

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, July 7, 2008, 8:00 P.M.

1

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 PM on Monday, July 7, 2008.

Present: Mayor George Starkie
Deputy Mayor Patricia Christiansen
Trustee William Barrett
Trustee Ralph Ekstrand
Trustee Cheryl Parisi
Village Administrator David Smollett
Deputy Clerk/Treasurer Elizabeth Kaye
Building Superintendent Ronald Craig
Village Attorney Kevin Walsh

Mayor Starkie opened the meeting at 8:00 pm with the pledge to the flag led by Girl Scout Sarah Fronckwicz, followed by a moment of silence.

Mayor Starkie presented a proclamation to Sarah Fronckwicz in recognition of her receiving the Senior Girl Scout Gold award.

Mayor Starkie introduced Andrew Fisch to the residents as the candidate to fill the position of Superintendent of Public Works. Trustee Parisi asked that the record reflect that Mr. Fisch has a business relationship with Mayor Starkie. Mayor Starkie acknowledged the relationship and commented that Mr. Fisch should be able to bring a fresh business perspective to the position. Trustee Barrett commented that he had already observed Mr. Fisch over the weekend walking around the village taking notes.

It was moved by Deputy Mayor Christiansen, seconded by Trustee Barrett, to hire Andrew Fisch as Superintendent of Public Works at an annual salary of \$85,000, effective July 14, 2008. Motion carried with all voting Aye.

Mayor Starkie read the list of appointed officials, official depositories, newspapers and village policies to be re-adopted for the ensuing year or for the term(s) as specified, and administered the oath of office to those present.

It was moved by Trustee Ekstrand, seconded by Trustee Parisi, to approve the appointments as presented. Motion carried with all voting Aye.

It was moved by Trustee Parisi, seconded by Deputy Mayor Christiansen, to re-adopt the village policies as presented. Motion carried with all voting Aye.

It was moved by Trustee Parisi, seconded by Trustee Ekstrand, to approve the minutes of June 2, 16. Motion carried with all voting Aye.

It was moved by Trustee Barrett, seconded by Trustee Parisi, to approve the Abstract of Audited Vouchers #995, with the exception of a few held for further review. Motion carried with all voting Aye.

Mayor Starkie announced the next board meeting to be held Monday, August 4th, 2008 at 8:00 pm, work session at 7:00 pm.

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, July 7, 2008, 8:00 P.M.

2

It was moved by Trustee Parisi, seconded by Trustee Ekstrand, to approve the following taxi permits:

- John Piccione
- Robert Wendelken
- Joseph Desiani
- Lawrence Mercadante
- Victor Critelli
- Robert O'Connell

Motion carried with all voting Aye.

Deputy Mayor Christiansen updated the board on Beautification Committee matters and thanked the volunteers and the Public Works staff for their help.

Building Superintendent Craig presented the following list of building permits issued since the last meeting:

Joshua Houston 246-248 Main St. DB 08-57	Install new bathroom, renovate existing bathroom, install wall partitions, fire rated ceiling, fire alarm system.	N/A
Pyramid Network Svc. 315 Eastern Pkwy. DB 08-58	Install one antenna and two microwave dishes on water tower.	N/A
Joan Posillico 54 Prospect St. DB 08-59	Demolition of in-ground swimming pool.	N/A
John Milone 22 Gwynne Lane DB 08-60	Maintain existing finished basement.	N/A
Raymond Sellitti 1 Sullivan Rd. DB 08-60A	Construct 4 ft. deck off 2 nd fl. master bedroom.	N/A
Ann Lauritsen 31 Staples St. DB 08-61	Install wood burning stove.	N/A
Monroy Diaz 35 Baldwin St. DB 08-62	Demolition of above ground swimming pool.	N/A
Fairfield Conklin 675 Conklin St. DB 08-63	Renovate kitchen and bathroom Apt. 16A.	N/A

REGULAR MEETING OF THE BOARD OF TRUSTEES
Monday, July 7, 2008, 8:00 P.M.

