

BOARD OF TRUSTEES MEETING MINUTES  
INC. VILLAGE OF WESTBURY  
VILLAGE HALL CONFERENCE & BOARD ROOM  
THURSDAY, DECEMBER 4, 2025  
5:00 P.M.

Present: Mayor Peter I. Cavallaro  
Trustee Steven L. Corte  
Trustee Vincent Abbatiello  
Trustee Beaumont A. Jefferson

Excused: Trustee Pedro Quintanilla

Staff present: Chrissy Kiernan, Village Clerk-Treasurer  
Anna Vikse, Village Attorney  
Joe Brilliantino, Superintendent of Buildings  
Phil Fulgieri, Superintendent of Public Works

**Mayor Cavallaro opened the Meeting of the Board of Trustees at approximately 6:30PM with a verification of a quorum.**

**1. Resolution to Approve Board of Trustees Meeting Minutes of November 20, 2025**

On motion by Trustee Corte, seconded by Trustee Jefferson, it was RESOLVED to approve the Meeting Minutes of November 20, 2025, as prepared and distributed by Clerk-Treasurer Kiernan. The Board was polled, with all present voting “Aye” (4-0).

|                            |     |         |
|----------------------------|-----|---------|
| Mayor Peter I. Cavallaro   | Aye |         |
| Trustee Steven Corte       | Aye |         |
| Trustee Beaumont Jefferson | Aye |         |
| Trustee Vincent Abbatiello | Aye |         |
| Trustee Pedro Quintanilla  |     | Excused |

**2. Resolution Extending Boxing Gym Lease Agreement**

On motion by Trustee Corte, seconded by Trustee Jefferson, it was RESOLVED to approve the extension of a License Agreement with Denis Dillon Corner Man’s Foundation known as Westbury Boxing of an expired License Agreement dated December 1, 2024 for the use of the Licensed Space from December 1, 2025 through November 30, 2026 in order to train individuals in boxing, including but not limited to weightlifting, calisthenics, physical fitness, sparring, and other related activities. The Board was polled, with all present voting “Aye” (4-0).

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|----------------------------|-----|
| Mayor Peter I. Cavallaro   | Aye |
| Trustee Steven Corte       | Aye |
| Trustee Beaumont Jefferson | Aye |
| Trustee Vincent Abbatiello | Aye |

**3. Flowbird Pay Station Software Update**

Clerk-Treasurer Kiernan reported that the Village’s Flowbird brand pay stations will no longer support the current pay-by-space software. The company, at no fee to the Village, will upgrade the software to pay-by-plate. Concerns were cited including having to remove numbered space lettering. Mayor Cavallaro asked staff to explore whether another software could be compatible with the current pay station to avoid having to change to pay by plate. At this time, no action was taken.

**4. 2026 Westbury Arts Recreation Summer Program and 255 Schenck Avenue Lease Extension with Westbury Arts**

Mayor Cavallaro reported that he, Trustee Jefferson, and staff met with Westbury Arts Executive Director Tiffany Blair and the Board President Julie Lyon to discuss the upcoming 2026 Westbury Arts Recreation Summer Program. The Village will continue to support the program with a \$30,000 Budget. A formal contract will be signed in the upcoming months.

**5. 2026 Board of Trustees Meeting Schedule and Mayor’s Saturday Hours**

Clerk-Treasurer Kiernan circulated the 2026 Board of Trustees Meeting Schedule and Mayor’s Saturday Hours.

**6. Executive Session**

On motion by Trustee Abbatiello, seconded by Trustee Jefferson, the Board entered into executive session to discuss a personnel litigation. Also present were Village Attorney Vikse and Clerk-Treasurer Kiernan.

The Board exited Executive Session and no action was taken.

