

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, June 3, 2024

INC. VILLAGE OF FARMINGDALE

The regular meeting of the Board of Trustees of the Incorporated Village of Farmingdale was held at 8:00 p.m. on Monday, June 3, 2024.

Present: Mayor Ralph Ekstrand
Deputy Mayor William Barrett
Trustee Cheryl Parisi
Trustee Walter Priestley
Trustee Craig Rosasco
Administrator/Clerk/Treasurer Brian Harty
Deputy Clerk Daniel Ruckdeschel
Attorney Claudio DeBellis
Superintendent of Buildings Stephen Fellman

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

ANNOUNCEMENTS – Mayor Ekstrand made the following announcements:

- The next Board meeting with public comment period will be held on Monday, July 1st, 2024 at 8:00 p.m. Regular Work Sessions will be held on Monday, June 17th, 2024, Monday, June 24th, 2024 and Monday, July 1st, 2024 at 7:00 p.m.
- The Farmer's Market is being held every Sunday from 10:00 a.m. to 2:00 p.m. on the Village Green until November 24, 2024.
- Open Mic Night will be held on Tuesday, June 11, 2024 at 7:00 p.m. on the Village Green (weather permitting).
- Village Pops concerts will be held on the following Wednesdays at 7:30 p.m.: June 26th, July 3rd, July 10th, July 17th, July 24th and July 31st.
- Movie Nights will be held on the following Tuesdays: July 9th, July 16th, July 23rd, July 30th, August 6th, August 13th and August 20th.
- Music on Main will be held on the following Thursdays: July 11th, July 25th, August 8th and August 22nd from 5:00 p.m. to 9:00 p.m., with a rain date of August 29th.
- The following resolutions were approved at the May 20th Work Session (4/0 vote):
 - Awarded Castro Family Landscaping the 2024 contract for landscape services and additional services at a cost of \$26,455.
 - Authorized Mayor Ekstrand to sign the 2024/2025 Tax Warrant.

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REGULAR MEETING BUSINESS ITEMS – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, the following items were, **RESOLVED (#2025-06-01)**,

- Abstract of Audited Vouchers #1186 dated June 3, 2024.
- Minutes of Board Meetings of 5/6/24, 5/20/24
- Use of Village Property:
 - Island Gardens Owners Corp. is requesting the use of the Courtroom for an annual Cooperative Owners meeting on Friday, November 8, 2024 from 6:30 p.m. to 9:00 p.m.
- Block Party Applications:
 - Toni Anastasiadis, 63 Jerome Drive, Saturday, July 6th from 12:00 p.m. to 11:00 p.m. Jerome Drive closed between 51-63 Jerome Drive.
- Tax certiorari's:
 - None

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

DATE	LOCATION	CONSTRUCTION/COMMENTS	ARB	C/R
5/3/2024	337 MAIN ST SPA 79 ELP SP24-00005	ARB APPROVED 3/26/2024	X	C
5/3/2024	19 COOPER ST AL PALLESCHI SW24-00003	REPLACE SIDEWALK	N/A	R
5/6/2024	410 CONKLIN ST. SJ & J CO INC. DB24-00033	INTERIOR DEMOLITION	N/A	C
5/6/2024	345(A) STAPLES ST WALTER GIGLIO DB24-00034	TWO STORY FRAME DWELLING AS PER DRAWINGS SUBMITTED BY RAYMOND DONER ARCHITECT DATED 11/2/2023	N/A	R
5/6/2024	345(B) STAPLES ST. WALTER GIGLIO DB24-00035	TWO STORY FRAME DWELLING AS PER DRAWING SUBMITTED BY RAYMOND DONER ARCHITECT DATED 11/2/2023	N/A	R
5/7/2024	108 WILLIAM ST MICHAEL MANSBART DB24-00036	MAINTAIN WET BAR IN BASEMENT	N/A	R
5/7/2024	35 MAPLE ST SE GENEVIEVE OLSON PP24-00023	REPLACE ALL PLUMBING FIXTURES DUE TO HOUSE FIRE	N/A	R
5/13/2024	14 CONKLIN ST FLAGSTAR BANK N.A. DB24-00037	REPLACE EXISTING HVAC SYSTEM WITH NEW CONDENSER AND AIR HANDLER	N/A	R
5/13/2024	125 N. FRONT STREET EDUARDO SANCHEZ FP24-00005	6' WOOD FENCE	N/A	R
5/13/2024	57 YOAKUM ST	REPLACE EXISTING HVAC AIR HANDLER	N/A	R

