

**INCORPORATED VILLAGE OF FARMINGDALE**  
**361 MAIN STREET**  
**FARMINGDALE, NY 11735**  
**BOARD OF TRUSTEES**  
**WORK SESSION**  
**AGENDA**  
**Monday, December 5, 2022**

1. Tonight's public hearings/hearings to be scheduled
2. Fire Department:
3. Building Department: Blue and Gold Development will be bringing final plans for building permit for development at 1 Conklin Street in the near future approved for 12 unit project waiting for state DOT sign off. The Carlyle (formerly Robby Lee) has told the Mayor that they have finally closed financing – getting on track. Mayor has contacted the new owners, structural steel has been ordered: 7--11 and Sunoco –ZBA approved plans and BOT approved special use permit - awaiting construction drawings in order to issue building permit. Site work Peter Flory/D&F Development: (Sterling Green) building permit been issued demo completed and site work is underway: LIRR contacted about removing rat habitat along tracks from Merritts to Stratford Green. LIRR has completed brush removal and Arrow is in the process of abatement. Also on Cobb Place summons (rodents property maintenance) issued awaiting disposition thru Village Court - Stratford Green rat issues being addressed solely by Stratford Green which to date has not been successful – their vendor has not dealt with the rat issue-their vendor has placed rat traps and that the building department has verified that the traps are baited. Arrow Exterminating has been engaged to work with the LIRR to solve this problem in all discussed in the interim they have treated USA Gas and around the warehouse in parking lot 2. 109 Auto Body - work proceeding on this project – continues. Application for one home on south side of the Black Course Development has been submitted – going to planning board. Planning board held work session to address issues raised at a hearing: Daler Pizza @ 331 Main Street in full construction mode – continues. Fridays & Saturdays on Main Street noise issues being addressed by code enforcement. New fence has been requested along the LIRR from Melville Road to Secatogue Avenue. It was noted that the LIRR needs a general cleanup of litter along the tracks at various locations. Zuzu will be coming in for SUP hearing November 7. Proposed fine arts center for Village at plans done by SRF has now reached the second round for funding with NYS. Eastern Parkway houses being cleaned up and in court with derelict garage. Eastern Parkway new parking arrangement being finalized in front of 4 family houses. Administrator Harty, Superintendent Fellman and Deputy Clerk Ruckdeschel to review license agreements. 37 Potter Street shut down by Nassau County Fire Marshall due to lack of filing plans for sprinkler system – Illegal occupant of second floor to be removed. It was reported that 317 has installed a tent in the rear of their property without permit/permission. The Board requested that the Building Superintendent look into certain Office Residence properties for compliance with R/O zoning. Need to update zoning map. The Board asked that someone look into trash being put out on Main Street rather than behind building as is required.
4. Highway Department: Lot Maintenance and Routine Maintenance of Main Street: Routine garbage pick-up in Parks and dog stations: Ongoing storm prep/planning and debris removal: DPW Garage Renovations substantially completed. The new DPW garage foundation plans are being evaluated and should be done by Mid-November: The Window and door project for Village Hall: To discuss at work session/exec: Stumps are located at 90 Conklin, Citibank Building on Conklin, Clinton Street. The PO has been issued to West Star for the new DPW

# **INCORPORATED VILLAGE OF FARMINGDALE**

**361 MAIN STREET  
FARMINGDALE, NY 11735**

***BOARD OF TRUSTEES***

**WORK SESSION**

**AGENDA**

**Monday, December 5, 2022**

garage – foundation plans completed and specs are out to bid. Preliminary site work, including retaining wall is substantially complete. New fence along property line on south exposure to be installed by highway personnel. A tree stump was noticed in front of 140 Prospect Street for removal. Main St. pole removal start date is on hold due to engineering changes and changes in pricing. PSEG will be supplying a phasing of the project in the near term once all contractor issues are resolved. Need Magniflood quote for electric fixture addition to parking lot lighting and to finish install of lighting on sign at 5 Corners Park. Lights are out on Village Green, lights need reset at 5 Corners Park.

From Ken Tortoso:

1# Leaf pickup is in full effect. The crews are doing an outstanding job.

2# We have begun winterizing and preparing snow plows, sanders and spreaders for the upcoming winter season.

3# DPW is helping the Beautification Committee with holiday decorations around the Village.

The Board requested a status report on electrification for decorations on poles in the parking lots.

5. Water Department: Water Tower Construction continues with electrical work, controls, modem cable for new base station for billing system and phone line to well house and generator installation remain. Garage door for tower has been ordered. Tank has been filled and awaiting health department sampling sign-off. The generator installation is being relocated, saving over \$55,000 in construction cost, is underway with the gas manifold installed. Foundation will be installed and gas service to be installed by National Grid in the near term. Cell providers organizing contractors to remove old equipment from the old tank and install new on the new tank. - Including NCPD microwave: Three million awarded to VOF in Gov. Hochul's budget for Improvements WIIA Grant. This funding will be used to install new pollution control equipment. Documents signed and submitted to the State to receive the funding. Pollution equipment to be installed by Philip Ross Industries. New Doors and hatch approved for all well locations are in process of being installed wells 2-2 and 2-3 completed waiting for delivery and installation of doors for well 1-3 waiting for double doors on the well house from Westar. All locks need to be changed on the new door installation as well. Coordinating with Bob Holzmacher and Health Department to install piping and new valves to enable filling of ground tank at Ridge Road from both wells. Philip Ross is proceeding with engineering and necessary Health Department submittals. New site plan and location of equipment has been agreed. PWGC to handle NYS submittals for reimbursement of WIIA grant and legal consulting services only. The Board requested an update on status with Bethpage Water District meter pit and rates. The Board requested status for when the new tank will go on line.
6. Code Department: Working to 10pm Thursday, Friday and Saturday. Noise issues being discussed re: outdoor music, types & volume levels. The BOT wants code to stay until 11:15 on WTFS to make sure all doors & windows are closed so that music can be heard inside only. New signage ordered for LIRR North parking lot and Howitt "Municipal Parking" signs have been installed. The Board requested a review of nighttime personnel as outdoor dining and open windows have changed with the season.

**INCORPORATED VILLAGE OF FARMINGDALE**

**361 MAIN STREET**

**FARMINGDALE, NY 11735**

***BOARD OF TRUSTEES***

**WORK SESSION**

**AGENDA**

**Monday, December 5, 2022**

7. Make Uber parking/pickup on Main St. after 10:00 p.m.
8. Other: Parking of scooters/mopeds at the LIRR Station

**INCORPORATED VILLAGE OF FARMINGDALE**  
**361 MAIN STREET**  
**FARMINGDALE, NY 11735**  
**BOARD OF TRUSTEES**  
**AGENDA**  
**Monday, December 5, 2022 8:00 PM**

1. Pledge of Allegiance/Moment of Silence

2. Announcements-

- The next Board meeting with public comment period will be held on Tuesday, January 3<sup>rd</sup>, 2023 at 8:00 p.m. Regular Work Sessions will be held on Monday, December 19<sup>th</sup>, 2022 and Tuesday, January 3<sup>rd</sup>, 2023 at 7:00 p.m.
- The following resolutions were approved at the November 21<sup>st</sup> Work Session:
  - Approved the addition of a new category called Commercial STEP Program where 2 sidewalk flags/60 linear feet of frontage will be allowed, with St. Kilian's to receive a grant of \$3,520 to repair the sidewalk on Cherry Street from Conklin Street to Wesche Drive.
  - Approved Speedway Concrete Construction Corp. as the lowest responsible bidder to install generator and gas header concrete pads with bollards and trenching for electrical connection to switch gear in the amount of \$23,885.00.
  - Approved a request by St. Kilian's Church to have a parade/procession on Saturday, December 10, 2022 beginning at approximately 7:45 p.m., after Mass has ended. It will begin in the front of the church on Conklin St., where the procession will head east to Secatogue Ave. It will make a right turn onto Secatogue Ave., then a right turn on Van Cott Ave., a right turn on Grant Ave., a right turn on Cherry St., and a left on Wesche Dr., ending at the St. Kilian School parking lot.
  - Approved Michael DiBartolo as Commissioner of the Farmingdale Fire Department, to fulfill the unexpired term of Commissioner Robert Lopez, who has resigned.
  - Approved the lease/purchase of one 2023 Dodge Ram DS6T98 1500 SSV Crew Cab Pick-up 4x4 (Chief's Car) in the amount of \$45,612.06 off of the Onondaga Cty #0010808 Police and Admin Vehicles Contract.
  - Approved the lease/purchase of one 2023 Dodge Ram DJ7191 2500 Crew SSV Pick-up 4x4 (Highway Foreman's Vehicle) in the amount of \$66,568.91 off of the Onondaga Cty #0010808 Police and Admin Vehicles Contract.
  - Amended Huntington Power Equipment Purchase Order #551343 due to increased material cost for a gas header as a result of supply chain issues brought on by the pandemic in the amount of \$6,183.00.
- The following resolutions were approved at the November 28<sup>th</sup> Work Session:
  - Appointed Peter Terracciano, Esq. as a new Associate Justice of the Village Court at a per-diem of \$275.00. (3/0 vote)

**INCORPORATED VILLAGE OF FARMINGDALE**  
**361 MAIN STREET**  
**FARMINGDALE, NY 11735**  
**BOARD OF TRUSTEES**  
**AGENDA**  
**Monday, December 5, 2022 8:00 PM**

- Permitted the Village Justice to impose a \$35.00 Driver Responsibility Fee. (3/0 vote)
  - Hired Andrew Frigerio as a parking meter attendant at a salary of \$20 per hour with an increase after 6 months to \$22 per hour. (4/0 vote)
  - Approved the use of Main Street for a parade from Northside School to the Village Green in celebration of the Farmingdale High School football team winning the Long Island Division 1 Championship. (4/0 vote)
  - Authorized night differential for Code Enforcement at a minimum of \$23.00 per hour with three dollars per hour added as night differential to base pay when that amount exceeds \$23.00 per hour. (4/0 vote)
3. Resolution to approve the following Regular Meeting business items: **Motion to approve.**
- Abstract of Audited Vouchers #1168 dated December 5, 2022
  - Minutes of Board Meetings of 11/7/22, 11/21/22, 11/28/22.
  - Use of Village Property:
    - None
  - Block Party Applications:
    - None
  - Tax certiorari's:
    - Tax Certiorari settlement Re: Fairfield Farmingdale LLC Sec 49, Blk. 79, Lot 150: Premises 150 Secatogue Ave., for tax years 2016/17 through and including 2022/2023 for a refund of \$6,500, with a reduction in assessed value to \$7,000,000. 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: Fairfield eastern Parkway LLC Sec 49, Blk. 85, Lots 28-29 & 39-46: Premises 276 & 262 Eastern Parkway (apartment buildings), for tax years 2014/15 through and including 2021/2022 for a refund of \$3,000, with no reduction in assessed value.
    - Tax Certiorari settlement Re: McCourt and Trudden Funeral Home/385 Main Street Holdings LLC Sec 49, Blk. 106, Lot 7-10, 11-12: Premises 385 Main Street, for tax years 2016/17 through and including 2022/2023 for a refund of \$5,000, with a reduction in the 2016/17 assessed value to \$770,000. If assessment remains at the reduced value for tax years 2023/24 through and including 2025/26, no Article 7 proceedings will be filed.

