

INCORPORATED VILLAGE OF FARMINGDALE
361 MAIN STREET
FARMINGDALE, NY 11735
BOARD OF TRUSTEES
WORK SESSION
AGENDA
Monday March 2, 2026

1. Tonight's public hearings/hearings to be scheduled
2. Fire Department
3. Building Department: 7—11 and Sunoco – permit has been issued fee has been paid. Demolition permit issued. Verizon Clock Tower cell service installation @ Marquis Shopping Center adjourned until 6/1/2026 @ 8PM. Multi-family and rental inspections underway. Plan reviews and follow up on nuisance issues. McGraths has proposed expansion of upstairs for private party room, Peter and architect are in discussions N/C. Toretta estates – ongoing construction of homes on south side of Toretta Lane to continue plans being reviewed. C/O issued for #6 Toretta – Permit issued for 4 Toretta. Backlog of open building permits being addressed for close out. Applications for a coffee shop and chicken restaurant in Marquis Plaza Shopping Center are in process for building permits. Illegal rentals being investigated along with violations at 485 Main Street. Building permit received for 195 Main Street who proceeded with facade changes without PB/Permits approval. Stop work order issued and applicant is proceeding to Planning Board on 2/24. Meat Market container request.
4. Highway Department: Lot Maintenance and Routine Maintenance of Main Street: Routine garbage pick-up in Parks and dog stations: North Main Street Pole Removal Project underway. Poles have been removed. New water main installation will be done as will remaining work when weather breaks in the spring of 2026 with completion of the entire project by end of June 2026. Met with National Grid re: paving roads (Yoakum, Hillside and Fairview) where new mains have been installed and agreed on paving reimbursement from National Grid, received paving reimbursement, will schedule for paving to be completed in Spring of 2026. Need new grate in Moby Way/ordering thru Roadwork Ahead. Charging stations installation complete. Grant received from PSEGLI with Public Relations photo op planned for April of 2026.when weather clears. Installation of new piping system connecting Tulane Sump to Arthur Street will be done in the spring of 2026 due to severe current and projected weather conditions.

From Kenny Tortoso:

1# Snow and clearing operations continue.

5. Water Department: Well 1-3 is fully operational. Plant 2 Well 2-2 is offline until AOP is certified and SCADA system is nearing completion. Eagle Control in process of completing system. Voltage consistency addressed on 2/6/26 completed by PSEGLI field service. Evaluation of ground tank roof and structure for repairs and/or replacement has been completed, next steps being developed by John Mirando and D&B to begin repairs and/or replacement to the ground tank underway. Grant commitment from Senator Schumer and Congressman Suozzi for \$1.0 + million for partial payment of a new ground tank.

Coordination between South Farmingdale Water District and Farmingdale Water Department is working well.

From John Falbo:

INCORPORATED VILLAGE OF FARMINGDALE

**361 MAIN STREET
FARMINGDALE, NY 11735**

BOARD OF TRUSTEES

WORK SESSION

AGENDA

Monday March 2, 2026

- #1 Ongoing work with Eagle for SCADA installation: Well house clean up and painting ongoing testing.
- #2 Watermain break on Jefferson Rd. Work completed by Merrick Utilities and VOF Water Department.
- 6. Code Department: Weekly inspections of meters are done to check for any malfunctions (i.e. coins jammed in credit card receptacles): Looking into metal detector for court nights. Training session for the staff conducted by NCPD.

INCORPORATED VILLAGE OF FARMINGDALE
361 MAIN STREET
FARMINGDALE, NY 11735
BOARD OF TRUSTEES
AGENDA
Monday, March 2, 2026 8:00 PM

1. Pledge of Allegiance/Moment of Silence.

2. Announcements-

- The next Board meeting with public comment period will be held on Monday, April 6th, 2026. Regular Work Sessions will be held on Monday, March 16th, 2026, Monday, March 23rd, and Monday, April 6th, 2026 at 7:00 p.m.
- The following resolutions were approved at the February 17th Work Session:
 - Appointed the following election inspectors for the Village election for a stipend of \$150 for the Chairperson and \$125 for the Inspectors (3/0 vote):
 - Kathleen Verbil – Republican – Chairperson
 - Patricia Reynolds – Republican
 - Sheree Hornedo – Democrat
 - Sharon Lensky – Democrat
 - Lisa Beratis – Alternate Republican
 - Dieguito Hornedo – Alternate Democrat
 - Appointed Laura Sanchez as a Spanish Translator for the Village Election. (3/0 vote)
 - Approved the following dates for this year’s Music on Main (all Thursday nights): July 9, July 23, August 6, August 20, August 27 (rain date). (3/0 vote)
 - Approved Blink Fitness as the designated fitness provider in 2026 for the Farmingdale Fire Department at a cost of \$240 for 45 members at a cost of \$10,800. (3/0 vote)
 - Approved the purchase and installation of additional cameras in the downtown area to include license plate readers and cover locations that will assist in protecting the public through “Hello Alert” in the amount not to exceed \$55,000. (4/0 vote)

3. Resolution to approve the following Regular Meeting business items: **Motion to approve.**

- Abstract of Audited Vouchers #1207 dated March 2, 2026
- Minutes of Board Meetings of 2/2/26, 2/17/26
- Use of Village Property:
 - The Spanish Charismatic Renewal Group from St. Kilian’s is requesting to have a walk commemorating the Stations of the Cross on Friday, April 3, 2026 (Good

INCORPORATED VILLAGE OF FARMINGDALE
361 MAIN STREET
FARMINGDALE, NY 11735
BOARD OF TRUSTEES
AGENDA
Monday, March 2, 2026 8:00 PM

Friday) from 12:30 p.m. until approximately 3:00 p.m. The walk will begin at the cafeteria of St. Kilian School and proceed south onto Rose Street, then left on Richard Street, then left on Cherry Street, and left on Wesche Drive, ending at the school cafeteria.

- Block Party Applications:
 - None
 - Tax certiorari's:
 - None
4. Building Permits – list attached.
 5. Resolution to set the following public hearings on Monday, April 6, 2026 at 8:00 p.m. **Motion to approve.**
 - **NOTE:** Resolution to adjourn the Verizon/Marquis Plaza cell service previously scheduled hearing for March 2, 2026 until June 1, 2026 at 8:00 p.m.
 6. Resolution to approve submittal of a grant application for Fire Department. **Motion to approve.**
 7. Resolution to approve the purchase of 141 Division St. in the amount of \$650,000. **Motion to approve.**
 8. Beautification Report
 9. Old Business
 10. Correspondence
 11. Public Comment

ABSTRACT OF AUDITED VOUCHERS
General

FUND No. _____

VILLAGE OF Farmingdale, COUNTY OF Nassau, NEW YORK

Date of Audit: 3/2/26

(Original to Village Treasurer — Duplicate to be retained by Village Clerk or Auditor)

VOUCHER NUMBER	NAME OF CLAIMANT - ADDRESS	✓	APPROPRIATION CODE	AMOUNT	CHECK NUMBER
1/29/2026	STAPLES ADVANTAGE			109.08	26953
2/6/2026	AMAZON CAPITAL SERVICES			100.39	26954
2/6/2026	BL COMMUNICATIONS INC			510.55	26955
2/6/2026	BOUND TREE MEDICAL LLC			407.70	26956
2/6/2026	CASTRO FAMILY LANDSCAPING INC			3,750.00	26957
2/6/2026	ALISON CELAYA			100.00	26958
2/6/2026	CHECK POINT AUTOMOTIVE INC.			10.00	26959
2/6/2026	CJ FLAG & BANNER INC			14,085.00	26960
2/6/2026	CONWAY SHIELD			130.39	26961
2/6/2026	COPIAGUE FIRE DISTRICT			501.23	26962
2/6/2026	EMERGENCY RESPONDER PRODUCTS LLC			689.86	26963
2/6/2026	GENERAL CODE, LLC			1,295.00	26964
2/6/2026	HENRY SCHEIN INC			486.60	26965
2/6/2026	ISLAND ENERGY CORP			525.00	26966
2/6/2026	KINGS HARDWARE INC			479.14	26967
2/6/2026	LACAL EQUIPMENT INC			461.08	26968
2/6/2026	FRANCIS LAU			14.55	26969
2/6/2026	LI VILLAGE CLERK & TREAS ASSO			80.00	26970
2/6/2026	MARKETING MASTERS NY INC			1,800.00	26971
2/6/2026	MINUTEMAN PRESS CORP			32.21	26972
2/6/2026	NEW GENERATION AUTO PARTS IV			260.00	26973
2/6/2026	OFF OF THE STATE COMPTROLLER			1,583.00	26974
2/6/2026	OPTIMUM			194.69	26975
2/6/2026	LORRAINE O'SHEA			10.65	26976
2/6/2026	PERSHING LLC			30,000.00	26977
2/6/2026	PLATINUM ASSOCIATES INC			575.00	26978
2/6/2026	WALTER PRIESTLEY			541.88	26979
2/6/2026	PRO CLEANING JANITORIAL SERVICES LLC			600.00	26980
2/6/2026	PSEGLI			77.73	26981
2/6/2026	RAVE WIRELESS INC			4,410.15	26982
2/6/2026	SANTANDER BANK NA			2,056.54	26983
2/6/2026	SAVASTA MEDICAL SERVICES PC			20,075.00	26984
2/6/2026	SITEONE LANDSCAPE SUPPLY, LLC			3,258.75	26985
2/6/2026	VERIZON WIRELESS SERVICES, LLC			524.29	26986
2/6/2026	VISION LONG ISLAND			5,175.00	26987
2/6/2026	WM CORPORATE SERVICES, INC			600.14	26988
2/13/2026	110 SAND COMPANY			3,284.12	26989
2/13/2026	9TH BATTALION FIRE DISTRICT			1,500.00	26990
2/13/2026	ADEPT TECHNOLOGY CONSULTING INC.			1,379.99	26991
2/13/2026	ATLANTIC SALT INC			13,808.24	26992
2/13/2026	BARNWELL HOUSE OF TIRES INC			308.97	26993
2/13/2026	DR JACK GEFFKEN DO FACP			1,108.43	26994
2/13/2026	NATIONAL GRID			2,541.04	26995
2/13/2026	NATIONAL GRID			5,964.77	26996
2/13/2026	NEWSDAY LLC			160.00	26997
2/13/2026	OPTIMUM			259.88	26998
2/13/2026	PAYBYPHONE US INC.			5,927.00	26999
2/13/2026	PSEGLI			24,940.58	27000
	TOTAL				

To the Treasurer of the above VILLAGE: **Board of Trustees**

The above listed claims having been presented to the _____ of the above-named Village, and having been duly audited and allowed in the amounts as shown on the above-mentioned date, you are hereby authorized and directed to pay to each of the listed claimants the amount allowed upon his claim appearing opposite his name.

Mayor

In Witness Whereof, I have hereunto set my hand as _____ of the above Village this 2nd day of March, 2026

MAYOR-AUDITOR-CLERK

Mayor

ABSTRACT OF AUDITED VOUCHERS
General

FUND No. _____

VILLAGE OF Farmingdale, COUNTY OF Nassau, NEW YORK

Date of Audit: 3/2/26

(Original to Village Treasurer — Duplicate to be retained by Village Clerk or Auditor)

