

BOARD OF TRUSTEES MEETING MINUTES
INC. VILLAGE OF WESTBURY
VILLAGE HALL CONFERENCE & BOARD ROOM
THURSDAY, JANUARY 8, 2026
5:30 P.M.

Present: Mayor Peter I. Cavallaro
Trustee Beaumont A. Jefferson
Trustee Vincent Abbatiello
Trustee Pedro Quintanilla

Excused: Trustee Steven L. Corte

Staff present: Chrissy Kiernan, Village Clerk-Treasurer
Anna Vikse, Village Attorney
Joe Brilliantino, Superintendent of Buildings
Joe Yulo, Deputy 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 December 18, 2025

On motion by Trustee Jefferson, seconded by Trustee Abbatiello, it was RESOLVED to approve the Meeting Minutes of December 18, 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		Excused
Trustee Beaumont Jefferson	Aye	
Trustee Vincent Abbatiello	Aye	
Trustee Pedro Quintanilla	Aye	

2. Resolution Extending Westbury Arts Lease

Mayor Cavallaro reported that Westbury Arts had provided notice to the Board of Trustees that they intended to exercise their option to renew for a period of five years pursuant to the lease between Westbury Arts and the Village, dated August 14, 2019, and that Westbury Arts requested that the Village extend the payment terms of the first term (\$10/month plus utilities) for the second term. The Board discussed the request, noting that Westbury Arts provides a valuable service for the community, and agreeing that a rent abatement was appropriate for that reason. The following resolution was presented and adopted:

WHEREAS, Westbury Arts has provided the required notice to the Village that they wish to renew the lease as per Sections 1.08 and 3.01 of the Lease; and

WHEREAS, Westbury Arts has asked the Village to maintain the rent at the current rate referenced in Section 1.07 (which is \$10 per month plus the cost of utilities), instead of the increased amount outlined in Section 1.08(b) of the lease agreement; and

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Board finds that Westbury Arts performs a valuable service to the community by providing arts-based community events, and that \$250.00 per month would be better used providing arts-based entertainment and education to the community than paying rent to the Village of Westbury.
2. Therefore, the Board finds it appropriate to continue the lease at the current rate, as outlined in Section 1.07 of the lease, which is \$10 per month, plus the cost of utilities.
3. After the term of the First Renewal Term, as defined in Section 1.08(a), is complete, the base rent shall revert to \$250.00, and shall increase by 5% per year each year thereafter.
4. This Resolution shall constitute a rider to the Lease with regard to the rental amount to be paid. All other terms and conditions of the Lease shall remain as written.

Motion was made by Trustee Jefferson for the adoption of the foregoing resolution, and seconded by Trustee Quintanilla, and the roll call for adoption resulted in the following:

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

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

3. Approval of Westbury Arts Wine Tasting Event

On motion by Trustee Abbatiello, seconded by Trustee Quintanilla, it was RESOLVED to approve the Westbury Arts Wine Tasting Event Use of Facilities Application for the following dates: May 17, May 30 or May 31, with a final date to be determined by the Applicant. The roll call for adoption resulted in the following:

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

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

4. Argyle Road Speed Report

DPW Deputy Superintendent Yulo presented the results of the speed monitor, which was deployed at Argyle Rd from 12/9/25 to 12/24/25:

- Posted Speed Limit: 30 mph
- Total cars captured: 4,705 cars
- 10mph-30mph: 4,680 cars
- 31mph-37mph: 25 cars
- Fastest recorded speed: 37mph (1 car)

The Board noted that the report indicates minimum speed. No action was taken.

5. Stop Sign Request – Dartmouth

The Board discussed a resident letter seeking a stop sign at the two-way intersection at Center St and Dartmouth Street on Center Street in both directions in the Village of Westbury. After discussion, Mayor Cavallaro asked DPW Deputy Superintendent Yulo to place a speed monitor at the location through Friday, January 16, 2026 to obtain speed readings.