Joseph Trudden 385 Main St. DB 08-65	930 s/f addition, misc. interior alterations.	Yes
Stark Realty 167 Thomas Powell Blvd. DB 08-66	Maintain existing shed.	N/A
Sepetci 221 Cherry St. DB 08-67	Maintain existing 4'x24' above ground swimming pool.	N/A
Cramer 76 Balcom Rd. DB 08-68	Maintain existing one family dwelling.	N/A
Davis 83 William St. DB 08-69	1 story front extension, 2 story rear addition.	N/A
Elizabeth Gardens 25 Elizabeth St. DB 08-70	Install new elevator controls.	N/A
Odabasi 111 Conklin St. DB 08-71	Rear dormer addition. Rear porch addition. Misc. interior alterations.	N/A
Flynn 25 Elizabeth St. 3J DB 08-72	Renovate two bathrooms.	
Wagner 468 Secatogue Ave DB 08-73	Retaining wall.	

It was moved by Trustee Ekstrand, seconded by Trustee Parisi, to approve the following tax certiorari refunds:

<u>PREMISE</u>	<u>REDUCED AV</u>		<u>REFUND</u>
	<u>FROM</u>	<u>TO</u>	
575 Fulton St 49/100/49	32,685	12,000	\$18,000.00
325 Main St. 49/106/158	38,205	24,000	\$17,500.00
356 Fulton St 48/447/301	22,979	15,000	\$8,100.00
320-328 Main St 49/971/521	37,721	25,000	\$12,000.00
1010 Fulton St 49/139/127	20,000	14,000	\$5,700.00

REGULAR MEETING OF THE BOARD OF TRUSTEES
Monday, July 7, 2008, 8:00 P.M.

210-218 Fulton St. 48/443/122,238- 239	170,977	100,000	\$54,000.00
814 Fulton St 49/166/58-59	55,320	33,000	\$20,000.00
220 Fulton St 48/443/232,233- 236	14,285	9,000	\$4,200.00
765 Fulton St 49/150/58,60	15,000	12,000	\$15,000.00
	(reduced to 15,000 for 2008/09)		
331-335 Main St. 49/106/154,156	50,000	50,000	\$27,000.00
	(already reduced for 2008/09)		

At 8:35 pm, it was moved by Trustee Parisi, seconded by Deputy Mayor Christiansen, to open the public hearing on proposed Local Law 1 of 2008 regarding amending Vehicle & Traffic Law, Article XX, 98-44 to add Section (C) regarding parking on Eastern Parkway from Secatogue Avenue to Franklin Place. Motion carried with all voting Aye.

It was moved by Deputy Mayor Christiansen, seconded by Trustee Ekstrand, 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.

Village Attorney Walsh summarized the law for the residents.

Mrs. Orabona, Eastern Parkway, expressed concern about snow plowing at her end of Eastern Parkway and about residents of 150 Secatogue Avenue parking in front of her house. Mayor Starkie commented that the snow plowing would not be a problem and that there is enough resident parking for the residents at 150 Secatogue Avenue.

There being no further comment from the public, it was moved at 8:45 pm by Trustee Parisi, seconded by Trustee Barrett, to close the public hearing. Motion carried with all voting Aye.

It was moved by Trustee Parisi, seconded by Deputy Mayor Christiansen, to adopt Local Law 1 of 2008. Motion carried with all voting Aye.

At 8:46 pm, it was moved by Trustee Ekstrand, seconded by Trustee Parisi, to open the public hearing on proposed Local Law 2 of 2008, related to a development overlay district and development incentive bonuses. Motion carried with all voting Aye.

Mayor Starkie discussed the need for a local law to identify guidelines for a planning study of the downtown. Village Attorney Walsh commented that the intent is to study the proposed law, not necessarily adopt it at this point. Village Attorney Walsh commented that the proposed law intends to

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, July 7, 2008, 8:00 P.M.

5

create a more viable downtown by giving certain incentives to developers in exchange for certain amenities to the village.

Trustee Ekstrand asked if the law can be changed from 4 1/2 stories to 3 1/2 stories for buildings if the board desires. Mayor Starkie responded in the affirmative.

Trustee Barrett asked if a developer could ask for a variance from the law. Village Attorney Walsh responded in the affirmative.

Building Superintendent Craig referred to the Village of Westbury and a community in New Jersey which both have downtowns accessible to the train station.

Mayor Starkie opened the hearing to the public.

Mr. Elliott, Oakview Avenue, commented that a developer in New Jersey purchased a parking lot from the municipality in order to accommodate residential units being developed. Mr. Elliott asked if these future developments would be age restricted. Mayor Starkie commented that the units would not be age restricted.

A representative from Silver Manor asked how future development would affect Silver Manor and its interest in lifting the age restriction. Mayor Starkie commented that Silver Manor would be part of the study.

Councilman Macagnone suggested that the board talk to the Long Island Regional Planning Board about possible funding for the study and recommended Molloy College's planning center as well. Mayor Starkie confirmed that they will be contacted.

