

1 M I N U T E S
2 OF THE MEETING
3 OF THE
4 BOARD OF ZONING APPEALS
5 INCORPORATED VILLAGE OF MALVERNE
6 August 13, 2026
7 7:00 p.m.
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10 PRESENT:
11 BRUCE MAWHIRTER, ACTING CHAIRMAN
12 MICHELLE SALOGUB, MEMBER
13 NICHOLAS FEIHEL, MEMBER
14 JOHN TULLEY, MEMBER
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17 Also Present:
18 Samuel K. Walsh - Village Attorney
19 Mary Kate Schnaars - Building Department Clerk
20 Louis J. Santora - Building Superintendant
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1 ACTING CHAIRMAN MAWHIRTER: If
2 everybody could please stand for the Pledge of
3 Allegiance.

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

6 ACTING CHAIRMAN MAWHIRTER: This is the
7 August Zoning Board meeting. I just want to
8 mention for the record that normally we have a
9 Board of five members. Tonight we have four.
10 So, for any of the applications, in order for
11 them to succeed, you still need three of the
12 votes. So we're giving anybody an opportunity,
13 if they want to wait for a full Board or if
14 they want to proceed tonight. So I want to put
15 that on the record, okay.

16 So we'll proceed with the first case.
17 101 Horton 5street.

18 Mary Kate, would you do the honors?

19 MS. SCHNAARS: Sure.

20 The application is for Rene Hernandez,
21 101 Horton Street, Malverne, New York.
22 Application Number 2026-0241 proposes to
23 construct a one story 305-square foot addition
24 with a proposed floor area ratio of
25 44.2 percent where the maximum allowable is

1 40 percent, with proposed lot coverage of 29.5
2 percent where the maximum allowable is
3 25 percent, in Residential "A" district.

4 Please state your name address for the
5 record.

6 MR. GRAY: Chris Gray, architect, 2401
7 Capri Place, North Bellmore, New York.

8 I promise to tell the truth, the whole
9 truth, and nothing but the truth.

10 Good evening. I'm representing Rene
11 and Jessica Hernandez, and they are at 101
12 Horton Street. And we propose a one-story
13 addition to their home and it is 305 square
14 feet. Basically, it is to square off the
15 entire house and there is no encroachment in
16 any yard.

17 The issues that we have tonight are --
18 the first issue is a floor area ratio, and the
19 maximum allowable is 40 percent. We propose --
20 the proposed addition brings it over to
21 44.2 percent. So that's 4.2 percent over the
22 allowable and that also is 231 square feet over
23 the allowable.

24 The second item is the lot coverage.
25 Maximum permitted is 25 percent, and the

1 proposed is 29.5 percent. That's 4.5 percent
2 over or 249 square feet. So that's the legal
3 part of this.

4 The reality is -- the purpose of this
5 addition is to put Rene Hernandez, his mother
6 needs -- she lives by herself. She has her own
7 home. She is up in age. She needs a little
8 bit of help. Also, she has physical issues.
9 So that's the driving force of providing a
10 place for her to take care of her and to be on
11 the first floor of the house. So that's
12 basically the case.

13 ACTING CHAIRMAN MAWHIRTER: Okay.
14 There's no basement. This would be a crawl
15 space.

16 MR. GRAY: The proposed addition is a
17 crawl space.

18 ACTING CHAIRMAN MAWHIRTER: Okay.
19 Do any of the Board members have any
20 questions?

21 MEMBER TULLEY: No.

22 MEMBER FEIHEL: No.

23 MEMBER SALOGUB: No.

24 Anyone in the public wish to comment on
25 this?

1 (Whereupon, there was no response from
2 the audience.)

3 ACTING CHAIRMAN MAWHIRTER: Okay. I'll
4 entertain a motion.

5 MEMBER SALOGUB: I make a motion to
6 accept the application for the variance as
7 stated.

8 ACTING CHAIRMAN MAWHIRTER: Second?

9 MEMBER FEIHEL: Second.

10 ACTING CHAIRMAN MAWHIRTER: All in
11 favor?

12 (Chorus of ayes.)

13 ACTING CHAIRMAN MAWHIRTER: Okay, we're
14 good. Congratulations.

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1 ACTING CHAIRMAN MAWHIRTER: The next
2 case is 117 Doncaster Road.

