

**REGULAR MEETING OF THE BOARD OF TRUSTEES**  
**Monday, July 11, 2022**  
**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, July 11, 2022.

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

**Absent:** Administrator/Clerk/Treasurer Brian Harty

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 1<sup>st</sup>, 2022. Regular Work Sessions will be held on Monday, July 25<sup>th</sup>, 2022, and Monday, August 1<sup>st</sup>, 2022 at 7:00 p.m.
- The following resolutions were approved at the June 21<sup>st</sup> Work Session:
  - Approved a request from Adam Tabrys of 77 Nelson Street to have a block party on Nelson Street between Harrison Place and Clinton Avenue on Saturday, August 13, 2022 (rain date August 14) from 12:00 p.m. to 10:00 p.m.
  - Approved a request from John Anastasiadis of 63 Jerome Drive to have a block party on Jerome Drive between 51-63 Jerome Drive and 92-100 Jerome Drive from 3:00 p.m. to 11:00 p.m.
  - Accepted the 2020/2021 audit report as submitted by Satty, Levine & Ciacco, CPAs.
  - Approved a request from the Cultural Arts Committee to use the Court Room for a Bonsai class on Sunday, July 24, 2022 from 11:00 a.m. to 3:30 p.m.
  - Approved an increase in base salary for DPW Foreman Kenneth Tortoso, Jr. to \$82,500.
- The following resolution was approved (4-0) at the June 27<sup>th</sup> Work Session:

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- Appointed a request from the Cultural Arts Committee to use the Gazebo for an Open Mic Night, open to all ages, on Friday, July 22, 2022 at 7:00 p.m.

**REGULAR MEETING BUSINESS ITEMS** – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, the following items were, **RESOLVED (#2023-07-01)**,

- Abstract of Audited Vouchers #1163 dated July 11, 2022.
- Minutes of Board Meetings of 6/6/22, 6/21/22, 6/27/22, as amended
- Use of Village Property:
  - Elizabeth Gardens Corp is requesting the use of the court room for their 2022 Annual Shareholders Meeting on Thursday, September 29, 2022 from 6:00 p.m. to 9:00 p.m.
  - The Women’s Club of Farmingdale is requesting use of the Court Room for their monthly meetings on the following dates: 9/15/22, 10/20/22, 11/17/22, 12/15/22, 1/19/23, 2/16/23, 3/16/23, 4/20/23, 5/18/23, 6/15/23. The hours are from 10:00 a.m. to 12:00 p.m.
- Block Party Applications:
  - None
- Tax certiorari’s:
  - None

**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>
6/10/2022	162 Prospect St. Cosmo Petruzzo DB22-00054	Install 23 roof mounted solar panels as per drawings submitted by Empower Solar dated 6/9/22.		N/A R
6/10/2022	27 Oakview Ave Maria Ansley PP22-00021	Oil to gas conversion		N/A R
6/10/2022	5 Puritan Lane Carolina Luke PP22-00022	Oil to gas conversion		N/A R
6/10/2022	387 Secatogue Ave Michael Sheehan DB22-00055	Replace roof and plywood		N/A R
6/10/2022	48 Columbia St. Guy Aleide F22-00014	6’ PVC fence		N/A R
6/10/2022	43 Jerome Dr. Eleni & Vasili Spanos DB22-00056	Install 12 ft. diameter above ground pool with gas heater. (Note: Must be min 10’ from any property line)		N/A R

