

WORK SESSION OF THE BOARD OF TRUSTEES

Monday, July 15, 2024

INC. VILLAGE OF FARMINGDALE

The Work Session of the Board of Trustees of the Incorporated Village of Farmingdale was held at 7:00 p.m. on Monday, July 15, 2024.

Present: Mayor Ralph Ekstrand
Deputy Mayor William Barrett
Trustee Walter Priestley
Trustee Craig Rosasco
Administrator/Clerk/Treasurer Brian Harty
Deputy Clerk Daniel Ruckdeschel
Village Attorney Claudio DeBellis

Absent: Trustee Cheryl Parisi

The following topics were discussed:

TAX CERTIORARI – WASHVILLE/SUNOCO – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Priestley, it was,

RESOLVED (#2025-07-12), to approve Tax Certiorari settlement AMENDED Re: SK Lin, LLC Sec 48, Blk. 443, Lots 24, 225: Premises 166 Fulton Street (Washville) & 150 Fulton Street (Sunoco), for tax years 2019/20 through and including 2024/2025 for a refund of \$2,000, with a reduction in assessed value to \$2,750,000. If assessment remains at the reduced value for tax years 2025/26 through and including 2027/28, no Article 7 proceedings will be filed.

TAX CERTIORARI – CHLOE NAIL SPA – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Priestley, it was,

RESOLVED (#2025-07-13), to approve Tax Certiorari settlement Re: Giuseppe Bruzzese Sec 49, Blk. 76, Lot 15: Premises 203-205 Main Street (Chloe Nail Spa), for tax years 2017/18 through and including 2024/2025 for a refund of \$1,000, with a reduction in assessed value to \$410,000. If assessment remains at the reduced value for tax years 2025/26 through and including 2027/28, no Article 7 proceedings will be filed.

BLOCK PARTY – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Priestley, it was,

RESOLVED (#2025-07-14), to approve a request from Paul Hammelman of 1 Pinehurst Road to hold a block party on Saturday, August 31, 2024 (rain date Sept. 7) from 2:00 p.m. to 11:00 p.m. Pinehurst Road will be closed from Manetto Road to Sullivan Road.

WORK SESSION OF THE BOARD OF TRUSTEES

Monday, July 15, 2024

INC. VILLAGE OF FARMINGDALE

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

RESOLVED (#2025-07-15), to approve a request from the Farmingdale Fire Department to use the Village Green and the Fire Department parking lot on Sunday, August 18, 2024 from 9:00 a.m. to 5:00 p.m. for a department picnic.

USE OF FACILITIES - GAZEBO – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Priestley, it was,

RESOLVED (#2025-07-16), to approve a request from Jackie Levenberg & Richie Smith for a Commitment Ceremony at the Gazebo on the Village Green on Sunday, May 18, 2025 from 12:00 p.m. to 12:30 p.m. Approximately 50-60 people are expected to attend.

USE OF FACILITIES – GERNGRAS PARK – Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Barrett, it was,

RESOLVED (#2025-07-17), to approve a request from Virginia Nanni to hold a Celebration of Life/Bench Dedication/Picnic in Gerngras Park on Saturday, September 14, 2024 from 1:00 p.m. to 7:00 p.m. Approximately 25-65 people are expected to attend.

Resolution to approve an amended Outdoor Dining permit for 317 Main Street. **ON HOLD**

CARLYLE BUILDING PERMIT EXTENSION – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Rosasco, it was,

RESOLVED (#2025-07-18), to extend building permit for two months for a fee of \$1000 for the Carlyle until September 30, 2024.

The discussion continued on the following topics:

- Linwood Avenue: Ongoing
- Fire Department: Discussed LOSAP
- Building Department:
 - Blue and Gold Development at 1 Conklin Street is now under construction, nearing completion.
 - 7-11 and Sunoco – ZBA approved plans and the Board approved a Special Use Permit. Awaiting construction drawings in order to issue building

WORK SESSION OF THE BOARD OF TRUSTEES
Monday, July 15, 2024
INC. VILLAGE OF FARMINGDALE

permit. Special Use Permit was extended but was not paid, Howard Avertine (attorney for the applicant) is following up.

