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M I N U T E S  
OF THE MEETING  
OF THE  
PLANNING BOARD  
INCORPORATED VILLAGE OF MALVERNE

March 12, 2026

6:15 p.m.

PRESENT:

- |                     |          |
|---------------------|----------|
| DONALD PUPKE,       | CHAIRMAN |
| DONALD BRADY,       | MEMBER   |
| ROBERT SCHILLER,    | MEMBER   |
| ANTHONY PANZARELLA, | MEMBER   |

Also Present:

- Kevin Walsh - Village Attorney
- Mary Kate Schnaars - Building Department Clerk
- Louis Santora - Building Superintendant

7 Atlas Court - March 12, 2026

1 CHAIRMAN PUPKE: We are going to say  
2 the Pledge of Allegiance to start the meeting.

3 (Whereupon, the Pledge of Allegiance  
4 was recited.)

5 CHAIRMAN PUPKE: We are asked tonight  
6 to amend our prior decision involving the  
7 decision we issued last year regarding Section  
8 35, Block 480, Lots 1218A and 1218B, which  
9 fronts on 7 Atlas Court, and the subdivision of  
10 Atlas Court, that's the subdivision.

11 We have a quorum here, and we are  
12 prepared to listen to counsel for the  
13 applicant.

14 And, Dominick, please let us know what  
15 you are thinking here.

16 MR. MINERVA: Thank you.

17 Dominick Minerva, Minerva & D'Agostino,  
18 107 South Central Avenue, Valley Stream, New  
19 York, attorney for the applicant.

20 So we're making this request, which  
21 would allow us rather than filing a subdivision  
22 map, which is a very involved process, at the  
23 County, the County will permit us to subdivide  
24 by deed if it's less than four lots, which this  
25 is three lots, and if we are not laying out a

7 Atlas Court - March 12, 2026

1 new street that's going to be dedicated to a  
2 municipality.

3 So since this application would qualify  
4 at Nassau County for what's called a minor  
5 subdivision, we can finish the subdivision  
6 process much more efficiently and with a lot  
7 less cost and time delay.

8 There's no difference in the resulting  
9 outcome, same three lots, it's just we file  
10 deeds rather than a map. When we file deeds,  
11 they get an application for apportionment, they  
12 still issue new lot numbers, new tax bills, so  
13 the entire process gets completed from A to Z,  
14 but it does so in a much simplified manner.

15 And I've filed many minor subdivisions  
16 with the County, so I'm familiar with their  
17 process and the steps we need to complete it.

18 Here there would really be no  
19 difference other than amending the language.  
20 And what we would do is we would still file,  
21 whether you call them map or subdivision  
22 survey, we still file it here so it would be on  
23 record with your Village Clerk. We would get  
24 back the same survey that you approved with a  
25 County approval stamp as a minor, we would put

7 Atlas Court - March 12, 2026

1 a box on there for the Chairman of the Planning  
2 Board's signature, so at the end of the day you  
3 would still have a signed stamped map by both  
4 the County and the Village for the Village  
5 records.

6 And I included in the letter request  
7 the specific language that we would request to  
8 be amended, because that's the language I think  
9 that would allow us to then present that  
10 decision to the County Planning Commission to  
11 permit us to file the minor.

12 CHAIRMAN PUPKE: Okay. I'm looking --  
13 I have from -- Kevin, do you want to add  
14 anything to that?

15 MR. WALSH: No. I will only add for  
16 the Board, that when Mr. Minerva first  
17 contacted me, I wasn't responsive to it, I  
18 didn't understand the problem until I spoke  
19 with the counsel to the Planning Commission.  
20 And I am comfortable that it is merely a  
21 distinction in the way two different Boards  
22 look at the same thing.

23 And the County, they don't do many  
24 things efficiently, but this they can do  
25 relatively efficiently if we can give up the

7 Atlas Court - March 12, 2026

1 requirement that was in the decision, which I  
2 put in there, which requires the map to be  
3 filed in the County Clerk's office.

