

1 M I N U T E S
2 OF THE MEETING
3 OF THE
4 PUBLIC HEARING
5 INCORPORATED VILLAGE OF MALVERNE

6 September 16, 2026

7 7:15 p.m.

8

9 PRESENT:

10	TIMOTHY H. SULLIVAN,	MAYOR
11	SCOTT EDWARDS,	DEPUTY MAYOR
12	CARL J. PRIZZI,	TRUSTEE
13	LORI A. LANG,	TRUSTEE
14	MEGAN O'ROURKE-SCHUTTA,	TRUSTEE

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17 Also Present:

18 Benjamin Truncale, Jr. - Village Attorney

19 Jill M. Valli - Village Clerk

20 Louis Santora - Building Superintendant

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1 MAYOR SULLIVAN: I will ask if everyone
2 could please rise for the Pledge of Allegiance.

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

5 MAYOR SULLIVAN: Thank you.

6 We will start with the special use
7 meeting.

8 Madam clerk, if you could please read
9 the legal notice.

10 MS. VALLI: Notice is hereby given that
11 the Board of Trustees of the Incorporated
12 Village of Malverne will hold a public hearing
13 at Malverne Village Hall, 99 Church Street,
14 Malverne, New York 11565 on Wednesday,
15 September 16, 2026 at 7:15 p.m. to hear the
16 following cases, Francesco Borgese, 60 Maple
17 Street, Residential "B" District. Building
18 Permit Application 2026-0546, proposes to
19 install outside basement entrance in front yard
20 on Legion Place.

21 All interested parties should appear at
22 the above time and place.

23 By order of the Malverne Board of
24 Trustees, Incorporated Village of Malverne,
25 Jill Valli, Village Clerk, dated August 26,

1 2026.

2 MAYOR SULLIVAN: Lou.

3 MR. SANTORA: Good evening, Board,
4 public, applicants.

5 First case obviously is Francesco
6 Borgese, the gentleman right here, he is the
7 home owner and the architect for the project.

8 MR. BORGESE: Good evening, everybody.

9 MAYOR SULLIVAN: Good evening.

10 MR. BORGESE: So obviously we are going
11 to a special use hearing for the outside
12 basement entrance.

13 I know at the ARB meeting last week it
14 was expressed to keep it within the setbacks.

15 MR. SANTORA: Zoning.

16 MR. BORGESE: Which we did.

17 MR. SANTORA: Zoning.

18 MR. BORGESE: Sorry. Zoning review
19 board last week.

20 So we did move it to within the
21 setbacks behind the house currently. I'm aware
22 that the basement entrances are not permitted
23 in the code. However, I do just want to state
24 that my wife and I, we have zero intentions of
25 renting the basement out. We do have three

1 younger children, they are going to grow and
2 obviously have friends over, I do have
3 intentions of finishing the basement in the
4 future and just looking for them to have a full
5 place to go without coming through the house
6 and bother us.

7 Any other questions?

8 MAYOR SULLIVAN: If we do allow you to
9 permit the stairs, are you familiar with the
10 conditions that we ask of applicants?

11 MR. BORGESE: No.

12 MAYOR SULLIVAN: Lou, can you review
13 those please.

14 MR. SANTORA: Yes. Basically the
15 special use permit for the outside cellar stair
16 expires, stays just with you as the owner,
17 doesn't go with the land. If you sell the
18 house, not that you plan on it I know, but it
19 will be on the title search that it expires,
20 new owner would have to get a new permit for
21 the outside stair.

22 Also you will sign an affidavit that
23 you will never put an apartment or a second
24 kitchen down there, which is not a problem.

25 And then we could, if we wanted to,

1 with notice, do an inspection.

2 MR. BORGESE: You could do a yearly
3 inspection if you like, I will sign up for
4 that.

5 MAYOR SULLIVAN: Okay. Village
6 attorney, that's okay?

7 MR. TRUNCALE: Sounds great.

8 MAYOR SULLIVAN: Anyone have any
9 questions?

10 (Whereupon, there was no response.)

11 MAYOR SULLIVAN: Question about the
12 survey.

13 MR. BORGESE: Sure.

14 MAYOR SULLIVAN: Site plan, I guess. I
15 am just taking a look at the driveway. So
16 that's going to be, and we are going to go to
17 Architectural Review Board, but still in this
18 hearing, the driveway is going to be on Harriet
19 Court?

20 MR. BORGESE: Yes.

21 MAYOR SULLIVAN: And what's the
22 proposed grass areas next to the concrete,
23 proposed poured concrete driveway, what is
24 that?

25 MR. BORGESE: That's just grass area.

1 So I have a walkway going to the side entrance
2 and a grass area separating the driveway and I
3 have another walkway coming across to get to
4 the driveway.

5 MAYOR SULLIVAN: I see, okay, got it.
6 Thanks.

7 TRUSTEE LANG: There is a preliminary
8 rendering that shows that as well, if you go to
9 that tab.

10 MR. BORGESE: I don't have the exact
11 square footage of all the paved areas, but
12 there is more green space than paved areas. So
13 I could put that on the calculations when we
14 file anything additional.

15 MAYOR SULLIVAN: I was just curious.

16 MR. SANTORA: We don't have impervious,
17 like Rockville Centre has a 40 percent
18 impervious area maximum, we don't have that.

19 MAYOR SULLIVAN: We just have a --

20 MR. SANTORA: Maximum size of the
21 parking area.

22 MAYOR SULLIVAN: And the lot coverage
23 ratio, right?

24 MR. SANTORA: Yes. FAR and lot
25 coverage, yes, sir.

1 MAYOR SULLIVAN: Okay. Anyone on the
2 Board?

3 DEPUTY MAYOR EDWARDS: I'll make a
4 motion to approve with the conditions said.

5 MAYOR SULLIVAN: Can I have a second?

6 TRUSTEE PRIZZI: Second.

7 MAYOR SULLIVAN: All in favor?

8 (Chorus of ayes.)

9 MAYOR SULLIVAN: Congratulations!

10 MR. BORGESE: Thank you.

11 MAYOR SULLIVAN: That concludes our
12 public hearing for the special use exception.

13 (Whereupon, the Public Hearing was
14 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 28th day of September, 2026.

Mary Kate Waldron

MARY KATE WALDRON