

REGULAR MEETING OF THE BOARD OF TRUSTEES
Monday, August 4, 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, August 4, 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
Deputy Clerk/Treasurer Barbara Kelly
Superintendent of Buildings Steve Fellman
Public Works Superintendent Andy Fisch

Mayor Ekstrand opened the meeting at 8:05 p.m. with the pledge of allegiance.

ANNOUNCEMENTS – Mayor Ekstrand made the following announcements:

- Next Board meeting with public comment period will be held on Tuesday, September 2, 2014 at 8:00 p.m. Board of Trustees Work Sessions begin at 7:00 p.m. on Monday, August 18 and August 25, 2014.
- The Music Festival will be held on the Village Green on the weekend of September 13-14, 2014.

REGULAR MEETING BUSINESS ITEMS – Upon a motion made by Trustee Barrett and seconded by Trustee Parisi, the following items were unanimously **RESOLVED (#2015-57),**

- Abstract of Audited Vouchers #1068 dated August 4, 2014-holding 2 vouchers for further information
- Wire Transfers made in July will be reviewed by Trustee Parisi and approved at September BOT meeting
- Minutes of 7/7/14 BOT public meeting and 7/7, 7/21 and 7/28 work sessions with corrections.
- Taxi permits
- Requests for use of Village Property:
 - H2M2 Nation is requesting to hold a dog walking event on Saturday, September 20, 2014 to raise money for the Leukemia/Lymphoma Society. The set up for the event would begin at 10:00 a.m. on the Village Green with the actual walk beginning at 12:00 noon. The walk would take

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place on the sidewalks of Main Street and would proceed north to Northside School and back to the Village Green. The event would wrap up on the Village Green at approximately 4:00 p.m.

- The Hardscrabble Association of Girl Scouts is requesting to host a scavenger hunt on Main Street on Saturday, October 25, 2014. They would like to set up a table on the Village Green as a check-in point and the ‘hunt’ would take place only on Main Street between Village Hall and South Front Street. The event will start at 12:00 noon and end at approximately 5:00 p.m.
- The Women’s Club of Farmingdale is requesting use of the court room for their Executive Board meetings on the following Thursdays: 9/18/14, 10/16/14, 11/20/14, 1/15/15, 2/19/15, 3/19/15, 4/16/15, 5/21/15, 9/17/15, 10/15/15 and 11/19/15. The meetings would be from 10:00 a.m. to 1:00 p.m.

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

Otero 18 Cobb Pl. PP 14-20	Replace 275 gal. oil tank.	N/A
Hammelman 1 Pinehurst Rd. RO 14-15	Open one 4’x4’ bellhole for new gas service.	N/A
Moreira 117 Staples St. RO 14-16	Open one 4’x4’ bellhole to repair gas leak.	N/A
Crawford 115 William St. RO 14-17	Open one 4’x4’ bellhole for new gas service.	N/A
Staller Assoc. 231-245 Main St. DB 14-53	Demolition of former retail stores and construct new 3 ½ story mixed use building.	X
Milhaus 21 Barberry Ct. DB 14-54	Repair existing wood deck.	N/A
Conklin Property LLC 330 Conklin St. DB 14-55	Interior alterations to former tile store.	N/A
Gleckler 79 Yoakum St. PP 14-21	Install new gas fired boiler.	N/A
Hammelman 1 Pinehurst Rd. PP 14-22	Install new boiler and hot water heater.	N/A
Singer 45 Pinehurst Rd. DB 14-56	Install 3’x8’ above ground pool.	N/A

