

BOARD OF TRUSTEES MEETING MINUTES
INC. VILLAGE OF WESTBURY
VILLAGE HALL CONFERENCE ROOM
THURSDAY, NOVEMBER 20, 2025
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
Anna Vikse, Village Attorney
Joe Brilliantino, Building Superintendent

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 November 6, 2025

On motion by Trustee Corte, seconded by Trustee Jefferson, it was RESOLVED to approve the Meeting Minutes of November 6, 2025, 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. Approval of Claims and Expenditures

Audit and Claims – Review and approval of claims and expenditures for the period November 7, 2025 through November 20, 2025 in the amount of \$155,498.16, of which \$112,293.76 was from the General Fund and \$43,204.40 was from the Capital Fund. Trustee Quintanilla made a motion to submit bills for payment, seconded by Trustee Abbatiello. 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

3. Resolution Suspending Parking Meter Fees on Post Avenue from December 1, 2025 through January 2, 2026

On motion by Trustee Abbatiello, seconded by Trustee Jefferson, it was RESOLVED to suspend parking meter fees on Post Avenue from December 1, 2025 through January 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

4. 2026 Public Benefit In Lieu Fee Waiver for Non-profit Groups

The Board of Trustees recognizes the important role that non-profit institutions play in the social fabric of the Village, and the difficult position they are in because of inflation and other financial burdens. Therefore, the Board believes it to be in the best interest of the Village and its residents to waive the Public Benefit Fee which are due to the Village under section 248-337 of the Code for all non-profits.

On motion by Trustee Abbatiello, seconded by Trustee Jefferson it was RESOLVED to waive the 2025 Public Benefit Fee in lieu of Parking for non-profit institutions which includes:

1. The Islamic Center of Long Island, located at 835 Brush Hollow Road, in the amount of \$6,400;
2. St. Brigid's Roman Catholic Church, located at 75 Post Avenue, in the amount of \$450;
3. Spanish Church of God Prophecy of Westbury, located at 25A Post Avenue, in the amount of \$1,000; and
4. Genesis Assembly of God, located at 351 Scally Place (which is an annual amount owed to the Village pursuant to an Amended Stipulation of Settlement dated May 28, 2010, but which is functionally equivalent to the Public Benefit Fee in lieu of Parking), in the amount of 3,557.41.

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. Taco Bell Special Use Permit

The Board discussed a special use permit for Taco Bell located at 511 Old Country Road,

Westbury. The Board will hear the applicant at the January 8, 2026 board meeting.

6. Standard Workday Reporting Resolution

On motion by Trustee Abbatiello, seconded by Trustee Quintanilla, it was RESOLVED to approve the Standard Workday and Reporting Resolution as presented by the Village Clerk.

7. Review of public hearings upcoming in December – Bill 6 and 7 of 2025

The Board reviewed bill 6 which pursuant to 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 and bill 7, which amends the zoning code and clarifies that short-term rentals are not permitted within the Village of Westbury, as presented by the Village Attorney.

Both bills are scheduled for public hearing on December 4, 2025.

8. Resolution Regarding Unnumbered Lot Owned by MTA/LIRR to be Developed by Gotham

WHEREAS, the Long Island Railroad (“LIRR”) is the fee owner of an approximately 1.92 acre parcel of land formerly used as a commuter parking lot, which currently has no lot number assigned to it, depicted on the survey attached as Exhibit A hereto (the “Property”), and which is located adjacent to land designated as Section 10, Block 229, Lots 8 and 14, the Property being more particularly bounded and described as follows:

BEGINNING at the point formed by the intersection of the Southerly Right-Of-Way Line of Union Avenue and the Easterly Right-Of-Way Line of Post Avenue, said point being distant, South 1°33’59” East, 82.82’ feet, as measured along said lands now or formerly of Long Island Railroad, to the Point and Place of Beginning.

