of how the program  
15 works.

16 So let me pause there and, of  
17 course, open it up to more questions about  
18 the (inaudible).

19 ANTHONY ADDEO: So, Stephen, how  
20 does your company make money?

21 STEVE BURNDORF: That's a great  
22 question. So once I roll on this whole  
23 ecosystem, as I mentioned -- I was a solar  
24 developer for about -- since 2008.  
25 Whatever how many years that is. And, you

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2 know, when I was doing that, I was  
3 building and financing projects and  
4 selling them. You don't see that. We're  
5 advisors. And so what we do is we are  
6 independent third-party advisors. We sit  
7 on your side of the table. We represent  
8 you and your interests. Your interests  
9 are our interests. And, frankly, we're  
10 just as happy to tell you not to do a  
11 project as we to do a project.

12 And to your question, specifically,  
13 how do we get paid? We structure our  
14 payment so that we're all in alignment.  
15 And what I mean by that is that we  
16 structure our fees very much like we  
17 structure our commodity brokerage.  
18 Meaning there's no cost to you, as a  
19 Village. We do this work for free, at  
20 risk. Why do we that? Because we believe  
21 very strongly in this program and the  
22 value it can provide. But, of course, how  
23 do we get paid? We must get paid  
24 somewhere. And we do. We get paid by the  
25 developer upon a successful transaction.

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2 And, so, from your perspective, we're  
3 advising you on what to look out for. And  
4 you're under no obligation to take our  
5 advice or to move forward with any  
6 particular vendor. We do believe that the  
7 value though these credits and the program  
8 will be strong enough that, of course,  
9 yeah, we'd love to move forward. And the  
10 fees that the developer pays us are  
11 transparent. They're the same for  
12 everybody. And, frankly, the developers  
13 build them into their financial models  
14 because they rely on folks like us are the  
15 folks that you need in the industry and  
16 that you can truly sit on your side of the  
17 table to help them with more subscribers  
18 for folks to help to monitorize (sic) this  
19 program.

20 ANTHONY ADDEO: What would our  
21 legal relationship with the provider be?

22 STEVE BURNDORF: Did you say, what  
23 would the legal relationship be?

24 ANTHONY ADDEO: Yes.

25 STEVE BURNDORF: Yeah, great

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2 question.

3 So, if we're talking about kind of  
4 contracting -- you know, the Village would  
5 contract with us with use for it. Jeff  
6 and I would be your team and we would have  
7 other folks there helping us. But, also,  
8 when we provide a recommendation, we'll  
9 facilitate a transaction between you and  
10 the developer directly. So we'll -- we,  
11 primarily, do three things. One, is we  
12 look for the value. We want to make sure  
13 that you're getting the market rate and  
14 what's there and reasonable.

15 Two, we want to make sure at a cost  
16 certainly a credit to live worthy. But as  
17 a developer you're working with  
18 reputables. And we deliver on what we  
19 say.

20 And, thirdly, with -- like -- these  
21 contracts can be pretty long. Some are  
22 shorter, some are longer. But what's in  
23 the contract? Is it fair, reasonable?  
24 Are there any red flags or sort of ticking  
25 time bombs. So we would help there as an



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2 advisor. But, ultimately, to answer the  
3 question, you would have a contractual  
4 obligation directly with the developer,  
5 which we would hopefully help facilitate.

6 ANTHONY ADDEO: Okay, so it's a  
7 contractual relationship?

8 STEVE BURNDORF: Absolutely, yup.  
9 And the term varies and that's one of the  
10 things that we look for. It could be --  
11 depending on how big your load is, it  
12 could be as short as a year, or it could  
13 be as long as 25 years, if you like. And  
14 we look for what's the down side risk.  
15 How do we protect your interest. And  
16 there's a lot of nuance there, and that's  
17 part of what we -- we do. We help kind of  
18 hold your hand through the process.

19 ANTHONY ADDEO: Okay, thank you.

20 BRIAN HARTY: The credits then  
21 become a pass-through credit from the  
22 developer to the Village? Is that how it  
23 works?

24 STEVE BURNDORF: No, that's a great  
25 question as well. And so it varies and

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2 it's changing.

3 So, worst case scenario is, you get  
4 these credits on your bill and then you  
5 pay 90 percent of it or whatever, back to  
6 the developer. Then you would get a bill  
7 from utility, which would have this big  
8 credit on it and then you would pay 90  
9 percent of that credit back to the  
10 developer, meaning you would pay net ten  
11 percent value. But the standard is moving  
12 towards what we call consolidated billing,  
13 meaning all that is done on the bill. So  
14 you just see the credit, you see the  
15 portion that goes to the developer and the  
16 balance is left for you as the credit for  
17 participating. So that could be a little  
18 confusing, but, hopefully that makes  
19 sense?

20 BRIAN HARTY: Yeah, I get it.

21 WALTER PRIESTLEY: So, if there's  
22 no deal, you guys don't -- if there's no  
23 contract, you could do a lot of work and  
24 not get paid.

25 STEVE BURNDORF: We do a lot of

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2 work and not get paid a lot.

3 WALTER PRIESTLEY: So there is  
4 somewhat of an incentive for you to get us  
5 into a contract.

6 STEVE BURNDORF: Well, listen, like  
7 I said, I've been doing this for a long  
8 time, and the one thing I've learned is  
9 you can't force anybody to do anything  
10 they don't want to do, especially if it's  
11 not a good value. And --

12 WALTER PRIESTLEY: I'm curious  
13 about if we bought our own solar energy  
14 panels, if we would save more money by  
15 taking out a bond and setting us up  
16 ourselves because I did it in my own  
17 house, I saved a lot of money. There were  
18 a lot of people that wanted to sign me up  
19 for these no --

20 (Inaudible due to cross-talk among  
21 the parties present.)

22 WALTER PRIESTLEY: (Continuing) --  
23 or things on your house. You'll save all  
24 this money, but when I did a lot of  
25 investigation, it turned out that I really

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2 wasn't going to save any money. I was  
3 going to be tied into a 30-year contract.  
4 When I went to sell my house, it would  
5 have been difficult and I just went and  
6 bought the solar energy panels and seven  
7 years were paid off and they're going to  
8 last 40 years. So putting up myself was a  
9 much better arrangement than having  
10 someone come in and telling me, "Oh, we'll  
11 do this for free, and then you're going to  
12 save all this money," but it really didn't  
13 work out that way. That's my concern,  
14 that we're not getting the -- I want to  
15 make sure that we get the best possible  
16 arrangement with the solar energy panels.

17 STEVE BURNDORF: It's a great  
18 question. Please, go ahead.

19 BRIAN HARTY: These panels would  
20 have to be located somewhere in the Long  
21 Island area in the zone of LIPA?

22 STEVE BURNDORF: Yeah.

23 BRIAN HARTY: In LIPA's (inaudible)

24 STEVE BURNDORF: And you are on  
25 LIPA; correct? That's your --

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2 MAYOR EKSTRAND: Yes.

3 BRIAN HARTY: That's right.

4 STEVE BURNDORF: Two thoughts  
5 there. Let me address the first question.

6 In fact, you may be able to do  
7 better building the array (sic) yourself.  
8 Now, first of all kudos to you for doing  
9 the research and buying the panels. I  
10 always recommend people buy the panels.  
11 You're going to get a much better deal  
12 than if you do a finance array. You did  
13 the math, you made your decision.

14 This is a little bit apples to  
15 oranges. So this community solar  
16 program -- you're sort of getting money --  
17 you're getting money credits, really, for  
18 doing nothing. You're participating in a  
19 program to help the developers finance a  
20 project they build far away. It could be  
21 in your backyard, it could be a hundred  
22 miles away, but this was sort of a virtual  
23 crediting program. So there's no  
24 alternative there. It's not a -- you  
25 could have them build it or you can build

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2 it. It's not really the same thing. You  
3 can participate in this community solar  
4 program and if you do that, you get the  
5 benefit.

6 Now, as I mentioned, this is one of  
7 the best programs that I've seen ever,  
8 really. It's well run and it's a good  
9 value.

10 Now, could you choose to build an  
11 array? And let me pause there for a  
12 second. When you participate in an array,  
13 the developer bill -- it's removed.  
14 There's no panels on site. You're not  
15 taking any capital risk. It's just --  
16 you're not doing any of that. Now, you  
17 know, you could build it onsite and we can  
18 help you do that as well. But in that  
19 instance, there would be a fee for our  
20 services, most likely. Because we would  
21 serve as kind of a technical advisor to  
22 help you select a vendor to build it for  
23 you. But I think municipal financing,  
24 floating a bond is a great way to spend  
25 money; it's a great return for your

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2 constituents, and you're right, it may be  
3 an equal or better value, but it's just a  
4 different thing. Right? In that instance  
5 you're taking on an ownership  
6 responsibility of what could be a  
7 multi-million dollar asset. So you  
8 replace the developer effectively as the  
9 financier developer asset owner and that  
10 comes with its own set of  
11 responsibilities. And I would just add,  
12 too, that the community solar program in  
13 New York is wonderful. Right now, LIPA is  
14 a little tough. So we may not even be  
15 able to find you an appropriate array. Or  
16 the value --

17 BRIAN HARTY: I was going to ask  
18 you that because there's a limited amount  
19 of arrays on Long Island already and --

20 STEVE BURNDORF: That's right.

21 BRIAN HARTY: (Continuing) -- Rocky  
22 Point's got them. We were talking about  
23 Brookhaven Lab at one point, but these are  
24 essentially old sod farms that people have  
25 turned into solar -- solar generation

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2 properties. But there's not a lot of  
3 them. And there's not a lot of available  
4 land to do this.

5 STEVE BURNDORF: LIPA's tricky.  
6 You know, if we're being frank, LIPA's  
7 tricky. So, again, we may find out that  
8 not only are there not any arrays, but we  
9 might be able to come up with a creative  
10 solution to help you build it and finance  
11 it and make sure that it all works. So a  
12 lot of it, too, is the discovery. Right?  
13 We're here to help you and we don't want  
14 to waste your time, we don't want to waste  
15 our time.

16 BRIAN HARTY: Is there available  
17 credits now from existing arrays on Long  
18 Island?

19 STEVE BURNDORF: You know, I  
20 checked the -- they have an incentive  
21 dashboard. I believe the arrays are gone,  
22 or low, but assets trade, and you may be  
23 able to get into a project.

24 So, typically, what we would do it  
25 -- you know, to this flag which is up



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2 here, what do we do? We would just --  
3 first things first -- is call our network  
4 of developers. And we'll work with  
5 anyone, as long as they're creditable and  
6 reputable and we believe that the  
7 appropriate experience both on the  
8 construction permitting, development,  
9 entitlement and financing side, especially  
10 the financing side and if you have folks  
11 you want us to talk to or not talk to,  
12 that's fine.

13 BRIAN HARTY: I'm really surprised  
14 that the State is not looking to do more  
15 of this Upstate and deal with the power  
16 issues up there and develop the power  
17 UpState and ship it down to places like  
18 Long Island. There's just not a lot of  
19 available land down here to develop these  
20 solar farms. There just isn't.

21 STEVE BURNDORF: But from your  
22 lips. I mean we're hoping for the ability  
23 to move the electrons between or among all  
24 the various utility areas. Regulations  
25 change. This is a program which is going

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2 to generate six gigawatts. That's six  
3 billion plus dollars of investment over  
4 the next few years. We're about two  
5 gigawatts in. And so the program  
6 continually changes and evolves. There's  
7 different ways that, you know, the State  
8 working with the regulatory bodies, et  
9 cetera, make it work. So it may happen.  
10 I mean we can talk all night but I don't  
11 want to take too much of your time.

12 BRIAN HARTY: Well, it's a very  
13 interesting idea, no question about it.

14 STEVE BURNDORF: Yeah, I agree.

15 DEPUTY MAYOR BARRETT: Steve, I'm  
16 sorry, I guess I'm a laggard in this. I'm  
17 just not so sure how it works. So  
18 straighten me out. What do you want to  
19 bill -- a monthly bill when the bill comes  
20 in from LIPA, PSEG, \$10,000. Okay? And  
21 that's what the bill says. Now, there's a  
22 fellow that's got a farm somewhere --  
23 solar farm somewhere and I guess someone's  
24 subsidizing him? Is the State trying to  
25 subsidize him or -- or --

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2 STEVE BURNDORF: Yes.

3 DEPUTY MAYOR BARRETT: Okay, so the  
4 State's trying to subsidize him. So the  
5 State says to PSEG, hey, take ten percent  
6 off because we're trying to help this  
7 solar farm route. Is that what's going  
8 on?

9 STEVE BURNDORF: In a nutshell. So  
10 let me put it two ways. So the easy way  
11 is if we're just looking at it from your  
12 perspective and you say this sounds great,  
13 I want to sign up. We find you a project  
14 or you find yourself a project and you  
15 sign up. Your bill was \$10,000 now it's  
16 \$9,000 because you got a thousand dollar  
17 credit. So if that's your perspective  
18 from you it could be as simple as that.

19 Now, what you're asking I think is,  
20 well, that sounds too good to be true.  
21 How does it work? And it's a very complex  
22 sort of development incentive subsidy --  
23 whatever you want to call it -- structure,  
24 and effectively, you're already paying for  
25 it. Everybody pays -- the legislature,

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2 the regulatory body, as I said, we went to  
3 go -- I just mentioned it -- sixty percent  
4 Coventry (phonetic) by 2035, whatever it  
5 is. But how do we do that? Well,  
6 (inaudible) offers coming in building  
7 bigger rates all throughout the state. So  
8 everybody pays a little bit on their  
9 public service charge. You probably see  
10 your public benefits charge, public  
11 service charge. You're paying into this  
12 pool to help support this legislation.

13 BRIAN HARTY: PSEG has already rate  
14 based this.

15 STEVE BURNDORF: Correct. Correct.  
16 They're paying for it. They rate base  
17 everything. And so now they say to the  
18 developers, listen developers if you come  
19 in here we'll give you 20 cents a kilowatt  
20 hour to build an array. The catch is,  
21 you've got to get subscribers to sign up.  
22 You gotta get the Village to sign up. And  
23 to do it, the developers say, well, it's  
24 not the state, it's the developers then  
25 say well, all right, I'll give 'em five

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2 percent. Another developer says, well,  
3 give 'em ten percent of the savings, of  
4 the value that I get. All right, so it's  
5 kind of that's how it works. I know it's  
6 a little confusing, Deputy Mayor, but I  
7 hope that gives you at least a perspective  
8 as to how it works.

9 MAYOR EKSTRAND: Steve, Mayor Ralph  
10 here. The way I'm seeing this is with the  
11 limited amount of availability to build  
12 solar farms on Long Island, we could sign  
13 up and there's a possibility that we could  
14 not get a contractor to hook up with.

15 STEVE BURNDORF: Correct.

16 MAYOR EKSTRAND: Is that -- at this  
17 point in time, with the not allowing  
18 people from Upstate New York to bring the  
19 power down, that's a very feasible --

20 STEVE BURNDORF: Probable.

21 MAYOR EKSTRAND: Yes.

22 STEVE BURNDORF: I would call it  
23 probable.

24 MAYOR EKSTRAND: Yes.

25 STEVE BURNDORF: I would call it

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2 probable. And so it's a great -- I'm  
3 sorry, Mayor Ralph, I didn't mean to cut  
4 you off, but I do have a few thoughts on  
5 that.

6 MAYOR EKSTRAND: Go ahead.

7 STEVE BURNDORF: One is -- again,  
8 the way we structured the agreement with  
9 us is that there's really no risk.  
10 There's no cost, there's no obligation.  
11 You can terminate whenever you like. And  
12 so it's an administrative exercise, if  
13 we're being fair about it. Right? And so  
14 by doing that though, we then go talk to  
15 the (inaudible.) It's probably we may not  
16 find anything on Long Island, but we  
17 might. And the rules are changing. And  
18 so let's say we don't find anything today,  
19 well, at least, we're talking and we have  
20 an agreement, we might learn of something.  
21 We might see the program changing or we  
22 might just have a developer who says oh,  
23 man, I have a need on Long Island right  
24 now. Do you have anything? So while we  
25 certainly want an RFP process -- right? --

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2 we want to make sure that this is fair and  
3 level and you get the best value, it is an  
4 efficient market. And so it might be  
5 inefficient in terms of time. This could  
6 take longer. Or we may just find an offer  
7 for you as kind of a one off offer and  
8 literally there's nothing else out there.  
9 So, you know, it's a great question.  
10 Right? Like what's the probability of  
11 success? You know, all we can say is  
12 let's find out. And we're willing to do  
13 that work.

