

**INCORPORATED VILLAGE OF MALVERNE**  
**Meeting of the Board Trustees**  
**Special Use Hearing**  
**March 20, 2025**  
**MINUTES**

**Present**

Mayor Timothy Sullivan

Village Clerk Jill Valli

Deputy Mayor Scott Edwards

Village Attorney Benjamin Truncale

Trustee Perry Cuocci

Trustee Carl Prizzi

Trustee Lori Lang

At 7:15 p.m. the meeting was called to order

The Village Clerk read the legal notice:

Notice is hereby given that the Board of Trustees of the Inc. Village of Malverne will hold a Public Hearing at Malverne Village Hall, 99 Church Street, Malverne, New York 11565 on Thursday, March 20, 2025, at 7:15 PM to hear the following cases: 22-32 Malverne Associates, LLC, 22 Church St., Malverne, NY; Business District Building Permit Application No. 2025-0111  
New tenant (Grami Cafe) proposes opening a new restaurant with interior alterations.

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

By order of the Village Board of Trustees Incorporated Village of Malverne.

Jill Valli, Village Clerk. Dated: February 28, 2025

Building Superintendent Louis Santora called the case. Architect Francesco Borghese and tenant/owners of Grami Cafe were present. They described their business to the Board. They will be offering coffee, hot and cold beverages, mediterranean pastries, bites, spinach pies, and other Greek delicacies. They are hoping to begin construction in the first week of April. They have submitted their application to the Nassau County Department of Health. There will be no cooking in the building, they will be utilizing a warming kitchen on the first floor on the Church Street side and will be using the basement for dry storage. All cooking will be done off premises and therefore they are not anticipating much food waste. A contract with a pest control company will be in effect. The Mayor commented that commercial occupancy locations have garbage pickup 5 days a week. They will be open 7 days a week; Sunday through Wednesday until 9 p.m. and Thursday through Saturday until 10 p.m. Patrons will enter from the door on Church Street. The owners are open to purchasing a dedicated dumpster for the business that would not be placed on the street. They are proposing placing 2 bistro tables with chairs

on Church Street adjacent to the building. There would be seating for 10 patrons inside the store, however, they are anticipating much to-go service.

The Mayor invited public comment.

Ariel Schure - 35 Utterby Road– Reported that there was a rodent and bug issue in the building. She expressed that there is no room for more dumpsters, they are usually full. She wanted to be sure they were not storing food in the basement. She is concerned about delivery services and their car doors slamming.

The Mayor questioned the rodent and bug issue, and Ms. Schure reported that it is a concern to her but there is no present problem because they are currently being controlled. The Nassau County Health department will make sure the business owners comply with any concerns regarding basement storage. The dumpsters are emptied by DPW 5 days a week. The entrance to the café for all patrons, including delivery service, is at the corner of the building and basement access is on Church Street. The owners reported that delivery service will start at 9:00 a.m. and that this location has long been an early morning business as it used to be a dry cleaner. They will open at 6:00 a.m. on weekdays, and weekends at 7:00 a.m.

Tom Kurz – 20 Utterby Road – He is concerned about morning traffic and parking on Utterby Road. Traffic is already busy because of busses and parking because of Krull plumbing vehicles. He is concerned about his driveway being blocked by Uber drivers; the Mayor instructed that if that happens, he should call the Malverne PD. He is concerned that cats will enter open dumpsters and doesn't think an additional dumpster will fit. He thinks the hours are a little late.

Linda Petersen 17 Utterby Road – She was in the food business for many years and is concerned about bugs, animals, and critters. She feels the hours of operation are very long for a grab and go café. The new owners said that if people weren't coming in late, they would adjust their hours. They are not planning any live entertainment. Mrs. Petersen addressed the new owners and advised them that the Board of Health regulations are very strict. The Mayor commented that Lenny's and the Depot café used to be in the building and those were much bigger operations than the current applicant. She reported that the yoga studio and Mach 5 have back entrances that they are using. She reported there are also parking issues. The Krull plumbing truck is there all day long. Mrs. Peterson is concerned about the changing of the Village. She does not like idea of this establishment being there.

A motion was made by Trustee Cuocci, seconded by Mayor Sullivan and carried declaring an "unlisted" Action under SEQRA and that this proposed action will not result in any potential negative environmental impacts and therefore the Board issues a Negative Declaration.

A motion was made by Trustee Cuocci seconded by Trustee Prizzi and carried approving the change of use application with the condition that the applicants

- Identify 2 mobile delivery companies that the delivery would be made on the Church Street side
- Formulate a refuse control plan.

At 8:00 p.m. a motion was made by Trustee Lang seconded by Trustee Prizzi and carried to close the special use hearing.

Submitted by: Jill Valli  
Date: April 17, 2025