

**Village of Baxter Estates  
Meeting of the Board of Zoning & Appeals  
November 29, 2023  
7:30 PM**

Meeting Minutes

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

**Absent:** Deborah Shlafmitz, Member

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

**1. Public Hearing on the application of Tracey Jarzombek and Peter Randazzo, as owners of premises at 2 Hilltop Road, Port Washington, NY.**

Chairman Haagenson opened the public hearing at approximately 7:33 PM.

Chairman Haagenson declared the Public Hearing closed at approximately 7:43 PM.

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 Tracey Jarzombek and Peter Randazzo, as owners of premises at 2 Hilltop Road, Port Washington, NY.**

On a motion by Dr. Peter Salins, seconded by Joseph Zirpolo, it was unanimously **RESOLVED** to accept the application, subject to the preparation of written findings by council, of Tracey Jarzombek and Peter Randazzo, as owners of premises at 2 Hilltop Road, Port Washington, NY, Residence A zoning district, Section 5, Block 14, Lot 1 on Nassau County Land & Tax Map, for variances from §175-16(F)(1), and §175-16(F)(4), of the Code of the Village of Baxter Estates, to permit installation of emergency electrical generating unit for an existing single family home, in a front yard, where generators are prohibited.

**3. Approval of Meeting Minutes of July 26, 2023**

On a motion by Dr. Peter Salins, seconded by Frank Falino, it was unanimously **RESOLVED** to accept the draft minutes of the July 26, 2023, Meeting of the Board of Zoning and Appeals.

**4. Resolution to adopt the decision on the application of Christopher G. Villano, owner of premises at 24 Harbor Road, Port Washington, NY.**

On a motion by Dr. Peter Salins, seconded by Joseph Zirpolo, it was unanimously **RESOLVED** to approve the decision on the application of Christopher G. Villano, owner of premises at 24 Harbor Road, Port Washington,

NY with the stipulation that the portion of the fence permitted by this variance to continue in its present location is the portion that now exists in the front yard of the Subject Premises. Such fence shall not exceed four feet in height, shall be a picket style fence, with space between the vertical slats thereof substantially equal to the space that exists in the existing fence, shall be made of PVC or wood, and shall be colored white.

**5. Resolution to adopt the decision on the application of Peter Jackson and Abigail Orshefsky, owners of premises at 30 Tianderah Road, Port Washington, NY.**

On a motion by Dr. Peter Salins, seconded by Frank Falino, it was unanimously **RESOLVED** to accept the decision on the application of Peter Jackson and Abigail Orshefsky, owners of premises at 30 Tianderah Road, Port Washington, NY with the stipulation that the portion of the fence permitted by this variance to continue in its present location is the portion reflected on the survey drawing submitted by the applicant as part of the application materials for the 2003 Variance Decision, made by Robert A. Haynes, with the survey dated April 25, 1995 (the "Drawing"), to which has been added in orange marker the portion of the fence contemplated for the front yard of the premises fronting upon Tianderah Road. Such fence shall not exceed four feet, shall be a split rail fence, made of wood and to be left uncolored, with two horizontal rails. The variance and the right of the owner of the Premises to maintain the front yard fence permitted hereby, shall terminate only if there is substantial re-grading of the Subject Premises in the yard in which the fence is situated, or if there is construction of a new residential structure, or expansion of the existing residential structure such that the footprint of the home at the Subject Premises is substantially moved or increased in relation to the existing footprint of the existing building.

There being no further business, on a motion by Dr. Peter Salins, seconded by Frank Falino, it was unanimously **RESOLVED** that the meeting be and hereby is adjourned at 7:58 PM.

Respectfully Submitted,

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Meghan Kelly  
Clerk to the Board of Zoning & Appeals