**INCORPORATED VILLAGE OF FARMINGDALE**  
**361 MAIN STREET**  
**FARMINGDALE, NY 11735**  
**BOARD OF TRUSTEES**  
**AGENDA**  
**Monday, December 5, 2022 8:00 PM**

- Tax Certiorari settlement Re: Tercan Jewelry Sec 49, Blk. 106, Lot 212: Premises 414-420 Conklin Street (Latinos Multiservices, Gutierrez Deli), for tax years 2016/17 through and including 2022/2023 for a refund of \$2,000, with a reduction in the 2022/23 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: Laura Grey Sec 49, Blk. 971, Lot 548: Premises 358-360 Main Street (Grey & Grey), for tax years 2015/16 through and including 2022/2023 for a refund of \$8,000, with a reduction in the 2022/23 final assessed value to \$1,115,000. 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: Board of Managers of Elizabeth Ann Gardens, Inc. Sec 49, Blk. 298, Lot 102: Premises 197 Fulton Street (condos surrounded by Stratford Green), for tax years 2006/07 through and including 2022/2023 for a refund of \$65,000, with a reduction in the 2022/23 final assessed value to \$4,600,000. If assessment remains at the reduced value for tax years 2023/24 through and including 2025/26, no Article 7 proceedings will be filed.
4. Building Permits – list attached.
5. Resolution to set the following public hearings on Tuesday, January 3, 2023 at 8:00 p.m.:  
**Motion to approve.**
- None
6. Resolution to revise the wording of the NYSHIP Health Insurance – Contribution Rates in the Village Employee manual to specify “Village Justice & Prosecutor” instead of “Justice Court Employees”. **Motion to approve.**
7. Resolution to increase Village Code Parking fines as attached. **Motion to approve.**
8. Resolution to do the following budget transfers within the General Fund as of November 30, 2022: **Motion to approve.**
- To transfer \$10,000 from the Fire Department Ins. and \$25,484.30 from Contingencies into Municipal Parking (total \$35,484.30) for increase in insurance premium.
  - To transfer \$25,000 from Contingencies, \$27,000 from Consultant and \$10,000 from Misc. Sidewalk into Road Repair (total \$62,000) for sidewalk and drainage repairs.

**INCORPORATED VILLAGE OF FARMINGDALE**

**361 MAIN STREET**

**FARMINGDALE, NY 11735**

***BOARD OF TRUSTEES***

**AGENDA**

**Monday, December 5, 2022 8:00 PM**

- To transfer \$13,000 from Consultant into Superintendent for part-time Superintendent salary.

9. Beautification Report

10. Old Business

11. Correspondence

12. Fair Housing Complaints & Comments

13. Public Comment

**ABSTRACT OF AUDITED VOUCHERS**

Capital

No. 1168

FUND

VILLAGE OF Farmingdale, COUNTY OF Nassau, NEW YORK

Date of Audit: 12/5/22

(Original to Village Treasurer — Duplicate to be retained by Village Clerk or Auditor)

VOUCHER NUMBER	NAME OF CLAIMANT - ADDRESS	✓	APPROPRIATION CODE	AMOUNT	CHECK NUMBER
11/10/2022	D&B ENGINEERS AND ARCHITECTS, P.C.			5,602.92	1278
11/10/2022	P&D MECHANICAL CORP			30,818.40	1279
11/10/2022	WESTAR CONSTRUCTION GROUP INC			13,360.40	1280
TOTAL				49,781.72	

To the Treasurer of the above VILLAGE:

**Board of Trustees**

The above listed claims having been presented to the \_\_\_\_\_ of the above-named Village, and having been duly audited and allowed in the amounts as shown on the above-mentioned date, you are hereby authorized and directed to pay to each of the listed claimants the amount allowed upon his claim appearing opposite his name.

In Witness Whereof, I have hereunto set my hand as **Mayor** \_\_\_\_\_ of  
MAYOR-AUDITOR-CLERK

the above Village this 5th day of December, 2022

\_\_\_\_\_  
 Mayor



**ABSTRACT OF AUDITED VOUCHERS**

General

FUND

No. 1168

VILLAGE OF Farmingdale, COUNTY OF Nassau, NEW YORK

Date of Audit: 12/5/22

(Original to Village Treasurer — Duplicate to be retained by Village Clerk or Auditor)

VOUCHER NUMBER	NAME OF CLAIMANT - ADDRESS	✓	APPROPRIATION CODE	AMOUNT	CHECK NUMBER
11/4/2022	ALL AMERICAN AWARDS & UNIFORMS INC			476.25	22220
11/4/2022	AMERICAN PROTECTION BUREAU			600.00	22221
11/4/2022	CARR BUSINESS SYSTMS CORP			153.00	22222
11/4/2022	ALISON CELAYA			50.00	22223
11/4/2022	CHARLES MICHAEL CORBSIERO			200.00	22224
11/4/2022	FIREMATIC SUPPLY CO INC			139.86	22225
11/4/2022	FRENCHY REFRIGERATION LLC			560.00	22226
11/4/2022	HERCULES CONSTRUCTION CORP			17,200.00	22227
11/4/2022	ISLAND ENERGY CORP			575.00	22228
11/4/2022	KINGS HARDWARE INC			476.61	22229
11/4/2022	KOKOWEB INC			1,396.50	22230
11/4/2022	ROBERT LEONE			23.45	22231
11/4/2022	LOGO MAX INC			145.00	22232
11/4/2022	MARKETING MASTERS NY INC			1,625.00	22233
11/4/2022	MILLIMAN INC			2,800.00	22234
11/4/2022	MINUTEMAN PRESS CORP			60.62	22235
11/4/2022	MUNICIPAL EMERGENCY SERVICES INC.			10.00	22236
11/4/2022	OPTIMUM			194.39	22237
11/4/2022	PERSHING LLC			15,000.00	22238
11/4/2022	PSEGLI			77.83	22239
11/4/2022	QUICK AUTO PARTS DISTRIBUTORS INC			314.35	22240
11/4/2022	SALERNO BROKERAGE CORP			2,440.00	22241
11/4/2022	SIGNARAMA OF FARMINGDALE			3,541.36	22242
11/4/2022	SRF ARCHITECT, PC			2,500.00	22243
11/4/2022	STAPLES ADVANTAGE			10.59	22244
11/4/2022	TOTAL COMPUTER SYSTEMS LTD			1,918.00	22245
11/4/2022	VERIZON			66.68	22246
11/4/2022	JMI LANDSCAPING INC			8,538.75	22247
11/10/2022	ACCURATE COURT REPORTING SERVICE INC			717.50	22248
11/10/2022	ADEPT TECHNOLOGY CONSULTING INC.			1,561.50	22249
11/10/2022	AMERICAN PROTECTION BUREAU			650.00	22250
11/10/2022	FIREMATIC SUPPLY CO INC			807.45	22251
11/10/2022	HENRY SCHEIN INC			31.98	22252
11/10/2022	HOME DEPOT CREDIT SERVICE			22.55	22253
11/10/2022	JMI LANDSCAPING INC			5,130.00	22254
11/10/2022	KOMATSU FINANCIAL LLP			2,546.81	22255
11/10/2022	FRANCIS LAU			1,055.95	22256
11/10/2022	LI VILLAGE CLERK & TREAS ASSO			35.00	22257
11/10/2022	LIBERTY CAPITAL SERVICES LLC			2,000.00	22258
11/10/2022	MINUTEMAN PRESS CORP			22.84	22259
11/10/2022	MUNICIPAL EMERGENCY SERVICES INC.			12.00	22260
11/10/2022	NATIONAL GRID			1,199.27	22261
11/10/2022	NEWSDAY LLC			1,340.00	22262
11/10/2022	PSEGLI			25,656.29	22263
11/10/2022	SO SHORE FIRE & SAFETY EQUIP			284.70	22264
11/10/2022	STAPLES ADVANTAGE			37.08	22265
11/10/2022	VERIZON			627.64	22266
11/10/2022	VERIZON WIRELESS SERVICES, LLC			826.55	22267
	TOTAL				

To the Treasurer of the above VILLAGE:

**Board of Trustees**

The above listed claims having been presented to the \_\_\_\_\_ of the above-named Village, and having been duly audited and allowed in the amounts as shown on the above-mentioned date, you are hereby authorized and directed to pay to each of the listed claimants the amount allowed upon his claim appearing opposite his name.

**Mayor**

In Witness Whereof, I have hereunto set my hand as \_\_\_\_\_ of

MAYOR-AUDITOR-CLERK

the above Village this 5th day of December, 2022.

**Mayor**

**ABSTRACT OF AUDITED VOUCHERS**

General

FUND

No. 1168

VILLAGE OF Farmingdale, COUNTY OF Nassau, NEW YORK

Date of Audit: 12/5/22

(Original to Village Treasurer — Duplicate to be retained by Village Clerk or Auditor)

VOUCHER NUMBER	NAME OF CLAIMANT - ADDRESS	✓	APPROPRIATION CODE	AMOUNT	CHECK NUMBER
11/15/2022	JMI LANDSCAPING INC			2,160.00	22268
11/18/2022	AMERICAN PROTECTION BUREAU			600.00	22269
11/18/2022	ANGEL E CHICAS SORTO			200.00	22270
11/18/2022	ARROW EXTERMINATING COMPANY INC			150.00	22271
11/18/2022	BARNWELL HOUSE OF TIRES INC			410.12	22272
11/18/2022	BEE READY FISHBEIN HATTER & DONOVAN LLP			500.00	22273
11/18/2022	BILL BLEYER			150.00	22274
11/18/2022	JOHN BROSNAN			550.00	22275
11/18/2022	CJ FLAG & BANNER INC			1,087.50	22276
11/18/2022	DCAK-MSA ARCHITECTURE & ENGINEERING PC			1,341.25	22277
11/18/2022	DEPENDABLE HYDRAULIC SVC INC			16.18	22278
11/18/2022	DR JACK GEFFKEN DO FACP			1,014.37	22279
11/18/2022	FUNDAMENTAL BUSINESS SERVICE INC			7,706.75	22280
11/18/2022	G & J BAGELS			420.00	22281
11/18/2022	GENERAL CODE, LLC			2,390.00	22282
11/18/2022	GRAINGER INC			93.84	22283
11/18/2022	HENDRICKSON TRUCK CENTER INC			443.00	22284
11/18/2022	HICKSVILLE SPRING SERVICE CENTER INC			40.00	22285
11/18/2022	ISLAND DIGITAL REPROGRAPHICS INC			20.16	22286
11/18/2022	LIBERTY CAPITAL SERVICES LLC			3,000.00	22287
11/18/2022	LOWE'S			667.12	22288
11/18/2022	MINUTEMAN PRESS CORP			70.79	22289
11/18/2022	NEWSDAY LLC			544.00	22290
11/18/2022	OK PETROLEUM DISTRIBUTION CORP			574.85	22291
11/18/2022	OPTIMUM			207.03	22292
11/18/2022	CHERYL PARISI			95.44	22293
11/18/2022	PAYBYPHONE TECHNOLOGIES INC			200.00	22294
11/18/2022	PSEGLI			283.16	22295
11/18/2022	QUICK AUTO PARTS DISTRIBUTORS INC			205.60	22296
11/18/2022	RNM GRAPHICS CORP			350.00	22297
11/18/2022	SPRAGUE OPERATING RESOURCES LLC			8,365.12	22298
11/18/2022	STAPLES ADVANTAGE			298.39	22299
11/18/2022	STAPLES CREDIT PLAN			96.98	22300
11/18/2022	STATE OF NEW YORK - DEPT OF CIVIL SERVICE			65,028.74	22301
11/18/2022	STERLING SANITARY SUPPLY IN			99.30	22302
11/18/2022	CRAIG STEWART			6,860.00	22303
11/18/2022	TERMINIX CORP			100.00	22304
11/18/2022	TESTING UNLIMITED CORP			2,307.00	22305
11/18/2022	ROBERT WARSHAUER			145.37	22306
11/22/2022	NORTH ISLAND WINDOWS & DOORS INC			132.00	22307
11/23/2022	ST. KILIAN PARISH			24,313.94	22308
TOTAL				→	238,896.35

To the Treasurer of the above VILLAGE:

**Board of Trustees**

The above listed claims having been presented to the \_\_\_\_\_ of the above-named Village, and having been duly audited and allowed in the amounts as shown on the above-mentioned date, you are hereby authorized and directed to pay to each of the listed claimants the amount allowed upon his claim appearing opposite his name.

**Mayor**

In Witness Whereof, I have hereunto set my hand as \_\_\_\_\_ of

MAYOR-AUDITOR-CLERK

the above Village this 5th day of December, 2022.

**Mayor**

# ABSTRACT OF AUDITED VOUCHERS

Trust & Agency

FUND No. 1168

VILLAGE OF Farmingdale, COUNTY OF Nassau, NEW YORK

Date of Audit: 12/5/22

(Original to Village Treasurer — Duplicate to be retained by Village Clerk or Auditor)

VOUCHER NUMBER	NAME OF CLAIMANT - ADDRESS	✓	APPROPRIATION CODE	AMOUNT	CHECK NUMBER
11/16/2022	RICHARD COMI			850.00	10018
TOTAL				850.00	

To the Treasurer of the above VILLAGE:

Board of Trustees

The above listed claims having been presented to the \_\_\_\_\_ of the above-named Village, and having been duly audited and allowed in the amounts as shown on the above-mentioned date, you are hereby authorized and directed to pay to each of the listed claimants the amount allowed upon his claim appearing opposite his name.

