

REGULAR MEETING OF THE BOARD OF TRUSTEES
Monday, June 1, 2015
INC. VILLAGE OF FARMINGDALE

The regular meeting of the Board of Trustees of the Incorporated Village of Farmingdale was held at Village Hall, 361 Main Street, Farmingdale, New York at 8:00 p.m. on Monday, June 1, 2015.

Present: Mayor Ralph Ekstrand
Deputy Mayor Patricia Christiansen
Trustee William Barrett
Trustee Cheryl Parisi
Trustee Thomas Ryan
Attorney Claudio DeBellis
Administrator/Clerk/Treasurer Brian Harty
Deputy Clerk/Treasurer Barbara Kelly
Superintendent of Buildings Steve Fellman
Public Works Superintendent Andy Fisch

Mayor Ekstrand opened the meeting at 8:00 PM with the pledge of allegiance.

ANNOUNCEMENTS ó Mayor Ekstrand made the following announcements:

- Next Board meeting with public comment period will be held on Monday, July 6, 2015 at 8:00 p.m.: Board of Trustees Work Sessions begin at 7:00 p.m. on June 15th and June 22nd, 2015.
- The Village POPS will begin July 1st and run through August 12th on Wednesday evenings on the Village Green.
- Movies on the Village Green will begin July 9th at sun down and run each Thursday until August 20th.

REGULAR MEETING BUSINESS ITEMS – Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Parisi, the following items were unanimously **RESOLVED (#2016-06-01),**

- Abstract of Audited Vouchers #1078 dated June 1, 2015
- April's wire transfers
- Minutes of 5/4 regular meeting and work sessions on 4/27, 5/4 and 5/18 as amended
- Taxi permits
- Block Parties:
 - Mike Mazzella, 5 Pinehurst Road, Saturday, July 4th (Rain Date July 5th) from 11:00 a.m. to 11:00 p.m. Pinehurst Road closed from Manetto Road to Sullivan Road.

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- Darlene Hawes, 51 Jerome Drive, Saturday July 4th (Rain Date July 5th) from 11:00 a.m. to 11:00 p.m. Jerome Drive closed on the corner of Leonard and Jerome between 51 Jerome Drive and 104 Jerome Drive.
- Jason Avvocato, 10 Cooper Street, Saturday July 11th (Rain Date July 18th) from 2:00 p.m. to 12:00 a.m. Cooper Street closed between Thomas Powel Boulevard and Hill Road.
- Danielle Beinlich, 114 Staples Street, Saturday, August 1st (Rain Date August 2nd) from 11:00 a.m. to 11:00 p.m. Staples Street closed between Hudson Street and Secatogue Avenue.
- Use of Village property:
 - The Farmingdale-Bethpage Historical Society is requesting use of the Court Room, hallway and restrooms on Sunday, June 28th for a members only Annual Meeting and Strawberry Festival.
 - Runners Edge is requesting to hold their 11th annual Main Street Mile running event on Saturday, September 5, 2015 beginning at 9:00 a.m. at the Powell Cemetery and ending on Main Street near Village Hall.
- Outdoor Dining permits
 - Charlottes Yogurt
 - Gino's Pizza

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

LOCATION	TYPE OF CONSTRUCTION/COMMENTS	ARB
Carman 78 Clinton St. FP 15-4	Erect 4 ft. chain link fence along front and side property lines.	NA
Lepik 42 Grant Ave. SWP 15-4	Replace 220 l/f of sidewalk in front and on side of house.	NA
Ross 60 Fairview Rd. SEW 15-1	Connect to Nassau County sewer system.	NA
Mucci 25 Bernard St. DB 15-17	Install twenty roof mounted solar panels.	NA
LoPiccolo 10 Leonard St. DB 15-18	Widen driveway. Planning Bd. approved 3/24/15	X
Village Diner 282 Main St. DB 15-19	Renovate exterior façade and relocate entry door. Planning Bd. approved 3/24/15	X
Miro LLC 385 Conklin St. PP 15-5	Replace existing trap.	NA

