

BOARD OF TRUSTEES MEETING MINUTES
INC. VILLAGE OF WESTBURY
VILLAGE HALL CONFERENCE ROOM
THURSDAY, FEBRUARY 19, 2026
5:30 P.M.

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

Staff present: Chrissy Kiernan, Village Clerk-Treasurer
Joe Brilliantino, Superintendent of Buildings

Mayor Cavallaro opened the Meeting of the Board of Trustees at approximately 5:30PM with a verification of a quorum.

1. Resolution to Approve Board of Trustees Meeting Minutes of February 5, 2026

On motion by Trustee Corte, seconded by Trustee Jefferson, it was RESOLVED to approve the Meeting Minutes of February 5, 2026 with one correction to the title of item #6, as prepared and distributed by Clerk-Treasurer Kiernan. The Board was polled, all voting "Aye" (5-0).

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

2. Resolution Authorizing Stop Signs

In response to a resident letter circulated to the Board, the Board reviewed data provided from a speed monitor last month and relied on their own observations to determine the need for additional stop signs on Center Street.

On motion by Trustee Corte, seconded by Trustee Jefferson, it was RESOLVED to approve a four way stop sign with stop bars at the intersection of Rockland Street and Center Street and one additional stop sign with a stop bar on Dartmouth Street traveling Westbound at Center Street, the northeast corner location. The Board was polled, all voting "Aye" (5-0).

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

3. Plat Waiver 160-180 Linden Avenue

The following Resolution was offered for adoption by Trustee Corte and seconded by Trustee Jefferson:

WHEREAS, on December 5, 2019, the Board of Trustees (“BOT”) enacted Article XXXIX of Chapter 248 of the Village Code, “*Maple Union TOD District*” (the “TOD Zone”), to permit the development of transit oriented multi-family residential and mixed-use projects in the area surrounding the Westbury LIRR Station; and

WHEREAS, in connection with the adoption of the TOD Zone, the BOT prepared and adopted, pursuant to the State Environmental Quality Review Act (“SEQRA”), a Generic Environmental Impact Statement (“GEIS”) (which includes the draft Generic Environmental Impact Statement, the substantive comments received and the responses thereto, and a Final Generic Environmental Impact Statement) that analyzed the maximum development potential under the TOD Zone, as adopted, as a baseline for future development in the TOD Zone, and made a negative declaration with regard to the potential environmental impacts under a full-build out scenario; and

WHEREAS, the BOT reserved for itself review of all development proposals located within the TOD Zone, in lieu of any other provisions of the Village Code (See Village Code § 248-360); and

WHEREAS, the Planning Board of the Village of Westbury was in receipt of an application from Linden and Maple LLC, for a waiver of subdivision plat approval (“Plat Waiver”) for the property known as 160-180 Linden Avenue, known on the Nassau County Tax Map as Section 10, Block V, Lots 12-17 and 749-753 (“the Property”), which is within the MU-TOD R5 Zone; and

WHEREAS, the Planning Board referred the matter to the BOT pursuant to Section 248-360 of the Code and provided the BOT with an advisory opinion dated January 27, 2026, regarding the application that recommended approval; and

WHEREAS, on February 19, 2026, in connection with such application, the BOT received and reviewed the application and advisory opinion from the Planning Board; and

WHEREAS, the matter was referred to the Nassau County Planning Commission (“NCPC”) pursuant to Section 239-M of the General Municipal Law, since the premises is within 500 feet of a county road, and NCPC reviewed the matter and deferred to the Village to take action as deemed appropriate; and **WHEREAS**, the BOT has given due deliberation to the requirements of Chapter 218 of the Village Code, and Section 334-a of the Real Property Law, and makes the following findings:

- (1) 180 Linden Avenue is a vacant lot with no structures, and is currently used for storage purposes. As currently situated it contains approximately 20,713.59 square feet.

- (2) 160 Linden Avenue contains a metal structure. As currently situated it contains approximately 7,575 square feet.
- (3) This Application is appropriate for a plat waiver for the following reasons:
 - a. The Applicant seeks to divide the property into two equal lots.
 - b. Each of the lots conform to the applicable zoning requirements as set forth in Chapter 248 of the Village Code.
 - c. The subdivision does not involve the laying out of a street or the extension of a previously laid out street.
- (4) The Application seeks to redistribute each address such that 160 Linden Avenue will be approximately 14,158 square feet, and 180 Linden will be approximately 14,157 square feet. These lots will comply with the requirements of the zoning code.

NOW, THEREFORE, BE IT RESOLVED that the application of Linden and Maple LLC to subdivide the Property into two lots, grouped as 10/V/12-15 (160 Linden Avenue) and 10/V/16-17 and 749-753 (180 Linden Avenue), as shown on the attached surveys, is hereby approved, subject to the following condition:

- Within 45 days after receiving this Resolution, Applicant is required to file for a subdivision of the original parcel with the Nassau County Department of Assessment to apportion the existing parcel. Applicant shall provide proof to the Building Superintendent that such filing has taken place.

The Board was polled, all voting “Aye” (5-0).

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

4. Approval of Municipal Valuation Services for the 2027/2028 Assessment Update

On motion by Trustee Corte, seconded by Trustee Abbatiello, it was unanimously RESOLVED to approve the engagement letter dated January 27, 2026 with Municipal Valuation Services, Inc. for the 2027/28 Assessment Update and preparation of the Adjusted Base Proportion calculation for the 2027/28 Tax Year. The Board was polled, all present voting “Aye” (5-0).

