

**REGULAR MEETING OF THE BOARD OF TRUSTEES – Monday, June 5, 2006**

The regular meeting of the Board of Trustees of the Incorporated Village of Farmingdale was held in Village Hall, 361 Main Street, Farmingdale, New York at 7:30 PM on Monday, June 5, 2006.

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

Absent:

Mayor Graf opened the meeting at 7:40 pm with the pledge to the flag led by Deputy Mayor Rachiele, followed by a moment of silence.

It was moved by Deputy Mayor Rachiele, seconded by Trustee Christiansen to approve the minutes of May 8, 2006. Motion carried with all voting Aye.

It was moved by Trustee Langon, seconded by Deputy Mayor Rachiele, to approve the abstract of audited vouchers #970, with the exception of one claim. Motion carried, all voting Aye, with the exception of Trustee Starkie who abstained.

Mayor Graf announced that the next board meeting would be held Monday, July 10, 2006 at 7:30 pm.

Administrator Smollett polled the board on the following items which are subject to permissive referendum and to be financed by a 2006 Bond Anticipation Note:

DPW steer skid	\$39,215
Village Hall/Fire Department improvements	\$140,000

Upon the following roll call, the board approved the foregoing:

Trustee Starkie	Aye
Trustee Langon	Aye
Deputy Mayor Rachiele	Aye
Trustee Christiansen	Aye
Mayor Graf	Aye

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

Daniel E. Boikless  
Lawrence A. Schmidt  
Vincent Cino

Motion carried with all voting Aye.

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The taxi application for Aldo Kitt was not approved due to conflicting address information.

It was moved by Deputy Mayor Rachiele, seconded by Trustee Christiansen, to approve the following block parties:

- Roxbury St. Barricades requested at Thomas Powell Blvd., Holly Ave., and Hill Rd., Sat. July 1 - rain date Sun., July 2.  
11:00 am – 11:00 pm
- Staples St. – Between Hudson St. and Secatogue Ave.  
Sat., July 15 from 12-10:00 PM

The request for a block party on Roxbury Street for August 12, rain date of August 13, was not approved due to a conflict with another block party in the same neighborhood.

It was moved by Deputy Mayor Rachiele, seconded by Trustee Langon, to approve the permit request by Runners Edge to hold its second annual Main Street Mile to benefit Companions in Courage foundation, to be held on September 2, 2006. Motion carried with all voting Aye.

It was moved by Deputy Mayor Rachiele, seconded by Trustee Starkie, to approve The Eve Foundation’s request to hold a food drive during six Village POPS concerts. Motion carried with all voting Aye.

It was moved by Trustee Langon, seconded by Trustee Christiansen, to set July 10, 2006 as the continuation of a public hearing for the application of 1 West Street for a Special Use Permit.

It was moved by Deputy Mayor Rachiele, seconded by Trustee Langon, to set July 10, 2006 as a public hearing to discuss a proposed local law covering illegal occupancies in the village. Motion carried with all voting Aye.

Building Superintendent Craig discussed nine new building applications reviewed since the last meeting.

Thiem 240 Oakview DB06-45	Front Portico and slanted roof over garage.
Orobona 45 Nelson St. DB06-46	New footings, foundation and repairs to existing front porch.
Sullivan 204 Lenox Ct. DB06-47	Finish bonus room
Discount 610 Conklin St. DB06-48	Maintain finished basement - recreational use only - no sleeping
Viva Juan 169 Main St. DB06-49	Restaurant

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Sparacio 19 No. Front St. DB06-50	Maintain single family dwelling built after 1922.
Digirolano 72 Weiden St. DB06-51	Maintain single family dwelling built after 1922.
Fairfield 675 Conklin (apt. 6B) DB06-52	Interior renovations to apartment
Fairfield 675 Conklin (apt. 15B) DB06-53	Interior renovations to apartment

It was moved by Trustee Christiansen, seconded by Trustee Langon, to approve the foregoing building permits. Motion carried with all voting Aye.

