

**Village of Baxter Estates**  
**Meeting of the Board of Zoning & Appeals**  
**June 26, 2023**  
**7:30 PM**

Meeting Minutes

**Present:** Dr. William Haagenson, Chairman  
Deborah Shlafmitz, Member  
Joseph Zirpolo, Member  
Meghan Kelly, Clerk to the Board of Zoning & Appeals

**Absent:** Dr. Peter Salins, Member  
Frank Falino, Member  
Alex Price, Alternate Member

Acting Chairman Haagenson opened the meeting at approximately 4:42 PM.

- 1. Adopt Finding of Fact and Decision in the application of Robert and Virginia Oates, as owners of premises at 17 Bayside Avenue, Port Washington, NY, Residence A zoning district, Section 5, Block 51, Lot 42 on Nassau County Land & Tax Map, for variance from §175-13A of the Code of the Village of Baxter Estates, to legalize prior installation of canvas awning on metal support structure creating a 3.5' side yard where a 15' side yard is required.**

On a motion by Deborah Shlafmitz, seconded by Joseph Zirpolo, it was unanimously **RESOLVED** to accept the application of Robert and Virginia Oates, as owners of premises at 17 Bayside Avenue, Port Washington, NY, Residence A zoning district, Section 5, Block 51, Lot 42 on Nassau County Land & Tax Map, for variance from §175-13A of the Code of the Village of Baxter Estates, to legalize prior installation of canvas awning on metal support structure creating a 3.5' side yard where a 15' side yard is required, subject to the conditions of maintained the existing screening in the vicinity of the accessory structure and that the variance will expire 10 years from the date of granting.

- 2. Adopt Finding of Fact and Decision in the 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.**

On a motion by Deborah Shlafmitz, seconded by Joseph Zirpolo, it was unanimously **RESOLVED** to accept the 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.

- 3. Approval of Meeting Minutes of May 24, 2023**

On a motion by Joseph Zirpolo, seconded by Deborah Shlafmitz, it was unanimously **RESOLVED** to accept the draft minutes of the May 24, 2023, Meeting of the Board of Zoning and Appeals.

There being no further business, on a motion by Joseph Zirpolo, seconded by Deborah Shlafmitz, it was unanimously **RESOLVED** that the meeting be and hereby is adjourned at 4:47 PM.

Respectfully Submitted,

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Meghan Kelly  
Clerk to the Board of Zoning & Appeals