

# REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, November 5, 2007 7:30 P.M.

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The regular meeting of the Board of Trustees of the Incorporated Village of Farmingdale was held at Village Hall, 361 Main Street, Farmingdale, New York at 7:30 PM on Monday, November 5, 2007.

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

*Absent:*

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

It was moved by Deputy Mayor Rachiele, seconded by Trustee Starkie, to approve the minutes of October 1, 15, as corrected. Motion carried with all voting Aye.

It was moved by Trustee Starkie, seconded by Trustee Langon, to approve the Abstract of Audited Vouchers #987. Motion carried with all voting Aye

Mayor Graf announced the next regular board meeting to be held Monday, December 3, 2007 at 7:30 p.m.

The Mayor announced that a public hearing would be held December 3, 2007 at 7:30 pm to consider amending the Parking Code, Article XVII, Section 105-109 (b) (3), for churches, stadiums, auditoriums and similar places of public assembly to require: one (1) parking space for each three (3) seats, instead of the existing requirement of four (4) seats.

The Mayor announced that a public hearing would be held December 3, 2007 at 7:30 pm to consider the adoption of a local law entitled "Stormwater Management and Erosion & Sediment Control."

Mayor Graf invited former Trustee Pasquale Romanelli to the dais and recognized him for all his years of service to the village and presented him with a framed picture to be placed on the wall in the meeting room.

It was moved by Trustee Starkie, seconded by Deputy Mayor Rachiele, to approve the Farmingdale Baseball parade for Sunday, April 13, 2008, starting at the Howitt Middle School at 1:30 pm. Motion carried with all voting Aye.

It was moved by Trustee Starkie, seconded by Trustee Langon, to authorize the Mayor to sign the

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dog warden agreement with the Town of Oyster Bay. Motion carried with all voting Aye.

It was moved by Deputy Mayor Rachiele, seconded by Trustee Langon, to allow Administrator Smollett to apply for a Shared Services Grant with the Farmingdale School District. Motion carried with all voting Aye.

It was moved by Trustee Langon, seconded by Deputy Mayor Rachiele, to award the tree planting bid to Starkie Brothers, as the lowest responsible bidder. Motion carried with all voting Aye with the exception of Trustee Starkie who recused himself in order to avoid any conflict of interest but noting that he is no longer associated with this business.

It was moved by Trustee Starkie, seconded by Trustee Christiansen, to authorize the transfer of \$12,000 of 2002 BAN funds earmarked for a crack sealer, to the General fund to be used for debt repayment. Motion carried with all voting Aye.

It was moved by Deputy Mayor Rachiele, seconded by Trustee Starkie, to adopt a resolution, a copy of which is appended to these minutes, announcing the date of the next general election to be held Tuesday, March 18, 2008 and voter registration to be held Saturday, March 8, 2008.

It was moved by Trustee Langon, seconded by Deputy Mayor Rachiele, to approve the hiring of Russell Castrogiovanni as a Mechanical Equipment Operator at an annual salary of \$45,000 for a six month probationary period. Motion carried with all voting Aye.

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

- Charles Clementz
- Johnny Orlando
- Charles Tuttle
- John Sescila
- Anthony Tolda
- Robert Pugarelli
- Jerry Kennedy
- Charles Kelly
- Karl Holland
- Randie Mosher
- John Engel
- Joseph Badamo

Motion carried with all voting Aye.

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Building Superintendent Craig reviewed the new building permits issued since the last meeting. It was moved by Trustee Langon, seconded by Trustee Christiansen, to approve the following building permits, with the exception of DB 07-116 (Fairfield Farmingdale LLC):

Kennedy 6 Ridge Rd. DB 07-106	Maintain deck
Fairfield Conklin 675 Conklin St. DB 07-107	Interior renovations Apt. 19A
Kelly 3 Jerome Dr. DB 07-108	24'x12' above ground oval pool
Fairfield Conklin 675 Conklin St. DB 07-109	Interior renovations Apt. 14B
Patty's Tea Room 222 Main St. DB 07-110	Interior alteration to tea room – no seating
Rousselle 318 Secatogue Ave. DB 07-111	Demo detached garage
Delta 511 Fulton St. DB 07-112	Remove existing siding, repair wall and stucco exterior
Kasper 65 Fairview Rd. DB 07-113	Field stone retaining wall constructed in front of existing dwelling
Farmingdale Collision 41 Hempstead Tpke. DB 07-114	HVAC roof top unit
Verizon Store 97 Fulton St. DB 07-115	Interior renovation to Verizon Phone Store
Fairfield F'dale LLC 150 Secatogue Ave. DB 07-116	Site plan w/parking and landscape
Olsen 11 Manetto Rd. DB 07-117	Construct a second floor addition (614 s/f) and roofed over front porch ZBA approved

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Lynch 1 Soma Pl. DB 07-118	Open front porch (138 s/f) ZBA approved
Singh 88 Melville Rd. DB 07-119	Maintain rear wood deck ZBA approved
Grazia 11 Maple St. No. DB 07-120	Roofed over front portico
Trent 34 Puritan Lane DB 07-121	Construct one story rear addition and deck
Fairfield Conklin 675 Conklin St. DB 07-122	Interior renovation to apt. 5B

Motion carried with all voting Aye.