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	JOHN MCGILL DB24-00038	AND CONDENSING UNIT		
5/14/2024	220 FULTON ST ELRAC LLC DB24-00039	INTERIOR AND EXTERIOR ALTERATIONS AS PER DRAWINGS SUBMITTED BY THOMAS P. WALSH ARCHITECT	N/A	C
5/15/2024	15 CLINTON ST. LONG ISLAND POWER SOLUTIONS DB24-00040	INSTALL 14 ROOF MOUNTED SOLAR PANELS AS PER DRAWINGS SUBMITTED BY MICHAEL MIELE ENGINEER DATED 4/27/24.	N/A	R
5/15/2024	25 ELIZABETH St FRED BRANDENBERG DB24-00041	INSTALL TWO BASEMENT EGRESS WINDOWS AS PER DRAWINGS SUBMITTED BY FRANK BOCCI ENGINEER DATED 3/28/2024.	N/A	R
5/15/2024	49 IROQUOIS PL TERRY HOLSCHUH FP24-00006	MAINTAIN OLD PERMITS #00-83/91-166. 6'4' PVC/CHAIN LINK FENCE.	N/A	R
5/17/2024	11 VAN COTT AVE WILLIAM CORSA DB24-00042	DUMPSTER IN DRIVEWAY. DUMPSTER NOT PERMITTED IN THE STREET.	N/A	R
5/17/2024	1 TORETTA LA ZOHEB HASSAN FP24-00007	ZBA APPROVED 5/9/2024. 4' FENCE ACROSS FRONT, NOT TO GO PAST FRONT OF HOUSE. 4' FENCE SETBACK 2' FROM RETAINING WALL ALONG MERRITTS RD. 35 1/2' FROM SIDE OF HOUSE.	N/A	R
5/17/2024	45 HILLSIDE RD ANDREW TUCCI FP24-00008	5' BLACK ALUMINUM FENCE	N/A	R
5/23/2024	1 EASTERN PKWY NATIONAL GRID RO24-00003	ONE 4 X 4 BELLHOLE FOR EMERGENCY GAS LEAK REPAIR	N/A	R
5/23/2024	502 MAIN ST. MARK STONE DB24-00044	NEW SIDING AND TRIM WORK AS PER PLANNING BOARD PRESENTATION.	N/A	C
5/23/2024	112 FAIRVIEW RD GINAL SMOLKA DB24-00045	INSTALL SEMI IN-GROUND POOL AS PER DRAWINGS SUBMITTED BY ANDREW BRAUM P.E. DATED 1/25/2024.	N/A	R
5/23/2024	132 ELIZABETH ST MARIA CARRANZA DB24-00043	REPAIR DRIVEWAY WITH CEMENT	N/A	R
5/24/2024	141 DIVISION ST HONG ZHEN LU DB24-00046	MAINTAIN PAVER	N/A	R
5/31/2024	34 HILL RD MICHAEL LATTANZIO PP24-00024	INSTALL NEW OIL TANK	N/A	R

Resolution to set the following public hearings on Monday, July 1, 2024 at 7:00 p.m.: No public hearings scheduled for July 1.

OPEN CONTAINER LAW WAIVER – Upon a motion made by Trustee Priestley and seconded by Trustee Rosasco, it was,

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RESOLVED (#2025-06-02), to waive the Village Open Container Law for “Music on Main” events scheduled for July 11, July 25, August 8, and August 22 with a rain date of August 29.

BOND COUNSEL ENGAGEMENT LETTER – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Parisi, it was,

RESOLVED (#2025-06-03), to approve Mayor Ekstrand to sign an engagement letter with Hawkins Delafield & Wood LLP to retain their services as bond counsel for the Village.

WATER TREATMENT SYSTEM TYPE II ACTION – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was,

RESOLVED (#2025-06-04), to approve the installation of a new Advanced Oxidation Process (AOP) treatment system for Well 2-2 & Well 2-3 as a Type II Action per attached document:

WHEREAS, the Incorporated Village of Farmingdale Board of Trustees is proposing the construction, installation, and addition of a new Advanced Oxidation Process (AOP) System for the treatment of 1,4-Dioxane at the existing public water supply wellfield located at 1 Ketcham Lane in the Village of Farmingdale designated on the Nassau County Land and Tax Map as Section 49 – Block 206 – Lot 23 (“subject property”); and