3 MS. SCHNAARS: The applicant, John
4 Gagliolo, 117 Doncaster Road, Malverne, New
5 York, Application 2026-0307 proposes to
6 construct a one story, 47-square foot front
7 addition with exterior alterations, with
8 proposed floor area ratio of 47.9 percent where
9 the maximum allowable is 40 percent, with a
10 proposed lot coverage of 32.1 percent where the
11 maximum allowable is 25 percent. The property
12 is located in Residential "B" District.

13 MR. GRAY: For the record, Chris Gray,
14 architect, 2401 Capri Place, North Bellmore,
15 New York representing John Gagliolo at 117
16 Doncaster Road.

17 Good evening again. I remind the Board
18 I am still under oath, okay.

19 This property here, the proposal is to
20 add a little bump out in the front of the
21 house, 47 square feet, very minor. But this
22 particular property in residence B, the normal
23 lot size is 6,000 square foot, so this
24 particular property is undersized at 4,000.
25 It's undersized based on the zoning law. And

1 the floor area -- the existing floor area ratio
2 is 46.7 percent, more than the allowable 40.
3 So without doing a thing, they are over
4 6.7 percent. So this proposed addition of
5 47 square feet would bump that floor area ratio
6 from 46.7 to 47.9. So its a 1.2 percent
7 increase, fairly small.

8 The other item is the building
9 coverage. The maximum allowable is 25 percent
10 and we are starting with 30.9 percent, so way
11 over without doing a thing. And so the
12 proposed would be 32.1 percent and an increase
13 of 1.2 percent. So fairly modest. And the
14 whole intention here is to give a little room
15 at the front door.

16 Well, on this project they want to move
17 the front door over a little bit, put it in the
18 center, make it a little more symmetrical.
19 That will just provide a little bit of interest
20 to the front of the house and also to give a
21 little room at the front stairs. So that is my
22 case.

23 ACTING CHAIRMAN MAWHIRTER: Okay. And
24 this is a 40 by 100?

25 MEMBER TULLEY: 40 by 100, yes.

1 MEMBER FEIHEL: So the front door is to
2 the left.

3 MR. GRAY: Currently it's on the left
4 but the proposed is to move it and put it in
5 the center. Gives it a little bit of shape,
6 too, to the house.

7 MEMBER FEIHEL: Do you know the
8 approximate size of existing portico that's
9 there?

10 MR. GRAY: Let me check.

11 MEMBER TULLEY: 7.5, I believe I see.
12 The survey says 7.5 by 4.3.

13 MR. GRAY: Being that that was removed,
14 it's not noted on the drawing. Oh, yes. The
15 existing portico is 7.5 feet by 4.3.

16 MEMBER FEIHEL: Okay.

17 ACTING CHAIRMAN MAWHIRTER: Do you need
18 the area of that?

19 MEMBER FEIHEL: No.

20 MR. GRAY: It's fairly -- well, I can
21 just go by dimension, right. The proposed one
22 story addition is 9.8 feet wide. The old
23 portico is 7.5 feet wide and the amount coming
24 forward proposed is 4.75 and the existing is
25 4.3. It's fairly similar. And also, this does

1 not encroach in any yard. It's contained
2 within the front yard setback.

3 ACTING CHAIRMAN MAWHIRTER: Okay.

4 Do any Board members have any other
5 questions?

6 MEMBER TULLEY: No.

7 MEMBER SALOGUB: No.

8 MEMBER FEIHEL: No.

9 ACTING CHAIRMAN MAWHIRTER: Anyone in
10 the public have any questions or care to speak?

11 (Whereupon, there was no response from
12 the audience.)

13 ACTING CHAIRMAN MAWHIRTER: All right.
14 I think it's, in my opinion, it's a de minimis
15 addition. Considering it's a 40 by 100, it's
16 already a small lot, so anything you do, as you
17 stated, puts them over and they're already
18 over. So my opinion is it's de minimis.

19 I'll entertain a motion.

20 MEMBER TULLEY: I make a motion to
21 approve the variance as requested.

22 ACTING CHAIRMAN MAWHIRTER: Second?

23 MEMBER FEIHEL: Second.

24 ACTING CHAIRMAN MAWHIRTER: All in
25 favor?

1 (Chorus of ayes.)