**7. Settlement of Giambruno Personnel Matter**

On motion by Trustee Abbatiello, seconded by Trustee Jefferson, it was RESOLVED to approve the settlement agreement with D. Giambruno as proposed by counsel in the amount of \$20,000.00. The Board was polled, with all present voting “Aye” (4-0).

|                            |     |         |
|----------------------------|-----|---------|
| Mayor Peter I. Cavallaro   | Aye |         |
| Trustee Steven Corte       | Aye |         |
| Trustee Beaumont Jefferson | Aye |         |
| Trustee Vincent Abbatiello | Aye |         |
| Trustee Pedro Quintanilla  |     | Excused |

**8. Ongoing Discussion Regarding Argyle Road Parking**

The Board continued discussion regarding parking concerns on Argyle Road and Wheatley Village following school policy changes made by the Westbury School District and several resident meetings including one with School Board President Robert Troiano.

Mayor Cavallaro reported that twenty locations in New York State permit on-street residential permit parking under Vehicle & Traffic Law Section 1640.

Mayor Cavallaro also reported that he would like to review the current code and have another resident meeting to come up with a parking solution to then be proposed as a local law at the February meeting.

## **9. Resident Building Department Matter**

The Board discussed with Superintendent Brilliantino a pending building department matter regarding a residential property located at 64 McKinley Avenue and the requirements and deadlines for compliance.

## **10. Pledge of Allegiance**

Mayor Cavallaro led the Pledge of Allegiance.

## **11. Public Hearing - Bill 6 of 2025, a proposed local law Amendment to Article VII, Exemption for Volunteer Firefighters and Ambulance Workers**

Clerk-Treasurer Kiernan read the legal notice aloud for Bill 6 of 2025 as follows:

Notice is hereby given that the Board of Trustees of the Inc. Village of Westbury will hold a Public Hearing at the Village Hall, 235 Lincoln Place, Westbury, New York, on Thursday, December 4, 2025 at 7:30 p.m. The Board will consider Bill No. 6 of 2025, which would amend Article VII of Chapter 223 of the Taxation Code of the Village of Westbury, which provides a real property tax exemption for Volunteer Firefighters and Ambulance Workers. At the hearing, all interested persons will be given an opportunity to be heard.

Attorney Vikse presented the bill, and explained that, due to an act of the State Legislature, it was necessary to adopt a new local law to authorize real property tax exemptions for volunteer firefighters and ambulance workers. The Bill is similar to the current code, except that the service requirement will be lowered from 5 years to 2 years. It is applicable only to active members, not to exempt members.

Mayor Cavallaro opened the hearing to Board Members. Trustee Abbatiello commented that the bill will help with recruitment of volunteer firefighters and added his support. Trustee Corte noted that the expense to the Village is de minimis.

Mayor Cavallaro opened the hearing to public comment. Chester McGibbon asked a question which was responded to by Trustee Corte. Mayor Cavallaro asked for a motion to close the public hearing. On motion by Trustee Abbatiello, seconded by Trustee Jefferson, it was resolved to close the public hearing. The Board was polled, with all present voting “Aye” (4-0).

|                            |     |         |
|----------------------------|-----|---------|
| Mayor Peter I. Cavallaro   | Aye |         |
| Trustee Steven Corte       | Aye |         |
| Trustee Beaumont Jefferson | Aye |         |
| Trustee Vincent Abbatiello | Aye |         |
| Trustee Pedro Quintanilla  |     | Excused |

## **12. Motion to Adopt Bill 6 of 2025**

On motion by Trustee Corte, seconded by Trustee Abbatiello, it was RESOLVED to adopt bill 6 of 2025 a local law 6 of 2025 as follows:

### **A PROPOSED LOCAL LAW AMENDING ARTICLE VII OF CHAPTER 223 OF THE TAXATION CODE OF THE VILLAGE OF WESTBURY**

Be it enacted by the Board of Trustees of the Village of Westbury as follows:

#### **Section 1. Legislative Intent**

The Village has long recognized a real property tax exemption for volunteer firefighters and volunteer ambulance workers. New York State has recently adopted legislation that has changed the applicable portion of the Real Property Tax Law, and therefore requires legislative action by the Village. It is the intent of the Village Board of Trustees of the Village of Westbury to provide a real property tax exemption to qualifying volunteer firefighters and ambulance workers as set forth in Real Property Tax Law § 466-a.