WHEREAS, the proposed action includes the construction of a wellhead treatment system (i.e., AOP System) for Well Nos. 2-2 and 2-3; the construction of an approximately 2,500-square-foot (SF) building on top of an existing concrete slab located towards the western portion of the subject property for the enclosure of the existing granular activate carbon (GAC) filtration vessels and the proposed AOP system, which would also include associated drainage (i.e., one [1] drywell); the construction of two (2) UV enclosures to the south of the proposed building on top of existing concrete slabs; the installation of one (1) approximately 300-SF containment pad to be located to the east of the proposed building and the installation of stairs, handrails, accessible ramp and concrete sidewalk associated with the proposed building; and

WHEREAS, the proposed action also includes repairs to and repaving of select areas of asphalt and concrete at the subject property; and

WHEREAS, the proposed action would withdraw the same amount of groundwater from the sole source aquifer as existing conditions; and

WHEREAS, the proposed action is being undertaken pursuant to the maximum contaminant levels (MCLs) established by New York State for 1,4-Dioxane to remediate

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for elevated concentrations of 1,4-Dioxane detected in Well Nos. 2-2 and 2-3; and

WHEREAS, pursuant to 6 NYCRR §617.5(a), “Actions or classes of actions identified in subdivision (c) of this section are not subject to review under this Part, except as otherwise provided in this section. These actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law, article 8. The actions identified in subdivision (c) of this section apply to all agencies”; and

WHEREAS, pursuant to 6 NYCRR §§617.5(c)(1), (9) and (35), the “*maintenance or repair involving no substantial changes in an existing structure or facility;*” the “*construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities;*” and/or “*civil or criminal enforcement proceedings, whether administrative or judicial, including a particular course of action specifically required to be undertaken pursuant to a judgment or order, or the exercise of prosecutorial discretion*” are Type II actions; and

THEREFORE, BE IT RESOLVED, that the Incorporated Village of Farmingdale Board of Trustees, after review of the proposed action and 6 NYCRR §617.5, hereby determines that the proposed project is a Type II Action pursuant to 6 NYCRR §§617.5 (c)(1), (9) and (35) of the implementing regulations of the State Environmental Quality Review Act, and will, therefore, by definition, have no significant adverse impact on the environment.

RIDGE ROAD WATER STORAGE TANK – Upon a motion made by Trustee Priestley and seconded by Trustee Rosasco, it was,

RESOLVED (#2025-06-05), to approve a proposal from D&B Engineers & Architects to provide engineering services for the Condition Assessment of the Ridge Road concrete ground level water storage tank at a cost not to exceed \$9,000.

BEAUTIFICATION –

- Trustee Parisi said that a combination of 12 volunteers and Department of Public Works personnel installed over 1500 plants, 55 pots and 330 hanging baskets throughout the downtown area and parks in the Village. Thanks to all for a job well done!

OLD BUSINESS –

- None

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CORRESPONDENCE –

- Letter from the Veteran’s Administration thanking the Village for the use of the Village Green, saying that it was a great event reaching many veterans about a variety of medical and other programs.

FAIR HOUSING COMPLAINTS & COMMENTS - None

PUBLIC COMMENT – A discussion began on the following topics:

- A resident requested a moratorium on apartment construction in the Village. Mayor Ekstrand said there are no pending apartment applications.
- The resident also asked if the Round Swamp Road area impacted the drainage on Thomas Powell Blvd., ultimately contributing to flooding on Linwood Ave. Needs to be looked into by H2M.
- A group from Linwood Ave. requested assistance in finding grants for losses sustained on September 29, 2023. Mayor Ekstrand explained FEMA regulations where, unfortunately, they do not qualify for reimbursement and ARPA monies that Nassau County is committing to improving infrastructure and not for individual losses.
- Mayor Ekstrand reported on the new roundabout to be constructed at the intersection of Bethpage Road, Quaker Meeting House Road, Round Swamp Road and Thomas Powell Blvd. Bids have been received and are being evaluated by Nassau County. Completion of construction is expected prior to September 2026.
- High grass at 187 Thomas Powell Blvd. was reported. DPW will look into it immediately.

EXECUTIVE SESSION, upon a motion made by Trustee Priestley and seconded by Trustee Parisi, it was,

RESOLVED (#2025-06-06), to move to Executive Session.

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

RESOLVED (#2025-06-07), to reconvene the meeting.

There being no further business, the meeting was adjourned at 9:05 p.m.

Respectfully submitted,
Brian P. Harty
Village Clerk/Treasurer