14 MAYOR EKSTRAND: Got it.

15 WALTER PRIESTLEY: So I'm not sure  
16 I see any risk to the Village then, at  
17 this point, except -- what would be the  
18 commitment or the risk? Or the liability?

19 STEVE BURNDORF: You know what, if  
20 you sign the contract today, and you tell  
21 us tomorrow you're not interested, we say  
22 thank you and we go our separate ways or,  
23 hopefully -- hopefully, it is our hope  
24 that we remain, you know -- you'll see  
25 that we're diligent, knowledgeable, and we

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2 can develop a relationship and help you  
3 not only with this, but maybe (inaudible)  
4 -- there are other things, of course, but  
5 as far as the risk of this contract, there  
6 is none.

7 BRIAN HARTY: So if you signed up  
8 now, and there's no credits available now,  
9 but then you said okay, at some point if  
10 credits become available, we would be  
11 eligible for a ten percent discount, is  
12 that something people might do or might  
13 think about?

14 STEVE BURNDORF: Absolutely. And,  
15 in fact, that's what I was alluding to.  
16 And so one of the things that we do --  
17 right -- so --- so you might say well, why  
18 are you -- you know, Steven and Jeff, why  
19 are you wasting your time talking to us if  
20 it's low probability? One, we want to  
21 find out. And two, by having you -- you  
22 know, we have a list of our clients and  
23 itemized, that we send out to our  
24 developer network. And so we say, hey,  
25 we've got some projects here, here, here



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2 and here. And developers, you know --  
3 it's a very fast moving -- it's funny,  
4 it's a very slow moving industry but it's  
5 also a very fast moving. Hurry up and  
6 wait. And a lot of people, you know, say  
7 I need something yesterday. And if that's  
8 the case -- right, if we have you as part  
9 of our kind of portfolio, the opportunity  
10 to find something becomes greater and as  
11 you point out also, you may not find  
12 something today, but maybe (inaudible)  
13 changes in a month, six months, a year,  
14 you're in good position. So again --

15 BRIAN HARTY: Would that position  
16 you as a -- be able to avail yourself of  
17 that -- if you're under contract -- you're  
18 in a contract and there's no performance  
19 on the contract because there's not  
20 available credit, but you're positioned in  
21 such a way that you would be the -- let's  
22 call it the first in line to get the  
23 credit.

24 STEVE BURNDORF: Well, yeah  
25 (inaudible due to cross-talk among the

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2 parties.)

3 You know, each developer is  
4 different but yes, like if people know  
5 about it -- like that's why we want to say  
6 hey, we're working with the Village and --  
7 you know, there's no formal process to get  
8 in line if, frankly, I think some of the  
9 value that we bring is -- you know, I've  
10 been working with these developers since  
11 2008 as one of them, quite frankly.  
12 Right? So it's a lot of relationships  
13 here that help (inaudible).

14 MAYOR EKSTRAND: So, Steve, Long  
15 Island has approximately 98 villages in  
16 it. Have you signed up any village yet?

17 STEVE BURNDORF: Not in -- not in  
18 LIPA or Long Island. No, I don't believe  
19 we have.

20 MAYOR EKSTRAND: Okay.

21 STEVE BURNDORF: But if -- yeah,  
22 yeah, I was going to say also though --  
23 two thoughts. One is, you know, this  
24 program is relatively new. I joined the  
25 firm -- you saw us about a year ago.

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2 Right? So I've been developing this  
3 program for a short period of time with a  
4 relatively new program. So we've got  
5 right now about 25 entities under contract  
6 for community solar (inaudible) So we're  
7 working right now with all the developers  
8 to fill those.

9 If your question is for references  
10 and other folks you can talk to, we'd be  
11 more than happy to share with you names  
12 and qualifications. We do like to keep  
13 that information relatively -- I don't  
14 want to say confidential, but private. We  
15 respect folks' time and privacy just like  
16 we would respect yours if we were to work  
17 with you. But, you know, we'd be happy to  
18 justify our value and, you know, ability  
19 to work with folks through (inaudible.)

20 BRIAN HARTY: One other question.  
21 Do these credits fall back at all to  
22 existing solar fields or is this only on  
23 new construction?

24 STEVE BURNDORF: No, no, no, and  
25 that's the beauty of community solar. So,

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2 you know, the gentleman who is describing  
3 the solar on his home, like that's a  
4 physical asset. It's on his house.  
5 Community solar is a physical asset on  
6 someone else's land, and it's fungible  
7 (sic). If you were to sign up, and you  
8 were to leave, somebody else pops in. If  
9 there's an array at Brookhaven or wherever  
10 you mentioned in LIPA, and somebody  
11 leaves, you may be able to spot in.  
12 Right? So that's the beauty of community  
13 solar. It is a fungible asset.

14 MAYOR EKSTRAND: All right. Any  
15 other questions, guys?

16 ANTHONY ADDEO: No.

17 STEVE BURNDORF: So in summary I  
18 would just say thank you very much for  
19 your time. You know, Jeff and I have  
20 enjoyed presenting and appreciate your  
21 time.

22 As far as next steps, talk it over  
23 and if you're interested in exploring  
24 further, you know, please consider working  
25 with us. We'd be honored and appreciate

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2 the opportunity.

3 CHERYL PARISI: Just have one  
4 question. I'm sorry. How often do people  
5 drop out of the program once they are in?

6 STEVE BURNDORF: Well, it's a great  
7 question because one of the biggest things  
8 that people worry about with this program  
9 is they say -- and the developers -- you  
10 know, there's a whole back story around  
11 financing and tax equity and all sorts of  
12 stuff. But the developers say, hey, I  
13 want the Village to sign up for 25 years.  
14 I want a credit worthy (inaudible) to sign  
15 up for 25 years and people say well, I  
16 don't want to do that. That seems like a  
17 really long time and how do I get out of  
18 it if it's bad and dah, dah, dah, whatever  
19 it is. But once people get in it, one,  
20 why would you ever want to leave? It's  
21 free money and it doesn't impair your  
22 ability to work with different suppliers.  
23 And on top of that, the value of the  
24 program is likely declining over time. So  
25 the percent savings you may receive today,

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2 may be eight or five are lower in the  
3 future. So, generally, people don't drop  
4 out. And worse case scenario, you sign up  
5 and they're not performing, it will never  
6 cost you anything. Right? It's a well  
7 regulated program.

8 CHERYL PARISI: Okay.

9 STEVE BURNDORF: So it's just  
10 value.

11 CHERYL PARISI: Right, okay.

12 STEVE BURNDORF: Yeah, okay.

13 ANTHONY ADDEO: But the question  
14 was, how many people have dropped out?

15 STEVE BURNDORF: You know, I don't  
16 know the answer to that question.  
17 Typically, developers have signed people  
18 up for 25 year terms, historically,  
19 because it's relatively new. But as the  
20 program changes and becomes more fungible  
21 -- and I could talk for a long time about  
22 this -- we're starting to see shorter  
23 contracts. So I don't know the actual  
24 number, but the industry and the  
25 contracting terms are changing. There's

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2 more flexibility where you may not even  
3 want that flexibility. But I don't know  
4 the answer to the question.

5 CHERYL PARISI: Okay.

6 MAYOR EKSTRAND: Okay, well --

7 WALTER PRIESTLEY: Most of the  
8 contracts are for about 25 years?

9 STEVE BURNDORF: Well, it, in fact,  
10 it varies. We've signed up folks for as  
11 long -- as short as six months. We're  
12 working on a couple for 20 years, but, you  
13 know, three, five, ten years. It really  
14 depends on your size of your load, your  
15 consumption, your credit. There's all  
16 sort of variables. So we just really have  
17 to go to the market and see what comes  
18 back.

19 WALTER PRIESTLEY: Okay, thank you.

20 MAYOR EKSTRAND: Okay. Thank you  
21 very much, Steve.

22 CHERYL PARISI: Yes, thank you.

23 MAYOR EKSTRAND: And Jeff. I'm  
24 sorry.

25 JEFFREY BAXTER: That's all right.

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2 No problem.

3 Yeah, thank you, guys, for your  
4 time. We really appreciate it. If you  
5 have any questions, you know, feel free to  
6 reach out to Steve or myself. We are  
7 always happy to have a conversation. So  
8 we appreciate your time.

9 CHERYL PARISI: Thank you.

10 Brian has your contact information?

11 JEFFREY BAXTER: Bill does. I  
12 believe Bill does.

13 CHERYL PARISI: Bill, you have?

14 BRIAN HARTY: Bill has it. Bill  
15 has it.

16 CHERYL PARISI: Okay.

17 BRIAN HARTY: I'll get it from  
18 Bill.

19 CHERYL PARISI: I mean because I  
20 think I got an email from you and I  
21 forwarded it to him. So -- because he's  
22 really our solar people, so...

23 MAYOR EKSTRAND: Yeah, we -- we  
24 also --

25 DEPUTY MAYOR BARRETT: Sorry, I



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2 didn't hear you. I have Jeff's --

3 CHERYL PARISI: Okay, as long as we  
4 have one contact information.

5 MAYOR EKSTRAND: Right and Stevie  
6 -- and believe it or not, Kevin has their  
7 contact info because he just let them in.

8 CHERYL PARISI: Okay.

9 MAYOR EKSTRAND: We have your  
10 emails because we just let you in here.  
11 Okay? We'll take care of it.

12 CHERYL PARISI: Thank you.

13 MAYOR EKSTRAND: We'll be in touch.

14 DEPUTY MAYOR BARRETT: All right,  
15 thanks, guys. Have a good night.

16 ANTHONY ADDEO: Good night.

17 MAYOR EKSTRAND: All right, moving  
18 forward, ladies and gentlemen:

19 Resolution to approve a contract  
20 with P.W. Grosser for system design and  
21 related upgrades to our water wells at a  
22 cost of \$195,500.

23 Anybody want to ask questions?  
24 Open it for discussion. Everybody has the  
25 copies of the P.W. Grosser contract.

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2 CHERYL PARISI: Yes.

3 MAYOR EKSTRAND: Okay --

4 CHERYL PARISI: So did Herman read  
5 it?

6 MAYOR EKSTRAND: I did send it to  
7 Herman. I did not see Herman's response,  
8 but he usually really responds to Brian.

9 Brian, did Herman respond?

10 (WHEREUPON, no response was heard.)

11 MAYOR EKSTRAND: Is Brian there?

12 CHERYL PARISI: He's here. He's  
13 just muted.

14 MAYOR EKSTRAND: Oh.

15 CHERYL PARISI: Brian -- there he  
16 is.

17 BRIAN HARTY: Sorry about that.  
18 Yeah, I haven't spoken to him about it  
19 yet.

20 MAYOR EKSTRAND: Okay, we'll speak  
21 to him -- we'll ask him to -- again, to  
22 review it. You know, we always value his  
23 opinion.

24 CHERYL PARISI: Well, I think it  
25 would help if we, you know -- if we had

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2 it.

3 MAYOR EKSTRAND: Yeah. There's not  
4 a problem.

5 ANTHONY ADDEO: Certainly something  
6 that is imminent in our future.

7 CHERYL PARISI: Absolutely.

8 ANTHONY ADDEO: And it's probably a  
9 very wise use of the money. It's an  
10 expensive contract but that's what we're  
11 here for. We're here to protect the  
12 people of the village and this is going to  
13 help do it.

14 MAYOR EKSTRAND: That's well said,  
15 Anthony.

16 CHERYL PARISI: Yes.

17 ANTHONY ADDEO: Thank you.

18 MAYOR EKSTRAND: Do you want to --  
19 guys, do you want to approve it pending  
20 comments from Herman, or do you want to  
21 just let it sit?

22 DEPUTY MAYOR BARRETT: Well, I'm  
23 assuming that once they do phase one,  
24 they're going to do phase two, three and  
25 four, you know, what's in here. Right? I

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2 mean, we're not going to be able to switch  
3 to somebody else.

4 CHERYL PARISI: Right.

5 MAYOR EKSTRAND: That would be  
6 true. Well, it would -- we have the  
7 ability to switch to somebody else but if  
8 -- it's highly unlikely, let's put it that  
9 way. Highly unlikely to -- they would, in  
10 my opinion, have to do something egregious  
11 for us to dump them and go with somebody  
12 else. That's just my opinion. I mean we  
13 always could. But --

14 DEPUTY MAYOR BARRETT: I kind of --  
15 I kind of like to get Herman's opinion on  
16 the whole thing.

17 CHERYL PARISI: Uh-hum.

18 MAYOR EKSTRAND: Okay.

19 DEPUTY MAYOR BARRETT: That's just  
20 -- I don't know about the rest of the  
21 Board.

22 CHERYL PARISI: Well, that's why I  
23 asked. I was curious as to what he said.  
24 I mean we meet next week; right? I mean --

25 BRIAN HARTY: Yes.

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2 MAYOR EKSTRAND: Yup.

3 CHERYL PARISI: So if we could have  
4 Herman's opinion during the week, so we  
5 can just read it --

6 MAYOR EKSTRAND: That would be a  
7 good thing.

8 CHERYL PARISI: (Continuing) -- and  
9 then we can look at this --

10 BRIAN HARTY: I'll make sure you  
11 get it.

12 CHERYL PARISI: Okay, great. Thank  
13 you.

14 ANTHONY ADDEO: Thank you, Brian.

15 MAYOR EKSTRAND: Okay, so we're  
16 just going to table that.

17 Resolution to approve a request  
18 from Bernard Hothersall of 20 Manetto Road  
19 to have a block party in front of his  
20 home, between Lincoln Street and Pinehurst  
21 Road, on Saturday, July 17th, 2021, from  
22 1:00 p.m. to 11:00 p.m.

23 Motion to approve?

24 CHERYL PARISI: I will make that  
25 motion. I would also just say that it

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2 doesn't interfere with any of the other  
3 blocks. There's access to -- you could  
4 get to Lincoln, you can get to Sullivan  
5 and you can get to Pinehurst without --  
6 they're not blocking anybody. We just  
7 need to let the Fire Department know.  
8 So...

9 But I'll make that motion to accept  
10 this.

11 WALTER PRIESTLEY: I'll second it.

12 MAYOR EKSTRAND: All in favor?

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

16 MAYOR EKSTRAND: Okay. Everything  
17 is getting back to normal so number three  
18 is putting the Meat Market back to fifteen  
19 per year.

20 CHERYL PARISI: As of what?  
21 July 1st or -- I don't know when they ran  
22 from.

23 MAYOR EKSTRAND: I don't know, off  
24 the top of my head, but we'll do it -- we  
25 can do it effective immediately.

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2 CHERYL PARISI: Because I think it  
3 was last July that we gave them that three  
4 month break. Right, Bill?

5 DEPUTY MAYOR BARRETT: I don't  
6 recall. What is it; a thousand dollars  
7 right now?

8 MAYOR EKSTRAND: Yes, it's a  
9 thousand dollars a --

10 CHERYL PARISI: Wait, Brian's  
11 trying to speak. I'm sorry, go ahead.

12 BRIAN HARTY: I just think we need  
13 to look at what the contract was good  
14 until and then take it from there and then  
15 up it from there. Unless you want to do  
16 it right away, that's fine with me.

17 MAYOR EKSTRAND: No, that's --  
18 yeah, I'd be the first one to tell you I  
19 don't know -- I don't know how the  
20 contract ran. We'll take a look at it.  
21 But the bottom line is we want to get back  
22 to normalcy.