VOUCHER NUMBER	NAME OF CLAIMANT - ADDRESS	✓	APPROPRIATION CODE	AMOUNT	CHECK NUMBER
2/13/2026	ROADWORK AHEAD INC			10,290.75	27001
2/13/2026	SAFETY-KLEEN CORP			380.13	27002
2/13/2026	SANTANDER BANK NA			14,048.49	27003
2/13/2026	SCHNEPS MEDIA LLC			398.00	27004
2/13/2026	SPRAGUE OPERATING RESOURCES LLC			4,391.67	27005
2/13/2026	STAPLES ADVANTAGE			181.23	27006
2/13/2026	STATE OF NEW YORK - DEPT OF CIVIL SERVICE			101,945.53	27007
2/13/2026	STERLING SANITARY SUPPLY IN			116.82	27008
2/13/2026	TERMINIX CORP			182.01	27009
2/13/2026	TOWN OF BROOKHAVEN			575.30	27010
2/20/2026	ADEPT TECHNOLOGY CONSULTING INC.			1,459.50	27011
2/20/2026	AMAZON CAPITAL SERVICES			493.54	27012
2/20/2026	ARROW EXTERMINATING COMPANY INC			173.31	27013
2/20/2026	ATLANTIC SALT INC			13,830.77	27014
2/20/2026	JOHN BROSNAN			275.00	27015
2/20/2026	CASTRO FAMILY LANDSCAPING INC			1,700.00	27016
2/20/2026	CSEA EMPLOYEE BENEFIT FUND			5,852.51	27017
2/20/2026	ELAVON			75.00	27018
2/20/2026	FUNDAMENTAL BUSINESS SERVICE INC			11,486.90	27019
2/20/2026	HAMILTON CONTAINER CO., LLC			235.00	27020
2/20/2026	HARTFORD STEAM BOILER			110.00	27021
2/20/2026	JAMES WOERNER INC			760.00	27022
2/20/2026	KOMATSU AMERICA CORP			4,094.84	27023
2/20/2026	LI POWER EQUIPMENT INC			154.09	27024
2/20/2026	NEW GENERATION AUTO PARTS IV			45.00	27025
2/20/2026	PARSONS COMMERCIAL LLC			8,113.79	27026
2/20/2026	REVIZE LLC			2,820.00	27027
2/20/2026	SITEONE LANDSCAPE SUPPLY, LLC			582.46	27028
2/20/2026	STAPLES ADVANTAGE			203.99	27029
2/20/2026	TELEFLEX LLC			1,650.00	27030
2/20/2026	PETER TERRACCIANO			275.00	27031
2/20/2026	VERIZON			726.71	27032
2/20/2026	WM CORPORATE SERVICES, INC			1,123.91	27033
2/20/2026	ZOLL MEDICAL CORP			1,020.00	27034
2/27/2026	AMAZON CAPITAL SERVICES			569.74	27035
2/27/2026	BARNWELL HOUSE OF TIRES INC			75.00	27036
2/27/2026	MICHAEL DIBARTOLO			146.80	27037
2/27/2026	ECLIPSE FARMINGDALE LLC			11,040.00	27038
2/27/2026	FIRE NEWS INC			525.00	27039
2/27/2026	KONICA MINOLTA BUSINESS SOLUTIONS USA INC			312.32	27040
2/27/2026	LOGO MAX INC			957.00	27041
2/27/2026	PHILIP LONIGRO			620.33	27042
2/27/2026	THOMAS MASCHER			4,011.97	27043
2/27/2026	NATIONAL GRID			25,860.00	27044
2/27/2026	OFF OF THE STATE COMPTROLLER			976.00	27045
2/27/2026	OPTIMUM			220.00	27046
2/27/2026	PROCLAIM INC.			2,877.14	27047
2/27/2026	PSEGLI			53.80	27048
	TOTAL				

To the Treasurer of the above VILLAGE:

Board of Trustees

The above listed claims having been presented to the _____ of the above-named Village, and having been duly audited and allowed in the amounts as shown on the above-mentioned date, you are hereby authorized and directed to pay to each of the listed claimants the amount allowed upon his claim appearing opposite his name.

Mayor

In Witness Whereof, I have hereunto set my hand as _____ of the above Village this 2nd day of March, 2026

MAYOR-AUDITOR-CLERK

Mayor

ABSTRACT OF AUDITED VOUCHERS
General

FUND

No. _____

VILLAGE OF Farmingdale, COUNTY OF Nassau, NEW YORK

Date of Audit: 3/2/26

(Original to Village Treasurer — Duplicate to be retained by Village Clerk or Auditor)

VOUCHER NUMBER	NAME OF CLAIMANT - ADDRESS	✓	APPROPRIATION CODE	AMOUNT	CHECK NUMBER
2/27/2026	SPRINGBROOK HOLDING COMPANY LLC			13.15	27049
2/27/2026	TOWN OF BABYLON FPA			100.00	27050
2/27/2026	ANNA WELLIVER			75.20	27051
2/27/2026	FARMINGDALE POSTMASTER			1,500.00	27052
2/24/2026	JPMORGAN CHASE BANK NA			810.41	900038
TOTAL				397,208.73	

To the Treasurer of the above VILLAGE:

Board of Trustees

The above listed claims having been presented to the _____ of the above-named Village, and having been duly audited and allowed in the amounts as shown on the above-mentioned date, you are hereby authorized and directed to pay to each of the listed claimants the amount allowed upon his claim appearing opposite his name.

Mayor

In Witness Whereof, I have hereunto set my hand as _____ of the above Village this 2nd day of March, 2026

MAYOR-AUDITOR-CLERK

Mayor

ABSTRACT OF AUDITED VOUCHERS

Payroll

No. 1207

FUND

VILLAGE OF Farmingdale, COUNTY OF Nassau, NEW YORK

Date of Audit: 3/2/26

(Original to Village Treasurer — Duplicate to be retained by Village Clerk or Auditor)

VOUCHER NUMBER	NAME OF CLAIMANT - ADDRESS	✓	APPROPRIATION CODE	AMOUNT	CHECK NUMBER
2/2/2026	NYS EMPLOYEES RETIRE SYST			5,246.51	13126
2/6/2026	CSEA INC FINANCE DEPT			386.51	1067
2/6/2026	PEARL INSURANCE			50.47	1068
2/6/2026	NYS DEFERRED COMP PLAN			5,721.51	20626
2/6/2026	WALTER GIGLIO			804.19	21074
2/6/2026	ERNEST KOZEE			417.59	21075
2/6/2026	JOSEPH RICHARDSON			1,933.33	21076
2/6/2026	RICHARD TORTOSO			640.93	21077
2/17/2026	AFLAC NEW YORK			844.28	1069
2/20/2026	CSEA INC FINANCE DEPT			386.51	1070
2/20/2026	PEARL INSURANCE			50.47	1071
2/20/2026	WALTER GIGLIO			891.14	21078
2/20/2026	ERNEST KOZEE			519.31	21079
2/20/2026	JOSEPH RICHARDSON			1,033.93	21080
2/20/2026	NYS DEFERRED COMP PLAN			9,051.16	22026
TOTAL				27,977.84	

To the Treasurer of the above VILLAGE:

Board of Trustees

The above listed claims having been presented to the _____ of the above-named Village, and having been duly audited and allowed in the amounts as shown on the above-mentioned date, you are hereby authorized and directed to pay to each of the listed claimants the amount allowed upon his claim appearing opposite his name.

Mayor

In Witness Whereof, I have hereunto set my hand as _____ of

MAYOR-AUDITOR-CLERK

the above Village this 2nd day of March, 2026

Mayor

ABSTRACT OF AUDITED VOUCHERS
Trust & Agency

No. 1207

VILLAGE OF Farmingdale, COUNTY OF Nassau, NEW YORK
Date of Audit: 3/2/26

(Original to Village Treasurer — Duplicate to be retained by Village Clerk or Auditor)

VOUCHER NUMBER	NAME OF CLAIMANT - ADDRESS	✓	APPROPRIATION CODE	AMOUNT	CHECK NUMBER
	No activity				
	TOTAL		→	0.00	

To the Treasurer of the above VILLAGE: **Board of Trustees**
The above listed claims having been presented to the _____ of the above-named Village, and having been duly audited and allowed in the amounts as shown on the above-mentioned date, you are hereby authorized and directed to pay to each of the listed claimants the amount allowed upon his claim appearing opposite his name.

In Witness Whereof, I have hereunto set my hand as **Mayor** _____ of
the above Village this 2nd day of March, 2026
MAYOR-AUDITOR-CLERK

Mayor

ABSTRACT OF AUDITED VOUCHERS
Water

1207

FUND No. _____

VILLAGE OF Farmingdale, COUNTY OF Nassau, NEW YORK

Date of Audit: 3/2/26

(Original to Village Treasurer — Duplicate to be retained by Village Clerk or Auditor)

VOUCHER NUMBER	NAME OF CLAIMANT - ADDRESS	✓	APPROPRIATION CODE	AMOUNT	CHECK NUMBER
2/6/2026	FUNDAMENTAL BUSINESS SERVICE INC			1,702.74	1799
2/6/2026	NEW GENERATION AUTO PARTS IV			165.99	1800
2/6/2026	OPTIMUM			272.37	1801
2/6/2026	PACE ANALYTICAL SERVICES INC			4,115.00	1802
2/6/2026	SO F'DALE WATER DISTRICT			7,491.86	1803
2/13/2026	BELLMORE HOME CENTER			245.97	1804
2/13/2026	MERCURY PUBLIC AFFAIRS LLC			5,000.00	1805
2/13/2026	NATIONAL GRID			243.19	1806
2/13/2026	OPTIMUM			153.44	1807
2/20/2026	JAMES WOERNER INC			1,520.00	1808
2/20/2026	JCI JONES CHEMICALS INC			1,913.08	1809
2/20/2026	MERRICK UTILITY ASSOC INC			29,291.56	1810
2/20/2026	JOHN MIRANDO			900.00	1811
2/20/2026	PACE ANALYTICAL SERVICES INC			14,962.00	1812
2/20/2026	ROBERTS ENVIRONMENTAL CORP			1,050.00	1813
2/20/2026	U.S. PEROXIDE, LLC			6,974.80	1814
2/27/2026	JAMES WOERNER INC			5,985.23	1815
2/27/2026	JCI JONES CHEMICALS INC			1,840.61	1816
2/27/2026	OPTIMUM			272.37	1817
TOTAL				84,100.21	

To the Treasurer of the above VILLAGE: _____ **Board of Trustees**

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Mayor

In Witness Whereof, I have hereunto set my hand as _____ of the above Village this 2nd day of March, 2026

MAYOR-AUDITOR-CLERK

Mayor

ABSTRACT OF AUDITED VOUCHERS

FARMINGDALE YOUTH COUNCIL – ConnectOne Bank No. 1206
 FUND

VILLAGE OF FARMINGDALE, COUNTY OF NASSAU, NEW YORK

Date of Audit: January 31, 2026

(Original to Village Treasurer — Duplicate to be retained by Village Clerk or Auditor)

VOUCHER NUMBER	NAME OF CLAIMANT - ADDRESS	✓	APPROPRIATION CODE	AMOUNT	CHECK NUMBER
	<u>YOUTH</u>				
041599	PCRemote Repair.com		T-93	\$ 259.99	041599
041600	Sterling Business Systems		T-93	165.00	041600
041601	Protect Youth Sports		T-93	32.85	041601
041602	Advantage Wear Inc.		T-93	1,035.00	041602
041603	Sunrise Sports		T-93	0.00	041603
041604	NYSIF Worker' Compensation		T-93	701.08	041604
041605	Capital One		T-93	923.63	041605
041606	Amazon Capital Services		T-93	72.33	041606
041607	S&S Worldwide		T-93	9.16	041607
041608	Shelter Point Life		T-93	349.43	041608
041609	Lifestyles Sports		T-93	12,430.20	041609
041610	New Wave Sports Outfitters		T-93	8,673.00	041610
P/R 1	Net Payroll 1/28/26 - Employee Checks		T-93	337.53	P/R 1
P/R 1	Net Payroll 1/26/26 - Direct Deposits		T-93	15,220.85	P/R 1
P/R 1	Tax Liability Payroll 1/26/26 - FED		T-93	3,221.63	P/R 1
P/R 1	Tax Liability Payroll 1/26/26 – NYS		T-93	257.90	P/R 1
P/S 5	Payroll Service Fee 1/26/26		T-93	2,787.72	P/S 5
	TOTAL			\$ 46,477.30	

To the Treasurer of the above VILLAGE:

The above listed claims having been presented to the Board of Trustees of the above-named Village, and having been duly audited and allowed in the amounts as shown on the above-mentioned date, you are hereby authorized and directed to pay to each of the listed claimants the amount allowed upon his claim appearing opposite his name.

In Witness Whereof, I have hereunto set my hand as Mayor of the above Village this 2nd day of February, 2026

MAYOR-AUDITOR-CLERK

Mayor

WORK SESSION OF THE BOARD OF TRUSTEES
Monday, February 2, 2026
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, February 2, 2026.

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

The following topics were discussed:

- Tonight's public hearings/hearings to be scheduled
- Fire Department:
 - Repairs completed to new floor installation in the assembly room.
 - Ambulance engine repairs complete on BLS status.
 - Ambulance 2 is fully back in service to ALS.
- Building Department:
 - 7-11 and Sunoco – Permit has been issued, fee has been paid. Discussions underway with regard to demolition permits resulting in an initial plan for demolition of the existing fuel tanks, pumps and canopy.
 - Verizon Clock Tower cell service installation at Marquis Shopping Center has been adjourned until March 2, 2026 at 8:00 p.m.
 - Multi-family and rental inspections underway.
 - Plan reviews and follow up on nuisance issues.
 - Burgerology payment plan starting on December 1, 2025 for \$5,000 overdue balance owed. The Building Department is reviewing plans regarding grease splatter. Burgerology has engaged hood cleaning service on a more frequent basis.
 - Pour Authority is open.
 - McGrath's has proposed expansion of upstairs for private party room, Building Inspector Cinquemani and architect are in discussions.
 - Captain Ihab is open.