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Pouchon 439 Conklin St. SEW 15-2	Disconnect from Nassau County sewer system.	NA
Catrone 17 Jerome Dr. DB 15-27	Repair existing stoop and driveway.	N/A
Ingram 66 Main St. DB 15-28	Install 30 roof solar panels.	N/A
Catrone 17 Jerome Dr. SWP 15-6	Replace five sidewalk flags.	N/A
Malanga 10 Van Cott Ave. FP 15-8	Install fence along side and rear property lines.	N/A
2 Old LLC 261 Oakview Ave. RO 15-2	Open one bell hole for new gas service installation.	N/A
Acevedo 36 William St. DB 15-29	Install 29 solar panels.	N/A
Fairfield Properties 717 Conklin St. DB 15-30	Renovate kitchen and bathroom.	N/A
Lee 685 Conklin St. DB 15-31	Removal of oil tank.	N/A
Ross 60 Fairview Rd. DB 15-32	Install 20 kw generator.	N/A
250 Fulton St. Realty 250 Fulton St. DB 15-33	Interior alterations to create a dental office.	N/A
Vintage Wine Bar 185 Main St. SP 15-3	Install two 36x108+signs on front and side walls.	X
Zirkel 315 Staples St. DB 15-34	Install 16x27qin ground pool.	N/A
Gavin 147 Hillside Rd. FP 15-9	Replace fence on side and rear property lines.	N/A

PUBLIC HEARING DATES – Upon a motion made by Trustee Parisi and seconded by Trustee Barrett, it was unanimously **RESOLVED (#2016-06-02)**, to set the following public hearings for July 6, 2015 at 8:00 p.m.

- Proposed Local Law 4 ó 2015 Revision to Chapter 577 of the Village Code to amend for quarterly billing.
- Proposed Local Law 5 ó 2015 to limit tattoo parlors to the industrial zone.

LOCAL LAW 5-2015 – Limiting tattoo parlors to the industrial zone. Upon a motion made by Trustee Barrett and seconded by Trustee Parisi, it was unanimously,

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RESOLVED (#2016-06-03) That the Village Board declares itself, pursuant to SEQRA, as Lead Agency in connections with Local Law 5-2015; and

FURTHER RESOLVED, that the Village Board classifies this application as unlisted actions which will not result in any significant adverse environmental impact; and

FURTHER RESOLVED, that the Village Board issues a negative declaration and notice of determination of non-significance in connection with this application.

FURTHER RESOLVED, that the village directs the Village attorney to send this new law to Nassau County Planning.

PUBLIC HEARING PROPOSED LOCAL LAW 6 – 2015 REVISION TO DMU SIGN CODE ó Upon a motion made by Trustee Parisi and seconded by Trustee Ryan, it was unanimously,

RESOLVED (#2016-06-04) That the Village Board declares itself, pursuant to SEQRA, as Lead Agency in connections with Local Law 6-2015; and

FURTHER RESOLVED, that the Village Board classifies this application as unlisted actions which will not result in any significant adverse environmental impact; and

FURTHER RESOLVED, that the Village Board issues a negative declaration and notice of determination of non-significance in connection with this application.

FURTHER RESOLVED, that the village directs the Village attorney to send this new law to Nassau County Planning.

FURTHER RESOLVED, to continue the public hearing until July 6, 2015 at 8:00 p.m.

The Board also asked that the Local Law be sent to the ARB for their comments.

PUBLIC HEARING PROPOSED SPECIAL USE PERMIT SEATING/PARKING/LOADING FOR 306 MAIN STREET (GTM'S SPORTS BAR)

ó Mayor Ekstrand stated that this public hearing is being adjourned to July 6, 2015 at 8:00 p.m.