23 CHERYL PARISI: Yes.

24 MAYOR EKSTRAND: We have no  
25 problems getting back to normalcy. Yes?

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2 CHERYL PARISI: Correct.

3 DEPUTY MAYOR BARRETT: That's  
4 right. And the 15,000 is what they were  
5 paying pre-COVID.

6 CHERYL PARISI: Right.

7 MAYOR EKSTRAND: That's correct.  
8 We'll look it up and see when its  
9 anniversary is.

10 CHERYL PARISI: Or we can just go  
11 back to resuming as of July 1st, to  
12 normal --

13 BRIAN HARTY: Why don't you do  
14 that. That makes it easier. Just change  
15 everything so everything is back to  
16 normal.

17 CHERYL PARISI: I'll make the  
18 motion to go back to normal billing as of  
19 July 1st, for the Meat Market.

20 MAYOR EKSTRAND: Okay.

21 CHERYL PARISI: Based on \$15,000  
22 per year.

23 MAYOR EKSTRAND: Okay.

24 WALTER PRIESTLEY: I'll second  
25 that.



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2 MAYOR EKSTRAND: All in favor?

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

6 MAYOR EKSTRAND: Great. Okay.

7 We got the Chief's car under Fire  
8 Department; yes?

9 BRIAN HARTY: It's coming this  
10 week.

11 MAYOR EKSTRAND: Okay, it just  
12 hasn't gotten here yet.

13 BRIAN HARTY: It's due, I think,  
14 the latter part of the week.

15 MAYOR EKSTRAND: Okay. And then we  
16 have to send it out to get the bells and  
17 whistles; the radios --

18 BRIAN HARTY: That's already been  
19 approved.

20 MAYOR EKSTRAND: Pardon me?

21 BRIAN HARTY: Radios, lights,  
22 action, camera.

23 MAYOR EKSTRAND: Yeah.

24 CHERYL PARISI: Been approved,  
25 right.

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2 MAYOR EKSTRAND: Right, right. No,  
3 but we just -- you know, we just gotta  
4 send it out to have all that stuff  
5 installed.

6 CHERYL PARISI: Right.

7 BRIAN HARTY: Yes, that's correct.

8 MAYOR EKSTRAND: Okay.

9 BRIAN HARTY: The Chief's aware of  
10 it and I told him I'd call him as soon as  
11 I had an update from Robbie saying when  
12 they're going to be in.

13 CHERYL PARISI: And so this car  
14 goes to the new Chief; right? The baby  
15 chief?

16 BRIAN HARTY: That's correct.  
17 That's correct.

18 CHERYL PARISI: He keeps it for his  
19 six years; right?

20 MAYOR EKSTRAND: Correct.

21 BRIAN HARTY: That's correct.

22 CHERYL PARISI: Okay, thank you.

23 MAYOR EKSTRAND: Anything else on  
24 the Fire Department, Brian?

25 WALTER PRIESTLEY: (Inaudible due

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2 to cross-talk among the parties) Music on  
3 Main?

4 MAYOR EKSTRAND: We haven't -- oh,  
5 didn't put that in the agenda. Let's --

6 WALTER PRIESTLEY: That's why I  
7 brought it up.

8 MAYOR EKSTRAND: Yeah. Well,  
9 Walter, myself and Brian met with the  
10 merchants and we're looking at -- with  
11 Board approval -- Thursday, August 5th,  
12 and two weeks later, Thursday,  
13 August 19th, with a rain date of  
14 August 26th.

15 Does the -- is there any problems  
16 or discussion with the Board to have Music  
17 on Main for those two nights? And we  
18 would only have it on the 26th if we get a  
19 rain out.

20 ANTHONY ADDEO: Is there any reason  
21 why we couldn't have two nights in  
22 September as well?

23 MAYOR EKSTRAND: Yes --

24 ANTHONY ADDEO: The weather's still  
25 good.

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2 MAYOR EKSTRAND: Yes, it's funding.  
3 We need 16 police officers including the  
4 crossing guards. It would be exceedingly  
5 problematic to do this without the police  
6 and the crossing guards.

7 ANTHONY ADDEO: Understood.

8 MAYOR EKSTRAND: We get 14 cops,  
9 some plainclothes, which is called Bureau  
10 of Special Operations, and two crossing  
11 guards, for a total of 16.

12 CHERYL PARISI: Can I just ask what  
13 -- so last year there were no issues  
14 getting the number of personnel that was  
15 necessary. Is it just that we weren't  
16 early enough in planning this that there's  
17 a problem with personnel or is it Nassau  
18 County that just doesn't have the  
19 personnel?

20 MAYOR EKSTRAND: We have a shortage  
21 of police officers on Long Island. They  
22 just graduated some more from the academy,  
23 if you saw, this week. And there was only  
24 a class of 160. Also these are overtime  
25 situations. So, for example, I'll pick on

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2 the crossing guards, which are very  
3 crucial, they have to volunteer to do this  
4 and it's very difficult to get crossing  
5 guards and cops to volunteer to do this  
6 four times in two months. Not just for  
7 us, for anybody. It's -- so it's a  
8 combination of many factors along that  
9 way -- the pool of officers who wants to  
10 volunteer to do this and how many times  
11 they want to volunteer to do this.

12 ANTHONY ADDEO: If they volunteer,  
13 they get overtime.

14 MAYOR EKSTRAND: That's correct.

15 ANTHONY ADDEO: Okay.

16 MAYOR EKSTRAND: That's correct.

17 This is in addition to our -- we still  
18 have our two normal sector cars, 810 and  
19 817 patrolling. So this is all in  
20 addition to.

21 ANTHONY ADDEO: I understand. It's  
22 reasonable.

23 MAYOR EKSTRAND: Also, we have  
24 problems with our own Code Enforcers where  
25 I think we're down to approximately four

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2 now when we had a pool of 12. And when we  
3 had these two years ago, it was all hands  
4 on deck. We had virtually twelve out of  
5 twelve Code Enforcers. Now we are down to  
6 approximately four. And that's --

7 BRIAN HARTY: Well, we just added  
8 the two on, so we have six available but  
9 only limited availability for a couple of  
10 them.

11 MAYOR EKSTRAND: So there's a  
12 myriad of problems, but as time goes by,  
13 and next year we would look forward to  
14 being a little bit better in those terms.

15 So the bottom line, ladies and  
16 gentlemen is we can tell the merchants  
17 that the Village board is okay with those  
18 dates for Music on Main?

19 CHERYL PARISI: Sure.

20 ANTHONY ADDEO: Yes.

21 MAYOR EKSTRAND: Brian, do we need  
22 a resolution? Or Claudio do we  
23 actually --

24 CLAUDIO DE BELLIS, ESQ: Yeah, you  
25 should do a resolution.

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2 MAYOR EKSTRAND: Okay, so I need a  
3 resolution to have Music on Main from 4:00  
4 to 9 o'clock on August 5th, August 19th  
5 and with a rain date of August 26th.

6 Motion to approve?

7 (WHEREUPON, no response was heard.)

8 MAYOR EKSTRAND: Second?

9 ANTHONY ADDEO: I'll second it.

10 MAYOR EKSTRAND: You're killing me  
11 for a second there, guys.

12 CHERYL PARISI: I'm agreeing. It's  
13 unbelievable. All right.

14 MAYOR EKSTRAND: Okay. All in  
15 favor?

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

19 MAYOR EKSTRAND: Okay. Thank you,  
20 Walter for bringing that up.

21 Anything else with the Fire  
22 Department, Brian? We got off track a  
23 little bit.

24 BRIAN HARTY: Well, we have to  
25 collect some money from the County on the

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2 grants that we've already established for  
3 the gear racks and the washing machines.  
4 And then we're getting together the bids  
5 for the flooring, and they want to paint  
6 the ceiling in the apparatus room as  
7 well -- and the apparatus they want to  
8 paint the ceiling in there, too. So  
9 they'll be coming to us with this whole  
10 thing within the next month or so.

11 MAYOR EKSTRAND: Yeah, it would be  
12 a good idea to paint the ceiling prior to  
13 installing a new floor. That's just me.

14 CHERYL PARISI: Where are they with  
15 the floor?

16 BRIAN HARTY: I don't exactly know.  
17 I talked to chief last week. He was on  
18 vacation; he was away. I'll make an  
19 effort to get together with him next week  
20 to find out the status and everything and  
21 see where we stand.

22 MAYOR EKSTRAND: Right, we also --  
23 there's some things Barbara needs for --  
24 from the Fire Department for the -- some  
25 of the stuff there, Brian. We'll make



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2 sure it all gets inclusive.

3 BRIAN HARTY: We'll get that for  
4 the County so we can collect the money  
5 back so we'll have all that money  
6 expended. We did get a hundred thousand  
7 dollars in this week though from Mike  
8 Bonasano's (phonetic) grant. That finally  
9 came through.

10 MAYOR EKSTRAND: Yes, after --

11 CHERYL PARISI: Well, that's nice.

12 MAYOR EKSTRAND: (Continuing) --  
13 approximately -- it was between two and  
14 three years. That just shows you how --  
15 well, it comes through the New York State  
16 Dormitory Authority, and my opinion is  
17 they're called the Dormitory Authority  
18 because they sleep a lot.

19 CHERYL PARISI: So where is our  
20 five hundred thousand?

21 MAYOR EKSTRAND: That's still in  
22 the Dormitory Authority. We -- Brian  
23 speaks to the -- and I forget the contact  
24 name specifically.

25 BRIAN HARTY: Mogeve (phonetic)

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2 CHERYL PARISI: Mogeve (phonetic)

3 MAYOR EKSTRAND: Brian, just for  
4 stuff and giggles, maybe you could get in  
5 touch with him this week and just say,  
6 hey, how you doing, we haven't heard from  
7 you in a little bit of time. How's the  
8 Dormitory Authority doing with our grant?

9 BRIAN HARTY: Will do.

10 MAYOR EKSTRAND: Thank you. Thank  
11 you very much.

12 But it's -- we know it's going  
13 through the process, Cheryl, because every  
14 once in a while they'll call us up and ask  
15 us for some more stuff. It annoys the  
16 living crap out of me because this has  
17 been going on for three years or four  
18 years now and you need more stuff.

19 CHERYL PARISI: Did we ever do a  
20 photo op with Michael Montesano (phonetic)  
21 at all about this hundred thousand  
22 dollars?

23 BRIAN HARTY: I talked to  
24 (inaudible). I think we should do one  
25 now.

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2 CHERYL PARISI: I think so. If not  
3 for anything, that's money that actually  
4 showed up.

5 MAYOR EKSTRAND: Right. And,  
6 Cheryl, if we did a photo op with him  
7 three years ago, nobody remembers.

8 CHERYL PARISI: Who would remember?  
9 So I think that that's something that  
10 needs to get done.

11 MAYOR EKSTRAND: Well, Brian, could  
12 you put on the bullet list, we'll call  
13 Mike's office. I'm around on Wednesday.  
14 We can call Mike's office and even send  
15 him to Thomas' office when I'm up on  
16 Monday.

17 CHERYL PARISI: He deserves the  
18 publicity.

19 MAYOR EKSTRAND: Without a doubt.

20 CHERYL PARISI: Yeah.

21 MAYOR EKSTRAND: Without a doubt,  
22 Cheryl.

23 BRIAN HARTY: I called Dave to call  
24 Ralph about it, but maybe Dave forgot.

25 CHERYL PARISI: Okay.

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2 MAYOR EKSTRAND: Yeah, he -- well,  
3 that's okay. We got to let Dave know the  
4 dates to send the emails out to all the  
5 Main Street -- the downtown merchants  
6 about the Music on Main also. And get it  
7 out to the public 'cause a day doesn't go  
8 by when somebody doesn't come up to me and  
9 say when are we having Music on Main?

10 BRIAN HARTY: I'm sure there's  
11 going to be a lot of interest for this.  
12 The first one, I think we're going to get  
13 a big crowd.

14 MAYOR EKSTRAND: Oh, there is so --  
15 are you kidding? There are so many people  
16 that are pent up. I just hope they don't  
17 let it all out all at once. Anyway --

18 BRIAN HARTY: I agree.

19 MAYOR EKSTRAND: Okay. Building  
20 Department: Everybody got all the stuff  
21 on the Staller application. It was  
22 noticed in the paper for the public  
23 hearing. I will call up Staller  
24 Associates to see how they're doing on the  
25 two signs. They sent them to us -- the

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2 verbiage on the signs, they sent it to us  
3 for approval. I told them to go ahead and  
4 get them printed up and installed. I will  
5 call them up and find out where they are  
6 in the process to put in the front and the  
7 back of the buildings.

8 Are there any questions or anything  
9 on any of the tons of material we got from  
10 them?

11 ANTHONY ADDEO: Just to back up a  
12 second, are they going to be within their  
13 timeline with reference to the sign?  
14 Doesn't it have to be posted 20 days  
15 before the hearing?

16 BRIAN HARTY: Ten.

17 ANTHONY ADDEO: Ten. Are they  
18 going to have enough time?

19 MAYOR EKSTRAND: The hearing is --

20 BRIAN HARTY: I believe so.

21 MAYOR EKSTRAND: The hearing is  
22 July -- as long as they have it up in the  
23 first couple of days in July, they'll be  
24 fine.

25 ANTHONY ADDEO: Yeah, July 12th;

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2 right?

3 MAYOR EKSTRAND: Yes.

4 ANTHONY ADDEO: I'm sorry.

5 MAYOR EKSTRAND: Yeah, in fact, I'm  
6 -- I would imagine it would be up some  
7 time this week but I'll get a handle on  
8 it. They requested the verbiage and they  
9 wanted to make sure the size was correct  
10 also, which was all straightened out.  
11 Right, Claudio?

12 CLAUDIO DE BELLIS, ESQ: Yeah.  
13 Well, and just to add, those large signs  
14 in the front and the back are not required  
15 by New York State Law. That's an  
16 additional notice that the Village is  
17 given.

18 CHERYL PARISI: Right, that's one  
19 that we require.

20 CLAUDIO DE BELLIS, ESQ: Right.

21 MAYOR EKSTRAND: Yeah, which is  
22 fine. They're complying.

23 CLAUDIO DE BELLIS, ESQ: But  
24 there's no -- right, but there's no  
25 ten-day rule that you can point to or

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2 20-day rule, a hundred fifty-day rule.

3 We're just requiring it.

4 MAYOR EKSTRAND: Okay.

5 CHERYL PARISI: You didn't put a  
6 timeline in our code?

7 CLAUDIO DE BELLIS, ESQ: No, no.

8 ANTHONY ADDEO: No.

9 CLAUDIO DE BELLIS, ESQ: No, we  
10 have a -- our code tracks the language of  
11 the State. The Board decided to require  
12 additional -- for this application and I  
13 think the last one --

14 CHERYL PARISI: For all big  
15 applications, not just Staller, but for  
16 all big applications, we require signs.

17 CLAUDIO DE BELLIS, ESQ: Well, in  
18 order to do that, we need to do a local  
19 law.

20 MAYOR EKSTRAND: I thought we did.

21 CHERYL PARISI: We did, Claudio.

22 CLAUDIO DE BELLIS, ESQ: For the  
23 big signs?

24 CHERYL PARISI: Yes, because we had  
25 them on 109 for the workforce housing --

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2 CLAUDIO DE BELLIS, ESQ: Yup, yup.

3 CHERYL PARISI: (Continuing) -- we  
4 had them on 109 for the --

5 MAYOR EKSTRAND: Anthony Zaccaro  
6 (phonetic)

7 CHERYL PARISI: (Continuing) --  
8 assisted living -- okay?

9 MAYOR EKSTRAND: Yes.

10 CHERYL PARISI: We -- yes.

11 CLAUDIO DE BELLIS, ESQ: I don't  
12 think we did a local law, but I'll check.

13 MAYOR EKSTRAND: We did.

14 CHERYL PARISI: If we didn't do it  
15 -- we did it. If it doesn't show up it's  
16 'cause we forgot to file, but we  
17 definitely added it to our code.