WORK SESSION OF THE BOARD OF TRUSTEES
Monday, February 2, 2026
INC. VILLAGE OF FARMINGDALE

- Toretta Estates – ongoing construction of homes on south side of Toretta Lane continues. A C/O has been issued for 6 Toretta Lane.
- Rental permits and multi family inspections are underway.
- Backlog of open building permits is being addressed for close out.
- Applications for a coffee shop and a chicken restaurant in Marquis Plaza Shopping Center are in the process of getting building permits.
- Highway Department:
 - Lot maintenance and routine maintenance of Main St.
 - Routine garbage pickup in parks and dog stations
 - North Main Street Pole Removal Project underway and poles have been removed. New water main installation will be done as will remaining work when weather breaks in the spring of 2026 with completion of the entire project by the end of June 2026.
 - Met with National Grid regarding paving roads (Yoakum Ave., Hillside Rd. & Fairview Rd.) where new mains have been installed and received the agreed paving reimbursement from National Grid. Will schedule paving work to be completed in the spring of 2026.
 - Need new grate in Moby Way, ordering through Roadwork Ahead.
 - Electric charging stations installation completed. Grant received from PSEGLI with public relations photo op planned for February 4, 2026 at 10:30 a.m.
 - Installation of new piping system connecting the Tulane sump to Arthur Street will be done in the spring of 2026 due to severe current and projected weather conditions.
 - From Ken Tortoso – DPW weekly work assignments:
 - The Village received 12 inches of snow on January 25th. Crews plowed and have continued to do additional cleanup after this huge storm by working overnight in parking lots at the LIRR Station and throughout the business district and residential neighborhoods as needed.
- Water Department:
 - Well 1-3 is fully operational.
 - Plant 2 Well 2-2 is offline until AOP is certified.

WORK SESSION OF THE BOARD OF TRUSTEES
Monday, February 2, 2026
INC. VILLAGE OF FARMINGDALE

- SCADA system is nearing completion. Eagle Control is in the process of completing the system. Voltage consistency issue will be addressed on February 6 with PSEGLI field service adjusting voltage at transformer just outside the yard at Ridge Road (Yoakum Pump).
- Evaluation of ground tank roof and structure for repairs and/or replacement has been completed. Next steps are being developed by John Mirando and D&B to begin repairs and/or replacement to the ground tank.
- Coordination between South Farmingdale Water District and Farmingdale Water Department is working well.
- DEC is doing an inspection of Wells 2-2 and 2-3 on Thursday February 5, 2026.
- John Mirando indicated that nitrogen is becoming an issue in one of the wells at Ridge Road.
- From John Falbo:
 - Quarterly and annual sampling is being done.
- Code Department:
 - Weekly inspections of meters are done to check for any malfunctions (i.e. coins jammed in credit card receptacle).
 - Looking into metal detector for court nights.
- Other:
 - A walk-in resolution for the appraisal for the potential purchase of 141 Division Street was proposed. The Board discussed the possible purchase of 141 Division Street and creating an additional 21 spaces to Parking Lot 3.

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

Respectfully submitted,

Brian Harty, Village Clerk-Treasurer

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, February 2, 2026

INC. VILLAGE OF FARMINGDALE

The meeting of the Board of Trustees of the Incorporated Village of Farmingdale was held at 8:00 p.m. on Monday, February 2, 2026.

Present: Mayor Ralph Ekstrand
Deputy Mayor William Barrett
Trustee Cheryl Parisi
Trustee Walter Priestley
Trustee Craig Rosasco
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 Monday, March 2nd, 2026 at 8:00 p.m. Board of Trustees Work Session/Tax Grievance Night will be held on Tuesday, February 17th, 2026 from 5:00 p.m. to 9:00 p.m. and regular Work Sessions will be held on Monday, February 23rd, 2026 and Monday, March 2nd, 2026 at 7:00 p.m.
- The following resolutions were approved at the January 20th Work Session (3/0 vote):
 - Acknowledged the return of the 2025/2026 tax roll and warrant and report of unpaid taxes pursuant to §1436 of the Real Property Tax Law of the State of New York.
 - Approved a request from the Farmingdale Fire Department to hold a street fair on Main Street on Saturday, June 6, 2026 from 5:00 a.m. to 6:00 p.m. with a rain date of Saturday, June 13.
 - Approved a request from the Farmingdale Fire Department and Craft-A-Fair to host the Annual Columbus Day Street Fair, Carnival and Parade. There will be no fireworks. The Carnival will be held October 8-12, 2026. The Street fair will be held October 10-11, 2026 with rain dates for the Street fair only on October 17 and October 18 (October 17 if only one day is needed). The parade will be held on October 11, 2026 at 6:00 p.m. from Northside Elementary School to Grant Avenue. They are also requesting the use of the Village Green on October 10-11, 2026.

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, February 2, 2026

INC. VILLAGE OF FARMINGDALE

- Approved a request from the Farmingdale Kiwanis to hold two Craft Fairs on the Village Green on Sunday, June 28, 2026 and Sunday, August 30, 2026. Only sandbags should be used to secure canopies.
- Approved a request from the Long Island Coalition for Veteran Suicide Prevention to use the Village Green to hold a resource fair for veterans, service members and families on Saturday, May 30, 2026 from 10:00 a.m. to 2:00 p.m., with set up to begin at 8:00 a.m. Approximately 40 vendors are expected.
- Granted a cold war veteran exemption to 30 Linwood Ave. (49.-209-8). Resident submitted paperwork which was misplaced, and resident was asked to submit documentation again in order to obtain an exemption.
- Approved a contract for hydrogen peroxide with USP Technologies, leveraging the piggyback provision of a contract with the Hicksville Water District, at a cost of \$3.71 per gallon including service provisions in the Hicksville contract.
- Approved the purchase of a platform body for dump truck replacement from R. W. Truck Equipment Corp. at a cost of \$9,647.00 for Highway #5 (2013 International Capital truck).
- Approved ambulance engine repair in the amount of \$8,837.23 to Levittown Ford.
- Approved the purchase of two new ice machines from Bar-Boy for the Fire Department at a total cost of \$10,990.00.
- Purchased two 2026 Chevrolet Silverado 2500 Crew Cab LT 4WD for the Fire Chiefs from Chevrolet of Smithtown at a total cost of \$136,988.00.
- Allowed a petit library in Northside park to be supplied and maintained by neighbor Jim Marlow. DPW will install the petit library.
- Approved the following vehicle lease purchases through Real Lease:
 - Two Chevrolet Silverado Fire Department Chief's vehicles at \$68,494.00 each, totaling \$136,988.00, with a lease cost of \$2,622.98 for 60 months with a \$1.00 buyout at the end of the lease.
 - Two trucks for the Department of Public Works including insert sander, lift gate and snow plows in the amount of \$196,368.13, with a lease cost of \$3,759.96 for 60 months with a \$1.00 buyout at the end of the lease.

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, February 2, 2026

INC. VILLAGE OF FARMINGDALE

- Both leases begin in June 2026 with an interest rate of 5.24%.

REGULAR MEETING BUSINESS ITEMS – Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Barrett, the following items were, **RESOLVED (#2026-02-01)**,

- Abstract of Audited Vouchers #1206 dated February 2, 2026.
- Minutes of Board Meetings of 1/5/26, 1/20/26
- Use of Village Property:
 - The Farmingdale Baseball League is requesting to hold their Annual Opening Day Parade on Sunday, April 19, 2026. The parade will assemble at the Howitt baseball fields at 1:30 p.m. and kickoff at 2:00 p.m. The parade will make a left from Howitt to Conklin Street, then make a left on Main Street and head south to a right on Motor Avenue to Allen Park.
- Block Party Applications:
 - None
- 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
1/7/2026	17 HILL RD SUSAN MCCOY FP26-00001	MAINTAIN OLD PERMIT #01-29. 6' CHAINLINK FENCE.	N/A	R
1/13/2026	337 MAIN ST SALON CULTURE SUITES SP26-00001	SIGN & FAÇADE ARB APPROVED 10/28/25	X	C
1/16/2026	591 CONKLIN ST AKMAL SAKHI DB26-00001	INSTALLATION OF SOLAR PANELS, ROOFTOP, RAILED, GRID-TIED, 18 MODULES, 7.38 KW	N/A	R
1/20/2026	101B FULTON ST ALI GAVARI DB26-00002	TENANT FIT OUT FOR NEW PROPOSED "YO-YO CHICKEN" TAKE OUT RESTAURANT. INTERIOR ALTERATION TO EXISTING TENANT SPACE, NEW NON BEARING PARTIONS, NEW PLUMBING FIXTURES, NEW TYPE 1 COOKING HOOD, NEW GAS COOKING EQUIPMENT.	N/A	C
1/20/2026	120 HILLSIDE RD EVANGELINE TIMMONS DB26-00003	INSTALLATION OF ROOF MOUNTED PV SOLAR SYSTEM (18.45KW) 45 PANELS	N/A	R
1/20/2026	585 MAIN ST ENRIQUE ROMERO	SIDING REPAIR- ALLUMINIUM SIDING	N/A	C

REGULAR MEETING OF THE BOARD OF TRUSTEES

Monday, February 2, 2026

INC. VILLAGE OF FARMINGDALE

	DB26-00004			
1/23/2026	88 MELVILLE Rd TINA & MICHAEL ZAINO FP26-00002	6' PVC FENCE	N/A	R
1/29/2026	200 FULTON ST CHARLES PROKOP SP26-00002	ARB APPROVED AS SUBMITTED 1/27/2026	X	C

PUBLIC HEARING DATE – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was,

RESOLVED (#2026-02-02), to set the following public hearing for Monday, March 2, 2026 at 8:00 p.m.:

- Verizon/Marquis Plaza cell service hearing previously scheduled for February 2, 2026 at 8:00 p.m. has been adjourned until March 2, 2026 at 8:00 p.m.

PUBLIC HEARING FOR A SPECIAL USE PERMIT FOR 356 CONKLIN ST. – Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Barrett, it was,

RESOLVED (#2026-02-03), to open the hearing.

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

RESOLVED (#2026-02-04), to close the hearing.

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

RESOLVED (#2026-02-05), to approve a Special Use Permit for an 83 seat hookah lounge with bar and 14 seat exterior area at 356 Conklin Street.

AUCTIONS INTERNATIONAL CONTRACT – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was,

RESOLVED (#2026-02-06), to approve the renewal of a contract with Auctions International to auction vehicles that the Village declared surplus.

BEAUTIFICATION –

- Trustee Parisi said that electric hearts are being installed for Valentine’s Day celebrations and that shamrock lights will be installed to celebrate St. Patrick’s Day.
- Trustee Parisi also said that plantings will be done in the spring.

REGULAR MEETING OF THE BOARD OF TRUSTEES
Monday, February 2, 2026
INC. VILLAGE OF FARMINGDALE

OLD BUSINESS –

- None

CORRESPONDENCE –

- None

APPRAISER FOR 141 DIVISION ST – Upon a motion made by Trustee Priestley and seconded by Deputy Mayor Barrett, it was,

RESOLVED (#2026-02-07), to approve Prestige Appraisers, LLC to appraise 141 Division Street at a cost of \$575.00.

OTHER –

- Mayor Ekstrand indicated that Village personnel may knock down and prepare the 141 Division Street location for 21 new parking spaces.

PUBLIC COMMENT – A discussion began on the following topics:

- A resident made suggestions regarding snow removal including school bus locations.
- A resident questioned potential expenditures for a theater and its impact on Village taxes.
- A resident raised concerns about illicit discharge of greywater from dog grooming vans into storm drains.

There being no further business, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,
Brian Harty
Village Clerk/Treasurer

WORK SESSION OF THE BOARD OF TRUSTEES
Tuesday, February 17, 2026
INC. VILLAGE OF FARMINGDALE

BOARD OF ASSESSMENT REVIEW, upon a motion made by Trustee Parisi and seconded by Trustee Rosasco, it was,

RESOLVED (#2026-02-08), to convene the Village of Farmingdale Board of Assessment Review at 5:00 p.m.

A general discussion was held with residents regarding the property tax exemptions for senior citizens. The residents requested an increase as the current exemptions appeared to be too low. The Board agreed and will consider changing the exemptions, impacting next year's taxes. They were in general agreement that the exemptions should be increased to reflect inflation and today's economic environment. The general consensus is to mirror the Town of Oyster Bay and Nassau County entitlements.

The Work Session of the Board of Trustees of the Incorporated Village of Farmingdale was held at 7:00 p.m. on Tuesday, February 17, 2026.

Present: Mayor Ralph Ekstrand
Deputy Mayor William Barrett (7:00-8:15 by phone)
Trustee Cheryl Parisi
Trustee Walter Priestley (arrived 7:05)
Trustee Craig Rosasco
Administrator/Clerk/Treasurer Brian Harty
Deputy Clerk/Treasurer Daniel Ruckdeschel
Village Attorney Claudio DeBellis

The following topics were discussed:

- Discuss Verizon Wireless public hearing postponement: A general discussion was held with Verizon's attorney, the Village consultant for cell service matters, CMS and the Board of Trustees regarding the request to delay the public hearing on the proposed Verizon Wireless new installation at the Marquis Plaza Shopping Center. The consensus of the Board was to delay the hearing until mid-May or the first meeting in June (June 1st). Other issues were discussed; Deputy Mayor Barrett asked a number of questions with regard to the installation and installation requirements. CMS reported that Verizon meets Farmingdale Village Code and all federal requirements for installations of this type.

