

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, July 6th, 2026

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, July 6th, 2026.

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

Absent: Deputy Mayor William Barrett

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 August 3rd, 2026 at 8:00 p.m. Regular Work Sessions will be held on Monday, July 20th, 2026, Monday, July 27th, 2026 at 7:00 p.m and Monday, August 3rd, 2026.
- The Farmer's Market is being held every Sunday from 10:00 a.m. to 2:00 p.m. on the Village Green until November 22nd, 2026.
- Village Pops concerts will be held on the following Wednesdays at 7:30 p.m.: July 8th, July 15th, July 22nd and July 29th.
- Movie Nights will be held on the following Tuesdays: July 7th, July 14th, July 21st, July 28th, August 4th, August 11th and August 18th.
- Music on Main will be held on the following Thursdays: July 9th, July 23rd, August 6th and August 20th from 5:00 p.m. to 9:00 p.m., with a rain date of August 27th.
- The following resolutions were approved at the June 15th Work Session:
 - Approved a request from Maria Schelhorn of 91 Nelson Street to hold a block party on Saturday, August 8th, 2026 from 12:00 p.m. to 11:00 p.m. Nelson Street will be closed from Harrison Place to Clinton Avenue.
 - Approved the purchase of 7 additional cameras for Main Street between South Front Street and Conklin Street at a cost of \$15,562.88 from Hello Alert. Need map of all camera locations and types of cameras.

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- Approved the purchase of dispatch recording devices for the Fire Department from Hello Alert at a cost of \$17,169.80.
- Approval to encumber the Downtown Mixed Use reserve account funding to pay the net amount after grant proceeds for the FD new window installation.
- Approved the sale of a 2016 Dodge Ram 1500 Pick-up through Auction International at a price of \$6,100.00.
- The following resolutions were approved at the June 22nd Work Session:
 - Approval to adjourn the hearing for Special Use Permit for McGraths, 217 Main Street, for interior alterations for a 119 seat restaurant, to Monday, August 3rd, 2026 at 8:00 p.m.
 - Approved a change of address for the former Sunoco Station at 153 Fulton Street to be known as 85 Merritts Road, Farmingdale NY 11735.
 - Approval of estimation of water bills if meter is unable to be read through our electronic billing system.
 - Approved a request from Steven Waters of 71 Clinton Avenue to hold a block party on Saturday, July 4th, 2026 from 2:00 p.m. to 11:00 p.m. Clinton Avenue will be closed between Nelson Street and Maple Street.
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REGULAR MEETING BUSINESS ITEMS – Upon a motion made by Trustee Priestley and seconded by Trustee Ingram, the following items were, **RESOLVED (#2027-07-01)**,

- Abstract of Audited Vouchers #1211 dated July 6th, 2026.
- Minutes of Board Meetings of 6/1/26, 6/15/26, 6/22/26 as revised.
- Use of Village Property:
 - Resolution to approve a request from the Farmingdale Fire Department to hold their annual picnic on the Village Green and the Fire Department Parking Lot on Sunday 8/16/2026 from 10:00 a.m. to 4:00 p.m.
- Block Party Applications:
 - Vincent Patrowicz, 25 Pinehurst Road, Saturday September 5th from 2:00 p.m. to 9:30 p.m. (rain date September 6th). Pinehurst Road will be closed from Manetto Road to Sullivan Road.
- Outdoor Dining:
 - None

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- Tax certiorari's:
 - None

BUILDING PERMITS – The Board of Trustees accepted the listing of the following building permits issued since last month's meeting:

DATE	LOCATION	CONSTRUCTION/COMMENTS	ARB	C/R
6/4/2026	2 JEROME DR PHILIP BENTIVEGNA DB26-00026	HOT TUB	N/A	R
6/11/2026	217 MAIN ST R & R MASSAPEQUA PARK INC. PP26-00015	HYDRANT FLOW TEST	N/A	C
6/15/2026	88 MELVILLE RD MICHAEL ZAINO PP26-00016	GAS POOL HEATER	N/A	R
6/15/2026	12 HAMILTON ST MARIE LETOURNEAU DB26-00027	PORTICO NOT TO BE ENCLOSED	N/A	R
6/16/2026	221 CHERRY ST OLIVER CORDOBA DB26-00029	REPAIR EXISTING FRONT STAIRS. REPLACE DAMAGED BRICKS AND REINSTALL EXISTING RAILING.	N/A	R
6/16/2026	45 DOUD ST STEVE BYLICKI PP26-00017	ONE KITCHEN SINK, ONE LAVATORY, ONE BATH TUB, ONE SHOWER, ONE DISH WASHER.	N/A	R
6/16/2026	45 DOUD ST STEVE BYLICKI DB26-00030	ONE STORY ADDITION, SECOND FLOOR ADDITION AND INTERIOR ALTERATIONS WITH FINISHED BASEMENT.	N/A	R
6/22/2026	101 MELVILLE RD PAUL JUERGENSEN FP26-00004	REPLACE 4' FENCE	N/A	R
6/26/2026	70 STAPLES ST GURINDER SINGH PP26-00018	OIL TO GAS CONVERSION	N/A	R

