

**REGULAR MEETING OF THE BOARD OF TRUSTEES**

**Monday, November 7, 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, November 7, 2022.

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

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, December 5<sup>th</sup>, 2022. Regular Work Sessions will be held on Monday, November 21<sup>st</sup>, Monday, November 28<sup>th</sup>, 2022 and Monday, December 5<sup>th</sup>, 2022 at 7:00 p.m.
- 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 20, 2022.
- The annual lighting of the Holiday Tree on the Village Green will be on Tuesday, November 29, 2022 at 6:30 p.m. (Rain date November 30<sup>th</sup>).
- The Gerngras Park tree lighting will take place on Friday, December 2, 2022 at 7:00 p.m.
- The Farmingdale Chamber of Commerce’s annual Holiday Parade will be held on Saturday, November 19<sup>th</sup>, 2022 at 12 noon.
- The following resolutions were approved at the October 24<sup>th</sup> Work Session:
  - Approved a request from the Farmingdale Chamber of Commerce to hold their annual Holiday Parade on Saturday, November 19, 2022 at 12 noon. The parade will assemble at Northside School and continue south on Main Street to the Village Green.
  - Approved the 2024 Farmingdale Fire Department annual Installation Dinner to be held at the Heritage Club at Bethpage State Park on July 26, 2024. A deposit of \$5,000 is required to reserve the date.

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- Approved amending Bond Authorization for existing DPW garage improvements increasing the authorization by \$200,000 per attached documents.
- Approved amending Bond Authorization for new DPW garage increasing the authorization by \$175,000 per attached documents.
- Approved amending Bond Authorization for new water tank increasing the authorization by \$350,000 per attached documents.
- Approved the use of handicapped spaces and general parking for persons with “Disabled American Veteran” license plates in all lots with no fee.
- Allowed tenants to park in the front yard of 906 Fulton Street during the construction of the 71 unit Sterling Green Apartment project as the driveway of this house will be/is part of the construction area. After the construction is completed the tenants will move into the new building and this house demolished and made part of a buffer area per site plan.
- Adopted a resolution declaring a Water Emergency and authorizing the emergency purchases and commitments for the treatment of 1,4-Dioxane.

**REGULAR MEETING BUSINESS ITEMS** – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, the following items were, **RESOLVED (#2023-11-01)**,

- Abstract of Audited Vouchers #1167 dated November 7, 2022.
- Minutes of Board Meetings of 10/11/22, 10/24/22 as amended
- Use of Village Property:
  - The Junior League of the Women’s Club of Farmingdale is requesting to use the courtroom for their monthly meetings on the following dates: 1/5/23, 2/2/23, 3/2/23, 4/6/23, 5/4/23, 9/15/23, 10/13/23, 11/2/23. The meetings would be from 7:00 to 10:00 p.m.
  - The Cultural Arts Committee is requesting the use of the courtroom for an Open Mic Night on Friday, December 9, 2022 at 7:00 p.m.
- Block Party Applications:
  - None
- Tax certiorari’s:
  - Tax Certiorari settlement Re: 292 Main Street Farmingdale LLC Sec 49, Blk. 97-1, Lot 58: Premises 292-298 Main Street (Shoe Repair store, Charlotte’s, Cards & Convenience store), for tax years

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2015/16 through and including 2022/2023 for a refund of \$12,000, with a reduction in assessed value to \$950,000. If assessment remains at the reduced value for tax years 2023/24 through and including 2025/26, no Article 7 proceedings will be filed.