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CONTINUED PUBLIC HEARING PROPOSED SPECIAL USE PERMIT MULTI-FAMILY DWELLING, INCENTIVE BONUSES AND SITE PLAN APPROVAL 168-190 FULTON STREET (168-190 FULTON STREET LLC)

– Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2016-06-05), to continue the public hearing.

The Board asked to send the application to Nassau County Planning Board and to the Village Planning Board.

- Jeff Lazarczyk of RMS Engineering gave a presentation and answered questions about the traffic study completed. Mr. Lazarczyk also stated that any as of right building in the same location would generate more traffic than the applications building.

Mayor Ekstrand asked for public comment:

- Karen Minutella gave a petition signed by residents in Elizabeth Ann Gardens, attached to these minutes, against the application. The main reasons for concern were due to traffic and the safety of crossing Route 24 to make a turn into and out of the complex.
- Rich Gosline asked to make the road safer. Mayor Ekstrand stated that it is a state highway and NYS DOT regulates the road.
- Steve Wilson asked for public access to the traffic study and stated that he did not agree with the finding of the study.

There being no further comment, upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2016-06-06), to continue the public hearing on July 6, 2015 at 8:00 p.m.

PUBLIC HEARING PROPOSED MODIFICATION ON THE SPECIAL USE PERMIT GRANTED 8/4/14 TO INCLUDE THE ADDITION OF A TWO CAR DETACHED GARAGE AT 769 FULTON STREET (PREMIER BUILDERS), upon a motion made by Trustee Ryan and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2016-06-07), to open the public hearing.

Deputy Mayor Christiansen asked if cars will be parked in the garage. The applicant answered that it would only be storage.

There being no comments from the public and upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Parisi, it was unanimously,

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RESOLVED (#2016-06-08), to close this public hearing.

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

RESOLVED (#2016-06-09), to approve the amendment to the Special Use Permit.

PUBLIC HEARING PROPOSED SPECIAL USE PERMIT TO ALLOW FOR ADDITIONAL 34 SEATS AT 223 MAIN STREET IN ADDITION TO RELIEF FROM OFF STREET PARKING REQUIREMENTS, upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2016-06-10), to open the public hearing.

Rob Bernardini of Uva Wines is now looking to open a second business on Main Street which will be a wine and cheese bar. Deputy Mayor Christiansen asked what types of food would be served. Mr. Bernardini answered appetizer type food along with wine, whiskey and scotch.

There being no public comment and upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Parisi, it was unanimously,

RESOLVED (#2016-06-11), to close the public hearing and

FURTHER RESOLVED, that the Village Board declares itself, pursuant to SEQRA, as Lead Agency in connections with Local Law 6-2015; and

FURTHER RESOLVED, that the Village Board classifies this application as unlisted actions which will not result in any significant adverse environmental impact; and

FURTHER RESOLVED, that the Village Board issues a negative declaration and notice of determination of non-significance in connection with this application.

FURTHER RESOLVED, that the village directs the Village attorney to send this new law to Nassau County Planning.

FURTHER RESOLVED, to continue the public hearing until July 6, 2015 at 8:00 p.m.

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WATER BILLING CHANGES – Upon a motion made by Trustee Ryan and seconded by Trustee Barrett, it was unanimously,

RESOLVED (#2016-06-12), to add the following Water Service Charges to be billed quarterly:

Residential customer - \$24/meter each quarter

Multi-family customer - \$12.50 per unit each quarter

Commercial customer - \$49/meter each quarter

FURTHER RESOLVED, to revise the Water Consumption Charges to be billed quarterly as follows:

Residential customer - \$2.25/1,000 gallons consumed with an additional \$1.50/1,000 gallons charged at the end of the fiscal year for all gallons consumed over 300,000 gallons

Multi-family customer - \$2.25/1,000 gallons consumed

Commercial customer - \$3.75/1,000 gallons consumed

FURTHER RESOLVED, to allow the under/overpayment of Water billing with the over/under payment be applied to the next quarterly billing. Under payment balances, exceeding \$5.00, will still be subject to the interest and penalties as follows, 5% for the first month after due date and 1% for each additional month.

