

BOARD OF TRUSTEES MEETING MINUTES
INC. VILLAGE OF WESTBURY
VILLAGE HALL BOARD & CONFERENCE ROOM
THURSDAY, MARCH 19, 2026
5:00 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
Anna Vikse, Village Attorney

Mayor Cavallaro opened the Meeting of the Board of Trustees at approximately 5:00PM with a verification of a quorum.

1. Preliminary Meeting with TOD Applicant Westbury Commons

Project team introductions by name and organization.

Andrew Nee, VHB
Bryan Kelly, Gotham
Stephen Stratman, Gotham
Nade Stevens, Gotham
Stephanie Rhoades, Gotham
Kathleen Deegan Dickson, Forchelli Law
Lukas Zenna, VHB
Jon Weiss, B2K
Nick Masen, B2K
John Coyne, MTA
Taylor Gonzalez, Forchelli Law
Nick Fasano, MTA
John Gordon, Forchelli Law
Andrew Komaromi, Harris Beach
Krista Armstrong, Handel Architects
John Anzalone, H2M
Eric Alexander, Vision Long Island

Brian Kelly opened the meeting and introduced members of the architectural, civil, landscape, and engineering, and legal teams identified and discussed the technical coordination across disciplines.

Mr. Kelly explained that the property is on a 101 year lease from MTA, and described the key components as follows:

- Site size: 1.9 acres

- Units: 184 units
- Retail Space: 2000 square feet
- Parking Spaces: 254 total
- Workforce housing component: 10% of units dedicated to workforce housing or 19 units; 80% AMI
- Marketing: Targeting “urban-style living in a suburban context”
- Amenities include Fitness center, Rooftop/game area, Programmed amenity spaces
- Public Plaza abutting Post Avenue; available for public use, programmed use such as Farmers Market etc.
- The Applicant is working on developing a third party study on public benefits to be offered.

Andrew Nee presented on site infrastructure & utilities. First, since this is an MTA right-of-way, Nassau County must assign a section/block/lot identifier. This application is in process. There is need to relocate the sewer line, fiber optic lines, electrical infrastructure, and 26 fire hydrants. The culvert on Post Avenue will not impact the project, but is noted with a blue line on the plans. Storage and staging logistics were discussed. There is a 15’ easement surrounding the LIRR platform, and a 26’ fire access is necessary.

The Plaza on Post Avenue will provide a sense of “arrival” to Westbury. Parking is both underground and at grade. Underground parking will be for residents and will have gated access. At grade parking will be restricted to prevent commuters from parking there.

There is an enclosed trash room inside the building in the northeast. There is no external storage of garbage, to prevent rodents and pests.

Stephanie Rhoades spoke about the concept of the building. Near the plaza, they plan to have 2000 square feet of commercial space, probably restaurant usage. The plaza will provide outdoor programming opportunities. The residential component will include studios, 1 beds and 2 beds; some apartments will also have a den. The target clientele is professional singles, couples and empty nesters, and so there are more 1 beds than any other arrangement. 10% of housing is workforce housing at 80% AMI. There is a high finish level. There will be both ground floor and rooftop amenities. Parking is available to each apartment for a separate monthly fee.

Krista Armstrong presented the architectural details.

Design elements include:

- “Iconic” plaza with pavers and stamped concrete, with a restaurant to activate the plaza. It is intended to be a flexible space to be used for outdoor community events and pedestrian access to the railroad
- Storefront connecting to the plaza, perhaps a restaurant
- Metal channel detailing
- Multiple façade breaks using color variation
- Stone base
- Juliet balconies
- Some terraces on top floor
- Parking is screened with architectural details

- Window details - 32 windows on north façade, 25 on south façade
- Mechanical systems
 - Vented vertically (not horizontally)
 - All-electric building, except for gas in the restaurant
 - Generator for elevator, hallways, and life-safety systems. Not code-required but included for resilience.