4 It will have no impact on the Village  
5 whatsoever the change that you are being asked  
6 to make tonight.

7 CHAIRMAN PUPKE: All right. We have a  
8 proposed red line version of this. Would it  
9 be -- what would be the best way to proceed  
10 with this in terms of, should we read these  
11 proposed changes --

12 MR. WALSH: I think --

13 THE COURT: -- or should we just give  
14 you the authority to approve that, to write a  
15 change and we'll sign it?

16 MR. WALSH: I made the changes, but not  
17 reviewing your language.

18 But critical to this is that the  
19 language is sufficient to allow Mr. Minerva to  
20 get through the County.

21 So I think if the Board votes  
22 conceptually for this change, as described by  
23 the applicant, and I confirmed it, we are going  
24 to make sure the decision reflects language  
25 that he needs to get through there.

7 Atlas Court - March 12, 2026

1                   CHAIRMAN PUPKE:  So generally speaking,  
2                   if Mr. Schiller was to make a motion, for  
3                   example, to amend our decision, it would be a  
4                   motion to amend the prior decision by allowing  
5                   the applicant to file deeds rather than a map  
6                   with the County to perform the subdivision.

7                   MR. WALSH:  Or said another way, to not  
8                   require as part of your decision, this Board's  
9                   decision, the applicant to have to file a map  
10                  with the County Clerk.

11                  Would that be sufficient?

12                  MR. MINERVA:  Yes, it would.

13                  CHAIRMAN PUPKE:  So it would be a  
14                  motion not to -- to make it so that you do not  
15                  require a map.

16                  MR. MINERVA:  Motion to remove the  
17                  requirement to file a map with the County Clerk  
18                  and to permit the applicant to subdivide by  
19                  deed.

20                  CHAIRMAN PUPKE:  Mr. Schiller, would  
21                  you like to adopt counsel's wording and make a  
22                  motion?

23                  MEMBER SCHILLER:  Yes.

24                  Do I need to repeat it?

25                  CHAIRMAN PUPKE:  No.

7 Atlas Court - March 12, 2026

1 MEMBER SCHILLER: Yes.

2 CHAIRMAN PUPKE: So I have a motion  
3 from Mr. Schiller.

4 Do I have a second?

5 MEMBER BRADY: I will second the  
6 motion.

7 CHAIRMAN PUPKE: Thank you, Don.

8 All those in favor say aye?

9 (Chorus of ayes.)

10 CHAIRMAN PUPKE: Anyone against?

11 (Whereupon, there was no response.)

12 CHAIRMAN PUPKE: No.

13 So the ayes have it, it's unanimous.

14 And the motion was made by Robert  
15 Schiller and seconded by Board Member Donald  
16 Brady.

17 Now, I did want to, just for clarity  
18 sake, Dominick, former Mayor Panzarella is on  
19 the Board, he was not here when we originally  
20 approved the subdivision. But just for the  
21 sake of clarity I'm going to ask the Mayor a  
22 question.

23 Mayor, you were not here when we first  
24 approved this, but I understand from our  
25 discussions that you have reviewed the matter

7 Atlas Court - March 12, 2026

1 fully and you feel comfortable that you have an  
2 understanding of the issue tonight, and that  
3 you feel comfortable voting on this matter?

4 MEMBER PANZARELLA: Absolutely.  
5 Absolutely.

6 CHAIRMAN PUPKE: Any questions,  
7 Dominick?

8 MR. MINERVA: No. Thank you very much  
9 for your time and your consideration.

10 CHAIRMAN PUPKE: Anybody else? Kevin,  
11 we're good?

12 MR. WALSH: I think we're good.

13 CHAIRMAN PUPKE: We are going to close  
14 the meeting.

15 Thank you so much.

16 MR. MINERVA: Thank you. Have a good  
17 evening.

18 (Whereupon, the Planning Board hearing  
19 was concluded and stood adjourned.)

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C E R T I F I C A T I O N

I, Mary Kate Waldron, Court Reporter, within and for the State of New York, do hereby certify that I have reported the proceedings, that it is a true and accurate transcription of my stenographic notes.

I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 17th day of March, 2026.

Mary Kate Waldron  
MARY KATE WALDRON