

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, August 3rd, 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, August 3rd, 2026.

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

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 Tuesday, September 8th, 2026, at 8:00 p.m. Regular Work Sessions will be held on Monday, August 17th, 2026, Monday, August 24th, 2026, at 7:00 p.m. and Tuesday, September 8th, 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.
- Movie Nights will be held on the following Tuesdays: August 4th, August 11th and August 18th.
- Music on Main will be held on the following Thursdays: 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 July 20th Work Session:
 - Approved a request for use of the Village Green and Gazebo for a Doggie Runway Show & Exhibit on Saturday, October 10th, 2026 from 7:00 a.m. to 4:00 p.m.
 - Approved a request from the Women's Club to use the Village Hall Courtroom for their monthly meetings from 12:30 p.m. to 2:00 p.m. on the following dates: 9/17/26, 10/15/26, 11/19/26, 1/21/27, 2/25/27, 3/18/27, 4/15/27 and 5/20/27.
 - Approved the transfer of \$59,360.00 received from various property owners from the Unrestricted Fund Balance to the Reserve for Special Use/Incentive Bonus for payments made in 2025/2026 budget year as of May 31st, 2026. To transfer \$1,345.00 from the General Fund to the Capital Fund to represent final capital costs

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, August 3rd, 2026

INC. VILLAGE OF FARMINGDALE

incurred and approved for the installation of electric vehicle charging stations, which represents net cost the to the Village after \$50,000.00 grant. To increase the budget by \$150,031.98 for reimbursement for Ryder Cup related expenditures as detailed in attachment.

- Approved a 10% co-payment of residents who qualify for “Lead and Copper: Water line replacement program” funded by CDBG monies
- Approved the estimation of water bills if staff is unable to get clear reading from a particular location.
- Approval to adjourn the hearing to change the zone for property at Section: 049 Block: B01 Lot: 98 from Resident AAA to Resident A from Monday, August 3rd, 2026 at 8:00 p.m. to Monday, October 5th, 2026 at 8:00 p.m.
- The following resolutions were approved at the July 27th Work Session:
 - Approval to certify \$50,000.00 Village matching portion for a salt storage facility. The project will be totaling \$250,000.00 WQIP Grant of \$200,000.00
 - Approved an increase in hourly rates for Code Enforcement to \$20 for entry level employees with no experience, \$22.50 after 6 months and \$25 after 1 year. \$25 per hour for all current Code Officers making below that amount, one senior Code Officer to \$26 and one to \$28 including administrative responsibilities and one Code Officer with oversight and administrative responsibilities to \$36. Will take effect in the first pay period in August.

REGULAR MEETING BUSINESS ITEMS – Upon a motion made by Trustee Parisi and seconded by Trustee Ingram, the following items were, **RESOLVED (#2027-08-01)**,

- Abstract of Audited Vouchers #1212 dated August 3rd, 2026.
- Minutes of Board Meetings of 7/6/26, 7/20/26, 7/27/26
- Use of Village Property:
 - Resolution to approve a request from Donna Bilardello, President of the Board of Directors for Elizabeth Gardens Cooperative is requesting use of the Village Hall Courtroom on Tuesday, November 3rd, 2026 from 6:30 p.m. to 9:00 p.m. for their annual board of directors meeting.
- Block Party Applications:
 - None
- Outdoor Dining:
 - None

