

# REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, January 7, 2008, 7:30 P.M.

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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 7:30 PM on Monday, January 7, 2008.

Present: Mayor George Graf  
Deputy Mayor Joseph Rachiele  
Trustee Thomas Langon  
Trustee George H. Starkie  
Trustee Patricia Christiansen  
Village Administrator David Smollett  
Deputy Clerk/Treasurer Elizabeth Kaye  
Building Superintendent Ronald Craig  
Public Works Superintendent Fred Zamparelle  
Village Attorney Walsh

Mayor Graf opened the meeting at 7:30 pm with the pledge to the flag led by Deputy Mayor Rachiele followed by a moment of silence.

It was moved by Deputy Mayor Rachiele, seconded by Trustee Christiansen, to approve the minutes of December 3rd, as corrected. Motion carried with all voting Aye. Trustee Starkie asked that the record reflect that he wants the Village to pursue reimbursement from the County on tax liens the Village had to pay.

It was moved by Trustee Starkie, seconded by Trustee Langon, to approve the Abstract of Audited Vouchers #989. Motion carried with all voting Aye

Mayor Graf announced the next regular board meeting to be held Monday, February 4, 2008 at 7:30 p.m.

Mayor Graf announced the formation of the Downtown Revitalization Committee. The Committee members are: Kevin Bagnasco (Avanti Furniture), Debbie Podolski (Chamber of Commerce President), Ralph Ekstrand (Moby Drugs & Chamber of Commerce Executive Board), Mark Smith (All State Insurance Agent – Conklin Street), Joe Diurno (Engineer), Jerry Rossi (Palmer's American Grill), Timothy Dillon (Chairman Board of Fire Commissioners). Those present were asked to come forward for introduction to the public. Mayor Graf announced that the first meeting would be held at Village Hall on January 23, 2008 at 7:30 pm.

Mayor Graf announced that public hearing on the special use permit application of Croxley Ales for 190 Main Street would be held Tuesday, January 22<sup>nd</sup>, 2008 at 7:30 pm.

Mayor Graf announced that the public hearing on the special use permit application of Patty's Tea Room for 222 Main Street would be held Monday, February 4<sup>th</sup>, 2008 at 7:30 pm.

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It was moved by Deputy Mayor Rachiele, seconded by Trustee Langon, to adopt the following resolution:

Resolved that the Village of Farmingdale constitutes one election district and the polling place for such district shall be the Village Hall, 361 Main Street, Farmingdale, New York.

The hours during which the polls shall be open for voting shall be 12 noon to 9:00 in the evening.

Applications for Absentee Ballots for the Village Election are currently being accepted. Applications may be obtained at the Village Clerk's office at 361 Main Street, Farmingdale, New York, weekdays, except holidays, between the hours of 8:30 a.m. and 4:30 p.m. Mailed applications will be accepted until March 11, 2008. Personal application to the Village Clerk's office will be received from the applicant, or applicant's agent, up to March 17, 2008.

Motion carried with all voting Aye.

It was moved by Trustee Langon, seconded by Trustee Christiansen, to approve the following Election Inspectors to work Registration Day on March 8, 2008 and the General Election on March 18, 2008:

|              |                |          |
|--------------|----------------|----------|
| Chairs –     | Hugh Gilmore   | \$150.00 |
|              | Marie Gilmore  | \$150.00 |
| Inspectors - | Minnie Romano  | \$125.00 |
|              | Mildred Corwin | \$125.00 |
|              | Karen Roden    | \$125.00 |
|              | Nancy Cinque   | \$125.00 |

It was moved by Trustee Langon, seconded by Deputy Mayor Rachiele, to approve the following taxi permits:

- Chris Hoffman
- James DeVita
- Douglas Glinski
- Ian Cummings

Motion carried with all voting Aye.

Building Superintendent Craig reviewed the new building permits issued since the last meeting. It was moved by Trustee Starkie, seconded by Deputy Mayor Rachiele, to approve the following building permits:

|                                       |                                                                                                                                                                |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Brust<br>2 Dale Dr.<br>DB 07-134      | Renovate existing kitchen and maintain side entry door and stairs.                                                                                             |
| O'Geary<br>52 Yoakum St.<br>DB 07-135 | Remove approximately 1500 s/f of existing deck and in-ground pool.<br>Construction of free form in-ground pool, 16x20 roofed over cabana<br>w/landscape patio. |
|                                       |                                                                                                                                                                |

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|------------------------------------------|-------------------------------------------------------------------------------------|
| Sagarino<br>863 Fulton St.<br>DB 07-137  | Maintain single family dwelling built in 1923.                                      |
| Fischer<br>23 Nelson St.<br>DB 07-138    | Remove nonbearing wall between kitchen and dining room to create open floor plan.   |
| Messina<br>621 Fulton St.<br>DB 07-139   | Interior alteration to create a retail computer store with ancillary use warehouse. |
| McLaughlin<br>68 Jerome Dr.<br>DB 07-140 | Roofed over front porch.                                                            |
| Postalserv.<br>309 Main St.<br>DB 07-141 | Interior alterations to turn existing deli into Postalserv Mailing Center.          |
| Porter<br>84 Jefferson Rd.<br>DB 07-142  | 2 Doggie Dormers on rear of house.                                                  |

Motion carried with all voting Aye.