- Tax Certiorari settlement Re: Rangle Lake Realty Sec 49, Blk. 97-01, Lot 538: Premises 320-322 Conklin Street (Meares Law Office), for tax years 2015/16 through and including 2022/2023 for a refund of \$9,300, with a reduction in assessed value to \$500,000. If assessment remains at the reduced value for tax years 2023/24 through and including 2025/26, no Article 7 proceedings will be filed.
- Tax Certiorari settlement Re: 399 Conklin Associates Sec 49, Blk. 76, Lot 45: Premises 399 Conklin Street (office building between Daytona’s & White Swan), for tax years 2010/11 through and including 2019/2020 for a refund of \$19,442.12, with a reduction in the 2019/20 assessed value to \$1,800,000. If assessment remains at the reduced value for tax years 2020/21 through and including 2022/23, no Article 7 proceedings will be filed.
- Tax Certiorari settlement Re: SPA 79 M.L.P. Bldg. #62 Sec 49, Blk. 297, Lot 3,4: Premises 269 Eastern Parkway (building across from the Lofts), for tax years 2008/09 through and including 2020/2021 for a refund of \$12,588.98, with a reduction in the 2020/21 assessed value to \$400,000. If assessment remains at the reduced value for tax years 2021/22 through and including 2023/24, no Article 7 proceedings will be filed.
- Tax Certiorari settlement Re: Farmingdale Commons Sec 49, Blk. 102, Lots 245, 250, 269: Premises 450 Main Street (CVS Shopping Center), for tax years 2015/16 through and including 2022/2023 for a refund of \$38,000, with a reduction in assessed value to \$6,600,000. If assessment remains at the reduced value for tax years 2023/24 through and including 2025/26, no Article 7 proceedings will be filed.

**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>
10/11/2022	65 Main St. Nicole Angel PP22-00040	Oil to gas conversion		N/A R
10/11/2022	6-26 Ivy St. Fardale Owners Inc. FP22-00022	8’ gate.		N/A R

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10/12/2022	299 Eastern Pkwy National Grid RO22-00010	4 x 4 bellhole to install gas service	N/A	C
10/12/2022	22 Merokee Pl Patrick McDonald PP22-00041	Install (1) water closet, (1) sink, (1) bathtub, and (1) washing machine.	N/A	R
10/12/2022	206 Main Street Joseph Reale SP22-00013	Approved as presented. Tap room will fulfill metallic obligation under code by making star in all sign Gold Leaf Metallic. Also agreed to remove vinyl sign on northern façade and not replace.	X	C
10/12/2022	331 Main St. Dalers Pizza SP22-00014	Approved as presented with following corrections. Front - Dalers to be in new Heritage Red(HC- 181) Add Gold Leaf border to Dalers Sign. Façade in front to use one of 6 greys contained within code. Mosaic approved tiling on upper wall and knee wall approved. Awnings approved in Sunbrella Burgundy. Side - Side wall to be painted in Hodley Red (HC-65) or in similar color to match red in side awnings- Heather Beige and Burgundy per Sunbrella. Rear- Heather Beige and Burgundy awning approved.	X	C
10/12/2022	253 Main St. 253 Main St. LLC SP22-00015	Approved as submitted in all aspects. Silver Leaf Border. Sign to be centered above door and Gooseneck to be properly spaced over sign.	X	C
10/14/2022	53 Oakview Ave Peter & Vivian Knudsen DB22-00106	Install 12'x40' inground pool as per drawings submitted by ASB Engineering dated 8/26/22.	N/A	R
10/14/2022	331 Main St. Staller Associates PP22-00042	(2) water closets, (7) kitchen sinks, (2) lavatories, (1) slop sink, (7) indirect wastes, (5) FD	N/A	C
10/18/2022	332 Fulton St. Haunted Hamburger DB22-00107	Approved with following corrections. Cemetery Section: Fountain idea removed from application. Approved 3 ½ ' weathered picket fence surrounding cemetery. Approved a blend /mix of glowing gravel and bluestone(grey) stones on walkway. Approved Lantern/Scones on sides of building with Orange Lighting. (2 Front) (3 North) (2 South) and (1 rear) (low Kelvin Temp 2700-3000). Approved individual solar lights for each of 10 tombstones. (low Voltage) Approved Blue LED to wash on exterior wall. All lights except signage to be turned off by 12 am nightly.	X	C
10/18/2022	36 Yoakum St. Joseph Ardito DB22-00108	Repair driveway retaining walls.	N/A	R
10/18/2022	860 Fulton St. D & F Development DP22-00005	Demolition – residential large structure	N/A	R
10/18/2022	870 Fulton St. D & F Development DP22-00006	Demolition – residential large structure	N/A	R
10/18/2022	890 Fulton St. D & F Development DP22-00007	Demolition – residential large structure	N/A	R

