

1 INCORPORATED VILLAGE OF MALVERNE

2 99 Church Street

3 Malverne, New York 11565

4  
5 BOARD OF TRUSTEES PUBLIC HEARING

6 November 20, 2025

7 7:15 p.m.

8  
9  
10 B E F O R E:

11  
12 TIMOTHY H. SULLIVAN, Mayor

13 SCOTT EDWARDS, Deputy Mayor/Trustee

14 CARL J. PRIZZI, Trustee

15 LORI A. LANG, Trustee

16 MEGHAN O'ROURKE-SCHUTTA, Trustee

17  
18  
19  
20 ALSO PRESENT:

21 BENJAMIN TRUNCALE, ESQ, Village Attorney

22 LOUIS J. SANTORA, Superintendent/Building Department

23 JILL VALLI, Village Clerk

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- 11/20/25 - MALVERNE BOT - 28 NORTH BOULEVARD -

1           MAYOR SULLIVAN: Good evening everyone.  
2           Welcome to the November 20, 2025 meeting of the  
3           Incorporated Village of Malverne Special  
4           Exception Hearing. If you can please stand for  
5           the Pledge of Allegiance.

6           (Pledge of Allegiance said.)

7           MAYOR SULLIVAN: Thank you. Madam Clerk,  
8           if you can read the legal notice, please.

9           MS. JILL VALLI: Notice is Hereby Given  
10          that the Board of Trustees of the Incorporated  
11          Village of Malverne will hold a Public Hearing  
12          at Malverne Village Hall, 99 Church Street,  
13          Malverne, New York 11565 on Thursday, November  
14          20, 2025 at 7:15 p.m. to hear the following  
15          case:

16          28 North Boulevard, LLC; 217 Hempstead  
17          Avenue, Residential "A" District;  
18          Concrete/Paving Permit Application #2025-0717.  
19          Proposes to construct 1210 square feet of paved  
20          driveway in front yard and add new front yard  
21          circular driveway with new 12 foot wide  
22          southerly curb cut.

23          All Interested Parties Should Appear at  
24          the Above Time and Place. By Order of the  
25          Malverne Board of Trustees, Incorporated

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1 Village of Malverne, Jill Valli, Village Clerk,  
2 dated October 22, 2025.

3 MAYOR SULLIVAN: Thank you. Anyone want  
4 to call the first case.

5 MR. LOUIS SANTORA: Sure. I think it is  
6 the two gentlemen over there. Identify  
7 yourself or state your addresses and  
8 everything.

9 VITO PASQUALE: Vito Pasquale, 433  
10 Franklin Avenue, Lynbrook.

11 EDWARD VARGAS: Edward Vargas, 34 Johnson,  
12 Malverne, New York.

13 MAYOR SULLIVAN: Welcome gentlemen. Vito,  
14 you're up.

15 VITO PASQUALE: We would like to install a  
16 circular driveway in front of the house. It is  
17 a little bit of an issue there backing out of  
18 the driveway. I have done it a few times.  
19 Eric has, other people. It is a little  
20 dangerous. You cannot see the pedestrians as  
21 they're coming behind you. If you get caught  
22 at the train or the light, you're kind of stuck  
23 there. I figured it would help the new owner  
24 that will be, one day, to get in and out and be  
25 safer that way.

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1           Also, I think it's very nice and it helps  
2           to alleviate any parking on the street there  
3           because it is a little tight also.

4           TRUSTEE PRIZZI: The existing driveway  
5           goes down?

6           VITO PASQUALE: It goes down, yes. The  
7           problem is when you back up, your tail is up.  
8           You can see to the right or left of you.  
9           That's why we kind of came up with this idea.  
10          We figured it would help a lot.

11          MAYOR SULLIVAN: I was, in the past,  
12          opposed to these kinds of driveways especially  
13          on Hempstead Avenue because I wanted to retain  
14          as much grass space as possible. I get it, you  
15          know. You're not the first applicant to come  
16          to us for this. The more I see them, the more  
17          I realize it does pose a difficulty, you know  
18          and can may be a safety issue.

19          VITO PASQUALE: We're a house away from  
20          the parking lot. People walking there all the  
21          time. A lot of kids in the morning, kids going  
22          to Lourde's, coming out of school, the library,  
23          Lourde's, stuff like that. It is really unsafe  
24          the way it is.

25          MR. LOUIS SANTORA: How long is the house

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1           vacant?

2           VITO PASQUALE:   How long?

3           MR. LOUIS SANTORA:   Yeah.

4           VITO PASQUALE:   I don't know.

5           MR. LOUIS SANTORA:   No one is using that  
6           driveway for a long time.

7           VITO PASQUALE:   Yes, it is years now.

8           THE WITNESS:   I don't think the squatters  
9           had a car.

10          TRUSTEE LANG:   Thank you for buying the  
11          property.

12          MAYOR SULLIVAN:   Touche.   Anyone else from  
13          the Board?

14          TRUSTEE LANG:   No.

15          MAYOR SULLIVAN:   Is there anyone from the  
16          general public that would care to comment on  
17          the application before us?   Okay.

18          Can I have a motion?

19          TRUSTEE EDWARDS:   I make a motion to  
20          approve.

21          MAYOR SULLIVAN:   Can I have a second?

22          TRUSTEE PRIZZI:   Second.

23          MAYOR SULLIVAN:   All in favor?

24          TRUSTEE EDWARDS:   Aye.

25          TRUSTEE PRIZZI:   Aye.

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1 TRUSTEE LANG: Aye.

2 TRUSTEE O'ROURKE-SCHUTTA: Aye.

3 MAYOR SULLIVAN: I vote aye. Thank you.

4 Can I have a motion to adjourn the public  
5 session?

6 TRUSTEE EDWARDS: I make that motion.

7 MAYOR SULLIVAN: Can I have a second?

8 TRUSTEE PRIZZI: Second.

9 MAYOR SULLIVAN: All in favor?

10 TRUSTEE EDWARDS: Aye.

11 TRUSTEE PRIZZI: Aye.

12 TRUSTEE LANG: Aye.

13 TRUSTEE O'ROURKE-SCHUTTA: Aye.

14 MAYOR SULLIVAN: I vote aye. Thank you  
15 for coming everybody.

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19 Certified to be a true and  
20 accurate transcript of the proceedings.

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22 CATHERINE P. MURPHY  
23 Court Reporter

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