SEASONAL HIRES ó Upon a motion made by Trustee Parisi and seconded by Trustee Barrett, it was unanimously,

RESOLVED (#2016-06-13), to approve the hiring of the following seasonal hires:

- To cover for family leave, vacations and to work on the documentation and purging of records for both the Building and Clerkø departments:
 - Colleen Kelly - \$10/hour
 - Meghan Kelly - \$10/hour
- To cover for workers comp leave and vacations in the DPW department:
 - Ryan Stone - \$12/hour

2015/2016 PERSONNEL CHANGES: The following motions were made:

RESOLVED (#2016-06-14), Upon a motion made by Trustee Ryan and seconded by Trustee Barrett, it was unanimously resolved to approve the

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change in status for the Court Clerk, Cheryl Cruthers, from part-time to full-time, effective 06/01/2015, as budgeted for 2015/2016 at \$40,000 per year.

RESOLVED (#2016-06-15), Upon a motion made by Trustee Ryan and seconded by Trustee Barrett, it was unanimously resolved to approve the transfer of Christine Torres from Code Enforcement to Village Court at a salary of \$16.00/hour to replace Ginning Schnabel who resigned.

RESOLVED (#2016-06-16), Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Parisi, it was unanimously resolved to approve the hiring of Linda Segarra as a Code Enforcement Officer at a salary of \$15/hour to increase to \$16/hour in six months to replace Christine Torres.

TAX CERTIORARI – Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Parisi, it was unanimously,

RESOLVED (#2016-06-17), to approve the following tax certiorari as recommended by Scott Stone charging the 2014/2015 budget:

- Sec 49 Blk 106 lots 165, 211, 411 ó 396, 398 & 410 Conklin Street (includes Synergy Fitness) a refund for tax years 2009/2010 up to and including 2015/2016 of \$9,000, and a reduction of the assessed value of the property from \$1,055,700 to \$775,000 until 2019/2020.
- Sec 49 Blk 99 lots 16-24, 52 ó 521-527 Fulton Street (Como Realty) a refund for tax years 2007/2008 up to and including 2015/2016 of \$8,100, and a reduction of the assessed value of the property from \$933,100 to \$830,000 until 2019/2020.
- Sec 49 Blk 87 lots 69-73 994 Fulton Street (Walker Equipment) a refund for tax years 2007/2008 up to and including 2012/2013 of \$2,000.

PETTY CASH – Upon a motion made by Trustee Barrett and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2016-06-18), to approve the addition of \$100 to petty cash for Cheryl Cruthers to collect permit fees separate from the court's business.

2016/2017 ASSESSMENT HIRING MICHAEL HABERMAN – Upon a motion made by Trustee Parisi and seconded by Trustee Barrett, it was unanimously,

RESOLVED (#2016-06-19), to approve the hiring of Michael Haberman Associates, Inc. to perform the 2016/2017 Update Assessments and

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Inventory for a fee of \$18,000 in addition to \$2,000 fee to recalculate the base proportion.

2015/2016 TAX ROLL CORRECTIONS – Upon a motion made by Trustee Barrett and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2016-06-20), to approve the following corrections to the 2015/2016 tax roll:

- Reduction of Non-Homestead tax receivable for Sec 49 Blk 76 Lot 20, The Loft at 231 Main Street, in the amount of \$2,821.63 since this property is on a PILOT and should not have been sent a tax bill.
- Addition of \$5,398.33 to PILOTS receivable for a Staller parcel not included in original PILOT calculations.
- Reclass of the excess tax levy of \$2,388 from Revenue to a Balance Sheet Reserve in accordance to the OSC guidelines.

CDBG GRANT TRANSFER FOR POLE BANNERS – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2016-06-21), to approve the transfer of \$10,000 in CDBG Year 39 funds (Contract #CQHI13000069) from FA39-02A Commercial Rehab to FA39-03A Pole Banners.