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Lang 192 Thomas Powell Bl. DB 14-57	Replace 12' of sidewalk and widen driveway.	N/A
Santangelo 24 Nostrand Ave. DB 14-58	Maintain two car garage.	N/A
Villegas 131 Hillside Rd. PP 14-23	Install gas boiler, hot water heater and stove.	N/A
Russo 126 William St. DB 14-59	Pave existing gravel driveway.	N/A
Di Fatta 6 Sherman Rd. DB 14-60	Install central A/C unit.	N/A
Gala 215 Oakview Ave. DB 14-61	Install 16'x15' sun room.	N/A
St. Kilian R.C. Church 462 Conklin St. DB 14-62	Replace main entrance steps and platform.	N/A
Croxley's 50 So. Front St. DB 14-63	Construct beer garden and two story climatized bar, seating and bathroom.	N/A
Bartone 120 Secatogue Ave. RO 14-18	Open one 4'x4' bellhole for gas service.	N/A
Toole 157 Staples St. FP 14-11	Replace fence around side and rear property lines.	N/A
VOF Ridge Rd. RO 14-19	Open one 4'x4' bellhole for gas service at DPW facility.	N/A
Suckle 184 Prospect St. DB 14-64	Maintain existing pergola.	N/A
Toole 157 Staples St. DB 14-65	Replace driveway pavers.	N/A
Anjo Realty 336 Main St. DB 14-66	Subdivide existing store for fitness studio in rear.	N/A
Diurno 128 Fairview Rd. DB 14-67	Install gas generator.	N/A
Santorufo 128 Thomas Powell Bl. DB 14-68	Interior renovations to kitchen and bathroom.	N/A
Gleeson Mgmt. 95-123 Fulton St. DB 14-69	Interior alterations for Dollar Tree store.	N/A
Perciballi 425 Staples St. RO 14-20	Open one 4'x4' bellhole for gas service.	N/A
Masjid Bilal 425 Fulton St. SWP 14-4	Replace approx. 500' of sidewalk.	N/A

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Aldrich Mgmt. 191 Main St. SWP 14-5	Replace 3 sidewalk flags.	N/A
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PUBLIC HEARING PROPOSED SPECIAL USE PERMIT FOR DENSITY/PARKING/LOADING/INCENTIVE BONUSES 155 MAIN STREET (MAIN & DIVISION LLC) – This public hearing was closed on July 7, 2014 and the vote was deferred to tonight’s meeting. This application was referred to Nassau County Planning Commission for local determination.

Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Parisi, the following was unanimously **RESOLVED (#2015-58)**,

WHEREAS, The Incorporated Village of Farmingdale (“VILLAGE”) is a municipal corporation duly organized under the laws of the State of New York; and

WHEREAS, Main & Division, LLC (APPLICANT) is the owner of the property located at 155 Main Street, Farmingdale, New York and known as Section 49; Block 73; Lot 105 (the “PROPERTY”); and

WHEREAS, the PROPERTY is located in the Business D-MU Zoning District of VILLAGE; and

WHEREAS, APPLICANT wishes to renovate the two buildings on the PROPERTY: APPLICANT wishes to covert the building which fronts on Main Street to one limited to commercial uses and abandon the residential uses in that building; and APPLICANT wishes to abandon the commercial uses in the building to the rear and to covert that building to one limited to residential uses (ACTION) and has submitted a building permit application in connection with the ACTION; and

WHEREAS, the ACTION is subject to review under 6 NYCRR Part 617, the New York State Environmental Quality Review Act, (“SEQRA”); and

WHEREAS, The Board of Trustees for the Incorporated Village of Farmingdale (“VILLAGE BOARD”) has declared itself Lead Agency pursuant to SEQRA, declared the ACTION to be an unlisted action with no significant, adverse environmental impacts and issued a negative declaration and notice of determination of non-significance; and

WHEREAS, in accordance with General Municipal Law Section 239-m, the ACTION was referred to the Nassau County Planning Commission for review; and

WHEREAS, the building permit application was denied on the grounds the proposed development did not comply with the requirements of the D-MU Zoning District:

1. A special permit is required for residential units on second and third floors;

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2. Maximum unit density is 40 units/acre and applicant proposes 43.1 units/acre;
3. Thirty-two (32) parking spaces are required where only seventeen (17) are proposed (Section 105-97A) and noncompliance with the required loading requirements (Section 105-97C).

WHEREAS, pursuant to §105-98 the Village Board may award development incentive bonuses varying the requirements of the D-MU Zoning District as well as the parkland requirements of Article 67 of the Code of the Village of Farmingdale; and

WHEREAS, Article XIV, Section 105-97 and Article XVII, Section 105-112, of the Zoning Code of the Inc. Village of Farmingdale allows the VILLAGE Board of Trustees, following a public hearing, to modify the requirements of Article XIV and provide relief from Section 105-97 by waiving up to 90 percent of the required off street parking spaces provided that the applicant makes a payment in lieu thereof to Village Capital Reserve Fund for VILLAGE parking and allows the VILLAGE to waive the loading requirements; and

WHEREAS, APPLICANT has applied for a special use permit and relief from Sections 105-97 A and Section 105-97 C) and has applied for development incentive bonuses and a waiver of the requirements of the VILLAGE Code pursuant to Section 105-98;

