

**Village of Baxter Estates**  
**Meeting of the Board of Zoning & Appeals**  
**February 26, 2025**  
**7:30 PM**

**Meeting Minutes**

**Present:** Dr. William Haagenson, Chairman  
Dr. Peter Salins, Member  
Mark Luccarelli, Esq., Village Attorney  
Meghan Kelly, Village Clerk-Treasurer

**Absent:** Frank Falino, Member  
Joseph Zirpolo, Member  
Deborah Shlafmitz, Member

**Also Present:** Warren Chan

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

**1. Public Hearing – Application of Warren Chan and Lynn Chin, Owners of 5 Bayside Avenue, Port Washington, NY**

Chairman Haagenson opened the public hearing at approximately 7:30 PM.

On motion by Member Salins, seconded by Member Lefton, it was unanimously **RESOLVED** to close the public hearing at 7:54 PM.

A stenographic transcript of the public hearing along with the meeting was made and is appended to these minutes.

**2. Resolution to Approve the Application of Warren Chan and Lynn Chin, Owners of 5 Bayside Avenue, Port Washington, NY**

On motion by Member Salins, seconded by Member Lefton, it was unanimously **RESOLVED** to approve the application of Warren Chan and Lynn Chin, owners of premises at 5 Bayside Avenue, Port Washington, NY, as presented, subject to the preparation of written findings by counsel to the Board.

**3. Resolution to Approve the Decision on Corey and Josephine Peterson, owners of premises at 4 Bayside Avenue, Port Washington, NY**

On motion by Member Salins, seconded by Chairman Haagenson, it was unanimously **RESOLVED** to approve the written findings by counsel of Corey and Josephine Peterson, owners of premises at 4 Bayside Avenue, Port Washington, NY, as presented to the Board and is hereby attached as Appendix A.

**4. Approval of Minutes of November 13, 2024**

On motion by Member Salins, seconded by Member Lefton, it was unanimously **RESOLVED** to approve the minutes of the Board's meeting held on November 13, 2024, in the form presented to the Board by the Village Clerk.

There being no further business, on motion by Member Lefton, seconded by Member Salins, it was unanimously **RESOLVED** that the meeting be and hereby is adjourned at 7:56 PM.

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Respectfully Submitted,

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Meghan Kelly  
Clerk to the Board of Zoning & Appeals