

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

**Monday, August 4, 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, August 4, 2025.

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

**Absent:** Deputy Clerk Daniel Ruckdeschel

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 Tuesday, September 2<sup>nd</sup>, 2025 at 8:00 p.m. Regular Work Sessions will be held on Monday, August 18<sup>th</sup>, 2025, Monday, August 25<sup>th</sup>, 2025 and Tuesday, September 2<sup>nd</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.
- Movie Nights will be held on the following Tuesdays: 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: 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 July 21<sup>st</sup> Work Session:
  - Approved a request from the Farmingdale Fire Department to use the Village Green and the Fire Department parking lot on Sunday, August 10, 2025 from 11:00 a.m. to 6:00 p.m. for a department picnic.
  - Approved a request from the Cultural Arts Committee and the South Shore Theater Group to hold a "Shakespeare on the Green" event on the Village Green & Gazebo on Wednesday, August 13, 2025 from 5:00 p.m. to 9:00 p.m. (rain date August 20). Approximately 100 people are expected to attend.
  - Approved a request from V1 Church to hold a church get together on the Village Green on August 9, 2025 from 11:00 a.m. to 3:00 p.m.

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NO BBQ grilling is permitted, so pre-made hot dogs & chips will be provided. Approximately 50 people are expected.

- Approved a backflow device contract with Modern Irrigation subject to terms and conditions to be added by the Village Attorney.
- Approved Parsons Commercial LLC to provide labor only to remove existing carpeting and install new Village-supplied carpeting in the Fire Department lounge at a cost of \$3,508.19 per their estimate #20487 and to remove and replace wood flooring in the general assembly meeting room, hallway and offices in the FFD at a cost of \$88,054.20 per their estimate #20499.
- The following resolutions were approved at the July 28<sup>th</sup> Work Session:
  - Approved a request from Elizabeth Gardens Cooperative to use the Courtroom for their annual Board of Directors meeting on Tuesday, November 4, 2025 beginning at 6:30 p.m.
  - Supported the submission of a Water Quality Improvement Grant to the State of New York.

**REGULAR MEETING BUSINESS ITEMS** – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, the following items were, **RESOLVED (#2026-08-01)**,

- Abstract of Audited Vouchers #1200 dated August 4, 2025.
- Minutes of Board Meetings of 7/7/25, 7/21/25, 7/28/25
- Use of Village Property:
  - None
- 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:

DATE	LOCATION	CONSTRUCTION/COMMENTS	ARB	C/R
7/3/2025	120 HILLSIDE RD EVANGELINE TIMMONS DB25-00038	MAINTAIN GENERATOR AND INSTALL NEW GAS METER	N/A	R
7/7/2025	120 HILLSIDE RD EVANGELINE TIMMONS FP25-00008	6' FENCE ALONG SIDE & REAR OF PROPERTY & 4' FENCE ALONG FRONT WITH GATE	N/A	R
7/9/2025	279 MAIN ST SPA 79 ELP	DUMPSTER IN BACK IN PARKING LOT AREA	N/A	C

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	DB25-00039			
7/10/2025	184 PROSPECT ST EKATERINA SOKOLOVSKAYA FP25-00009	4' WHITE PVC FENCE	N/A	R
7/11/2025	610 CONKLIN ST LAURA COLETTI DB25-00040	INTERIOR ALTERATIONS AS PER PLANS SUBMITTED BY IMPACT ARCHITECTURE DATED 7/8/2025	N/A	R
7/11/2025	12 JEFFERSON ST ARSLAN WARIS DB25-00041	INSTALLATION OF 10.85K <sub>w</sub> SOLAR PANEL SYSTEM ON ROOF 31-MAXEON 350W PANELS, 31-MICROINVERTERS ON ROOF	N/A	R
7/15/2025	46 HALLOCK STREET FELICE BIZZARRO DB25-00042	INSTALLATION OF SOLAR PANELS FLUSH MOUNT TO ROOF AS PER PLANS DATED 7/3/2025.	N/A	R
7/17/2025	36 HALLOCK ST RAFIQ ISHRAT DB25-00043	ROOF MOUNTED SOLAR PANELS AS PER PLANS SUBMITTED BY THOMAS PETERSEN DATED 6/10/2024	N/A	R
7/18/2025	814 FULTON ST DENNIS FITZHARRIS DB25-00044	INTERIOR ALTERATIONS AS PER PLANS SUBMITTED BY JOHN H. SEIFERT JR. ARCHITECT.	N/A	C
7/22/2025	537 FULTON ST. LITTLE TONY DB25-00045	BARBER POLE	X	C
7/23/2025	333 MAIN ST SPA 79 ELP DB25-00046	FAÇADE ONLY AS PER ARB APPROVAL AND PLANS DATED 2/4/2025	X	C
7/23/2025	4 HAMPSHIRE DR ROBERT SLOAN DB25-00047	INSTALLATION OF ROOFTOP SOLAR PANELS AS PER PLANS SUBMITTED BY MINA MAKAR DATED 6/9/2025.	N/A	R
7/24/2025	85 NELSON ST CHRIS MURPHY SW25-00002	REPLACE SIDEWALK	N/A	R
7/24/2025	210 FULTON ST. KINGSWOOD GARDENS DB25-00048	REPAIR DAMAGED DECKS/PORCHES	N/A	R
7/31/2025	312 MAIN ST MARCIA WOLLY DB25-00049	INTERIOR ALTERATIONS AS PER APPROVED PLANS DATED 7/29/2025 SUBMITTED BY XH ZHAO	N/A	C
7/31/2025	43 BERNARD ST MOMENTUM SOLAR DB25-00050	INSTALLATION OF ROOFTOP SOLAR PANELS, RAILED, GRID-TIED, 16 MODULES, 6.56 KW	N/A	R