In Witness Whereof, I have hereunto set my hand as Mayor of

MAYOR-AUDITOR-CLERK

the above Village this 5th day of December, 2022.

\_\_\_\_\_  
Mayor

**ABSTRACT OF AUDITED VOUCHERS**

Payroll \_\_\_\_\_ FUND No. 1168

VILLAGE OF Farmingdale, COUNTY OF Nassau, NEW YORK

Date of Audit: 12/5/22

(Original to Village Treasurer — Duplicate to be retained by Village Clerk or Auditor)

VOUCHER NUMBER	NAME OF CLAIMANT - ADDRESS	✓	APPROPRIATION CODE	AMOUNT	CHECK NUMBER
11/1/2022	NYS EMPLOYEES RETIRE SYST			3,047.97	103122
11/4/2022	CSEA INC FINANCE DEPT			379.91	2045
11/4/2022	PEARL INSURANCE			50.47	2046
11/4/2022	STEPHEN FELLMAN			1,485.53	20755
11/4/2022	NICHOLAS FRIGERIO			398.84	20756
11/4/2022	ERNEST KOZEE			558.15	20757
11/4/2022	COMMISSIONER OF TAXATION AND FINANCE			198.00	20758
11/4/2022	NYS DEFERRED COMP PLAN			3,098.57	110422
11/7/2022	AFLAC NEW YORK			983.92	2047
11/18/2022	CSEA INC FINANCE DEPT			379.91	2048
11/18/2022	PEARL INSURANCE			50.47	2049
11/18/2022	STEPHEN FELLMAN			1,485.53	20759
11/18/2022	NICHOLAS FRIGERIO			368.68	20760
11/18/2022	ERNEST KOZEE			452.78	20761
11/18/2022	COMMISSIONER OF TAXATION AND FINANCE			198.00	20762
11/18/2022	NYS DEFERRED COMP I			19,775.38	111822
	TOTAL		→	32,912.11	

To the Treasurer of the above VILLAGE:

The above listed claims having been presented to the Board of Trustees of the above-named Village, and having been duly audited and allowed in the amounts as shown on the above-mentioned date, you are hereby authorized and directed to pay to each of the listed claimants the amount allowed upon his claim appearing opposite his name.

In Witness Whereof, I have hereunto set my hand as Mayor of the above Village this 5th day of December, 2022

MAYOR-AUDITOR-CLERK

**ABSTRACT OF AUDITED VOUCHERS**

Water

FUND No. 1168

VILLAGE OF Farmingdale, COUNTY OF Nassau, NEW YORK

Date of Audit: 12/5/22

(Original to Village Treasurer — Duplicate to be retained by Village Clerk or Auditor)

VOUCHER NUMBER	NAME OF CLAIMANT - ADDRESS	✓	APPROPRIATION CODE	AMOUNT	CHECK NUMBER
11/4/2022	AMERICAN WATER WORKS ASSN			400.00	1119
11/4/2022	FUNDAMENTAL BUSINESS SERVICE INC			1,325.25	1120
11/4/2022	STAPLES ADVANTAGE			70.85	1121
11/10/2022	RICHARD COMI	VOID		850.00	1122
11/10/2022	MINUTEMAN PRESS CORP			648.20	1123
11/10/2022	NATIONAL GRID			48.64	1124
11/18/2022	EAGLE CONTROL CORP			12,890.00	1125
11/18/2022	JCI JONES CHEMICALS INC			6,109.20	1126
11/18/2022	T MINA SUPPLY INC			3,159.12	1127
TOTAL				→ 25,501.26	

To the Treasurer of the above VILLAGE: Board of Trustees

The above listed claims having been presented to the \_\_\_\_\_ of the above-named Village, and having been duly audited and allowed in the amounts as shown on the above-mentioned date, you are hereby authorized and directed to pay to each of the listed claimants the amount allowed upon his claim appearing opposite his name.

Mayor

In Witness Whereof, I have hereunto set my hand as \_\_\_\_\_ of

MAYOR-AUDITOR-CLERK

the above Village this 5th day of December, 2022.

\_\_\_\_\_  
Mayor

**ABSTRACT OF AUDITED VOUCHERS**

FARMINGDALE YOUTH COUNCIL – FNB of LI FUND No. 1167

VILLAGE OF FARMINGDALE, COUNTY OF NASSAU, NEW YORK

Date of Audit: October 31, 2022

(Original to Village Treasurer – Duplicate to be retained by Village Clerk or Auditor)

VOUCHER NUMBER	NAME OF CLAIMANT – ADDRESS	✓	APPROPRIATION CODE	AMOUNT	CHECK NUMBER
	<u>YOUTH</u>				
041131	Philadelphia Insurance		T-93	\$ 3,407.08	041131
041432	PCRemote Repair.com		T-93	199.00	041132
041133	Sterling Business Systems		T-93	165.00	041133
041134	C & C Sports		T-93	4,746.00	041134
041135	Staples Credit Plan		T-93	59.33	041135
041136	Syncb/Amazon		T-93	67.96	041136
041137	Protect Youth Sports		T-93	19.90	041137
041138	S&S Worldwide		T-93	15.79	041138
041139	Long Island Athletics		T-93	144.00	041139
041140	Sunrise Sports		T-93	958.00	041140
041141	Shelter Point Life		T-93	410.46	041141
041142	VOID		T-93	0.00	041142
041143	Angelique Gestone		T-93	35.97	041143
041144	S&S Worldwide		T-93	321.20	041144
P/R	Net Payroll 10/26/22 - Employee Checks		T-93	1,908.64	P/R
P/R 1	Net Payroll 10/26/22 - Direct Deposits		T-93	8,696.51	P/R 1
P/R 1	Tax Liability Payroll 10/26/22 - FED		T-93	2,443.43	P/R 1
P/R 1	Tax Liability Payroll 10/26/22 – NYS		T-93	313.30	P/R 1
P/S 5	Payroll Service Fee 10/26/22		T-93	142.49	P/S 5
P/S 5	Payroll Service Fee 10/26/22 – NYS Training Webinar		T-93	100.00	P/S 5
	TOTAL			\$ 24,154.06	

To the Treasurer of the above VILLAGE:

The above listed claims having been presented to the Board of Trustees of the above-named Village, and having been duly audited and allowed in the amounts as shown on the above-mentioned date, you are hereby authorized and directed to pay to each of the listed claimants the amount allowed upon his claim appearing opposite his name.

In Witness Whereof, I have hereunto set my hand as Mayor of the above Village this 7th day of November, 2022

MAYOR-AUDITOR-CLERK

Mayor

**WORK SESSION OF THE BOARD OF TRUSTEES**  
**Monday, November 7, 2022**  
**INC. VILLAGE OF FARMINGDALE**

The Work Session of the Board of Trustees of the Incorporated Village of Farmingdale was held at 7:00 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  
Village Attorney Claudio DeBellis  
Building Superintendent Stephen Fellman

The following topics were discussed:

- Tonight's public hearings/Hearings to be scheduled: A general discussion took place regarding both of tonight's scheduled public hearings.
- Fire Department: Discussed general fire department policies.
- Building Department:
  - Blue and Gold Development will be bringing final plans for a building permit for development at 1 Conklin Street in the near future, approved for 12 units. Waiting for state DOT sign off.
  - The Carlyle (formerly Robbie Lee) told Mayor Ekstrand that they have finally closed financing and are getting on track. The Mayor contacted the new owners, structural steel has been ordered.
  - 7-11 and Sunoco – the ZBA has approved the plans and the Board approved the Special Use Permit, awaiting construction drawings in order to issue building permit.
  - Peter Florey/D&F Development (Sterling Green):
    - Building permit has been issued
    - Demo is completed
  - LIRR was contacted about removing rat habitat along the tracks from Merritts Road to Stratford Green. LIRR claims to have a large back-up in clearing and removing vegetation and it may be some time before they are able to address this issue. They have been notified that we may contact the NCDOH and NYSDOH. Also on Cobb Place, summons (rodents, property maintenance) has been issued. Awaiting disposition through Village Court.

**WORK SESSION OF THE BOARD OF TRUSTEES**  
**Monday, November 7, 2022**  
**INC. VILLAGE OF FARMINGDALE**

- Stratford Green rat issues are being addressed solely by Stratford Green, which to date has not been successful. Their vendor has not dealt with the rat issue – their vendor has placed rat traps and the Building Department has verified that the traps are baited. Arrow Exterminating has been engaged to work with the LIRR to solve this problem in all discussed locations. In the interim, they have treated USA Gas and around the warehouse in parking lot 2.
- Rte. 109 & Conklin St. auto body – work is proceeding on this project, continues.
- Application for one home on the south side of the Black Course development has been submitted and is going to the Planning Board. The Planning Board held a work session to address issues raised at a hearing.
- “Haunted Hamburgers” coming to Friendly’s on Rte. 109. CO has been issued, they are open with large crowds.
- Daler Pizza at 331 Main Street is in full construction mode.
- Friday & Saturday noise issues on Main Street are being addressed by Code Enforcement.
- New fence has been requested along the LIRR from Melville Road to Secatogue Avenue. It was noted that the LIRR needs a general cleanup of litter along the tracks at various locations.
- Zuzu will be coming in for special use permit on November 7.
- Proposed fine arts center for the Village with plans done by Superintendent Fellman has now reached the second round for funding with New York State.
- Eastern Parkway houses are being cleaned up, with one home in court for a derelict garage.
- New parking arrangements on Eastern Parkway are being finalized.
- 37 Potter Street was shut down by the Nassau County Fire Marshal due to lack of filing plans for a sprinkler system. Illegal occupant of second floor will be removed.
- Application for a building at 250 Conklin Street is anticipated.
- It was reported that 317 has installed a tent in the rear of their property without permit/permission.



**WORK SESSION OF THE BOARD OF TRUSTEES**  
**Monday, November 7, 2022**  
**INC. VILLAGE OF FARMINGDALE**

- The Board requested that the Building Superintendent look into certain Office Residence properties for compliance with R/O zoning.
- Highway Department:
  - Lot maintenance and routine maintenance of Main St.
  - Routine garbage pickup in parks and dog stations
  - Ongoing storm prep/planning and debris removal
  - DPW Garage renovations substantially completed. The new DPW garage foundation plans are being evaluated and should be done by mid-November.
  - Window and door project at Village Hall – to discuss at work session/exec.
  - Stumps are located at 90 Conklin St., 250 Conklin St. (Citibank), Clinton Ave.
  - The PO has been issued to Westar for the new DPW garage, foundation plans are being done by the engineering company. Preliminary site work, including retaining wall, is substantially complete. New fence along the property line on south exposure to be installed by highway personnel.
  - A tree stump was noticed in front of 140 Prospect Street for removal.
  - The start date for removing poles from Main Street is on hold due to engineering changes and changes in pricing. PSEG will be supplying a phasing of the project in the near term once all contractor issues are resolved.
  - Need quote from Magniflood for electric fixture to parking lot and to finish installation of lighting on sign at 5 Corners Park.
  - From Ken Tortoso:
    - Hello all, your DPW crew again has been very busy the past couple of weeks. Leaves are going to be DPW's main objective for the next couple of weeks. We are using all of our resources in our fleet to try and collect all the leaves in a timely manner, just need some more help from Mother Nature to drop them. The leaf schedule is on the Village web site.
    - TOB lighting has finished up wiring the 5 Corners Park and are all on. TOB has also been in fixing outages and reinstalling light poles that were taken out by accidents: Main St. next to Rte. 109 and Eastern Pkwy. & Secatogue Ave.