WORK SESSION OF THE BOARD OF TRUSTEES
Tuesday, February 17, 2026
INC. VILLAGE OF FARMINGDALE

ELECTION INSPECTORS – Upon a motion made by Trustee Parisi and seconded by Trustee Rosasco, it was,

RESOLVED (#2026-02-09), to appoint the following election inspectors for the Village Election on March 18 for a stipend of \$150 for the Chairperson and \$125 for the Inspectors:

- Kathleen Verbil – Republican – Chairperson
- Patricia Reynolds – Republican
- Sheree Hornedo – Democrat
- Sharon Lensky – Democrat
- Lisa Beratis – Alternate Republican
- Dieguito Hornedo – Alternate Democrat

ELECTION TRANSLATOR – Upon a motion made by Trustee Rosasco and seconded by Trustee Parisi, it was,

RESOLVED (#2026-02-10), to appoint Laura Sanchez as a Spanish Translator for the Village Election.

2026 MUSIC ON MAIN – Upon a motion made by Trustee Parisi and seconded by Trustee Rosasco, it was,

RESOLVED (#2026-02-11), to approve the following dates for this year’s Music on Main (all Thursday nights): July 9, July 23, August 6, August 20, August 27 (rain date).

BLINK FITNESS – Upon a motion made by Trustee Parisi and seconded by Trustee Rosasco, it was,

RESOLVED (#2026-02-12), to approve Blink Fitness as the designated fitness provider in 2026 for the Farmingdale Fire Department at a cost of \$240 for 45 members at a cost of \$10,800.

Trustee Priestley arrived.

The discussion continued on the following topics:

- Fire Department

WORK SESSION OF THE BOARD OF TRUSTEES
Tuesday, February 17, 2026
INC. VILLAGE OF FARMINGDALE

- Building Department:
 - 7-11 and Sunoco – Permit has been issued, fee has been paid. Discussions underway with regard to demolition permits resulting in an initial plan for demolition of the existing fuel tanks, pumps and canopy.
 - Verizon Clock Tower cell service installation at Marquis Shopping Center has been adjourned until March 2, 2026 at 8:00 p.m.
 - Multi-family and rental inspections underway.
 - Plan reviews and follow up on nuisance issues.
 - Burgerology payment plan starting on December 1, 2025 for \$5,000 overdue balance owed. The Building Department is reviewing plans regarding grease splatter. Burgerology has engaged hood cleaning service on a more frequent basis.
 - McGrath’s has proposed expansion of upstairs for private party room, Building Inspector Cinquemani and architect are in discussions.
 - Toretta Estates – ongoing construction of homes on south side of Toretta Lane continues, plans being reviewed. A C/O has been issued for 6 Toretta Lane.
 - Rental permits and multi family inspections are underway.
 - Backlog of open building permits is being addressed for close out.
 - Applications for a coffee shop and a chicken restaurant in Marquis Plaza Shopping Center are in the process of getting building permits.
 - Illegal rentals being investigated along with violations at 485 Main Street.
 - 195 Main Street proceeded with façade changes without Planning Board/permit approval, will be issued violation and penalty building fee.
- Highway Department:
 - Lot maintenance and routine maintenance of Main St.
 - Routine garbage pickup in parks and dog stations
 - North Main Street Pole Removal Project underway and poles have been removed. New water main installation will be done as will remaining work when weather breaks in the spring of 2026 with completion of the entire project by the end of June 2026.

WORK SESSION OF THE BOARD OF TRUSTEES
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- Met with National Grid regarding paving roads (Yoakum Ave., Hillside Rd. & Fairview Rd.) where new mains have been installed and received the agreed paving reimbursement from National Grid. Will schedule paving work to be completed in the spring of 2026.
- Need new grate in Moby Way, ordering through Roadwork Ahead.
- Electric charging stations installation completed. Grant received from PSEGLI, public relations photo op originally planned for February 4, 2026 at 10:30 a.m. was postponed until April when the weather clears.
- Installation of new piping system connecting the Tulane sump to Arthur Street will be done in the spring of 2026 due to severe current and projected weather conditions.
- From Ken Tortoso – DPW weekly work assignments:
 - DPW is still clearing snow from lots and other areas around town.
 - DPW crews have been clearing snow around fire hydrants.
 - Town of Oyster Bay Lighting was in fixing streetlights.
 - Crews have been filling potholes.
 - Shop crews have been busy repairing snow plows and other snow removal equipment.
 - DPW assisted the Water Dept. on a watermain break at Conklin Street and Route 109.
- Water Department:
 - Well 1-3 is fully operational.
 - Plant 2 Well 2-2 is offline until AOP is certified.
 - SCADA system is nearing completion. Eagle Control is in the process of completing the system. Voltage consistency issue will be addressed on February 6 with PSEGLI field service adjusting voltage at transformer just outside the yard at Ridge Road (Yoakum Pump).
 - Evaluation of ground tank roof and structure for repairs and/or replacement has been completed. Next steps are being developed by John Mirando and D&B to begin repairs and/or replacement to the ground tank.
 - Coordination between South Farmingdale Water District and Farmingdale Water Department is working well.

WORK SESSION OF THE BOARD OF TRUSTEES
Tuesday, February 17, 2026
INC. VILLAGE OF FARMINGDALE

- From John Falbo:
- Watermain break at Thomas Powell Blvd. and Tulane St., repaired by Merrick Utilities.
- Watermain break on Bethpage Rd., repaired by Merrick Utilities.
- Well 2-2 blow-off line was repaired by Merrick Utilities.
- 26 Heisser Lane had a service leak, was repaired by the VOF Water Department.
- Monthly sampling is being done.
- Painting of floors in all water buildings.
- Did a walk-through of the Water Department facilities with NYS DEC.
- Code Department:
 - Weekly inspections of meters are done to check for any malfunctions (i.e. coins jammed in credit card receptacle).
 - Looking into metal detector for court nights.

ADDITIONAL SECURITY CAMERAS – Upon a motion made by Trustee Parisi and seconded by Trustee Priestley, it was,

RESOLVED (#2026-02-13), to approve the purchase and installation of additional cameras in the downtown area to include license plate readers and cover locations that will assist in protecting the public through “Hello Alert” in the amount not to exceed \$55,000.

Trustee Priestley left.

BOARD OF ASSESSMENT REVIEW CLOSE, upon a motion made by Trustee Parisi and seconded by Trustee Rosasco, it was,

RESOLVED (#2026-02-14), to close the Village of Farmingdale Board of Assessment Review.

There being no further business, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

WORK SESSION OF THE BOARD OF TRUSTEES
Tuesday, February 17, 2026
INC. VILLAGE OF FARMINGDALE

Brian Harty, Village Clerk-Treasurer

USE OF FACILITIES FORM
Inc. Village of Farmingdale

RECEIVED BY
VILLAGE OF FARMINGDALE
2026 FEB 19 P 12:03

Guidelines for submission of application are as follows:

1. Review the Insurance Requirements for use of Village Property, and forward to your insurance carrier for issuance of required certificates. NOTE: The Village Board reserves the right to require alternative liability limits when applicable.
2. Complete Application - do not leave any blanks.
3. **Any vendors hired must comply with the insurance requirements of the Village for Independent Contractors/Vendors of residents/groups that are using village facilities.**
4. Guidelines for submission of application are as follows:

Today's Date: ~~02~~ 2/19/2026

Date(s) & Times Requested: 4/3/2026 12:30 PM - 3:00 PM

Facility Requested: _____

Name of Organization: SPANISH CHARISMATIC RENEWAL

If not an organization, name of Individual _____

Nature of Event: STATIONS OF THE CROSS

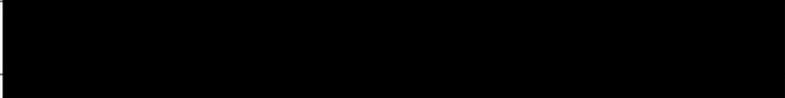
Will Food be served? _____

**Will there be rides/inflatables or other vendors – describe and note #3 above?

Group Size: 200

Person in Charge: FLORENCIA NUNEZ FRANCO

Address: 

Phone #: 

****See Insurance Requirements For Independent Contractors/Vendors of Organizations that are using the Village facilities or property**

GOOD FRIDAY STATIONS OF THE CROSS

PARADE ROUTE :

- * BEGINS AT THE CAFETERIA OF THE
ST. KILLIAN SCHOOL, PROCEEDS
SAUTH INTO ROSE STREET, THEN
LEFT ON RICHARD STREET,
LEFT ON CHERRY STREET,
AND LEFT ON WESCHE DRIVE,
- * ENDING AT THE SCHOOL CAFETERIA

BUILDING DEPARTMENT

TO: Board of Trustees

The following building permit applications have been reviewed by this department and it has been determined that they comply with all zoning and building codes:

DATE	LOCATION	CONSTRUCTION/COMMENTS	ARB	C/R
2/11/2026	10 SHERMAN RD ELLEN C COUNCILL DB26-00005	REPLACE EXISTING (3) PIECE BATHROOM ON SECOND FLOOR. REPLACE TILES, TOILET, SINK AND PAINT.	X	R
2/11/2026	356-358 CONKLIN ST TIMOTHY ALDRIDGE DB26-00006	ADD VINYL PLANK FLOORING, HAND DECORATED WOOD PANELS ON WALLS, ADDITIONAL LIGHTING FIXTURES & NEW FURNITURE.	X	C
2/13/2026	153 FULTON ST HIGH POINT ENGINEERING DP26-00001	COMMERCIAL DEMO OVER 5,001 SQ FT.	N/A	C
2/13/2026	337 MAIN ST. E SCHEBLEIN P & H PP26-00001	1 WATER CLOSET, 1 LAVATORY, 11 SERVICE SINKS, 1 WASHING MACHINE, 1 SLOP SINK, 4 HAIR SINKS.	N/A	C
2/17/2026	273 MAIN ST. T.J.B.M. ENTERPRISES DB26-00008	EXISTING GARBAGE ENCLOSURE TO BE REMOVED. NEW PROPOSED OUTDOOR ENCLOSED PATIO WITH SHADE SAILS & LIGHTING. 3 NEW PROPOSED SHEDS. NEW FENCE/ARBOR AND PAVED WALKWAY FROM CONKLIN TO PARKING LOT	N/A	C
2/17/2026	100 CHERRY ST GARY HABERMAN PP26-00002	OIL TANK ABANDONMENT	N/A	R
2/18/2026	14 HAMILTON ST JOSEPH LAROCCA DB26-00009	MAINTAIN BASEMENT & INTERIOR ALTERATIONS	N/A	R
2/19/2026	25 ELIZABETH ST, APT 2D KERRI E REGAN DB26-00010	APT 2D - FULL RENOVATION OF EXISTING BATHROOM	N/A	R
2/19/2026	4 FRANKLIN ST NATIONAL GRID RO26-00001	2 8 X 5 PITS 150 FT TRENCH	N/A	R
2/26/2026	195 MAIN ST JS 24 CORP	ARB APPROVED WITH THE FOLLOWING CONDITIONS: 1.	X	C

	DB26-00011	APPLICANT IS REQUIRED TO USE LIGHT GREY GROUTING FOR THE NEW BRICK VENEER FAÇADE. 2. SIGN MUST BE THE COLOR AND STYLE PRESENTED BY ELYSA KYLE AT THE MEETING ON 2/24/26. 3. APPLICANT IS REQUIRED TO USE WARM WHITE COLOR TEMPERATURE LIGHTING (2700 – 3000 KELVINS) FOR BOTH THE “HALO EFFECT” BACKLIGHT ON THE SIGN ITSELF AND THE 5 GOOSENECK LIGHTS AND MAINTAIN THAT FOR ALL FUTURE BULB REPLACEMENTS. 4. GOOSE NECK LIGHTS WILL BE BLACK COLOR TO MATCH PREVIOUS GOOSENECK LIGHTS.		
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RESIDENTIAL APPRAISAL REPORT



PLATINUM APPRAISALS

Property Location:	141 Division St SEC: 49 BLK: 1 LOT: 17 Farmingdale, NY 11735
Borrower:	N/A
Client:	RALPH EKSTRAND 141 DIVISION ST FARMINGDALE, NY 11735
Effective Date:	02/06/2026
Prepared By:	JEANINE BARRERA PLATINUM APPRAISALS



235 CANDLEWOOD PATH

DIX HILLS, NY 11746

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: PLAT 51584R

SUBJECT	Property Address: 141 Division St	City: Farmingdale	State: NY	Zip Code: 11735
	County: NASSAU	Legal Description: SEC: 49 BLK: 1 LOT: 17		
	Assessor's Parcel #: 49001 00170			
	Tax Year: 2026	R.E. Taxes: \$ 11,261	Special Assessments: \$ N/A	Borrower (if applicable): N/A

ASSIGNMENT	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)			
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			

MARKET AREA DESCRIPTION	Intended Use: TO DETERMINE THE FAIR MARKET VALUE OF THE SUBJECT PROPERTY.
	Intended User(s) (by name or type): RALPH EKSTRAND
	Client: RALPH EKSTRAND Address: 141 DIVISION ST, FARMINGDALE, NY 11735
	Appraiser: JEANINE BARRERA Address: 235 CANDLEWOOD PATH, DIX HILLS, NY 11746

Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	Predominant Occupancy <input checked="" type="checkbox"/> Owner 95 <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	One-Unit Housing PRICE AGE \$(000) (yrs) 215 Low 0 1,250 High 210 685 Pred 65	Present Land Use One-Unit 95 % 2-4 Unit 0 % Multi-Unit 0 % Comm'l 5 %	Change in Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process * * To:
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Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): THE SUBJECT IS LOCATED IN FARMINGDALE, NY. A RESIDENTIAL NEIGHBORHOOD OF NASSAU COUNTY, LONG ISLAND CONSISTING OF HOMES VARYING IN STYLE, SIZE AND AGE. THE PROPERTY IS IN CLOSE PROXIMITY TO ALL EXPECTED AMENITIES. AREA IS SERVICED BY ADEQUATE PUBLIC TRANSPORTATION.