- The Sterling Green project is nearing completion with occupancy expected to begin in August. The lottery took place on July 9th with approximately 800 applicants.
- The Carlyle project is nearing completion. No issues with the project moving toward C/O.
- Dish Network building permit issued with installation to start in July.
- Waiting for Verizon submission for an application to install communication equipment on the clock tower at Palmer's Shopping Center.
- Lotus Garden C/O is approved and is now open.
- Enterprise Rent-A-Car – Special Use Permit has been approved. The palm tree shop that is on the property was given a temporary month lease by the property owner until the end of June, they have vacated the site.
- 502 Main Street (across from law offices) - Discussed proposed changes and met with the Planning Board/ARB.
- Zuzu is nearing completion.
- Discussed waste stream with the ownership of the Nutty Irishman and 317 – very high estimate for new dumpster. They have proposed to build dumpster, at a much more reasonable cost with the exterior to match their fencing. The Board agreed as long as “dumpster guards” are used internally. Nutty/317 management will submit a sketch for approval based on their proposal.
- The Villager – status on rear enclosure, will wait until autumn of 2024 for application submission.
- National Grid grant for street trees and planter boxes has been submitted – approximately \$10,000.
- D&B has contract to identify ownership of pipe infrastructure connecting to catch basins.
- Toretta Estates has submitted requests for three building permits to complete the subdivision, need to go to the Planning Board.
- Two lot subdivision on Staples Street – building permits have been issued, construction is underway.

WORK SESSION OF THE BOARD OF TRUSTEES

Monday, July 15, 2024

INC. VILLAGE OF FARMINGDALE

- Public hearing for the proposed two lot sub-division on Melville Rd. is set for the August 5th meeting.
- Application for a Caribbean fusion restaurant in the former Grecian Grill.
- Potential application for warehouse distribution & retail of baked goods from 621 Fulton Street.
- The Dark Horse needs to clean up their rear yard.
- Highway Department:
 - Lot maintenance and routine maintenance of Main St.
 - Routine garbage pickup in parks and dog stations
 - Main St. poles for FFD traffic light installed. Superintendent Patanjo is obtaining quotes and delivery schedule for traffic lights.
 - Plan for new DPW pocket park was approved by the Board and is under construction. The gazebo is in and stored at the vendor's facility.
 - Village Green Gazebo brick wall needs repointing.
 - Need to evaluate lighting at the Melville Road/Secatogue Avenue intersection.
 - Rte. 109 – replace one no parking sign by Hearthstone, sign ordered.
 - It was discussed to evaluate removal of parking on the east side of Main Street between Conklin St. and South Front St. in order to widen sidewalks and improve traffic flow.
 - GFI units for holiday lighting to be supplied by the Town of Oyster Bay.
 - From Ken Tortoso – DPW weekly work assignments:
 - Watering still ongoing.
 - DPW crews are preparing for Movie Night, Village Pops and Music on Main.
 - Town of Oyster Bay lighting has been in doing street light repairs.
 - DPW crews cleaned up the easement behind Jefferson Rd. and Ridge Rd.
- Water Department:
 - All communication going well with the new contract with the South Farmingdale Water District. Geary is on board until mid-July.

WORK SESSION OF THE BOARD OF TRUSTEES

Monday, July 15, 2024

INC. VILLAGE OF FARMINGDALE

- Sampling and testing of Well 1-3 of AOP/GAC installation by Philip Ross is in process. Trojan to calibrate the AOP to reflect contaminant level. SCADA system to be set to reflect the AOP contaminant level, all need to meet health department requirements.
- New steel building to cover the GAC tanks at Well 1-3 is on site, awaiting final foundation construction. Health Department has added requirements for lighting and heating of this building. Need to get information about testing costs.
- \$3,000,000 has been awarded to the Village in Gov. Hochul's budget for Improvements WIIA grant, Deputy Clerk Ruckdeschel submitted for reimbursement in the amount of \$2,250,000. The remaining 25% to be requested when the job is completed. \$4,624,000 in funding has been committed for Phase 2 project at Ridge Road from the New York State WIIA funding for the new GAC installation. PWGC has submitted Phase 3 project grant request and handled the application and narrative for this grant.
- Plant 2 construction currently on hold. Pipe installation to connect into the system with cut ins to main trunk lines to be done as arranged by PRI when Well 1-3 is fully operational and with peak pumping season coming this task will be done when peak season is over (agreed to with PRI).
- PWGC following up on required testing to secure funding from legal settlements and potential federal and county funding. Deputy Clerk Ruckdeschel helped finalize all submissions last week.
- A grant of \$9.6 million has been applied for through Senator Chuck Schumer to offset capital cost of treatment systems.
- A grant of \$1 million has been committed through County Legislator John Ferretti to offset costs of the new water treatment systems. The contract was signed, Deputy Clerk Ruckdeschel is following up on grant requirements for reimbursement.
- A grant request of \$5 million was applied for through the office of Congressman Thomas Suozzi for assistance in the construction of new pollution control equipment. We have been informed that a \$1.1 million commitment has been secured in the 2025/2026 Federal Budget by the Congressman through the House Appropriations Committee.
- From John Falbo:

