

INCORPORATED VILLAGE OF MALVERNE
Meeting of the Board of Architectural Review
June 18, 2026
MINUTES

Present

Mayor Timothy Sullivan

Village Clerk Jill Valli

Deputy Mayor Scott Edwards

Village Attorney Ben Truncale

Trustee Carl Prizzi

Trustee Lori Lang

Trustee Megan O'Rourke Schutta

The meeting was called to order at 7:34 p.m.

The Pledge of Allegiance was recited.

ASM Realty LLC

364 Hempstead Ave.; Business District

Sign Permit Application #20260271

Proposes to maintain replacement of 12 ft. wide x 2 ft. high sign panel on existing sign box for tenant "Tropical Coco".

The owner of the "Tropical Coco" appeared on behalf of the application.

The Mayor asked if anyone in the audience wished to speak regarding the application, no one stepped forward.

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

306 Hempstead Ave. Realty

306 Hempstead Ave.; Business District

Sign Permit Application #20260328, #20260329, #20260330

Proposes to maintain three exterior wall mounted signs for medical office.

James Proce, VP of Real Estate and Facility Administration at Catholic Health appeared on behalf of the application.

The Mayor asked if anyone in the audience wished to speak regarding the application, no one stepped forward.

A motion was made by Deputy Mayor Edwards seconded by Trustee O'Rourke-Schutta and carried to approve the application as presented.

**Custom Home Development and Management Inc
Atlas Ct. Subdivision; Residential “A” District
Subdivision Permit Application #2022-0238**

3 Atlas Ct. (Lot 1); Building Permit Application #2022-0239

Construct two-story single-family dwelling over basement with attached garage and front porch.

5 Atlas Ct. (Lot 2); Building Permit Application #2022-0240

Construct two-story single-family dwelling over basement with attached garage and front porch.

9 Atlas Ct. (Lot 3); Building Permit Application #2022-0241

Construct two-story single-family dwelling over basement with attached garage and front porch.

Nicholas Capuci, Architect presented with the landowner.

The applicant presented the proposed architectural design for three new single-family homes. The homes will feature a coordinated design with white, blue, and gray color schemes while maintaining similar architectural styles. Each home will include cedar impression shake shingles on the front elevations, vinyl siding on the sides and rear, a mix of stone accents, covered porch features, and dark gray/black roofing.

The white home will feature black windows and gutters. The blue home will have white trim and accents, while the gray home will include white windows and trim.

Each property will include a blacktop driveway with a brick border and comprehensive landscaping. The Mayor requested that curb trees be installed along the frontage of the properties, and the applicant agreed to incorporate them into the project.

All three homes will include unfinished basements.

The Mayor asked if anyone in the audience wished to speak regarding the application, no one stepped forward

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

At 8:10 p.m. a motion was made by Deputy Mayor Edwards, seconded by Trustee Prizzi and carried to close.

Submitted by Jill Valli

Date: July 16, 2026

Resolution # 260716

INCORPORATED VILLAGE OF MALVERNE
Meeting of the Board of Trustees
June 18, 2026
Work Session Minutes

Present

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

At 6:30 p.m. work session was called to order

Treasurers Report – Treasurer Kelly Duffy distributed the monthly report to the Board.

Temporary Sign Permit – Grami Caffè was approved.

MOTION Trustee Lang SECOND Trustee O'Rourke-Schutta

RESOLUTION #260618 – Approves the minutes of the following meeting:

May 20, 2026 ARB, Work and Executive Sessions

MOTION Trustee Lang SECOND Trustee O'Rourke-Schutta

RESOLUTION #260618A – Approves the minutes of the following meeting:

June 3, 2026 Monthly Board Meeting and Work Sessions.

MOTION Trustee Lang SECOND Trustee Prizzi

Trustees Edwards and Schutta Abstained

RESOLUTION #260618B – Acknowledges that warrants A2545, A2546, A2701 have received necessary approvals.

MOTION Deputy Mayor Edwards SECOND Trustee O'Rourke-Schutta

RESOLUTION #260618C – Authorizes the Mayor to sign the agreement with Arrive for ParkMobile On Demand parking transactions.

MOTION Trustee Lang SECOND Trustee O'Rourke-Schutta

RESOLUTION #260618D – Accepts receipt of \$75,000 DASNY Grant for DPW Vehicle and Ambulance Corp renovations and accompanying budget transfers.

MOTION Deputy Mayor Edwards SECOND Trustee Lang

RESOLUTION #260618E –Authorizes the Mayor to sign the contract with The Law Office of Melissa P. Corrado PC, to provide legal services regarding commercial real property tax certiorari proceedings from June 1, 2026 through May 31, 2027.

MOTION Trustee Lang

SECOND Trustee O'Rourke-Schutta

RESOLUTION #260618F – Accepts the quote from H2M for professional engineering services for 2026 Road Improvement Program.

MOTION Deputy Mayor Edwards SECOND Trustee Lang

The Village Attorney explained new tax exemptions currently allowed by the state. He further updated the board on discussions regarding the sale of Carbone Park and demolition of 1 Britton Circle.

At 7:34 p.m. work session was paused to open the meeting of the Board of Architectural review. At 8:15 p.m. Work Session was reconvened.

At 8:20 p.m. business owners of *The Shop* joined work session to comment on the parking situation on Hempstead Avenue. They were excused at 8:45 p.m.

Trustee Prizzi updated the Board on his meeting with the Nassau County Traffic Commission regarding installation of a crosswalk on Hempstead Avenue.

Trustee O'Rourke-Schutta updated the Board on Library matters. Deputy Mayor Edwards will be assisting Carol Lagos in working on sprinkler system problems.

At 8:50 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: June 18, 2026

Resolution # 260716