2 ACTING CHAIRMAN MAWHIRTER: Opposed?

3 (Whereupon, there was no response.)

4 ACTING CHAIRMAN MAWHIRTER: Very good.

5 Thank you. Have a good night.

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1 ACTING CHAIRMAN MAWHIRTER: The next
2 one is 16 Cathy Court.

3 MS. SCHNAARS: I'm sorry, before we do
4 that, can we do 24 North King first.

5 So the next case is 24 North King
6 Street, application for Christopher Calabrese,
7 Application 2026-0175 proposes to maintain and
8 legalize the location of exterior HVAC inverter
9 in the front yard on Parkview Place where no
10 structure can be located in the front yard or
11 in front of any part of the main dwelling
12 located in Residential "A" District.

13 MR. JONES: Good evening. My name is
14 Josh Jones, architect 43224. I reside at 343
15 Hamilton Avenue, West Hempstead. I'm here on
16 behalf of Mr. and Mrs. Calabrese, 24 North King
17 Street.

18 The case is they have, as she said, an
19 inverter for a split system on the -- well,
20 right now it's in the front yard of their
21 property. What they did is they located it
22 within what they considered to be the side of
23 the house, but since they have a corner lot,
24 they have two front yards.

25 So what we are requesting is that while

1 they are in the front yard, it is not along the
2 front facing portion of the building and they
3 request that maybe, perhaps, some additional
4 landscaping if they could leave the inverter in
5 place. It's serving the space of the house
6 immediately adjacent to the location.

7 ACTING CHAIRMAN MAWHIRTER: So this is
8 the unit that's facing Parkview?

9 MR. GRAY: Yes, Parkview.

10 MR. SANTORA: There's a nice picture in
11 the package there.

12 ACTING CHAIRMAN MAWHIRTER: Did you
13 mention that they were planning on putting some
14 screening in front of this or?

15 MR. JONES: Like landscaping, something
16 to shield it from view, correct.

17 ACTING CHAIRMAN MAWHIRTER: Okay.

18 Do any Board members have any
19 questions?

20 MEMBER TULLEY: No.

21 MEMBER SALOGUB: No.

22 MEMBER FEIHEL: No.

23 ACTING CHAIRMAN MAWHIRTER: Anyone in
24 the public?

25 (Whereupon, there was no response from

1 the audience.)

2 MEMBER FEIHEL: I'm sorry. Should it
3 be included that screening is required?

4 ACTING CHAIRMAN MAWHIRTER: Yes. Yeah.
5 I think given it's a corner property, and
6 considering that they will place some sort of
7 screening, it's probably landscaping.

8 MR. JONES: Correct.

9 ACTING CHAIRMAN MAWHIRTER: I think
10 that would mitigate any, you know, noise issues
11 or visual issues. So I'll entertain a motion.

12 MR. SANTORA: Can I add something
13 first?

14 I just wanted to clarify. You might
15 want to say evergreen or coniferous screening.

16 MEMBER TULLEY: So it would be green
17 all year.

18 MEMBER FEIHEL: I make a motion to
19 approve the location of the AC unit on the
20 condition that an evergreen screening is
21 planted.

22 ACTING CHAIRMAN MAWHIRTER: Second?

23 MEMBER SALOGUB: I'll second.

24 ACTING CHAIRMAN MAWHIRTER: All in
25 favor?

1 (Chorus of ayes.)

2 CHAIRMAN MAWHIRTER: Opposed?

3 (No response.)

4 MR. JONES: Thank you very much.

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1 ACTING CHAIRMAN MAWHIRTER: The last
2 case is 16 Cathy Court.

3 MS. SCHNAARS: The application is for
4 Peter Gutierrez, 16 Cathy Court, Malverne, New
5 York, Building Permit Application 2026-0413,
6 regarding the existing patio with built in
7 outdoor BBQ and counters in the rear yard. The
8 existing patio is located 0.5 from the rear lot
9 line where 4.0 foot is the minimum required;
10 the existing built in BBQ and counters are
11 located 3.2 feet from the rear lot line where
12 4.0 foot minimum is required.