It was moved by Deputy Mayor Rachiele, seconded by Trustee Langon, to approve the hiring of Debra Pagan as Clerk-Typist at an annual salary of \$28,500, effective January 14, 2008. Motion carried with all voting Aye, with the exception of Trustee Starkie who voted Nay.

Building Superintendent Craig briefed the board on the request by the owner of 625 Fulton Street for relief from the building moratorium. Attorney for the applicant informed the board that his client would like to convert senior apartments to senior condominiums. After a brief discussion, it was moved by Deputy Mayor Rachiele, seconded by Trustee Langon, to grant the applicant relief from the building moratorium. Motion carried with all voting Aye.

It was moved by Trustee Starkie, seconded by Trustee Langon, to authorize Administrator Smollett to advertise for bids for the Quaker and Puritan Lane road project. Motion carried with all voting Aye. Mr. Addeo, Quaker Lane, asked if the Village would re-work the water main at the same time. Public Works Superintendent Zamparelle commented that a booster pump would be required due to the elevation in this area.

At 8:10 pm, Mayor Graf announced the continuation of the public hearing on the Merritt Road subdivision. Mr. Addeo, attorney for the applicant, briefed the board on the latest revisions to the site plan. Mr. Sioss, Village Engineer, spoke about drainage issues. Building Superintendent Craig commented that the four homes on the southerly line were moved forward to create a greater distance from the homes on Hampshire Drive. Discussion ensued regarding the four southerly lots.

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Mayor Graf opened the hearing to the public.

Mr. Cadue, Merritt Road, expressed concern over run-off from the subdivision. The Village Engineer commented that there would be no run-off. Mr. Cadue expressed concern about rodents during construction. Building Superintendent Craig commented that the builder would have to comply with Nassau County rodent control requirements.

Ms. Foppiano, Hampshire Drive, asked about the landscaping plan. Mr. Addeo described the proposed landscaping.

A resident of Larkspur Court, which is part of the Town of Oyster Bay, commented that he has a retaining wall which abuts the subdivision. Mr. Addeo commented that the grade would not change in that location and his retaining wall would not be disturbed.

Mr. Carman, Marie Thomas Court, commented that the public was not informed of the changes and asked about the grading on the north side. Mr. Addeo commented that a twelve foot retaining wall would be built on the north side.

Another resident from Marie Thomas Court asked about landscaping on the north side. Mr. Addeo commented that the applicant would landscape along the top of the wall.

Village Attorney Walsh stated that the board should close the public hearing and that Mr. Addeo be prepared to clarify and finalize the following open items at the February 4<sup>th</sup> meeting:

- Landscaping at the north-west corner
- Fencing on the north side
- Guard rail on the north side
- Follow up on test holes
- Drainage
- Height of buildings

Mr. Addeo was asked to submit a revised plan to the building department by January 22<sup>nd</sup> for public inspection.

At 9:35 pm, it was moved by Deputy Mayor Rachiele, seconded by Trustee Langon, to close the public hearing. Motion carried with all voting Aye.

At 9:50 pm, Mayor Graf announced the continuation of the public hearing on the 776-778 Fulton Street townhouse proposal.

Village Attorney Walsh reviewed the decision with the board. The board requested \$60,000 in incentive fees in accordance with Local Law 12 of 2007 in exchange for allowing Mr. Ferrante to build four additional units.

At 10:05 pm, it was moved by Trustee Starkie, seconded by Deputy Mayor Rachiele, to close the public hearing. Motion carried with all voting Aye.

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It was moved by Deputy Mayor Rachiele, seconded by Trustee Starkie, that the Board of Trustees declares itself as Lead Agency and that a Negative Declaration be issued for this action as it has no significant adverse impact on the environment pursuant to the New York State Environment Quality Review Act. Motion carried, all voting Aye.

It was moved by Deputy Mayor Rachiele, seconded by Trustee Starkie, to approve the decision dated January 7, 2008 and the incentive bonus of \$60,000. Motion carried with all voting Aye.

Mayor Graf opened the Good and Welfare portion of the meeting.

Mr. Cappobianco, Van Cott Avenue, who served on the traffic safety committee, asked the board about the status of on-site parking at the Howitt School and commented that cars are parked longer than four hours at the school. Building Superintendent Craig indicated that he would investigate the matter.

Mr. Wilson, Normandy Drive, commented that the newly formed Downtown Revitalization Committee should include residents who regularly attend board meetings and not be limited to business people. Mayor Graf commented that residents should come to the meeting and share that comment with the committee.

Mr. Wilson commented that the board should determine the total cost of the road work for Quaker and Puritan Lanes, including the upgrade to the water system.

Mr. Carosella, Sherman Road, commented that he was happy to see that the newsletter would continue during the election and expressed appreciation for the article on the Beautification Committee's efforts.

Mr. Orobona, Eastern Parkway, expressed agreement with Mr. Wilson, that those residents, who regularly attend board meetings, should have been considered for the Committee.

There were no further comments from the public. It was moved by Deputy Mayor Rachiele, seconded by Trustee Langon, to close the regular meeting and adjourn to Executive and Work Session. Motion carried with all voting Aye.

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Mayor Graf