At 8:00 pm, it was moved by Deputy Mayor Rachiele, seconded by Trustee Starkie, to open the public hearing on the Wantagh Baptist Church. Motion carried with all voting Aye.

Mr. Anthony Addeo, attorney for the applicant, briefly discussed the revised site plan with the board. Mr. Notaro, architect, commented that the parking requirements meet code, and discussed the proposed landscaping.

Mr. Alan King, engineer with Cameron Engineering, discussed the traffic study which had previously been sent to the board. Trustee Starkie posed a number of questions regarding the traffic study. The board expressed its concern with the possibility of using the classrooms for a day care center at a later date. Pastor Kirkland assured the board that the church has no intention of opening a day care center. Village Attorney Walsh commented that the decision would need to contain language that approval would be subject to the church agreeing not to open a day care center. If the church wished to open a day care center in the future, it must return to the board.

Mr. Addeo asked the board not to hold up issuance of the building permit while the church awaits the Department of Transportation's permit.

Mayor Graf opened the hearing to the public.

Peter Romano, Greenway Drive, asked the board to require an eight foot fence along the parking area where his property borders.

Mr. Cremens, 119 Greenway Drive, commented that an earlier application for this property had been denied by the board. Building Superintendent Craig commented that this application was a 24 hour operation and was considered an over-intensity of use.

Mr. Cremens asked the board to require landscaping that would screen the church's property from his.

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Mr. Harris, 111 Greenway Drive, asked the board to require landscaping that would screen his property from car headlights shining from the parking lot.

Mr. Izzo, Prospect Street, expressed approval of the project but is concerned with traffic safety.

It was moved by Deputy Mayor Rachiele, seconded by Trustee Langon, to adjourn to Executive Session for legal counseling. Motion carried with all voting Aye.

It was moved by Deputy Mayor Rachiele, seconded by Trustee Langon, to reconvene the meeting. Motion carried with all voting Aye.

At 9:25 pm, it was moved by Trustee Langon, seconded by Deputy Mayor Rachiele, to close the public hearing. Motion carried with all voting Aye.

It was moved by Trustee Starkie, seconded by Trustee Langon, to approve the site plan for the Wantagh Baptist Church, and the decision would be drafted by Village Attorney Walsh and contain certain conditions to be agreed to by Village Attorney Walsh and Building Superintendent Craig and then reviewed with Mr. Addeo. Motion carried with all voting Aye.

At 9:30 pm, Mayor Graf announced the continuation of the public hearing on the proposed local laws to amend Business D Zone.

Mayor Graf read an introduction in which he emphasized the need to protect the downtown stores which are in competition with the larger stores on Route 110. In addition, Mayor Graf emphasized that future residential development would need to be “walkable” to the downtown area.

Village Attorney Walsh presented the local laws to the audience.

Mr. Toole, Staples Street, expressed agreement with the Mayor’s ideas and referred to Huntington’s downtown as an example.

Trustee Starkie commented that builders would be subject to impact fees.

Mr. Addeo, Quaker Lane, addressed certain provisions of the law.

Mr. Gordon, Hamilton Street, inquired about the incentive part of the law.

Mr. Orobono, Eastern Parkway, inquired how many town homes would be permitted on one acre. Trustee Starkie responded up to 20 with incentives and 10 without incentives.

It was moved by Trustee Langon, seconded by Deputy Mayor Rachiele, to adjourn to Executive Session for legal counseling. Motion carried with all voting Aye.

It was moved by Trustee Langon, seconded by Deputy Mayor Rachiele, to reconvene. Motion carried with all voting Aye.

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It was moved by Trustee Langon, seconded by Deputy Mayor Rachiele, to close the public hearing. Motion carried with all voting Aye.

At 10:30 pm, it was moved by Trustee Langon, seconded by Deputy Mayor Rachiele, that the Board of Trustees declares itself as Lead Agency and that a Negative Declaration be issued for this action as it has no significant adverse impact on the environment pursuant to the New York State Environment Quality Review Act. Motion carried, all voting Aye.

It was moved by Trustee Langon, seconded by Deputy Mayor Rachiele, to adopt Local Law 11 of 2007 to amend the Use District map referred to in § 105-3 of the Zoning Code to extend the Business Zoning District and to amend the map as set forth. Motion carried with all voting Aye.

It was moved by Deputy Mayor Rachiele, seconded by Trustee Langon, to adopt Local Law 12 of 2007 to add additional permitted uses in the Business D District § 105-79; New Sections § 105-79 (N). Motion carried with all voting Aye.

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

Mr. Toole, Staples Street, expressed support of the adoption of the laws.

Ms. Parisi, Doud Street, informed the board that the water caps were never lowered in the Prospect Street area after the road work was complete. Public Works Superintendent Zamparelle indicated that his department would lower the water caps and contact Keyspan to lower the gas caps.

Mr. Carosella, Sherman Road, asked about the tax certioraris which were not voted on at the October meeting. The board informed Mr. Carosella that the board would be discussing them at the November 15<sup>th</sup> work session.

It was moved by Deputy Mayor Rachiele, seconded by Trustee Starkie, to close the regular meeting and adjourn to Work Session and Executive Session. Motion carried with all voting Aye.

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Mayor Graf