

**Village of Baxter Estates**  
**Meeting of the Board of Zoning & Appeals**  
**March 22, 2023**  
**7:30 PM**

Meeting Minutes

**Present:** Dr. William Haagenson, Chairman  
Dr. Peter Salins, Member  
Deborah Shlafmitz, Member  
Frank Falino, Member  
Christopher Prior, Village Attorney  
Meghan Kelly, Clerk to the Board of Zoning & Appeals

**Absent:** Joseph Zirpolo, Member  
Alex Price, Alternate Member

Chairman Haagenson opened the meeting at approximately 7:30 PM.

- 1. PUBLIC HEARING - Application of Pedro Avila and Laura Kimeldorf, owners of the premises at 23 Locust Avenue, Port Washington, New York, in Residence A zoning district, shown on Nassau County Land & Tax Map as Section 5, Block 10, Lot 2, to permit alterations and additions to an existing home that would create: (i) a front yard of 31.17', where the minimum required front yard is 35; (ii) an easterly side yard of 7.4', where the minimum required side yard is 15; (iii) a 1-story open porch that encroaches into the front yard by 8.83', where the maximum permitted encroachment is 5'; and (iv) front yard impervious surface of 857 sq. ft., or 46% of front yard lot area, where the maximum allowable impervious surface in a front yard cannot exceed 30%, which in this case would be 559 square feet.**

Chairman Haagenson opened the public hearing at approximately 7:30PM.

On a motion by Deborah Shlafmitz, seconded by Frank Falino, it was unanimously **RESOLVED** to close the Public Hearing at approximately 8:02PM.

After noting that no one in the room has left after closing the public hearing, on a motion by Dr. Peter Salins, seconded by Frank Falino, it was unanimously **RESOLVED** to reopen the Public Hearing at approximately 8:22PM.

On a motion by Dr. Peter Salins, seconded by Deborah Shlafmitz, it was unanimously **RESOLVED** to close the Public Hearing at approximately 8:02PM.

A stenographic transcript of the public hearing along with the meeting was made and is appended to these minutes.

- 2. Approval of the Application of Pedro Avila and Laura Kimeldorf, with regard to the premises at 23 Locust Avenue**

On a motion by Deborah Shlafmitz, seconded by Dr. Peter Salins, it was unanimously **RESOLVED** to accept the application of Pedro Avila and Laura Kimeldorf, based upon the discussions during the hearing, directed counsel to prepare for the Board's review, a draft written findings of fact and decision granting the variance application.

**3. Approval of Meeting Minutes of July 27, 2022**

On a motion by Dr. Peter Salins, seconded by Deborah Shlafmitz, it was unanimously **RESOLVED** to accept the draft minutes of the July 27, 2022, Meeting of the Board of Zoning and Appeals.

There being no further business, on a motion by Chairman Haagenson, seconded by Deborah Shlafmitz, it was unanimously **RESOLVED** that the meeting be and hereby is adjourned at 8:28 PM.

Respectfully Submitted,

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Meghan Kelly  
Clerk to the Board of Zoning & Appeals