

INCORPORATED VILLAGE OF MALVERNE
Meeting of the Board of Trustees
September 19, 2024
Special Use Minutes

Present

Deputy Mayor Scott Edwards
Trustee Perry Cuocci
Trustee Carl Prizzi
Trustee Lori Lang

Village Clerk Jill Valli
Village Attorney Benjamin Truncale

Absent: Mayor Timothy Sullivan

At 7:15 pm the hearing was called to order.

The Village Clerk read the legal notice.

The Village Attorney informed that applicant that only 4 members of the Board were present, and he would need three out of the four to vote in favor of his application for it to pass. He agreed to proceed with 4 members present.

Malverne Center LLC

352 Hempstead Ave, Malverne, NY; Business District
Building Permit Application No. 2023-0810A

New tenant (Harvest House) proposes to open a new restaurant with interior alterations including bar at the former Malverne Diner.

Chris Meyer, owner of Harvest House appeared on behalf of the application. He described the 50-seat restaurant and 15-seat bar. He is planning to open November 1st. Initially he will open at 4pm weekdays, as for lunch Friday, Saturday and Sunday.

The Deputy Mayor asked if anyone on the Board or in the audience wished to speak for or against the application. No one stepped forward.

A motion was made by Deputy Mayor Edwards seconded by Trustee Cuocci and carried to approve the application as presented.

At 7:24 p.m. a motion was made by Trustee Prizzi seconded by Trustee Lang and carried to close the special use hearing.

Submitted by: _____

Date: _____

Resolution # _____

INCORPORATED VILLAGE OF MALVERNE
Meeting of the Board of Architectural Review
September 19, 2024
MINUTES

Present

Deputy Mayor Scott Edwards
Trustee Perry Cuocci
Trustee Carl Prizzi
Trustee Lori Lang

Village Clerk Jill Valli
Village Attorney Benjamin Truncale

Absent: Mayor Timothy Sullivan

At 7:30 p.m. the meeting was called to order.

The Village Attorney informed that applicant that only 4 members of the Board were present, and he would need three out of the four to vote in favor of his application for it to pass. The applicates present agreed to proceed with 4 members present.

Malverne Center LLC

352 Hempstead Ave.; Business District

Sign permit Application #2024-0549

Proposes to install new sign for new tenant Harvest House restaurant.

Building Superintendent Louis Santora introduced the 1st case. Christopher Meyer owner of Harvest House presented on behalf of the application. He displayed rendering of the sign he is proposing as well as planned materials. He is planning to install up to 4 lights to illuminate the sign.

The Deputy Mayor asked if anyone on the Board or in the audience wished to speak for or against the application. No one stepped forward.

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

Malverne Center LLC

346 Hempstead Ave.; Business District

Sign permit Application #2024-0481

Proposes to install new sign for tenant Salon Blu.

Franchesco Borghese displayed a rendering of the proposed sign that will be illuminated with up to 4 lights .

The Deputy Mayor asked if anyone on the Board or in the audience wished to speak on the application. No one stepped forward.

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

Michael & Joni Ruddick
160 Scarcliffe Dr.; Residential “B” District
Building Permit Application #2024-0022

Proposes to construct a 65 sq. ft. second floor addition for three fixture bathroom and interior alterations.

Milka Rivera from OZ General Contracting spoke on behalf of the owners of 60 Scarcliffe Drive who were present. Finishes were displayed that match the current existing finishes of the home.

The Deputy Mayor asked if anyone on the Board or in the audience wished to speak for or against the application. No one stepped forward.

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

Diane Rodriguez
60 McIntosh Ct.; Residential “A” District
Building Permit Application #2024-0436

Proposes to construct a 401 sq. ft. one story addition over crawl space.

Architect Nick Fiehl presented the case on behalf of the homeowner. They are proposing the conversion of the home’s side porch and will be reusing existing brick. The rest of the exterior will be finished in white vinyl siding and trim to match existing finishes.

The Deputy Mayor asked if anyone on the Board or in the audience wished to speak on the application. No one stepped forward.