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, August 3rd, 2026

INC. VILLAGE OF FARMINGDALE

- Tax certioraris:
 - 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
7/7/2026	64 RIDGE RD NATIONAL GRID RO26-00005	ONE 4 X 4 BELLHOLE	N/A	R
7/7/2026	64 RIDGE RD MATTHEW DEJULIO PP26-00019	GAS LINE TO FIREPLACE	N/A	R
7/8/2026	252 STAPLES ST CONNIE JEAN SHEEHAN DB26-00032	CENTRAL A/C	N/A	R
7/10/2026	2 YOAKUM ST NANCY BRACKMAN DB26-00033	POD IN DRIVEWAY- NOT IN THE STREET	N/A	R
7/10/2026	65 LAUREL ST MAGNIFICENT MASONRY INC SW26-00004	REPLACE SIDEWALK AS SHOWN ON SURVEY	N/A	R
7/10/2026	94 OAKDALE BLVD DANIEL LANE	INSTALL DUCTLESS MINI SPLIT	N/A	R
7/10/2026	99 FULTON ST UBS CAPITAL LLC DB26-00036	RELOCATE 13 HEADS. DEMO EXISTING. ADD 1 DRY PENDANT	N/A	C
7/10/2026	220 MAIN ST SEELIG MAIN ST REALTY DB26-00035	INTERIOR ALTERATIONS AS PER PLANS BY IMPACT ARCHITECTURE DATED 10/15/2025	N/A	C
7/17/2026	95b FULTON ST FORM STUDIO & WELLNESS CAFÉ PP26-00003	1 WATER CLOSET, 1 KITCHEN SINK, 3 LAVATORIES, 2 INDIRECT WASTES, 1 HAND SINK, 1 RINSE SINK	N/A	C
7/17/2026	95b FULTON ST FORM STUDIO & WELLNESS CAFÉ DB26-00038	DEMOLISHING EXISTING WALLS, REARRANGE NEW WALLS TO CREATE A STUDIO SPACE, WELLNESS BAR, OFFICE & BATHROOM	N/A	C
7/17/2026	475 MAIN ST PPJ REALTY LLC DB26-00039	MAINTAIN OLD PERMIT #DB17- 00115. INTERIOR ALTERATIONS FOR CORPORATE OFFICE SPACE AS PER DRAWINGS SUBMITTED	N/A	C
7/17/2026	174 STAPLES ST TERESINA BAJADA DB26-00040	INSTALLATION OF SOLAR PANELS- FLAT ON ROOF	N/A	R
7/30/2026	43 QUAKER LANE	ONE 4X4 BELLHOLE TO INSTALL	N/A	R

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, August 3rd, 2026

INC. VILLAGE OF FARMINGDALE

	NATIONAL GRID RO26-00006	GAS SERVICE		
7/31/2026	7 TORETTA LANE SUNRUN DB26-00042	INSTALLATION OF ROOF MOUNTED SOLAR PANELS	N/A	R
7/31/2026	220 MAIN ST FEAL GOOD INC. PP26-00020	2 WATER CLOSETS, 1 TRIPLE SINK, 2 LAVATORIES, 1 MOP SINK, 1 GREASE TRAP, 1 DISH WASHER, 1 HAND SINK, 1 FLOOR SINK, 1 GAS HWH, GAS PIPING	N/A	C

The following Public Hearings were previously adjourned:

- Adjourned the hearing to change the zone for property at Section: 049 Block: B01 Lot: 98 from Resident AAA to Resident A from Monday August 3, 2026 at 8:00 p.m. to Monday, October 5th, 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 SPECIAL USE PERMIT FOR 217 MAIN STREET –

Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Barrett, it was,

RESOLVED (#2027-08-02), to open the hearing.

Two of the owners of McGrath's (Ross & Rich) presented their proposal for the expansion of their Pub/Restaurant to the Board of Trustees. The expansion will substantially leave the ground floor intact with the same kitchen, bar, seating and bathrooms. The changes are to change the front entrance door to a double door with a vestibule and to add an interior stair leading to the new event space upstairs. The proposed upstairs will be a complete change adding new event space, that will replace studio apartments, that will include a service bar with either beer line run from the basement or a kegerator supplying draft beer. A new bifold window facing Main Street was proposed along with an outdoor rear deck with exit stairs enabling a required exit from the proposed event space. Two new handicapped accessible bathrooms are proposed as well. They envision using the event space for parties of varying types including but not limited to engagements, birthdays, promotions, baptisms, They indicated that the space will be dedicated solely to events and not for general bar/restaurant use and that they are open to time restrictions on the rear deck.

After a general discussion the owners and Board of Trustees agreed to the following conditions out of concern for excessive noise to the downtown residents on Main Street and residents adjacent to and near the rear of their building and Parking Lot 3 and the economics of investing in this change. No outside music on the deck at any time and that the deck must close at 10:00 p.m. and that the window facing Main Street in the event space be a picture window only and not be able to be opened. Music on the upper-level

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, August 3rd, 2026

INC. VILLAGE OF FARMINGDALE

interior only. Also, to make sure that the existing bi-fold window on the lower level on the Main Street side closes at 10:00 p.m. Music on the street level in the interior only. No outdoor speakers with music at any time. Additionally, a receptacle for cigarettes and that the sidewalk needs to be swept and kept clean. Additionally, there is a parking requirement of 7 spaces at \$5,000.00 per space totaling \$35,000.00 payable over a three-year period with 1st payment tied to a certificate of occupancy and the remaining balance to be made in equal installments until paid at a payment schedule determined by the Village.

