

**REGULAR MEETING OF THE BOARD OF TRUSTEES**  
**Monday, July 12, 2021**  
**INC. VILLAGE OF FARMINGDALE**

The regular meeting of the Board of Trustees of the Incorporated Village of Farmingdale was held remotely at 8:00 p.m. on Monday, July 12, 2021.

**Present:** Mayor Ralph Ekstrand  
Deputy Mayor William Barrett  
Trustee Cheryl Parisi  
Trustee Walter Priestley  
Trustee Anthony Addeo  
Administrator/Clerk/Treasurer Brian Harty  
Deputy Clerk Barbara Kelly  
Attorney Claudio DeBellis  
Superintendent of Buildings Steve Fellman  
Public Works Superintendent Andrew Fisch

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 2<sup>nd</sup>, 2021 at 8:00 p.m. Regular Work Sessions will be held on Monday, July 26<sup>th</sup>, 2021 and Monday, August 2<sup>nd</sup>, 2021 at 7:00 p.m.
- The trademark for the “Culinary Quarter” has been approved.
- The Farmer’s Market is being held every Sunday from 10:00 a.m. to 3:00 p.m. on the Village Green until November 21, 2021.
- Village Pops concerts will be held on the following Wednesdays at 7:30 p.m.: July 14<sup>th</sup>, July 21<sup>st</sup> and July 28<sup>th</sup>.
- Movie Nights will be held on the following Tuesdays: July 20<sup>th</sup>, July 27<sup>th</sup>, August 3<sup>rd</sup>, August 10<sup>th</sup>, August 17<sup>th</sup> and August 24<sup>th</sup>.
- Music on Main will be held on the following Thursdays: August 5<sup>th</sup> and August 19<sup>th</sup> from 5:00 p.m. to 9:00 p.m., with a rain date of August 26<sup>th</sup>.
- The following resolutions were approved at the June 21<sup>st</sup> Work Session:
  - Approved a request from Bernard Hothersall of 20 Manetto Road to have a block party in front of his home, between Lincoln Street and Pinehurst Road, on Saturday, July 17, 2021 from 1:00 p.m. to 11:00 p.m.
  - Increased the Farmingdale Meat Market’s parking back to \$15,000 per year from the \$10,000 currently being billed as of July 1, 2021.
  - Approved Music on Main, to be held on Thursday, August 5, 2021 and Thursday, August 19, 2021 from 4:00 p.m. to 9:00 p.m.

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- The following resolutions were approved at the June 28<sup>th</sup>, 2021 Work Session:
  - Approved a contract with P.W. Grosser for System Design and Related Upgrades to our water wells at a cost of \$195,500.

**REGULAR MEETING BUSINESS ITEMS** – Upon a motion made by Trustee Addeo and seconded by Trustee Priestley, the following items were, **RESOLVED (#2022-07-02)**,

- Abstract of Audited Vouchers #1151 dated July 12, 2021.
- June Wire Transfers
- Minutes of Work Sessions of 6/7/21, 6/21/21, 6/28/21 as amended
- Use of Village Property:
  - The Greater Long Island Running Club is requesting to have Leg 3 of their annual Ocean to Sound Relay take place within the Village on Sunday, September 26, 2021. Leg 3 passes through the Village along Quaker Meeting House Road between Merritts Road and Round Swamp Road.
  - The Farmingdale Fire Department is requesting the use of the back of Village Green for a Fire Department Picnic on Sunday, August 15, 2021 from 12:00 p.m. to 4:00 p.m. Check with Salerno regarding coverage for a bouncy house.
  - Lithology Brewing is requesting the use of 5 parking spaces, in Parking Lot 3, behind their patio area on Saturday, August 21, 2021 from 12:00 p.m. to 9:00 p.m. for a live music and food festival. They are thinking of having Chiddy's Cheesesteak's food truck there to provide food for the event. Village to be named as additional insured for the proposed dunk tank.
- Block Party Applications:
  - None

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

**RESOLVED (#2022-07-03)**, to table the following tax certiorari:

Tax Certiorari settlement Re: Verizon NY Sec 666, Blk. 6, Lot 1: Premises Outside Plant Equipment, for tax years 2010/11 through and including 2018/2019 for a refund of \$33,000 with no change in the assessment for any years going forward. Verizon has been paying taxes on a property they did not own for all pending tax

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years and agreed to refunds for the last three pending tax years in accordance with the settlement.