**NOTE:** Verizon/Marquis Plaza cell service hearing has been adjourned until October 6, 2025 at 8:00 p.m.

**PUBLIC HEARING FOR A LOCAL LAW TO AMEND CHAPTER 525** – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was,

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**RESOLVED (#2026-08-02)**, to open the hearing.

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

**RESOLVED (#2026-08-03)**, to close the hearing.

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

**RESOLVED (#2026-08-04)**, to adopt a local law to amend Chapter 525 “Trees and Plants” of the Village Code to include in the definition of a public street or place any property adjacent to said public street or place over which a tree, shrub or stem overhangs, covers or any adjacent property which the tree, shrub or stem otherwise affects, to prohibit the removal of damage to said tree, shrub or stem and to amend the fines for offenses to not less than \$250 but no more than \$2,500 for each and every offense.

**PUBLIC HEARING FOR SPECIAL USE PERMIT FOR 333 MAIN ST** – Upon a motion made by Trustee Priestley and seconded by Trustee Rosasco, it was,

**RESOLVED (#2026-08-05)**, to open the hearing.

The owner Rita Kumar and her two architects presented the plans for the final build-out of the premises. They will have 52 beers located in a manifold and beer will be sold by the ounce with wristbands given after proof of age is received. Their menu will be all vegan.

The following public comment was made:

- A resident questioned waiving parking requirements.

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

**RESOLVED (#2026-08-06)**, to close the hearing.

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

**RESOLVED (#2026-08-07)**, to approve the Special Use Permit for 333 Main Street (The Pour Authority) for a 99 seat restaurant (reduced from 114 seats) in the DM-U Zoning District. Hours of operation will be 11:00 a.m. to 11:00 p.m. Sunday – Wednesday and 11:00 a.m. to 12:00 a.m. Thursday, Friday and Saturday. A parking fee of \$5,000 per space for 3 spaces (reduced from 4 spaces) to be paid over a three year period. In addition, a provision will be included to change hours of operation by resolution rather than an additional public hearing.

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

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

Clarification and communications were received from the State Liquor Authority that were requested by the Village Board. All submissions were deemed satisfactory after review by the Village Attorney.

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

**RESOLVED (#2026-08-09)**, to close the hearing.

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

**RESOLVED (#2026-08-10)**, to approve the Special Use Permit for 220 Main Street (Notes, Sips & Stogies).

**BEAUTIFICATION –**

- Trustee Parisi said that beautification efforts are ongoing and will change with the seasons.

**OLD BUSINESS –**

- None

**CORRESPONDENCE –**

- None

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

- A resident expressed frustration with people blocking her driveway on Rose Street. The Village will investigate and make recommendations to the Board.
- A resident suggested making the exit from Washington Street a right turn only.
- A request was made to consider a mirror at the exit of Parking Lot 1 and South Front Street.
- A general discussion about the upcoming Ryder Cup took place regarding the size and scale of the event, its potential impact on the Village and the plans that are underway to protect the Village before, during and just after the event.

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- Trustee Parisi asked to evaluate the installation of electronic timers and new crosswalks at the 5 Corners intersection of Main Street, Melville Road and Fairview Road.

There being no further business, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,  
Brian P. Harty  
Village Clerk/Treasurer