

INCORPORATED VILLAGE OF MALVERNE
Meeting of the Board of Trustees
February 19, 2026
Special Use Hearing Minutes

Present

Mayor Timothy Sullivan
Deputy Mayor Scoatt Edwards
Trustee Carl Prizzi
Trustee Lori Lang

Village Clerk Jill Valli
Village Attorney Peter Trenacoste

Absent Trustee Megan O'Rourke Schutta

The meeting was called to order at 7:20 pm.

Applicant: Ethan Lingenhol
Address: 17 Dallinger Place, Malverne, New York
Application No.: 2025-0421

Proposes to construct an exterior basement entrance with bulkhead stair and landing to single family dwelling at 17 Dallinger Place, Malverne, NY 11565; which is located in a Residential "B" zone; and violates the following section(s) of the Code of the Incorporated Village of Malverne:

600-13.5 Garages and Other Accessory Buildings and Structures. Basements. L. Exterior basement entrance(s) shall be prohibited unless expressly permitted by special use permit from the Board of Trustee.

Mr. Lingenhol presented the application. He stated that the reason for the construction was for access to rear yard from basement for his children.

The Mayor has explained why the Board hesitates to consider basement stairs.
The Village attorney read the conditions, and the homeowner agreed.

The Mayor asked if anyone in the audience wished to speak for or against the application.
No one stepped forward.

A motion was made by Trustee Lang, seconded by Trustee Prizzi and carried to approve the application with the usual conditions.

At 7:30 p.m. a motion was made by Deputy Mayor Edwards, seconded by Trustee Prizzi and carried to close the hearing and adjourn.

INCORPORATED VILLAGE OF MALVERNE
Meeting of the Board of Architectural Review
February 19, 2026
Minutes

Present

Mayor Timothy Sullivan
Deputy Mayor Scoatt Edwards
Trustee Carl Prizzi
Trustee Lori Lang

Village Clerk Jill Valli
Village Attorney Peter Trentacoste

Absent Trustee Megan O'Rourke Schutta

The meeting was called to order at 7: 32 pm.

ITEM #1

Building Permit Application No. 2025-0710

APPLICANT: Dilorom Muminova & Jamshedbek Isabekov

ADDRESS: 95 Atlas Avenue, Malverne, New York

PROPOSAL: Proposes to a 400 sq. ft. second story addition over existing garage with existing second floor alterations at 95 Atlas Avenue, which is located in the Residential "B" District.

Architect Craig Bandini presented on behalf of the owner who was present. He described the project that puts a second story over the garage. He shared samples of the new stucco system in textured medium gray as well as the addition of stone to match existing finishes. The window frames will be same color in a flat finish. Basic clean look. The portico will remain; however, the columns need to be replaced and will be finished in the flat gray stucco.

The Mayor asked if anyone in the audience wished to speak for or against the application. No one stepped forward.

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

ITEM #2

Sign Permit Application No. 2025-0011

APPLICANT: MCBM Inc.

ADDRESS: 125 Broadway, Malverne, New York

PROPOSAL: Proposes to maintain and legalize installation of 2 ft. high x 12 ft. wide PVC sign in existing frame for tenant "Long Island Reno & Scully's Plumbing" at 125 Broadway, which is located in the Business District.

A motion was made by Trustee Lang, seconded by Deputy Mayor Edwards, Trustee Prizzi voted yes, Mayor Sullivan voted no. Application approved as presented.

ITEM #3

Building Permit Application No. 2025-0702

APPLICANT: Bibi Ali

ADDRESS: 216 Franklin Avenue, Malverne, New York

PROPOSAL: Proposes to construct conversion of 245.7 sq. ft. of garage to habitable space; 252 sq. ft. attached garage; 752 sq. ft. second story addition at 216 Franklin Avenue, which is located in the Residential "A" District.

APPLICANT HAS REQUESTED ADJOURNMENT TO MARCH 19, 2026 ARB
HEARING DUE TO VARIANCE BOARD CONDITIONAL APPROVAL AND
REQUIRED REVISIONS.

At 8:00 p.m. a motion was made by Trustee Sullivan seconded by Deputy Mayor Edwards and carried to adjourn.

INCORPORATED VILLAGE OF MALVERNE
Meeting of the Board of Trustees
February 19, 2026
Work Session Minutes

Present

Mayor Timothy Sullivan
Deputy Mayor Scoatt Edwards
Trustee Carl Prizzi
Trustee Lori Lang

Village Clerk Jill Valli
Village Treasurer Kelly Duffy
Village Attorney Peter Trentacoste
Absent Trustee Megan O'Rourke Schutta

The meeting was called to order at 6:00 p.m.

Budget Presentations

Building Department – Superintendent Lou Santora presented his budget request to the Board. Capital Plan – scanners. Potential of moving fire inspections to Fire Dept.

Treasurer's Report – was distributed and discussed.

Resolution #260219A – Approves the minutes of the February 4, 2026 Board meeting.

MOTION: Trustee Lang SECOND: Trustee Prizzi ABSTAIN: Mayor Sullivan

Resolution #260219B – Acknowledges that warrants #A2530 and #C2531 have received necessary approvals.

MOTION: Trustee Prizzi SECOND: Trustee Lang

Resolution #260219C – Accepts the donation in the amount of \$350 from the Malverne Civic Association for expenses related to Groundhog Day.

MOTION: Trustee Lang SECOND: Trustee Prizzi

At 7:05 p.m. the Board moved to Executive Session

At 8:10 work session reconvened.

Discussion Items

Parking Lots 3, 4, 8 – the lease agreement with Malverne Center LLC was discussed.

Kevin Brady, Superintendent of Department of Public Works presented his 2026/27 budget projections to the board.

In the coming year he would like to promote 2 employees to MEO. Federal Mandated Class – Accurate driving school AB endorsement. \$1,246 each. If the Village pays, the employees will have to stay for 3 years or else have to pay back the CDL class.

No additional capital items this year.

At 9:00 p.m. a motion was made by Trustee Prizzi seconded by Deputy Mayor Edwards and carried to close work session and adjourn.