

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, July 7, 2014

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, July 7, 2014.

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
Superintendent of Buildings Steve Fellman
Public Works Superintendent Andy Fisch

Absent: Deputy Clerk/Treasurer Barbara Kelly

Mayor Ekstrand opened the meeting at 8:07 p.m. 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, August 4, 2014 at 8:00 p.m. Board of Trustees Work Sessions begin at 7:00 p.m. on Monday, July 21 and July 28, 2014.
- 2013/2014 Budget and Reserve adjustments will be voted on July, 21, 2014 at 7:00 p.m. The public is being notified because it is a work session meeting.
- Movies on the Village Green will begin this Thursday, July 10th at dusk. Ice cream and popcorn will be served.

PROCLAMATIONS – Mayor Ekstrand presented proclamations to Doug Ketcham and Geary Gerhardt for 25 years of dedicated service to the Village.

REGULAR MEETING BUSINESS ITEMS – Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Parisi, the following items were unanimously **RESOLVED (#2015-33)**,

- Abstract of Audited Vouchers #1067 dated July 7, 2014
- Wire Transfers made since the prior meeting
- Minutes of 6/2/14 BOT public meeting and 6/2, 6/16 and 6/23 work sessions with corrections.
- Taxi permits

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- Block Party permits:
 - Joseph Carosella, 20 Quaker Lane 6 Saturday, August 2, 2014 (rain date 8/9) from 11:00 a.m. to 11:00 p.m. Quaker Lane closed at both intersections of Puritan Lane.
- Requests for use of Village Property:
 - The Farmingdale Hawks Youth Football League is requesting to hold its annual kick off parade on Saturday, September 13, 2014 from 2:30 p.m. to 4:00 p.m. The parade will step off from Howitt parking lot with a left on Cherry Street to a right on Grant Avenue. It will proceed up to Main Street making a left and continuing on across Rt. 109 to a right on Motor Avenue. The parade will end at Allen Park.
 - The New York Blood Center is requesting to host a Blood Drive on Sunday, August 24th, 2014 in the court room between the hours of 9:00 a.m. and 5:00 p.m.

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

Macchio 66 N. Main St. DB 14-40	Legalize single family dwelling and garage.	N/A
Singer 45 Pinehurst Rd. DB 14-41	Legalize finished attic, deck and sunroom.	N/A
McLaughlin 68 Jerome Dr. DB 14-42	Install two 420 lb. L.P. tanks and generator	N/A
Dreher 112 Fairview Rd. PP 14-14	Install gas boiler and hot water heater.	N/A
312 Conklin Partners 312 Conklin St. DP 14-5	Interior demolition of former bank building.	N/A
Fiale Meat Market 212 Main St. DB 14-43	Install two storage trailers behind meat store. Planning Bd. site approval 5/27/14.	X
Davis 46 Oakview Ave. DB 14-44	Second floor master bedroom and bath addition.	N/A
Brochu 21 Clinton Ave. FP 14-8	Erect 6q pvc fencing on west property line and 4q fencing adjacent to driveway.	N/A
LaCast 98 Staples St. FP 14-9	Erect 6q pvc fencing alongside property lines with two 4q gates adjacent to garage and house.	N/A
Villegas 131 Hillside Rd. RO 14-11	Open one 4q 4q bell hole for new gas service.	N/A

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Ophals 39 Harrison Pl. FP 14-10	Maintain existing 6' stockade fence.	N/A
Splash Art Studio 230 Main St. DB 14-45	Interior alterations for art store and art classes. BOT approved 6-2-14	N/A
Gates 45 Jefferson Rd. RO 14-12	One 4" x 4" bellhole for new gas service.	N/A
Corsa 11 Van Cott Ave. RO 14-13	Open two 4" x 4" bellholes and 100' trench for new gas service.	N/A
SNK Laundromat 425 Main St. DB 14-46	New hung ceiling and lighting in Laundromat.	N/A
Rolling Spring Roll 189 Main St. DB 14-47	Replace storefront glass & frames.	X
Haberman 100 Cherry St. DB 14-48	Widen driveway by 9'	N/A
Franzen 6 Lenox Rd. DP 14-6	Demolish multi-level deck.	N/A
Henry 467 Secatogue Ave. DB 14-49	Replace front retaining wall, driveway and rear patio.	N/A
Premier Builders 769 Fulton St. RO 14-14	Open one 4" x 4" bell hole for new gas service.	N/A
Farrell 91 William St. PP 14-15	New 1" water service line from house to box.	N/A
Eason 11 Vernon St. DB 14-50	Second floor addition and interior alterations.	N/A
Rodriguez 361 Secatogue Ave. DB 14-51	Maintain detached garage and shed. ZBA approved 6/12/14.	N/A
Theodorakakis 345 Secatogue Ave. PP 14-16	Install two gas powered stoves.	N/A
DiFatta 6 Sherman Rd. PP 14-17	Replace plumbing fixtures.	N/A
Johnson 200 Staples St. SWP 14-3	Replace 8 sidewalk flags.	N/A
Donofrio 60 Bethpage Rd. PP 14-18	Replace boiler, hot water heater and stove. Oil to gas conversion.	N/A
Eason 11 Vernon St. PP 14-19	Install eleven bathroom fixtures on first and second fl.	N/A
Goldman 5 Jefferson Rd. DB 14-52	Install roof mounted solar panels.	N/A

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PUBLIC HEARING DATES – Upon a motion made by Trustee Parisi and seconded by Trustee Barrett, it was unanimously **RESOLVED (#2015-34)**, to set the following public hearings for August 4, 2014 at 8:00 p.m.