#### **Section 2. Authority**

Real Property Tax Law § 466-a authorizes the Village to adopt a local law providing a real property tax exemption of up to ten percent of the assessed value of real property owned by qualifying volunteer firefighters and ambulance workers.

#### **Section 3. Amendment to Article VII of Chapter 223 of the Taxation Code of the Village of Westbury, Exemption for Volunteer Firefighters and Ambulance Workers**

**Article VII of Chapter 223 is hereby amended and restated in its entirety as follows:**

##### **§ 223-29. Exemption adopted.**

The provisions of Section 466-a of the New York State Real Property Tax Law are hereby adopted and are applicable to all real property located within the Village of Westbury, as

specified in this Article, subject to any amendments to the state law as may from time to time occur.

**§ 223-29.1. Exemption from real property taxes.**

Real property owned by persons meeting the qualifications outlined in this Article shall be exempt from taxes to the extent of 10% of the assessed value of such real property, exclusive of special assessments.

**§ 223-29.2. Qualification requirements for Enrolled Members**

Such exemption shall not be granted to an enrolled member of an incorporated volunteer fire company, fire department or incorporated voluntary ambulance service unless:

- A. The applicant resides within the Incorporated Village of Westbury which is served by such incorporated volunteer fire company or fire department or incorporated voluntary ambulance service; and
- B. The property is the primary residence of the applicant; and
- C. The property is used exclusively for residential purposes; provided, however that in the event any portion of such property is not used exclusively for the applicant's residence but is used for other purposes, such portion shall be subject to taxation and the remaining portion only shall be entitled to the exemption provided by this section; and
- D. The applicant has been certified by the authority having jurisdiction for the incorporated volunteer fire company, fire department, or voluntary ambulance service as an enrolled member of such incorporated volunteer fire company, fire department, or voluntary ambulance service as an enrolled member for at least two years.

**§ 223-29.3. Qualification requirements for the unremarried spouse of an enrolled member killed in the line of duty**

The unremarried spouse of an enrolled member of an incorporated volunteer fire company, fire department or incorporated voluntary ambulance service who was killed in the line of duty may qualify for an exemption under this Article pursuant to the same qualifications and limitations as listed in §223-29.2 herein, subject to the following:

- A. The unremarried spouse of an enrolled member of an incorporated volunteer fire company, fire department or incorporated voluntary ambulance service who was killed in the line of duty may continue an exemption or reinstate a pre-existing exemption claimed under § 223-29.2 herein by an enrolled member of an incorporated volunteer fire company, fire department, or incorporated voluntary ambulance service, to such deceased enrolled member's un-remarried spouse if such member is killed in the line of duty; provided, however, that:
  - 1. such un-remarried spouse is certified by the authority having jurisdiction for the incorporated volunteer fire company, fire department or incorporated voluntary ambulance service as an un-remarried spouse of an enrolled member of such

- incorporated volunteer fire company, fire department or incorporated voluntary ambulance service who was killed in the line of duty; and
  - 2. such deceased volunteer had been an enrolled member for at least five years; and
  - 3. such deceased volunteer had been receiving the exemption prior to his or her death.
  
- B. The unremarried spouse of an enrolled member of an incorporated volunteer fire company, fire department or incorporated voluntary ambulance service who was killed in the line of duty may apply for an exemption under this Article if such member is killed in the line of duty; provided, however, that:
  - 1. such un-remarried spouse is certified by the authority having jurisdiction for the incorporated volunteer fire company, fire department or incorporated voluntary ambulance service as an un-remarried spouse of an enrolled member of such incorporated volunteer fire company, fire department or incorporated voluntary ambulance service who was killed in the line of duty; and
  - 2. the enrolled member of such incorporated volunteer fire company, fire department or incorporated voluntary ambulance service who was killed in the line of duty would have qualified for the exemption under this Article, pursuant to the qualifications listed in § 233-29.2, but for the fact that enrolled member of such incorporated volunteer fire company, fire department or incorporated voluntary ambulance service who was killed in the line of duty had been an enrolled member for fewer than two years and/or but for the fact that said deceased member never previously applied for an exemption pursuant to claimed under § 223-29.2 herein; and
  - 3. This subsection is authorized by the power of local governments to adopt and amend local laws pursuant to Section 10 of the Municipal Home Rule Law.