SITE DESCRIPTION	Dimensions: .07 AC Site Area: 3,049 SF
	Zoning Classification: B Description: RESIDENTIAL
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent (if applicable) \$ /

Actual Use as of Effective Date: 1 FAMILY RESIDENTIAL Use as appraised in this report: 1 FAMILY RESIDENTIAL Summary of Highest & Best Use: THE HIGHEST AND BEST USE IS THE PRESENT USE.	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Utilities</th> <th>Public</th> <th>Other</th> <th>Provider/Description</th> <th>Off-site Improvements</th> <th>Type</th> <th>Public</th> <th>Private</th> <th>Topography</th> <th>FLAT</th> </tr> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>ADEQUATE</td> <td>Street</td> <td>ASPHALT</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Size</td> <td>AVERAGE</td> </tr> <tr> <td>Gas</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>GAS</td> <td>Curb/Gutter</td> <td>CONCRETE</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Shape</td> <td>RECTANGULAR</td> </tr> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>NASSAU COUNTY</td> <td>Sidewalk</td> <td>CONCRETE</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Drainage</td> <td>ADEQUATE</td> </tr> <tr> <td>Sanitary Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>NASSAU COUNTY</td> <td>Street Lights</td> <td>PUBLIC</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>View</td> <td>RESIDENTIAL</td> </tr> <tr> <td>Storm Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>YES</td> <td>Alley</td> <td>NONE</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> </table>	Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	FLAT	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ADEQUATE	Street	ASPHALT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	AVERAGE	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GAS	Curb/Gutter	CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	RECTANGULAR	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NASSAU COUNTY	Sidewalk	CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	ADEQUATE	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NASSAU COUNTY	Street Lights	PUBLIC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	RESIDENTIAL	Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES	Alley	NONE	<input type="checkbox"/>	<input type="checkbox"/>			Other site elements: <input type="checkbox"/> Inside Lot <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)
Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	FLAT																																																					
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ADEQUATE	Street	ASPHALT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	AVERAGE																																																					
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GAS	Curb/Gutter	CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	RECTANGULAR																																																					
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NASSAU COUNTY	Sidewalk	CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	ADEQUATE																																																					
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NASSAU COUNTY	Street Lights	PUBLIC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	RESIDENTIAL																																																					
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES	Alley	NONE	<input type="checkbox"/>	<input type="checkbox"/>																																																							

FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 36059C0252G FEMA Map Date 9/11/2009
 Site Comments: NO ADVERSE ENCROACHMENTS OR OTHER CONDITIONS EVIDENT AT THE TIME OF INSPECTION.
A SIGNIFICANT EXTERNAL OBSOLESCENCE WAS NOTED AS THE SUBJECT IS LOCATED ADJACENT TO THE TOWN PARKING (FRONT/SIDE OF HOUSE ABUTS THE VILLAGE PARKING LOT).

General Description # of Units 1 <input type="checkbox"/> Acc. Unit # of Stories 2 Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> Design (Style) COLONIAL <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons. Actual Age (Yrs.) 106 Effective Age (Yrs.) 5-8 YRS	Exterior Description Foundation CONCRETE/GD Exterior Walls BRICK/GD Roof Surface ASPHALT/GD Gutters & Dwnspts. ALUM/GD Window Type DH/GD Storm/Screens YES/GD	Foundation Slab 0 Crawl Space 0 Basement 50% Sump Pump <input type="checkbox"/> Dampness <input type="checkbox"/> Settlement NONE Infestation NONE	Basement <input type="checkbox"/> None Area Sq. Ft. 252 % Finished 0% Ceiling N/A Walls N/A Floor N/A Outside Entry NO	Heating GAS Type HW Fuel GAS Cooling NONE Central NONE Other NONE
Interior Description Floors CER/HWD/CPT/GD Walls SHEETROCK/GD Trim/Finish WOOD/GD Bath Floor CERAMIC/GD Bath Wainscot CERAMIC/GD Doors WOOD/GD	Appliances Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Fan/Hood <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/>	Attic <input checked="" type="checkbox"/> None Stairs <input type="checkbox"/> Drop Stair <input type="checkbox"/> Scuttle <input type="checkbox"/> Doorway <input type="checkbox"/> Floor <input type="checkbox"/> Heated <input checked="" type="checkbox"/> Finished <input type="checkbox"/>	Amenities Fireplace(s) # 0 Patio PATIO Deck NONE Porch NONE Fence NONE Pool NONE OTHER NONE	Car Storage <input type="checkbox"/> None Garage # of cars (2 Tot.) Attach. 0 Detach. 0 Blt.-In 0 Carport 0 Driveway 2 Surface ASPHALT

Finished area above grade contains: 8 Rooms 3 Bedrooms 2.0 Bath(s) 1,466 Square Feet of Gross Living Area Above Grade
 Additional features: SITE IMPROVEMENTS (DRIVEWAYS, WALKS, LANDSCAPING ETC.) THE SUBJECT HAS A PATIO AND THERMOPANE WINDOWS.
 Describe the condition of the property (including physical, functional and external obsolescence): THE SUBJECT IS MAINTAINED IN OVERALL GOOD CONDITION. NO FUNCTIONAL OBSOLESCENCE WAS NOTED. AN EXTERNAL OBSOLESCENCE WAS NOTED AS THE SUBJECT IS NEAR COMMERCIAL. SEE ABOVE FOR SITE COMMENTS. MINIMAL DEPRECIATION NOTED. RECENT UPDATES/RENOVATIONS TO KITCHEN AND BATHS HAVE BEEN MADE.



RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: PLAT 51584R

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): GEODATA/ONEKEY

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:	THE SUBJECT HAS NOT SOLD OR TRANSFERRED WITHIN THE PAST THREE YEARS.
Date:		
Price:		
Source(s): GEODATA/ONEKEY		
2nd Prior Subject Sale/Transfer		
Date:		
Price:		
Source(s): GEODATA/ONEKEY		

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	141 Division St Farmingdale, NY 11735	591 Conklin St Farmingdale, NY 11735			18 Wall St Farmingdale, NY 11735			129 Elizabeth St Farmingdale, NY 11735		
Proximity to Subject		0.25 miles E			0.59 miles E			0.03 miles E		
Sale Price	\$	\$ 689,000			\$ 620,000			\$ 724,000		
Sale Price/GLA	\$ 0 /sq.ft.	\$ 467.44 /sq.ft.			\$ 579.98 /sq.ft.			\$ 442.54 /sq.ft.		
Data Source(s)	PHYSICAL	ONEKEY#846525;DOM 49			ONEKEY#883822;DOM 56			ONEKEY#898243;DOM 49		
Verification Source(s)	INSPECTION	GEODATA/CLOSED SALE			GEODATA/CLOSED SALE			GEODATA/CLOSED SALE		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions	N/A	CONV		CONV		CONV		CONV		
Date of Sale/Time	N/A	12/16/2025		11/05/2025		11/07/2025				
Rights Appraised	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE		FEE SIMPLE		
Location	COMMERCIAL	BUSY ROAD	0	RESIDENTIAL	0	NEAR COMM	-36,000			
Site	3,049 SF	5,663 SF	-13,000	10890 sf	-39,000	4,356 SF	-6,500			
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL				
Design (Style)	COLONIAL	COLONIAL		RANCH		COLONIAL				
Quality of Construction	GOOD	GOOD		AVERAGE	+31,000	AVERAGE	+36,000			
Age	106	43	0	90		102	0			
Condition	GOOD	GOOD		AVERAGE	+31,000	GOOD				
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths				
Room Count	8 3 2.0	7 3 1.1	+5,000	6 3 1.0	+10,000	8 4 2.0				
Gross Living Area	1,466 sq.ft.	1,474 sq.ft.		1,069 sq.ft.	+20,000	1,636 sq.ft.	-8,500			
Basement & Finished Rooms Below Grade	PARTIAL UNFINISHED	FULL UNFINISHED	-15,000	FULL FINISHED	-15,000	FULL PARTIAL FINISH	-15,000			
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Heating/Cooling	GHW/NONE	GHW/CAC	-5,000	OHV/NONE		GHW/NONE				
Energy Efficient Items	THERMOPANE	THERMOPANE		THERMOPANE		THERMOPANE				
Garage/Carport	NONE	1 CAR GARAGE	-10,000	1 CAR GARAGE	-10,000	1 CAR GARAGE	-10,000			
Porch/Patio/Deck	PATIO	PATIO		PORCH/DECK	-5,000	PATIO				
FIREPLACE	NONE	NONE		NONE		1 F/P	-5,000			
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -38,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 8,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -60,000			
Adjusted Sale Price of Comparables			\$ 651,000		\$ 628,000		\$ 664,000			

Summary of Sales Comparison Approach **COMMENTS ON SALES COMPARISON:**

\$50 PER SQ FT LIVING AREA ADJUSTMENT WHERE APPROPRIATE, PLUS OR MINUS BATH ADJUSTMENT OF \$10,000 FOR A FULL BATH. SITE ADJUSTMENTS WERE MADE TO INDICATED COMPS TO ACCOUNT FOR VARYING LOT SIZES AND LOCATION. CONDITION INFORMATION IS BASED ON INFO GATHERED FROM A DRIVE-BY INSPECTION, ONEKEY AND CONVERSATIONS WITH LOCAL REALTORS. ALL COMPS CHOSEN WERE THE BEST AVAILABLE CLOSED SALES IN THE SUBJECT MARKET AREA.

COMMENTS ON SQ FT GLA, BATH, SITE, AND AGE ADJUSTMENTS:

ADJUSTMENTS FOR GLA ARE ROUNDED TO THE NEAREST \$500 AS MARKET WOULD NORMALLY NOT ADJUST IN LESS THAN \$500 INCREMENTS. ADJUSTMENTS IN GLA OF 100 SQ FT OR LESS ARE NOT MADE AS MARKET WOULD NOT RECOGNIZE OR ACCOUNT FOR THESE MINOR DIFFERENCES. DIFFERENCES IN BATH COUNT ARE ADJUSTED AT \$5,000 PER HALF BATH. NO AGE ADJUSTMENTS ARE MADE WHEN SUBJECT AND COMPS HAVE SIMILAR EFFECTIVE AGES. IF AGE ADJUSTMENTS ARE MADE IT IS DUE TO THE FACT THAT A SIGNIFICANT DIFFERENCE IN EFFECTIVE AGE EXISTS.

NOTE: ALL ELECTRONIC SIGNATURES ON THIS REPORT HAVE A SECURITY FEATURE MAINTAINED BY INDIVIDUAL PASSWORDS FOR EACH SIGNING APPRAISER. NO PERSON CAN ALTER THE APPRAISAL WITH THE EXCEPTION OF THE ORIGINAL SIGNING APPRAISER.

NOTE: A SITE ADJUSTMENT OF \$5 PER SQUARE FOOT WAS MADE TO THE INDICATED COMPS TO ACCOUNT FOR DIFFERENCES IN LOT SIZES GREATER THAN OR EQUAL TO 1,000 SQUARE FEET WHEN COMPARED TO THE SUBJECT'S LOT SIZE.

