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M I N U T E S
OF THE MEETING
OF THE
PUBLIC HEARING
INCORPORATED VILLAGE OF MALVERNE

February 19, 2026

7:15 p.m.

PRESENT:

- | | |
|----------------------|--------------|
| TIMOTHY H. SULLIVAN, | MAYOR |
| SCOTT EDWARDS, | DEPUTY MAYOR |
| CARL J. PRIZZI, | TRUSTEE |
| LORI A. LANG, | TRUSTEE |

Also Present:

- Peter Trentacoste - Village Attorney
- Jill Valli - Village Clerk
- Louis Santora - Building Superintendant

1 MAYOR SULLIVAN: Good evening,
2 everyone. And welcome to the special use
3 hearing of the Malverne Board of Trustees,
4 February 19, 2026.

5 If everybody can please rise for the
6 Pledge of Allegiance.

7 (Whereupon, the Pledge of Allegiance
8 was recited.)

9 MAYOR SULLIVAN: Madam Clerk, can you
10 please read the legal notice please?

11 MS. VALLI: Yes, sir.

12 Legal notice, notice of public hearing.
13 Notice is hereby given that the Board of
14 Trustees of the Incorporated Village of
15 Malverne will hold a public hearing at Malverne
16 Village Hall, 99 Church Street, Malverne, New
17 York 11565, on Thursday, February 19, 2026 at
18 7:15 p.m. to hear the following case, Ethan
19 Lingenhol, 17 Dallinger Place, Residential "B"
20 District, Building Permit Application
21 2025-0421, proposes to construct exterior
22 basement entrance with bulkhead stair and
23 landing.

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

1 By order of the Malverne Board of
2 Trustees, Incorporated Village of Malverne,
3 Jill Valli, Village Clerk, dated January 13,
4 2026.

5 MAYOR SULLIVAN: Lou, you want to call
6 it?

7 MR. SANTORA: Yes, I have Ethan
8 Lingenhol, the property owner.

9 Come up to the podium, state your name,
10 address, and what you would like to do and why
11 you need it.

12 MR. LINGENHOL: Good evening to the
13 Board.

14 My name is Ethan Lingenhol, from 17
15 Dallinger Place, Malverne, New York 11565.

16 Today I am here to present the request
17 to put in a basement stair, an external
18 basement stairs on the right back side of the
19 home behind the chimney stack.

20 Kind of comes from the point -- it kind
21 of stems from another project we have going on
22 to put in new fencing in the backyard to kind
23 of deal with the two kids that are running
24 around.

25 Right now the way in which they get

1 back there is either going through the front
2 door and running around, or the side door. It
3 would be nice once the fence is complete to
4 have another way to get in and out and they are
5 kind of contained in the backyard is kind of
6 the idea behind it.

7 And I know the neighbor across the
8 street had it and uses it in that way with his
9 little sons, so I thought it would be a nice
10 idea to try to venture into for the home.

11 MAYOR SULLIVAN: Has the building
12 department advised you that we frown upon
13 exterior basement stairs?

14 MR. LINGENHOL: It's been alluded to.

15 MAYOR SULLIVAN: Okay. Let me just
16 tell you why, if you didn't know already. So
17 we historically as a Board, and this maybe
18 precedes probably most of my colleagues on the
19 Board, at least since I've been on the Board,
20 we try to protect the integrity, the feel, the
21 look of our neighborhood, in general, right,
22 that's our job.

23 And we've noticed in municipalities
24 some, you know, very close to us, that a lot of
25 illegal apartments have been creeping up,

1 they've been there historically, but even more
2 so now with the cost of housing. It's an easy
3 proposition to put together when you are trying
4 to afford a home in our area, unfortunately,
5 right.

6 But we want to maintain the character
7 of the community, we want to maintain, you
8 know, services and, you know, a fairness for
9 when your neighbors are paying the same taxes
10 as you, you are not running an illegal
11 apartment out of your home.

