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M I N U T E S
OF THE MEETING
OF THE
ZONING BOARD OF APPEALS
INCORPORATED VILLAGE OF MALVERNE

April 9, 2026

7:00 p.m.

PRESENT:

- | | |
|-------------------|-----------------|
| BRUCE MAWHIRTER, | ACTING CHAIRMAN |
| MICHELLE SALOGUB, | MEMBER |
| MARYANN HANSON, | MEMBER |
| JOHN TULLEY, | MEMBER |

Also Present:

- Kevin Walsh - Village Attorney
- Mary Kate Schnaars - Building Department Clerk
- Louis Santora - Building Superintendant

1 MEMBER MAWHIRTER: Good evening,
2 everybody. Welcome to the Zoning Board.

3 Can we start with the Pledge of
4 Allegiance please.

5 (Whereupon the Pledge of Allegiance was
6 recited.)

7 MEMBER MAWHIRTER: This is the
8 April 2026 meeting of the Board of Zoning
9 Appeals. We have one case on tonight.

10 MEMBER TULLEY: Open?

11 MEMBER MAWHIRTER: I guess I have to
12 open.

13 MS. SCHNAARS: First application.

14 MR. SANTORA: Talk about the four Board
15 Members though.

16 MEMBER MAWHIRTER: Yes.

17 I have to give a formal opening?

18 MS. SCHNAARS: Yes.

19 MEMBER MAWHIRTER: So I'd like to
20 formally open the Board meeting.

21 MEMBER TULLEY: I will open.

22 MEMBER MAWHIRTER: All in favor?

23 (Chorus of ayes.)

24 MR. WALSH: You got it.

25 MEMBER MAWHIRTER: Just want to let you

1 know that we do have four Board Members
2 tonight, typically we have five.

3 So in order for the application to
4 succeed you'd still need a vote of three
5 affirmative.

6 MS. PATIKOGLOU: Okay.

7 MEMBER MAWHIRTER: That's your choice
8 if you want to wait until we have a full Board.

9 MS. PATIKOGLOU: Proceed.

10 MEMBER MAWHIRTER: Very good.

11 So our first application tonight, our
12 only application is, and I'm sorry I'm going to
13 mispronounce your name, Anastasia Patikoglou.

14 MS. PATIKOGLOU: Patikoglou.

15 MEMBER MAWHIRTER: Patikoglou, thank
16 you.

17 93 Nassau Avenue, and you are proposing
18 to construct 110 square foot rear wood deck,
19 which violates our current -- the application
20 violates our Zoning Board requirement for FAR.

21 And if you can come up and present your
22 application.

23 MR. SANTORA: Chairman, that's lot
24 coverage.

25 MEMBER MAWHIRTER: I'm sorry, lot

1 coverage.

2 MS. PATIKOGLOU: My name is Anastasia
3 Patikoglou, moved here three and a half years
4 ago to 93 Nassau Avenue. I love Malverne. I
5 have a family of four, my husband and my two
6 small kids, one is on the spectrum, autism,
7 teenager.

8 So we bought the house with the deck,
9 an older deck, wood deck. And we in good faith
10 wanted to do a permit to replace and repair the
11 existing deck, and then we got denied. I
12 didn't know that it wasn't on file, I had no
13 clue. This is all new to me.

14 So we went to the step of variance
15 because we really need the deck because there
16 is an existing door back there. And it's a
17 place of, you know, for my son, they like it,
18 it's just straight out from the kitchen. And
19 to not have the deck -- there is Bilco doors
20 underneath, so they'll make it, design it with
21 a lift. And the options are not a lot, we
22 can't get rid of it because what are we going
23 to do with the doors and the Bilco doors.

24 MEMBER TULLEY: So you are just
25 replacing what's existing with something new?

1 MS. PATIKOGLOU: We are just going to
2 make it new. It has to be according to code.

3 It's a small deck, it's not interfering
4 with any neighbors or anything like that, there
5 is plenty of space around the driveway and the
6 grass and the garage. It's a little bit over
7 the lot size, the percentage, but I didn't know
8 this, I don't think it's going to bother
9 anyone.

10 We are just trying to make our house
11 nice and safe for my kids. All the boards are
12 loose, it needs to be redone.

13 MEMBER TULLEY: Okay.

14 MEMBER MAWHIRTER: It looks when you
15 compare the survey to what's existing to what
16 you are proposing, it's pretty much a
17 replacement, more or less in-kind, same area.

18 MS. PATIKOGLOU: Yeah, it's the same
19 exact space, nothing is changing, not getting
20 bigger or anything like that.

21 MEMBER MAWHIRTER: Okay.

22 MS. PATIKOGLOU: When we are finished
23 we will do the updated survey, we will do that
24 after, I think it's best that it's done after.

