

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 27, 2024, at 7:30 PM, at the Village Office, 315 Main Street, Port Washington, NY, for:

1. Application of Vita and Rolandas Molis, owners of premises at 21 Locust Avenue, Port Washington, NY, Residence A zoning district, Section 5, Block 10, Lot 3 on Nassau County Land & Tax Map (the “Subject Premises”), for (i) variance from **§175-18.1** of Code of Village of Baxter Estates, to permit additional paved surfaces in front yard that will result in 977 square feet of impervious surface in a front yard of 1,868 square feet (or 52%), where maximum permitted front yard impervious surface is 560.4 square feet (30% of total front yard), and (ii) in connection with the proposed construction of a rear yard deck, relief from conditions imposed by the Board of Appeals in its decision dated March 5, 2013 following a public hearing closed on November 18, 2012 (the “2013 BZA Decision”), that required the maintenance in healthy condition of plantings in the rear yard pursuant to a landscaping plan made a condition to the 2013 BZA Decision, and attached as an exhibit to the “Declaration of Covenants and Restrictions,” dated September 12, 2014, made by Richard McCabe, then-owner of the Subject Premises, in favor of the Village and recorded against the Subject Premises (the “Recorded Covenant”), requiring the maintenance of such plantings for so long as the rear yard retaining walls permitted under the 2013 BZA Decision remain on the Subject Premises; the proposed rear yard deck will interfere with the landscaping maintenance condition of the 2013 BZA Decision and the Recorded Covenant.

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 12, 2024