

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, February 4, 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, February 4, 2008.

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

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

It was moved by Trustee Starkie, seconded by Deputy Mayor Rachiele, to approve the minutes of January 7, 22, 25, as corrected. Motion carried with all voting Aye.

It was moved by Trustee Starkie, seconded by Trustee Langon, to approve the Abstract of Audited Vouchers #990. Motion carried with all voting Aye

Mayor Graf announced the next regular board meeting to be held Monday, March 3, 2008 at 7:30 p.m.

Mayor Graf called Maria Richer forward and presented her with a proclamation and expressed the Board's appreciation for her efforts in designing the remodeling of Village Hall.

It was moved by Deputy Mayor Rachiele, seconded by Trustee Christiansen, to approve Antoinette Pedone as an alternate inspector for the March 18th village election. Motion carried with all voting Aye.

It was moved by Trustee Langon, seconded by Trustee Starkie, to approve the following taxi permits:

- Richard Macchia
- William Hough
- John Berg
- Louis Sacripante
- Kevin Bonner
- Jose Benitez
- Francis Weber

Motion carried with all voting Aye.

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

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| Davis 5 Quaker Lane DB 08-01 | Construct a 28'x `6' roofed over front porch. ZBA approved. |
| Losi 216 Melville Rd. DB 08-02 | Rear bathroom dormer. |
| Sena 1 Jerome Dr. DB 08-03 | Maintain rear deck. |
| Yang 680 Conklin St. DB 08-04 | Convert half of 2 car garage for interior storage. |
| Fairfield Conklin 675 Conklin St. DB 08-05 | Interior renovation of kitchen, bathroom, and interior doors apt. 20A. |
| Korderas 5 Holly Ave. DB 08-06 | Erect a 7'x 26' side extension to existing garage. ZBA approved. |
| Fairfield Properties 150 Secatogue Ave. DB 07-116 | Site work permit. |

Motion carried with all voting Aye.

Administrator Smollett presented the board a complete account of the taxes unpaid as of January 31, 2008. It was moved by Trustee Starkie, seconded by Deputy Mayor Rachiele, to set the tax lien sale date for March 11, 2008 at 11:00 am at Village Hall. Motion carried with all voting Aye.

Building Superintendent Craig presented the board with a request by Staller Associates for relief from the building moratorium for 235 Eastern Parkway, which is proposed to be renovated for apartment units. Mr. Notaro, architect for the applicant, discussed the proposal, commenting that the project would include "next generation" units. Discussion ensued between the board and Mr. Notaro regarding the definition of "next generation" units. Deputy Mayor Rachiele asked if these units would be regulated by an outside agency. Mr. Notaro explained that these units would be smaller and more affordable for young people, but rented at market value and not regulated.

Mr. Weinstein, Hillside Avenue, recommended that the board adopt an overall master plan for new development instead of passing one project at a time. Mayor Graf commented that the overall plan includes development around the train station.

It was moved by Deputy Mayor Rachiele, seconded by Trustee Langon, to defer decision on waiving the moratorium until the February 19th work session. Motion carried with all voting Aye.

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The board addressed the final open items on the Hubbard subdivision application and noted that the public hearing had been closed.

Mr. Addeo, Esq. reviewed a letter from Sidney Bowne, engineers for the applicant, addressing open items remaining from the last meeting.

Trustee Starkie and Deputy Mayor Rachiele noted that they had met with residents on Hampshire Drive to clarify the elevations of the proposed new homes on the southerly side. The board discussed the proposed guard rail for the homes on the northerly side.

Deputy Mayor Rachiele referred to a letter from H2M which outlined H2M's final requests on the subdivision site plan.

Trustee Starkie commented that he would meet with residents on Hampshire Drive who were not home last time and address any open concerns.

It was moved by Trustee Starkie, seconded by Deputy Mayor Rachiele, to approve the Hubbard Site Plan, subject to the Village Attorney drafting a list of conditions, including items addressed in H2M's letter of February 4, 2008, a copy of which is appended to these minutes, and that remaining concerns by residents on Hampshire Drive be clarified. Motion carried with all voting Aye.