WHEREAS, APPLICANT has offered to require all its residential tenants to park on the PROPERTY and all its commercial tenants (and their employees) to park in VILLAGE lot(s) reserved for employees, to minimize the adverse effects of the ACTION on off-street parking; and

WHEREAS, In accordance with the Zoning Code of the Inc. Village of Farmingdale, the Board of Trustees, on July 7, 2014, and August 4, 2014, held a public hearing in connection with the ACTION; and

WHEREAS, The APPLICANT appeared on its behalf at the public hearing; and

WHEREAS, at the public hearing members of the public were given the opportunity to speak and did speak regarding the application; and

WHEREAS, on July 10, 2014, the Nassau County Planning Commission deferred to the Village to take any action it deemed appropriate in connection with the application.

NOW, THEREFORE BE IT DECIDED, that VILLAGE BOARD grants a Special Permit, waiver of onsite parking and loading requirements and Development Incentive Bonuses subject to the following conditions:

1. Full compliance with:

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1. The plans prepared by Land Design Associates, P.C. Consulting Group dated May 22, 2014 and all Federal, State, or local law and any directives of the Building Department of the Inc. Village of Farmingdale; and
 2. Recommendations and conditions of the Farmingdale Planning and Architectural Review Board.
 3. APPLICANT shall abandon the residential uses in the building which fronts on Main Street and covert that building to one limited to commercial uses and APPLICANT shall abandon the commercial uses in the building to the rear and to covert that building to one limited to residential uses; and
2. APPLICANT shall make:
- a. development incentive payments as follows:
 - a.in the amount of \$1,000 (One Thousand Dollars) upon the issuance of the building permit (“Initial Development Incentive Bonus Payment”) upon the issuance of the building permit; and
 - b.in the amount of \$1,000 (One Thousand Dollars), on the anniversary date of the Initial Development Incentive Bonus Payment, in years 2015 through and including 2024; and
 - c.APPLICANT shall enter into an agreement with the VILLAGE confirming the development incentive payments; and
 - b. payment to the Village Capital Reserve Fund for VILLAGE parking in the amount of \$5,000 (Five Thousand Dollars) which shall be paid to the Village of Farmingdale upon the issuance of the permit; and
3. APPLICANT SHALL set aside 1 unit as workforce or affordable housing. For purposes of this approval the monthly rent for such the affordable housing unit shall not exceed one-twelfth of 30 percent of the Qualified Median Income Level minus the utility allowance based on a household size of: Studio: 1 household member; 1BR: 1.5 household members; 2BR: 3 household members; 3BR: 4.5 household members; or 4BR: 6 household members; and
4. APPLICANT shall also:

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- a. require all residential tenants to park on the PROPERTY. APPLICANT shall not permit residential tenants to lease units without a parking spot on the PROPERTY. All commercial space tenants and their employees shall be required to park in VILLAGE lot(s) reserved for employees; and
- b. not install any satellite, cell phone antennas or other telecommunication facilities upon the PROPERTY without the prior written approval of the VILLAGE BOARD. APPLICANT relinquishes any rights it has or may have to the installation of, or the remuneration for the installation of, of same upon the PROPERTY. The VILLAGE, in its sole discretion, may by written approval of the VILLAGE BOARD grant the right to install such antennas. In the event that any such are installed upon the PROPERTY site without the prior written approval of the VILLAGE, APPLICANT agrees to pay the VILLAGE, a fine, of two hundred fifty dollars (\$250.00) per day for each day that the installation exist without the proper written approval or a per day dollar amount which is equal to two (2) times the daily rental fee any third party has agreed to pay APPLICANT, whichever is greater.
- c. release and discharge the VILLAGE from all actions, causes of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, agreements, promises on claims and demands whatsoever arising out of, or in any way related to the PROPERTY or ACTION, whether such claim be in law or equity and whether APPLICANT ever had, now has or hereafter can have against the VILLAGE.
- d. to the fullest extent of the law, defend and promptly indemnify and hold harmless the VILLAGE from, against, for, and in respect of and pay any and all Losses, suffered or incurred by the VILLAGE including any actions, causes of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, agreements, promises on claims and demands whatsoever arising out of, or in any way related to, the PROPERTY or the ACTION whether such claim be in law or equity and whether APPLICANT ever had, now has or hereafter may have against the VILLAGE.
- e. procure and maintain, during the duration of the ACTION, insurance (in accordance with the requirements set forth in

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Exhibit A) for and against any claims for injury to persons or damage to property which may arise from or which may in any way be related to the PROPERTY or the ACTION.