13 And Application Number 2026-0414 to
14 maintain and legalize the construction of the
15 existing 243 square foot storage shed in the
16 year yard. The existing storage shed is
17 located 1.0 foot from the rear lot line where
18 4.0 foot is the minimum required; and the
19 height of the existing shed is 10 feet 2 inches
20 where ten foot is the maximum allowable; all
21 located at 16 Cathy Court in the Residential
22 "A" District.

23 MR. GARCIA: Good evening. Jose
24 Garcia, Architect. My office is at 11 Roslyn
25 Street, Islip Terrace, New York 11752. I'm

1 here on behalf of the owner, Peter Gutierrez
2 who is here today. The property is 16 Cathy
3 Court.

4 We are here asking for a couple of
5 variances, one pertaining to a shed holding a
6 one foot rear yard setback instead of the four
7 foot required and a height of 10 foot 2 instead
8 of 10 feet. And then outdoor kitchen and
9 paving area about 16 by 15 leaving a 6-inch
10 setback to the rear yard instead of the 4 feet
11 required, and an outdoor kitchen with a 3.5
12 setback instead of the 4 feet. That is mainly
13 just a counter that's cantilevering that's 6
14 inches.

15 Yeah, that's basically it. This is all
16 pertaining to we're doing a second floor to
17 this home and a garage conversion, so the shed,
18 you know, is kind of supplementing the existing
19 garage that we are now converting.

20 And if you guys have any questions,
21 I'll be happy to answer them.

22 ACTING CHAIRMAN MAWHIRTER: So the shed
23 and the kitchen are preexisting. They're
24 currently in place right now.

25 MR. GARCIA: Yes.

1 ACTING CHAIRMAN MAWHIRTER: And then
2 regarding the shed, are there any improvements
3 necessary or planned for that shed? I mean, is
4 it --

5 MR. GARCIA: Because of building codes,
6 we have to -- anything closer to the property
7 line, five feet, has to be fire rated. So we
8 are going to have to go in and give it a
9 one-hour rating.

10 ACTING CHAIRMAN MAWHIRTER: Okay.

11 MR. GARCIA: I talked to Lou about
12 that. So, yeah, that we have to, you know,
13 comply with that once -- if we get the
14 approval.

15 MEMBER TULLEY: You also have to do
16 foundation of some sort.

17 MR. GARCIA: Yes.

18 MEMBER TULLEY: It's just on blocks
19 right now.

20 MR. GARCIA: Right. So we're going to
21 have to put some piers and anchor it for wind.

22 ACTING CHAIRMAN MAWHIRTER: Now, in
23 order to do that, you have to either elevate
24 the existing shed or move it?

25 MR. GARCIA: No. Well, what we were

1 planning on is just we have a whole set up
2 already where we would just cut the plywood and
3 do the piers, you know --

4 ACTING CHAIRMAN MAWHIRTER: Through the
5 floor.

6 MR. GARCIA: Through the floor. Just
7 because to move it, the way it's put together,
8 you know, it's an L shape. It's not your
9 normal rectangle, so it's a little more
10 involved to move it. It's almost kind of, you
11 would take it in sections.

12 ACTING CHAIRMAN MAWHIRTER: Okay.

13 MR. GARCIA: Now, there are some sheds
14 in the neighborhood that are just as close.
15 Some are actually detached garage-size
16 structures that are to the fence line in that
17 area.

18 ACTING CHAIRMAN MAWHIRTER: Does any
19 Board member have any questions?

20 MEMBER TULLEY: No.

21 ACTING CHAIRMAN MAWHIRTER: One of the
22 things that we were looking at was the one-foot
23 setback. That's why I was asking you the
24 question if that shed could actually be moved
25 to give us at least a two-foot minimum.

1 Is that possible?

2 MR. GARCIA: Not without -- I mean, to
3 move it, it's kind of tough. We would have to
4 kind of cut that wall, if that makes sense, to
5 give it that two-foot setback.

6 ACTING CHAIRMAN MAWHIRTER: So the shed
7 itself you couldn't just --

8 MEMBER TULLEY: So you'd cut the wall
9 rather than moving it, you're saying?

10 MEMBER FEIHEL: Or put it on PVC pipes
11 and roll it.

12 MR. GARCIA: Its hard to explain,
13 because it's not like -- like, it's not like
14 your Home Depot style shed that was built on
15 site. The Home Depot sheds come -- they just
16 roll them up on and put them on blocks. This
17 one was kind of built on site. It's kind of
18 tough to move. It's probably better -- easier
19 to actually cut the wall if we had to reserve
20 that two-foot setback.