**§ 233.29.4. Qualification requirements for the un-remarried spouse of enrolled members serving for at least twenty years**

The unremarried spouse of a deceased enrolled member of an incorporated volunteer fire company, fire department or incorporated voluntary ambulance service who has served for at least twenty years may continue an exemption or reinstate a pre-existing exemption claimed under § 223-29.2 herein by an enrolled member of an incorporated volunteer fire company, fire department, or incorporated voluntary ambulance service, to such deceased enrolled member's unremarried spouse to the same extent that such exemption is provided in § 233-29.2 herein; provided, however, that:

- A. such unremarried spouse is certified by the authority having jurisdiction for the incorporated volunteer fire company, fire department or incorporated voluntary ambulance service as an unremarried spouse of a deceased enrolled member of such incorporated volunteer fire company, fire department or incorporated voluntary ambulance service; and
- B. such deceased volunteer had been an enrolled member for at least twenty years; and
- C. such deceased volunteer and un-remarried spouse had been receiving the exemption for such property prior to the death of such volunteer.

**§ 223-29.5. Application for exemption.**

Application for such exemption shall be filed annually with the Village Assessor on or before the taxable status date of the first of January on a form prescribed by the New York State Office of Real Property Services.

**§ 223-29.6. No Diminution of benefit.**

No applicant who is a volunteer firefighter or volunteer ambulance worker who by reason of such status is receiving a tax benefit under the Real Property Tax Law shall suffer any diminution of such benefit because of the enactment of this property tax exemption.

**Section 4. Severability**

If any clause, sentence, paragraph, section or part of this Local Law shall be adjudged to be invalid by any court of competent jurisdiction, such judgment shall not affect, impair or invalidate any other part of this Local Law, or the remainder thereof, but shall be confined in its operation to the section or provision or part thereof directly involved in the controversy in which such judgment shall have been rendered.

**Section 5. Effective Date**

This Local Law shall be effective immediately upon filing with the Secretary of State.

The Board was polled, with all present voting “Aye” (4-0).

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|----------------------------|-----|---------|
| Mayor Peter I. Cavallaro   | Aye |         |
| Trustee Steven Corte       | Aye |         |
| Trustee Beaumont Jefferson | Aye |         |
| Trustee Vincent Abbatiello | Aye |         |
| Trustee Pedro Quintanilla  |     | Excused |

**13. Public Hearing - Bill 7 of 2025, a proposed local law amending Article II of the Zoning Code in regard to short term rentals**

Clerk-Treasurer Kiernan read the legal notice aloud for bill 7 of 2025 as follows:

Notice is hereby given that the Board of Trustees of the Inc. Village of Westbury will hold a Public Hearing at the Village Hall, 235 Lincoln Place, Westbury, New York, on Thursday, December 4, 2025 at 7:30 p.m. The Board will consider Bill No. 7 of 2025, which would amend Articles II and XXXII of the Zoning Code to clarify that short term rentals are prohibited within the Village. At the hearing, all interested persons will be

given an opportunity to be heard.

Attorney Vikse presented bill 7 of 2025, explaining that the intent of the Bill is to clarify that short-term rentals of residential properties is prohibited in the Village.

Mayor Cavallaro explained that the Village has seen a growth in short-term rentals via online platforms such as VRBO and Airbnb, and that such short-term rentals have always been prohibited by the zoning code, and that the Village has written summonses for violations of the code, but that the intent of the legislation is to clarify that short-term rentals are prohibited in the Village. Short-term rentals are not in keeping with a residential use, and this type of transient use can be deleterious for residential areas.