18 MAYOR EKSTRAND: I believe Cheryl  
19 is a hundred percent correct. And I  
20 believe it was pre-COVID.

21 CHERYL PARISI: Oh, yeah,  
22 definitely. Yes.

23 MAYOR EKSTRAND: I would assume if  
24 you're checking the local laws, Claudio, I  
25 would go to 2019.



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2 CLAUDIO DE BELLIS, ESQ: Yeah.

3 CHERYL PARISI: Yeah, definitely.

4 MAYOR EKSTRAND: Okay.

5 CHERYL PARISI: So as far as this  
6 application is concerned, I would like  
7 this application to be heard in a larger  
8 venue than Village Hall. Maybe the school  
9 district, in their auditorium, maybe St.  
10 Kilian's auditorium.

11 MAYOR EKSTRAND: The school is not  
12 allowing, at this time, public use of the  
13 building.

14 CHERYL PARISI: Maybe the library;  
15 maybe the St. Kilian auditorium. Some  
16 place.

17 DEPUTY MAYOR BARRETT: I think St.  
18 Kilian's is closed until September. I  
19 don't think they're letting anybody in  
20 either.

21 CHERYL PARISI: But they let CYO in  
22 for volleyball and things like this.  
23 Well, if it can't be like at a larger  
24 venue --

25 DEPUTY MAYOR BARRETT: There's a

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2 camp -- they have camps in there.

3 CHERYL PARISI: Okay.

4 MAYOR EKSTRAND: Well, look, we'll  
5 -- we've -- we'll do it in Village Hall  
6 and if we have to continue it, we'll  
7 continue it. You know, we're open and  
8 we'll do. Or we can do the other thing  
9 and only allow residents to speak and not  
10 the people who don't live in the Village.  
11 That's another consideration that could be  
12 done. Not saying that it's right. I'm  
13 just saying that's also an option. We'll  
14 think about it. We got time to talk.

15 The signs that Staller's making say  
16 Village Hall, by the way. And the public  
17 notice also said Village Hall. The public  
18 notice had to be in by last week in order  
19 to make the paper. That's just, you know  
20 -- The Observer makes us put it in so far  
21 ahead of time, in my opinion, it's  
22 ludicrous, but it had to be in by Friday,  
23 I believe, at the latest. So we couldn't  
24 even change it now if we wanted to.

25 ANTHONY ADDEO: So, the application

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2 that we have now, it's dated May 20, '21,  
3 is there anything different on this  
4 application than the one we got back in  
5 December? It looked to me that it mirrors  
6 it, just the dates have changed.

7 MAYOR EKSTRAND: Oh, the -- I don't  
8 believe we ever had an application from  
9 him for 36 units.

10 ANTHONY ADDEO: You know what, I'm  
11 sorry. But we received plans and -- a  
12 site plan and a preview, so to speak. And  
13 then we had some discussions. And I know,  
14 Mayor, you went back to him to voice our  
15 concerns.

16 MAYOR EKSTRAND: Right.

17 ANTHONY ADDEO: (Continuing) But I  
18 don't see anything changed here.

19 MAYOR EKSTRAND: I don't think --

20 DEPUTY MAYOR BARRETT: Anthony, I  
21 thought what we had in December went all  
22 the way down to the Nutty Irishman.

23 ANTHONY ADDEO: You know, you're  
24 right, Bill, but -- didn't he bring  
25 something to us subsequent to the Nutty

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2 Irishman but before this application where  
3 he was only building on what we'll call  
4 the CVS property?

5 WALTER PRIESTLEY: I don't think  
6 so.

7 MAYOR EKSTRAND: I don't think so  
8 either, but --

9 ANTHONY ADDEO: Okay. All right.  
10 I stand corrected.

11 MAYOR EKSTRAND: When I brought the  
12 concerns back, we told him that he could  
13 -- could not move the walkway and to go  
14 from the Minuteman to the Empire Gaming  
15 which is what he did with the application,  
16 but -- no, but, Anthony, I don't remember  
17 anything. But that's quite all right.

18 Anybody else want to chime in?

19 CHERYL PARISI: So this is --

20 MAYOR EKSTRAND: I -- go ahead.

21 CHERYL PARISI: So this is the  
22 application that he's going to present on  
23 the 12th, what we see in front of us.

24 MAYOR EKSTRAND: Yes, everything is  
25 complete according to the Building

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2 Department.

3 CHERYL PARISI: And we never went  
4 back to him with something different than  
5 a thousand dollars a month, \$12,000 a year  
6 for ten years, period. Or where the  
7 building is on the property.

8 MAYOR EKSTRAND: Well, by our  
9 Village code, the building has to go to  
10 the front property line for all buildings  
11 built in the DMU (phonetic)

12 CHERYL PARISI: No, they don't have  
13 to.

14 MAYOR EKSTRAND: Yes, they do.

15 CHERYL PARISI: It says that we can  
16 ask for any -- we can ask for changes. It  
17 says that we -- it says that no set back  
18 is required, but the Board of Trustees  
19 may, at its discretion, ask for changes.

20 MAYOR EKSTRAND: You mean -- okay,  
21 that's an excellent question. That's  
22 actually a Claudio question. I just want  
23 to make sure that that is one of the  
24 things that we could move -- change.  
25 Again, that's -- Claudio, you would have

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2 to unmute yourself.  
3 CHERYL PARISI: He is unmuted, he's  
4 just not speaking.  
5 MAYOR EKSTRAND: Oh.  
6 CLAUDIO DE BELLIS, ESQ: I'm trying  
7 to put the code on my phone. It's not  
8 working.  
9 MAYOR EKSTRAND: So look that up,  
10 Claudio.  
11 CLAUDIO DE BELLIS, ESQ: Yeah.  
12 MAYOR EKSTRAND: Look that up.  
13 It's --  
14 CLAUDIO DE BELLIS, ESQ: The  
15 question is whether or not the code  
16 requires him to build --  
17 MAYOR EKSTRAND: No, no, the  
18 code --  
19 CHERYL PARISI: It says -- it says  
20 that the code says --  
21 ANTHONY ADDEO: What section,  
22 Cheryl? What section?  
23 CHERYL PARISI: Oh, I don't have --  
24 MAYOR EKSTRAND: It's in my denial  
25 letter. Do you have the denial letter

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2 handy?

3 CHERYL PARISI: It says that --  
4 let's see. Maxim -- in the DMU code --

5 ANTHONY ADDEO: Yeah 600.130-5.

6 CHERYL PARISI: Yes, okay, it says  
7 that the central subsection -- Okay? And  
8 that -- okay -- zero setback is required.  
9 But if you read through the DMU -- okay --  
10 it says that you -- at the Board of  
11 Trustees discretion, you may ask for  
12 changes. Okay? And I know that we have  
13 sat here and said we would definitely like  
14 it back off the property line. Okay? Not  
15 on the property line. At the property  
16 line, three stories high plus the  
17 additional is -- it's a huge building.  
18 Okay?

19 MAYOR EKSTRAND: It would be the  
20 same size as every other building we've  
21 approved in the Village.

22 CHERYL PARISI: But not at this end  
23 of the village. Okay? At this end of the  
24 Village, there are no buildings that high  
25 on this side of the street. Okay? So it

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2 will be overwhelming. If it could be set  
3 back ten feet off the property line, it  
4 would not be so encumb -- you know --  
5 dominating to the area.

6 MAYOR EKSTRAND: It's 18 inches  
7 higher than Village Hall, just so you  
8 know.

9 CHERYL PARISI: That's not the  
10 point, Ralph. Again, that's not the  
11 point. The point is, it's a very straight  
12 up building. Okay? Eighteen inches  
13 higher, whatever. Okay? It's a  
14 completely different look. Sitting out in  
15 front right at the property line. I  
16 didn't say cut it down to two stories. I  
17 didn' say, oh, oh, oh. I'm simply asking  
18 that it be set back all the property line.  
19 Okay? And we did discuss this.

20 MAYOR EKSTRAND: Well, that's okay.  
21 I can ask him to -- but then again, we  
22 would have to have a land swap because the  
23 building can't fit unless we give him ten  
24 feet of Village property.

25 CHERYL PARISI: Well, that's



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2 something that we should discuss.

3 MAYOR EKSTRAND: Okay.

4 CHERYL PARISI: And is everybody  
5 happy with a thousand dollars a month?  
6 Twelve thousand dollars a year for ten  
7 years, period. A hundred and twenty  
8 thousand dollars. We'll be laughed out of  
9 the Village.

10 DEPUTY MAYOR BARRETT: I don't  
11 think we ever told Mr. Staller what we  
12 wanted. I think we just kicked it around.  
13 But I agree with you, I don't think  
14 anyone, you know, thought a thousand  
15 dollars -- you know, was appropriate.

16 CHERYL PARISI: Okay.

17 WALTER PRIESTLEY: I would be happy  
18 with 1500.

19 CHERYL PARISI: They'll laugh us  
20 out of the Village, Claudio -- I mean  
21 Walter. I --

22 MAYOR EKSTRAND: I don't know who  
23 "they" are, but that's okay.

24 WALTER PRIESTLEY: We're going to  
25 talk about not having the building is more

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2 important than the \$1500 value -- the  
3 economic benefit to the downtown, the  
4 building of the tax base, the building fee  
5 that we're going to collect, the people  
6 that are going to come to the village and  
7 spend money and support the community. I  
8 think that's more important than squeezing  
9 a building out of a few thousand dollars.

10 CHERYL PARISI: Well, so excuse me.  
11 This is incentive bonus; okay?

12 WALTER PRIESTLEY: Right.

13 CHERYL PARISI: Incentive bonus for  
14 him to have an additional 12 apartments  
15 for the entirety of the project. And if  
16 you listen to Mr. Staller, his buildings  
17 will last forever. They never  
18 deteriorate. Okay? So you think that  
19 that little bit amount of money -- a  
20 hundred and fifty -- whatever it is -- a  
21 hundred and fifty, a hundred and sixty  
22 thousand for ten years is sufficient --  
23 okay -- incentive for him to have  
24 humongous amounts of money for the rest of  
25 his life for this building.

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2 WALTER PRIESTLEY: Well, I'm not  
3 sure it's humongous amounts of money. It  
4 seems like from his pro forma it's going  
5 to take 20 some odd years to recoup his  
6 investment.

7 CHERYL PARISI: You know that's on  
8 his side. That's from his point of view.

9 MAYOR EKSTRAND: Well, you can do  
10 the -- run the numbers by another  
11 developer. Call up Anthony, see what he  
12 thinks of the numbers. For real. He'll  
13 tell you.

14 CHERYL PARISI: I don't have a  
15 problem calling Anthony; okay. I just  
16 think that at this point in time in the  
17 Village's life -- okay -- our Village is a  
18 premium place to be. Okay? We have a  
19 couple of restaurant owners who want more  
20 than one restaurant in this village --  
21 okay? So they must be making money.  
22 Okay? Mr. Staller wants to build here.  
23 There must be a reason why. So I don't  
24 think that asking for more money is  
25 inappropriate. But I don't think that

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2 \$1500 is the appropriate amount. Okay? I  
3 think it should be --

4 MAYOR EKSTRAND: Well, somebody  
5 tell me something. Let's --

6 WALTER PRIESTLEY: Well, originally  
7 it was a thousand and that was four years  
8 ago or five years ago when he did this.

9 MAYOR EKSTRAND: The last building  
10 we approved was a thousand.

11 WALTER PRIESTLEY: And now we're  
12 going up from a thousand to 1500 over five  
13 years. That's --

14 ANTHONY ADDEO: Why don't we -- so,  
15 look, he's offered a thousand. Why don't  
16 we ask him, just say we're not happy with  
17 a thousand. Why don't you give us more  
18 and what's your number, because as soon as  
19 we say a number, we can only come down.  
20 We can't go up. We've set the ceiling.  
21 Let's just keep telling him no, it's not  
22 what we want until we get a number that  
23 we're happy with, and don't ever give him  
24 a number. By giving him a number we're  
25 boxing ourselves in.

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2 CHERYL PARISI: Good suggestion,  
3 Anthony.

4 WALTER PRIESTLEY: Well --

5 ANTHONY ADDEO: That's how most  
6 municipalities do it.

7 MAYOR EKSTRAND: Not a problem. I  
8 will call him up on Wednesday and --

9 WALTER PRIESTLEY: He also -- his  
10 son also said that he would consider a  
11 lump sum payment. Instead of paying every  
12 year, one lump sum.

13 MAYOR EKSTRAND: Again, we'll --

14 WALTER PRIESTLEY: (Interjecting)  
15 The total amount that we could use now to  
16 put towards taking down the poles or  
17 whatever.

18 MAYOR EKSTRAND: I have no problem  
19 calling him up and asking --

20 ANTHONY ADDEO: He's going to want  
21 to discount it. He's going to want to  
22 discount it.

23 WALTER PRIESTLEY: Well, if you're  
24 getting a lump sum of money ahead of time,  
25 who wouldn't expect a discount?

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2 CHERYL PARISI: But, again, this is  
3 for the Village's -- for the Village  
4 residents. Okay? It is for the benefit  
5 of Village residents. So you need to get  
6 the best possible deal that can be done.  
7 And discounting a lump sum payment, I  
8 don't think --

9 WALTER PRIESTLEY: How many years  
10 has this been going on, we haven't been  
11 able to pull it together? Right now  
12 there's (inaudible due to cross-talk among  
13 the parties).

14 CHERYL PARISI: You know what?  
15 Residents aren't very happy with this  
16 project.

17 ANTHONY ADDEO: Yeah, residents  
18 don't want --

19 WALTER PRIESTLEY: (Inaudible due  
20 to cross-talk among the parties) years ago  
21 -- it would have been a beautiful  
22 building --

23 MAYOR EKSTRAND: It's amazing --

24 WALTER PRIESTLEY: (continuing) --  
25 center --

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2 MAYOR EKSTRAND: It's amazing how  
3 different residents talk to me and  
4 different residents talk to you. It is  
5 overwhelmingly the residents want  
6 something to be built there -- don't even  
7 know what it is, they just want something  
8 to be built there. As opposed to just  
9 tearing it all down and leaving it vacant.  
10 That's the other option. He would -- I  
11 forget how much money he would save if he  
12 just tore down the buildings and applied  
13 for tax breaks. I forget the number -- we  
14 did figure it out at one point nine.

15 BRIAN HARTY: Ninety thousand  
16 dollars a year.

17 MAYOR EKSTRAND: He would save  
18 \$90,000 a year by just demolishing the  
19 building and not building anything.  
20 That's --

21 WALTER PRIESTLEY: You know we have  
22 nothing there. We have no community  
23 center. We have no building. We have no  
24 retail. He's promised to put dry goods in  
25 there, not bars and restaurants that

1 FARMINGDALE BOT - 06/21/2021  
2 people want. He would attract people that  
3 are earning like 70 to \$150,000 a year.  
4 That's how much it's going to -- their  
5 income is going to have to be to qualify  
6 to get an apartment. People that will  
7 spend money, support the restaurants,  
8 support the retail. But, you know,  
9 there's been nothing there now for four  
10 years because we can't agree on what we're  
11 going to put there.

12 CHERYL PARISI: No, that's not  
13 true, Walter. He submitted nothing for  
14 more than two years. Okay? Absolutely  
15 nothing. He waited until your election  
16 was done and then he submitted it again.  
17 He assumed that if Ralph got re-elected  
18 and it would go one, two, three, he'd get  
19 what he wanted. Okay? So don't say it  
20 was us that couldn't figure out anything  
21 for four years. Mr. Staller did not put  
22 anything into the Building Department for  
23 more than two years.

