

## **REGULAR MEETING OF THE BOARD OF TRUSTEES**

**Monday, July 7, 2025**

**INC. VILLAGE OF FARMINGDALE**

The organizational meeting of the Board of Trustees of the Incorporated Village of Farmingdale was held at 8:00 p.m. on Monday, July 7, 2025.

**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  
Village Attorney Claudio DeBellis

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, August 4<sup>th</sup>, 2025 at 8:00 p.m. Regular Work Sessions will be held on Monday, July 21<sup>st</sup>, 2025, Monday, July 28<sup>th</sup>, 2025 and Monday, August 4<sup>th</sup>, 2025 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 23, 2025.
- Village Pops concert will be held on the following Wednesdays at 7:30 p.m.: July 9<sup>th</sup>, July 16<sup>th</sup>, July 23<sup>rd</sup> and July 30<sup>th</sup>.
- Movie Nights will be held on the following Tuesdays: July 8<sup>th</sup>, July 15<sup>th</sup>, July 22<sup>nd</sup>, July 29<sup>th</sup>, August 5<sup>th</sup>, August 12<sup>th</sup> and August 19<sup>th</sup>.
- Music on Main will be held on the following Thursdays: July 10<sup>th</sup>, July 24<sup>th</sup>, August 7<sup>th</sup> and August 21<sup>st</sup> from 5:00 p.m. to 9:00 p.m., with a rain date of August 28<sup>th</sup>.
- The following resolutions were approved at the June 16<sup>th</sup> Work Session:
  - Authorized the Mayor to execute the IMA between the Village of Farmingdale and the Town of Oyster Bay where the Town will be supplying certain storm drain cleaning services to the Village at the request of the Village.
  - Approved all Small Claims assessment review funds for the 2024/2025 tax year totaling \$10,287.61.
  - Approved the Fire Department EMS Medical Director Agreement contract for Dr. Jack Geffken at a cost of \$4,433.70.

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- Approved a request from Vincent Patrowicz of 25 Pinehurst Road to hold a block party on Saturday, August 30, 2025 (rain date Aug. 31) from 12:00 p.m. to 10:00 p.m. Pinehurst Road will be closed from Manetto Road to Sullivan Road.
- Approved the sale of a 2007 Elgin/Frieghtliner M2 Sweeper in the amount of \$5,600.00 and a 2007 Ingersoll-Rand P185 Air Compressor in the amount of \$2,850.00 from the winning bids through Auctions International.
- Approved the following budget adjustments and transfers:
  - To transfer \$59,360 received from various property owners from the Unrestricted Fund Balance to the Reserve for Special Use/Incentive Bonus for payments made in 2024/2025 budget year as of May 31, 2025.
  - To authorize expenditures from the Special Use/Incentive Bonus in the amount of \$42,581.74 to cover the remaining costs associated with the South Main Street Phase I Utility Pole Burial. (This represents the total investment made by local funds for the entire phase I pole removal project.)
  - To authorize transfer of expenditures previously made from the General Fund from the Special Use/Incentive Bonus Reserve in the amount of \$126,147.05 for costs associated with the construction of Yoakum Park.
  - To transfer \$108,487.86 from the General Fund to the Capital Fund to represent final capital costs incurred and approved for the construction of the new DPW Garage at Ridge Road.
  - To transfer \$1,778.44 from the general Fund to the Capital Fund to represent final capital costs incurred and approved for DPW renovations of the old garage at Ridge Road.
  - To transfer \$115,681.36 from the General Fund to the Capital Fund to represent final capital costs incurred and approved for 24-25 budget year for street paving projects.
  - To transfer \$5,791.84 from the Water Fund to the Capital Fund to represent final capital costs incurred and approved for the construction of the new water tower.
- The following resolutions were approved at the June 23<sup>rd</sup> Work Session (4/0 vote):
  - Approved a request from Tiny Songbirds for the use of Gergras Park from 9:30 a.m. to 11:15 a.m. on the following Mondays:

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August 4, 2025, August 11, 2025, August 18, 2025 and August 25, 2025.

- Approved hourly rate of \$45.00 for Servpro personnel to provide clean-up services at the Thomas Powell House.
- Approved a request from Senator Steve Rhoads' office to hold a Donation Drive/Community Concert on the Village Green & Gazebo on Saturday, August 2, 2025 at 6:00 p.m. 50-60 people are expected to perform and expected attendance will be 100+ people.
- Approved a request from the attorney for the community to adjourn and reschedule the 2025 hearing on the application for a Wireless Communications Facility at 123 Fulton Street until Monday, October 6, 2025 at 8:00 p.m.
- Approved a request from Race Awesome & Runner's Edge to hold their annual Main Street Mile running event on Saturday, August 30, 2025 beginning at 8:30 a.m. at Powell Cemetery and ending on Main Street near Village Hall. The course will need to be closed by 7:00 a.m. for set-up and will reopen at approximately 10:30 a.m.
- Approved Island Wide Engineering as an approved vendor to the Village of Farmingdale.
- Set a public hearing for certain code revisions to Chapter 525 Trees and Plants for Monday, August 4, 2025 at 8:00 p.m.