WORK SESSION OF THE BOARD OF TRUSTEES

Monday, July 15, 2024

INC. VILLAGE OF FARMINGDALE

- We should be receiving approval to start up and run Well 1-3 through AOP at Eastern Parkway any day now. There are some water delivery points that still need to be adjusted while flowing through the AOP system in order to run effectively and efficiently. I feel at this point we are 2 weeks or less away from running that well to system on a daily basis.
- Hydrant at Main St. and Melville Rd. that was hit by a car was repaired by our department.
- Meter readings for this quarter is underway. We are getting reads from those few places that we have always had trouble getting reads from.
- Otherwise, pumping season is in full swing and we are monitoring and maintaining our wells on a daily basis, multiple times a day and evenings. We are being proactive rather than reactive.
- Code Department:
 - Weekly inspections of meters are done to check for any malfunctions (i.e. coins jammed in credit card slot).
 - Section 375 of the NYS VTL indicates that flyers placed on cars is illegal.
 - Deputy Clerk Ruckdeschel reported that electrification of all parking meters is underway.
 - Sign posts and signage needs to be placed on Main Street. Sign posts ordered for late August delivery.
 - Noise issues on Main Street will be addressed as noted by code officers. If complaints are received, please forward to appropriate code or building department.
 - It was reported that Marcos Cotto has been terminated.
- Make Uber parking/pickup on Main St. after 10:00 p.m. for implementation summer 2024. All signage (received) and brackets have been ordered for Main Street.

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

RESOLVED (#2025-07-19), to hire Louis Oswald III as a Part Time Parking Meter Attendant at a rate of \$18 per hour.

WORK SESSION OF THE BOARD OF TRUSTEES

Monday, July 15, 2024

INC. VILLAGE OF FARMINGDALE

SURPLUS FD VEHICLE – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Rosasco, it was,

RESOLVED (#2025-07-20), to declare Farmingdale Fire Department Police Vehicle 2003 Ford E5500 RD/WH VIN# 1FDAE55F63HA79594 as surplus.

SEQRA – THE POWELL HOUSE – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Priestley, it was,

RESOLVED (#2025-07-21), to approve SEQRA as drafted by Village Attorney DeBellis (Neg Dec Type II Action) for the purchase of 33 Merritts Road (the Powell House).

BOND AUTHORIZATION – POWELL HOUSE PURCHASE – Upon a motion made by Trustee Priestley and seconded by Trustee Rosasco, it was unanimously,

RESOLVED (#2025-07-25), to approve the attached bond resolution in the amount of \$1,000,000:

Trustee Priestley offered the following resolution and moved its adoption:

BOND RESOLUTION OF THE VILLAGE OF FARMINGDALE, NEW YORK, ADOPTED JULY 15, 2024, AUTHORIZING THE ISSUANCE OF BONDS IN A PRINCIPAL AMOUNT NOT TO EXCEED \$1,000,000 TO FINANCE THE ACQUISITION OF A PARCEL OF REAL PROPERTY LOCATED AT 33 MERRITTS ROAD, IN THE VILLAGE, INCLUDING THE EXISTING STRUCTURE THEREON, AND THE CONSTRUCTION OF IMPROVEMENTS TO SAID STRUCTURE, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,000,000 AND APPROPRIATING SAID AMOUNT FOR SUCH PURPOSE

THE BOARD OF TRUSTEES OF THE VILLAGE OF FARMINGDALE, IN THE COUNTY OF NASSAU, NEW YORK, HEREBY RESOLVES (by the favorable vote of not less than two-thirds of all the members of said Board of Trustees) AS FOLLOWS:

Section 1. The Village of Farmingdale, in the County of Nassau, New York (herein called the “Village”), is hereby authorized to issue bonds in a principal amount not to exceed \$1,000,000 pursuant to the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (herein called the “Law”), to finance: (a) the

WORK SESSION OF THE BOARD OF TRUSTEES

Monday, July 15, 2024

INC. VILLAGE OF FARMINGDALE

acquisition of a parcel of real property located at 33 Merritts Road, in the Village, including the existing structure thereon, for purposes of historic preservation, administration, rehabilitation and adaptive reuse at the estimated maximum cost of \$750,000, and (b) the construction of improvements to said structure at the estimated maximum cost of \$250,000.