Mayor Cavallaro opened up the hearing to public comment.

Chester McGibbon, 504 Alicia Drive, inquired about enforcement. Mayor Cavallaro explained we investigate complaints, surveil properties, and ensure compliance with rental permits. Mr. McGibbon asked if you could place a rental sign out. Superintendent Brillantino responded that you may put up a rental sign, but need to have a valid rental permit first.

The matter was referred to the Nassau County Planning Commission and Notice of Intent to Declare Lead Agency was mailed on November 7.

On motion by Trustee Jefferson, seconded by Trustee Corte, it was RESOLVED to adjourn the public hearing to January 8, 2026. The Board was polled, with all present voting "Aye" (4-0).

|                            |     |         |
|----------------------------|-----|---------|
| Mayor Peter I. Cavallaro   | Aye |         |
| Trustee Steven Corte       | Aye |         |
| Trustee Beaumont Jefferson | Aye |         |
| Trustee Vincent Abbatiello | Aye |         |
| Trustee Pedro Quintanilla  |     | Excused |

### 13. Board Reports

- a. Trustee Steven Corte
  - i. The Senior Citizens will have no bingo event in December. They will resume every month beginning in January. The St. Brigid 5K included a group of seniors. A \$20,000 donation was received for the center.
  - ii. All tax exemption renewal forms have been sent out, and are available at the Clerk's office. January 2, 2026 is the final date to submit tax exemption forms.
- b. Trustee Beaumont Jefferson
  - i. The Village Tree lighting will be on December 6, 2025 and we will have a sing-a-long, gingerbread house decorating, cookie contest judging and other festivities.
  - ii. The Westbury Arts Starstruck Gala was held on Tuesday, November 11, 2025 at the Westbury Manor.
  - iii. Trustee Jefferson wished everyone happy holidays.

- c. Trustee Vincent Abbatiello
  - i. Audit and Claims – Trustee Abbatiello in Trustee Quintanilla’s absence reviewed the Claims and Expenditures for the period for the period November 21, 2025 through December 4, 2025 in the amount of \$498,562.34, of which, \$272,878.52 was from the capital fund, and \$225,683.82 was from the general fund. Trustee Abbatiello made a motion to submit bills for payment, seconded by Trustee Jefferson. Motion to approve was passed. The Board was polled, all voting “Aye” (4-0).
 

|                            |         |
|----------------------------|---------|
| Mayor Peter I. Cavallaro   | Aye     |
| Trustee Steven Corte       | Aye     |
| Trustee Beaumont Jefferson | Aye     |
| Trustee Vincent Abbatiello | Aye     |
| Trustee Pedro Quintanilla  | Excused |
  - ii. BID Dollars have been mailed out in December. The list was expanded to include Carle Place, some of Mineola, and Salisbury. The BID funded the holiday decorations in the Piazza that DPW put up. They look great.
  - iii. With snowfall this winter, please shovel out your fire hydrants after a snowfall.
- d. Mayor’s Report – Peter I. Cavallaro
  - i. Mayor Cavallaro reported that it is close to the end of the year which is busy and good. The Village is also preparing for snow events. We also look forward to the start of another transit oriented development project, Alpine Residential, slated for demolition in February.
  - ii. Mayor Cavallaro wished everyone a Merry Christmas, Happy Kwanzaa, and Happy New Year.

**14. Public Comment**

- a. Chester McGibbon, 504 Alicia Drive inquired as to the vacant property where Rite Aide had been located. Mayor Cavallaro responded that we were informed that an auction had taken place, but we do not know the result of any sales transaction.

On a motion by Trustee Abbatiello, seconded by Trustee Jefferson, the Meeting was adjourned at 8:10 p.m.

Submitted by: *Chrissy Kiernan*

Chrissy Kiernan, Village Clerk-Treasurer