

INCORPORATED VILLAGE OF MALVERNE
Meeting of the Board of Architectural Review
January 19, 2023
Minutes

Present

Deputy Mayor Cuocci	Village Attorney Kevin Walsh
Trustee Timothy Sullivan	Deputy Clerk Jill Valli
Trustee Carl Prizzi	Superintendent of Buildings Louis Santora
Village Clerk Averil Smith	Absent Mayor Keith Corbett

At 7:30 p.m. Deputy Mayor Cuocci called the meeting to order.

Village Attorney Walsh explained that the Architectural Review Board is a 5-member Board. Two voting members are not present this evening. Therefore, to get approval, cases need 3 affirmative votes of the 3 members present this evening. He asked if anyone would like to adjourn their case to a meeting when there is a full board. No one wanted to adjourn. All cases moved forward.

Sterling Bank: 1 Jericho Plaza Ste. 304, Jericho, NY 11753

363 Hempstead Avenue; Business District

Sign Permit Application Nos.: 2022-0938; 2022-0937; & 2022-0936

Proposes to install three (3) internally illuminated logo and channel letters for Webster Bank facing Hempstead Avenue as main sign; facing Nassau Avenue as secondary sign; and facing Malverne Avenue as secondary sign.

Superintendent Santora introduced the case. He advised that they were granted a zoning variance for illumination and size of the sign. Carlos Alonzo, Webster Bank Property Manager for New York State, spoke on behalf of the application. He presented gold, blue and grey samples to the board. The sign is internally lit with blue light.

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

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

Angelo Distefano

26 Ambrose Ave.: Residential "B" District

Permit Application No.: 2022-0704

Proposes to construct a 1197 sq. ft. second story addition; 140 sq. ft. addition to covered front porch; and convert existing 65 sq. ft. open front porch to covered front porch.

The owners presented on their own behalf. They described the proposed renovations, noting they are very mindful of character of the house. The addition will be finished in the same roof, siding, and stone color to match existing finishes.

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

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

Steven McDonald

14 Johnson Ave.: Residential “A” District

Permit Application No.: 2022-1138

Proposes to construct a 14 ft. x 22 ft. two story rear addition over full basement and demolish existing one-story rear and side additions.

The homeowner presented on his own behalf. He described the 2-story rear addition, which includes the basement. The proposed finishes will match the existing, gray roof, driftwood color siding. The basement will be dug out and enlarged and currently existing Bilco doors will remain.

The Village Attorney clarified that the basement cannot contain living quarters. He reviewed the stipulations for homes with basement entrances. Mr. McDonald agreed to the following:

- 1) Basement subject to annual inspection.
- 2) Special use applies only to current owner.
- 3) Special use terminates with change in ownership of property.
- 4) Affidavit declaring basement is not being used as an accessory apartment is required to be on file.

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

A motion was made by Trustee Sullivan, seconded by Trustee Prizzi and carried to approve the application as presented with the stipulations above.

Robert Forloine

12 Oak St.: Residential “B” District

Permit Application No.: 2022-1007

Proposes to construct a 12.33 ft. x 18.66 ft. two story rear addition over crawl space; a 40 ft. x 25 ft. 10 in. second story addition over existing first floor; remove existing roof / second floor area of cape style house; new rear landing and steps; and new front portico.

The owner presented on his own behalf. He described a full second story rear addition. The addition will be finished in white with black windows. He presented samples of the siding, roof, and veneer stone. The windows on the addition are centered in the rooms.

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

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

Matthew Barbara

102 Wicks Ln.: Residential “B” District

Permit Application No.: 2022-1033

Proposes to construct a 315 total sq. ft. second story addition with decorative roof overhangs.

Ashley Lowe from Marc Anthony Architects, 1563 No. Bellmore Avenue, Bellmore, spoke on behalf of the application. The homeowner was present.

Trustee Sullivan inquired as to why there is no window on the front of the addition. Ms. Lowe commented that it was the drafter’s choice to place them on the side because a window in the front would be off center. Regarding the finishes, the windows will be double hung casements, 12-inch board and baton standard white siding, the roof and gutters will be black.

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

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

Held over from November 2022 ARB meeting.

Venita Mangra

96 Horton Street: Residential “A” District

Building Permit Application No. 2020-0880

Proposes to amend previous Architectural Review Board approval.

The homeowner presented on her own behalf. She presented a list of changes she proposes to make in order for the work she has completed, to conform to the originally approved plan.

Trustee Sullivan reminded the owner that she and the Board came to a consensus on the approved plan, and she willfully built differently from the original approved plan.

The Board reviewed the changes and stated that the property will be inspected on a weekly basis to be sure the changes are being instituted properly.

The Board does not like the soffit light that was added. Since the electrical work is already done, Village Attorney Walsh recommended that a softer bulb style and

illumination be revisited toward the end of the project by the homeowner and the Board.