**WORK SESSION OF THE BOARD OF TRUSTEES**  
**Monday, November 7, 2022**  
**INC. VILLAGE OF FARMINGDALE**

- DPW still has to install the Gergras light sign which I'm hoping will be next week. TOB has already looked at the wiring for the installation.
- Leaf season is in full effect using all DPW employees including both pay loaders and our large debris truck.
- John Iaboni has been a great help trimming trees around the Village, DPW has also been trimming trees when we have the manpower available.
- Stapleton has been in removing dead trees and trimming and also stump grinding. DPW assists them so they can get more done.
- Island Energy was into VH-FD replacing filters and getting the units ready for this upcoming winter.
- DPW fixed the bench that was broken during Columbus Day weekend and put back in front of Charlotte's.
- Winterizing all of the Village sprinklers are almost done, about 80%, I've been working with Iaboni and Heads-Up.
- All of the flowers, hanging baskets and pots have been removed. I still have to return all the brackets/hangers to the Nursery.
- I've started to gather all the Christmas lights for the upcoming season. The Christmas lights on the Village Green look good, just have to add more lights on the tree at Gergras Park. I will be in touch with Trustee Parisi for further decoration instructions.
- Halloween parade was a success.
- DPW crews are out every morning walking the lots collecting garbage before going out on their regular assignments.
- DPW are still doing weekly spraying inside Village Hall.
- Fall clean ups are just about finished.
- Thank you and if anyone has any questions or would like to come up to DPW and see our operation/fleet please feel free to call me!
- Water Department:
  - Water tower construction continues – electrical work, controls, modem cable for new base station, for billing system and phone line to warehouse and generator installation remain. Garage door for tower has been ordered. The tank has been filled and awaiting health department sampling sign off.

**WORK SESSION OF THE BOARD OF TRUSTEES**  
**Monday, November 7, 2022**  
**INC. VILLAGE OF FARMINGDALE**

The generator installation is being relocated, saving over \$55,000 in construction cost, and is underway with the gas manifold installed. The foundation will be installed and gas service to be installed by National Grid in the near term.

- Cell providers organizing contractors to remove old equipment from the old tank and install new on the new tank, including NCPD microwave.
- \$3,000,000 has been awarded to the Village in Gov. Hochul's budget for Improvements WIIA grant. This funding will be used to install new pollution control equipment. Documents have been signed and submitted to the state to receive funding. Pollution equipment to be installed by Philip Ross Industries.
- New doors and hatch approved for all well locations and are in the process of being installed. Wells 2-2 and 2-3 are completed, waiting for delivery and installation of doors for well 1-3 and waiting for the double doors on the well house from Westar. All locks need to be changed on the new door installation as well.
- Coordinating with Bob Holzmacher to install piping and new valves to enable filling of ground tank at Ridge Road from both wells.
- Philip Ross is proceeding with engineering and necessary Health Department submittals. New site plan and location of equipment has been agreed. PWGC to handle NYS submittals for reimbursement of WIIA grant and legal consulting services only.
- Code Department:
  - Working until 10:00 p.m. on Thursday, Friday and Saturday.
  - Noise issues were discussed regarding outdoor music, types and volume levels.
  - The Board wants Code to stay until 11:15 p.m. on Wednesday, Thursday, Friday and Saturday to make sure all doors and windows are closed so that music can be heard inside only.
  - New signage ordered for LIRR North parking lot and Howitt "Municipal Parking" signs have been installed.
- Make Uber parking/pickup on Main St. after 10:00 p.m.
- Other:

**WORK SESSION OF THE BOARD OF TRUSTEES**  
**Monday, November 7, 2022**  
**INC. VILLAGE OF FARMINGDALE**

- Chiddy's Cheesesteaks requested a location for a food truck on Thanksgiving Eve.
- Holiday lighting ceremony refreshments will be hosted by the Farmingdale Village Merchants.
- Recommendation to call Scott Stone regarding potential surge in tax certs.
- Trustee Priestley will organize a New Year's Eve "Ball Drop".
- The NCPD reported that drug arrests were down (The NCPD narcotics unit had a major arrest breaking up a fentanyl ring) and other infractions were at very low levels in the 3<sup>rd</sup> quarter of 2022.
- Catalytic converter theft mostly happens in residential neighborhoods between 2 and 5AM.
- NCPD is working with the School District to address issues as they arise.
- A "SWATTING" incident was reported on Jerome Drive on November 7<sup>th</sup>. It proved to be a hoax, no injuries.

There being no further business, the Board adjourned to the regular meeting at 8:00 p.m.

Respectfully submitted,

---

Brian P. Harty, Village Clerk-Treasurer

**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.

## REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, November 7, 2022

### INC. VILLAGE OF FARMINGDALE

- 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

**REGULAR MEETING OF THE BOARD OF TRUSTEES**

**Monday, November 7, 2022**

**INC. VILLAGE OF FARMINGDALE**

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

**REGULAR MEETING OF THE BOARD OF TRUSTEES**  
**Monday, November 7, 2022**  
**INC. VILLAGE OF FARMINGDALE**

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/Sconces 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



**REGULAR MEETING OF THE BOARD OF TRUSTEES**  
**Monday, November 7, 2022**  
**INC. VILLAGE OF FARMINGDALE**

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.**

**REGULAR MEETING OF THE BOARD OF TRUSTEES**  
**Monday, November 7, 2022**  
**INC. VILLAGE OF FARMINGDALE**

Three people presented the application for the Special Use Permit – Chris Worle, 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. Worle 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

**REGULAR MEETING OF THE BOARD OF TRUSTEES**

**Monday, November 7, 2022**

**INC. VILLAGE OF FARMINGDALE**

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,

**REGULAR MEETING OF THE BOARD OF TRUSTEES**

**Monday, November 7, 2022**

**INC. VILLAGE OF FARMINGDALE**

**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.

**REGULAR MEETING OF THE BOARD OF TRUSTEES**  
**Monday, November 7, 2022**  
**INC. VILLAGE OF FARMINGDALE**

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

**WORK SESSION OF THE BOARD OF TRUSTEES**  
**Monday, November 21, 2022**  
**INC. VILLAGE OF FARMINGDALE**

The Work Session of the Board of Trustees of the Incorporated Village of Farmingdale was held at 7:00 p.m. on Monday, November 21, 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  
Village Attorney Claudio DeBellis  
Building Superintendent Stephen Fellman

The following topics were discussed:

- Joe Fortuna – Discussion about tent: Tent can be used from November 1<sup>st</sup> until April 30<sup>th</sup>, limited to 20 seats (5 tables of 4). Infrared heat (fire marshal’s approval).

**STEP PROGRAM** – Upon a motion made by Trustee Parisi and seconded by Trustee Rosasco, it was unanimously,

**RESOLVED (#2023-11-12)**, to add a new category call Commercial STEP Program where 2 sidewalk flags/60 linear feet of frontage will be allowed with St. Kilian’s to receive a grant of \$3,520 to repair the sidewalk on Cherry Street from Conklin Street to Wesche Drive.

**GENERATOR INSTALLATION** – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Priestley, it was unanimously,

**RESOLVED (#2023-11-13)**, to approve Speedway Concrete Construction Corp. as the lowest responsible bidder to install generator and gas header concrete pads with bollards and trenching for electrical connection to switch gear in the amount of \$23,885.00.

**USE OF FACILITIES** – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was unanimously,

**RESOLVED (#2023-11-14)**, to approve St. Kilian’s Church having a parade/procession on Saturday, December 10, 2022 beginning at approximately 7:45 p.m., after Mass has ended. It will begin at the front of the church on Conklin St., where the procession will head east to Secatogue Ave. It will make a right turn onto Secatogue Ave., then a right turn on Van Cott Ave., a right turn on Grant Ave., a right turn on Cherry St., and a left on Wesche Dr., ending at the St. Kilian School parking lot.

**WORK SESSION OF THE BOARD OF TRUSTEES**  
**Monday, November 21, 2022**  
**INC. VILLAGE OF FARMINGDALE**

The following topics were discussed:

- Fire Department:

**NEW FIRE COMMISSIONER** – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Parisi, it was unanimously,

**RESOLVED (#2023-11-15)**, to approve Michael DiBartolo as Commissioner of the Farmingdale Fire Department, to fulfill the unexpired term of Commissioner Robert Lopez who has resigned.

The discussion continued on the following topics:

- Building Department:
  - Blue and Gold Development will be bringing final plans for a building permit for development at 1 Conklin Street in the near future, approved for 12 units. Waiting for state DOT sign off.
  - The Carlyle (formerly Robbie Lee) told Mayor Ekstrand that they have finally closed financing and are getting on track. The Mayor contacted the new owners, structural steel has been ordered.
  - 7-11 and Sunoco – the ZBA has approved the plans and the Board approved the Special Use Permit, awaiting construction drawings in order to issue building permit.
  - Peter Florey/D&F Development (Sterling Green):
    - Building permit has been issued
    - Demo is completed
    - Site work is underway
  - LIRR was contacted about removing rat habitat along the tracks from Merritts Road to Stratford Green. LIRR has completed brush removal and Arrow will be contacted about abatement. Also on Cobb Place, summons (rodents, property maintenance) has been issued. Awaiting disposition through Village Court.
  - Stratford Green rat issues are being addressed solely by Stratford Green, which to date has not been successful. Their vendor has not dealt with the rat issue – their vendor has placed rat traps and the Building Department has verified that the traps are baited. Arrow Exterminating has been engaged to work with the LIRR to solve this problem in all discussed locations. In the

**WORK SESSION OF THE BOARD OF TRUSTEES**  
**Monday, November 21, 2022**  
**INC. VILLAGE OF FARMINGDALE**

interim, they have treated USA Gas and around the warehouse in parking lot 2.

- Rte. 109 & Conklin St. auto body – work is proceeding on this project, continues.
- Application for one home on the south side of the Black Course development has been submitted and is going to the Planning Board. The Planning Board held a work session to address issues raised at a hearing.
- Daler Pizza at 331 Main Street is in full construction mode.
- Friday & Saturday noise issues on Main Street are being addressed by Code Enforcement.
- New fence has been requested along the LIRR from Melville Road to Secatogue Avenue. It was noted that the LIRR needs a general cleanup of litter along the tracks at various locations.
- Zuzu will be coming in for special use permit on November 7.
- Proposed fine arts center for the Village with plans done by Superintendent Fellman has now reached the second round for funding with New York State.
- Eastern Parkway houses are being cleaned up, with one home in court for a derelict garage.
- New parking arrangements on Eastern Parkway are being finalized in front of 4 family houses.
- Administrator Harty, Superintendent Fellman and Deputy Clerk Ruckdeschel to review license agreements.
- 37 Potter Street was shut down by the Nassau County Fire Marshal due to lack of filing plans for a sprinkler system. Illegal occupant of second floor will be removed.
- Application for a building at 250 Conklin Street is anticipated.
- It was reported that 317 has installed a tent in the rear of their property without permit/permission.
- The Board requested that the Building Superintendent look into certain Office Residence properties for compliance with R/O zoning.
- Need to update zoning map.