Mr. Gosline, Waverly Place, commented that the building height should be restricted to 3 1/2 stories. Mr. Gosline expressed concern over the empty stores owned by Staller Enterprises.

Mr. Orabona, Eastern Parkway, commented that during the Visioning process, the public expressed that it did not want huge density.

Mr. Schott, Prospect Street, expressed concern over additional traffic along Prospect Street.

Mr. Addeo, Quaker Lane, recommended including the section, block and lot in Section 2(d) of the proposed law.

Mr. Addeo questioned the point of the Visioning process if the village is embarking on another study. Mayor Starkie responded that the Visioning process "paved the way" for this local law and study.

Mayor Starkie commented that the study will take approximately four months.

Ms. Colletti, Staples Street, commented that the village's high taxes, rents and empty stores will continue unless the village allows growth.

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, July 7, 2008, 8:00 P.M.

6

Mr. Alexander, Main Street, asked if the Visioning Study would be used in the proposed planning study. Mayor Starkie responded that the Visioning Study would be an integral component of the planning study.

Mr. Alexander with Vision Long Island recommended that the board move from the Visioning Study to implementation, acknowledging that the village had already implemented some recommendations made the Visioning Study.

Deputy Mayor Christiansen commented that the Visioning Study recommended two stories on Main Street. Mr. Alexander commented that the Visioning recommended three stories for Front Street.

Mr. Addeo, Quaker Lane, commented that builders face a financial risk unless the village allows 4 1/2 story buildings.

Mr. DeRosa, Bernard Street, expressed support for density in conjunction with an architectural plan and supports studying 4 1/2 stories.

Deputy Mayor Christiansen commented that her conversations with residents and attendance at meetings revealed that residents do not support 4 1/2 stories.

Mr. Lavan, Quaker Lane, suggested studying 4 1/2 stories and then the board can always restrict further.

Mr. Alexander, Vision Long Island, commented that the empty stores in the village need to be addressed.

At 11:25 pm, it was moved by Trustee Parisi, seconded by Trustee Barrett, to continue the public hearing at a later date. Motion carried with all voting Aye with the exception of Deputy Mayor Christiansen who voted Nay.

It was moved by Trustee Ekstrand, seconded by Trustee Barrett, to recommend that the proposed local law be considered a "statement of work" and that the planning study include studying 4 1/2 stories for the area within the proposed overlay district, not within 25 feet of Main Street. Motion carried with all voting Aye.

Under old business, Trustee Parisi updated the board on the website.

Trustee Parisi requested approval for a block party to be held on Doud Street on August 16, 2008 from 11:00 am to 11:00 pm. It was moved by Trustee Barrett, seconded by Deputy Mayor Christiansen, to approve the block party. Motion carried with all voting Aye.

Mayor Starkie opened up the Good and Welfare portion of the meeting.

Mr. Lavan, Quaker Lane, mentioned that he was asked to take out a sidewalk permit after he had contracted with the road contractor to replace his sidewalk, and believes there should have been better communication regarding the sidewalk program.

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, July 7, 2008, 8:00 P.M.

7

Mr. Carosella, Sherman Road, commented about the overgrown hedges on North Front Street. Building Superintendent Craig responded that the village maintains this area and will take care of the situation.

Mr. Lavan, Quaker Lane, commented that the village should restrict parking during the U.S. Open.

Mr. Corrente, Van Cott Avenue, expressed concern over potential parking problems at the adjoining property which was purchased by a dentist. Mayor Starkie assured Mr. Corrente that the owner must come before the Planning Board for site plan review.

Commissioner Romeo asked for clarification on the village's procurement policy. Administrator Smollett commented that the village would be amending the policy by raising the minimum threshold for which bids are required.

Mr. Addeo, Quaker Lane, expressed concern over Planning Board Member Charles Gosline making public comments on proposed developments which may come before the Planning Board and asked the board to address this concern.

Administrator Smollett asked the board to vote on modifying the procurement policy. It was moved by Trustee Parisi, seconded by Trustee Barrett, to increase the threshold for Sections (Third) and (Fourth) of the Procurement Policy from \$500.00 to \$1000.00. Motion carried with all voting Aye.

There being no further business before the board, it was moved by Trustee Parisi, seconded by Trustee Ekstrand, to close the regular meeting and adjourn to Executive Session. Motion carried with all voting Aye.

Mayor Starkie