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

RESOLVED (#2027-08-03), to close the hearing.

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

RESOLVED (#2027-08-04), to approve the Special Use Permit for 217 Main Street with conditions.

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

RESOLVED (#2027-08-05), to open the hearing.

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

RESOLVED (#2027-08-06), to close the hearing.

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

RESOLVED (#2027-08-07), to adopt a local law regarding the use of Port-A-Potties in the Village of Farmingdale Commercial District.

SENIOR CITIZEN EXEMPTION – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Parisi, it was,

RESOLVED (#2027-08-08), to amend income limits to the Senior Citizen Exemption Program, raising them to be in line with the County of Nassau limits.

CONKLIN STREET SIDEWALK REPLACEMENT/REPAIR – Upon a motion made by Deputy Mayor Barrett and seconded by Trustee Priestley, it was,

RESOLVED (#2027-08-09), to approve sidewalk repair/replacement on Conklin Street from Main Street to Cherry Street eastbound and Main Street to Parking Lot 2 westbound. Improvements totaling \$183,172.00

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, August 3rd, 2026

INC. VILLAGE OF FARMINGDALE

STANDARD WORKDAY AND REPORTING RESOLUTION – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley it was,

RESOLVED (#2027-08-10), to authorize Administrator Harty to sign and submit the Standard Work Day and Reporting Resolution for Village Justice Rosasco and Trustee Allison Ingram.

This approval is granted by a vote as follows:

Mayor Ralph Ekstrand	aye
Deputy Mayor William Barrett	aye
Trustee Cheryl Parisi	aye
Trustee Walter Priestley	aye
Trustee Allison Ingram	abstained

TITAN SECURITY – Upon a motion made by Trustee Priestley and seconded by Trustee Ingram, it was,

RESOLVED (#2027-08-11), to award access control replacement contract for exterior doors and interior offices to Titan Security of New York, Inc., the lowest responsible bidder at a total cost of \$10,000.00 as current system parts and software are no longer supported by the manufacturer.

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

RESOLVED (#2027-08-12), to award contract to Island Energy to replace an aged A/C unit and increase the BTU output of a Mini-Split Air Conditioner for the Dispatch Booth in the Farmingdale Fire Department at a cost of \$3,000.00.

BEAUTIFICATION –

- Trustee Parisi reported that improvements to 5 Corners Park have been made including new trees and shaping of planting beds and that the walkway connecting Parking Lot 3 with Elizabeth Street is undergoing a complete revitalization with new foundation for a monument, brickwork, plantings, clean up and tree and bush trimming. Deputy Mayor Barrett commented that recently people who were visiting said that they were impressed with the downtown area and the flowers and landscaping. Trustee Parisi thanked Otto Kyle for quality of the plantings and the DPW for all of their work and mentioned the innovation of installing a drip system to ensure watering of plantings and hanging baskets.

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, August 3rd, 2026

INC. VILLAGE OF FARMINGDALE

OLD BUSINESS –

- None

CORRESPONDENCE –

- Letter from a Resident thanking the Farmingdale Water Department for the 30 years of exceptional service they have provided their family while they have been living in the Village.
- Letter from a Resident thanking the Village and DPW for their prompt attention to request regarding their tree.

PUBLIC COMMENT – A discussion began on the following topics:

- A resident inquired about the paving of Thomas Powell Boulevard. It will be repaved in September.
- A resident cautioned about the traffic patterns at the construction site at Thomas Powell Boulevard, Bethpage Road and Quaker Meeting House Road. Another resident questioned the excavation at the site. Both issues to be investigated by staff.
- A resident complimented no parking signage on Main Street on the east side between Conklin Street and South Front Street.
- A resident requested follow up on proposed signage for the corner of Thomas Powell Boulevard and Jefferson Road.

There being no further business, the meeting was adjourned at 10:00 p.m.

Respectfully submitted,
Brian P. Harty
Village Clerk/Treasurer