**WORK SESSION OF THE BOARD OF TRUSTEES**  
**Monday, November 21, 2022**  
**INC. VILLAGE OF FARMINGDALE**

- Highway Department:
  - Lot maintenance and routine maintenance of Main St.
  - Routine garbage pickup in parks and dog stations
  - Ongoing storm prep/planning and debris removal
  - DPW Garage renovations substantially completed. The new DPW garage foundation plans are being evaluated and should be done by mid-November.
  - Window and door project at Village Hall – to discuss at work session/exec.
  - Stumps are located at 90 Conklin St., 250 Conklin St. (Citibank), Clinton Ave.
  - The PO has been issued to Westar for the new DPW garage, waiting for working plans and foundation completed and specs are out to bid. Preliminary site work, including retaining wall, is substantially complete. New fence along the property line on south exposure to be installed by highway personnel.
  - A tree stump was noticed in front of 140 Prospect Street for removal.
  - The start date for removing poles from Main Street is on hold due to engineering changes and changes in pricing. PSEG will be supplying a phasing of the project in the near term once all contractor issues are resolved.
  - Need quote from Magniflood for electric fixture to parking lot and to finish installation of lighting on sign at 5 Corners Park.
  - Lights out on Village Green/Lights need reset at 5 Corners Park.
  - From Ken Tortoso:.
  - Leaf pickup is in full effect. The crews are doing an outstanding job.
  - We have begun winterizing and preparing snow plows, sanders and spreaders for the upcoming winter season.
  - DPW is helping the Beautification Committee with holiday decorations around the Village.
  - Trustee Parisi thanked DPW for their assistance with Holiday wreath set up and installation.
- Water Department:

## **WORK SESSION OF THE BOARD OF TRUSTEES**

**Monday, November 21, 2022**

### **INC. VILLAGE OF FARMINGDALE**

- Water tower construction continues – electrical work, controls, modem cable for new base station, for billing system and phone line to warehouse and generator installation remain. Garage door has been ordered. The tank has been filled and awaiting health department sampling sign off. The generator installation is being relocated, saving over \$55,000 in construction cost, and is underway with the gas manifold installed. The foundation will be installed and gas service to be installed by National Grid in the near term.
- Cell providers organizing contractors to remove old equipment from the old tank and install new on the new tank, including NCPD microwave.
- \$3,000,000 has been awarded to the Village in Gov. Hochul’s budget for Improvements WIIA grant. This funding will be used to install new pollution control equipment. Documents have been signed and submitted to the state to receive funding. Pollution equipment to be installed by Philip Ross Industries.
- New doors and hatch approved for all well locations and are in the process of being installed. Wells 2-2 and 2-3 are completed, waiting for delivery and installation of doors for well 1-3 and waiting for the double doors on the well house from Westar. All locks need to be changed on the new door installation as well.
- Coordinating with Bob Holzmacher to install piping and new valves to enable filling of ground tank at Ridge Road from both wells.
- Philip Ross is proceeding with engineering and necessary Health Department submittals. New site plan and location of equipment has been agreed. PWGC to handle NYS submittals for reimbursement of WIIA grant and legal consulting services only.
- Code Department:
  - Working until 10:00 p.m. on Thursday, Friday and Saturday.
  - Noise issues were discussed regarding outdoor music, types and volume levels.
  - The Board wants Code to stay until 11:15 p.m. on Wednesday, Thursday, Friday and Saturday to make sure all doors and windows are closed so that music can be heard inside only.
  - New signage ordered for LIRR North parking lot and Howitt “Municipal Parking” signs have been installed.

**WORK SESSION OF THE BOARD OF TRUSTEES**  
**Monday, November 21, 2022**  
**INC. VILLAGE OF FARMINGDALE**

- Make Uber parking/pickup on Main St. after 10:00 p.m.

**NEW CHIEF’S CAR** – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was unanimously,

**RESOLVED (#2023-11-16)**, to approve the lease/purchase of one 2023 Dodge Ram DS6T98 1500 SSV Crew Cab Pick-up 4x4 (Chief’s Car) in the amount of \$45,612.06 off of the Onondaga Cty #0010808 Police and Admin Vehicles Contract.

**NEW DPW FOREMAN’S CAR** – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was unanimously,

**RESOLVED (#2023-11-17)**, to approve the lease/purchase of one 2023 Dodge Ram DJ7191 2500 Crew SSV Pick-up 4x4 (Highway Foreman’s Vehicle) in the amount of \$66,568.91 off of the Onondaga Cty #0010808 Police and Admin Vehicles Contract.

**HUNTINGTON POWER EQUIPMENT P.O.** – Upon a motion made by Trustee Rosasco and seconded by Trustee Parisi, it was unanimously,

**RESOLVED (#2023-11-18)**, to amend Huntington Power Equipment Purchase Order #551343 due to increased material cost for a gas header as a result of supply chain issues brought on by the pandemic in the amount of \$6,183.00.

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

**RESOLVED (#2023-11-19)**, to move to Executive Session.

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

**RESOLVED (#2023-11-20)**, to reconvene the meeting.

There being no further business, the meeting was adjourned at 9:20 p.m.

Respectfully submitted,

---

Brian P. Harty, Village Clerk-Treasurer

**WORK SESSION OF THE BOARD OF TRUSTEES**  
**Monday, November 28, 2022**  
**INC. VILLAGE OF FARMINGDALE**

The Work Session of the Board of Trustees of the Incorporated Village of Farmingdale was held at 7:00 p.m. on Monday, November 28, 2022.

**Present:** Mayor Ralph Ekstrand  
Trustee Cheryl Parisi  
Trustee Walter Priestley (arrived at 7:30)  
Trustee Craig Rosasco  
Administrator/Clerk/Treasurer Brian Harty  
Deputy Clerk Daniel Ruckdeschel  
Village Attorney Claudio DeBellis

**Absent:** Deputy Mayor William Barrett

The following topics were discussed:

- Fire Department
- Building Department:
  - Blue and Gold Development will be bringing final plans for a building permit for development at 1 Conklin Street in the near future, approved for 12 units. Waiting for state DOT sign off.
  - The Carlyle (formerly Robbie Lee) told Mayor Ekstrand that they have finally closed financing and are getting on track. The Mayor contacted the new owners, structural steel has been ordered.
  - 7-11 and Sunoco – the ZBA has approved the plans and the Board approved the Special Use Permit, awaiting construction drawings in order to issue building permit.
  - Peter Florey/D&F Development (Sterling Green):
    - Building permit has been issued
    - Demo is completed
    - Site work is underway
  - LIRR was contacted about removing rat habitat along the tracks from Merritts Road to Stratford Green. LIRR has completed brush removal and Arrow is in the process of abatement. Also on Cobb Place, summons (rodents, property maintenance) has been issued. Awaiting disposition through Village Court.
  - Stratford Green rat issues are being addressed solely by Stratford Green, which to date has not been successful. Their vendor has not dealt with the

**WORK SESSION OF THE BOARD OF TRUSTEES**  
**Monday, November 28, 2022**  
**INC. VILLAGE OF FARMINGDALE**

rat issue – their vendor has placed rat traps and the Building Department has verified that the traps are baited. Arrow Exterminating has been engaged to work with the LIRR to solve this problem in all discussed locations. In the interim, they have treated USA Gas and around the warehouse in parking lot 2.

- Rte. 109 & Conklin St. auto body – work is proceeding on this project, continues.
- Application for one home on the south side of the Black Course development has been submitted and is going to the Planning Board. The Planning Board held a work session to address issues raised at a hearing.
- Daler Pizza at 331 Main Street is in full construction mode.
- Friday & Saturday noise issues on Main Street are being addressed by Code Enforcement.
- New fence has been requested along the LIRR from Melville Road to Secatogue Avenue. It was noted that the LIRR needs a general cleanup of litter along the tracks at various locations.
- Zuzu will be coming in for special use permit on November 7.
- Proposed fine arts center for the Village with plans done by Superintendent Fellman has now reached the second round for funding with New York State.
- Eastern Parkway houses are being cleaned up, with one home in court for a derelict garage.
- New parking arrangements on Eastern Parkway are being finalized in front of 4 family houses.
- Administrator Harty, Superintendent Fellman and Deputy Clerk Ruckdeschel to review license agreements.
- 37 Potter Street was shut down by the Nassau County Fire Marshal due to lack of filing plans for a sprinkler system. Illegal occupant of second floor will be removed.
- It was reported that 317 has installed a tent in the rear of their property without permit/permission.
- The Board requested that the Building Superintendent look into certain Office Residence properties for compliance with R/O zoning.

**WORK SESSION OF THE BOARD OF TRUSTEES**  
**Monday, November 28, 2022**  
**INC. VILLAGE OF FARMINGDALE**

- Need to update zoning map – the Board discussed this and are exploring options.
- The Board asked that someone look into trash being put out on Main Street rather than behind building as required.
- Highway Department:
  - Lot maintenance and routine maintenance of Main St.
  - Routine garbage pickup in parks and dog stations
  - Ongoing storm prep/planning and debris removal
  - DPW Garage renovations substantially completed. The new DPW garage foundation plans are being evaluated and should be done by mid-November.
  - Window and door project at Village Hall – to discuss at work session/exec.
  - Stumps are located at 90 Conklin St., 250 Conklin St. (Citibank), Clinton Ave.
  - The PO has been issued to Westar for the new DPW garage, waiting for working plans and foundation completed and specs are out to bid. Preliminary site work, including retaining wall, is substantially complete. New fence along the property line on south exposure to be installed by highway personnel.
  - A tree stump was noticed in front of 140 Prospect Street for removal.
  - The start date for removing poles from Main Street is on hold due to engineering changes and changes in pricing. PSEG will be supplying a phasing of the project in the near term once all contractor issues are resolved.
  - Need quote from Magniflood for electric fixture to parking lot and to finish installation of lighting on sign at 5 Corners Park.
  - Lights are out on Village Green/Lights need reset at 5 Corners Park.
  - From Ken Tortoso:
    - Leaf pickup is in full effect. The crews are doing an outstanding job.
    - We have begun winterizing and preparing snow plows, sanders and spreaders for the upcoming winter season.
    - DPW is helping the Beautification Committee with holiday decorations around the Village.

**WORK SESSION OF THE BOARD OF TRUSTEES**  
**Monday, November 28, 2022**  
**INC. VILLAGE OF FARMINGDALE**

- Gerngras Park tree lighting is on Friday, December 2<sup>nd</sup> at 7:00 p.m.
- The Board requested a status report on electrification for decorations on post in the parking lots.
- Water Department:
  - Water tower construction continues – electrical work, controls, modem cable for new base station, for billing system and phone line to warehouse and generator installation remain. Garage door for tower has been ordered. The tank has been filled and awaiting health department sampling sign off. The generator installation is being relocated, saving over \$55,000 in construction cost, and is underway with the gas manifold installed. The foundation will be installed and gas service to be installed by National Grid in the near term.
  - Cell providers organizing contractors to remove old equipment from the old tank and install new on the new tank, including NCPD microwave.
  - \$3,000,000 has been awarded to the Village in Gov. Hochul’s budget for Improvements WIIA grant. This funding will be used to install new pollution control equipment. Documents have been signed and submitted to the state to receive funding. Pollution equipment to be installed by Philip Ross Industries.
  - New doors and hatch approved for all well locations and are in the process of being installed. Wells 2-2 and 2-3 are completed, waiting for delivery and installation of doors for well 1-3 and waiting for the double doors on the well house from Westar. All locks need to be changed on the new door installation as well.
  - Coordinating with Bob Holzmacher to install piping and new valves to enable filling of ground tank at Ridge Road from both wells.
  - Philip Ross is proceeding with engineering and necessary Health Department submittals. New site plan and location of equipment has been agreed. PWGC to handle NYS submittals for reimbursement of WIIA grant and legal consulting services only.
  - The Board requested an update on status with Bethpage Water District meter pit and rates.
  - The Board requested status for when the new tank will go on line.
- Code Department:

**WORK SESSION OF THE BOARD OF TRUSTEES**  
**Monday, November 28, 2022**  
**INC. VILLAGE OF FARMINGDALE**

- Working until 10:00 p.m. on Thursday, Friday and Saturday.
  - Noise issues were discussed regarding outdoor music, types and volume levels.
  - The Board wants Code to stay until 11:15 p.m. on Wednesday, Thursday, Friday and Saturday to make sure all doors and windows are closed so that music can be heard inside only.
  - New signage ordered for LIRR North parking lot and Howitt “Municipal Parking” signs have been installed.
  - A preliminary discussion was held regarding Pride Day, which is being proposed for June 11, 2023.
  - The Board requested a review of nighttime personnel as outdoor dining and open windows have changed with the season.
  - Thanksgiving Eve “No Parking” on Main Street functioned very well.
- Make Uber parking/pickup on Main St. after 10:00 p.m.

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

**RESOLVED (#2023-11-21)**, to move to Executive Session.

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

**RESOLVED (#2023-11-22)**, to reconvene the meeting.

**NEW ASSOCIATE JUSTICE** – Upon a motion made by Trustee Parisi and seconded by Trustee Rosasco, it was,

**RESOLVED (#2023-11-23)**, to appoint Peter Terracciano, Esq. as a new Associate Justice of the Village Court at a per-diem of \$275.00.

**DRIVER RESPONSIBILITY FEE** – Upon a motion made by Trustee Parisi and seconded by Trustee Rosasco, it was,

**RESOLVED (#2023-11-24)**, to permit the Village Justice to impose a \$35.00 Driver Responsibility Fee.

Trustee Priestley arrived.