24 WALTER PRIESTLEY: We could have  
25 had this done four years ago, Cheryl.



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2 MAYOR EKSTRAND: Okay, guys,  
3 let's --

4 DEPUTY MAYOR BARRETT: Move  
5 forward.

6 MAYOR EKSTRAND: Yeah, let's move  
7 forward. Let's not just start saying  
8 whether it was 18 months or sixteen months  
9 or twenty-four months. Let's just leave  
10 it alone and move forward. I will call  
11 him up on Wednesday and tell him the  
12 Village is looking for a -- what your  
13 proposal is as your incentive bonuses for  
14 your development. That's -- and we'll  
15 start --

16 WALTER PRIESTLEY: And Cheryl -- I  
17 mean, Mayor, ask him if he wants to  
18 propose a lump sum settlement -- I mean a  
19 lump sum that we could use to help take  
20 down the telephone poles in addition to  
21 the other money that we got, rather than  
22 spreading it out over ten years or 15  
23 years or how ever long it's supposed to  
24 be.

25 MAYOR EKSTRAND: We'll do all that

1 FARMINGDALE BOT - 06/21/2021  
2 on Wednesday. I'll also check on the --  
3 check on -- Wednesday is when I do all my  
4 work there at Village Hall, so we'll do it  
5 -- we'll take care of it.

6 ANTHONY ADDEO: Just one further  
7 thing, please.

8 MAYOR EKSTRAND: Sure.

9 ANTHONY ADDEO: Would you ask him  
10 to have his surveyor mark the front  
11 property line.

12 MAYOR EKSTRAND: It's marked.

13 ANTHONY ADDEO: Say it again?

14 MAYOR EKSTRAND: It's marked. I've  
15 looked at it several weeks ago when we had  
16 this discussion. It's marked.

17 CHERYL PARISI: You have to like  
18 look closely, Anthony. They put a --

19 ANTHONY ADDEO: Where are the  
20 marks?

21 CHERYL PARISI: (Continuing) --  
22 white -- white lines. White lines.

23 ANTHONY ADDEO: White lines.

24 CHERYL PARISI: White lines.

25 DEPUTY MAYOR BARRETT: About a yard

1 FARMINGDALE BOT - 06/21/2021

2 ahead of where the pillars are.

3 MAYOR EKSTRAND: And they're about  
4 five feet apart, approximately. Five feet  
5 apart the --

6 ANTHONY ADDEO: So it's those white  
7 marks?

8 MAYOR EKSTRAND: Yes.

9 ANTHONY ADDEO: Those are the --  
10 that's the --

11 DEPUTY MAYOR BARRETT: Yes, that's  
12 the property line.

13 CHERYL PARISI: Yes.

14 MAYOR EKSTRAND: Yeah, it's there  
15 if you look, Anthony.

16 ANTHONY ADDEO: Okay. Let me ask a  
17 question now. So one of the things we  
18 talked about -- Ralph brought up -- was  
19 that this building would not fit on Mr.  
20 Staller's property if he were to bring the  
21 front -- excuse me -- the front of the  
22 building back into the line with the  
23 stores that are at 317, so to speak, and  
24 north on the street. How much of our  
25 property would we have to give him for him

1 FARMINGDALE BOT - 06/21/2021

2 to build this building in line with the  
3 other buildings that are across the  
4 driveway on the north side of Main Street  
5 there? On the north side of this block.

6 MAYOR EKSTRAND: Anthony, why don't  
7 you take a look -- take a look and see  
8 what the line is. And in your -- you  
9 know, 'cause I -- until you -- me, I don't  
10 see it a heck of a lot 'cause the line is  
11 not plumb with Main Street. The line --

12 BRIAN HARTY: If you want to go out  
13 there some time, I'll be happy to meet you  
14 and show you where the line is and we  
15 could put some vision to it if you'd like  
16 to do that.

17 MAYOR EKSTRAND: Yeah, it's hard to  
18 see, Anthony, 'cause it's not -- the line  
19 is straight but the line isn't plumb with  
20 Main Street.

21 ANTHONY ADDEO: I understand.

22 MAYOR EKSTRAND: The line goes on  
23 an angle. So I think it's -- you gotta  
24 see it in person first.

25 CHERYL PARISI: If you go there by

1 FARMINGDALE BOT - 06/21/2021

2 CVS and you look where the shrubbery is,  
3 you'll see that there's a white line in  
4 front -- in the -- you'll be able to see  
5 there. Because there's that big grate  
6 that's in the sidewalk over there.

7 ANTHONY ADDEO: Whose grate is  
8 that?

9 CHERYL PARISI: You'll see the line  
10 between the grate and his shrubbery.

11 ANTHONY ADDEO: So then the grate  
12 is on public property?

13 DEPUTY MAYOR BARRETT: No -- yes,  
14 yes, it is.

15 CHERYL PARISI: Yes.

16 DEPUTY MAYOR BARRETT: PSEG.

17 ANTHONY ADDEO: That's a PSEG  
18 grate.

19 DEPUTY MAYOR BARRETT: Yeah, I  
20 believe so, yeah.

21 BRIAN HARTY: That's a PSEG vault  
22 there.

23 ANTHONY ADDEO: So just for round  
24 numbers now, if we were to request that  
25 Mr. Staller were to move his building 15

1 FARMINGDALE BOT - 06/21/2021  
2 feet back from the property line, would  
3 anybody be interested in giving him 15  
4 feet in the rear so that there is more of  
5 a vista when you're driving north on Main  
6 Street from the Village Hall?

7 CHERYL PARISI: We need to do  
8 something.

9 WALTER PRIESTLEY: Wouldn't we lose  
10 parking if we did that?

11 ANTHONY ADDEO: My feeling is -- my  
12 personal feeling is that bringing the  
13 building forward, closer to Main Street is  
14 going to make everything look crowded and  
15 condensed. I would rather have it go -- I  
16 would much rather have it go further back  
17 east on the property.

18 CHERYL PARISI: Absolutely.

19 ANTHONY ADDEO: I mean and do  
20 something with the parking. Maybe even --  
21 so some creative thinking. Maybe we could  
22 lease to him in perpetuity some of our  
23 spots. I just want to get -- I would be  
24 much happier if the building was set back.

25 MAYOR EKSTRAND: Okay.

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2 BRIAN HARTY: I think a property  
3 swap with him and then he'd maintain the  
4 front like we did with Bartone over on  
5 Secatogue.

6 ANTHONY ADDEO: I'm sorry, Brian,  
7 you have to say that again.

8 BRIAN HARTY: Well, what was done  
9 with Bartone's development over on  
10 Secatogue where there's a quote/unquote  
11 park in front of I guess it's 148  
12 Secatogue.

13 ANTHONY ADDEO: Okay.

14 BRIAN HARTY: If you move the  
15 building back, you're going to lose  
16 parking in the lot.

17 MAYOR EKSTRAND: With Bartone we  
18 lost approximately -- and I'm going from  
19 my memory -- approximately 24 spots.

20 CHERYL PARISI: Correct, I --

21 ANTHONY ADDEO: Yes.

22 CHERYL PARISI: (Continuing) -- was  
23 going to say 23.

24 ANTHONY ADDEO: Yeah, yeah. I  
25 remember now, yes, that's correct.

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2 BRIAN HARTY: And you could clearly  
3 and very simply do the math on that just  
4 by taking a walk behind the building and  
5 counting the spaces between the accessway  
6 where the Nutty Irishman -- well, to where  
7 Minuteman Press is and where the walkway  
8 is now and where the parking spots are.  
9 So that would give you an indication of  
10 how many parking spots you'd lose. That  
11 would tell you what it is. So that would  
12 give you the latitude to be able to do  
13 that, move the building back if you were  
14 willing to do a property swap.

15 CHERYL PARISI: Well, I think this  
16 is something that we need to figure out  
17 because, you know, regardless of  
18 whether --

19 BRIAN HARTY: Of course, it's  
20 doable, it's just a matter if you want to  
21 give up the parking.

22 CHERYL PARISI: Well, I think  
23 giving up the parking is a -- if that's  
24 how it has to get done, it has to get  
25 done. Because this is like -- this



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2 building will be there forever. Okay?

3 Forever.

4 BRIAN HARTY: If that's giving you  
5 the esthetic on Main Street that you want,  
6 that's probably not a bad idea.

7 ANTHONY ADDEO: Yeah, you know --

8 CHERYL PARISI: It is forever,  
9 forever, forever and it's -- regardless of  
10 whether it's only 18 inches higher than  
11 Village Hall or not -- okay -- Village  
12 Hall is set far back off Main Street.  
13 Okay? This needs to be set back -- I know  
14 it can't be as far back, but it needs to  
15 be set back. It cannot be the dominant  
16 force of Main Street. It's just a life  
17 changing event. Okay? And we need to  
18 minimize it.

19 ANTHONY ADDEO: I would much rather  
20 give up the 20 spots or whatever it is --

21 CHERYL PARISI: Whatever it is.

22 ANTHONY ADDEO: (Continuing) -- to  
23 move the building back.

24 MAYOR EKSTRAND: We'll take a look  
25 at that, too.

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2 BRIAN HARTY: I'd be happy to go  
3 walk it with you tomorrow any time you'd  
4 like.

5 MAYOR EKSTRAND: Yeah.

6 CHERYL PARISI: I think it's going  
7 to rain tomorrow.

8 WALTER PRIESTLEY: We can go in the  
9 rain. We won't melt.

10 CHERYL PARISI: I might. My hair  
11 might frizz up.

12 ANTHONY ADDEO: Just a time out for  
13 a second. I think we have to keep our  
14 focus on that we have to do what's best  
15 for the people of the Village of  
16 Farmingdale today and a hundred years from  
17 now.

18 WALTER PRIESTLEY: Of course. Of  
19 course, Anthony, we're going to do what's  
20 best for the Village -- the people in the  
21 Village of Farmingdale. What do you think  
22 this is about?

23 ANTHONY ADDEO: What I'm hearing --  
24 what I think about -- I don't think it's  
25 about letting -- excuse me -- having Mr.

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2 Staller build what he wants. I think he  
3 has to build what is best for the people  
4 of the Village of Farmingdale. I don't  
5 think we should give him anything -- any  
6 incentive bonus -- until he comes back  
7 with something that we want. We're not  
8 doing this but only for today but for the  
9 next hundred years.

10 CHERYL PARISI: Correct. This  
11 is --

12 ANTHONY ADDEO: It's going to make  
13 a lasting impression.

14 WALTER PRIESTLEY: Anthony, I think  
15 this is the fourth rendition he's brought  
16 back to us.

17 CHERYL PARISI: No, it's not.  
18 Don't say that, Walter. Please don't say  
19 that.

20 ANTHONY ADDEO: So even if he  
21 brings a hundred renditions and it's not  
22 what we want, what do we care?

23 WALTER PRIESTLEY: Each time he's  
24 come back, he's come back with changes  
25 that we've asked for.

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2 ANTHONY ADDEO: So, you know what,  
3 Walter, that's how government functions  
4 with developers. You keep pushing back  
5 until you get what you want. That's how  
6 it's done. The developers push and we  
7 push. This is how government works with  
8 developers.

9 BRIAN HARTY: Can I just say  
10 something here? I think you need to come  
11 to clarity about what you do want, and I  
12 don't think he's adverse to building what  
13 you want.

14 ANTHONY ADDEO: Great.

15 CHERYL PARISI: Okay, so then --

16 WALTER PRIESTLEY: All right.

17 CHERYL PARISI: (Continuing) --  
18 let's see if he will push it back. Let's  
19 see how much we can ask him to push it  
20 back. If we're going to swap properties,  
21 how big is a parking lot? How big is a  
22 parking space; 18 feet?

23 MAYOR EKSTRAND: Twenty-three.

24 CHERYL PARISI: Twenty-three. So  
25 maybe we can get 18, if we're going to

1 FARMINGDALE BOT - 06/21/2021

2 give him the whole -- maybe we can get --  
3 you know, if we're giving up parking  
4 spaces, let's --

5 ANTHONY ADDEO: And don't forget  
6 we're giving up not only the parking spot,  
7 but the drive -- the, so to speak, back up  
8 way in front of the parking spot which is  
9 between our property and his building --  
10 and his property. Remember, the first  
11 spots are east of our property line.

12 BRIAN HARTY: You have to be  
13 careful with that in the back there,  
14 Anthony, when we walk it at some point,  
15 because there are lanes of traffic that  
16 will be impacted if you go back too far.

17 ANTHONY ADDEO: Yes, exactly.

18 CHERYL PARISI: All right, so let's  
19 see -- let's see what we can do.

20 BRIAN HARTY: Let's see how far  
21 back you can go and --

22 CHERYL PARISI: Absolutely.

23 BRIAN HARTY: (Continuing) -- let's  
24 take it to that point and if that's what  
25 you want, if that's -- I think you really

1 FARMINGDALE BOT - 06/21/2021  
2 need to come to clarity about what you  
3 want from Mr. Staller rather than playing  
4 a tennis match of going back and forth and  
5 delaying forever. Getting something done  
6 that's productive for the Village and I  
7 think we're all here thinking of what's in  
8 the long term interest of the Village as  
9 well. I think that -- I don't think -- in  
10 my mind, I don't think he would have an  
11 objection to that.

12 ANTHONY ADDEO: I think what's  
13 productive for the Village is building  
14 something that's not going to be obtrusive  
15 for the next hundred years. That's what's  
16 productive for the village, not just  
17 building anything.

18 BRIAN HARTY: But what does that  
19 mean?

20 ANTHONY ADDEO: Well, personally,  
21 if we don't get what I think -- what I  
22 want, I'd keep it just the way it is  
23 forever. Let him pay his \$90,000 a year  
24 in taxes. My job is not to do what --

25 DEPUTY MAYOR BARRETT: He'll knock

1 FARMINGDALE BOT - 06/21/2021

2 it down.

3 MAYOR EKSTRAND: He'll knock it  
4 down.

5 ANTHONY ADDEO: (Continuing) -- is  
6 best for Mr. Staller.

7 MAYOR EKSTRAND: He'll knock it  
8 down.

9 DEPUTY MAYOR BARRETT: He'll knock  
10 it down.

11 ANTHONY ADDEO: I don't care.  
12 Leave it blank, that's fine. Our job is  
13 not to kow-down (sic) to Mr. Staller so  
14 something can be built, which is going to  
15 outlive all of us.

16 BRIAN HARTY: Who is paying the  
17 (inaudible due to cross-talk among the  
18 parties.)

19 MAYOR EKSTRAND: Yeah, who's saying  
20 that's happened.

21 WALTER PRIESTLEY: We're not  
22 kowtowing to him.

23 ANTHONY ADDEO: No, I'm not  
24 suggesting that. I'm suggesting that we  
25 keep pushing back.

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2 BRIAN HARTY: To get back to the  
3 question. I think the first part of the  
4 frustration with some of the Board members  
5 -- what I'm hearing -- and I hope -- don't  
6 get me wrong, I'm not playing anything --  
7 hopefully, I'm not over extending myself,  
8 but I think you all want to come to a  
9 consensus of what this is of what you want  
10 to see there. And if you can come to a  
11 consensus -- Staller's going to want to  
12 build a building on the site. He wants to  
13 put up 36 units of housing; he meets the  
14 code; it meets the incentive code on that;  
15 you have a question of where the location  
16 of the building is. Is it a deal breaker  
17 or a deal maker if you move the building  
18 back a certain amount of feet. Is that  
19 one plus in that. Now, you have to be --  
20 you gotta tell people what you want. You  
21 just can't be saying I don't want that and  
22 then have him come back. It doesn't go on  
23 forever. It's not fair to anybody. It's  
24 not fair to the --

25 ANTHONY ADDEO: Okay. Brian,



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2 that's a very good point.

3 So I'm going to -- here's for  
4 openers. What I would like, I would like  
5 the front of Mr. Staller's building to be  
6 parallel with the buildings that are on  
7 the north side of our driveway, 317 Main  
8 down.

9 BRIAN HARTY: I think that's  
10 workable. I think --

11 MAYOR EKSTRAND: I don't believe  
12 it's --

13 DEPUTY MAYOR BARRETT: I think it's  
14 like five feet.

15 MAYOR EKSTRAND: Yeah, it's five or  
16 six feet.

17 BRIAN HARTY: If that's workable,  
18 that's a deal maker. Right? That's a  
19 deal maker.

20 CHERYL PARISI: So I would prefer  
21 ten feet if we can get ten feet out of  
22 this.

23 BRIAN HARTY: Because of the scale  
24 of the building, you might want to move it  
25 back a little bit --

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2 CHERYL PARISI: Yes.