12 MR. LINGENHOL: Absolutely.

13 MAYOR SULLIVAN: That's the sole case
14 of why we don't like these, in general.

15 And to be more specific, this is
16 nothing to do with you, it has to do with once
17 it's in, it's never coming out. So you may
18 want it for the kids, the next purchase of your
19 home, not sure if this is a forever home or a
20 step to somewhere else, you never know, right,
21 but the next homeowner, you know, may have an
22 easier opportunity.

23 So we generally, you know, ask the
24 building department to say, hey, these are
25 usually tough to get approved. But we have

1 made exceptions in the past, and I think we've
2 done one or two recently where, you know, we
3 have -- we asked the homeowner to agree to an
4 inspection policy, and that the grant of the
5 special use is solely to you and whoever the
6 other, I suppose your spouse, whoever the
7 homeowner is, and that that could be rescinded
8 upon the sale of the home, I believe, is what
9 we usually, you know, put as a condition of
10 approval.

11 So, you know, Lou, if you want to be
12 anymore specific, or actually, Pete, our
13 Village Attorney, maybe you want to be a little
14 bit more specific as to what we usually ask
15 for.

16 MS. VALLI: I have the conditions.

17 MAYOR SULLIVAN: Nothing against you
18 personally.

19 MR. LINGENHOL: I understand. It makes
20 perfect sense.

21 MAYOR SULLIVAN: I have a child, I'm
22 about to have another, I get what you're doing,
23 it's a nice idea.

24 As protecters of the community, it's
25 just something we are very mindful about.

1 MS. VALLI: I have the conditions if
2 you like if you want me to read them?

3 MR. TRENTACOSTE: Sure.

4 And this would be on the record if you
5 would agree if the Board was inclined to
6 approve your application that you would be
7 subject to this as a condition of approval.

8 MS. VALLI: And they are, you would
9 consent to a periodic inspection of the
10 basement after payment of the special use
11 permit renewal fee; special use permit
12 terminates with the change of ownership; an
13 affidavit declaring the basement is not being
14 used as an accessory apartment is required to
15 be on file.

16 MR. LINGENHOL: Okay.

17 MAYOR SULLIVAN: Are you doing any
18 other work at the house?

19 MR. LINGENHOL: No.

20 Even the basement doesn't have a
21 bathroom or anything, it's just a washer, dryer
22 and boiler, and 15 tons of kids' stuff down
23 there.

24 MR. SANTORA: He had a variance for a
25 new fence last week, 6 foot high fence in the

1 backyard which will end up being approved.

2 DEPUTY MAYOR SCOTT: Not a variance.

3 MAYOR SULLIVAN: You have the egress
4 window, right?

5 MR. LINGENHOL: Yeah.

6 MAYOR SULLIVAN: I was going to say I
7 would advise talking about all the toys in the
8 basement to this guy sitting here.

9 MR. TRENTACOSTE: Storage.

10 MR. LINGENHOL: So many clothes, it's
11 ridiculous, I don't know what to do with all
12 this stuff.

13 TRUSTEE PRIZZI: Are you doing a gate
14 across the driveway too?

15 MR. LINGENHOL: So there is like a
16 chain link already that's been there, it's,
17 like, I don't know, just opens to the left and
18 right, but it's parallel with the house, it was
19 there already.

20 MR. SANTORA: Between the garage and
21 the house, is that what you are talking about?

22 MR. LINGENHOL: Yeah, that one, yeah.
23 That's coming down with the PVC.

24 MR. SANTORA: And just to let you
25 understand too, if and when you sell your

1 house, what will happen, the buyer's attorney
2 usually orders a permit record search for c/o's
3 what it will say on the title search is this a
4 special use permit, it terminates at the sale
5 of ownership. So what would happen is the new
6 owners would have to come here before the Board
7 and get the similar approval that you have.
8 That will all be written on the title search.