**WORK SESSION OF THE BOARD OF TRUSTEES**  
**Monday, November 28, 2022**  
**INC. VILLAGE OF FARMINGDALE**

**NEW HIRE** – Upon a motion made by Trustee Priestley and seconded by Trustee Parisi, it was,

**RESOLVED (#2023-11-25)**, to hire Andrew Frigerio as a Parking Meter Attendant at a salary of \$20 per hour with an increase after 6 months to \$22 per hour.

The Farmingdale High School football team has won the Long Island Division 1 Championship. The Board salutes their most difficult accomplishment.

**PARADE FOR FHS FOOTBALL TEAM** – Upon a motion made by Trustee Rosasco and seconded by Trustee Priestley, it was,

**RESOLVED (#2023-11-26)**, to allow a parade on Main Street from Northside School to the Village Green in celebration of the Farmingdale High School Football Team winning the Long Island Division 1 Championship.

**CODE ENFORCEMENT NIGHT DIFFERENTIAL** – Upon a motion made by Trustee Priestley and seconded by Trustee Rosasco, it was,

**RESOLVED (#2023-11-27)**, to authorize night differential for Code Enforcement at a minimum of \$23.00 per hour with three dollars per hour added as night differential to base pay when that amount exceeds \$23.00 per hour.

There being no further business, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,

---

Brian P. Harty, Village Clerk-Treasurer

LAW OFFICES OF  
**SCOTT STONE PLLC**

**SCOTT STONE\***

**VERONICA SYMPSON KRENDEL\***  
 OF COUNSEL

\* MEMBER NY, CT & DC BARS  
 \*\* MEMBER NY & CT BARS

340 ATLANTIC AVENUE  
 EAST ROCKAWAY, NEW YORK 11518  
 (516) 593-0202  
 (718) 855-5044  
 FAX (516) 593-0297  
 E-Mail: scottstonelaw95@gmail.com  
 E-Mail: sstone@scottstonelaw.com  
 Website: www.scottstonelaw.com

LISA MILLER  
 OFFICE MANAGER

KATLYN GUTMANN  
 PARALEGAL

108 FOREST AVENUE  
 LOCUST VALLEY, NEW YORK 11560  
 BY APPOINTMENT ONLY

**MEMORANDUM**

Date: **November 8, 2022,**

To: **Brian Harty, Village Administrator** Fax (516) 249-0355  
**Claudio DeBellis, Village Attorney**

From: **Scott Stone, Esq.**  
**Tax Certiorari Counsel to the Incorporated Village of Farmingdale**

Re: **Fairfield Farmingdale, LLC v. Assessor, Village of Farmingdale**  
**Section 49, Block 79 Lot 150**  
**Premises: 150 Secatogue Avenue, Farmingdale**

During the last several months, conferences were held with Jacquelyn Mascetti, Esq. of Herman Katz Cangemi Wilkes and Clyne, P. C. attorneys for petitioner Fairfield Farmingdale, LLC to negotiate the issues regarding all pending tax certiorari matters against the Incorporated Village of Farmingdale. The pending tax years are 2016/17 through and including 2022/23. The subject property is a 54-unit apartment complex.

The village assessments for the pending tax years are as follows:

\$5,811,000 for tax year 2016/17, equalizing to a market value of \$5,811,000  
 \$5,811,000 for tax year 2017/18, equalizing to a market value of \$5,811,000  
 \$6,217,800 for tax year 2018/19, equalizing to a market value of \$6,217,800  
 \$6,404,300 for tax year 2019/20, equalizing to a market value of \$6,404,300  
 \$6,404,300 for tax year 2020/21, equalizing to a market value of \$6,404,300  
 \$7,173,000 for tax year 2021/22, equalizing to a market value of \$7,173,000  
 \$7,173,000 for tax year 2022/23, equalizing to a market value of \$7,173,000

Because there was no prior settlement with Nassau County, a valuation work-up was prepared applying an income capitalization approach.

Page 2

At the conference, the Petitioner made demands reducing the assessments to the following market values:

2016/17	\$5,556,686	2020/21	\$5,552,209
2017/18	\$5,800,101	2021/22	\$5,816,367
2018/19	\$5,981,994	2022/23	\$5,898,630
2019/20	\$5,855,146		

Applying these demands, the Petitioner made demands at the conference resulting in an indicated refund of approximately \$24,000 for all tax years and would result in a reduction of the village assessment from \$7,173,000 to **\$5,898,630.00** for the last pending tax year.

After reviewing the financials and comparable rentals, and after negotiations with Petitioner's attorney, I have been able to settle this case subject to the Village Board approval as follows:

1. A cash refund for all pending tax years, including 2022/23, in the amount of **\$6,500.00**.
2. A reduction in the 2016/17 final assessed value to **\$7,000,000.00**, which equates to a taxable value of **\$7,000,000.00**. If the assessment remains at the reduced value for tax years 2023/24 - 2025/26, the Petitioner cannot file any further Article 7 proceedings in accordance with the provisions of §727 of the New York State Real Property Tax Law.

Please confirm that all village taxes have been paid for all tax years under review.

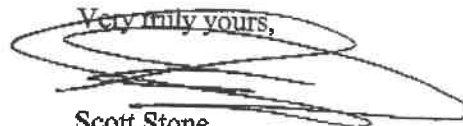
In reviewing this settlement, it is my legal opinion that this is a good and equitable settlement for the Incorporated Village of Farmingdale. I would therefore recommend this settlement to the Village Board.

I would appreciate your presenting this proposed settlement to the Village Board so that we may bring this matter to a final conclusion.

Please notify me in writing as to the decision of the Village Board so that I may take the necessary steps to proceed accordingly.

If you have any questions, please contact me.

Very truly yours,



Scott Stone  
Tax Certiorari Counsel to the  
Incorporated Village of Farmingdale

LAW OFFICES OF  
**SCOTT STONE PLLC**

**SCOTT STONE\***  
**VERONICA SYMPSON KRENDEL\***  
OF COUNSEL

\* MEMBER NY, CT & DC BARS  
\*\* MEMBER NY & CT BARS

340 ATLANTIC AVENUE  
EAST ROCKAWAY, NEW YORK 11518  
(516) 593-0202  
(718) 855-5044  
FAX (516) 593-0297  
E-Mail: scottstonelaw95@gmail.com  
E-Mail: sstone@scottstonelaw.com  
Website: www.scottstonelaw.com

LISA MILLER  
OFFICE MANAGER  
  
KATLYN GUTMANN  
PARALEGAL

108 FOREST AVENUE  
LOCUST VALLEY, NEW YORK 11560  
BY APPOINTMENT ONLY

**MEMORANDUM**

Date: **November 10, 2022**

To: **Brian Harty, Village Administrator**  
**Claudio DeBellis, Village Attorney**

Fax (516) 249-0355

From: **Scott Stone, Esq.**

**Tax Certiorari Counsel to the Incorporated Village of Farmingdale**

Re: **Fairfield Eastern Parkway, LLC v. Assessor, Village of Farmingdale**  
**Property Location at 2756 Eastern Parkway, Farmingdale**  
**Section 49, Block 85, Lot 28-29 & 39-46**

*276 + 262*  
*↑ ↑ apartments*  
*276 262*

During the last several months, conferences were held with Jacquelyn L. Mascetti, Esq. of Herman Katz Cangemi Wilkes & Clyne, LLP attorneys for petitioner Fairfield Eastern Parkway, LLC to negotiate the issues regarding all pending tax certiorari matters against the Incorporated Village of Farmingdale. The pending tax years are 2014/15 through and including 2020/21. The subject property consists of a 23 unit apartment complex.

The village assessments for the pending tax years are as follows:

- \$2,119,800 for tax year 2014/15, equalizing to a market value of \$2,119,800
- \$2,119,800 for tax year 2015/16, equalizing to a market value of \$2,119,800
- \$2,331,500 for tax year 2016/17, equalizing to a market value of \$2,331,500
- \$2,331,500 for tax year 2017/18, equalizing to a market value of \$2,331,500
- \$2,494,700 for tax year 2018/19, equalizing to a market value of \$2,494,700
- \$2,569,600 for tax year 2019/20, equalizing to a market value of \$2,569,600
- \$2,569,600 for tax year 2020,21, equalizing to a market value of \$2,569,500
- \$2,569,600 for tax year 2021/22, equalizing to a market value of \$2,569,600

Because there was no prior settlement with Nassau County, a valuation work-up was prepared applying an income capitalization approach.

Page 2

At the conference, the Petitioner made demands reducing the assessments to the following market values:

2014/15	\$2,278,103	2018/19	\$2,278,103
2015/16	\$2,278,103	2019/20	\$2,278,103
2016/17	\$2,278,103	2020/21	\$2,278,103
2017/18	\$2,278,103	2021/22	\$2,278,103

Applying these demands, the Petitioner made demands at the conference resulting in an indicated refund of approximately **\$7,355** for all tax years and would result in a reduction of the village assessment from **\$2,569,600 to \$2,278,103** for the last pending tax year.

After reviewing the financials and comparable rentals, and after negotiations with Petitioner's attorney, I have been able to settle this case subject to the Village Board approval as follows:

1. A cash refund for all pending tax years, including 2021/22, in the amount of **\$3,000**.
2. No reduction in the assessment for 2021/22.

Please confirm that all village taxes have been paid for all tax years under review.

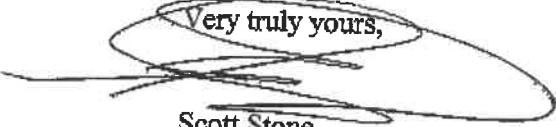
In reviewing this settlement, it is my legal opinion that this is a good and equitable settlement for the Incorporated Village of Farmingdale. I would therefore recommend this settlement to the Village Board.

I would appreciate your presenting this proposed settlement to the Village Board so that we may bring this matter to a final conclusion.

Please notify me in writing as to the decision of the Village Board so that I may take the necessary steps to proceed accordingly.

If you have any questions, please contact me.

Very truly yours,

  
Scott Stone  
Tax Certiorari Counsel to the  
Incorporated Village of Farmingdale

LAW OFFICES OF  
**SCOTT STONE PLLC**

**SCOTT STONE\***  
 VERONICA SYMPSON KRENDEL\*  
 OF COUNSEL

\* MEMBER NY, CT & DC BARS  
 \*\* MEMBER NY & CT BARS

340 ATLANTIC AVENUE  
 EAST ROCKAWAY, NEW YORK 11518  
 (516) 593-0202  
 (718) 855-5044  
 Fax (516) 593-0297  
 E-Mail: scottstonelaw95@gmail.com  
 E-Mail: sstone@scottstonelaw.com  
 Website: www.scottstonelaw.com

LISA MILLER  
 OFFICE MANAGER

KATLYN GUTMANN  
 PARALEGAL

108 FOREST AVENUE  
 LOCUST VALLEY, NEW YORK 11560  
 BY APPOINTMENT ONLY

**MEMORANDUM**

Date: **November 15, 2022**

To: **Brian Harty, Village Administrator**  
**Claudio DeBellis, Village Attorney**

Fax (516) 249-0355

From: **Scott Stone, Esq.**

**Tax Certiorari Counsel to the Incorporated Village of Farmingdale**

Re: **Mc Court and Trudden Funeral Home/385 Main Street Holdings LLC**  
**v. Assessor, Village of Farmingdale**  
**Section 49, Block 106 Lot 7-10, 11-12**  
**Premises: 385 Main Street, Farmingdale**

On July 12, 2022 conferences were held with Jacquelyn Mascetti, Esq. of Herman Katz Cangemi Wilkes and Clyne, P. C. attorneys for petitioner McCourt and Trudden Funeral Home/385 Main Street Holdings LLC to negotiate the issues regarding all pending tax certiorari matters against the Incorporated Village of Farmingdale. The pending tax years are 2016/17 through and including 2022/23. The subject property is a 6,978 square foot owner occupied funeral home.