25 MS. SCHNAARS: Correct.

1 MEMBER MAWHIRTER: Does anyone have any
2 questions?

3 MEMBER HANSON: No.

4 MEMBER TULLEY: No.

5 MEMBER SALOGUB: No.

6 MS. PATIKOGLOU: It's a small deck,
7 it's existing, replacing for safety reasons.

8 MEMBER MAWHIRTER: Okay. I see we
9 don't have any public here, so can't ask the
10 question for any public opinion.

11 So basically, like I said, when you
12 compare the proposed to the existing, pretty
13 much looks like it's an in-kind replacement,
14 it's been existing for years, as you mentioned.
15 And I think the request, in my opinion, is it's
16 in line with what we've previously approved,
17 and I think the impact is di minimus in that
18 regard.

19 I would ask if anyone wants to propose
20 a motion?

21 MEMBER HANSON: I'll propose granting
22 them extra lot coverage to redo their existing
23 deck.

24 MEMBER TULLEY: I'll second.

25 MEMBER MAWHIRTER: All in favor?

1 (Chorus of ayes.)

2 MS. PATIKOGLOU: Thank you.

3 MEMBER MAWHIRTER: Opposed?

4 (Whereupon, there was no response.)

5 MEMBER MAWHIRTER: That's it.

6 MS. PATIKOGLOU: Thank you.

7 MEMBER MAWHIRTER: Good luck.

8 MS. PATIKOGLOU: Thank you so much.

9 I have one question.

10 MR. SANTORA: Probably for me. Go
11 ahead.

12 MS. PATIKOGLOU: When do I get that
13 paper? I know I have to put it on.

14 MR. SANTORA: If not tomorrow, starting
15 on Monday I will review the plans, make sure
16 everything is okay with the building code
17 portion of it, not the zoning code, and we will
18 issue a permit. If everything is okay with the
19 drawings, you will get a call saying the permit
20 is ready to be picked up, you owe X amount of
21 money more, whatever it is.

22 MS. PATIKOGLOU: Okay. Then he can
23 start demolishing and fixing?

24 MR. SANTORA: Yes.

25 MS. PATIKOGLOU: Alright, thank you.

1 Thank you so much. Have a good evening.

2 MR. SANTORA: Thank you.

3 MR. PATIKOGLOU: I appreciate your
4 time.

5 MS. SCHNAARS: Have a good night.

6 MS. PATIKOGLOU: Thank you.

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Ali, 216 Franklin Avenue - April 9, 2026

1 MS. SCHNAARS: There was an additional
2 application before the Board that was noticed
3 in the paper for 216 Franklin Avenue. That
4 applicant determined that he was not going to
5 put in a new application and has withdrawn his
6 request. However, it had already been put in
7 the paper, but there is no application to be
8 heard.

9 MEMBER HANSON: Beautiful.

10 MEMBER MAWHIRTER: Do we have to do
11 anything further?

12 MR. WALSH: No. But I do want to say,
13 for the record, if it's reintroduced, it has to
14 be a request that the Board entertain a
15 rehearing of his case, even the vote to rehear
16 it, under New York Law requires unanimous
17 consent of the Board, and then he comes back
18 and a decision to change requires a unanimous
19 consent of the Board; so just if he does come
20 back to the clerk's office.

21 MS. SCHNAARS: To have that
22 information.

23 MR. WALSH: Tell him it's going before
24 the Board, you can submit your papers to
25 determine if they even want to hear it or not.

1 MR. SANTORA: Good to know.

2 MS. SCHNAARS: Understood.

3 MEMBER MAWHIRTER: Do we have a motion
4 to adjourn?

5 MEMBER SALOGUB: I make a motion.

6 MEMBER TULLEY: Second.

7 MEMBER MAWHIRTER: All in favor?

8 (Chorus of ayes.)

9 (Whereupon, the Zoning Board of Appeals
10 hearing was concluded and stood adjourned.)

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1 C E R T I F I C A T I O N
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5 I, Mary Kate Waldron, Court Reporter, within
6 and for the State of New York, do hereby certify that I
7 have reported the proceedings, that it is a true and
8 accurate transcription of my stenographic notes.

9 I further certify that I am not related to
10 any of the parties to this action by blood or marriage,
11 and that I am in no way interested in the outcome of
12 this matter.

13 IN WITNESS WHEREOF, I have hereunto set my
14 hand this 13th day of April, 2026.

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17 Mary Kate Waldron
18 MARY KATE WALDRON
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