- f. provide sound mitigation, acceptable to the VILLAGE. A landscape and parking plan shall be submitted, and deemed acceptable, by the VILLAGE, prior to the issuance of any building permits.
- g. otherwise comply with all Federal, State, or local law and any directives of the Building Department of the Inc. Village of Farmingdale.
- h. reimburse the VILLAGE for all expert or consultant fees incurred by it connection with the ACTION and there is full compliance with Section 105-103 of the Code of the Incorporated Village of Farmingdale. No building permit shall be issued until all such expenses have been reimbursed. In the event that a building permit is issued prior to the reimbursement of such fees, the building permit and this special permit shall be immediately revoked if reimbursement to the VILLAGE for such expenses is not made within five (5) days of the request for same.

This approval is granted by a vote as follows:

Mayor Ralph Ekstrand	aye
Deputy Mayor Patricia A. Christiansen	aye
Trustee William Barrett	aye
Trustee Cheryl Parisi	aye
Trustee Thomas Ryan	aye

PUBLIC HEARING PROPOSED SPECIAL USE PERMIT FOR FIRST FLOOR OFFICE SPACE FOR 222-224 MAIN STREET (ALLSTATE) – This application was withdrawn by the applicant.

PUBLIC HEARING PROPOSED SPECIAL USE PERMIT FOR ALTERATION/EXPANSION OF MIXED USE OCCUPANCY 769 FULTON STREET (PREMIER BUILDING & RENOVATION) – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-59), to open the public hearing.

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Robert Foreman of Premier Building presented the application. He explained the landscape and fencing revisions in the site plan and addressed some parking issues.

Mayor Ekstrand asked for public comment. The following topics were discussed:

- Zoning questions
- Nassau County Planning approval

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

RESOLVED (#2015-60), to close the public hearing.

Upon a motion made by Trustee Ryan and seconded by Deputy Mayor Christiansen, the following was unanimously, **RESOLVED (#2015-61)**,

WHEREAS, The Incorporated Village of Farmingdale (“VILLAGE”) is a municipal corporation duly organized under the laws of the State of New York; and

WHEREAS, Premier Building and Renovation (APPLICANT) is the owner of the property located at 769 Fulton Street, Farmingdale, New York and known as Section 49; Block 150 ; Lot 60 (the “PROPERTY”); and

WHEREAS, the PROPERTY is located in the Business D Zoning District of VILLAGE; and

WHEREAS, APPLICANT wishes to renovate the PROPERTY in accordance with the plans of Oyster Bay Drafting and Architectural, P.C. dated April 01, 2014 (five sheets) (ACTION) and has submitted a building permit application in connection with the ACTION; and

WHEREAS, the ACTION is subject to review under 6 NYCRR Part 617, the New York State Environmental Quality Review Act, (“SEQRA”); and

WHEREAS, The Board of Trustees for the Incorporated Village of Farmingdale (“VILLAGE BOARD”) has declared itself Lead Agency pursuant to SEQRA, declared the ACTION to be an unlisted action with no significant, adverse environmental impacts and issued a negative declaration and notice of determination of non-significance; and

WHEREAS, in accordance with General Municipal Law Section 239-m, the ACTION was referred to the Nassau County Planning Commission for review; and

WHEREAS, the building permit application was denied on the grounds the proposed development did not comply with the requirements of the Business D Zoning District:

1. A special permit is required for the alteration and expansion of the property (Section 105-79(k)); and

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WHEREAS, APPLICANT has applied for a special use permit and relief from Section 105-79(k));

WHEREAS, In accordance with the Zoning Code of the Inc. Village of Farmingdale, the Board of Trustees, on August 4, 2014 held a public hearing in connection with the ACTION; and

WHEREAS, The APPLICANT appeared on its behalf at the public hearing; and

WHEREAS, at the public hearing members of the public were given the opportunity to speak and did speak regarding the application; and

WHEREAS, on July 16, 2014, the Nassau County Planning Commission deferred to the Village to take any action it deemed appropriate in connection with the application.

