

**Village of Baxter Estates**  
**Meeting of the Board of Zoning & Appeals**  
**May 24, 2023**  
**7:30 PM**

Meeting Minutes

**Present:** Dr. Peter Salins, Acting Chairman  
Joseph Zirpolo, Member  
Frank Falino, Member  
Christopher Prior, Village Attorney  
Meghan Kelly, Clerk to the Board of Zoning & Appeals

**Absent:** Dr. William Haagenson, Chairman  
Deborah Shlafmitz, Member  
Alex Price, Alternate Member

Acting Chairman Salins opened the meeting at approximately 7:30 PM.

- 1. PUBLIC HEARING - Application of Cullen and Justine Mealey, as owners of premises at 25 Locust Avenue, Port Washington, NY, Residence A zoning district, Section 5, Block 10, Lot 1 on Nassau County Land & Tax Map, for variance from §175-15 of the Code of the Village of Baxter Estates, to permit a one-story covered front porch, which is a permitted to encroach by 5' into the minimum required front yard, but which, as proposed, would encroach by 8.1 feet, requiring a variance of 3.1 feet.**

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

On a motion by Joseph Zirpolo, seconded by Frank Falino, it was unanimously **RESOLVED** to close the Public Hearing at approximately 7:53 PM.

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

- 2. Approval of Meeting Minutes of April 26, 2023**

On a motion by Joseph Zirpolo, seconded by Frank Falino, it was unanimously **RESOLVED** to accept the draft minutes of the April 26, 2023, Meeting of the Board of Zoning and Appeals.

There being no further business, on a motion by Joseph Zirpolo, seconded by Frank Falino, it was unanimously **RESOLVED** that the meeting be and hereby is adjourned at 8:05 PM.

Respectfully Submitted,

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Meghan Kelly  
Clerk to the Board of Zoning & Appeals