**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
6/4/21	497 Main St. Kevin Bagnasco DB21-00051	Interior renovations for law offices and exterior parking lot, signage and façade renovations as per drawings submitted by N2 Design & Architecture PC dated 1/13/2021	X	C
6/7/21	765 Fulton St. Paramount Tools SP 21-00008	Size of main sign to be extended on both right and left side as orig. rendering. Make lettering more than 80%. Lights are to extend from building a max of 24". Awning approved as designed, to be 7' – 8' from floor. No lettering on awning. Blade sign approved but not to exceed 1080 square inches. Gateway exception.	X	C
6/7/21	1000 Fulton St. Great American Realty SP21-00009	ARB approved as submitted on 5/25/21.	X	C
6/16/21	150 Oakview Ave Erin Peteani DB21-00052	Inground swimming pool as per drawings submitted by Andrew Braum P.E. dated 4/30/21.	N/A	R
6/16/21	35 Heisser La John Croke DP21-00003	Demolition of House	N/A	R
6/17/21	51 Duane St Herman & Kathi Mansbart DB21-00054	Install 24 roof mounted solar panels as per drawings submitted by James Stout Architect dated 5/19/21.	N/A	R
6/17/21	237 Cherry St. Warren Soper FP21-00014	6' wood stockade fence.	N/A	R
6/17/21	202-204 Main St. Chris Werle DP21-00004	Interior demolition.	N/A	C
6/17/21	44 Weiden St. Barbara Becker DB21-00055	960 s.f. second floor addition as per drawings submitted by Kurt Jacobs Architect dated 5/17/21.	N/A	R
6/21/21	60 Grant Ave Maria Nuzzo PP21-00016	Tank Abandonment	N/A	R
6/21/21	19 Maple St. National Grid RO21-00006	One 4 x 4 bellhole to install gas service	N/A	R
6/21/21	324 Melville Rd. Alicia Psillos PP21-00017	Inground sprinkler	N/A	R
6/22/21	35 Prospect St. Robert Schumacher DB21-00053	Maintain old permit #DB02-43, first and second floor additions.	N/A	R
6/22/21	55 Hillside Rd. Austin Catania PP21-00018	Oil to gas conversion	N/A	R
6/22/21	45 Merritts Rd Philip Cadieux	Install HVAC system	N/A	R