6. Westbury BID Street Fair Dates

Mayor Cavallaro reported that the Westbury Business Improvement District (BID) is seeking approval for its spring and fall street fair dates. On motion by Trustee Abbatiello, seconded by Trustee Jefferson it was unanimously RESOLVED to approve Saturday, May 30, 2026 for the Spring Street Fair and Saturday, September 26, 2026 for the Fall Street Fair.

7. Village of Westbury Proposal for Economic Analysis

Mayor Cavallaro reported that the Village of Westbury in connection with the anticipated filing of a Transit-Oriented Development application by Gotham Organization, it was necessary to hire an analyst to perform an economic analysis of the development application and the public benefits proposed. Vision Long Island provided a proposal for a total of \$20,000.00. This firm was selected based on its knowledge of the Village of Westbury. On motion by Trustee Abbatiello, seconded by Trustee Quintanilla, it was unanimously RESOLVED to approve the proposal of Vision Long Island. The Board was polled, all present voting “Aye” (4-0).

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

Mayor Cavallaro also provided an update on expected PILOT payments which would be due to the Village and other taxing entities if the project is approved.

8. Resolution Amending Section 237-74 of the Vehicle and Traffic Code of the Village of Westbury

The Board discussed the need for new stop signs on Woods Road, considered several locations thereon, and decided that stop signs on Marlboro Road, at the southern intersection of Marlboro Road and Woods Road, would be appropriate. The following resolution was approved:

WHEREAS, the Village is charged with promoting safe travel for drivers and pedestrians in the Village; and

WHEREAS, the Board of Trustees finds it advisable to install a new stop sign on Woods Road at the southern intersection of Woods Road and Marlboro Road, believing that it will foster public safety and address the concerns of area residents; and

NOW, THEREFORE, BE IT RESOLVED, that Section 237-74 of the Village Code is hereby amended as follows:

“In accordance with the provisions of § 237-11, the following described intersections are hereby designated as stop intersections, and stop signs shall be installed as follows:

<u>Stop Sign on</u>	<u>Direction of Travel</u>	<u>At Intersection of</u>
<u>Woods Road</u>	<u>North</u>	<u>Marlboro Road, southern intersection</u>
<u>Woods Road</u>	<u>South</u>	<u>Marlboro Road, southern intersection”</u>

This Resolution shall take effect immediately.

Motion was made by Jefferson for the adoption of the foregoing resolution, and seconded by Trustee Abbatiello, and the roll call for adoption resulted in the following:

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

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

9. Pledge of Allegiance

Mayor Cavallaro led the Pledge of Allegiance.

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

Mayor Cavallaro re-opened the hearing which began on December 4, 2025 for Bill 7 of 2025. Clerk-Treasurer Kiernan read the legal notice aloud 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.

Mayor Cavallaro re-opened up the hearing to public comment and explained that the Village has seen a growth in short-term rentals via online platforms and that such short-term rentals have always been prohibited by the zoning code, but this code amendment is intended to clarify the prohibition. Mayor Cavallaro noted that the matter had been referred to Nassau County Planning Division and a Notice of Intent to Declare Lead Agency had been sent as well, but there was no response from the Planning Division.

Seeing no comments from the public, Mayor Cavallaro called for a motion declaring Lead Agency pursuant to the State Environmental Quality Review Act (“SEQRA”). On Motion by Trustee Jefferson, seconded by Trustee Abbatiello, the Board declares itself lead agency, determines that the proposed action will not have a significant adverse impact on the environment, and therefore issues a negative declaration in accordance with SEQRA. The Board was polled, with all present voting “Aye” (4-0).

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

Mayor Cavallaro asked for a motion to close the hearing. On motion by Trustee Jefferson, seconded by Trustee Abbatiello, it was unanimously 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		Excused
Trustee Beaumont Jefferson	Aye	
Trustee Vincent Abbatiello	Aye	
Trustee Pedro Quintanilla	Aye	

11. Motion to Adopt Bill 7 of 2025 as Local Law 1 of 2026

On motion by Trustee Jefferson, seconded by Trustee Quintanilla, it was unanimously RESOLVED to approve Bill 7 of 2025 as Local Law 1 of 2026. The Board was polled, with all present voting “Aye” (4-0).