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10/18/2022	896 Fulton St. D & F Development DP22-00008	Demolition – residential large structure	N/A	R
10/18/2022	900 Fulton St. D & F Development DP22-00009	Demolition – residential large structure	N/A	R
10/20/2022	299-315 Eastern Pkwy Village of Farmingdale DB22-00109	Relocate antennas from old water tank to new water tank as per drawings submitted by WFC Architects dated 10/19/22.	N/A	C
10/20/2022	299-315 Eastern Pkwy Village of Farmingdale DB22-00110	Relocate antennas from old water tank to new water tank as per drawings submitted by WFC Architects dated 10/19/22.	N/A	C
10/27/2022	485 Conklin St. St. Killian RC Church DB22-00111	Replace 4 existing roof top HVAC units as per drawings submitted by Debruin Engineering dated 10/17/22.	N/A	C
10/28/2022	44 Baldwin St. Elena Seewagen FP22-00023	6' PVC in second front yard with ZBA approval.	N/A	R
11/1/2022	309 Main St. Wine Me Up SP22-00016	As per ARB approval	X	C
11/1/2022	223 Main St. Staller Associates SP22-00017	As per ARB approval	X	C
11/1/2022	228 Van Cott Ave Kristin DeCarolis DB22-00112	Renew previous building permits (#637 & 755) to maintain existing single family home as per drawings submitted by Michael Palomba Architect dated 10/24/22.	N/A	R
11/2/2022	50 Fairview Rd. Michael & Susan McCoy PP22-00043	One kitchen sink	N/A	R
11/2/2022	196 Melville Rd. Mart Bowe DB22-00113	Install new circular driveway with permeable pavers.	N/A	R
11/2/2022	970-976 Fulton St. Volare Partners Real Estate SW22-00012	Replace sidewalk	N/A	C
11/2/2022	54 Grant Avenue Keith Mann DB22-00114	Replace existing rear deck.	N/A	R
11/2/2022	279 Main St. Zongyuan Zhang PP22-00045	1 water closet, 1 lavatory, five sinks, 6 indirect wastes	N/A	C

**PUBLIC HEARING DATES** – No new public hearings announced.

**PUBLIC HEARING FOR A SPECIAL USE PERMIT FOR 202-204 MAIN STREET**  
– Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Barrett, it was unanimously,

**RESOLVED (#2023-11-02), to open the hearing.**

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Three people presented the application for the Special Use Permit – Chris Werle, Owner; Luigi Galino, Architect; Sean Mulryan, Traffic Engineer.

Mr. Mulryan stated that they are over 900 parking spaces within the downtown area. A loading zone to service this location is located at the rear of the property on public property, as is the loading zone for all other businesses in the area.

Mr. Mulryan indicated that 118 parking spaces would be required and that with 90% waived, the Village would be paid a parking fee of \$60,000.

Mr. Werle and Mr. Galino stated that it will consist of a restaurant on the street level with two party rooms upstairs and one located in the basement. The look of the building will be retro to the 1950's look with board & batten & tile. Fold out windows are planned for both the front and rear of the building.

The restaurant will be open weekdays from Noon – 10:00 p.m. and weekends from Noon until 11:00. Catering in party rooms is anticipated to be from Noon – 3:00 p.m. and 4:00 p.m. – 10:00 p.m on weekdays, 11:00 p.m. on weekends.

Payment for parking will be \$20,000 upon issuance of the C/O, the second payment of \$20,000 due by January 2024 and the final payment of \$20,000 due by January 2025.

Superintendent Fellman will check for a letter from the Nassau County Planning Commission for local determination (local determination was granted). Note: The ZBA approved lot coverage of 100% at a prior meeting.

The following public comment was made:

- A resident asked if the amount for the parking payment could be spread over a longer period of time. The Board said that 3 years has been the limit that the Board allows.
- A resident asked if the construction will include the existing building. The response was yes, and it will be expanded.

