

INCORPORATED VILLAGE OF MALVERNE
Meeting of the Board of Architectural Review
May 20, 2026
Minutes

Present

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

Jill Valli, Village Clerk
Village Attorney Benjamin Truncale

Absent: Trustee Megan O'Rourke Schutta

The Meeting was called to order at 7:40 p.m.

The Pledge to the flag was recited.

Purchase Associates

349 Hempstead Ave.; Business District

Sign Permit Application #2026-0193 & #2026-0194

Proposes to install two (2) non-illuminated signs: 144" wide x 22.5" high PVC sign front facing on Hempstead Avenue and 144" wide x 22.5" high PVC sign side facing on Nassau Avenue for tenant "Prime Cuts Barber Shop".

The owner of the barber shop appeared on his own behalf to present the application. The proposed sign will be consistent in size and color with the surrounding storefront signs. The design of the sign will mimic the existing Allstate sign.

The Mayor asked if anyone wished to speak regarding 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.

324-328 Hempstead Ave Realty Corp

324A Hempstead Ave.; Business District

Sign/Awning Permit Application #2026-0244 & #2026-0245

Proposes to install 95" x 36" internally illuminated wall sign at front on Hempstead Avenue and recover existing 5' x 3' awning frame with new fabric at rear parking lot. Malverne Properties, LLC

A representative from Merit Signs presented the application. The proposed sign will consist of backlit channel letters and will fit within the space above the storefront window. The Mayor expressed concern regarding the bright yellow awning at the rear of the building and suggested using a less vibrant color. The sign illumination will be limited to the hours of 8:00 a.m. through 11:00 p.m.

The Mayor asked if anyone wished to speak regarding the application. No one stepped forward.

Danielle McCarren - 55 Bond Avenue, stepped forward and stated she did not like the yellow awning.

A motion was made by Deputy Mayor Edwards, seconded by Trustee Prizzi, and unanimously carried to approve the application with the condition that the rear awning not be yellow and that a color more conducive to the surrounding businesses aesthetics be utilized, subject to approval by the Building Department.

61 Church St.; Business District

Building Permit Application #2024-0115

Proposes to demolish existing one-story structure and construct 11,118 total sq. ft. three-story 12-unit multi family dwelling over basement.

Robert Stevenson, the new architect on the project, presented the proposed exterior materials and building features. The design will incorporate a full or thin brick façade with gray precast stone accents. Decorative black wall sconces will be mounted on the brick exterior. “Gray Slate” CertainTeed vinyl siding or smooth finish Hardie plank siding are proposed for portions of the building. CertainTeed or Aztek material will be utilized for the center sections, trim boards, and gable peaks. The roof will consist of GAF Timberline asphalt shingles in either pewter gray or charcoal grey. The building will also include an elevator and a canopy over the main entrance door. The air conditioning condensers and air handlers will be located within each individual unit, with the inverter units proposed to be placed either on the roof or at the rear exterior of the building.

The Mayor asked if anyone wished to speak regarding the application. No one stepped forward.

The Mayor mentioned future plans for the widening of Church Street.

A motion was made by Trustee Lang, seconded by Trustee Prizzi to approve the application as presented.

At 8:46 p.m. motion was made by Deputy Mayor Edwards seconded by Trustee Lang and carried to close the Architectural Review Board Meeting.

INCORPORATED VILLAGE OF MALVERNE
Meeting of the Board of Trustees
May 20, 2026
Work Session Minutes

Present

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

Villag Clerk Jill Valli
Village Attorney Benjamin Truncale
Village Treasurer Kelly Duffy
Absent: Trustee Megan O'Rourke Schutta

Work session was called to order at 6:50 p.m.

The April Treasurers Report was presented by the Treasurer and reviewed by the Board.

RESOLUTION #260520 – Approves the minutes of the May 6 Monthly Board Meeting with Work and Executive Sessions.

Motion: Trustee Prizzi

Second: Deputy Mayor Edwards

RESOLUTION #260520A – Acknowledges that warrants A2543 and H2544 have received necessary approvals.

Motion: Deputy Mayor Edwards

Second: Trustee Prizzi

RESOLUTION #260520B – Approves the attached 2025 Small Claims Certiorari Tax Refunds to be paid to LI Tax Reductions and Maidenbaum PTRG in the total settlement amount of \$9,342.67

Motion: Trustee Lang

Second: Deputy Mayor Edwards

RESOLUTION #260520C – Authorizes the removal from the Village's fixed asset inventory of those items identified by the respective department heads as no longer being in the Village's possession.

Motion: Trustee Prizzi

Second: Deputy Mayor Edwards

RESOLUTION #260520D – Accepts the attached rates from Patriot Recycling in Oceanside and authorizes the Department of Public Works to dispose of the listed yard waste items at Patriot Recycling beginning June 3.

Motion: Trustee Prizzi

Second: Deputy Mayor Edwards

RESOLUTION #260520E – Approves the applicant’s request to extend the special exception approval {2024-0115} for 61 Church Street for six (6) months from June 18, 2026.

Motion: Trustee Lang

Second: Deputy Mayor Edwards

RESOLUTION #260502F – Authorizes the Mayor to sign the attached agreement with LiRo-Hill to resolve all outstanding financial and project-closeout matters relating to the Malverne Police Department Headquarters Project.

Motion: Deputy Mayor Edwards

Second: Trustee Prizzi

RESOLUTION #260520G – Authorizes the Mayor to sign the accepted the quote with Butts Ticket Systems for 2 Flowbird Mult-Space Meter Systems.

Motion: Trustee Lang

Second: Trustee Prizzi

RESOLUTION #260520H – Authorizes the Village Treasurer to open a new general fund checking account at Webster Bank.

Motion: Deputy Mayor Edwards

Second: Trustee Prizzi

RESOLUTION #260520I – Accepts the \$500 donation from the American Legion Post #44 for the purchase of American Flags.

Motion: Deputy Mayor Edwards

Second: Trustee Prizzi

RESOLUTION #260520J – Accepts the resignation of DPW Laborer Aidan Duggan, effective May 29, 2026 and authorizes the Village Clerk to accept for applications to fill the resulting vacancy.

Motion: Trustee Prizzi

Second: Trustee Lang

Building Superintendent Santora joined work session to review the Building Department Fee Schedule.

RESOLUTION #260520K – Accepts the attached Building Department Fee Schedule effective June 1, 2026. (Signs should be \$200).

Motion: Trustee Lang

Second: Deputy Mayor Edwards

RESOLUTION #260520L – Accepts winning bids via Municibid for the 2014 Ford Step Van, 2001 Chevy Impala, and 2014 Ford Explorer.

Motion: Trustee Lang

Second Deputy Mayor Edwards

RESOLUTION #260520M – Authorizes the Mayor to sign the Parking Lease Agreement with Malverne Center LLC. Subject to final legal review.

Motion: Trustee Prizzi

Second: Trustee Lang

RESOLUTION #260520N – Approves the monthly payment of \$1,000 per month to the Plumbing Inspector effective June 1, 2026.

Motion: Trustee Lang

Second: Trustee Prizzi

At 7:30 p.m. a motion was made by Trustee Lang seconded by Trustee Prizzi and carried to close work session.