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

12. Public Hearing – Special Use Application of Taco Bell

Mayor Cavallaro opened the public hearing for the Special Use Application of Taco Bell.

Clerk-Treasurer Kiernan read the notice aloud:

NOTICE IS HEREBY GIVEN by the Board of Trustees of the Inc. Village of Westbury that a public hearing will be held at the Village Hall, 235 Lincoln Place, Westbury, New York, on Thursday, January 8, 2026, at 7:30 P.M. to consider the application of Taco Bell of America, LLC, for a special use permit for extended restaurant hours until 11 p.m. and extended drive-through hours until 2 a.m. at the property known as 511 Old Country Road, Westbury, New York.

At the Hearing, all interested persons will be given an opportunity to be heard.

Mayor Cavallaro explained that the applicant was supposed to reapply to the Board in 2018, but did not. Mayor Cavallaro invited the Applicant to speak on the application.

Matthew Ingber, counsel for the applicant, of the law firm Certilman & Balin, located at 90 Merrick Avenue, East Meadow, NY, spoke on behalf of the Applicant.

Mr. Inger explained that his client is requesting a renewal of the special use permit, with no changes. They are seeking to continue operating under extended restaurant hours until 11 p.m. and extended drive-through hours until 2 a.m. at the property known as 511 Old Country Road, Westbury, NY. The application was originally made in 2011 and modified in 2016, and expired in 2018.

Mayor Cavallaro inquired as to whether the Operator was a Franchisee or the Corporation. Mr. Ingber responded that he would follow-up with his client for an answer.

Mayor Cavallaro then asked Superintendent Brilliantino to provide a report on building complaints at the subject property. Mr. Brilliantino cited 3 complaints with 3 notices of violation written, including a noisy loud speaker, garbage up against the fence, and not clearing snow.

Mayor Cavallaro noted for the record that at the time of the last approval there were covenants and restrictions, and conditions established with the approved special use application such as the voice box is not allowed to be heard from 12 feet.

Mayor Cavallaro then opened up the hearing to public comment.

Tony Smile, 18 Albany Avenue, commented about broken glass and blown debris on the premises and neighboring properties. She noted that she called the Village within the last week to make the complaint.

Mr. Smith, 20 Manhattan Avenue, commented about sound from the property including the drive-thru speaker and customers shouting. Mr. Smith noted and provided photo evidence of shrubs that were cut down that at one time provided a sound buffer, which were accepted as an exhibit to the record. He also noted that signs specifying to be respectful to the neighborhood have been removed.

Kathleen Smith, 20 Manhattan Avenue, asked the Board not to new the application, citing noisy conversations, engine noise, and music that can be heard in the evening and night hours.

John Morrison, 10 Albany Avenue, noted that he is a 24-year resident and shared the concerns of those who have spoken. He added that traffic for the drive-thru backs up onto Old Country Road despite the fact that the drive-thru lane accommodates 15 vehicles. Mr. Morrison added that he had spoken to different managers over the years to express issues with noise, garbage, and a dilapidated fence that is now tied to his property to prevent it from falling down. In addition the speaker is loud, tractor-trailers make deliveries after 10pm and garbage collection occur after 10pm as well.

Ms. Smile added that while marijuana is now legal in New York, that the smell of marijuana emanates from the property onto her property which is approximately four houses away on Albany Avenue.

Mr. Ingber commented that he would relay the comments from residents to the Operator. Mayor Cavallaro inquired as to finalizing whether the Operator is part of the corporation or a franchisee and indicated that the Village would be in touch with the Applicant's counsel regarding the complaints relayed during the meeting, and indicated that a representative from the Applicant should be present at the next hearing.

On motion by Trustee Quintanilla, seconded by Trustee Jefferson, it was RESOLVED to adjourn the public hearing to February 5, 2026. The Board was polled, with all present voting "Aye" (4-0).

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

13. Taxi Commission Report

The following is the report submitted by the Taxi Commission for the year 2026:

“This report is made in compliance with the Village Code §226-5, requiring an annual report of the Taxi Commission. It contains a report on the activities that have taken place during the past year, recommendations for revisions of the Taxi Regulations as the need arises, and a review of the budget for the year 2025-2026.

