

December 10, 2025

The regular meeting of the Board of Commissioners of the Westbury Water District and the Westbury Fire District was held at their office at 160 Drexel Avenue, Westbury, New York on Wednesday December 10, 2025, at 4:00PM.

**P R E S E N T
COMMISSIONERS**

Rodney Caines
Barry Green
Kelby Then

Matteo Di Nuzzo, Superintendent
Felicia Corsiglia, Business Manager
Ranee Watson, Supervisor of FD Operations
John Ingram, Secretary to the Board
Chief Timothy Stewart
Assistant Chief PJ Webber

The meeting was called to order by Rodney Caines, Chairman of the Board of Commissioners.

The minutes of 12/03/25 were approved.

Matt reported that a repair will be made at 365 Grand St next week. Westbury assisted Hicksville Water District with a main break and Hicksville expressed appreciation for Westbury's help.

**RESOLUTION # 2025-12-10
AUTHORIZING WESTBURY WATER DISTRICT'S FACILITIES IMPROVEMENT BOND PURSUANT TO TOWN LAW §216
AND
RESOLUTION UNDER SEQRA FOR CAPITAL IMPROVEMENTS AUTHORIZED UNDER THE DISTRICT'S PROPOSED
MUNICIPAL IMPROVEMENTS FINANCING BOND**

WHEREAS, the Westbury Water District (the "District") duly recognized the need to undertake various improvements throughout the District including implementation of treatment for emerging contaminants 1,4-dioxane, and per- and polyfluoroalkyl (PFAS) compounds (inclusive of PFOA and PFOS) which have shown increasing trends in the District's various supply wells; and

WHEREAS, In April of 2024, the United States Environmental Protection Agency (USEPA) issued proposed maximum contaminant levels (MCLs) of 4 ng/L (0.000004 mg/L) and proposed maximum contaminant level goals (MCLGs) of non-detect for both PFOA and PFOS which justify the need for treatment at wells within the District.

WHEREAS, based on the current New York State (NYS) water quality standards and PFAS standards proposed by USEPA, several of the District's wells are impacted with 1,4-dioxane and PFAS in concentrations approaching or exceeding the respective MCL and MCLG values; and

WHEREAS, the District's engineer, D&B Engineers and Architects (D&B), prepared a report dated December 2025 (Report on the Need for Improvements of Various Water Supply Facilities for 2025 Bond Issue) recommending additional organics treatment for Wells 10 & 14; 1,4-dioxane treatment for Well 11, and Well 12, 1-4 dioxane and PFAS treatment for Well 16; PFAS treatment at Wells 15 & 18, replacement of aging/non-compliant distribution system infrastructure and replacement of aging well infrastructure in addition to necessary upgrades and improvements to maintain the District's current infrastructure; and

WHEREAS, the D&B Report delineated the seven specific projects to be accomplished under this bond petition as follows:

1.	Wells 10 and 14 1,4-Dioxane Treatment
2.	Wells 15 and 18 PFAS Treatment
3.	Well 16 1,4-Dioxane and PFAS Treatment
4.	4-inch Water Main Replacement
5.	Well 11 1,4-Dioxane Treatment
6.	Well 12 1,4-Dioxane Treatment
7.	Well 14 Redrill/Screen Replacement

WHEREAS, the Board had previously and thoroughly reviewed drafts of the D&B Report in contemplation of its submission to the Town of North Hempstead under Town Law §216 in support of the District's application for municipal financing for the seven projects; and

WHEREAS, SEQRA review for the project is a requirement of the Town bonding protocol; and

WHEREAS, the Board received advice from D&B that six of the projects (#2, 3, 4, 5, 6 and 7) constitute Type II Actions with no significant adverse environmental impacts (Memorandums annexed hereto as Exhibit A); and

WHEREAS, general counsel concurred with the memorandums submitted by D&B and advised the Board of the following legal precedents in New York addressing Type II "replacements in kind" are applicable to the above referenced projects;