WATER MAIN REPLACEMENT – Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Parisi, the following was unanimously,

RESOLVED (#2016-06-22), to accept Merrick Utilities, as the lowest responsible bidder and at the recommendation of H2M to complete the replacement of the water main with a new 8ö water main from South Front Street to Columbia Street through Municipal lot 7 at a cost of \$135,250 using Water Fund Balance.

VINE AND BARREL ó Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2016-06-23) That the Village Board declares itself, pursuant to SEQRA, as Lead Agency in connections with the application from Vine and Barrel; and

FURTHER RESOLVED, that the Village Board classifies this application as unlisted actions which will not result in any significant adverse environmental impact; and

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FURTHER RESOLVED, that the Village Board issues a negative declaration and notice of determination of non-significance in connection with this application.

FURTHER RESOLVED, that the village directs the Village attorney to send this new law to Nassau County Planning.

BEAUTIFICATION – Deputy Mayor Christiansen reported that despite some inclement weather, spring flower planting has been completed with the help of so many volunteers. Together these volunteers hung 115 flower baskets on the street poles and planted 3,960 plants in pots along Main Street and in Village Green, Northside Park, Gergras Park, in front of Village Hall and the Fire House, and at the Main Street/Melville Road triangle. Volunteers included members of the Beautification Committee, resident and non-resident men, women and teens, Village Junior Firemen, students from the Senior Class of Farmingdale High School, members of the Crossroads Baptist Church, Girl Scouts, Boy Scouts and our Village Department of Public Works staff, and Village Trustees.

CORRESPONDENCE – St. Kilian's thanked the Fire Department for supplying ice for their event.

PUBLIC COMMENT – A discussion began on the following topics:

- Mr. Carosella asked what businesses were to be located at the Bartone properties. Mayor Ekstrand stated that a Starbucks and burger store.
- Mayor Ekstrand also informed the public that Bartone II is 100% occupied.
- Mr. Carosella asked the status of Waldbaums. Mayor Ekstrand replied that the courts turned the property over to the developer so progress can be made. CVS would be one of the tenants of the property.
- Mr. Wilson wanted to know the status of the Staller property and the \$500k water grant. Mayor Ekstrand didn't know why the Staller property is being developed so slowly but they are having meetings to try to get the construction moving along. Concerning the water grant, Mayor Ekstrand reported that all the paperwork has been sent to New York State.

EXECUTIVE SESSION, upon a motion duly made and seconded, it was unanimously,

RESOLVED, to move to Executive Session to discuss personnel and legal matters.

Upon a motion duly made and seconded, it was unanimously,

RESOLVED, to reconvene the meeting.

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EMPLOYEE INCREASES – upon a motion made by Trustee Barrett and seconded by Trustee Ryan, it was unanimously,

RESOLVED (#2016-06-23) to accept the following raises as presented:

- Full time office staff ó 2% increase to follow the CSEA contract as budgeted with the exception of Fern Rubino and Elizabeth Crema who will be receiving \$2,500/year increases.
- The following Code Enforcement hourly increases with no effect to the overall budget:
 - Jerry Firth increase from \$18.50 to \$18.75
 - Joe Frigerio increase from \$18.75 to \$19.00
 - Diane Menig increase from \$16.00 to \$18.00
 - Joe Ramos increase from \$16.00 to \$16.50
 - Tony Santoro increase from \$19.00 to \$19.50
 - Bruce Watson increase from \$18.50 to \$18.75
- The following part-time employee hourly increases:
 - Ken Tortoso, Sr. (DPW) increase from \$15.00 to \$15.50
 - Anthony Rubino (DPW) increase from \$15.00 to \$16.00
 - Steve Fellman, Building Superintendent increase from \$50.00 to \$51.00.

There being no further business, the meeting was adjourned at 11:15 p.m.

Respectfully submitted,

Brian P. Harty, Village Clerk-Treasurer