Indicated Value by Sales Comparison Approach \$ 650,000



RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: PLAT 51584R

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.			
	Provide adequate information for replication of the following cost figures and calculations.			
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):			
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW		OPINION OF SITE VALUE ----- = \$	
	Source of cost data:		DWELLING Sq.Ft. @ \$ ----- = \$	
	Quality rating from cost service: Effective date of cost data:		Sq.Ft. @ \$ ----- = \$	
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$ ----- = \$	
			Sq.Ft. @ \$ ----- = \$	
			Sq.Ft. @ \$ ----- = \$	
			Sq.Ft. @ \$ ----- = \$	
			Sq.Ft. @ \$ ----- = \$	
			Sq.Ft. @ \$ ----- = \$	
Garage/Carport Sq.Ft. @ \$ ----- = \$		Total Estimate of Cost-New ----- = \$		
Less Physical Functional External		Depreciation ----- = \$()		
Depreciated Cost of Improvements ----- = \$		"As-is" Value of Site Improvements ----- = \$		
		----- = \$		
		----- = \$		
Estimated Remaining Economic Life (if required): Years		INDICATED VALUE BY COST APPROACH ----- = \$		

INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.		
	Estimated Monthly Market Rent \$	X Gross Rent Multiplier	= \$ Indicated Value by Income Approach
	Summary of Income Approach (including support for market rent and GRM):		

PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project:	
	Describe common elements and recreational facilities:	

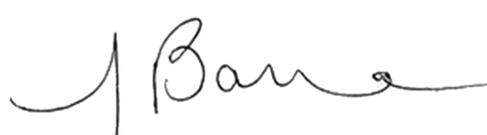
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 650,000 Cost Approach (if developed) \$ Income Approach (if developed) \$		
	Final Reconciliation BASED ON THE ABOVE DATA, CONSIDERING ALL THREE APPROACHES TO VALUE AND PLACING THE MOST EMPHASIS ON THE MARKET APPROACH, THE ESTIMATED MARKET VALUE IS: \$650,000.		

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 650,000, as of: 02/06/2026, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACHMENTS	A true and complete copy of this report contains <u>21</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.				
	Attached Exhibits:				
	<input checked="" type="checkbox"/> SCOPE OF WORK	<input checked="" type="checkbox"/> LIMITING COND./CERTIFICAT	<input checked="" type="checkbox"/> NARRATIVE ADDENDUM	<input checked="" type="checkbox"/> PHOTOGRAPH ADDENDA	<input checked="" type="checkbox"/> SKETCH ADDENDUM
<input checked="" type="checkbox"/> MAP ADDENDA	<input checked="" type="checkbox"/> ADDITIONAL SALES	<input type="checkbox"/> COST ADDENDUM	<input type="checkbox"/> FLOOD ADDENDUM	<input type="checkbox"/> MANUF. HOUSE ADDENDUM	
<input type="checkbox"/> HYPOTHETICAL CONDITIONS	<input type="checkbox"/> EXTRAORDINARY ASSUMPTIO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

SIGNATURES	Client Contact: _____ Client Name: RALPH EKSTRAND	
	E-Mail: _____ Address: 141 DIVISION ST, FARMINGDALE, NY 11735	
	APPRAISER	
		
	Supervisory Appraiser (if required) or CO-APPRAISER (if applicable)	
	Supervisory or Co-Appraiser Name: _____	
	Company: _____	
	Phone: _____ Fax: _____	
	E-Mail: _____	
	Date of Report (Signature): <u>02/18/2026</u>	
License or Certification #: <u>45000052014</u> State: <u>NY</u>		
Designation: <u>CERTIFIED APPRAISER</u>		
Expiration Date of License or Certification: <u>02/01/2028</u>		
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		
Date of Inspection: <u>02/06/2026</u>		



ADDITIONAL COMPARABLE SALES

File No.: PLAT 51584R

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	141 Division St Farmingdale, NY 11735	58 Clinton St Farmingdale, NY 11735			32 Elizabeth St Farmingdale, NY 11735					
Proximity to Subject		0.22 miles W			0.13 miles N					
Sale Price	\$	\$ 660,000			\$ 636,000			\$		
Sale Price/GLA	\$ 0 /sq.ft.	\$ 567.01 /sq.ft.			\$ 350.22 /sq.ft.			\$ /sq.ft.		
Data Source(s)	PHYSICAL	ONEKEY#L3571943;DOM 26			ONEKEY#853201;DOM 19					
Verification Source(s)	INSPECTION	GEODATA/CLOSED SALE			GEODATA/CLOSED SALE					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+(-) \$ Adjust.	DESCRIPTION		+(-) \$ Adjust.	DESCRIPTION		+(-) \$ Adjust.
Sales or Financing Concessions	N/A	CONV NONE KNOWN			CONV NONE KNOWN					
Date of Sale/Time	N/A	10/30/2024			09/12/2025					
Rights Appraised	FEE SIMPLE	FEE SIMPLE			FEE SIMPLE					
Location	COMMERCIAL	CROSS THRU			COMMERCIAL					
Site	3,049 SF	4,792 SF			6,098 SF					
View	RESIDENTIAL	RESIDENTIAL			RESIDENTIAL					
Design (Style)	COLONIAL	CAPE			COLONIAL					
Quality of Construction	GOOD	AVERAGE			AVERAGE					
Age	106	103			100					
Condition	GOOD	GOOD			AVERAGE					
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count	8 3 2.0	8 4 2.0			9 5 2.0			0		
Gross Living Area	1,466 sq.ft.	1,164 sq.ft.			1,816 sq.ft.			sq.ft.		
Basement & Finished Rooms Below Grade	PARTIAL UNFINISHED	FULL UNFINISHED			FULL UNFINISHED					
Functional Utility	AVERAGE	AVERAGE			AVERAGE					
Heating/Cooling	GHW/NONE	GHW/NONE			OHW/NONE			0		
Energy Efficient Items	THERMOPANE	THERMOPANE			THERMOPANE					
Garage/Carport	NONE	NONE			1 CAR GARAGE			-10,000		
Porch/Patio/Deck	PATIO	PORCH/DECK			NONE			+5,000		
FIREPLACE	NONE	NONE			NONE					
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -13,500			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 11,500			<input type="checkbox"/> + <input type="checkbox"/> - \$		
Adjusted Sale Price of Comparables		\$ 646,500			\$ 647,500			\$		

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach COMMENTS ON SALES COMPARISON:

\$50 PER SQ FT LIVING AREA ADJUSTMENT WHERE APPROPRIATE, PLUS OR MINUS BATH ADJUSTMENT OF \$10,000 FOR A FULL BATH. SITE ADJUSTMENTS WERE MADE TO INDICATED COMPS TO ACCOUNT FOR VARYING LOT SIZES AND LOCATION. CONDITION INFORMATION IS BASED ON INFO GATHERED FROM A DRIVE-BY INSPECTION, ONEKEY AND CONVERSATIONS WITH LOCAL REALTORS. ALL COMPS CHOSEN WERE THE BEST AVAILABLE CLOSED SALES IN THE SUBJECT MARKET AREA.

COMMENTS ON SQ FT GLA, BATH, SITE, AND AGE ADJUSTMENTS:

ADJUSTMENTS FOR GLA ARE ROUNDED TO THE NEAREST \$500 AS MARKET WOULD NORMALLY NOT ADJUST IN LESS THAN \$500 INCREMENTS. ADJUSTMENTS IN GLA OF 100 SQ FT OR LESS ARE NOT MADE AS MARKET WOULD NOT RECOGNIZE OR ACCOUNT FOR THESE MINOR DIFFERENCES. DIFFERENCES IN BATH COUNT ARE ADJUSTED AT \$5,000 PER HALF BATH. NO AGE ADJUSTMENTS ARE MADE WHEN SUBJECT AND COMPS HAVE SIMILAR EFFECTIVE AGES. IF AGE ADJUSTMENTS ARE MADE IT IS DUE TO THE FACT THAT A SIGNIFICANT DIFFERENCE IN EFFECTIVE AGE EXISTS.

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NOTE: A SITE ADJUSTMENT OF \$5 PER SQUARE FOOT WAS MADE TO THE INDICATED COMPS TO ACCOUNT FOR DIFFERENCES IN LOT SIZES GREATER THAN OR EQUAL TO 1,000 SQUARE FEET WHEN COMPARED TO THE SUBJECT'S LOT SIZE.

ASSUMPTIONS, LIMITING CONDITIONS & SCOPE OF WORK

File No.: PLAT 51584R

Property Address: 141 Division St City: Farmingdale State: NY Zip Code: 11735

Client: RALPH EKSTRAND Address: 141 DIVISION ST, FARMINGDALE, NY 11735

Appraiser: JEANINE BARRERA Address: 235 CANDLEWOOD PATH, DIX HILLS, NY 11746

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- THE APPRAISER WILL NOT BE RESPONSIBLE FOR MATTERS OF A LEGAL NATURE THAT AFFECT EITHER THE PROPERTY BEING APPRAISED OR THE TITLE TO IT. THE APPRAISER ASSUMES THAT THE TITLE IS GOOD AND MARKETABLE AND, THEREFORE, WILL NOT RENDER ANY OPINIONS ABOUT THE TITLE. THE PROPERTY IS APPRAISED ON THE BASIS OF IT BEING UNDER RESPONSIBLE OWNERSHIP.
- THE APPRAISER MAY HAVE PROVIDED A SKETCH IN THE APPRAISAL REPORT TO SHOW APPROXIMATE DIMENSIONS OF THE IMPROVEMENTS, AND ANY SUCH SKETCH IS INCLUDED ONLY TO ASSIST THE READER OF THE REPORT IN VISUALIZING THE PROPERTY AND UNDERSTANDING THE APPRAISER'S DETERMINATION OF ITS SIZE. UNLESS OTHERWISE INDICATED, A LAND SURVEY WAS NOT PERFORMED.
- IF SO INDICATED, THE APPRAISER HAS EXAMINED THE AVAILABLE FLOOD MAPS THAT ARE PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (OR OTHER DATA SOURCES) AND HAS NOTED IN THE APPRAISAL REPORT WHETHER THE SUBJECT SITE IS LOCATED IN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA. BECAUSE THE APPRAISER IS NOT A SURVEYOR, HE OR SHE MAKES NO GUARANTEES, EXPRESS OR IMPLIED, REGARDING THIS DETERMINATION.
- THE APPRAISER WILL NOT GIVE TESTIMONY OR APPEAR IN COURT BECAUSE HE OR SHE MADE AN APPRAISAL OF THE PROPERTY IN QUESTION, UNLESS SPECIFIC ARRANGEMENTS TO DO SO HAVE BEEN MADE BEFOREHAND.
- IF THE COST APPROACH IS INCLUDED IN THIS APPRAISAL, THE APPRAISER HAS ESTIMATED THE VALUE OF THE LAND IN THE COST APPROACH AT ITS HIGHEST AND BEST USE, AND THE IMPROVEMENTS AT THEIR CONTRIBUTORY VALUE. THESE SEPARATE VALUATIONS OF THE LAND AND IMPROVEMENTS MUST NOT BE USED IN CONJUNCTION WITH ANY OTHER APPRAISAL AND ARE INVALID IF THEY ARE SO USED. UNLESS OTHERWISE SPECIFICALLY INDICATED, THE COST APPROACH VALUE IS NOT AN INSURANCE VALUE, AND SHOULD NOT BE USED AS SUCH.
- THE APPRAISER HAS NOTED IN THE APPRAISAL REPORT ANY ADVERSE CONDITIONS (INCLUDING, BUT NOT LIMITED TO, NEEDED REPAIRS, DEPRECIATION, THE PRESENCE OF HAZARDOUS WASTES, TOXIC SUBSTANCES, ETC.) OBSERVED DURING THE INSPECTION OF THE SUBJECT PROPERTY, OR THAT HE OR SHE BECAME AWARE OF DURING THE NORMAL RESEARCH INVOLVED IN PERFORMING THE APPRAISAL. UNLESS OTHERWISE STATED IN THE APPRAISAL REPORT, THE APPRAISER HAS NO KNOWLEDGE OF ANY HIDDEN OR UNAPPARENT CONDITIONS OF THE PROPERTY, OR ADVERSE ENVIRONMENTAL CONDITIONS (INCLUDING, BUT NOT LIMITED TO, THE PRESENCE OF HAZARDOUS WASTES, TOXIC SUBSTANCES, ETC.) THAT WOULD MAKE THE PROPERTY MORE OR LESS VALUABLE, AND HAS ASSUMED THAT THERE ARE NO SUCH CONDITIONS AND MAKES NO GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE CONDITION OF THE PROPERTY. THE APPRAISER WILL NOT BE RESPONSIBLE FOR ANY SUCH CONDITIONS THAT DO EXIST OR FOR ANY ENGINEERING OR TESTING THAT MIGHT BE REQUIRED TO DISCOVER WHETHER SUCH CONDITIONS EXIST. BECAUSE THE APPRAISER IS NOT AN EXPERT IN THE FIELD OF ENVIRONMENTAL HAZARDS, THE APPRAISAL REPORT MUST NOT BE CONSIDERED AS AN ENVIRONMENTAL ASSESSMENT OF THE PROPERTY.
- THE APPRAISER OBTAINED THE INFORMATION, ESTIMATES, AND OPINIONS THAT WERE EXPRESSED IN THE APPRAISAL REPORT FROM SOURCES THAT HE OR SHE CONSIDERS TO BE RELIABLE AND BELIEVES THEM TO BE TRUE AND CORRECT. THE APPRAISER DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF SUCH ITEMS THAT WERE FURNISHED BY OTHER PARTIES.
- THE APPRAISER WILL NOT DISCLOSE THE CONTENTS OF THE APPRAISAL REPORT EXCEPT AS PROVIDED FOR IN THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE, AND ANY APPLICABLE FEDERAL, STATE OR LOCAL LAWS.
- IF THIS APPRAISAL IS INDICATED AS SUBJECT TO SATISFACTORY COMPLETION, REPAIRS, OR ALTERATIONS, THE APPRAISER HAS BASED HIS OR HER APPRAISAL REPORT AND VALUATION CONCLUSION ON THE ASSUMPTION THAT COMPLETION OF THE IMPROVEMENTS WILL BE PERFORMED IN A WORKMANLIKE MANNER.
- AN APPRAISER'S CLIENT IS THE PARTY (OR PARTIES) WHO ENGAGE AN APPRAISER IN A SPECIFIC ASSIGNMENT. ANY OTHER PARTY ACQUIRING THIS REPORT FROM THE CLIENT DOES NOT BECOME A PARTY TO THE APPRAISER-CLIENT RELATIONSHIP. ANY PERSONS RECEIVING THIS APPRAISAL REPORT BECAUSE OF DISCLOSURE REQUIREMENTS APPLICABLE TO THE APPRAISER'S CLIENT DO NOT BECOME INTENDED USERS OF THIS REPORT UNLESS SPECIFICALLY IDENTIFIED BY THE CLIENT AT THE TIME OF THE ASSIGNMENT.
- THE APPRAISER'S WRITTEN CONSENT AND APPROVAL MUST BE OBTAINED BEFORE THIS APPRAISAL REPORT CAN BE CONVEYED BY ANYONE TO THE PUBLIC, THROUGH ADVERTISING, PUBLIC RELATIONS, NEWS, SALES, OR BY MEANS OF ANY OTHER MEDIA, OR BY ITS INCLUSION IN A PRIVATE OR PUBLIC DATABASE.
- AN APPRAISAL OF REAL PROPERTY IS NOT A 'HOME INSPECTION' AND SHOULD NOT BE CONSTRUED AS SUCH. AS PART OF THE VALUATION PROCESS, THE APPRAISER PERFORMS A NON-INVASIVE VISUAL INVENTORY THAT IS NOT INTENDED TO REVEAL DEFECTS OR DETRIMENTAL CONDITIONS THAT ARE NOT READILY APPARENT. THE PRESENCE OF SUCH CONDITIONS OR DEFECTS COULD ADVERSELY AFFECT THE APPRAISER'S OPINION OF VALUE. CLIENTS WITH CONCERNS ABOUT SUCH POTENTIAL NEGATIVE FACTORS ARE ENCOURAGED TO ENGAGE THE APPROPRIATE TYPE OF EXPERT TO INVESTIGATE.