NOW, THEREFORE BE IT DECIDED, that VILLAGE BOARD grants a Special Permit subject to the following conditions:

1. Full compliance with:
 - a. The plans prepared by Oyster Bay Drafting and Architectural, P.C. dated April 01, 2014 and all Federal, State, or local law and any directives of the Building Department of the Inc. Village of Farmingdale; and
 - b. Recommendations and conditions of the Farmingdale Planning and Architectural Review Board.
2. Landscaping, buffers, sound and light and parking plan shall be in accordance with the directives of the Superintendent of Buildings of the Village of Farmingdale.
3. Applicant and applicant's employees shall park on site. No parking shall be permitted on Fulton and Cherry Streets.
4. Applicant shall not have a showroom.
5. This special permit shall automatically expire on August 4, 2017 (and upon the expiration of every three year renewal period). A written request to renew the special permit shall be made no less than thirty (30) days prior to the expiration of the special permit. Upon submission of the request to renew, the VILLAGE Superintendent of Buildings shall determine if the APPLICANT is compliant with the requirements of this decision and the Code of the Incorporated Village of Farmingdale. If the APPLICANT is

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so complaint, the special permit shall be automatically renewed for an additional three year term. All costs and fees associated with such renewals shall be set from time to time by resolution of the VILLAGE BOARD; and

6. The VILLAGE is reimbursed for all expert or consultant fees incurred by it connection with the ACTION and there is full compliance with Section 105-103 of the Code of the Incorporated Village of Farmingdale. No building permit shall be issued until all such expenses have been reimbursed. In the event that a building permit is issued prior to the reimbursement of such fees, the building permit and this special permit shall be immediately revoked if reimbursement to the VILLAGE for such expenses is not made within five (5) days of the request for same; and
7. The noncompliance with any of the terms or conditions of this decision shall result in the immediate revocation of the building permit and special permit unless the Board of Trustees determines, for good cause, that revocation is not in the best interests of the VILLAGE.

This approval is granted by a vote as follows:

Mayor Ralph Ekstrand	aye
Deputy Mayor Patricia A. Christiansen	aye
Trustee William Barrett	aye
Trustee Cheryl Parisi	aye
Trustee Thomas Ryan	aye

PUBLIC HEARING PROPOSED AMENDMENT SPECIAL USE PERMIT FOR PUMPS/CANOPY/CONVENIENCE STORE/FRONTYARD SETBACK 511 FULTON STREET (511 FULTON STREET HOLDING CORP.) - Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-62), to open the public hearing.

Harold Gebhard presented the application and its changes from the initial application several months ago. He explained that the canopy is smaller, the curb cut on Bernard Street was eliminated, landscaping was added, and changes were made to the building façade and roof.

Attorney DeBellis stated that Nassau County Planning Commission deferred decision to local determination.

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Trustee Parisi inquired about the hours of operation. The owner stated the hours will be 24 hours/7 days a week.

Deputy Mayor Christiansen inquired if the dumpster would be enclosed. The applicant stated that it would be.

Deputy Mayor Christiansen asked if there would be fencing along the neighbors' property. The applicant stated that there would be vinyl fencing.

Mayor Ekstrand asked for public comment. The following topics were discussed:

- Recommendation for application to go back to Nassau County Planning
- Convenience store use is an as-of-right
- Traffic concerns on Bernard Street
- Truck deliveries

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

RESOLVED, to move to Executive Session to discuss legal matters.

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

RESOLVED, to return to regular meeting business.

Attorney DeBellis explained the applicant's existing Special Use permit and as-of-right uses.

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

RESOLVED (#2015-63), to close the public meeting.

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

RESOLVED (#2015-64), to deny the amendment to the Special Use permit for 511 Fulton Street Holding Corp.

PUBLIC HEARING PROPOSED SPECIAL USE PERMIT RESIDENTIAL UNITS UPPER FLOORS/PARKING/LOADING/INCENTIVE BONUSES 205 MAIN STREET (JOE BRUZZESE) – Upon a motion made by Trustee Parisi and seconded by Trustee Barrett, it was unanimously,

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RESOLVED (#2015-65), to open the public hearing.

The applicant explained his application to add 4 apartments on the upper floors of his 3 story building. The applicant is requesting to waive all but one parking and loading space.

Trustee Barrett inquired about the requirements for parking

Deputy Mayor Christiansen inquired about a 12 foot by 6 foot study area in the plans and wondered if it could be considered a second bedroom.

Mayor Ekstrand asked for public comment. The following topics were discussed:

- Parking issues
- Cleanliness of basement

Attorney DeBellis stated that this application has not gone to Nassau County Planning.