Trustee Parisi asked about the proposed seating capacity of the restaurant. The response was 124 seats.

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

**RESOLVED (#2023-11-03)**, to close the hearing.

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

**RESOLVED (#2023-11-04)**, to approve a Special Use Permit for 202-204 Main Street for a 259 set two-story restaurant with a basement. The

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applicant will purchase 12 parking spaces at a cost of \$5,000 each for a total of \$60,000. The payments will be broken into three equal payments with the first payment due upon issuance of the Certificate of Occupancy, the second payment due by January 15, 2024 and the final payment due in January 15, 2025.

**PUBLIC HEARING FOR A SPECIAL USE PERMIT FOR 454/464 FULTON STREET** – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Priestley, it was unanimously,

**RESOLVED (#2023-11-05)**, to open the hearing.

Three people presented the application for the Special Use Permit to allow multifamily housing in a BB zone and senior housing, both requiring approval of the Board of Trustees – Charles Weinraub, Owner; Mark McKee & Chris Silkum (PH) of H2M Architects and Engineers.

Mr. McKee stated that the project will consist of 26 units (1 over 1) of senior (over 55) housing that meets parking requirements. The circular design of the interior roadway will accommodate a hook & ladder fire truck. The units will have 2 bedrooms with an interior space of between 700 and 750 square feet. Amenities on the site include a 1600 foot rec room with a walk-out to a sunken landscaped/screened courtyard/rec space. All parking will be on the perimeter.

Mr. Weinraub then said that the proposed construction type is 3D printer concrete to 9000psi. He also said that this will be the first senior 3D printer project worldwide. He expects strong demand at market rates of \$2800-\$3500 per month.

It was indicated that all children living in this senior housing complex must be over 18 years of age. Special Use Permit approval will include a condition that a list of tenants with age verification will be required to be submitted to the Village annually.

Trustee Parisi said that the proposed building was bland. The owner & architects said that this will be modified during the approval process to come out with a result that is acceptable to the Village.

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

**RESOLVED (#2023-11-06)**, to close the hearing.

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

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**RESOLVED (#2023-11-07)**, to approve a Special Use Permit for 454/464 Fulton Street for a 26 unit senior citizen apartment complex, pending outcome of resolution of ZBA.

**PERMIT MANAGEMENT SYSTEM** – Upon a motion made by Trustee Parisi and seconded by Deputy Mayor Barrett, it was,

**RESOLVED (#2023-11-08)**, to approve Fundamental Business Services, Inc. (FBS) to provide a web based permit management system at a cost of \$5,000.

**BEAUTIFICATION** –

- Trustee Parisi reported that the weather has been instrumental in keeping flowering in the Village.
- Holiday wreaths will be put together by volunteers on November 17 and installed Village-wide by DPW on November 19.

**OLD BUSINESS** – None

**CORRESPONDENCE** – Letters from Senior Citizens of Farmingdale, Inc. & the Farmingdale Chamber of Commerce.

**FAIR HOUSING COMPLAINTS & COMMENTS** - None

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

- A resident said that Haunted House of Hamburgers has loud outdoor speakers facing the residential area. The Building Department will follow up.

**OTHER** –

- Village Attorney DeBellis will check on the status of the DISH Network application.
- Trustee Parisi will arrange for an additional bike rack on the Village Green at the request of the Farmingdale Fire Department.

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

**RESOLVED (#2023-11-09)**, to move to Executive Session.

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

**RESOLVED (#2023-11-10)**, to reconvene the meeting.

**CHIDDY’S FOOD TRUCK** – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Parisi, it was,

**RESOLVED (#2023-11-11)**, to allow Chiddy;s Cheesesteaks to locate their food truck on either South Front Street east of Main Street or in Parking Lot 6 just north of the LIRR tracks on Thanksgiving Eve 2022.

There being no further business, the meeting was adjourned at 10:00 p.m.

Respectfully submitted,  
Brian P. Harty  
Village Clerk/Treasurer