The Deputy Mayor asked if anyone in audience wished to speak for or against the application.

Larry Penaro from 95 Horton Street and Robert Giordina from 92 Horton Street were present. Their biggest concern was the front door that was installed which deviates greatly from the initially approved plan. Otherwise, they are in agreement with the promised adjustments presented.

Michael Windslow, 85 Drake Street is pleased the debris in the yard was cleaned up. He requested that the property continues to be frequently inspected for compliance.

Perline Gancher (non-resident) spoke in support of allowing the homeowner to leave the changes that were not approved.

A motion was made by Trustee Prizzi, seconded by Trustee Sullivan to approve this application with the proposed changes that will be made to comply with the originally approved plan with a soffit light review at the end of the project.

At 8:40 p.m. motion was made by Trustee Sullivan seconded by Trustee Prizzi and carried to close the meeting of the Board of Architectural Review.

INCORPORATED VILLAGE OF MALVERNE
Meeting of the Board of Trustees
January 19, 2023
Work Session Minutes

Present

Deputy Mayor Cuocci	Village Attorney Kevin Walsh
Trustee Timothy Sullivan	Deputy Clerk Jill Valli
Trustee Carl Prizzi	Superintendent of Buildings Louis Santora
Village Clerk Averil Smith	Absent Mayor Keith Corbett

At 8:50 pm a motion was made by Trustee Sullivan, seconded by Trustee Prizzi and carried to open work session.

Temporary Sign Permit – A motion was made by Trustee Sullivan, seconded by Trustee Prizzi and carried approving the application from Malverne Little League to place a sign on the railroad fence.

RESOLUTION #230119 – A motion was made by Trustee Sullivan, seconded by Trustee Prizzi and carried, acknowledges the following warrants have received necessary approvals: A2219, C2220, A2221, C2222, C2223

RESOLUTION #230119A – A motion was made by Trustee Sullivan, seconded by Trustee Prizzi and carried approving the Serial Bond payment to the Depository Trust Company (DTC) that is due March 1, 2023 to be paid by the Village Treasurer.

RESOLUTION #230119B A motion was made by Trustee Sullivan, seconded by Trustee Prizzi and carried, accepting the CHIPS reimbursement in the amount of \$55,116.16 and accompanying budget transfers.

RESOLUTION #230119C A motion was made by Trustee Prizzi, seconded by Trustee Sullivan and carried, accepting the reimbursement from GOSR for expenses related to the Pine Stream Extension project in the total amount of \$141,284.58 and accompanying budget transfers.

RESOLUTION #230119D – A motion was made by Trustee Prizzi, seconded by Trustee Sullivan and carried accepting reimbursement from New York State for expenses related to tropical storm Isias in the total amount of \$19,869.63 and accompanying budget entry.

RESOLUTION #230119E – A motion was made by Trustee Sullivan, seconded by Trustee Prizzi and carried approving the 2021/22 small claims certiorari tax refund to be paid to Property Tax Reduction Consultants.

RESOLUTION #230119F – A motion was made by Trustee Prizzi, seconded by Trustee Sullivan and carried approving the 2021/22 small claims certiorari tax refund to be paid to Murphy & Lynch PC.

RESOLUTION #230119G –A motion was made by Trustee Prizzi, seconded by Trustee Sullivan and carried authorizing appropriation of American Rescue Plan Act Funding to pay for the LED lighting upgrade project, estimated at \$650,000.

RESOLUTION #230119H – A motion was made by Trustee Prizzi, seconded by Trustee Sullivan and carried authorizing the issuance of bond anticipation notes in the amount of \$2,000,000 in accordance with the police department headquarters financing resolution dated October 20, 2022. Trustee Sullivan would like to publicly disclose the financial plan for the work at one Arlington.

RESOLUTION #230119I – A motion was made by Trustee Sullivan, seconded by Trustee Prizzi and carried approving the loan from the general fund to the capital fund, in the amount of \$2,000,000 to pay police headquarters renovation costs.

RESOLUTION #230119J – A motion was made by Deputy Mayor Cuocci, seconded by Trustee Sullivan and carried, accepting the proposal from THK Electric for maintenance of the street lighting system.

At 9:05 p.m. a motion was made by Trustee Sullivan, seconded by Trustee Prizzi to open Executive Session.

At 9:20 p.m. a motion was made by Trustee Sullivan, seconded by Trustee Prizzi and carried to resume Work Session.

RESOLUTION #230119K – A motion was made by Trustee Prizzi, seconded by Trustee Sullivan and carried, authorizing the retirement payout for Fred Leyland per the attached schedule.

At 9:25pm motion was made by Trustee Prizzi, seconded by Trustee Sullivan and carried, to close work session and adjourn.