21 ACTING CHAIRMAN MAWHIRTER: Any Board
22 member want to ask any questions?

23 MEMBER FEIHEL: You know, it's just the
24 other sheds, detached structures in the area,
25 we don't know if they're permanent or not. I

1 know there are other ones who, if I'm correct,
2 that are in the process of being legalized and
3 what not. So it's the one-foot dimension that
4 we're trying to respect all the neighbors, you
5 know, in not building right up to the property
6 line.

7 MEMBER TULLEY: Well, there was no
8 objection? There was no objection letters from
9 any neighbors on that?

10 MS. SCHNAARS: That's correct. The
11 mailings were done in accordance with the
12 zoning requirements. And I have not received
13 any calls or questions or letters in either
14 favor or against.

15 MEMBER TULLEY: How long has the shed
16 been there?

17 MR. PETER GUTIERREZ: Hi, my name is
18 Peter Gutierrez. I bought the house in 2021.
19 I bought the house and the shed was a little
20 bit smaller and crooked. So a branch fell on
21 top of the roof, so I didn't know any
22 regulation on the town -- on the Village. So I
23 called somebody, you know, to fix the roof and
24 you know, since it was in an odd position, I
25 just fixed the position and added the little

1 corner that was missing. But I didn't know
2 about height. You know, since it was built at
3 that height, I just did a little extension just
4 fixing the roof. Last year I called a tree
5 company, I spoke to my neighbor, fixed the roof
6 and did the extension.

7 MEMBER TULLEY: Which was the extension
8 the part that --

9 MR. PETER GUTIERREZ: The L. I don't
10 know if you see the picture, you know. It was
11 right here, so I make the L on this side.

12 MEMBER TULLEY: Okay. I got you.

13 MR. GARCIA: The one foot was like
14 that.

15 MR. PETER GUTIERREZ: When I bought the
16 house, it was like that.

17 MEMBER TULLEY: Okay, thank you.

18 ACTING CHAIRMAN MAWHIRTER: If there
19 are no other questions, does anybody in the
20 public have any questions? If none, I'll
21 entertain a motion.

22 (Whereupon, there was no response from
23 the audience.)

24 MS. SCHNAARS: Do you want to do the
25 applications separately?

1 ACTING CHAIRMAN MAWHIRTER: Sure.

2 MS. SCHNAARS: In regards to
3 Application 2026-0413 for the existing patio
4 with built-in outdoor barbecue and counters in
5 the rear yard.

6 ACTING CHAIRMAN MAWHIRTER: I'll
7 entertain a motion for that application.

8 MEMBER SALOGUB: For the kitchen, I
9 make a motion to let them have a variance for
10 that, for the kitchen.

11 ACTING CHAIRMAN MAWHIRTER: Second?

12 MEMBER TULLEY: I'll second.

13 ACTING CHAIRMAN MAWHIRTER: All in
14 favor?

15 (Chorus of ayes.)

16 ACTING CHAIRMAN MAWHIRTER: Opposed?

17 (Whereupon, there was no response.)

18 ACTING CHAIRMAN MAWHIRTER: Okay.

19 MS. SCHNAARS: And then the second
20 application, 2026-0414 regarding the 243 square
21 foot storage shed in the year yard.

22 MEMBER SALOGUB: You absolutely can't
23 move it at all?

24 MR. PETER GUTIERREZ: I have to break
25 it again.

1 MEMBER SALOGUB: It's a matter of --
2 it's crooked to begin with so.

3 MEMBER TULLEY: Well, he straightened
4 it out.

5 MR. PETER GUTIERREZ: Because the
6 property line is not square.

7 MEMBER SALOGUB: But just you have to
8 move it forward.

9 ACTING CHAIRMAN MAWHIRTER:
10 Essentially, you would have to shift the shed
11 to the west.

12 MEMBER SALOGUB: It's unfortunate that
13 that happened, but, you know, that's really
14 close to the property line. There must be a
15 way to move it.

16 MR. PETER GUTIERREZ: We tried before
17 coming to this. And you know, it would be, you
18 know, breaking it down again and rebuilding it
19 again, so.