The village assessments for the pending tax years are as follows:

\$761,500 for tax year 2016/17, equalizing to a market value of \$761,500  
 \$761,500 for tax year 2017/18, equalizing to a market value of \$761,500  
 \$814,800 for tax year 2018/19, equalizing to a market value of \$814,800  
 \$839,200 for tax year 2019/20, equalizing to a market value of \$839,200  
 \$839,200 for tax year 2020/21, equalizing to a market value of \$839,200  
 \$940,000 for tax year 2021/22, equalizing to a market value of \$940,000  
 \$940,000 for tax year 2022/23, equalizing to a market value of \$940,000

Because there was no prior settlement with Nassau County, a valuation work-up was prepared applying an income capitalization approach.

At the conference, the Petitioner made demands reducing the assessments to the following market values:

Page 2

2016/17	\$695,680		
2017/18	\$704,724	2020/21	\$636,875
2018/19	\$719,304	2021/22	\$656,286
2019/20	\$724,950	2022/23	\$650,311

Applying these demands, the Petitioner made demands at the conference resulting in an indicated refund of approximately **\$6,012.00** for all tax years and would result in a reduction of the village assessment from **\$940,000.00 to \$650,311** for the last pending tax year.

After reviewing the financials and comparable rentals, and after negotiations with Petitioner's attorney, I have been able to settle this case subject to the Village Board approval as follows:

1. A cash refund for all pending tax years, including 2022/23, in the amount of **\$5,000**.
2. A reduction in the 2016/17 final assessed value to **\$770,000.00**, which equates to a taxable value of **\$770,000.00**. If the assessment remains at the reduced value for tax years 2023/24 - 2025/26, the Petitioner cannot file any further Article 7 proceedings in accordance with the provisions of §727 of the New York State Real Property Tax Law.

Please confirm that all village taxes have been paid for all tax years under review.


In reviewing this settlement, it is my legal opinion that this is a good and equitable settlement for the Incorporated Village of Farmingdale. I would therefore recommend this settlement to the Village Board.

I would appreciate your presenting this proposed settlement to the Village Board so that we may bring this matter to a final conclusion.

Please notify me in writing as to the decision of the Village Board so that I may take the necessary steps to proceed accordingly.

If you have any questions, please contact me.

Very truly yours,



Scott Stone  
Tax Certiorari Counsel to the  
Incorporated Village of Farmingdale

LAW OFFICES OF  
**SCOTT STONE PLLC**

**SCOTT STONE\***  
VERONICA SYMPSON KRENDEL\*  
OF COUNSEL

\* MEMBER NY, CT & DC BARS  
\*\* MEMBER NY & CT BARS

340 ATLANTIC AVENUE  
EAST ROCKAWAY, NEW YORK 11518  
(516) 593-0202  
(718) 855-5044  
Fax (516) 593-0297  
E-Mail: scottstonelaw35@gmail.com  
E-Mail: sstone@scottstonelaw.com  
Website: www.scottstonelaw.com

LISA MILLER  
OFFICE MANAGER  
KAITLYN GLITMANN  
PARALEGAL

108 FOREST AVENUE  
LOGUST VALLEY, NEW YORK 11560  
BY APPOINTMENT ONLY

**MEMORANDUM**

Date: **November 16, 2022**

To: **Brian Harty, Village Administrator** Fax **(516) 249-0355**  
**Claudio DeBellis, Village Attorney**

From: **Scott Stone, Esq.**  
**Tax Certiorari Counsel to the Incorporated Village of Farmingdale**

Re: **Tercan Jewelry v. Assessor, Village of Farmingdale**  
**Section 49, Block 106, Lot 212**  
**Premises: 414-420 Conklin Street, Farmingdale**  
*Latinos Multiservices, Gutierrez Deli*

On July 12, 2022 and thereafter, conferences were held with Jacquelyn Mascetti, Esq. of Herman Katz Cangemi Wilkes and Clyne, P. C. attorneys for petitioner Tercan Jewelry Co., Inc. to negotiate the issues regarding all pending tax certiorari matters against the Incorporated Village of Farmingdale. The pending tax years are 2016/17 through and including 2022/23. The subject property is a 1944 square foot owner retail space with 3 apartments.

The village assessments for the pending tax years are as follows:

- \$481,000 for tax year 2016/17, equalizing to a market value of \$481,000
- \$481,000 for tax year 2017/18, equalizing to a market value of \$481,000
- \$514,700 for tax year 2018/19, equalizing to a market value of \$514,700
- \$530,100 for tax year 2019/20, equalizing to a market value of \$530,100
- \$530,100 for tax year 2020/21, equalizing to a market value of \$530,100
- \$593,500 for tax year 2021/22, equalizing to a market value of \$593,500
- \$593,500 for tax year 2022/23, equalizing to a market value of \$593,500

Because there was no prior settlement with Nassau County, a valuation work-up was prepared applying an income capitalization approach.

At the conference, the Petitioner made demands reducing the assessments to the following market values:



Page 2

2016/17	\$423,643
2017/18	\$429,334
2018/19	\$438,518
2019/20	\$459,106
2020/21	\$416,553
2021/22	\$416,752
2022/23	\$412,958

Applying these demands, the Petitioner made demands at the conference resulting in an indicated refund of approximately **\$3,964** for all tax years and would result in a reduction of the village assessment from **\$593,500** to **\$412,958** for the last pending tax year.

After reviewing the financials and comparable rentals, and after negotiations with Petitioner's attorney, I have been able to settle this case subject to the Village Board approval as follows:

1. A cash refund for all pending tax years, including 2022/23, in the amount of **\$2,000**.
2. A reduction in the 2022/23 final assessed value to **\$500,000**, which equates to a taxable value of **\$500,000**. If the assessment remains at the reduced value for tax years 2023/24 - 2025/26, the Petitioner cannot file any further Article 7 proceedings in accordance with the provisions of §727 of the New York State Real Property Tax Law.

Please confirm that all village taxes have been paid for all tax years under review.

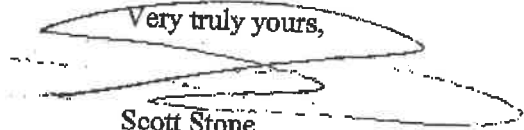
In reviewing this settlement, it is my legal opinion that this is a good and equitable settlement for the Incorporated Village of Farmingdale. I would therefore recommend this settlement to the Village Board.

I would appreciate your presenting this proposed settlement to the Village Board so that we may bring this matter to a final conclusion.

Please notify me in writing as to the decision of the Village Board so that I may take the necessary steps to proceed accordingly.

If you have any questions, please contact me.

Very truly yours,



Scott Stone  
Tax Certiorari Counsel to the  
Incorporated Village of Farmingdale

LAW OFFICES OF  
**SCOTT STONE PLLC**

**SCOTT STONE\***  
VERONICA SYMPSON KRENDEL\*  
OF COUNSEL

\* MEMBER NY, CT & DC BARS  
\*\* MEMBER NY & CT BARS

340 ATLANTIC AVENUE  
EAST ROCKAWAY, NEW YORK 11518  
(516) 593-0202  
(718) 855-5044  
Fax (516) 593-0297  
E-Mail: scottstonelaw95@gmail.com  
E-Mail: sstone@scottstonelaw.com  
Website: www.scottstonelaw.com

**LISA MILLER**  
OFFICE MANAGER

**KATLYN GUTMANN**  
PARALEGAL

108 FOREST AVENUE  
LOCUST VALLEY, NEW YORK 11560  
BY APPOINTMENT ONLY

**MEMORANDUM**

Date: **November 23, 2022**

To: **Brian Harty, Village Administrator**  
**Claudio DeBellis, Village Attorney**

Fax (516) 249-0355

From: **Scott Stone, Esq.**  
**Tax Certiorari Counsel to the Incorporated Village of Farmingdale**

Re: **Laura Grey v. Assessor, Village of Farmingdale**  
**Section 49, Block 971 Lot 548**  
**Premises: 358-360 Main Street, Farmingdale**

*Grey + Grey*

On July 12, 2022 and thereafter, conferences were held with Jacquelyn Mascetti, Esq. of Herman Katz Cangemi Wilkes and Clyne, P. C. attorneys for petitioner McCourt and Trudden Funeral Home/385 Main Street Holdings LLC to negotiate the issues regarding all pending tax certiorari matters against the Incorporated Village of Farmingdale. The pending tax years are 2015/16 through and including 2022/23. The subject property is a 8,361 office bulding.

The village assessments for the pending tax years are as follows:

- \$1,138,500 for tax year 2015/16, equalizing to a market value of \$1,138,500
- \$1,138,500 for tax year 2016/17, equalizing to a market value of \$1,138,500
- \$1,138,500 for tax year 2017/18, equalizing to a market value of \$1,138,500
- \$1,218,200 for tax year 2018/19, equalizing to a market value of \$1,218,200
- \$1,254,700 for tax year 2019/20, equalizing to a market value of \$1,254,700
- \$1,254,700 for tax year 2020/21, equalizing to a market value of \$1,254,700
- \$1,405,500 for tax year 2021/22, equalizing to a market value of \$1,405,500
- \$1,405,500 for tax year 2022/23, equalizing to a market value of \$1,405,500

Because there was no prior settlement with Nassau County, a valuation work-up was prepared applying an income capitalization approach.

Page 2

At the conference, the Petitioner made demands reducing the assessments to the following market values:

2015/16	\$869,907	2019/20	\$879,356
2016/17	\$843,852	2020/21	\$772,521
2017/18	\$854,822	2021/22	\$982,686
2018/19	\$872,506	2022/23	\$973,739

Applying these demands, the Petitioner made demands at the conference resulting in an indicated refund of approximately \$16,320 for all tax years and would result in a reduction of the village assessment from \$1,405,500 to \$973,736.00 for the last pending tax year.

After reviewing the financials and comparable rentals, and after negotiations with Petitioner's attorney, I have been able to settle this case subject to the Village Board approval as follows:

1. A cash refund for all pending tax years, including 2022/23, in the amount of **\$8,000.00**.
2. A reduction in the 2022/23 final assessed value to **\$1,115,000.00**, which equates to a taxable value of **\$1,115,000.00**. If the assessment remains at the reduced value for tax years 2023/24 - 2025/26, the Petitioner cannot file any further Article 7 proceedings in accordance with the provisions of §727 of the New York State Real Property Tax Law.

Please confirm that all village taxes have been paid for all tax years under review.

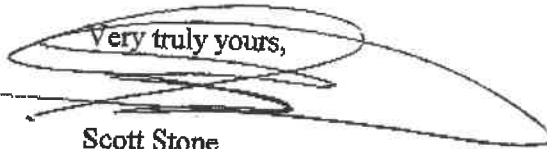
In reviewing this settlement, it is my legal opinion that this is a good and equitable settlement for the Incorporated Village of Farmingdale. I would therefore recommend this settlement to the Village Board.

I would appreciate your presenting this proposed settlement to the Village Board so that we may bring this matter to a final conclusion.

Please notify me in writing as to the decision of the Village Board so that I may take the necessary steps to proceed accordingly.

If you have any questions, please contact me.

Very truly yours,

  
Scott Stone  
Tax Certiorari Counsel to the  
Incorporated Village of Farmingdale

LAW OFFICES OF  
**SCOTT STONE PLLC**

SCOTT STONE\*  
 VERONICA SYMPSON KRENDEL\*  
 OF COUNSEL

\* MEMBER NY, CT & DC BARS  
 \*\* MEMBER NY & CT BARS

340 ATLANTIC AVENUE  
 EAST ROCKAWAY, NEW YORK 11518  
 (516) 593-0202  
 (718) 855-5044  
 FAX (516) 593-0297  
 E-Mail: scottstonelaw95@gmail.com  
 E-Mail: sstone@scottstonelaw.com  
 Website: www.scottstonelaw.com

LISA MILLER  
 OFFICE MANAGER

KAITLYN GUTMANN  
 PARALEGAL

108 FOREST AVENUE  
 LOCUST VALLEY, NEW YORK 11560  
 BY APPOINTMENT ONLY

**MEMORANDUM**

Date: **November 25, 2022**

To: **Brian Harty, Village Administrator** Fax (516) 249-0355  
**Claudio DeBellis, Village Attorney**

From: **Scott Stone, Esq.**  
**Tax Certiorari Counsel to the Incorporated Village of Farmingdale**

Re: **Board of Managers of Elizabeth Ann Gardens, Inc. v.**  
**Assessor, Village of Farmingdale**  
**Sec. 49, Blk. 298 Lots 102**  
**Premises: 197 Fulton Street, Farmingdale**

During the last several months, conferences were held with Joseph C. Packard, Esq. of Schroder & Strom, LLP, attorneys for petitioner Board of Managers of Elizabeth Ann Gardens to negotiate the issues regarding all pending tax certiorari matters against the Incorporated Village of Farmingdale.