3 BRIAN HARTY: (Continuing) -- take  
4 advantage -- if you're going to be giving  
5 up the parking spaces, why don't you  
6 create as much space in front of the  
7 building as you could by using those  
8 parking spaces --

9 CHERYL PARISI: I agree, Brian.  
10 Thank you.

11 BRIAN HARTY: (Continuing) -- so  
12 that you'd have plaza in front of the  
13 building --

14 CHERYL PARISI: Absolutely.

15 BRIAN HARTY: (Continuing) --  
16 rather than just a narrow walkway.

17 CHERYL PARISI: Yes. Yes.  
18 Absolutely.

19 DEPUTY MAYOR BARRETT: Could I ask  
20 the Board to take that one page out that  
21 says engineering and surveying Hawkins,  
22 Webb and Jaeger?

23 CHERYL PARISI: What does it look  
24 like though? We can't see it.

25 DEPUTY MAYOR BARRETT: (Screen

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2 sharing)

3 CHERYL PARISI: That's just a

4 single piece of --

5 DEPUTY MAYOR BARRETT: Single piece

6 of paper.

7 BRIAN HARTY: Is that the --

8 CHERYL PARISI: What does it say

9 again?

10 DEPUTY MAYOR BARRETT: On the

11 bottom right --

12 CHERYL PARISI: Oh, Hawkins, Webb,

13 Jaeger?

14 DEPUTY MAYOR BARRETT: Yeah, that

15 one page.

16 ANTHONY ADDEO: Yeah.

17 DEPUTY MAYOR BARRETT: Now, as you

18 guys know, I'm not very good at reading

19 this stuff. Okay? But when I turn it

20 north and south like this, I have Main

21 Street to my left and I have the parking

22 field to the right, and in front of my

23 stomach is Village Hall and -- now help me

24 with this --

25 CHERYL PARISI: Okay and the --

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2 DEPUTY MAYOR BARRETT: (Continuing)

3 -- help me with this. The black line with  
4 the eyelashes, if you will, all the way  
5 around --

6 CHERYL PARISI: Yeah, okay.

7 DEPUTY MAYOR BARRETT: (Continuing)

8 -- is that the building?

9 ANTHONY ADDEO: That's the property  
10 line.

11 DEPUTY MAYOR BARRETT: Because I  
12 see where -- I see right behind it towards  
13 the parking lot, I see landscaped area,  
14 landscaped area, landscaped area. And  
15 then I see another black line going all  
16 the way across and it's actually in the  
17 same line with I think the Nutty Irishman.

18 CHERYL PARISI: In the back you're  
19 talking; right?

20 DEPUTY MAYOR BARRETT: In the back  
21 on the -- on the parking lot side. I see  
22 two black lines.

23 CHERYL PARISI: Right.

24 ANTHONY ADDEO: Yeah.

25 DEPUTY MAYOR BARRETT: (Continuing)

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2 One with the eyelashes and then I see  
3 another one further back after landscaped  
4 area and stuff --

5 ANTHONY ADDEO: So, Bill --

6 DEPUTY MAYOR BARRETT: (Continuing)  
7 -- but I see that line lining up with the  
8 Nutty Irishman. And I see on the Nutty  
9 Irishman I see the six foot fence. Is  
10 that -- what's that second black line, the  
11 line closest to the parking lot?

12 ANTHONY ADDEO: The black line with  
13 the hash marks attached to it?

14 DEPUTY MAYOR BARRETT: That's the  
15 building.

16 ANTHONY ADDEO: (Continuing) That's  
17 the present building.

18 DEPUTY MAYOR BARRETT: That's the  
19 present building.

20 ANTHONY ADDEO: The other solid  
21 black line is --

22 DEPUTY MAYOR BARRETT: Is the  
23 property line.

24 ANTHONY ADDEO: (Continuing) -- is  
25 the boundaries of the property.

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2 DEPUTY MAYOR BARRETT: Okay, and  
3 that's where he's looking to build it  
4 right there. Okay, I understand.

5 CHERYL PARISI: So then we should  
6 see what we can do --

7 DEPUTY MAYOR BARRETT: So he's at  
8 the very south -- he's at the very end of  
9 his property line in the back. Okay.

10 ANTHONY ADDEO: Yes.

11 DEPUTY MAYOR BARRETT: I thought  
12 the building was the one -- I thought he  
13 had some room.

14 MAYOR EKSTRAND: No.

15 DEPUTY MAYOR BARRETT: Okay.

16 MAYOR EKSTRAND: No.

17 ANTHONY ADDEO: No, he does have  
18 room.

19 BRIAN HARTY: There's a --

20 ANTHONY ADDEO: The present  
21 building is not at the rear property line.  
22 At the easterly property --

23 DEPUTY MAYOR BARRETT: But he  
24 wouldn't be able to get 36 units.

25 BRIAN HARTY: The proposed building

1 FARMINGDALE BOT - 06/21/2021

2 is. The proposed building is at the rear  
3 property line.

4 ANTHONY ADDEO: The proposed  
5 building is. Yeah, but this shows as  
6 built now.

7 BRIAN HARTY: If you're going to  
8 build -- you're going to tear it all down  
9 and you're going to build a building and  
10 you want to make sure it's lined up  
11 properly -- unfortunately, I think what is  
12 built on north Main Street, that got  
13 missed. That building should have been  
14 rotated clockwise if you're looking down  
15 from -- a bird's eye view on it -- it  
16 should have been rotated clockwise because  
17 it actually moves to -- moves in board  
18 towards the street as you head north, and  
19 so the sidewalk --

20 CHERYL PARISI: Yes.

21 BRIAN HARTY: (Continuing) -- is  
22 uneven all the way up. That building  
23 should have been rotated in. Nobody  
24 picked it up. So now it's -- but  
25 Anthony's point is -- I think he's making

1 FARMINGDALE BOT - 06/21/2021

2 a good point, you don't want to have  
3 sidewalk in differentiation sizes. And I,  
4 honestly, think Cheryl, it's a much more  
5 pleasing to look to the building if it's  
6 set back --

7 CHERYL PARISI: Yes.

8 BRIAN HARTY: (Continuing) -- off  
9 of Main Street and seeing a plaza.

10 CHERYL PARISI: Absolutely.

11 MAYOR EKSTRAND: Making it --

12 CHERYL PARISI: Yes.

13 MAYOR EKSTRAND: (Continuing) --  
14 making it plumb with Main Street, meaning  
15 not going on an angle.

16 BRIAN HARTY: And then rotating it,  
17 if you need to, to line up -- even if it's  
18 further back on the same line with say --  
19 so you'd have a direct line of sight, and  
20 then you're going to have to do minor  
21 nuances of property exchanges --

22 CHERYL PARISI: Right, but if we're  
23 going to --

24 BRIAN HARTY: (Continuing) -- to  
25 make that all happen.



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2 CHERYL PARISI: But if we're going  
3 to do property exchange, we might as well  
4 get as much as we can in the front of the  
5 building.

6 ANTHONY ADDEO: Yes, we should give  
7 him right up to the concrete curb, which  
8 is that really useless piece of property,  
9 because on the other side of that concrete  
10 curb is a line of driving into our parking  
11 lot. The property between his property  
12 line and that concrete curb is our  
13 property. We could give that all to him.

14 MAYOR EKSTRAND: Why don't we look  
15 at it this week and figure out how to move  
16 it back. Stevie's in tomorrow morning,  
17 for example.

18 BRIAN HARTY: I'll walk him through  
19 it and I'll tell him what we talked about  
20 and then we'll see how it will work.  
21 Okay?

22 CHERYL PARISI: Excellent.

23 BRIAN HARTY: (Continuing) And then  
24 we'll be ready for next Monday night to  
25 come back here --

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2 MAYOR EKSTRAND: Send it to us.

3 CHERYL PARISI: Yes, much better.

4 BRIAN HARTY: One of the other

5 things that are deal breakers --

6 ANTHONY ADDEO: Just one second.

7 Can we move back just one step.

8 Can we ask this surveyor or have

9 Mr. Staller ask his surveyor to give us

10 the dimension from his real property line

11 to the easterly part of that concrete

12 curb. That way we'll know how many feet

13 it is for sure.

14 BRIAN HARTY: Aren't the dimensions

15 on the current survey, Anthony?

16 MAYOR EKSTRAND: Stevie, Stevie --

17 Stevie can do that. He has the -- he can

18 figure that out.

19 ANTHONY ADDEO: Yeah, the scale is

20 one inch to 20 feet. Okay.

21 MAYOR EKSTRAND: Yeah. Stevie can

22 figure that out.

23 ANTHONY ADDEO: I can do it right

24 now.

25 MAYOR EKSTRAND: Yeah, but I trust

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2 Stevie a little bit betterer (sic). Not  
3 saying I don't trust you, Anthony.

4 ANTHONY ADDEO: It's 30 feet.  
5 Believe it or not, it's 32 feet. I have  
6 my trusty ruler out here and I'm scaling  
7 it. I can't believe it, it's 32 feet.

8 BRIAN HARTY: I think you need to  
9 go in the field and really take a look at  
10 it. So whenever you want, I'll be happy  
11 to meet you there.

12 MAYOR EKSTRAND: Well, why don't  
13 you and Stevie do it -- take a look at it  
14 tomorrow and have Stevie email us some  
15 recommendations.

16 CHERYL PARISI: Well, when you're  
17 doing it, text me. I'd like to come down  
18 and take a look.

19 BRIAN HARTY: Absolutely. Sure,  
20 we'll do that, Cheryl.

21 CHERYL PARISI: Because I'm home  
22 tomorrow morning and I'll come down.

23 MAYOR EKSTRAND: Yeah, Stevie's in,  
24 in the morning tomorrow.

25 BRIAN HARTY: I know there's --

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2 DEPUTY MAYOR BARRETT: Take a good  
3 look because I'll probably bother you over  
4 the weekend.

5 CHERYL PARISI: Okay.

6 BRIAN HARTY: Just let me put this  
7 out there for my own personal experience.  
8 I think it's a little tough for a  
9 developer to guess what you're really  
10 looking at as far as an incentive number  
11 is concerned, and rather than keep going  
12 back and forth, if you had some idea, it  
13 might be helpful to put it on the table.  
14 Whether or not he'd accept it or not or  
15 come back with a counteroffer is another  
16 question altogether. So those are the  
17 things that you're going to have to  
18 determine going forward. But, as Walter  
19 points out, there's a lot of value, from  
20 an economic development standpoint, in  
21 bringing a building in where you're going  
22 to have -- I think your income levels on  
23 it, Walter, might have been a bit low  
24 because I think in these other buildings,  
25 his income levels are a lot --

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2 WALTER PRIESTLEY: Probably a  
3 hundred thousand and up, most of the  
4 people.

5 BRIAN HARTY: A hundred thousand  
6 and up. Probably the mean is probably  
7 around 130, 140,000, each unit, so aside  
8 from the affordable. And, also, just keep  
9 in mind, that the bonus units on this are  
10 -- what does he have 12 bonus units in  
11 this?

12 CHERYL PARISI: Yes.

13 BRIAN HARTY: (Continuing) so 36 --  
14 it's 24 -- out of the (inaudible) four of  
15 those are affordable so they're below  
16 market rate in the 12. So the theory on  
17 affordable housing -- workforce housing is  
18 to have the incentive bonus to help  
19 underwrite the cost of the incremental  
20 units that he's building that -- because  
21 you are offering a lower rent on those --  
22 those incremental units will help  
23 subsidize those units going forward. Just  
24 as a point of information.

25 DEPUTY MAYOR BARRETT: Brian, I

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2 think it's only one unit. Because if he  
3 built 24 units, he'd have to do three.

4 BRIAN HARTY: If he built 24, he  
5 wouldn't have to do any. He could --

6 DEPUTY MAYOR BARRETT: Wait a  
7 minute. I thought if he did build more  
8 than five units, he had to do ten percent.

9 MAYOR EKSTRAND: Only if --

10 CHERYL PARISI: New York State law;  
11 no?

12 MAYOR EKSTRAND: No. Only if it  
13 requires an incentive bonus. The law only  
14 kicks in if you require an incentive bonus  
15 for density.

16 WALTER PRIESTLEY: That's right.

17 BRIAN HARTY: I think that's the  
18 way it reads.

19 DEPUTY MAYOR BARRETT: I stand  
20 corrected. I thought he had to do three.

21 BRIAN HARTY: He can build 24 units  
22 as of right without having to take any --

23 DEPUTY MAYOR BARRETT: He's got the  
24 height.

25 CLAUDIO DE BELLIS, ESQ: That's

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2 right.

3 DEPUTY MAYOR BARRETT: That's  
4 assuming the height would stay at 36.

5 MAYOR EKSTRAND: Correct.

6 BRIAN HARTY: You're right.

7 DEPUTY MAYOR BARRETT: Right. No  
8 loss.

9 BRIAN HARTY: But that's part of  
10 the theory of the workforce housing is  
11 that he's helping subsidize with the  
12 incentive of the incremental units that  
13 he's going to help subsidize those units.

14 CHERYL PARISI: Yeah, I understand  
15 that, but the point -- his -- it will be  
16 forever -- okay -- that he's got income  
17 coming in. Okay? And so we have to get  
18 what's, you know -- we have to get a  
19 decent amount of money for the -- you know  
20 -- to allow him to -- because he's got  
21 this income forever.

22 WALTER PRIESTLEY: What's the --

23 BRIAN HARTY: You think --

24 WALTER PRIESTLEY: Well, we're  
25 going to get the tax benefit and the

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2 economic benefit forever, too, and we'll  
3 never get this job done.

4 MAYOR EKSTRAND: Also, you gotta  
5 remember he's taking all the risk,  
6 assuming the apartments are 90 whatever it  
7 is -- I'm going to say 94 percent rented.  
8 That's -- you know how much the building  
9 cost, because he's paying us two percent  
10 on it to build and you know how much rent  
11 he's getting from it because that's given  
12 to us also. You can do the math and say  
13 how much -- what's his break even point  
14 and let's just pick a number. And say his  
15 break even point is 20 years, just to pick  
16 a number. That's assuming the place is 94  
17 percent rented for 20 years. If it's not,  
18 then it'll take longer. If we go into  
19 another recession or another inflation or  
20 whatever, economic down spin, you got --  
21 you know, we're going to get into an  
22 economic down spin with -- I've seen three  
23 in the village of Farmingdale since I've  
24 been on Main Street. It's going to happen  
25 again. Just everybody has to keep that in



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2 mind.

3 WALTER PRIESTLEY: Consider the  
4 risk of just like with the pandemic.  
5 People could stop paying their rent for  
6 months on end and like they have in many  
7 places around Long Island and landlords  
8 can't go after them. That could happen  
9 again. So these -- anyone who's investing  
10 like that is taking a big risk and, you  
11 know, you say he's going to make all this  
12 money but nobody really knows if he's  
13 going to make all this money. Who knows  
14 what's going to happen in the next --

15 CHERYL PARISI: Walter, he owns  
16 tons of property in the Village. He's a  
17 wealthy man. He's -- I don't think --

18 ANTHONY ADDEO: So I'm going to  
19 make a statement here. Mr. Staller  
20 doesn't collect each month in rent what we  
21 all make in a year. And it doesn't bother  
22 him.

23 WALTER PRIESTLEY: Well, he  
24 certainly -- we certainly don't have the  
25 bills that he has to pay and the taxes

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2 that he has to pay and the responsibility  
3 that he has to maintain these buildings.

4 MAYOR EKSTRAND: Okay. Do we have  
5 a number?

6 BRIAN HARTY: I'd just like to  
7 point one other thing out, Ralph, before  
8 you --

9 MAYOR EKSTRAND: Go ahead.

10 BRIAN HARTY: (Continuing) -- move  
11 on. Is that I think everyone's heard  
12 nationally that -- and Steve Fellman will  
13 tell you this because his brother works  
14 for Riverhead Building Supply -- and  
15 believe me, I can tell you because I just  
16 bought some building supplies for my house  
17 out east -- the prices are way up on  
18 construction materials. They've exploded.