**REGULAR MEETING BUSINESS ITEMS** – Upon a motion made by Trustee Priestley and seconded by Trustee Rosasco, the following items were, **RESOLVED (#2026-07-01)**,

- Abstract of Audited Vouchers #1199 dated July 7, 2025.
- Minutes of Board Meetings of 6/2/25, 6/16/25, 6/23/25 as amended
- Use of Village Property:
  - Lithology Brewing Co. is requesting the use of 10 parking spaces in Parking Lot 3 behind Lithology (211A Main St.) for an Oktoberfest celebration on Saturday, September 20, 2025 from 9:00 a.m. to 9:00 p.m.
- Block Party Applications:
  - None
- Tax certiorari's:
  - None

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

<b>DATE</b>	<b>LOCATION</b>	<b>CONSTRUCTION/COMMENTS</b>	<b>ARB</b>	<b>C/R</b>
5/23/2025	18 ROXBURY ST LEO PYZYNSKI DB25-00033	FRONT PORTICO	N/A	R
6/3/2025	299-315 E. PKWY AT & T DB25-00034	SWAP SIX (6) ANTENNAS, SWAP TWELVE (12) RRH UNITS ON EXISTING WATER TANK. PERMIT ISSUED WITH CONDITIONS AS INDICATED BY VILLAGE CONSULTANT, CMS, IN LETTER DATED 3/31/25. CMS WILL INSPECT TO ENSURE CONDITIONS MET FOR FINAL C/O.	N/A	C
6/4/2025	12 YOAKUM ST NATIONAL GRID RO25-00003	TRENCH 2015' OF ROADWAY AND CREATE (4) CONNECTION OPENINGS TO INSTALL GAS PIPING. \$153,000 WILL BE DUE UPON COMPLETION.	N/A	R
6/4/2025	148 JEFFERSON RD DOODYMAN TO THE RESCUE RO25-00004	ONE 4 X 4 BELLHOLE	N/A	R
6/11/2025	148 JEFFERSON RD. WILLIAM GREENFIELD SWR25-00001	SEWER PERMIT -SIDEWALK NEEDS TO BE REPAIRED UPON COMPLETION	N/A	R
6/11/2025	630 FULTON ST APT T1 DOLORES NICHOLS DB25-00035	INSTALL LIGHTING, UPGRADE PANEL & OUTLETS	N/A	R
6/11/2025	32 COLUMBIA ST NATIONAL GRID RO25-00005	ONE 4 X 4 BELLHOLE	N/A	R
6/12/2025	40 JEFFERSON RD JOSEPH & KRISTIN DEROSA FP25-00004	REPLACING 6' PVC FENCE AND GATE	N/A	R
6/12/2025	50 MEROKEE PL MANINDER SINGH FP25-00005	6' WHITE PVC	N/A	R
6/12/2025	1 HYNES COURT ANTHONY ANZALONE FP25-00006	REPLACE BROKEN WOODEN FENCE WITH VINYL 6' FENCE	N/A	R
6/26/2025	82 ROSE ST THOMAS GERSHMAN DB25-00036	POD – NOT IN THE STREET	N/A	R
6/26/2025	148 JEFFESON RD DAVID LICHTENSTEIN SW25-00001	REPLACE SIDEWALK	N/A	R
6/26/2025	9 PINEHURST RD JOHN & SALLY MESSINA FP25-00007	MAINTAIN 6' WOOD & 5' & 6' PVC FENCING	N/A	R
6/26/2025	333 MAIN ST POUR AUTHORITY	6/24/25 ARB APPROVED AS FOLLOWS: BLADE SIGN NOT TO EXCEED 27" PER	X	C

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	SW25-00008	720" SP REQUIREMENT. METALLIC REQUIREMENT SATISFIED IN KEG HANDLE. LIGHTING NOT TO EXCEED 3,000 KELVINS – SOFT		
6/26/2025	279 MAIN ST HAAGEN DAZ SP 25-00009	6/24/25 ARB APPROVED AS FOLLOWS: BACKLIT LETTERING. UTILIZE CURRENT GOOSENECKS FOR LIGHTING. METALLIC REQUIREMENT MET BY BACK PORTION OF "-" TO BE DONE IN SILVER METAL. EXAMPLE - DASH IS 3" DEEP - BACK PORTION 1/2" IS METALLIC AND FRONT 2.5" IS BURGUNDY	X	C
6/30/2025	215 PROSPECT ST NATIONAL GRID RO25-00006	ONE 4 X 4 BELLHOLE TO RECONNECT GAS SERVICE	N/A	R
6/30/2025	279 MAIN ST. HAAGEN DAZ DB25-00037	INTERIOR RENOVATIONS AS PER PLANS DATED 5/8/25 BY PDMS. (SEE NOTES ON PLANS) SPECIAL USE PERMIT FEE DUE AT CO \$500	N/A	C
7/2/2025	9 PINEHURST RD JOHN & SALLY MESSINA PP25-00014	ONE WATER CLOSET, ONE LAVATORY, ONE SHOWER	N/A	R

**PUBLIC HEARING DATE** – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was,

**RESOLVED (#2026-07-02)**, to set the following public hearing for Monday, August 4, 2025 at 8:00 p.m.:

- Special Use Permit for a 114 seat restaurant in the DM-U Zoning District – 333 Main Street Pour Authority.

