

**WORK SESSION OF THE BOARD OF TRUSTEES**

**Monday, July 1, 2024**

**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, July 1, 2024.

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

**Absent:** Deputy Mayor William Barrett  
Superintendent of Buildings Stephen Fellman

The following topics were discussed:

- A lengthy discussion took place between the Board, Village Historian Debbie Podolski and Architect Laura Coletti regarding the potential Village acquisition of the Thomas Powell House, located at 33 Merritts Road. They discussed the home's rich history which will be a great historic asset to maintain, potentially becoming a home to the Historical Society of Greater Farmingdale and the Farmingdale Chamber of Commerce. In addition, some of the space will be used to create a museum highlighting the history of the area and its development. The result of the discussion led to the following resolution:

**THOMAS POWELL HOUSE** – Upon a motion made by Trustee Parisi and seconded by Trustee Rosasco, it was,

**RESOLVED (#2025-07-01)**, to purchase 33 Merritts Road, also known as the Thomas Powell House, as it has historical significance in the amount of \$750,000 not to exceed \$800,000:

WHEREAS, Robert Lucian is the owner of a certain parcel of land in the Village of Farmingdale, New York, (Owner), said parcels being known on the Nassau County Tax Maps as Section 49; Block 221; Lot 18 (Property); and

WHEREAS, the Incorporated Village of Farmingdale (Village) is a municipal corporation duly organized and existing under the laws of the State of New York; and

WHEREAS, the Village Board has determined that the purchase and acquisition of the Property is in the best interests of the Village, its residents and the community at large in that it:

- Will provide an additional permanent location for the necessary

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administration of Village services; said property to include the offices of the Villages' Historical Society.

- Serves to preserve the Village's history for future generations.
- Represents an effort to conserve old building styles.
- Provides economic benefits including those associated with the rehabilitation and adaptive reuse of historic buildings, and the beneficial impacts of historic preservation on neighborhood character and property values.
- Will also the help preserve, and conserve resources, reduce waste, and save money by repairing and reusing existing buildings instead of tearing the building down. Reusing this historic structure also helps to greatly reduce the carbon footprint of the building.

WHEREAS, Owner wishes to sell the Property to the Village, and the Village wishes to purchase the Property for SEVEN HUNDRED FIFTY THOUSAND DOLLARS (\$750,000.00) ("Purchase Price"); and

WHEREAS, the Mayor and Board of Trustees of the Village (Village Board) have undertaken a review and analysis of the Property and its proposed purchase and acquisition, all collectively known as the "Action"; and

WHEREAS, the Village Board has determined that the purchase price for the Property is fair and reasonable and consistent with the values of real estate properties in the Village. In making this determination the Mayor and Village Board have considered:

- the appraisal of Tom Donato, of Municipal Valuation Services, Inc., which appraised the value of the Property at \$864,350.
- Multiple comparable sales in and near the Property are in excess of \$850,000 and some of which are in excess of 1 million dollars.
- Their own personal knowledge of the real estate market based upon their residence in the Village for many decades; and

WHEREAS, the Village, pursuant to Village law §1-102(1), has the power to purchase real property as the purposes of the Village require; and

WHEREAS, the Village Board, based upon the foregoing analysis and consideration, has concluded that the interests of the Village, its residents and the community at large justify the purchase and acquisition of the Property for the Purchase Price; and

**NOW THEREFORE BE IT RESOLVED THAT:**

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The Village Board authorizes the Mayor to execute a contract and to take such other and the further acts as are required to purchase the Property

The following vote was recorded in connection with this matter:

Mayor Ralph Ekstrand	aye
Deputy Mayor William Barrett	not present
Trustee Cheryl Parisi	aye
Trustee Walter Priestley	aye
Trustee Craig Rosasco	aye

The discussion continued on the following topics:

- Tonight's public hearings/hearings to be announced – add item to main agenda for public hearing limiting time of operation of convenience stores from 4:00 a.m. to 1:00 a.m.
- Discussion about 215 Prospect Street
- Linwood Avenue: Ongoing
- Fire Department
- Building Department:
  - Blue and Gold Development at 1 Conklin Street is now under construction, going well.
  - 7-11 and Sunoco – ZBA approved plans and the Board approved a Special Use Permit. Awaiting construction drawings in order to issue building permit. Special Use Permit was extended but was not paid, Howard Avertine (attorney for the applicant) is following up.
  - The Sterling Green project is proceeding. Sterling Green is nearing completion with applications for a lottery that will take place on July 9. Occupancy will begin in August. No issues with the project moving to completion.
  - The Robby Lee/Carlyle project is also proceeding and is nearing completion. No issues with the project.
  - Dish Network building permit issued with installation to start in July.
  - Waiting for Verizon submission for an application to install communication equipment on the clock tower at Palmer's Shopping Center.
  - Lotus Garden C/O is approved and is now open.