19 CHERYL PARISI: Well, absolutely.  
20 Go to Home Depot, it costs you a fortune  
21 for one piece of plywood. It's  
22 ridiculous. A two-by-four, ten dollars.

23 BRIAN HARTY: That plays into the  
24 overall economics of a project like this.  
25 And it takes a developer who has resources

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2 to be able to develop a project like this  
3 even when the market changes on cost of  
4 materials. So you need a developer that  
5 has the capital and the will to be able to  
6 make an improvement like this --  
7 hopefully, you consider it an improvement  
8 -- in the Village and that -- and in that  
9 certain regard, you know, if you had other  
10 developers that didn't have the capital  
11 available then you would be hard-pressed  
12 to say what project might happen at all on  
13 that property for a very long period of  
14 time. And I think you've got an  
15 opportunity here to make -- get all the  
16 things that you'd like, and I think it --  
17 I think there's -- maybe not all, but  
18 maybe there should be a little bit of  
19 compromising here or there, but I think  
20 there's been a big change from the other  
21 project to this. It is a standalone  
22 building that I think is more palatable to  
23 the community and it's much smaller than  
24 the other proposed building. So just  
25 taking those things into consideration.

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2 ANTHONY ADDEO: Just two things to  
3 take into context. Lumber futures were  
4 down Friday and down today and Jerome  
5 Powell's statement today was that he sees  
6 these inflationary prices that have  
7 happened in the last three months coming  
8 down to what was normal before the  
9 pandemic in the next three months.

10 BRIAN HARTY: He may be very right.  
11 He may be very right. It just may be a  
12 bubble in the market of what happened and  
13 it could be -- you know, a crossover from  
14 some of Trump's tax questions of -- fees  
15 that he had put on import taxes and things  
16 like that. Canadian lumber and that kind  
17 of thing. That may have been a temporary  
18 condition because of the pandemic and a  
19 rush to build and a big demand and lack of  
20 being able to get supplies in that  
21 pandemic period when a lot of people  
22 weren't able to work due to people not --  
23 due to people having to stay home because  
24 of COVID. So when you have supply  
25 decreasing and you get demand increasing,

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2 prices go up. We all know the basics of  
3 economics, of course. Anyway, just  
4 point --

5 WALTER PRIESTLEY: Anthony, I don't  
6 think he uses lumber. I think he does  
7 everything with steel.

8 MAYOR EKSTRAND: He does everything  
9 with steel. Very, very little is lumber.  
10 I think only the mansard is lumber, if  
11 that.

12 ANTHONY ADDEO: So then they're  
13 going to make even more money. I'm only  
14 kidding. I'm only kidding.

15 MAYOR EKSTRAND: The cost of steel  
16 really has gone up. Just ask Robbie Lee.  
17 Anyway --

18 ANTHONY ADDEO: Yeah, what's  
19 happening with that project? Is there any  
20 movement as getting a new developer in  
21 there?

22 BRIAN HARTY: We met with one guy  
23 but we haven't heard anything since.

24 MAYOR EKSTRAND: The two of them  
25 were talking. He met with us about three

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2 weeks ago. We have not heard anything.  
3 Put that on a bullet point, Brian. I'll  
4 call Robbie Lee in the morning. That I  
5 can -- that's an easy call.

6 BRIAN HARTY: Will do. Sure.

7 MAYOR EKSTRAND: If you had seen  
8 Robbie Lee recently, as I have, the man is  
9 -- can barely walk.

10 ANTHONY ADDEO: I feel sorry for  
11 him. I don't want to press him at all,  
12 I'm just wondering if anything -- if  
13 there's been any movement.

14 BRIAN HARTY: He's trying to divest  
15 of his assets at this point and he's  
16 looking for people to come in and take his  
17 position in that particular project, and  
18 he had somebody that came in and met with  
19 him, we just don't know the outcome.

20 MAYOR EKSTRAND: Yeah, it was about  
21 three weeks ago. They still may be  
22 talking. Or they may be -- I don't know,  
23 but let me make a call, we'll find out.  
24 Robbie Lee. Okay.

25 Do I have a number to come back to

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2 Staller with or am I just going to tell  
3 him, give us your -- give us a good number  
4 for --

5 WALTER PRIESTLEY: Or give us both;  
6 a lump sum and --

7 MAYOR EKSTRAND: All right.

8 WALTER PRIESTLEY: (Continuing) --  
9 an annual pay out.

10 ANTHONY ADDEO: The terminology I  
11 think we should use is give us your  
12 highest and best offer on a yearly payment  
13 and your highest and best offer on a  
14 one-time payment.

15 MAYOR EKSTRAND: Got it. Okay.

16 BRIAN HARTY: See where he goes.

17 MAYOR EKSTRAND: Okay, Highway --

18 WALTER PRIESTLEY: Can I make one  
19 more comment? I don't have a problem with  
20 losing some parking in the back if we have  
21 to because we are -- he's creating another  
22 70 some odd parking spots -- right -- that  
23 otherwise if we have retail space we would  
24 be using the parking in the back --

25 MAYOR EKSTRAND: By not putting --

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2 if he put in a restaurant or did whatever  
3 -- even if we had the full retail there --  
4 right -- there is a tremendous amount of  
5 parking spots that would be needed even if  
6 you went to the standard retail of 250  
7 square feet per one -- per parking spot --  
8 yes, you're correct, Walter.

9 WALTER PRIESTLEY: Essentially, if  
10 this gets done, we're going to help the  
11 parking situation in the Village, not hurt  
12 it. So if we lose a few parking spots to  
13 move it back, I'm okay with that.

14 ANTHONY ADDEO: Actually, by  
15 looking at the survey, if we gave him 32  
16 feet in the back, we wouldn't lose one  
17 spot. Not one.

18 MAYOR EKSTRAND: Let's --

19 BRIAN HARTY: I don't think you got  
20 32 feet in the back.

21 MAYOR EKSTRAND: I don't think we  
22 do either. Let's take a look --

23 ANTHONY ADDEO: Okay.

24 MAYOR EKSTRAND: Let's take a look  
25 with Stevie who reads these plans a lot



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2 better than me and Bill --

3 DEPUTY MAYOR BARRETT: Than I do.

4 MAYOR EKSTRAND: I said me and

5 Bill. I'm there with you.

6 Let somebody -- why don't we let  
7 somebody who actually draws them and has a  
8 license to draw architectural plans, let  
9 him -- let's do his interpretation. After  
10 all, that's what we pay Stevie for. I'll  
11 have him do that tomorrow.

12 CHERYL PARISI: What time does he  
13 come in, in the morning?

14 MAYOR EKSTRAND: He's usually in  
15 around --

16 BRIAN HARTY: 9:30.

17 CHERYL PARISI: Okay.

18 MAYOR EKSTRAND: Yeah, 9:30 is a --

19 CHERYL PARISI: So you just let me  
20 know what time and I'll run right down.

21 BRIAN HARTY: Sure. Will do.

22 MAYOR EKSTRAND: Okay. Highway  
23 Department. Brian --

24 BRIAN HARTY: All of the  
25 Arborvitaes -- not Arborvitaes -- the

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2 Leyland Cyprus are down there.

3 The Harrison Street sump, we got a  
4 good positive reaction in the  
5 neighborhood.

6 So has anybody been down to take a  
7 look at it?

8 CHERYL PARISI: I have. It looks  
9 very nice.

10 MAYOR EKSTRAND: Anthony, have you  
11 driven down that side of the block to take  
12 a look?

13 ANTHONY ADDEO: I see it everyday.

14 CHERYL PARISI: If you haven't seen  
15 it, Anthony, you drive blind.

16 ANTHONY ADDEO: I think I'm the  
17 only one who stops at the stop sign, but  
18 it's beautiful.

19 MAYOR EKSTRAND: A day doesn't go  
20 by when somebody complains -- doesn't come  
21 in and complain to me about the fact that  
22 people blow stop signs all over the  
23 Village and, truthfully --

24 ANTHONY ADDEO: They're brand new.

25 MAYOR EKSTRAND: No, no, no. They

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2 blow stop signs all over the Village and,  
3 unfortunately, it's not -- they don't come  
4 to Farmingdale just to blow Farmingdale  
5 stop signs. They're blowing stop signs in  
6 Bethpage; they're blowing stop signs in  
7 Levittown --

8 CHERYL PARISI: Correct. All over.

9 MAYOR EKSTRAND: All over. They  
10 just have a -- it's -- and signaling,  
11 that's one of my favorite pet peeves. All  
12 of a sudden I'll be driving behind  
13 somebody and he'll make a turn. I guess  
14 it's no signal day. You know, so --

15 CHERYL PARISI: Everyday is no  
16 signal day.

17 ANTHONY ADDEO: That would be a  
18 great incentive to get young people to  
19 come to the Village. We'll play a game.  
20 How many stop signs in Farmingdale can you  
21 blow without getting a ticket. And the  
22 winner gets a beer at Croxley's.

23 MAYOR EKSTRAND: I did that once in  
24 my youth in New York City. The cop pulled  
25 me over after I went through 19 red

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2 lights.

3 CHERYL PARISI: Can we just back up  
4 to the building department again?

5 DEPUTY MAYOR BARRETT: Why do you  
6 share that?

7 CHERYL PARISI: Because, you know,  
8 Ralph is Ralph.

9 MAYOR EKSTRAND: Yeah. I'm not  
10 going to change. It's just the way it is.

11 CHERYL PARISI: Did we get the bids  
12 back for the DPW building?

13 BRIAN HARTY: The DPW building is  
14 this Thursday. We pushed it back one more  
15 week because we had two more bidders that  
16 were interested in bidding. I want to get  
17 as much competition on the building as  
18 possible. But they're due this Thursday.  
19 That's the final date.

20 CHERYL PARISI: So this Thursday is  
21 -- what is this Thursday? The 24th?

22 BRIAN HARTY: The 24th. So we'll  
23 have it ready, hopefully -- hopefully, we  
24 get the numbers that we -- that are  
25 acceptable and then, hopefully, get a

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2 project that can start soon.

3 CHERYL PARISI: So you'll be able  
4 to fill us in on Monday.

5 MAYOR EKSTRAND: Fill us in on  
6 Friday for Monday's meeting.

7 CHERYL PARISI: Right. Right.  
8 Okay.

9 MAYOR EKSTRAND: So we have the  
10 weekend to look at it.

11 CHERYL PARISI: Yes.

12 MAYOR EKSTRAND: Okay, we're good?

13 BRIAN HARTY: Okay.

14 CHERYL PARISI: Yup.

15 MAYOR EKSTRAND: Okay. Brian,  
16 could you explain -- I don't believe I  
17 told the Board of Trustees how somebody  
18 again vandalized our parking lot watering  
19 system, lot two.

20 BRIAN HARTY: They broke into  
21 the --

22 CHERYL PARISI: Yes, I heard about  
23 it.

24 BRIAN HARTY: (Continuing) -- into  
25 the box where the control box -- but now

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2 we put a bolt in the control box to lock  
3 it down. So it makes it much more  
4 difficult to get into the box. Before --

5 MAYOR EKSTRAND: He would need  
6 power tools to break in again. He or she.

7 BRIAN HARTY: They would need a  
8 ratchet set or power tools or something  
9 like that to get into that box now. So  
10 it's a lot more difficult. You'd have to  
11 spend a lot more time there and physically  
12 to take that bolt out. Because it took  
13 quite a while just to drive it in and it's  
14 good. So I guess Andy can do that on all  
15 the boxes around the Village and make sure  
16 that they all have those bolts on them so  
17 we don't run into this problem. And that  
18 all the watering is set properly to him  
19 bolting them down.

20 CHERYL PARISI: Yes. Okay, the  
21 plants still looked okay, so we caught it  
22 in time this time. Yes?

23 MAYOR EKSTRAND: It was -- it was  
24 only --

25 BRIAN HARTY: They're a little

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2 sketchy. Some of them --  
3 MAYOR EKSTRAND: It was two days --  
4 BRIAN HARTY: (Inaudible)  
5 MAYOR EKSTRAND: It was between two  
6 and -- two and three days from the last  
7 watering 'til we fixed it, Cheryl.  
8 CHERYL PARISI: Okay. All right.  
9 MAYOR EKSTRAND: So --  
10 CHERYL PARISI: And in between we  
11 had a little bit of rain so, hopefully,  
12 they'll --  
13 MAYOR EKSTRAND: They'll come back.  
14 CHERYL PARISI: (Continuing) -- be  
15 okay. Yeah.  
16 MAYOR EKSTRAND: I now go through  
17 there everyday on the way to the gym to  
18 make sure they're being watered.  
19 CHERYL PARISI: Okay.  
20 MAYOR EKSTRAND: And they were  
21 watered -- they were dripping today.  
22 BRIAN HARTY: I'll check tomorrow  
23 that the boxes are all set.  
24 MAYOR EKSTRAND: Yeah.  
25 BRIAN HARTY: But they're all set

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2 and they're locked up as best we possibly  
3 can.

4 MAYOR EKSTRAND: Yeah and I can't,  
5 for the life of me, understand why  
6 somebody would sabotage, but they did.

7 DEPUTY MAYOR BARRETT: They got a  
8 ticket, Ralph.

9 CHERYL PARISI: People are nasty.  
10 People are just nasty.

11 MAYOR EKSTRAND: Do you know how  
12 long --

13 CHERYL PARISI: You're right, Bill.

14 MAYOR EKSTRAND: It took me more  
15 than five but less than ten minutes just  
16 to find the control box.

17 CLAUDIO DE BELLIS, ESQ: You're  
18 right. You're right. I went looking for  
19 it, too.

20 MAYOR EKSTRAND: And, you know,  
21 it's --

22 BRIAN HARTY: (Inaudible due to  
23 cross-talk among the parties) because Andy  
24 had the control box on later in the  
25 morning. Somebody might have got their



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2 car just washed and could have been phased  
3 by our planters. So now we've got them on  
4 earlier in the morning when the lot is  
5 essentially empty. So you get plenty of  
6 water on them before they -- before the  
7 day starts.

8 CHERYL PARISI: People are nasty.

9 MAYOR EKSTRAND: We --

10 BRIAN HARTY: You'll get no  
11 argument from me there.

12 WALTER PRIESTLEY: Are there any  
13 cameras or maybe a sign saying that we're  
14 under video surveillance?

15 MAYOR EKSTRAND: Not -- not --  
16 well, not by the -- again, if -- the way  
17 the box is, Walter, you would need power  
18 tools --

19 WALTER PRIESTLEY: Okay, good.

20 MAYOR EKSTRAND: (Continuing) -- to  
21 do this.

22 WALTER PRIESTLEY: Okay.

23 MAYOR EKSTRAND: And we can't -- if  
24 somebody comes there with power tools,  
25 they can break -- they can vandalize

1 FARMINGDALE BOT - 06/21/2021

2 virtually anything in the Village. If you  
3 have time and power tools to do it.

4 Previous to putting the bolts in, you  
5 could just find a box, open it up and snip  
6 wires with a pocket knife.

7 WALTER PRIESTLEY: Okay, so we're  
8 good now.

9 MAYOR EKSTRAND: We're as good as  
10 good can be. You put a lock on it. The  
11 guy will come with bolt cutters. It's --  
12 you know, if somebody wants to commit  
13 vandalism, unfortunately, we can only do  
14 our best to make it very hard for them to  
15 do so.

16 WALTER PRIESTLEY: All right, we've  
17 got five trustees, let's keep an eye on  
18 what's going on with the plants. If we  
19 see them not looking well, send Brian a  
20 message or send it to Andy that the plants  
21 aren't looking well. So let's keep  
22 looking up at those things. They look  
23 great, the ones that are watered, they  
24 look fabulous.