The Commission has continued to review, regulate and license the owners and operators of taxicabs in the Village, as required by the Codes §§226-10 & 226-12. It has reviewed, approved and disapproved license applications as the circumstances warranted.

Licenses

At the annual renewal of cars on August 31, 2025, The Commission approved twenty-seven taxicab licenses from a total of fifty-three available (including 16 active and 11 inactive licenses).

Rosa Eagle did not renew their taxi licenses, instead applying to change their service to For Hire/Pre-Arranged. That request was granted.

The Commission approved three for-hire licenses.

Therefore, the current total licenses issued are as follows:

Taxicab Licenses

Seasons Taxi	5
Seasons Taxi Inactive	2
Centro America Taxi	11
Centro America Inactive	9
Sub Total	27

Prearranged For-Hire Licenses

Celtic Enterprises	1
Rosas Transportation	2
Available	1
Sub Total	4

Grand Total -----31

Current Driver Licenses Approved

Seasons Taxi	5
Centro America	19

Rosa Eagle	2
Celtic Enterprises Inc.	1
Total	27

Current Dispatcher Licenses Approved

Seasons Taxi	1
Centro America	2
Total	3

Current Dispatcher/Driver Licenses Approved

Seasons Taxi	1
Centro America	2
Total	3

The Taxi Commission did not receive any complaints this year.

13. Board Reports

- a. Trustee Steven Corte - Excused
 - i. Mayor Cavallaro reported on behalf of Trustee Corte that the Senior Citizens will have no bingo event on January 16th, 2025 at 6:30pm.
 - ii. The exemption filing period is now over and the tentative roll is currently being prepared.
- b. Trustee Beaumont Jefferson
 - i. Trustee Jefferson reported that the Village had a successful Village Tree lighting event last month and he thanked the Village staff for participating.
 - ii. 157 letters to Santa were responded to.
 - iii. On March 7, 2026, we will have an Open House for the Westbury Summer Arts Program.
 - iv. The Village Easter Egg Hunt will be March 28, 2026 at 10:00am with a rain date the following Saturday, April 4, 2026.
- c. Trustee Vincent Abbatiello
 - i. Trustee Abbatiello reported that the BID Street Fair dates will be May 30, 2026 and September 26, 2026. BID dollars are still being collected. Some people left messages that their BID dollars were not received, but unfortunately, once the Post Office receives the mailings, the BID cannot control their delivery.
- d. Trustee Pedro Quintanilla
 - i. Audit and Claims – Trustee Quintanilla reviewed the Claims and Expenditures for the period for the period December 19, 2025 through January 8, 2026 in the amount of \$211,443.56, of which, \$27,970.97 was

from the capital fund, and \$183,472.59 was from the general fund. Trustee Quintanilla 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		Excused
Trustee Beaumont Jefferson	Aye	
Trustee Vincent Abbatiello	Aye	
Trustee Pedro Quintanilla	Aye	

ii. There was nothing new to report on for Westbury Schools.

e. Mayor’s Report – Peter I. Cavallaro

i. Mayor Cavallaro deferred his report to the February meeting.

14. Public Comment

- a. Chester McGibbon, 504 Alicia Drive commented that the Tae Kwon Do studio that he took his grandson to on Post Avenue closed citing concerns with low enrollment due to ICE involvement. Mr. McGibbon asked the Mayor what his reaction is to that information. Mayor Cavallaro’s response as Mayor of the Village is that the Village does not have any authority over the federal government, noting that the Village is not informed before or after any federal actions. Mayor Cavallaro expressed empathy and sympathy hoping that people are treated fairly and equitably and noted this is his personal opinion.
- b. A reporter from LI Press asked a question about the Taco Bell application, to which Mayor Cavallaro responded that it is helpful to the Village when residents make complaints directly with the Village in order for the Village to respond to issues.

On a motion by Trustee Abbatiello, seconded by Trustee Jefferson, the Meeting was adjourned at 8:50 p.m.

Submitted by: *Chrissy Kiernan*

Chrissy Kiernan, Village Clerk-Treasurer