It was moved by Deputy Mayor Rachiele, seconded by Trustee Starkie, to approve Merrick Utilities as recommended by H2M for the prospect Street Water Main Project and other improvements. Motion carried with all voting Aye.

It was moved by Trustee Starkie, seconded by Trustee Langon, to set up a capital accounting project for the Prospect Street water main improvements and to fund from the water fund. Motion carried with all voting Aye.

It was moved by Trustee Langon, seconded by Trustee Christiansen, to award Commerce Bank the 2006 Bond Anticipation Note bid. Motion carried with all voting Aye.

It was moved by Deputy Mayor Rachiele, seconded by Trustee Langon, to approve the removal of the Police Athletic League water amounts of \$591.76 and \$308.50 relevied in error from the 2004-2005 and 2005-2006 tax records. Motion carried with all voting Aye.

It was moved by Deputy Mayor Rachiele, seconded by Trustee Starkie, to approve the following tax certioraris, as recommended by the village tax consultant:

-49/D/297	77 Conklin St.	\$42,000 (2 payments)
-49/168/316, 318,320,323	26 Ivy St. (Fardale Apts.)	\$40,000
-49/70/188,430,431 190,420	196 Main St., 200 Main St. 202-206 Main St.	\$1,000
-49/127/222,223	15 Maple St.	\$1,725

The board discussed the request by Annabella's Restaurant for two tables of outside seating. It was moved by Trustee Christiansen, seconded by Deputy Mayor Rachiele, to approve the outside seating for two tables with two chairs and two umbrellas each. Motion carried with all voting Aye.

The board discussed the request by Special Affair Caterers for change of parking regulations in front of 144 and 148 Front Street to a loading zone. It was moved by Trustee

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Langon, seconded by Deputy Mayor Rachiele, to defer a decision on this matter to the July 10<sup>th</sup> meeting as the applicant was not in attendance. Motion carried with all voting Aye.

Mr. Brad DeMilo, village conductor, discussed the upcoming summer POPS concert series. Mr. DeMilo commented that next year will be the 25<sup>th</sup> anniversary of the POPS Concerts and expressed interest in organizing a committee to prepare for the celebration. The Board expressed its support of this endeavor.

Village Attorney Walsh advised the board that he would prepare a written decision on the 190 Main Street (Downtown) application which would incorporate the applicant's attorney's April 10<sup>th</sup> letter to the board and any additional items and that final approval is subject to the written decision. It was moved by Deputy Mayor Rachiele, seconded by Trustee Starkie, to approve the application by 190 Main Street as stated by counsel. A Motion carried with all voting Aye. Trustee Christiansen indicated that the Downtown should be required to comply with the proposed noise ordinance.

Eric Alexander of Vision Long Island updated the board on the status of Vision Long Island's proposal for Farmingdale's future.

Seymour Weinstein, Hillside Road, inquired how the visioning process ties in with revision of the village code. Village Attorney Walsh indicated that the visioning process does not affect the general village code, but will result in the updating of the zoning code.

Village Attorney Walsh reviewed proposed Local Law 2 of 2006 for a building moratorium. It was moved by Deputy Mayor Rachiele, seconded by Trustee Langon, to open the hearing to the public. Motion carried with all voting Aye.

Lisa LoFaro, Hillside Road, inquired whether changes to a commercial property's façade are subject to the moratorium. Village Attorney Walsh advised that this would not be covered.

Roger Bogsted, resident of Levittown, who attends church in Farmingdale, inquired whether a proposed expansion of the church would fall under the moratorium. Village Attorney Walsh indicated that this would fall under the moratorium, but that the church could apply for a hardship waiver.

Joe Diurno, Fairview Road, inquired as to the scope of the moratorium and who defines it. Village Attorney Walsh indicated that the board defines the scope of the moratorium.

Frank Gatto, Manetto Road, inquired whether existing building permits would be affected. Village Attorney Walsh indicated that any valid building permit is not affected. Mr. Gatto referred to the 130-150 Secatogue application. Village Attorney Walsh indicated that this application would not be affected if it did not create additional housing and parking units.