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- Enterprise Rent-A-Car – Special Use Permit has been approved. The palm tree shop that is on the property was given a temporary month lease by the property owner, will be gone by the end of June.
- 502 Main Street (across from law offices) - Discussed proposed changes and met with the Planning Board/ARB.
- Zuzu is nearing completion and will open soon.
- Discussed waste stream with the ownership of the Nutty Irishman and 317 – very high estimate for new dumpster, need to discuss options – needs follow up.
- The Villager – status on rear enclosure, will wait until autumn of 2024 for application submission.
- Need to apply for National Grid grant for street trees and planter boxes. Trees selected, delivered and await installation.
- D&B has contract to identify ownership of pipe infrastructure connecting to catch basins.
- Toretta Estates has submitted requests for three building permits to complete the subdivision, need to go to the Planning Board.
- Two lot subdivision on Staples Street – building permits have been issued, work is underway.
- Two lot sub-division on Melville Rd. needs to go to the NCPC. Public hearing to be announced in July for an August hearing.
- Application for a Caribbean fusion restaurant in the former Grecian Grill.
- Potential application for warehouse distribution & retail of baked goods from 621 Fulton Street.
- The Dark Horse needs to clean up their rear yard.
- Highway Department:
  - Lot maintenance and routine maintenance of Main St.
  - Routine garbage pickup in parks and dog stations
  - Main St. poles for FFD traffic light installed. Superintendent Patanjo is obtaining quotes and delivery schedule for traffic lights.
  - Plan for new DPW pocket park was approved by the Board and is under construction. The gazebo is in and stored at the vendor's facility.

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- Village Green Gazebo brick wall needs repointing.
- Need to evaluate lighting at the Melville Road/Secatogue Avenue intersection.
- Rte. 109 – replace one no parking sign by Hearthstone, sign ordered.
- It was discussed to evaluate removal of parking on the east side of Main Street between Conklin St. and South Front St. in order to widen sidewalks and improve traffic flow.
- GFI units for holiday lighting to be supplied by the Town of Oyster Bay.
- From Ken Tortoso – DPW weekly work assignments:
- Watering still ongoing.
- The new Main Street tree pits have been placed out on Main St.
- New Main St. plantings will be going in on July 1<sup>st</sup>.
- Shop crews have been busy doing oil changes and inspections for DPW & FD vehicles.
- Town of Oyster Bay lighting has been in doing street light repairs.
- DPW crews have been doing cleanup at the DPW yard.
- Heads Up Sprinklers were in doing repairs on the Village Green.
- DPW crews mowed and trimmed Melville Rd. along Bethpage State Park.
- Water Department:
  - All communication going well with the new contract with the South Farmingdale Water District. Geary is on board until mid-July.
  - Sampling and testing of Well 1-3 of AOP/GAC installation by Philip Ross is in process, Trojan to calibrate the AOP to reflect contaminant level. SCADA system to be set to reflect the AOP contaminant level, all need to meet health department requirements.
  - New steel building to cover the GAC tanks at Well 1-3 is on site, awaiting foundation construction. Health Department has added requirements for lighting and heating of this building. Need to get information about testing costs.
  - \$3,000,000 has been awarded to the Village in Gov. Hochul's budget for Improvements WIIA grant, Deputy Clerk Ruckdeschel submitted for

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reimbursement in the amount of \$2,250,000. The remaining 25% to be requested when the job is completed. \$4,624,000 in funding has been committed for Phase 2 project at Ridge Road from the New York State WIIA funding for the new GAC installation. PWGC is working on Phase 3 project and will handle the application and narrative for this grant.

- Plant 2 construction currently on hold. Pipe installation to connect into the system with cut ins to main trunk lines to be done as arranged by PRI when Well 1-3 is fully operational and with peak pumping season coming this task will be done when peak season is over (agreed to with PRI).
- PWGC following up on required testing to secure funding from legal settlements and potential federal and county funding. Deputy Clerk Ruckdeschel helped finalize all submissions last week.
- A grant of \$9.6 million has been applied for through Senator Chuck Schumer to offset capital cost of treatment systems.
- A grant of \$1 million has been committed through County Legislator John Ferretti to offset costs of the new water treatment systems. The contract was signed, Deputy Clerk Ruckdeschel is following up on grant requirements for reimbursement.
- A grant request of \$5 million was applied for through the office of Congressman Thomas Suozzi and was submitted by the Congressman to the House Appropriations Committee. \$1.1 million was approved by the House Appropriations Committee for funding in fiscal year 2025.
- From John Falbo:
  - Pumping season is in full swing. Russ and I are monitoring our 2 active wells carefully. On a daily basis we are coming in at least one time in the evening between 7pm and 9pm and an occasional overnight check as heavy sprinkler usage comes at 2am. We do this just in case anything needs to be activated manually. In the future with SCADA, we will be able to monitor without coming in.
  - Full cleaning and valve changing of chlorinator at Well 2-2.
  - AOP samplings and meetings
- Code Department:
  - Weekly inspections of meters are done to check for any malfunctions (i.e. coins jammed in credit card slot).

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- Section 375 of the NYS VTL indicates that flyers placed on cards is illegal.
- Deputy Clerk Ruckdeschel reported that electrification of all parking meters is underway.
- Sign posts and signage needs to be placed on Main Street.
- Noise issues will be addressed as noted by code officers. If complaints are received, please forward to appropriate code or building department.
- Make Uber parking/pickup on Main St. after 10:00 p.m. for implementation summer 2024. All signage (received) and brackets have been ordered for Main Street.

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

Respectfully submitted,

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Brian P. Harty, Village Clerk-Treasurer