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

Kathryn Keneipp
16 Burton St.; Residential “B” District
Building Permit Application #2024-0290

Proposes to remove roof / ceiling structure off cape style dwelling and construct 915 sq. ft. second story addition; first floor alterations including structural work, rear door to new landing/steps.

Architect Brian Fiore presented on behalf of the application. He described the

project. Exterior finishes include the entire house will be resided in Harbor Blue/Grey Dutch Lap siding. The roof will be charcoal black. The Stonework in front of the house will remain. Samples of all finishes were presented to the Board. Shutter colors will match selected siding.

The Deputy Mayor asked if anyone on the Board or in the audience wished to speak for or against the application. No one stepped forward.

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

Vishnu & Kamla Gangadin
55 Wright Ave.; Residential "A" District
Building Permit Application #2024-0134A

Proposes new exterior finishes and removal of exterior masonry chimney.

Architect Christopher Gray appeared on behalf of the homeowners who were not present. The owner had begun exterior renovations to the home that were halted because they required ARB approval. Mr. Gray described the dark grey roof, light grey siding, grey stone and white trim with muntons. The columns will be square with a decorative pedestal.

The Board discussed possible modifications to the plan, however without the homeowners present, Mr. Gray could not agree to any changes in the presented plan.

A motion was made by Trustee Lang, seconded by Trustee Prizzi, and carried (Trustee Cuocci voted no) to hold the case open until the October 17th ARB Meeting at which time they were asked to return with full site plans for the entire property.

At 8:10 p.m. a motion was made by Trustee Cuocci seconded by Trustee Prizzi to close the meeting of the Board of Architectural Review and adjourn.

INCORPORATED VILLAGE OF MALVERNE
Meeting of the Board of Trustees
September 19, 2024
Work Session Minutes

Present

Deputy Mayor Scott Edwards
Trustee Perry Cuocci
Trustee Carl Prizzi
Trustee Lori Lang

Village Clerk Jill Valli
Village Attorney Benjamin Truncala
Village Treasurer Kelly Duffy
Absent: Mayor Timothy Sullivan

At 6:55 pm a motion was made by Trustee Cuocci seconded by Trustee Prizzi and carried to open Work Session.

RESOLUTION #240919 – A motion was made by Trustee Cuocci, seconded by Trustee Lang and carried, acknowledging the warrants C2412, A2413 have received necessary approvals.

RESOLUTION #240919A – A motion was made by Trustee Cuocci, seconded by Trustee Lang and carried accepting the bids from DeLacy Ford for the purchase of two (2) 2025 Ford Interceptor Utility AWD vehicles for the Malverne Police Department.

RESOLUTION #240919B – A motion was made by Trustee Lang, seconded by Trustee Cuocci and carried authorizing the Village Treasurer to file a DASNY Grant application through Assemblyman Curran’s office in the amount of \$50,000 for road improvements in the area of the new PD Headquarters.

RESOLUTION #240919C – A motion was made by Trustee Cuocci, seconded by Trustee Lang and carried accepting the CHIPS reimbursement and accompanying budget transfers in the total amount of \$12,337.90 received on September 10, 2024.

RESOLUTION #240919D - A motion was made by Trustee Prizzi, seconded by Trustee Cuocci and carried approving Northport Tree Services as the vendor for the 2024/25 Curb Line / Front Yard Tree Planting Program and sets the resident contribution rate of \$215/tree and \$175/tree for senior residents.

RESOLUTION #240919E – A motion was made by Trustee Cuocci, seconded by Trustee Lang and carried accepting the of the attached quote for the upgrade of the Audiolog Digital Voice Recording System for the Malverne Police Department.

RESOLUTION #240919F – A motion was made by Trustee Lang, seconded by Trustee Prizzi and carried authorizing the change order in the amount of \$1,700. from Elite Painting for additional work required at the Malverne PD Headquarters.

At 7:15 pm a motion was made by Trustee Prizzi seconded by Trustee Cuocci and carried to close Work Session.