INCORPORATED VILLAGE OF MALVERNE
Meeting of the Board of Trustees – Special Use Meeting
September 16, 2026
MINUTES

Present

Mayor Timothy Sullivan	Village Attorney Ben Truncale
Deputy Mayor Scott Edwards	Village Clerk Jill Valli
Trustee Carl Prizzi	
Trustee Lori Lang	
Trustee Megan Schutta	

At 7:25 the meeting was called to order.

The pledge of allegiance was recited.

Francesco Borgese
60 Maple St.; Residential "B" District
Building Permit Application #2026-0546
Proposes to install outside basement entrance in front yard on Legion Place.

Owner and Architect Francesco Borgese presented the application. He is requesting the Board allow a basement staircase in the rear of the home to provide access for his family.

A motion was made by Deputy Mayor Edwards, seconded by Trustee Prizzi, and carried to approve the special use application, subject to the usual conditions, as agreed to by Mr. Borgese.

1) Basement subject to periodic inspection
2) Special use terminates with change in ownership of property
3) Affidavit declaring basement is not being used as an accessory apartment is required to be on file

At 8:35 p.m. the Special Use hearing was closed.

Submitted by Jill Valli
Date 10-07-26
Resolution 261007

INCORPORATED VILLAGE OF MALVERNE
Meeting of the Board of Architectural Review
September 16, 2026
MINUTES

Present

Mayor Timothy Sullivan	Village Attorney Ben Truncale
Deputy Mayor Scott Edwards	Village Clerk Jill Valli
Trustee Carl Prizzi	
Trustee Lori Lang	
Trustee Megan Schutta	

At 7:35 the meeting was called to order

Francesco Borgese
60 Maple St.; Residential "B" District
Building Permit Application #2026-0509
Proposes to construct new two-story single-family dwelling over unfinished basement.

Mr. Borgese reviewed elevations and displayed the proposed finishes.

The Mayor called for public comment. No one stepped forward.

A motion was made by Trustee Prizzi, seconded by Deputy Mayor Edwards and carried to approve the application as submitted.

James & Kristen Lang
65 Rider Ave.; Residential "A" District
Building Permit Application #2026-0542
Proposes to construct 474 sq. ft. second floor addition over existing garage and family room.

The Langs presented their application for the construction of a second-floor primary suite with a primary bathroom. The proposed addition will continue the existing roofline and will be designed to match the home's existing exterior finishes, including cedar shake siding, white-framed windows, and shutters.

The Mayor called for public comment. No one stepped forward.

A motion was made by Deputy Mayor Edwards, seconded by Trustee Prizzi and carried to approve the application as submitted.

Bible Believers Tabernacle
270 Franklin Ave.; Residential "A" District
Sign Permit Application #2026-0590
Proposes to replace existing 60" x 43" double sided carved PVC sign panel within existing masonry piers with new sign panel, same size, for 'Bible Believers Tabernacle'.

Bible Believers Trustees Andrew Daniel and Paul Persaud presented the application.

They displayed a rendering of the sign and sample of the colors being proposed.

The Mayor called for public comment. No one stepped forward.

A motion was made by Trustee Lang, seconded by Deputy Mayor Edwards to approve the application as submitted.

240 Franklin LLC
240 Franklin Ave.; Residential "A" District
Building permit Application #2025-0875
Proposes remove existing second floor and roof structure to construct new 1331 sq. ft. second floor addition; and new roof over porch.

Architect Nichols Feihel presented on behalf of the owner. An entirely new second story will be constructed. He displayed proposed finishes and described the use of the existing brick.

The Mayor called for public comment. No one stepped forward.

A motion was made by Trustee Edwards seconded by Trustee Lang and carried to approve the application with the following conditions.

- Property to be landscaped at or above rendering and extend to cover the basement stairwell.

- If driveway is found to be out of code compliance, it is to be modified or legalized.

At 8:15 pm a motion was made by Deputy Mayor Edwards, seconded by Trustee Lang and carried to close the ARB meeting.

Submitted by Jill Valli
Date: 10/07/2026
Resolution 261007

INCORPORATED VILLAGE OF MALVERNE
Meeting of the Board of Trustees
September 16, 2026
Work Session Minutes

Present

Mayor Timothy Sullivan	Village Attorney Ben Truncale
Deputy Mayor Scott Edwards	Village Clerk Jill Valli
Trustee Carl Prizzi	Village Treasurer Kelly Duffy
Trustee Lori Lang	
Trustee Megan Schutta	

At 9:15 a motion was made by Trustee Prizzi, seconded by Deputy Mayor Edwards and carried to open Work Session.

Treasurer's Report

RESOLUTION #260916 – Approves the minutes of the following meetings:

September 2, 2026 ARB Meeting, Monthly Board Meeting, Work Session.

Motion Trustee Lang Second Deputy Mayor Edwards

RESOLUTION #260916A – Acknowledges that warrants A2713, C2714, A2715 have received necessary approvals.

Motion Deputy Mayor Edwards Second Trustee Schutta

RESOLUTION #260916B – Authorizes the attached Budget Transfers and Modifications.

Motion Trustee Prizzi Second Deputy Mayor Edwards

RESOLUTION #260916C – Authorizes the Mayor to sign the Justice Court Municipality Representation letter to RBT CPAs, LLP for the 2025/26 Audit

Motion Trustee Lang Second Trustee Schutta

RESOLUTION #260916D – Authorizes the Mayor to sign the 2026/27 retainer agreement with Volz and Vigliotta for Labor Counsel Services.

Motion Deputy Mayor Edwards Second Trustee Prizzi

RESOLUTION #260916E – A motion was made by Deputy Mayor Edwards, seconded by Trustee Prizzi and carried to approve the Condition Offer of Employment to Nicholas Ciasulli for the position of Police Officer.

RESOLUTION #260916F – A motion was made by Deputy Mayor Edwards seconded by Trustee Prizzi, Trustee Lang abstained, to approve the Mayoral appointment of Nicholas Fiorello to the position of Sergeant effective January 1, 2027.

At 9:30 p.m. a motion was made by Trustee Lang, seconded by Trustee Prizzi and carried to close work session and adjourn.

Submitted by Jill Valli
Date: 10/07/2026
Resolution 261007