And from said point of beginning proceeding along the following nine (9) courses:

North 72°18’11” East a distance of five hundred one and thirty-seven hundredths’ feet (501.37’) to lands now or formerly of Long Island Railroad, thence;

South 18°25’47” East a distance of ten and sixty-four hundredths’ feet (10.64’) continuing through lands now or formerly of Long Island Railroad to a point, thence;

North 72°18’29” East a distance of sixty-three and forty-three hundredths’ feet (63.43’) continuing through lands now or formerly of Long Island Railroad, thence;

North 12°18’39” East a distance of twelve feet (12.00’) continuing through lands now or formerly of Long Island Railroad, thence;

North 72°20'34" East a distance of one hundred forty-five and seventy-five hundredths' feet (145.75') to a point in the westerly line of lands now or formerly of 401 Railroad, LLC, thence;

South 17°38'18" East a distance of one hundred fifteen feet (115.00') to a point in the southerly line of lands now or formerly of Railroad Avenue, thence; South 72°21'43" West a distance of seven hundred fifty and eighty hundredths' feet (750.80') to a point in the southerly line of lands now or formerly of Railroad Avenue, thence;

North 0°59'19" West a distance of one hundred four and thirty-eight hundredths' feet (104.38') to a point in the northerly line of lands now or formerly of Long Island Railroad, thence;

North 1°33'59" West a distance of fifteen and twenty-one hundredths' feet (15.21') to a point in the to the point of place of beginning; and

WHEREAS, the Metropolitan Transportation Authority ("MTA"), on behalf of the LIRR, has issued an RFP to develop the Property as a mixed-use, transit-oriented development, and has selected Gotham Organization ("Gotham") to develop the parcel; and

WHEREAS, the MTA has indicated to the Village that it intends to continue to own the Property and enter into a 99-year ground lease agreement ("Lease") with Gotham; and

WHEREAS, the Village expects that Gotham will apply to the Village Board to redevelop the Property pursuant to Article XXXIX of Chapter 248 of the Village Code; and

WHEREAS, a lot number is required to specifically and properly identify the Property that is subject to the Lease and enable the filing and processing of the application, including to record various documents in the property file in the Office of the Nassau County Clerk; and

WHEREAS, the attorneys for the Village and Gotham have met with representatives from Nassau County to determine the best way to have a lot number assigned to the Property, and it was determined that a resolution by the Board of Trustees requesting the issuance of a lot number is required to allow the County to issue the lot number; and

NOW THEREFORE, BE IT RESOLVED, that the Village of Westbury Board of Trustees hereby requests that Nassau County assign a lot number to the Property.

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

Mayor Cavallaro	Aye
Trustee Corte	Aye
Trustee Jefferson	Aye
Trustee Abbatiello	Aye
Trustee Quintanilla	Aye

9. Discussion of road and sign issues pending

The Board discussed the staff notifying residents of Wheatley Villa of a meeting, the purpose of which is to discuss certain parking concerns in the area.

10. Executive Session

On motion by Mayor Cavallaro, seconded by Trustee Corte, the Board entered into Executive Session to discuss a pending litigation.

11. Resident Tree Planting Request on Westbury Avenue

Mayor Cavallaro shared that he responded to a resident who requested trees be planted in the median on Westbury Avenue just the east of the Village/Town line and advised that he would like to plant trees in spring.

12. Resident Parking Meeting - 7pm


The Board met with residents of Argyle Road, Devon Lane, Albemarle Road, Woods Road, Rugby Road, Marlboro Road and Park Avenue in response to a situation has arisen with respect to Westbury High School students parking on streets in this neighborhood, as a result of a policy change by the school district related to student parking.

Mayor Cavallaro noted that this situation is combined with the recent removal by the Village of certain past parking restrictions on roads in the area has caused certain students to park their cars and walk to the school on a daily basis, a condition that did not exist until very recently.

The Board presented various alternatives, including possibly re-instituting the parking restrictions that were previously in place, or other restrictions that could also address the conditions, and opened the floor to residents to express their opinions.

Mayor Cavallaro shared that he would be meeting with the School Superintendent and School Board President the next day. A follow-up meeting will likely be scheduled.

On a motion, duly seconded, the Meeting was adjourned at 8:30 p.m.

Submitted by: 
Chrissy Kiernan, Village Clerk-Treasurer