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	DB21-00057			
6/22/21	974 Fulton St. 974 Fulton St. LLC PP21-00019	Pressure test	N/A	C
6/23/21	42 Sherman Rd. Robert Schumacher DB21-00056	Maintain fence permit #99-32 & Permit #779 New porche	N/A	R
6/23/21	26 Ridge Rd. Robert Russolere DB21-00058	Replace all existing windows	N/A	R
6/23/21	18 Hamilton St. Ralph Boral PP21-00020	Washing machine in cellar	N/A	R
6/23/21	The Loft at 231 Main St. 231 Main St. DB21-00059	Remodel vacant store with new bathroom, dropped ceiling and lighting as per drawings submitted by Shahla Nabavi Architect dated 6/1/21.	N/A	C
6/23/21	125 Elizabeth St. Michael Montuori FP21-00015	6' Stockade fence in rear yard.	N/A	R
6/23/21	53 Jefferson Rd. John Paul Balucan DB21-00060	Roof dwelling with solar roof tiles.	N/A	R
6/23/21	972 Fulton St. Hartmanns Plumbing PP21-00021	Pressure test for gas meter	N/A	C
6/23/21	70 Van Cott Ave Farmingdale Public Schools PP21-00022	Water supply installation 4" meter x 2. Fire & Domestic	N/A	C
6/23/21	50 Hill Rd. Ronald Bugione DB21-00061	Install masonry retaining wall approximately 70' along the west property line.	N/A	R
6/23/21	55 Laurel St. Diane Powers DB21-00062	Four piece bathroom renovation as per drawings by Allure Home Improvements.	N/A	R
6/23/21	453 Main St. Bohan Family Trust DB21-00063	Convert second floor office space to an apartment as per drawings submitted by Impact Architecture dated 2/5/21.	N/A	R
6/25/21	297 Main St. Simpli Smiles SP21-00010	Sign ARB approved as presented on 6/22/21. Add gold leaf border. Small sign also approved in back of property. Awning approved to be same height as awning on adjacent thrift store.	X	C
6/29/21	46 Oakview Ave Darrell Daves DB21-00064	Enlarge driveway as per Planning Board submission and approval	X	R
6/30/21	33 Linwood Ave Bob & Pat Lerner DB21-00065	Convert half of existing garage to laundry room as per drawings submitted by Danielle James Reinhart Architect dated 6/22/21.	N/A	R
7/1/21	39 Harrison Pl Jon Addis FP21-00016	PVC fence approved as submitted	N/A	R
7/1/21	9 Fuschetto Ct Alicia Latchman FP21-00017	Vinyl 6' PVC fence. Note: No fence permitted in front yard.	N/A	R
7/6/21	125 Secatogue Ave	Restaurant with seating for 86	N/A	C

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	Tom Kiernan DB21-000066			
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**PUBLIC HEARING DATES** – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Priestley, it was,

**RESOLVED (#2022-07-04)**, to set the following public hearings for Monday, August 2, 2021 at 8:00 p.m.:

- To enact a new Local Law to regulate and oversee vacant, abandoned and foreclosed properties.

**PUBLIC HEARING TO SUBDIVIDE THE PROPERTY AT 368 MELVILLE ROAD** – Upon a motion made by Trustee Parisi and seconded by Trustee Addeo, it was unanimously,

**RESOLVED (#2022-07-05)**, to adjourn the hearing until Monday, August 2, 2021 at 8:00 p.m. at the request of the applicant.

**PUBLIC HEARING FOR A SPECIAL USE PERMIT FOR THE LOFTS AT 333 MAIN STREET** – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was unanimously,

**RESOLVED (#2022-07-06)**, to open the hearing.

**Minutes taken by court stenographer and letters of support and opposition are attached in a separate file.**

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

**RESOLVED (#2022-07-07)**, to close the hearing.

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

**RESOLVED (#2022-07-08)**, to continue the hearing until Monday, September 13, 2021 at 8:00 p.m.

**FUND TRANSFERS** – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Parisi, it was,

**RESOLVED (#2022-07-09)**, to do the following transfers for the Capital Projects fund as of May 31, 2021:

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- To transfer \$88,545.24 from Capital fund 254 Main Street project to the General fund as a return of a portion of the \$362,115.47 the General fund transferred into the project (revision of the 8/17/20 Resolution).
- To transfer \$24,267.80 from the General fund to Capital fund for the Nassau County IMA for the cost of repairs from the North Main Street paving.
- To transfer \$57,486.34 from the General fund to Capital fund for the excess costs for the Fueling Station project.
- To transfer \$64,252.37 from Capital fund to the Reserve for Bond Indebtedness for the excess bond proceeds for the Parking Lot Improvement projects.

Further resolved to do the following transfers from Unassigned Fund Balance to the following General Fund Reserves as of May 31, 2021:

- To transfer \$4,285.72 to Reserve for Technology for the Cablevision and Verizon grants.
- To transfer \$111,086.00 to the Reserve for Special Use/Incentive Bonus for the payments made in 2020/2021.
- To transfer \$10,750.00 to the Reserve for Parkland for the payments made in 2020/2021.