On questions from the Board, Mr. Kelly indicated that building operations & staffing includes a part-time concierge / 24/7 local police coordination, a live-in superintendent, and a full-time community manager.

On questioning from the Board, Ms. Armstrong indicated that there as to fire suppression, there are five separation zones, and in the middle of building there are two standpipes. Doors and access control discussed.

On questioning from the Board, Mr. Nee stated that the traffic study focused on Old Country Road, Maple, and Scally/Post intersections. Trustee Jefferson pointed that that the report included an assumption of a traffic light at School/Railroad Avenue which is not presently there.

Mayor Cavallaro reviewed open items and follow-ups needed. The public benefits needs definition, and a maintenance/public access agreement. The SEQRA consistency analysis needs the aggregate proportionality with regard to the maximum buildout noted in the Village’s GEIS. The number of parking spaces noted in various places in the application materials is inconsistent (some say 250, some say 254). The Applicant clarified that the correct number is 254. Mayor Cavallaro noted that although the number of parking spaces is compliant, it is necessary to think about the ratio of spaces to the types of apartments. A school district impact analysis (number of additional school children, and expected tax impact to the school) must be done. Mayor Cavallaro noted that similar projects projected low student generation. Mayor Cavallaro noted that the MTA’s process can be laborious, and that some of the Village’s requirements may need MTA Board approval. John Coyne stated that they expect to need one Board approval at the end of the process.

The Mayor reminded the Applicant that letters of availability from utilities are required. Water and sewer are currently missing. We will need a full presentation on the EAF Phase I and II to explain boring, water testing, and proposed mitigation.

Mayor Cavallaro also stated that we will also need to have further discussion of the PILOT agreement. He noted that the valuation we had prepared relied on much lower rents than those indicated in the application materials, which would indicate that the building will have a higher value than previously thought.

2. Resolution to Approve Board of Trustees Meeting Minutes of March 5, 2026

On motion by Trustee Corte, seconded by Trustee Abbatiello, it was RESOLVED to approve the Meeting Minutes of March 5, 2026, 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

3. Approval of Claims and Expenditures

Review and approval of claims and expenditures for the period March 6, 2026 through March 19, 2026 in the amount of \$167,181.71, of which \$165,201.71 was from the General Fund and \$1,980.00 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
Trustee Steven Corte	Aye
Trustee Beaumont Jefferson	Aye
Trustee Vincent Abbatiello	Aye
Trustee Pedro Quintanilla	Aye

4. Adjournment of Public Hearing for Special Use Application of Taco Bell, 511 Old Country Road, Westbury, NY

Mayor Cavallaro reported that the Applicant has not submitted the requested documents at this time and thus the Board will adjourn the hearing.

On motion by Trustee Abbatiello, seconded by Trustee Jefferson, it was RESOLVED to adjourn the continued public hearing for the Special Use Application of Taco Bell, 511 Old Country Road, Westbury, NY to 7:30pm on Thursday, April 2, 2026. 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

5. Approval of Audit Engagement Letter

On motion by Trustee Corte seconded by Trustee Quintanilla, it was unanimously RESOLVED to approve the engagement letter for professional services dated March 6, 2026 with Nawrocki Smith for the audit of Village finances for the year ending May 31, 2026. 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

6. Introduction of Bill 3 of 2026

On motion by Trustee Jefferson, seconded by Trustee Quintanilla, it was unanimously RESOLVED to authorize the Clerk to publish a legal notice for bill 3 of 2026, a proposed local law repealing Local Law No. 2-2026, which authorized a property tax levy in excess of the limit established in General Municipal Law §3-c and schedule a public hearing date of Thursday, April 2, 2026 at 7:30pm to hear the bill. 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

7. Paper Street – Lenox Avenue

The Board discussed the paper street off of Lenox Avenue and the Assessor’s recommendation to include a discount rate for the valuation. No action was taken.

On a motion, duly seconded, the Meeting was adjourned at 7:45p.m.

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