THE SCOPE OF WORK IS THE TYPE AND EXTENT OF RESEARCH AND ANALYSES PERFORMED IN AN APPRAISAL ASSIGNMENT THAT IS REQUIRED TO PRODUCE CREDIBLE ASSIGNMENT RESULTS, GIVEN THE NATURE OF THE APPRAISAL PROBLEM, THE SPECIFIC REQUIREMENTS OF THE INTENDED USER(S) AND THE INTENDED USE OF THE APPRAISAL REPORT. RELIANCE UPON THIS REPORT, REGARDLESS OF HOW ACQUIRED, BY ANY PARTY OR FOR ANY USE, OTHER THAN THOSE SPECIFIED IN THIS REPORT BY THE APPRAISER, IS PROHIBITED.

THE OPINION OF VALUE THAT IS THE CONCLUSION OF THIS REPORT IS CREDIBLE ONLY WITHIN THE CONTEXT OF THE SCOPE OF WORK, EFFECTIVE DATE, THE DATE OF REPORT, THE INTENDED USER(S), THE INTENDED USE, THE STATED ASSUMPTIONS AND LIMITING CONDITIONS, ANY HYPOTHETICAL CONDITIONS AND/OR EXTRAORDINARY ASSUMPTIONS, AND THE TYPE OF VALUE, AS DEFINED HEREIN. THE APPRAISER, APPRAISAL FIRM, AND RELATED PARTIES ASSUME NO OBLIGATION, LIABILITY, OR ACCOUNTABILITY, AND WILL NOT BE RESPONSIBLE FOR ANY UNAUTHORIZED USE OF THIS REPORT OR ITS CONCLUSIONS.

ADDITIONAL COMMENTS (SCOPE OF WORK, EXTRAORDINARY ASSUMPTIONS, HYPOTHETICAL CONDITIONS, ETC.):

CERTIFICATIONS

File No.: PLAT 51584R

Property Address: 141 Division St City: Farmingdale State: NY Zip Code: 11735
 Client: RALPH EKSTRAND Address: 141 DIVISION ST, FARMINGDALE, NY 11735
 Appraiser: JEANINE BARRERA Address: 235 CANDLEWOOD PATH, DIX HILLS, NY 11746

APPRAISER'S CERTIFICATION

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

- THE STATEMENTS OF FACT CONTAINED IN THIS REPORT ARE TRUE AND CORRECT.
- THE CREDIBILITY OF THIS REPORT, FOR THE STATED USE BY THE STATED USER(S), OF THE REPORTED ANALYSES, OPINIONS, AND CONCLUSIONS ARE LIMITED ONLY BY THE REPORTED ASSUMPTIONS AND LIMITING CONDITIONS, AND ARE MY PERSONAL, IMPARTIAL, AND UNBIASED PROFESSIONAL ANALYSES, OPINIONS, AND CONCLUSIONS.
- I HAVE NO PRESENT OR PROSPECTIVE INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT AND NO PERSONAL INTEREST WITH RESPECT TO THE PARTIES INVOLVED.
- UNLESS OTHERWISE INDICATED, I HAVE PERFORMED NO SERVICES, AS AN APPRAISER OR IN ANY OTHER CAPACITY, REGARDING THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT WITHIN THE THREE-YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT.
- I HAVE NO BIAS WITH RESPECT TO THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT OR TO THE PARTIES INVOLVED WITH THIS ASSIGNMENT.
- MY ENGAGEMENT IN THIS ASSIGNMENT WAS NOT CONTINGENT UPON DEVELOPING OR REPORTING PREDETERMINED RESULTS.
- MY COMPENSATION FOR COMPLETING THIS ASSIGNMENT IS NOT CONTINGENT UPON THE DEVELOPMENT OR REPORTING OF A PREDETERMINED VALUE OR DIRECTION IN VALUE THAT FAVORS THE CAUSE OF THE CLIENT, THE AMOUNT OF THE VALUE OPINION, THE ATTAINMENT OF A STIPULATED RESULT, OR THE OCCURRENCE OF A SUBSEQUENT EVENT DIRECTLY RELATED TO THE INTENDED USE OF THIS APPRAISAL.
- MY ANALYSES, OPINIONS, AND CONCLUSIONS WERE DEVELOPED, AND THIS REPORT HAS BEEN PREPARED, IN CONFORMITY WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE THAT WERE IN EFFECT AT THE TIME THIS REPORT WAS PREPARED.
- I DID NOT BASE, EITHER PARTIALLY OR COMPLETELY, MY ANALYSIS AND/OR THE OPINION OF VALUE IN THE APPRAISAL REPORT ON THE RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN OF EITHER THE PROSPECTIVE OWNERS OR OCCUPANTS OF THE SUBJECT PROPERTY, OR OF THE PRESENT OWNERS OR OCCUPANTS OF THE PROPERTIES IN THE VICINITY OF THE SUBJECT PROPERTY.
- UNLESS OTHERWISE INDICATED, I HAVE MADE A PERSONAL INSPECTION OF THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT.
- UNLESS OTHERWISE INDICATED, NO ONE PROVIDED SIGNIFICANT REAL PROPERTY APPRAISAL ASSISTANCE TO THE PERSON(S) SIGNING THIS CERTIFICATION.

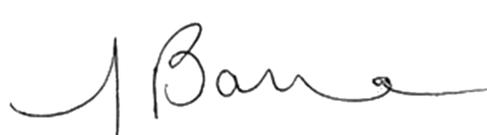
ADDITIONAL CERTIFICATIONS:

DEFINITION OF MARKET VALUE *: MARKET VALUE MEANS THE MOST PROBABLE PRICE WHICH A PROPERTY SHOULD BRING IN A COMPETITIVE AND OPEN MARKET UNDER ALL CONDITIONS REQUISITE TO A FAIR SALE, THE BUYER AND SELLER EACH ACTING PRUDENTLY AND KNOWLEDGEABLY, AND ASSUMING THE PRICE IS NOT AFFECTED BY UNDUE STIMULUS. IMPLICIT IN THIS DEFINITION IS THE CONSUMMATION OF A SALE AS OF A SPECIFIED DATE AND THE PASSING OF TITLE FROM SELLER TO BUYER UNDER CONDITIONS WHEREBY:

1. BUYER AND SELLER ARE TYPICALLY MOTIVATED;
2. BOTH PARTIES ARE WELL INFORMED OR WELL ADVISED AND ACTING IN WHAT THEY CONSIDER THEIR OWN BEST INTERESTS;
3. A REASONABLE TIME IS ALLOWED FOR EXPOSURE IN THE OPEN MARKET;
4. PAYMENT IS MADE IN TERMS OF CASH IN U.S. DOLLARS OR IN TERMS OF FINANCIAL ARRANGEMENTS COMPARABLE THERETO; AND
5. THE PRICE REPRESENTS THE NORMAL CONSIDERATION FOR THE PROPERTY SOLD UNAFFECTED BY SPECIAL OR CREATIVE FINANCING OR SALES CONCESSIONS GRANTED BY ANYONE ASSOCIATED WITH THE SALE.

* THIS DEFINITION IS FROM REGULATIONS PUBLISHED BY FEDERAL REGULATORY AGENCIES PURSUANT TO TITLE XI OF THE FINANCIAL INSTITUTIONS REFORM, RECOVERY, AND ENFORCEMENT ACT (FIRREA) OF 1989 BETWEEN JULY 5, 1990, AND AUGUST 24, 1990, BY THE FEDERAL RESERVE SYSTEM(FRS), NATIONAL CREDIT UNION ADMINISTRATION (NCUA), FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC), THE OFFICE OF THRIFT SUPERVISION (OTS), AND THE OFFICE OF COMPTROLLER OF THE CURRENCY (OCC). THIS DEFINITION IS ALSO REFERENCED IN REGULATIONS JOINTLY PUBLISHED BY THE OCC, OTS, FRS, AND FDIC ON JUNE 7, 1994, AND IN THE INTERAGENCY APPRAISAL AND EVALUATION GUIDELINES, DATED OCTOBER 27, 1994.

Client Contact: _____ Client Name: RALPH EKSTRAND
 E-Mail: _____ Address: 141 DIVISION ST, FARMINGDALE, NY 11735

<p>APPRAISER</p>  <p>Appraiser Name: JEANINE BARRERA Company: PLATINUM APPRAISALS Phone: (631) 242-1213 Fax: (631) 242-1285 E-Mail: APPRAISALS@PLATINUMGROUPLLC.COM Date Report Signed: 02/18/2026 License or Certification #: 45000052014 State: NY Designation: CERTIFIED APPRAISER Expiration Date of License or Certification: 02/01/2028 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 02/06/2026</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date Report Signed: _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____</p>
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SIGNATURES

SUBJECT PHOTO PAGE

Borrower	N/A						
Property Address	141 Division St						
City	Farmingdale	County	NASSAU	State	NY	Zip Code	11735
Lender/Client	RALPH EKSTRAND						



SUBJECT FRONT

141 Division St
SALES PRICE
GROSS LIVING AREA 1,466
TOTAL ROOMS 8
TOTAL BEDROOMS 3
TOTAL BATHROOMS 2.0
LOCATION COMMERCIAL
VIEW RESIDENTIAL
SITE 3,049 SF
QUALITY GOOD
AGE 106



SUBJECT REAR



SUBJECT STREET

Subject Photo Page

Borrower	N/A				
Property Address	141 Division St				
City	Farmingdale	County	NASSAU	State	NY Zip Code 11735
Lender/Client	RALPH EKSTRAND				



SUBJECT SIDE

141 Division St
Sales Price
Gross Living Area 1,466
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.0
Location COMMERCIAL
View RESIDENTIAL
Site 3,049 SF
Quality GOOD
Age 106



SUBJECT SIDE



KITCHEN

Subject Photo Page

Borrower	N/A				
Property Address	141 Division St				
City	Farmingdale	County	NASSAU	State	NY Zip Code 11735
Lender/Client	RALPH EKSTRAND				