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

RESOLVED (#2015-66), that the Village Board declares itself, pursuant to SEQRA, Lead Agency, in connection with this application.

FURTHER RESOLVED, that the Village Board classifies this application as an unlisted action 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 this application.

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

RESOLVED (#2015-67), to close the public hearing.

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

RESOLVED (#2015-68), to deny the Special Use permit for 205 Main Street due to lack of parking.

PUBLIC COMMENT – The following topics were discussed:

- Traffic concerns on Conklin Street
- Compliments on the Main Street flowers
- Window/sidewalk issue at the Wild West Saloon

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- Parking issues in Lot 7
- Parking and traffic issues on Division Street, Melville Road and Main Street
- New stores on Main Street are an improvement
- Safety on Route 109

PUBLIC HEARING PROPOSED LOCAL LAW 4 OF 2014 DRIVEWAY ORDINANCE – Upon a motion made by Trustee Parisi and seconded by Trustee Ryan, it was unanimously,

RESOLVED (#2015-69), to open the public hearing.

Mayor Ekstrand explained the need for the law due to a lack of restrictions in the present code.

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

RESOLVED (#2015-70), to close the public hearing.

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

RESOLVED (#2015-71), to adopt Local Law 4 of 2014, as annexed to these minutes.

PUBLIC HEARING PROPOSED LOCAL LAW 6 OF 2014 EXPANDING BUSINESS D DISTRICT – Upon a motion made by Trustee Ryan and seconded by Trustee Barrett, it was unanimously,

RESOLVED (#2015-72), to open the public hearing.

Mayor Ekstrand explained the need to expand the zoning district to include properties located at 168-178 and 190 Fulton Street.

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

RESOLVED (#2015-73), to close the public hearing.

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

RESOLVED (#2015-74), to adopt Local Law 6 of 2014, as annexed to these minutes.

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PUBLIC HEARING PROPOSED LOCAL LAW 5 OF 2014 AMENDMENT TO D-MU PERMITTED USES – Upon a motion made by Trustee Ryan and seconded by Trustee Barrett, it was unanimously,

RESOLVED (#2015-75), to open the public hearing.

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

RESOLVED (#2015-76), to close the public hearing.

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

RESOLVED (#2015-77), to adopt Local Law 5 of 2014, as annexed to these minutes.

VILLAGE POLICIES – Upon a motion made by Trustee Ryan and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-78), to approve the Purchase Order Policy and the Procurement Policy and to direct Administrator Harty to notify all department heads and the Board of Fire Commissioners of such policies and to direct the accounting staff to adhere to the policies for all future purchases, as annexed to these minutes.

FINANCIAL SOFTWARE – Upon a motion made by Trustee Ryan and seconded by Trustee Parisi, it was unanimously,

RESOLVED (#2015-79), to allow Administrator Harty to sign the agreement and purchase order with Springbrook for the License, Hosting & Maintenance of the financial software and for the conversion of most of our KVS financial software to Springbrook at a total cost of \$34,403 for the first year and continued Springbrook annual maintenance and support costs of \$14,212 plus cost of living increases.

SENSUS AMI AGREEMENT & CLOUD CONVERSION – Upon a motion made by Trustee Ryan and seconded by Trustee Barrett, it was unanimously,

RESOLVED (#2015-80), to allow Administrator Harty after legal review to sign the Advanced Metering Infrastructure Agreement (AMI) and purchase orders for replacing the Sensus servers with Sensus SaaS (Software-as-a-Service or cloud) solution at a cost of \$40,367 for the first year including the set up and conversion of

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current data and continued annual maintenance and support costs of \$16,667 plus cost of living increase.

RESERVE ADJUSTMENTS – Upon a motion made by Trustee Barrett and seconded by Trustee Ryan, it was unanimously,

RESOLVED (#2015-81), to approve the following reserve adjustments:

- Reduction in Fund Balance (A..909) \$43,620.97
- Increase in the Reserve for Technology (A..704) \$ 4,285.72
- Increase in the Reserve for Parking Lot (A..705) \$40,886.99
- Decrease in Reserve for Unemployment (A..821) \$ 1,551.74

2013/2014 BUDGET TRANSFERS – Upon a motion made by Trustee Barrett and seconded by Trustee Parisi, it was unanimously,

RESOLVED (#2015-82), to approve the 2013/2014 budget transfers, as annexed to these minutes.