- Proposed Special Use permit for alteration/expansion of mixed use occupancy for 769 Fulton Street (Premier Building & Renovation)
- Proposed amendment to Special Use permit for pumps/canopy/convenience store/front yard setback for 511 Fulton Street (511 Fulton Street Holding Corp.)
- Proposed Local Law 4 of 2014 ó Proposed Driveway Ordinance
- Proposed Local Law 5 of 2014 ó Proposed change of zone expanding the Business D district to include the properties located at 168-178 & 190 Fulton Street
- Proposed Special Use permit for residential units on upper floors/parking/loading/incentive bonuses for 205 Main Street (Joe Bruzzese)

PUBLIC HEARING PROPOSED SPECIAL USE PERMIT FOR DENSITY/PARKING/LOADING/INCENTIVE BONUSES 155 MAIN STREET (MAIN & DIVISION LLC) - Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-35), to open the public hearing.

Dan Cannella from Land Design Associates representing Sam Glass explained the application for a mixed use development consisting of both commercial and residential space within 2 buildings. He explained that all residential parking requirements have been met. The applicant is in need of 1 parking space for retail use.

Mayor Ekstrand asked for comment from the public.

A discussion began on the following topics:

- Parking requirements in regard to the Downtown Master Plan
- Elizabeth Gardens parking overflow concerns on Division and Elizabeth Street
- Pricing and size of apartments
- Density calculation for this project
- Inquiry about violations on applicant's current properties

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Mr. LiCausi presented a petition to the Board asking that the Village deny any variances to this applicant in regard to parking requirements ó Exhibit 1, as annexed to these minutes.

Elizabeth Gardensø residents presented a petition to the Board asking that the Village keep Division Street parking designated for their complex ó Exhibit 2, as annexed to these minutes.

Deputy Mayor Christiansen inquired about parking issues at Elizabeth Gardens.

Mayor Ekstrand explained that their parking requirements do not meet the current Downtown Master plan's guidelines due to the time at which this complex was built. He explained that parking in the adjacent Municipal lots is available after 6:00 p.m. for any overflow.

A discussion began on the following topics:

- Additional parking lots within the Village
- Parking lot study/analysis
- Residential/commercial tenants in proposed project

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

RESOLVED (#2015-36), to close the public hearing.

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

RESOLVED (#2015-37), to reserve this decision until August 4, 2014 at 8:00 p.m.

GOOD & WELFARE – A discussion began on the following topics:

- Impact zone parking sticker status
- Sound barrier at construction project
- Walkway at RR ó dug for various connections
- Landscapers/code enforcement

PUBLIC HEARING PROPOSED SPECIAL USE PERMIT FOR FIRST FLOOR OFFICE SPACE FOR 222-224 MAIN STREET (ALLSTATE) –

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

RESOLVED (#2015-38), to open the public hearing.

Diane DiLorenzo explained her application requesting additional office space on the first floor of her property. The current Master Plan requires retail business

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only on the first floor of buildings on Main Street. Ms. DiLorenzo explained that it was her understanding that the Special Use permit granted in September of 2013 granted her office space on the first floor because her existing business had moved from across the street where she had had office space on the first floor since before the Master Plan had been created. She considered her request at that time as being "grandfathered in". This new application to rent the first floor office space in the rear of her building, which has been subdivided, requires an additional Special Use permit.

Ms. Di Lorenzo provided a letter from Larry Theodore of Century 21 Dallow Realty offering his opinion on the type of business interested in renting space with rear parking lot entry ó Exhibit 3, as annexed to these minutes.

Ms. Di Lorenzo explained that it has been difficult to find a retail renter. She provided a list of potential retail renters that inspected and rejected the space ó Exhibit 4, as annexed to these minutes.

Ms. Di Lorenzo provided a set of pictures that show the improvements she has made to the building's exterior ó Exhibit 5, as annexed to these minutes.

Mayor Ekstrand asked for questions from the Board. The Board had no questions.

Mayor Ekstrand asked for questions from the public. The following comments were made:

- The possibility of having retail in front and moving office to back space
- Parking issues for insurance customers
- Permitted uses
- Legally sub-divided space

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

RESOLVED (#2015-39), to close the public hearing.