20 MR. GARCIA: I think it's easier to
21 break the wall if we have to if we need the two
22 feet.

23 MR. SANTORA: For the record, guys,
24 just the Board doesn't -- do it the easiest way
25 possible obviously. They are just looking for

1 a result.

2 MR. GARCIA: I understand. You can't
3 set precedent. I get it.

4 MEMBER TULLEY: So the setback is
5 different because of the angle of the property.

6 MR. SANTORA: Yes.

7 ACTING CHAIRMAN MAWHIRTER: Does anyone
8 care to make a motion?

9 MEMBER SALOGUB: Let me just go back.
10 So we had that issue with the guy on Ocean
11 Avenue. Remember he backs up onto the park.

12 Didn't we have a similar issue with him
13 and he had to move something?

14 MS. SCHNAARS: That was 380 Ocean and
15 that was to be built. It was proposed. I
16 believe you did require him to have a two-foot
17 setback but it was not built yet. I can double
18 check what that approval was for.

19 MEMBER SALOGUB: Just because it's
20 already there it doesn't make it right. And
21 there's so much other work being done there.
22 You really have a lot of work going on. You
23 have the people there already that know how to
24 do this stuff, so.

25 ACTING CHAIRMAN MAWHIRTER: Could we

1 propose a motion subject to the two-foot
2 setback and leave the means and methods up to
3 the contractor?

4 MR. SANTORA: They move houses. They
5 can move a shed, you know.

6 VILLAGE ATTORNEY WALSH: If the
7 applicant wants to amend their application to
8 have that changed here, we can do that.

9 MR. SANTORA: If the Board does grant
10 them the two-foot setback, you're still giving
11 them a relief of two feet in the first place.

12 ACTING CHAIRMAN MAWHIRTER: Yes.

13 MR. SANTORA: Instead of making them
14 move it four feet.

15 ACTING CHAIRMAN MAWHIRTER: And that's
16 been our position on numerous other
17 applications.

18 MR. GARCIA: Okay.

19 ACTING CHAIRMAN MAWHIRTER: The two
20 foot. We can leave the means and methods up to
21 you.

22 MR. GARCIA: It doesn't have to be
23 square, we can literally cut that angle and
24 hold two feet for the final survey and it will
25 show two feet.

1 MR. SANTORA: You want to do that?

2 MR. GARCIA: It's either that or no.

3 MEMBER TULLEY: So you can't roll it?

4 MR. SANTORA: If you guys do approve
5 this application, I'm not making any
6 assumptions, but you just word it that, you
7 know, no part of -- the shed should be two
8 feet. Don't say move it. The shed must be two
9 feet.

10 MR. GARCIA: They're not going to tell
11 us to crane it over.

12 MR. SANTORA: You'll have time to think
13 about how to do that, how you're going to do it
14 if they approve it, so think about it.

15 VILLAGE ATTORNEY WALSH: So can we just
16 get clarity from the applicant that the
17 applicant is amending the application to have
18 the shed be two foot setback but no less than a
19 two-foot setback from any property line.

20 MR. GARCIA: We would like to amend the
21 application to a two-foot setback instead of
22 one.

23 VILLAGE ATTORNEY WALSH: So now that's
24 before the Board.

25 ACTING CHAIRMAN MAWHIRTER: Do we have

1 a motion?

2 MEMBER FEIHEL: I'll make a motion to
3 approve the amended setback and the existing
4 height as proposed.

5 ACTING CHAIRMAN MAWHIRTER: Second?

6 MEMBER SALOGUB: Second.

7 ACTING CHAIRMAN MAWHIRTER: All in
8 favor?

9 (Chorus of ayes.)

10 ACTING CHAIRMAN MAWHIRTER: Motion to
11 close?

12 MEMBER SALOGUB: I make a motion to
13 close.

14 ACTING CHAIRMAN MAWHIRTER: Second?

15 MEMBER TULLEY: Second.

16 ACTING CHAIRMAN MAWHIRTER: All in
17 favor.

18 (Chorus of ayes.)

19 ACTING CHAIRMAN MAWHIRTER: We are now
20 closed.)

21 (Whereupon, the Public Hearing was
22 concluded and stood adjourned.)

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

I, Natalie M. Turner 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 31st day of August, 2026.

Natalie M. Turner

NATALIE M. TURNER