25 CHERYL PARISI: The ones --

1 FARMINGDALE BOT - 06/21/2021

2 MAYOR EKSTRAND: Yeah, and only  
3 half of them were not being watered. The  
4 other half were.

5 CHERYL PARISI: Okay.

6 WALTER PRIESTLEY: Yeah, I saw some  
7 looked beautiful right next to the ones  
8 that were dried up.

9 MAYOR EKSTRAND: Right, it just  
10 depends on what zone the wires were cut or  
11 tampered with.

12 Anyway, anything with water, Brian?

13 BRIAN HARTY: Just that they're  
14 meeting -- we have a meeting this week for  
15 updates on everything with the entire  
16 team, the next steps for the water tower.

17 MAYOR EKSTRAND: Oh, yeah.

18 BRIAN HARTY: Everything else is  
19 running -- everything else is running  
20 smoothly in the Village with the hot  
21 weather and the rest of it. Everything is  
22 going fine. No problems.

23 MAYOR EKSTRAND: All right. Good.

24 Code? We had -- did Cossie  
25 (phonetic) start yet?

1 FARMINGDALE BOT - 06/21/2021

2 BRIAN HARTY: He's staring this  
3 week with being trained by Bruce.

4 MAYOR EKSTRAND: Okay.

5 DEPUTY MAYOR BARRETT: Nothing but  
6 the best.

7 MAYOR EKSTRAND: Oh, boy. Does  
8 Cossie (phonetic) have a sell phone?

9 BRIAN HARTY: Yes, I'm sure he  
10 does.

11 MAYOR EKSTRAND: Well, because  
12 Bruce doesn't carry one. We have to --  
13 still have to try and get him on the old  
14 fashioned radio.

15 BRIAN HARTY: Right.

16 MAYOR EKSTRAND: Yeah.

17 BRIAN HARTY: But he's still out  
18 there being productive.

19 MAYOR EKSTRAND: Yeah. Okay.  
20 Unless --

21 DEPUTY MAYOR BARRETT: I have one  
22 comment. Yeah, Ralph, I just have one  
23 comment. I walked into Village Hall this  
24 morning down Prospect Street. Cheryl,  
25 your beautification committee and the

1 FARMINGDALE BOT - 06/21/2021

2 group, Village Green is absolutely  
3 gorgeous.

4 CHERYL PARISI: I did a great job.  
5 They really did.

6 MAYOR EKSTRAND: The flowers in the  
7 fountain, that --

8 CHERYL PARISI: Right. Don't  
9 they --

10 MAYOR EKSTRAND: That really sets  
11 off --

12 DEPUTY MAYOR BARRETT: And look  
13 behind them. Look behind that and the --  
14 I don't know what flowers they are, it's  
15 absolutely gorgeous.

16 CHERYL PARISI: Yeah, up on the  
17 gazebo. Yeah, they really are coming  
18 along. They look beautiful. We got  
19 slightly larger flowers this year, which I  
20 think is helping to start with. They look  
21 -- they're just growing better I think.  
22 Well, we didn't have very many last year.  
23 So it's just nice to see everything so  
24 bright.

25 DEPUTY MAYOR BARRETT: Beautiful.

1 FARMINGDALE BOT - 06/21/2021

2 CHERYL PARISI: Thank you for all  
3 of the volunteers. Thank you.

4 WALTER PRIESTLEY: In spite of the  
5 fact that we lost the trees on Village  
6 Green, it still looks really attractive.

7 MAYOR EKSTRAND: You know what --

8 CHERYL PARISI: People are loving  
9 it without the trees.

10 DEPUTY MAYOR BARRETT: I think it  
11 looks better.

12 CHERYL PARISI: It's wide open.  
13 They see the gazebo. They're wow, I  
14 didn't know you had so much room here.  
15 It's just -- yeah, it's really looking  
16 great.

17 DEPUTY MAYOR BARRETT: It really  
18 does look nice.

19 WALTER PRIESTLEY: Can we talk  
20 about bringing back the movies and the  
21 pops tonight?

22 MAYOR EKSTRAND: We could do that  
23 right now.

24 I spoke to the maestro twice this  
25 week. He sent out -- he asked me to

1 FARMINGDALE BOT - 06/21/2021  
2 proofread his letter he was sending out to  
3 the musicians on Wednesday or Thursday. I  
4 forget which day. And I proofread it. I  
5 called him back and told him to send it  
6 out. They actually -- he's having  
7 problems with the horns, the trumpets, the  
8 French horns, the trombones because of the  
9 high amount of moisture that is needed to  
10 blow in them and it actually comes out the  
11 horn. They actually make a cap to put on  
12 there to prevent the spread of disease to  
13 everybody -- to the other musicians. So  
14 --

15 BRIAN HARTY: In proximate to it.

16 MAYOR EKSTRAND: Yeah, he's  
17 requesting that they -- they cannot play  
18 in the band unless they're a hundred  
19 percent vaccinated and that all the horn  
20 instruments, they will have to purchase  
21 this -- you can get it in Amazon second  
22 day he said and it's not that expensive.  
23 I didn't ask him what expensive was. But  
24 so he's -- the bottom line is he's waiting  
25 for response from the musicians, from the

1 FARMINGDALE BOT - 06/21/2021

2 letters and emails he sent out probably on  
3 Friday, and he's going to call me up when  
4 he gets an actual go-ahead. It's all on  
5 how many people he can commit to doing  
6 this, you know. So we will see. It's --

7 BRIAN HARTY: (inaudible)

8 MAYOR EKSTRAND: Yeah.

9 CHERYL PARISI: Okay, so in the  
10 movies, I was thinking maybe we could  
11 start like on Tuesday, July 20th? That  
12 would be like -- 'cause I won't be here  
13 like the 6th and the 13th. So, I mean --

14 MAYOR EKSTRAND: I don't mind. The  
15 only thing -- and Bill is going to love my  
16 idea.

17 DEPUTY MAYOR BARRETT: I have a  
18 soft shoulder, Mayor. My shoulder's  
19 hurting already.

20 MAYOR EKSTRAND: I don't know -- I  
21 think with the closeness of everything we  
22 do with the popcorn, I don't know -- and  
23 I'm not doing a cop out on the popcorn --  
24 I just don't know if we should do the  
25 popcorn with everything going on at this



1 FARMINGDALE BOT - 06/21/2021  
2 point in time. I'll leave it open to  
3 everybody to voice their opinion. But,  
4 you know, there's no way we can protect  
5 everything with the handling of the  
6 popcorn. But, again, I would rather have  
7 the movies go on and not the popcorn. But  
8 if you want us to cook the popcorn, I'm  
9 sure magically Mr. Barrett's shoulder will  
10 get better.

11 CHERYL PARISI: I don't know. I  
12 don't have --

13 MAYOR EKSTRAND: Why don't we think  
14 about it and ask your friends, would you  
15 take popcorn -- you know --

16 CHERYL PARISI: Right.

17 MAYOR EKSTRAND: (Continuing) --  
18 on all the close proximity that we would  
19 have.

20 BRIAN HARTY: You gotta remember  
21 that the kids, many of them -- some will  
22 be vaccinated, some won't. So --

23 MAYOR EKSTRAND: Right now --

24 BRIAN HARTY: (Inaudible due to  
25 cross-talk) is one thing but I think

1 FARMINGDALE BOT - 06/21/2021

2 July 20th, you're going to have more  
3 people vaccinated by then than you do now,  
4 of course. But -- and this is a younger  
5 crowd that you typically get to the  
6 movies, they're not required to be  
7 vaccinated or eligible to be vaccinated,  
8 as of yet, if they're under 12.

9 MAYOR EKSTRAND: Right. Right now  
10 it's --

11 BRIAN HARTY: Keep that in mind I  
12 think with the popcorn --

13 MAYOR EKSTRAND: I would say that  
14 the majority of our popcorn sales are in  
15 the younger than 12-year-old range. I  
16 mean granted, you know, so -- let's play  
17 it by ear, but the kids are not going to  
18 be vaccinated and cross contamination is  
19 there especially with this new Delta  
20 strain from India that is now up to close  
21 to 20 percent of all the cases in the  
22 United States. And just to give you some  
23 input from the CDC, the CDC says it's very  
24 virulent if you haven't been vaccinated,  
25 and a lot of people, especially with the

1 FARMINGDALE BOT - 06/21/2021  
2 Moderna vaccine who had the fever and  
3 chills side effects, have chosen not to  
4 get the second vaccine. If this new Delta  
5 strain is only 31 percent immunity with  
6 one dose. I'm talking about Moderna and  
7 the Pfizer shots. If you don't get the  
8 second dose, if you don't get the second  
9 dose --

10 CHERYL PARISI: Right.

11 MAYOR EKSTRAND: (Continuing) --  
12 it's only 31 percent. So that's something  
13 to consider. I know a lot of people have  
14 been debating whether to get the second  
15 shot when they have a 102 fever and chills  
16 for two days. And the children --

17 DEPUTY MAYOR BARRETT: Mayor --

18 MAYOR EKSTRAND: (Continuing) --  
19 the children are not being vaccinated at  
20 this time; the 11-year-olds and down.

21 DEPUTY MAYOR BARRETT: Mayor, I  
22 think the movies are more important than  
23 the popcorn.

24 CHERYL PARISI: Right.

25 DEPUTY MAYOR BARRETT: (Continuing)

1 FARMINGDALE BOT - 06/21/2021

2 And I think you're right. I think you're  
3 right with the popcorn. And people can  
4 bring their own popcorn or bring their own  
5 snack.

6 MAYOR EKSTRAND: Yeah.

7 CHERYL PARISI: Bring their own  
8 snacks. You know, we --

9 DEPUTY MAYOR BARRETT: I think  
10 you're right.

11 CHERYL PARISI: (Continuing) --  
12 this year because of COVID -- we're  
13 starting movies again, but we're not  
14 serving food. By all means, bring your  
15 own.

16 DEPUTY MAYOR BARRETT: Yup.

17 CHERYL PARISI: Right?

18 DEPUTY MAYOR BARRETT: I think  
19 that's a better idea.

20 MAYOR EKSTRAND: Stop by Main  
21 Street, do pizza night. Take out pizza  
22 from the kids or (sic) --

23 CHERYL PARISI: Right.

24 MAYOR EKSTRAND: (Continuing) -- do  
25 some takeout on Main Street.

1 FARMINGDALE BOT - 06/21/2021

2 CHERYL PARISI: So what do we  
3 think, like four movies maybe? Like  
4 July 20, 27 and then maybe August 10 and  
5 August 17?

6 MAYOR EKSTRAND: Yeah, send us some  
7 dates, Cheryl. We'll do it all by email.

8 CHERYL PARISI: All right.

9 MAYOR EKSTRAND: And make the  
10 resolution next Monday night.

11 CHERYL PARISI: All right, 'cause I  
12 think we're just -- if we just do four  
13 that'll be good.

14 DEPUTY MAYOR BARRETT: You're  
15 looking at Tuesday nights or --

16 CHERYL PARISI: Tuesday nights.  
17 Tuesday night. Not to interfere with  
18 anything else. Right? I mean 'cause that  
19 worked out well two years ago. That was,  
20 you know --

21 MAYOR EKSTRAND: Yeah, I actually  
22 don't think it affected the turnout one  
23 iota.

24 CHERYL PARISI: I don't think so  
25 either.

1 FARMINGDALE BOT - 06/21/2021

2 DEPUTY MAYOR BARRETT: I'd even --  
3 maybe one more after the 17th, go to the  
4 24th.

5 CHERYL PARISI: The 17th, the 24th.  
6 Okay.

7 MAYOR EKSTRAND: Oh, sure, now that  
8 you're not cooking the popcorn. It's like  
9 oh yeah, have a dozen, have a dozen movies  
10 it's all right.

11 CHERYL PARISI: So I'm just going  
12 to skip August 3rd. We'll just skip that  
13 week and we'll do the 10, 17, 24 and  
14 July 20, 27. Okay. And we're not serving  
15 food but, by all means, stop down on Main  
16 Street before you get to Village Green,  
17 get yourself dinner. Come down and do  
18 whatever.

19 MAYOR EKSTRAND: All right, you'll  
20 send us the names of movies or do you want  
21 to pick them out --

22 CHERYL PARISI: Anybody have any  
23 ideas? Anybody -- I don't even know if  
24 there's movies out. Well, I'm sure  
25 there's movies out. I'll have to take a

1 FARMINGDALE BOT - 06/21/2021

2 look. Anybody got suggestions?

3 MAYOR EKSTRAND: Well, anything  
4 from Disney always sells.

5 CHERYL PARISI: Exactly right. So  
6 that's --

7 MAYOR EKSTRAND: I mean, when's the  
8 last time Disney made a flop.

9 CHERYL PARISI: A flop, yeah.

10 ANTHONY ADDEO: How about The Lion  
11 King?

12 CHERYL PARISI: Okay.

13 WALTER PRIESTLEY: Maybe a classic  
14 like Sound of Music.

15 MAYOR EKSTRAND: Oh, wow.

16 ANTHONY ADDEO: Oh, that's a great  
17 idea, Walter.

18 MAYOR EKSTRAND: That is a great  
19 idea.

20 CHERYL PARISI: How long is it?  
21 Any idea?

22 WALTER PRIESTLEY: Might be a  
23 little long.

24 CHERYL PARISI: That's all right.  
25 If it -- we can show it at the -- that

1 FARMINGDALE BOT - 06/21/2021

2 could be like one of the last ones because  
3 it's darker at the end of August and it is  
4 like beginning -- so it could be like a  
5 last one that we can start earlier.

6 MAYOR EKSTRAND: Yeah, but if it's  
7 a two and-a-half hour movie that could be  
8 problematic.

9 CHERYL PARISI: Well, that's why  
10 we'll check. We'll see what it is.

11 WALTER PRIESTLEY: Oh, you know  
12 what. Sometimes, you know, you can enjoy  
13 -- it's a musical people know the music,  
14 stay for an hour and-a-half and go home.  
15 Everybody, all the parents don't mind  
16 seeing it again.

17 CHERYL PARISI: And by August we  
18 could probably start them at 8 o'clock,  
19 maybe 7:45.

20 WALTER PRIESTLEY: Yeah.

21 CHERYL PARISI: You never know.  
22 And then if it's two hours, it's -- it  
23 should be done by 10:00, 10:15 if it's two  
24 and-a-half hours. We'll see.

25 All right, so Lion King, Sound of



1 FARMINGDALE BOT - 06/21/2021

2 Music and we'll pick out three more.

3 MAYOR EKSTRAND: All right.

4 Anything else we got before we go into  
5 exec?

6 CHERYL PARISI: Yeah, the Islanders  
7 are down three zip.

8 ANTHONY ADDEO: It's only a hockey  
9 game.

10 CHERYL PARISI: It's the first  
11 period. That's all right, we'll start  
12 better the second quarter -- second  
13 period. We're good in the second period.

14 DEPUTY MAYOR BARRETT: Yeah, we  
15 don't do well in the first period. You're  
16 right.

17 CHERYL PARISI: No.

18 MAYOR EKSTRAND: Okay. All right,  
19 motion to adjourn into exec.

20 CHERYL PARISI: So moved.

21 ANTHONY ADDEO: Second.

22 MAYOR EKSTRAND: All in favor?

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

1 FARMINGDALE BOT - 06/21/2021

2 MAYOR EKSTRAND: Okay, we can stop  
3 recording and our favorite, Lorraine, can  
4 take her long drive home.

5 (WHEREUPON, this meeting was  
6 concluded at 9:05 p.m.)

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C E R T I F I C A T I O N

STATE OF NEW YORK

Ss:

COUNTY OF SUFFOLK

I, LORRAINE D. BERARDI, Court  
Reporter and Notary Public of the State of  
New York, do hereby certify:

That the within transcript was  
prepared by me and is a true and accurate  
record of this hearing to the best of my  
ability.

I further certify that I am not  
related to any of the parties to this  
matter by blood or by marriage and that I  
am in no way interested in the outcome of  
any of these matters.

IN WITNESS WHEREOF, I have hereunto  
set my hand this 21st of June, 2021.

Lorraine D. Berardi

LORRAINE D. BERARDI

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