**BUDGET ADJUSTMENTS** – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Priestley, it was,

**RESOLVED (#2022-07-10)**, to approve the 2021/2022 budget adjustments as amended to carry forward \$8500 of unused funds from the 2020 budget for Cultural Arts Activities otherwise as presented.

**SOLAR CONSULTING AGREEMENT** – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Parisi, it was unanimously,

**RESOLVED (#2022-07-11)**, to approve the Community Solar Consulting Service Agreement with Usource to act as the Village’s consultant in connection with our participation in a community solar program.

**NEW HIRE – CLERK TO VILLAGE JUSTICE** – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, it was unanimously,

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**RESOLVED (#2022-07-12)**, to hire Annie Signa as Clerk to the Village Justice at a salary of \$45,000 per year.

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

**RESOLVED (#2022-07-13)**, to hire Denise Schmidt as a Part-Time Parking Meter Attendant at a wage of \$20 per hour.

**NEW HIRE – FIRE DEPARTMENT** – Upon a motion made by Trustee Priestley and seconded by Trustee Addeo, it was unanimously,

**RESOLVED (#2022-07-14)**, to hire George Frontino as a Part-Time, Substitute Firehouse Maintainer at a wage of \$15 per hour.

**NEW HIRE – HIGHWAY** – Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Barrett, it was unanimously,

**RESOLVED (#2022-07-15)**, to hire Emmanuel Alvarez-Lozada and Timothy Ryan Ossenfort as Part-Time Laborers in the Highway Department at a wage of \$15 per hour.

**PROPERTY REGISTRATION CHAMPIONS AGREEMENT** – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Parisi, it was unanimously,

**RESOLVED (#2022-07-16)**, to **table** the approval of an agreement with Property Registration Champions, LLC regarding vacant, abandoned and foreclosed properties.

**DALE DRIVE PARKING RESTRICTIONS** – Upon a motion made by Trustee Priestley and seconded by Trustee Addeo, it was unanimously,

**RESOLVED (#2022-07-17)**, to approve “NO PARKING” at the entrance of Dale Drive from Clinton Street on the North side of Dale Drive 93’ West from the Clinton Street Curb Line and on the South side of Dale Drive 108’ West from the Clinton Street Curb Line.

**BEAUTIFICATION** – Watering of all plants on proper schedule is critical at this point in the summer to maintain plant quality. 5 Corners Park will be undergoing a complete renovation by the spring of 2022.

**OLD BUSINESS** - None

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**CORRESPONDENCE** – Letter thanking the Board for improvements to Harrison Street.

**FAIR HOUSING COMPLAINTS & COMMENTS** - None

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

- A resident said not to let perfection stand in the way of progress and supported the proposed Staller Building on Main Street as presented.
- The resident also said that he would like to see additional plantings around the Village particularly at the train station and on North Main Street.
- A resident called for better notification and additional street sweeping.
- A resident called for more timely posting of minutes on the Village website.
- A resident requested that the 10 year projection for the Staller project be put online and information concerning DEC monitoring wells.

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

**RESOLVED (#2022-07-18)**, to move to Executive Session.

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

**RESOLVED (#2022-07-19)**, to reconvene the meeting.

**MEDICAL INSURANCE BUYOUT** – Upon a motion made by Trustee Addeo and seconded by Trustee Priestley, it was unanimously,

**RESOLVED (#2022-07-20)**, to approve medical insurance buyout for Cheryl Cruthers in the amount of \$25,592.69 representing the time frame from 8/1/2008 until 6/1/2015. A release from any further claims will be included.

There being no further business, the meeting was adjourned at 10:30 p.m.

Respectfully submitted,  
Brian P. Harty  
Village Clerk/Treasurer