DINING ROOM

141 Division St
Sales Price
Gross Living Area 1,466
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.0
Location COMMERCIAL
View RESIDENTIAL
Site 3,049 SF
Quality GOOD
Age 106



DEN/OFFICE



BATH 1

Subject Photo Page

Borrower	N/A				
Property Address	141 Division St				
City	Farmingdale	County	NASSAU	State	NY Zip Code 11735
Lender/Client	RALPH EKSTRAND				



BATH 2

141 Division St
Sales Price
Gross Living Area 1,466
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.0
Location COMMERCIAL
View RESIDENTIAL
Site 3,049 SF
Quality GOOD
Age 106



BEDROOM 1



BEDROOM 2

Subject Photo Page

Borrower	N/A				
Property Address	141 Division St				
City	Farmingdale	County	NASSAU	State	NY Zip Code 11735
Lender/Client	RALPH EKSTRAND				



BEDROOM 3

141 Division St
Sales Price
Gross Living Area 1,466
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.0
Location COMMERCIAL
View RESIDENTIAL
Site 3,049 SF
Quality GOOD
Age 106



LIVING ROOM

pass through to kitchen
No Privacy



WET BAR

Subject Photo Page

Borrower	N/A						
Property Address	141 Division St						
City	Farmingdale	County	NASSAU	State	NY	Zip Code	11735
Lender/Client	RALPH EKSTRAND						



FOYER

141 Division St
Sales Price
Gross Living Area 1,466
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.0
Location COMMERCIAL
View RESIDENTIAL
Site 3,049 SF
Quality GOOD
Age 106



UTILITY



CIRCUIT BREAKER

Subject Photo Page

Borrower	N/A				
Property Address	141 Division St				
City	Farmingdale	County	NASSAU	State	NY Zip Code 11735
Lender/Client	RALPH EKSTRAND				



BASEMENT

141 Division St
Sales Price
Gross Living Area 1,466
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.0
Location COMMERCIAL
View RESIDENTIAL
Site 3,049 SF
Quality GOOD
Age 106



LAUNDRY



GAS

COMPARABLE PHOTO PAGE

Borrower	N/A			
Property Address	141 Division St			
City	Farmingdale	County NASSAU	State NY	Zip Code 11735
Lender/Client	RALPH EKSTRAND			



COMPARABLE 1

591 Conklin St
 PROX. TO SUBJECT 0.25 miles E
 SALES PRICE 689,000
 GROSS LIVING AREA 1,474
 TOTAL ROOMS 7
 TOTAL BEDROOMS 3
 TOTAL BATHROOMS 1.1
 LOCATION BUSY ROAD
 VIEW RESIDENTIAL
 SITE 5,663 SF
 QUALITY GOOD
 AGE 43



COMPARABLE 2

18 Wall St
 PROX. TO SUBJECT 0.59 miles E
 SALES PRICE 620,000
 GROSS LIVING AREA 1,069
 TOTAL ROOMS 6
 TOTAL BEDROOMS 3
 TOTAL BATHROOMS 1.0
 LOCATION RESIDENTIAL
 VIEW RESIDENTIAL
 SITE 10890 sf
 QUALITY AVERAGE
 AGE 90



COMPARABLE 3

129 Elizabeth St
 PROX. TO SUBJECT 0.03 miles E
 SALES PRICE 724,000
 GROSS LIVING AREA 1,636
 TOTAL ROOMS 8
 TOTAL BEDROOMS 4
 TOTAL BATHROOMS 2.0
 LOCATION NEAR COMM
 VIEW RESIDENTIAL
 SITE 4,356 SF
 QUALITY AVERAGE
 AGE 102

Comparable Photo Page

Borrower	N/A						
Property Address	141 Division St						
City	Farmingdale	County	NASSAU	State	NY	Zip Code	11735
Lender/Client	RALPH EKSTRAND						



COMPARABLE 4

58 Clinton St
PROX. TO SUBJECT 0.22 miles W
SALES PRICE 660,000
GROSS LIVING AREA 1,164
TOTAL ROOMS 8
TOTAL BEDROOMS 4
TOTAL BATHROOMS 2.0
LOCATION CROSS THRU
VIEW RESIDENTIAL
SITE 4,792 SF
QUALITY AVERAGE
AGE 103



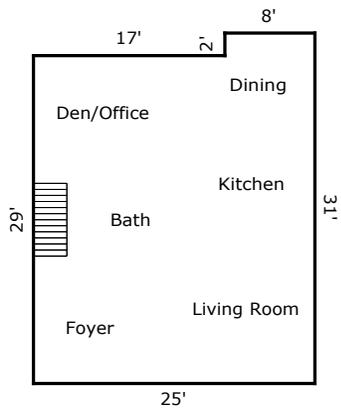
COMPARABLE5

32 Elizabeth St
PROX. TO SUBJECT 0.13 miles N
SALES PRICE 636,000
GROSS LIVING AREA 1,816
TOTAL ROOMS 9
TOTAL BEDROOMS 5
TOTAL BATHROOMS 2.0
LOCATION COMMERCIAL
VIEW RESIDENTIAL
SITE 6,098 SF
QUALITY AVERAGE
AGE 100

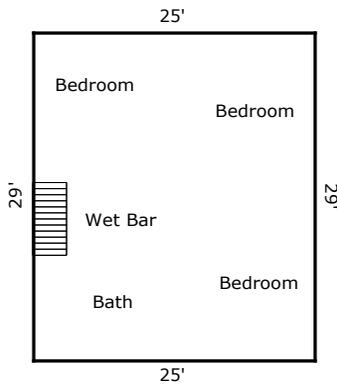
Building Sketch

Borrower	N/A			
Property Address	141 Division St			
City	Farmingdale	County NASSAU	State NY	Zip Code 11735
Lender/Client	RALPH EKSTRAND			

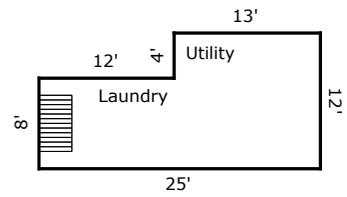
First Floor
[741 Sq ft]



Second Floor
[725 Sq ft]



Basement
[252 Sq ft]



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details	
First Floor	741 Sq ft	25 × 29 = 725 8 × 2 = 16
Second Floor	725 Sq ft	25 × 29 = 725
Total Living Area (Rounded):	1466 Sq ft	
Non-living Area		
Basement	252 Sq ft	12 × 13 = 156 12 × 8 = 96

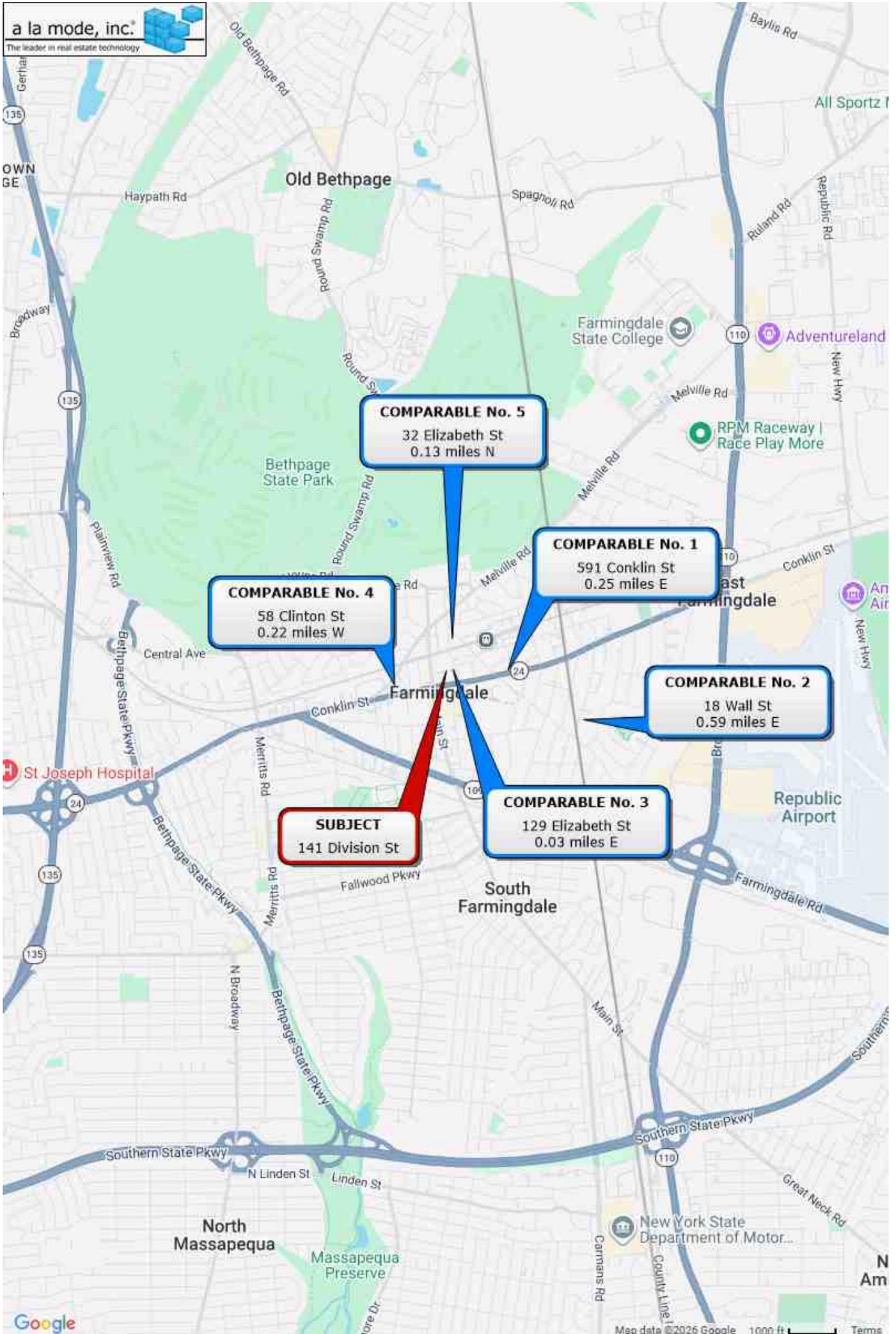
Aerial Map

Borrower	N/A						
Property Address	141 Division St						
City	Farmingdale	County	NASSAU	State	NY	Zip Code	11735
Lender/Client	RALPH EKSTRAND						



Location Map

Borrower	N/A			
Property Address	141 Division St			
City	Farmingdale	County NASSAU	State NY	Zip Code 11735
Lender/Client	RALPH EKSTRAND			



LICENSE

UNIQUE ID NUMBER
45000052014

*State of New York
Department of State*

DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control
No. **1581169**

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE
EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

EFFECTIVE DATE

MO.	DAY	YR.
02	02	26

BARRERA JEANINE A
C/O PLATINUM APPRAISALS
235 CANDLEWOOD PATH
DIX HILLS, NY 11746

EXPIRATION DATE

MO.	DAY	YR.
02	01	28

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A
R. E. RESIDENTIAL APPRAISER

In Witness Whereof, The Department of State has caused
its official seal to be hereunto affixed.

WALTER T. MOSLEY
SECRETARY OF STATE

E&O



Real Estate Professionals
Errors and Omissions Policy

Declarations

Agency	Branch	Prefix	Policy Number
078990	969	RFB	24989372925

Insurance is provided by
Continental Casualty Company,
151 North Franklin Street, Chicago, IL 60606
A Stock Insurance Company.

1. NAMED INSURED AND MAILING ADDRESS:

Platinum Associates, Inc. DBA:
Platinum Appraisals
Titanium Appraisals, Inc.
Platinum Appraisals, Inc.

235 Candlewood Path
Dix Hills, NY 11746

NOTICE TO POLICYHOLDERS:

The Errors and Omissions Liability coverage
afforded by this policy is on a Claims Made
basis. Please review the policy carefully
and discuss this coverage with **your**
insurance agent or broker.

2. POLICY PERIOD: Inception: 02/24/2025 Expiration: 02/24/2026
at 12:01 A.M. Standard time at your address shown above.

3. ERRORS AND OMISSIONS LIABILITY:

A. Limits of Liability:	Each Claim:	\$1,000,000	Aggregate:	\$1,000,000
B. Discrimination Limits of Liability:				\$500,000
C. Deductible:	Each Claim:	\$2,500		
D. First Coverage Date:	02/24/2003			
E. Retroactive Date:	03/25/2002			

4. PREMIUM	\$3,317
Discrimination	\$100.00
Total Premium:	\$3,417.00

5. EXTENDED REPORTING PERIOD PREMIUM	One Year:	50% of the Policy Premium
	Three Year:	130% of the Policy Premium

6. FORMS AND ENDORSEMENTS ATTACHED AT INCEPTION:

CNA65780NY ED. 09-2013
I - 1325661 B - 021183

Kathleen M. Curry
Countersigned by Authorized Representative