Section 2. The total estimated maximum cost of the project described herein, including preliminary costs and costs incidental thereto and the financing thereof, is \$1,000,000 and said amount is hereby appropriated for such purpose. The plan of financing includes the issuance of bonds in a principal amount not to exceed \$1,000,000 to finance said appropriation, and the levy and collection of taxes on all the taxable real property in the Village to pay the principal of said bonds and the interest thereon as the same shall become due and payable.

Section 3. The following additional matters are hereby determined and declared:

(a) The period of probable usefulness applicable to the object or purpose for which \$750,000 of said bonds are authorized to be issued, within the limitations of Section 11.00 a. 21 of the Law, is thirty (30) years. The period of probable usefulness applicable to the object or purpose for which \$250,000 of said bonds are authorized to be issued, within the limitations of Section 11.00 a. 11 (c) of the Law, is ten (10) years.

(b) The proceeds of the bonds herein authorized, and any bond anticipation notes issued in anticipation of said bonds, may be applied to reimburse the Village for expenditures made after the effective date of this resolution for the purpose for which said bonds are authorized. The foregoing statement of intent with respect to reimbursement is made in conformity with Treasury Regulation Section 1.150-2 of the United States Treasury Department.

(c) The proposed maturity of the bonds authorized by this resolution will exceed five (5) years.

Section 4. Each of the bonds authorized by this resolution, and any bond anticipation notes issued in anticipation of the sale of said bonds, shall contain the recital of validity as prescribed by Section 52.00 of the Law and said bonds, and any notes issued in anticipation of said bonds, shall be general obligations of the Village, payable as to both principal and interest by general tax upon all the taxable real property within the Village. The faith and credit of the Village are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds, and any notes issued in anticipation of the sale of said bonds, and provision shall be made annually in the budget of the Village by appropriation for (a) the amortization and redemption of the bonds and any notes in anticipation thereof to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 5. Subject to the provisions of this resolution and of the Law and pursuant to the provisions of Section 21.00 of the Law relative to the authorization of bonds with substantially level or declining annual debt service, Section 30.00 relative to the

WORK SESSION OF THE BOARD OF TRUSTEES
Monday, July 15, 2024
INC. VILLAGE OF FARMINGDALE

authorization of the issuance of bond anticipation notes and Section 50.00 and Sections 56.00 to 60.00 and Section 168.00 of the Law, the powers and duties of the Board of Trustees relative to authorizing bond anticipation notes and prescribing the terms, form and contents and as to the sale and issuance of the bonds herein authorized, and of any bond anticipation notes issued in anticipation of said bonds, and the renewals of said bond anticipation notes, and as to the execution of credit enhancement agreements, are hereby delegated to the Village Treasurer, the chief fiscal officer of the Village.

Section 6. The validity of the bonds authorized by this resolution, and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

- (a) such obligations are authorized for an object or purpose for which the Village is not authorized to expend money, or
- (b) the provisions of law which should be complied with at the date of the publication of such resolution, or a summary thereof, are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

- (c) such obligations are authorized in violation of the provisions of the constitution.

Section 7. This bond resolution is subject to a permissive referendum and the Village Clerk is hereby authorized and directed, within ten (10) days after the adoption of this resolution, to publish or cause to be published, in full, in the official newspaper of the Village, having a general circulation within said Village, and posted in at least six (6) public places and in each polling place in the Village, a Notice in substantially the form appearing in Exhibit A hereto.

Section 8. The Village Clerk is hereby authorized and directed, after said bond resolution shall take effect, to cause said bond resolution to be published, in summary, in the official newspaper of the Village, having a general circulation within said Village, together with a Notice in substantially the form as provided by Section 81.00 of the Law.

* * *

WORK SESSION OF THE BOARD OF TRUSTEES
Monday, July 15, 2024
INC. VILLAGE OF FARMINGDALE

The adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

AYES: Mayor Ekstrand

Deputy Mayor Barrett

Trustee Priestley

Trustee Rosasco

NOES:

The resolution was declared adopted.

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

RESOLVED (#2025-07-22), to approve the PSEG proposal in the amount of \$1,200,608.14 for work to be performed to remove poles and reroute electrical services on Main Street between Conklin Street and South Front Street.

10 MINUTE PARKING SPOTS – Upon a motion made by Trustee Priestley and seconded by Trustee Rosasco, it was,

RESOLVED (#2025-07-23), to approve the dedication of three parking spots behind the liquor store, Vico and Dominican 4 as 10 Minute Parking for take-out & pick-up locations.

There being no further business, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Brian P. Harty, Village Clerk-Treasurer