- a. Anderberg v. NYSDEC, 533 N.Y.S.2d 828 (Albany County 1988) ("Anderberg") which sanctioned a SEQRA Type II for the enlargement and modernization of a traffic bridge.
- b. Coney-Brighton Boardwalk Alliance v. NYC Department of Parks and Recreation, 122 A.D.2d 924 (2nd Dept. 2014) citing Anderberg for the proposition that the City's upgrade of an existing boardwalk was a Type II project and "no further SEQRA review is required".
- c. In Village of Munsey Park v. Manhasset-Lakeville Water District, (Sup. Ct. Nassau County Index # 6670/2014 July 11, 2015) ("Munsey Park") where the court, on nearly identical facts, sustained a determination by the Water District that its replacement of an elevated water storage tank constituted a Type II under SEQRA.

WHEREAS, the District reviewed the Short Environmental Assessment Form (EAF) submitted in accordance with SEQRA Regulations 6 NYCRR Part 617 (a copy of EAF annexed hereto as Exhibit B) which analyzed the environmental impacts of Project 1 – Wells 10 and 14 1,4-Dioxane Treatment and concluded same constituted Unlisted Actions with no significant adverse environmental impacts; and

NOW THEREFORE in consideration of the above recitals, be it unanimously resolved:

FIRST, that the D&B Report dated December 2025 be duly approved and adopted as the District's official plan analyzing the recommendation for the seven projects to be submitted to the Town of North Hempstead in the District's capital improvement bond;

SECOND, that the District's counsel be directed to prepare a formal petition to the Town Board of the Town of North Hempstead for capital improvements financing the projects described in the D&B Report in an amount not to exceed \$43,498,671;

THIRD, that Projects 2, 3, 4, 5, 6 and 7 all constitute Type II Actions thus requiring no further action;

FOURTH, that Project 1- Wells 10 and 14 1,4-Dioxane Treatment constitutes an Unlisted Action under SEQRA with no significant adverse environmental impacts, thus requiring no further action;

FIFTH, that the District Superintendent and/or Secretary to the Board are authorized to execute and file with the District's annexed Environmental Assessment Forms supporting the Board's conclusions for Project 1.

SIXTH, that upon receipt from the Town Attorney's Office on the appropriate protocol for conducting the District's preliminary Town Board action pertaining to its informational meeting, the District directs the Superintendent to follow the Town's protocol to conduct the requisite informational meeting at the District's headquarters, duly noticed by appropriate postcard to the District's consumers, for the purpose of proposing and acting upon a petition to the Town Board of the Town of North Hempstead for the authorization of Capital Improvement Bonds to finance the aforesaid improvements.

VOTE AYES: 3

Commissioner Then	AYE
Commissioner Green	AYE
Commissioner Caines	AYE

I, Matteo DiNuzzo, duly appointed and qualified Superintendent to the Board of the Westbury Water District, hereby, CERTIFY that the foregoing resolution was adopted at a meeting duly called and held in the office of the Westbury Water District, a quorum being present on the 10th day of December 2025, and that said copy is true, correct and compared copy of the original resolution so adopted and that the same has not been revoked or rescinded.

WITNESSETH, my hand and seal this 10th day of December 2025

Matteo Di Nuzzo

THERE BEING NO FURTHER WATER DISTRICT BUSINESS TO DISCUSS, THE BOARD CLOSED THE WATER DISTRICT MEETING AND OPENED THE FIRE DISTRICT PORTION OF THE MEETING.

The Board reviewed the ambulance quote it will be reviewed.

Randee reported that 961 was appraised, he should have the number back in a week or so.

The following Chiefs items were discussed:

1. There has been a request to host a defensive driving course at HQ on January 10th. The cost is \$40 per member, and we are asking if the District will pay for the members. The class will be given by a former member, James Boyd. **Approved.**

The Board received two requests to use the bus. 12-13-25 @ 6:30pm by the Wantagh Fire Department and 12/13/25 at 10:00am by the Sea Cliff Fire Department. Both approved.

The attached vouchers for the Westbury Water District totaling \$0 and the Westbury Fire District totaling \$0 were approved for payment.

BOARD OF COMMISSIONERS
WESTBURY WATER & FIRE DISTRICT

Kelby Then, Secretary