The pending tax years are 2006/07 through and including 2021/22. The subject property consists of a 19-two bedroom, two bathroom apartments. This is a condominium apartment complex

The village assessments for the pending tax years are as follows:

\$ 116,375 for tax year 2006/07, equalizing to a market value of \$5,621,981  
 \$ 107,186 for tax year 2007/08, equalizing to a market value of \$5,857,158  
 \$ 116,375 for tax year 2008/09, equalizing to a market value of \$6,805,556  
 \$ 116,375 for tax year 2009/10, equalizing to a market value of \$7,273,438  
 \$4,886,800 for tax year 2010/11, equalizing to a market value of \$4,886,800  
 \$4,886,800 for tax year 2011/12, equalizing to a market value of \$4,886,800  
 \$4,765,200 for tax year 2012/13, equalizing to a market value of \$4,765,200  
 \$4,765,200 for tax year 2013/14, equalizing to a market value of \$4,765,200  
 \$4,765,200 for tax year 2014/15, equalizing to a market value of \$4,765,200  
 \$4,765,200 for tax year 2015/16, equalizing to a market value of \$4,765,200

Page 2.

\$5,244,000 for tax year 2016/17, equalizing to a market value of \$5,244,000  
 \$5,244,000 for tax year 2017/18, equalizing to a market value of \$5,244,000  
 \$5,779,800 for tax year 2018/19, equalizing to a market value of \$5,779,800  
 \$5,779,800 for tax year 2019/20, equalizing to a market value of \$5,779,800  
 \$5,779,800 for tax year 2020/21, equalizing to a market value of \$5,779,800  
 \$5,779,800 for tax year 2022/22, equalizing to a market value of \$5,779,800

Because there was no prior settlement with Nassau County, a valuation work-up was prepared applying an income approach based on the rental values and financial status of the property.

Although these are residential apartments, in accordance with §581 of the New York State Real Property Tax Law and Volume 11 - Opinions of Counsel SBRPS (State Board of Real Property Services), as a matter of law, condominium is required to be valued applying an income capitalization approach.

ORPS opinions of counsel have regularly held that if a parcel is held in a Condominium form of ownership prior to the Village's election to become a homestead/non-homestead entity, then the assessment for that condominium parcel must be viewed as restricted (Volume 11 - Opinions of Counsel SBRPS No. 124). This opinion states in part that, that "§581(1)(c) (and the identical option of Real Property Law 3339-y(1)(f)), only applies to residential units that had previously appeared on the municipal assessment roll as residential units. These are the only units that the option to remove the restrictions can impact."

Essentially, due to the fact that this property appears on the tax roll as a condominium prior to the Village's election to switch to homestead/ non-homestead, the Village cannot elect to remove the restriction on the assessment on this property. Therefore, this property must be valued on the income capitalization approach.

At the conference, the Petitioner made demands reducing the assessments to the following market values:

2006/07	\$ 62,994	2015/16	\$3,043,200
2007/08	\$ 55,690	2016/17	\$3,043,200
2008/09	\$ 52,039	2017/18	\$3,043,200
2009/10	\$ 48,691	2018/19	\$3,043,200
2010/11	\$3,043,200	2019/20	\$3,043,200
2011/12	\$3,043,200	2020/21	\$3,043,200
2012/13	\$3,043,200	2021/22	\$3,043,200
2013/14	\$3,043,200	2022/23	\$3,043,200
2014/15	\$3,043,200		

Page 3

Applying these demands, the Petitioner made demands at the conference resulting in an indicated refund of approximately **\$209,000** for all tax years and would result in a reduction of the village assessment from **\$6,810,000** to **\$3,043,200** for the last pending tax year.

After reviewing the financials and comparable rentals, and after negotiations with Petitioner's attorney, I have been able to settle this case subject to the Village Board approval as follows:

1. A cash refund for all pending tax years, including 2022/23, in the amount of **\$65,000**, to be split in two payments of \$32,500, the first payment due within 120 days of receipt of a certified copy of the Order & Judgment and the second payment due within one year of receipt of a certified copy of the Order & Judgment.
2. A reduction in the 2022/23 final assessed value to **\$4,600,000**, which equates to a taxable value of **\$4,600,000**. If the assessment remains at the reduced value for tax years 2023/24 - 2025/26, the Petitioner cannot file any further Article 7 proceedings in accordance with the provisions of §727 of the New York State Real Property Tax Law.

Please confirm that all village taxes have been paid for all tax years under review.

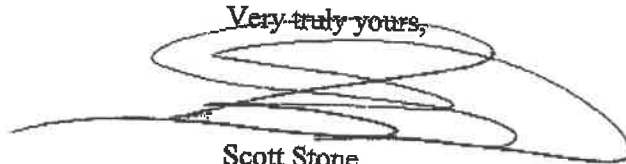
In reviewing this settlement, it is my legal opinion that this is a good and equitable settlement for the Incorporated Village of Farmingdale. I would therefore recommend this settlement to the Village Board.

I would appreciate your presenting this proposed settlement to the Village Board so that we may bring this matter to a final conclusion.

Please notify me in writing as to the decision of the Village Board so that I may take the necessary steps to proceed accordingly.

If you have any questions, please contact me.

Very truly yours,



Scott Stone  
Tax Certiorari Counsel to the  
Incorporated Village of Farmingdale

## BUILDING DEPARTMENT

TO: Board of Trustees

The following building permit applications have been reviewed by this department and it has been determined that they comply with all zoning and building codes:

11/2/2022	43 Jerome Dr. Vasili Spanos PP22-00044	Install a 24kw natural gas standby generator	N/A	R
11/3/2022	37 Potter St. Titan Fire Sprinklers PP22-00046	Hydrant flow test	N/A	C
11/4/2022	5 Hill Rd. Rosemarie Burns PP22-00047	Direct replace of oil fired boiler	N/A	R
11/4/2022	240 Oakview Ave Barbara Thiem PP22-00048	Abandon existing 275 gallon oil tank and replace with new 275 gallon above ground tank.	N/A	R
11/4/2022	31 Staples St. National Grid RO22-00011	4 x 4 bellhole for emergency gas leak repair	N/A	R
11/8/2022	9 Paine Ave Rosalie Martino DB22-00115	Install 15 roof mounted solar panels as per drawings submitted by Momentum Solar dated 10/11/22.	N/A	R
11/14/2022	22 Merokee Pl Estate of Patrick McDonald DB22-00116	Maintain one story rear addition, first floor bathroom, and partially finished basement for storage only, as per drawings submitted by Kurt Jacobs Architect dated 6/13/22.	N/A	R
11/18/2022	Ronald Erdody 44 Prospect Pl FP22-00024	6' vinyl fence south side yard	N/A	R
11/18/2022	Robert Bruce Cowhey 8A Eastern Pkwy DB22-00117	Sister roof rafters and door headers	N/A	R
11/22/2022	Rebecca Smith 34 Sherman Rd FP22-00025	6' high PVC solid white fence	N/A	R
11/29/2022	291 Conklin St. Properties 291 Conklin St. DB22-00119	Interior alterations as per drawings submitted by Bello Architects dated 11/23/22.	N/A	R
11/29/2022	Maryann Rodriguez 19 Rose St PP22-00049	Replace existing 275 gallon oil tank.	N/A	R

11/30/2022	Mohinder Singh 44 Waverly Pl. DB22-00120	Interior alterations, second floor and front porch additions as per drawings submitted by Impact Architecture dated 11/22/22.	N/A	R
11/30/2022	Estate of Patrick McDonald 22 Merokee Pl DB22-00118	Maintain detached garage from building permit #508 issued 11/18/1936.	N/A	R



### NYSHIP Health Insurance – Contribution Rates

Health insurance begins your first full month of employment. For example, if hired on the first of the month, your coverage begins on your first day of employment. If hired on the 2<sup>nd</sup> of the month or thereafter, your coverage begins on the first day of the next month.

All full-time non-contractual employees receiving health insurance will contribute 10% percentage of the premium toward the cost. The Mayor, Board of Trustees, and Village Justice & Prosecutor receiving health insurance will contribute 20% of the premium toward the cost. Union employees receiving health insurance should reference the union contract for their contribution percentage. All employees receiving the insurance buy-back will receive 50% of the reduced cost to the Village.

For all employees who have left or will be leaving employment from the Village of Farmingdale in a Vested Status (Classification 7), the following applies to their contribution rate to the cost of the NYSHIP.

Health Insurance Plan: Classification 7 ÷ Vested – employees who left the Village prior to retirement – the employee will be contributing the maximum allowed by law currently defined as follows:

- Single plan – 50% contribution
- Family plan – 50% of the cost of the single plan plus 65% of the difference in costs between the family and single plans.

Health Insurance buyback will be paid only after the employee completes six full months of employment. Buybacks occur on a calendar year basis.

All provisions regarding health insurance and, including this policy, are governed by and subject to NYSHIP's rules and regulations.

<u>Section</u>	<u>Description</u>	<u>Current Fine</u>	<u>Proposed Fine</u>	<u>After 30 days</u>	<u>After 60 days</u>	<u>After 90 days</u>
98-7	Left to Curb	\$25.00	\$50.00	\$100.00	\$150.00	\$180.00
98-8	Head in Parking	\$25.00	\$50.00	\$100.00	\$150.00	\$180.00
98-11	No Parking	\$50.00	\$50.00	\$100.00	\$150.00	\$180.00
98-14	No Stopping	\$50.00	\$50.00	\$100.00	\$150.00	\$180.00
98-11	No Stopping 6:30am-10:00am	\$125.00	\$125.00	\$250.00	\$375.00	\$405.00
98-15	Overtime Parking	\$50.00	\$50.00	\$100.00	\$150.00	\$180.00
98-15	3 hr. Parking	\$50.00	\$50.00	\$100.00	\$150.00	\$180.00
98-15	4 hr. Parking	\$50.00	\$50.00	\$100.00	\$150.00	\$180.00
98-17	Commercial Overnight	\$100.00	\$150.00	\$300.00	\$450.00	\$480.00
98-16	Snow Emergency	\$25.00	\$75.00	\$150.00	\$225.00	\$255.00
98-50	No 12 HR/Employee Permit	\$50.00	\$75.00	\$150.00	\$225.00	\$255.00
FA-98-18G	Restricted Area	\$100.00	\$100.00	\$200.00	\$300.00	\$330.00
98-23	Loading Zone	\$50.00	\$75.00	\$150.00	\$225.00	\$255.00
98-21	Bus Stop/Taxi Stand	\$50.00	\$50.00	\$100.00	\$150.00	\$180.00
98-46	Expired Meter	\$50.00	\$50.00	\$100.00	\$150.00	\$180.00
98-50	No RR/Res Permit	\$50.00	\$75.00	\$150.00	\$225.00	\$255.00
FA-98-59A	Fire Zone/Hydrant	\$125.00	\$125.00	\$250.00	\$375.00	\$405.00
FA-98-59B	Handicapped	\$120.00 + \$30.00 NYS surcharge	\$220.00 + \$30.00 SC	\$500.00 + \$30.00 SC	\$750.00 + \$30.00 SC	\$780.00 + \$30.00 SC
FA-98-36	Out of Stall	\$25.00	\$50.00	\$100.00	\$150.00	\$180.00
98-67	Obs Sidewalk/Roadway	\$25.00	\$50.00	\$100.00	\$150.00	\$180.00
306B	Expired Inspection	\$50.00	\$65.00	\$130.00	\$195.00	\$225.00
401-1A	Expired Registration	\$50.00	\$65.00	\$130.00	\$195.00	\$225.00
403	Unaffixed Reg/Insp	\$50.00	\$65.00	\$130.00	\$195.00	\$225.00
402-1	No Plate	\$50.00	\$65.00	\$130.00	\$195.00	\$225.00
FA-333.3	Work w/o Permit	\$100.00	\$100.00	\$200.00	\$300.00	\$330.00
NULL	Other					