

## REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, July 9, 2007 7:30 P.M.

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, July 9, 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  
Claudio DeBellis, Esq.  
Village Attorney Walsh (arr. 10:00 pm)

*Absent:*

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

It was moved by Trustee Langon, seconded by Trustee Christiansen, to approve the minutes of June 4, 18. Motion carried with all voting Aye.

It was moved by Trustee Starkie, seconded by Trustee Langon, to approve the Abstract of Audited Vouchers #983. Motion carried with all voting Aye.

Mayor Graf announced the next regular board meeting to be held Monday, August 6, 2007 at 7:30 p.m.

It was moved by Deputy Mayor Rachiele, seconded by Trustee Langon, to appoint Susan Jappell as special assistant at an annual salary of \$33,000, with an increase to \$35,000 after six months probation. Motion carried with all voting Aye.

It was moved by Trustee Starkie, seconded by Deputy Mayor Rachiele, to approve in-kind service in the amount of \$5,000 for the Nassau County Watershed Vulnerability Analysis. Motion carried with all voting Aye.

The board discussed the bids for a new sweeper truck. The board decided to defer decision on awarding the bid pending further review of the specifications.

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

- Zaheer Udeline Babar
- Victor Critelli
- Kevin Tapley
- Lawrence Schmidt
- Kenneth Cook
- Sandra Khan
- Thomas Blessinger

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- Lawrence Mercandante
- Robert Wendelken
- Kenneth Kirsten
- Antonios Tofelli

Motion carried with all voting Aye.

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

49/127/221	114 Eastern Parkway	\$2,400
49/155/137	964, 966 Fulton Street	\$3,300

Motion carried with all voting Aye.

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

Motion carried with all voting Aye.  At 7:50 pm, it was moved by Trustee Starkie, seconded by Deputy Mayor Rachiele, to open the public hearing on the subdivisi	M	847 Fulton St Garcia DB 07-61	Enlarge existing driveway
	A	76 Balcom Rd. Cramer DB 07-62	Construct 22' X 6' roofed over front porch ZBA Approved
		6 Azalea Ct Saitta DB 07-63	Install 275 gal above ground oil tank w/shed enclosure
		310 Main St Wolly's Hardware DB 07-64	New storefront addition
		40 Columbia Turkeli DB 07-65	Misc. Interior alteration and structural repair to single family dwelling
		George Boyle 31 Clinton Ave. DB 07-55	Repave existing driveway – new concrete
		Lohr 5 Puritan Lane DB 07-56	Replace deteriorated wood retaining wall with new interlocking block retaining wall
		Alvarado 265 Eastern Pkwy. DB 07-57	Construct 8' x 8' shed
		Fotis-Hilas 455-459 Main St. DB 07-58	Interior renovations to apartment #3
		Burke 120 Oakview Ave. DB 07-60	Convert back to single family and legalize one plumbing fixture

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on for ten new single family dwellings at 20 Merritts Road.. Motion carried with all voting Aye.

Mr. Anthony Addeo, Esq. presented the application to the board.

Mayor Graf opened the hearing to the public.

Trustee Starkie suggested hydro-seeding in order to control erosion. Mr. Addeo indicated that the builder would consider this option.

Mr. Addeo indicated that after the Village approves the plans, the Nassau County Planning Commission will perform its review, which will involve a traffic control study including a right-hand turn only out of the subdivision.

Trustee Starkie commented that the decision should include language about screening along the south and west lines.

Trustee Starkie expressed concern with the exposed basements. Mayor Graf commented that he shared the same concern.

Mr. Addeo responded that the exposed basements would be covered with the same façade as the rest of the house.

Mr. Zametti, Hampshire Drive, expressed concern with the difference in elevation between the subdivision and his property.

The homeowner at 3 Hampshire Drive inquired about drainage. Mr. Don Sioss, Village Engineer, commented that each house will contain its own run-off.

Mr. Dorfmeister, Staples Street, asked Mr. Addeo whether he is representing the homeowner or the developer. Mr. Addeo commented that he is representing Mrs. Hubbard, the owner.

Mr. Carosella, Sherman Road, asked what the closest distance would be between existing homes and the proposed new homes. Building Superintendent Craig responded that the closest distance would be sixty feet.

A number of residents expressed concern with the additional traffic.

At 9:10 pm, it was moved by Deputy Mayor Rachiele, seconded by Trustee Langon, to adjourn the public hearing to September 4, 2007 pm. Motion carried with all voting Aye.

At 9:11 pm, it was moved by Trustee Langon, seconded by Deputy Mayor Rachiele, to open the public hearing on the 776-780 Fulton Street townhouse proposal. Motion carried with all voting Aye.

Building Superintendent Craig reviewed the application for the board. Mr. Mark Anthony, developer for the project, presented the application to the board.

Ms. Pelletieri with the Long Island Housing Partnership reviewed the concept of “next generation housing.” Discussion ensued between the board and Ms. Pelletieri.

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Mr. Toole, Staples Street, expressed concern with more multiple housing developments in the village. Mayor Graf commented that the village needs to address the necessity for housing for the next generation.

Additional residents expressed concerns about the increased traffic.

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

Building Superintendent Craig reviewed Mr. Anthony Bartone's application for a mixed use development on Main Street and Division Street and Mr. Bartone's request for relief from the building moratorium.

Mr. Bartone presented his application to the board. Mr. Bartone indicated that he would conform to the board's desire for entry-level housing. Discussion ensued between the board and Mr. Bartone.

It was moved by Deputy Mayor Rachiele, seconded by Trustee Starkie, to reserve decision to allow the board to analyze the impact of the project. Motion carried with all voting Aye.

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

Mr. Izzo, Prospect Street, thanked the Building Superintendent for having a fence placed along St. Luke's parking lot.

Ms. Boyle, Clinton Avenue, recommended that the board amend the zoning code to allow for placement of a fence in the front yard.

A resident commented that the board should attempt to preserve the older homes in the village. Mayor Graf commented that the cost would be prohibitive.

At 10:30 pm, it was moved by Deputy Mayor Rachiele, seconded by Trustee Langon, to close the meeting and adjourn to Work and Executive Session. Motion carried with all voting Aye.

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Mayor Graf