**PUBLIC HEARING FOR A LOCAL LAW TO AMEND CHAPTER 259** – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, it was,

**RESOLVED (#2026-07-03)**, to open the hearing.

There being no public comment, upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was,

**RESOLVED (#2026-07-04)**, to close the hearing.

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

**RESOLVED (#2026-07-05)**, to adopt a local law to amend Chapter 259 of the Village Code to include all commercial properties that are not areas of public assembly undergo fire safety inspections every 24 months.

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**PUBLIC HEARING FOR SPECIAL USE PERMIT FOR 220 MAIN ST** – Upon a motion made by Trustee Priestley and seconded by Trustee Rosasco, it was,

**RESOLVED (#2026-07-06),** to open the hearing.

A presentation was made by Laura Coletti of Impact Architecture about the project at 220 Main Street, Notes Sips & Stogies. Concerns were raised regarding food service and smoking. The applicant will provide approval from the appropriate State agencies for final approval. The project consists of a proposal of 86 seats on two levels for a cigar lounge serving liquor with the lower level (basement) to be lounge only. A state of the art filtration system has been proposed. Four parking spaces are required, to be paid at a rate of \$5,000 per space for a total cost of \$20,000. Terms of payment to be discussed and will be incorporated in the final approval if granted. Awaiting Nassau County Planning Commission determination.

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

**RESOLVED (#2026-07-07),** to adjourn the hearing until August 4, 2025 at 8:00 p.m. and refer to the Planning Board for comment.

**PUBLIC HEARING TO AMEND SPECIAL USE PERMIT FOR 273 MAIN ST** – Upon a motion made by Trustee Priestley and seconded by Trustee Rosasco, it was,

**RESOLVED (#2026-07-08),** to open the hearing.

A presentation was made by Laura Coletti of Impact Architecture and Dark Horse owners Steve & Kevin, explaining that the project is to clean up the rear yard. It will also provide for secure storage, extend an existing wall facing Conklin Street, create a new entrance from Conklin Street and install new Fire Island Red Nicolock pavers to create a walkway from Conklin St. to Parking Lot 3 on the east side of the property. The rear yard will be fenced per the plan and stamped concrete floor will be the medium used for the newly created seasonal outdoor dining space of approximately 46 seats with “sail like” covering. Dumpster to be located on zebra striped property in Parking Lot 3 and will copy the dumpster constructed by The Nutty Irishman. The applicant stated that permission has been received from the landlord for this project.

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

**RESOLVED (#2026-07-09),** to close the hearing.

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

**RESOLVED (#2026-07-10),** to amend the current Special Use Permit for 273 Main Street (Dark Horse) to relocate the rear yard entrance, add a new

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paver walkway, storage containers, new fencing and sail-like canopies for new seasonal outdoor dining, with changes made during the hearing to be noted on the final plan submission to the Building Department and subject to determination from the Nassau County Planning Commission.

**PRESERVATION CONSULTING SERVICES** – Upon a motion made by Trustee Priestley and seconded by Trustee Parisi, it was,

**RESOLVED (#2026-07-11)**, to approve an agreement with Steward Preservation Services (SPS) for general preservation consulting services applied to the Thomas Powell House at an introductory rate of \$150 per hour.

**PROFESSIONAL SERVICES CONTRACT – IMPACT ARCHITECTURE** – Upon a motion made by Trustee Rosasco and seconded by Trustee Priestley, it was,

**RESOLVED (#2026-07-12)**, to approve Impact Architecture for professional services contract as indicated in attached documents on a case-by-case basis as directed by the Village.

**NEW HIRE** – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was,

**RESOLVED (#2026-07-13)**, to hire Peter Cinquemani as a Part-Time Building Inspector at a rate of \$100 per hour. He is expected to work 10 hours per week.

#### **BEAUTIFICATION –**

- Trustee Parisi said that Evelyn from Otto Kyle (the vendor who supplies hanging baskets and other flowers) remarked that the Village looks great and that it is a showplace. Trustee Parisi thanked her for her comments and applauded the work of our DPW in the installation and maintenance of the plantings throughout the Village.
- Trustee Parisi also reported that 50 street trees were planted throughout the Village.

#### **OLD BUSINESS –**

- None

#### **CORRESPONDENCE –**

- None

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**PUBLIC COMMENT** – A discussion began on the following topics:

- A resident expressed concern that the “No Turn on Red” sign recently located on the southwest corner of Main Street and Route 109 should be a lighted hanging signal rather than a stationary metal sign.
- A resident questioned budget transfers from the General Fund to the Capital Fund.
- A resident asked if there was a code notification provision for mosquito spraying.

There being no further business, the meeting was adjourned at 10:00 p.m.

Respectfully submitted,  
Brian P. Harty  
Village Clerk/Treasurer