2014/2015 BUDGET TRANSFERS – Upon a motion made by Trustee Barrett and seconded by Trustee Parisi, it was unanimously,

RESOLVED (#2015-83), to approve the following 2014/2015 budget transfers:

- Increase A.0150.1560 Safety Insp Fees \$7,500 for additional building department fees to cover applicant expenses and increase: A.8010.0402 Zoning Legal Notices \$1,000; A.8010.414 Zoning Court Reporter \$2,500; A.8020.402 Planning Legal Notices \$1,500 and A.8020.401 Planning Court Reporter \$2,500 for a net budget adjustment of zero.
- Increase A.0300.3089 Other Government Aid for \$4,425 for a Records Access grant and increase A.1460.400 Records Management Cont Services for the same amount for a net budget adjustment of zero.

DPW SNOW PUSHER – Upon a motion made by Trustee Ryan and seconded by Trustee Parisi, it was unanimously,

RESOLVED (#2015-84), to approve the purchase of a snow pusher from Trius Inc, as the lowest responsible bidder, for DPW pay loader truck for a cost of \$4,825.00.

DPW SNOW PLOWS – Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Barrett, it was unanimously,

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RESOLVED (#2015-85), to approve the purchase and installation of (2) snow plows from Trius Inc, as the lowest responsible bidder, for DPW trucks #17 and #15 for a cost of \$9,650.00 for both.

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

RESOLVED (#2015-86), to approve the purchase, removal of existing, and installation of a new scissor lift from R.W. Truck Equipment Corp, as the lowest responsible bidder, for DPW truck #17 for a cost of \$3,675.00.

SWIFTREACH NETWORKS – Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Ryan, it was unanimously,

RESOLVED (#2015-87), to approve an annual contract with SwiftReach Networks to provide emergency alerting service throughout the Village for an annual fee of \$3,500.00 plus a one-time set up fee of \$350.00, as the lowest responsible bidder.

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

RESOLVED (#2015-88), to approve the addition of Flushing Bank (renamed from Flushing Commercial Bank) as a depository bank for the Village.

BFJ PLANNING CORRIDOR STUDY – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-89), to receive and accept a Route 24 and 109 Corridor Urban Design Study as a recommended design guideline. This study was completed by Jonathan Martin of BFJ Planning.

VHB ENGINEERING STUDY – Upon a motion made by Trustee Parisi and seconded by Trustee Ryan, it was unanimously,

RESOLVED (#2015-90), to approve a contract with VHB Engineering to provide environmental and transportation assessment services in connection with an application from Bartone Properties for a fee of \$48,000. This study will be funded by TDI in advance of signing contract, subject to receipt of funds.

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MUSIC FESTIVAL CONTRACT – Upon a motion made by Trustee Barrett and seconded by Trustee Parisi, it was unanimously,

RESOLVED (#2015-91), to approve the Mayor to execute a contract after legal review with J. Faith Presents in the amount of \$49,600 for the first annual Farmingdale Village Downtown Music Fest to be held September 13th and 14th 2014. The 3 year term is subject to funding in years 2 and 3.

NYCOM TRAINING – Upon a motion made by Deputy Mayor Christiansen and seconded by Trustee Ryan, it was unanimously,

RESOLVED (#2015-92), to approve Barbara Kelly's attendance at the NYCOM Fall Training school in Lake Placid. The cost of the conference is \$260 plus \$1,410 for the five nights at the Crowne Plaza. In addition, a cost of \$35 to attend the KVS Regional User Conference on Monday morning and early afternoon (NYCOM starts at 2:00 p.m.). Additional cost for mileage (approx. \$348), tolls and meals not covered by the conference. Total cost not to exceed \$2,500.

CDBG FUND TRANSFER – Upon a motion made by Trustee Barrett and seconded by Deputy Mayor Christiansen, it was unanimously,

RESOLVED (#2015-93), to approve the transfer of \$40,000 from CDBG Year 38 PF & I Streetscapes to Year 38 Commercial Rehab, as recommended by Tom Savino.

BEAUTIFICATION – Deputy Mayor Christiansen reported that the flowers are growing and everything looks great.

OLD BUSINESS – None

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.

VILLAGE JUSTICE COURT CLERK – Upon a motion made by Trustee Barrett and seconded by Trustee Parisi, it was unanimously,

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RESOLVED (#2015-94), to approve an hourly rate increase of \$1.92 for Village Justice Court Clerk Cheryl Cruthers.

There being no further work, the meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Brian P. Harty, Village Clerk-Treasurer