Attorney DeBellis stated that Nassau County Planning Board had not given permission to this application and therefore the Board cannot vote on this application tonight.

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

RESOLVED (#2015-40), to reserve this decision until August 4, 2014 at 8:00 p.m.

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

RESOLVED (#2015-41), to adopt a Motor Vehicle Alcohol and Drug Testing Policy, as annexed to these minutes.

LEAD AGENCY & SEQRA – Upon a motion made by Trustee Parisi and seconded by Trustee Ryan, it was unanimously,

RESOLVED (#2015-42), that the Village Board declares itself, pursuant to SEQRA, Lead Agency, in connection with the following applications:

- 769 Fulton Street (Premier Building & Renovation)
- 511 Fulton Street (511 Fulton Street Holding Corp.)
- Proposed Local Law 4 of 2014 ó Proposed Driveway Ordinance
- Proposed Local Law 5 of 2014 ó Proposed change of zone expanding the business D district to include the properties located at 168-178 & 190 Fulton Street
- 205 Main Street (Joe Bruzzese)

FURTHER RESOLVED, that the Village Board classifies these applications as unlisted actions which will not result in any significant adverse environmental impacts; and

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

FIRE DEPARTMENT RECLASSES – This resolution was tabled.

ROSE STREET FENCING – This resolution was tabled.

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

RESOLVED (#2015-43), to amend the Requirements contract with Roadwork Ahead to include \$14.00 per square foot for the installation of brick pavers with a concrete base including all labor and materials.

RAILROAD PARKING LOT DRAIN – Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Barrett, it was unanimously,

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RESOLVED (#2015-44), to approve Roadwork Ahead to repair a collapsing drain in the LIRR South Parking Lot under the Requirements contract for \$3,750.

MUNICIPAL LOTS 2 & 4 REPAIRS – Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Barrett, it was unanimously,

RESOLVED (#2015-45), to approve Roadwork Ahead to repair certain areas in Municipal Lots 2 and 4 to eliminate potential hazards and uneven pavement conditions under the Requirements contract in the amount of \$23,200 budgeted from parking lot funds.

ELIMINATION OF ELECTION DAY REGISTRATION – Upon a motion made by Trustee Barrett and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-46), to abolish election registration day pursuant to Election Law 15-118(3).

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

RESOLVED (#2015-47), to approve the Farmingdale Fire Department to enforce parking violations and issue summonses related to fire safety issues, as annexed to these minutes.

FIRE DEPARTMENT AMBULANCE ó Upon a motion made by Trustee Barrett and seconded by Trustee Parisi, it was unanimously,

RESOLVED (#2015-48), to go out to RFP for a Fire Department ambulance.

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

RESOLVED (#2015-49), to accept the donation of ice cream from Phil Fortuna and orange drink from McDonald's for events held on the Village Green.

PART TIME PARKING METER ATTENDANT – Upon a motion made by Trustee Barrett and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-50), to re-hire part time parking meter attendant Ralph Fagardo at \$12.00 per hour.

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PART TIME CLERK – Upon a motion made by Trustee Barrett and seconded by Trustee Ryan, it was unanimously,

RESOLVED (#2015-51), to hire part time clerk Allison Fowler at \$10.00 per hour.

BEAUTIFICATION – Deputy Mayor Christiansen reported that the flowers are doing very well and thanked Andy Fisch and his department for feeding and watering them. She also reported that 6 hanging baskets had gone missing.

OLD BUSINESS –The following topics were discussed:

- Impact zone letter
- Barclay funds
- Vacant properties on Secatogue Avenue

CORRESPONDENCE – Memorial tree request in Gergras Park

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 move to return to the regular meeting.

LEAD AGENCY & SEQRA – Upon a motion duly made and seconded, it was unanimously,

RESOLVED (#2015-52), that the Village Board declares itself, pursuant to SEQRA, Lead Agency, in connection with the following applications:

- Local Law 6 of 2014 ó Proposed Amendment to D-MU Zoning District permitted uses

FURTHER RESOLVED, that the Village Board classifies these applications as unlisted actions which will not result in any significant adverse environmental impacts; and

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

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PUBLIC HEARING DATE ó Upon a motion duly made and seconded, it was unanimously, **RESOLVED (#2015-53)**, to set the following public hearing for August 4, 2014 at 8:00 p.m.

- Proposed Local Law 6 of 2014 ó Amendment to D-MU Zoning District permitted uses

USE OF VILLAGE PROPERTY ó Upon a motion duly made and seconded, it was unanimously, **RESOLVED (#2015-54)**, to grant permission to Jennifer Avallone of JGA Creations to hold an artisan market on the Village Green on Saturdays from August 16 through November 15, 2014 from 10:00 a.m. to 3:00 p.m.

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

RESOLVED, to reconvene the meeting.

There being no further work, the meeting was adjourned at 11:45 p.m.

Respectfully submitted,

Brian P. Harty, Village Clerk-Treasurer