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6/29/2026	45 JEFFERSON RD KENNETH GATES DB26-00031	REPLACEMENT OF EXISTING RETAINING WALL AND STAIRS. REPAVE DRIVEWAY.	N/A	R
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The following Public Hearings were previously adjourned:

- Adjourned the hearing for Special Use Permit for McGraths, 217 Main Street, for interior alterations for a 119 seat restaurant, to Monday, August 3rd, 2026 at 8:00 p.m.
- Adjourned the hearing for a Special Use Permit for installation of Verizon Cell Services at Marquis Plaza Shopping Center to Tuesday, September 8th, 2026 at 8:00 p.m.

PUBLIC HEARING FOR USE OF PORT-A-POTTIES – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was,

RESOLVED (#2027-07-02), to adjourn the hearing to adopt a local law regarding the use of Port-A-Potties in the Village of Farmingdale Commercial District to Monday, August 3rd, 2026 at 8:00 p.m.

PUBLIC HEARING FOR SPECIAL USE PERMIT FOR 195 MAIN STREET – Upon a motion made by Trustee Priestley and seconded by Trustee Ingram, it was,

RESOLVED (#2027-07-03), to open the hearing.

Diane Ciardullo representing “The Saint”, presented to the Board of Trustees regarding their proposed operation as a restaurant, a space to have special events and promotions. She indicated that the business would be closed Monday and Tuesday and open Wednesday and Thursday from 4:00 p.m. until approximately midnight and on Friday and Saturday from 4:00 p.m. until 1:00 a.m. Sunday will be open for brunch until closing. The general menu will be upscale “Tapas” type with lobster, filet mignon and other small plate shareables along with cocktails of all types.

There being no public comment, upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was,

RESOLVED (#2027-07-04), to close the hearing.

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

RESOLVED (#2027-07-05), to approve the Special Use Permit with restrictions to be outlined in a formal agreement that will include hours of operation, occupancy, parking and loading zone requirements and parking waivers, the purchase of 2 parking spaces at \$5,000.00 each is required. A

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copy of the executed lease for the building along with a current Liquor License indicating that the tenants indicated in the lease are one in the same for the premises was required as well. All to be provided prior to the issuance of a Certificate of Occupancy.

PANZER DEMO & ABATEMENT CORP – Upon a motion made by Trustee Parisi and seconded by Trustee Ingram, it was,

RESOLVED (#2027-07-06), to approve Panzer Demo & Abatement Corp for demolition of the 141 Division Street building at a price not to exceed \$41,000.00.

BEAUTIFICATION –

- Trustee Parisi reported that all is going well and that the DPW crew is doing a great job.

OLD BUSINESS –

- None

CORRESPONDENCE –

- None

PUBLIC COMMENT – A discussion began on the following topics:

- A resident reported that there are issues with a sidewalk adjacent to the Library Café and that there are loose bricks to the west of this location. She also reported that an outdoor dining table may be too close to Conklin Street, creating a possible hazard. She also mentioned that the 7-11 construction at the corner of Merritts Road and NY-24 needs to have a chain link fencing with a privacy screen and that the site also needs to be cleaned up. A “coming soon” sign was also requested.
- A resident asked why “Special Use Permits” are required for restaurants.
- A resident suggested a “Don’t Block the Box” be placed on NY-24 at the entrance to Parking Lot 2.

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

RESOLVED (#2027-07-07), to move to Executive Session.

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

RESOLVED (#2027-07-08), to reconvene the meeting.

PURCHASE OF LIRR NORTH PARKING LOT – Upon a motion made by Trustee Parisi and seconded by Trustee Ingram, it was,

RESOLVED (#2027-07-09), to offer to purchase the LIRR North Parking Lot from the MTA for \$1.00 and where the Village would pave, drain and relight the lot and maintain the lot in perpetuity.

There being no further business, the meeting was adjourned at 9:15 p.m.

Respectfully submitted,
Brian P. Harty
Village Clerk/Treasurer