At 8:45 pm, it was moved by Trustee Langon, seconded by Deputy Mayor Rachiele, to open the public hearing on Patty's Tea Room at 222 Main Street. Motion carried with all voting Aye.

Building Superintendent Craig explained that the applicant wishes to expand the existing retail space to include a tea room. The engineer for the applicant noted that the hours of operation would be from 11:00 am to 9:00 pm. Building Superintendent Craig explained that the converted portion of the building would be exempt from the parking requirements as it falls under 2,000 square feet.

At 9:00 pm, it was moved by Deputy Mayor Rachiele, seconded by Trustee Starkie, to close the public hearing. Motion carried with all voting Aye.

It was moved by Deputy Mayor Rachiele, seconded by Trustee Langon, to approve the special use permit for Patty's Tea Room, with the condition that the applicant return to the board for architectural review for any signage. Motion carried with all voting Aye.

Mr. Eric Alexander, Vision Long Island, presented a proposal for Phase II for planning of the downtown area. The plan would address the impact of future development in the downtown area on services, schools and traffic.

Trustee Starkie indicated that he had hoped to have, Ms. Elkowitz, another planner, provide an independent proposal. Mr. Alexander explained that his firm and Ms. Elkowitz' firm would be working together as one team.

Mr. Ahern, Conklin Street, agreed that other proposals are needed.

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Mr. Weinstein, Hillside Avenue, recommended providing specifications so that proposals are consistent.

Mr. Gatto, Manetto Road, commented that the board should determine whether Mr. Alexander's fees are acceptable.

Mr. Alexander expressed concern that his proposal and fees were now public and available to other potential bidders.

Mr. Addeo, Quaker Lane, commented that the Village has most of the data from Phase I of the Visioning.

Mr. Orobona, Eastern Parkway, agreed that the board should solicit proposals and asked about the need for a short environmental study versus a full study.

Deputy Mayor Rachiele responded that the board is not sure at this time whether the study should include a full or short environmental review.

Mr. Miller, Quaker Lane, expressed concern that the board would set precedence by not soliciting additional bids.

Honorable Macagnone, Staples Street, commented that the moratorium should remain intact and projects not be let through. Hon. Macagnone indicated agreement with soliciting proposals but believes that Mr. Alexander and Ms. Elkowitz would work well as a team. Hon. Macagnone further commented that additional proposals would be unfair to Mr. Alexander at this point.

Trustee Christiansen commented that she would have liked to talk to other planners and interview Mr. Alexander and Ms. Elkowitz separately.

Trustee Starkie indicated that he would talk to other municipalities involved with planning studies to ascertain the scope of their studies.

Mr. Addeo, Quaker Lane, suggested that the board not rush and take the time to solicit other proposals.

Mr. Alexander commented that there is some pressure to begin to allow development in order to support the downtown merchants.

Trustee Christiansen commented that the Mayor had just appointed the Revitalization Committee which would be meeting further.

It was decided that Deputy Mayor Rachiele and Trustee Starkie would talk to other municipalities about their planning studies and reserve decision on Mr. Alexander's proposal.

It was moved by Deputy Mayor Rachiele, seconded by Trustee Langon, to reserve decision on Mr. Alexander's proposal. Motion carried with all voting Aye.

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

Mr. Gosline, Waverly Place, commented that he would like to see the agenda and work session minutes posted on the website.

Mr. Gatto, Manetto Road, asked how much more development is feasible in the Village. Mr. Gatto expressed concern that the MTA is using the large buses at the railroad instead of the small buses as agreed to. Mr. Gatto complained that the water main in front of his house continuously breaks. Public Works Superintendent Zamparelle indicated that he would investigate the situation.

Mr. Izzo, Prospect Street, asked why Code Enforcement is not enforcing parking rules in front of St. Luke's. Building Superintendent Craig indicated that he would investigate.

Mr. Carson, Roxbury Street, complained about the speeding at Northside School.

Public Works Superintendent Zamparelle indicated that he would ask Nassau County if it would move the 15 mile per hour speed sign closer to the school.

There being 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.

Mayor Graf