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6/16/2022	6 Ridge Rd. Sheila Kennedy DB22-00057	Install 27 roof mounted solar panels as per drawings submitted by New York State Solar dated 6/1/22.	N/A	R
6/23/2022	191 Melville Rd. 191 Melville Rd LLC PP22-00023	Maintain oil to gas conversion	N/A	R
6/23/2022	860 Fulton St. D & F Development DB22-00058	New 3 story multifamily building with 75 units of workforce housing as per drawings submitted by BHC Architects dated 6/3/22.	N/A	C
6/23/2022	15 Balcom Rd Margaret Gilbert PP22-00024	Install gas fired generator	N/A	R
6/23/2022	400 Fulton St, apt 6F Suburbia Owners LLC PP22-00025	Install new washing machine	N/A	R
6/24/2022	45 Merritts Rd. Philip Cadieux DB22-00059	Rear deck and front portico as per drawings submitted by Thomas D. Reilly P.E. dated 8/9/21.	N/A	R
6/24/2022	60 Jerome Drive Joseph Gallino DB22-00060	Install 35 roof mounted solar panels as per drawings submitted by Long Island Power Solutions dated 6/2/22.	N/A	R
6/24/2022	151 Melville Rd. Michael Iannello DB22-00061	Install 15 roof mounted solar panels as per drawings submitted by Harvest Power dated 6/14/22.	N/A	R
6/28/2022	35 Iriqouis Pl Barbara Higgins PP22-00026	Install outside gas bar-b-que	N/A	R
6/28/2022	73 Main St. Anna Salerno-Addiego FP22-00015	5' PVC fence	N/A	R
6/28/2022	170 Conklin St. St. Lukes Lutheran Church DB22-00062	Repave parking lots	N/A	C
6/28/2022	202-204 Main St. Chris Werle DB22-00063	Temporary safety wall	N/A	C
6/30/2022	332 Fulton St. Jordan Desner 332 Fulton St.	Interior alterations for restaurant with 12 seats.	N/A	C
6/30/2022	331 Main St. Staller Associates DB22-00065	Interior alterations for a pizza parlor.	N/A	C
7/1/2022	505 Conklin St. Casa Catracha DB22-00066	Install new counters and millwork along with seating for 30 people as per drawings submitted by James Nicolazzi Architect dated 9/28/21. Parking fee of \$5,000 due at certificate of occupancy.	N/A	C
7/1/2022	105 Conklin St. Conklin 105 LLC SP22-00006	ARB approved 6/28/2022	X	C
7/1/2022	111 Conklin St. Conklin III LLC SP22-00007	ARB approved 6/28/2022	X	C
7/1/2022	279 Main St. Spa 79 LLC DB22-00067	Interior alterations for a take out restaurant with 12 seats as per drawings submitted by Impact Architecture dated 6/23/22.	N/A	C

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

**RESOLVED (#2023-07-02)**, to set the following public hearing for Monday, August 1, 2022 at 8:00 p.m.:

- Special Use Permit for 331 Main Street (Daler Pizza) – Pizza restaurant with 54 seats
- Special Use Permit for 332 Fulton Street – Restaurant with 86 seats.

**PUBLIC HEARING FOR A SPECIAL USE PERMIT FOR 153 FULTON STREET** – Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Barrett, it was unanimously,

**RESOLVED (#2023-07-03)**, to continue the hearing.

Howard Avrutine, attorney for the applicant, presented revised plans for the fence. Superintendent Fellman has received the final plans.

The plans will go to the Zoning Board for approval and to the Planning Board for signs.

The proposed fence between properties was discussed, the applicant is willing to take another look for a possible change.

The following public comments were made:

- A resident commented about the curb cuts, the reply was that the curb cuts are approved by New York State.
- James Israti, owner of the property north of 7-11, commented about the plans.
- A resident talked about sidewalks/continuous sidewalks

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

**RESOLVED (#2023-07-04)**, to close the hearing.

Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Barrett, it was unanimously,

**RESOLVED (#2023-07-05)**, to grant a Special Use Permit for 153 Fulton Street to construct a 7-11 convenience store and gas station in the Business D zoning district, subject to approval of the Zoning Board and approval of signage by the Planning Board.

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**FD EMS MEDICAL DIRECTOR AGREEMENT** – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Priestley, it was unanimously,

**RESOLVED (#2023-07-06)**, to approve Fire Department EMS Medical Director contract for Dr. Jack Geffken at a price of \$4,057.46.

**DEPOSIT FOR PARADES** – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, it was unanimously,

**RESOLVED (#2023-07-07)**, to approve the deposit of \$30,000 for non-Village sponsored parades, which will be held in escrow.

**BEAUTIFICATION** – Trustee Parisi reported the following:

- The flowers look good, thanks to DPW’s Jim Bacon for the good job he’s doing.
- More plantings coming for 5 Corners Park. A sign is due at the end of next week. Weeding is done and benches have been installed.
- DPW was complimented on the great job they did cleaning the gazebo.
- Olsen Bros. will be doing deep root feeding throughout the Village.

**OLD BUSINESS** – None

**CORRESPONDENCE** – A letter from Loda Romanelli

**FAIR HOUSING COMPLAINTS & COMMENTS** - None

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

- A resident complained that the “No left turn” signs in Palmer’s parking lot and the Roslyn Savings Bank lot (exiting Conklin Street) are missing. Nassau County will be contacted to have them replaced.
- The resident also complained about the gas station at the corner of Route 109 and Heisser Lane.
- A resident said that he likes the flowers around the Village.
- A resident asked about the new business going into the old Peanuts property, regarding coverage of 100% vs. code requirement of 90% - to go before the Zoning Board.

**EXECUTIVE SESSION**, upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, it was unanimously,

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**RESOLVED (#2023-07-08)**, to move to Executive Session.

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

**RESOLVED (#2023-07-09)**, to reconvene the meeting.

There being no further business, the meeting was adjourned at 10:25 p.m.

Respectfully submitted,  
Brian P. Harty  
Village Clerk/Treasurer