9 MAYOR SULLIVAN: How long have you
10 lived there?

11 MR. LINGENHOL: 2017.

12 MAYOR SULLIVAN: Okay. That's a nice
13 area.

14 MR. LINGENHOL: Yes. End of the dead
15 end there.

16 MAYOR SULLIVAN: Yeah.

17 MR. LINGENHOL: We bought in, like,
18 March and then we got married in September, so
19 right before we got married in 2017.

20 And it's nice when you get to run to
21 the train in seven minutes.

22 MS. VALLI: Convenient.

23 MR. SANTORA: Are you going to ask what
24 the inspection fee is?

25 MR. LINGENHOL: It is what it is.

1 MR. SANTORA: The inspection fee is,
2 like, 75, 100 a year basically, so just to let
3 you know that.

4 MR. TRENTACOSTE: So you have no
5 objection to that?

6 MR. LINGENHOL: Absolutely not.

7 MR. TRENTACOSTE: Thank you.

8 MAYOR SULLIVAN: Board, any questions,
9 comments, concerns?

10 DEPUTY MAYOR SCOTT: No.

11 TRUSTEE LANG: Do you have a back door
12 right now?

13 MR. LINGENHOL: No.

14 TRUSTEE LANG: So you don't have, like,
15 a back door from your kitchen to the yard?

16 MR. LINGENHOL: So I have the front
17 door and there is a side door in the driveway
18 where the cars are.

19 TRUSTEE LANG: So you don't have a back
20 door off the kitchen?

21 MR. LINGENHOL: No.

22 TRUSTEE PRIZZI: I have a similar
23 concept in my house, we put a gate across the
24 driveway, but you have to open the gate in
25 order to get into the backyard.

1 MR. LINGENHOL: Yeah.

2 TRUSTEE LANG: Yeah, that's like the
3 Tudor design.

4 MR. LINGENHOL: Yeah. Yeah, there is
5 no, like, backyard entrance.

6 TRUSTEE LANG: If you had that you
7 wouldn't need the stairs is my point.

8 MR. LINGENHOL: There is two bedrooms
9 back there. I know some -- you know, all the
10 neighbors that we have, some of them made that
11 into livable space with a sliding door, but
12 then we lose the bedrooms, it doesn't really
13 work out. Whole first floor is then kind of
14 messed up there.

15 MAYOR SULLIVAN: Anyone else on the
16 Board?

17 (Whereupon, there was no response.)

18 MAYOR SULLIVAN: Take a vote.

19 TRUSTEE LANG: Motion to approve the
20 application for a special use.

21 MAYOR SULLIVAN: Second?

22 TRUSTEE PRIZZI: I'll second.

23 TRUSTEE LANG: With the provided
24 stipulations that the homeowner agreed upon,
25 yes.

1 MAYOR SULLIVAN: And you are agreeing?
2 MR. LINGENHOL: Absolutely.
3 MAYOR SULLIVAN: You seconded it?
4 TRUSTEE PRIZZI: Yes.
5 MAYOR SULLIVAN: All in favor?
6 (Chorus of ayes.)
7 MAYOR SULLIVAN: Congratulations!
8 MR. LINGENHOL: Thank you.
9 MAYOR SULLIVAN: Good luck with the
10 kids.
11 MR. SANTORA: You don't have a permit
12 yet.
13 Who is your contractor?
14 MR. LINGENHOL: VEM.
15 MR. SANTORA: Okay.
16 MAYOR SULLIVAN: If there is no further
17 items I'll take a motion.
18 DEPUTY MAYOR SCOTT: Motion to close.
19 MAYOR SULLIVAN: Thank you.
20 Second?
21 TRUSTEE PRIZZI: Second.
22 MAYOR SULLIVAN: All in favor?
23 (Chorus of ayes.)
24 (Whereupon, the Public Hearing was
25 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 4th day of March, 2026.

Mary Kate Waldron

MARY KATE WALDRON