Anthony Adeo, Quaker Lane, inquired whether an application in progress would be halted. Village Attorney Walsh indicated that an application in progress would be halted as the issuance of the building permit is the cut-off point.

Chuck Gosline, Waverly Place, expressed support of the moratorium and in increasing the square footage of a lot. Trustee Starkie indicated that this would create non-conforming lots.

Bob Callahan, Thomas Powell Boulevard, commented that a change in zoning would control over-development.

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Lou Cantone, Nelson Street, expressed concern with over-building in the village. Mayor Graf commented that the moratorium gives the board a chance to study this concern.

Glenn Norgen, Jefferson Road, inquired about the affect of rezoning when a homeowner sells. Village Attorney Walsh indicated that the lot would be considered legal non-conforming and any changes made to the home would require a variance.

Bob Callahan, Thomas Powell Boulevard, commented that overdevelopment affects parking and the new homes do not provide for enough off-street parking.

Anthony Adeo, Quaker Lane, commented that the board should prohibit flag lots and consider up-zoning, but permit rebuilding without a variance if a home is destroyed by fire.

Frank Gatto, Manetto Road, inquired whether the public can attend workshops to study the zoning. Mayor Graf expressed his support of public participation. Trustee Christiansen expressed her support of public participation.

Jim Kalinowski, Secatogue Avenue, informed the board that he is a builder and is opposed to the moratorium, also noting that new businesses would not be interested in operating in Farmingdale. Mr. Kalinowski distributed a list of his concerns.

Bob Callahan, Thomas Powell Boulevard, commented on the slow housing market, noting that disallowing new building under the moratorium would not adversely affect the market.

Chuck Gosline, Waverly Place, commented that he would like to see affordable housing for young people.

Eric Alexander from Vision Long Island stated that the moratorium was not intended to stop building, but to guide development.

Joan Stiley, Prospect Street, expressed concern that new homes are being built too close together.

Jerry Ahern, Conklin Street, expressed support for the moratorium.

Village Attorney Walsh indicated that a determination under SEQR was necessary and the law would be submitted to the Nassau County Planning Commission for a waiver to allow the village local determination. Village Attorney Walsh announced the following minor changes to the law as presented:

Section 3(b) line 2 –insert “and other property”  
Page 2, second line from top – insert “or parking demand”

At 9:50 pm, it was moved by Deputy Mayor Rachiele, seconded by Trustee Langon, to close the public hearing. Motion carried with all voting Aye.

It was moved by Trustee Starkie, seconded by Trustee Christiansen, to adopt Local Law 2 of 2006, with the changes as outlined by counsel. Motion carried with all voting Aye.

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

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Trustee Christiansen offered praise to the Fire Department for the Memorial Day Parade.

Rich Gosline, Linwood Avenue, asked the board about the reduction in water rates. Mayor Graf explained that the rate reduction applies to the first 107,000 gallons of water.

Frank Gatto, Manetto Road, mentioned that the water in his area had been brown. Public Works Superintendent Zamparelle explained that a car crashed into a fire hydrant which caused a shock to the water main causing it to break.

Mrs. Orabono, Eastern Parkway, asked the board when the highway bond tax will end. Mayor Graf indicated that it will end in 2016 when the bond is paid off, but that the village will be issuing another bond to cover the balance of the road work.

Frank Gatto, Manetto Road, expressed concern that some residents are receiving letters regarding code violations.

Ed Kinney, Nelson Street, indicated agreement with most comments expressed on the moratorium, but he is concerned with the demolition of homes and the release of asbestos into the air.

Jerry Ahern, Conklin Street, expressed support for the code enforcement efforts in housing violations.

Terry Robey, Cornelia Street, commented that her two sons cannot afford to live in Farmingdale and expressed support for affordable housing.

At 10:22 pm, it was moved by Deputy Mayor Rachiele, seconded by Trustee Langon, to close the regular meeting and adjourn into work session and executive session. Motion carried with all voting Aye.

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Mayor Graf