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

5. Westbury Commons

Mayor Cavallaro discussed with the Board the Westbury Commons TOD application received and reminded members that there will be a preliminary meeting to begin discussing the application. Clerk-Treasurer Kiernan circulated Mayor Cavallaro's comments which also included comments from Superintendent Brillantino. The Village is working on a Pilot Agreement since it is not a Nassau County IDA Pilot.

6. Special Use Permit Renewal Cena 081

The Board will hold a Public Hearing on April 2, 2026 for the Special Use Permit Renewal of Cena 081.

7. 2026/2027 Road Improvement Program BID

The following Resolution was offered for adoption by Trustee Abbatiello:

WHEREAS, the Village, in consultation with LiRo Engineers, Inc., the Village's appointed engineers ("LiRo"), published a notice soliciting sealed competitive bids for certain paving and road work to be performed in calendar year 2026; and

WHEREAS, the Village received six bids responsive to such notice¹; and

WHEREAS, LiRo performed a mathematical and technical review of each bid, which included Sections A, B, and C, but not the Requirements Amount, pursuant to the bid documents; and

WHEREAS, LiRo determined that the lowest responsible bidder is Metro Paving LLC; and now therefore, it is

RESOLVED that the contract is hereby awarded to Metro Paving LLC, as the lowest responsible bidder, pursuant to the terms of the bidding documents and the bid submitted, in the amount of \$1,957,799.00, and as thereafter may be altered by the parties; and that it is

FURTHER RESOLVED that the Mayor is authorized to finalize the contract and sign the contract on behalf of the Village.

Motion to adopt the foregoing Resolution was seconded by Trustee Jefferson. The Board was polled, all voting "Aye" (5-0).

¹ The published notice required that bids be submitted by 10 a.m. on February 13, 2026, but the instructions to bidders stated that bids should be submitted by 2 p.m. that same day. Five of the responsive bids were received by the 10 a.m. deadline, but one bid, from Stasi General Contracting, LLC, was received after that deadline, but before 2 p.m. Their bid was not the low bid, and thus, the Board need not make a determination as to whether such bid should have been disqualified due to the fact that it was submitted after the published deadline.

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

8. Resolution to Adopt Bill 1 of 2026 as Local Law 3 of 2026

A public meeting was held on this Bill on February 5, 2026, at which time the record was left open for seven days for any additional written comment. No further comments were received.

On motion by Trustee Abbatiello, seconded by Trustee Jefferson, it was RESOLVED to adopt bill 1 of 2026 as local law 3 of 2026. The Board was polled, all present voting “Aye” (5-0).

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

A decision was made to authorize the parking restrictions, but not fully implement them. Staff was advised to implement them only on Argyle Rd and a portion of Rugby Road. The Village Board will continue to monitor and assess the parking situation in the coming months.

9. Resolution Regarding Parking Restriction in Front of 25 Rugby Road

WHEREAS, the Village has implemented new parking restrictions in Wheatley Villa, which includes Rugby Road; and

WHEREAS, Villages are authorized by Section 1640(a)(22) of the NYS Vehicle and Traffic Law to prohibit or regulate the stopping, standing and parking of vehicles in designated areas reserved for public business at or adjacent to a government facility; and

WHEREAS, the home at 25 Rugby Road is a group home for developmentally disabled adults which is run by Citizens Options Unlimited, an organization designated as a COMPASS Agency by New York State Office for People with Developmental Disabilities which is regulated by the Padavan Law (Section 41.34 of the New York State Mental Hygiene Law) (referred o herein as the “Facility”); and

WHEREAS, the facility, its employees, and its residents and their families require parking on the street during the hours in which the parking regulations implemented;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Inc. Village of Westbury as follows:

- 1- The Village Clerk is authorized to establish a parking permit for use by residents, employees and visitors of the Facility.
- 2- The Superintendent of Public Works shall install signage restricting parking in front of 25 Rugby Road to the employees, residents, family members and others having business at the Facility.

Motion was made by Trustee Corte for the adoption of the foregoing resolution and seconded by Trustee Quintanilla. The Board was polled, all voting “Aye” (5-0).

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

10. Taco Bell Special Use Permit Applicant

The Board’s public hearing will continue at the March 5, 2026 public meeting where additional information will be presented by the Applicants.

11. Parking on Union Avenue

The Board discussed concerns brought to their attention by Superintendent Brilliantino in response to demolition by Alpine Residential, a TOD approved project adjacent to the on-street parking, as well as additional parking restriction on the northwest corner of Union Avenue Linden Avenue. A draft resolution will be introduced at the March 5, 2026 Board of Trustees meeting.

12. Rapid Flashing Beacon

There was discussion brought to the Board by Superintendent Brilliantino regarding Nassau County’s desire to have the Village obtain ownership of the Rapid Flashing Beacon east of Linden Avenue on Union Avenue. The Village Attorney will speak to the developer about the concern.

13. Approval of Claims and Expenditures

Review and approval of claims and expenditures for the period February 6, 2026 through February 19, 2026 in the amount of \$248,056.92, of which \$246,616.92 was from the General Fund and \$1440.00 was from the Capital 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” (5-0).

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

On a motion, duly seconded, the Meeting was adjourned at 7:40p.m.

Submitted by: *Chrissy Kiernan*
Chrissy Kiernan, Village Clerk-Treasurer