

LEGAL NOTICE PUBLIC HEARING
Board of Appeals
Village of Baxter Estates

NOTICE IS HEREBY GIVEN THAT the Board of Appeals of the Village of Baxter Estates will hold a Public Hearing on March 22, 2023, at 7:30 PM, at the Village Office, 315 Main Street, Port Washington, NY, for:

1. 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.

The application and plans are on file in the Village Office, 315 Main Street, Port Washington, NY, and may be examined during business hours: Monday-Thursday 9AM-4PM, Fridays 9AM-3PM. All interested parties may attend at the aforementioned time and place or send written communication to the Village Office to be heard. Any individual requiring special assistance to attend should notify Village Clerk-Treasurer Meghan Kelly, at least 48 hours in advance of the hearing. All persons attending the Public Hearing will be given an opportunity to be heard.

William Haagenson, Chairman
Board of Appeals
Village of Baxter Estates
February 2, 2023