

LEGAL NOTICE OF 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 27, 2024, at 7:30 PM, at Village Hall, 315 Main Street, Port Washington, NY, for:

1. Application of Steven Kelley and William Hellmers, owners of 20 High Street, Port Washington, NY, Residence A zoning district, Section 5, Block 10, Lot 33 on Nassau County Land & Tax Map, for (i) variance from **§175-18.1** of Code of Village of Baxter Estates, to permit additional paved surfaces that will result in 2,534 square feet of impervious surface on a lot with 3,391 square feet of lot area (or 79.2%), where maximum permitted impervious surface is 45% of lot area, or 1,525.95 square feet, and where the existing condition is 2,149 square feet, or 67.2% of lot area, (ii) variance from **§175-10** of Code, to permit building area of 899 square feet, or 26.5% of lot area, where maximum permitted building area is 25% of lot area, or 847.75 square feet, and (iii) variance from **§175-17.E.** of Code, to permit erection and maintenance of a shed (an accessory structure), in a rear yard, where same fails to satisfy the restrictions on accessory structures in rear yards set forth in clauses “A.” through “D.” of **§175-17**, which include a setback of 3 feet from the side property line.

Application and plans are on file in Village Office, 315 Main Street, Port Washington, NY, and may be examined during business hours: Monday-Friday 9AM-4PM. All interested parties may attend the hearing or send written communication to Village Office to be heard. Anyone requiring special assistance to attend should notify Village Clerk-Treasurer Meghan Kelly, at least 48 hours prior to hearing. All persons attending will be given an opportunity to be heard.

William Haagenson, Chairman  
Board of Appeals  
Village of Baxter Estates  
February 16, 2024