

VILLAGE OF BAXTER ESTATES  
315 MAIN STREET  
PORT WASHINGTON, NY 11050  
Telephone (516) 767-0096  
Facsimile (516) 767-0058  
Email: [building@baxterestates.org](mailto:building@baxterestates.org)

**APPLICATION TO PLANNING BOARD FOR SITE PLAN REVIEW**

**Basic Property Information:**

Location of property: 25 Shore Road, Port Washington, NY 11050

Named of Proposed Development: Proposed Corporate Office Building for Peter and Jeri Dejana Family Foundation

Nassau County Tax Map – Section: 5 Block: 401 Lot(s): 24, 101 & 102

Current Zoning Classification: Residential A / Business A

Bounded by or abutting what street(s)? Bayside Avenue, Harbor Road, and Shore Road

**Owner: If more than one owner, provide information for each**

Name: The Peter and Jeri Dejana Family Foundation

Address: 30 Sagamore Hill Drive

City State Zip: Port Washington, NY 11050

Telephone: \_\_\_\_\_ Email: prilie1@me.com

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City State Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**Plans Prepared By:**

Name: Mojo Stumer Associates, P.C.

Address: 14 Plaza Road

City State Zip: Greenvale, NY 11548

Telephone: 516-625-3344 Email: j.yacobellis@mojostumer.com

**Applicant:**

Name: The Peter and Jeri Dejana Family Foundation

Address: 30 Sagamore Hill Drive

City State Zip: Port Washington, NY 11050

Telephone: \_\_\_\_\_ Email: prilie1@me.com

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**Proposed Project Information:**

Ownership Intentions: The Peter and Jeri Dejana Family Foundation ("Foundation") plans to construct a new building to serve as the Foundation's corporate offices.

Proposed Uses: Offices for Foundation.

Describe proposed use including primary and secondary uses, ground floor area, height, and number of stories for each building:

- for non-residential building, include total floor area and total sales area, number of truck and automobile parking spaces.
- other proposed structures (use separate sheet, if needed)

Rider attached.

State, County, or Federal Permits Needed, if any (list type and appropriate description): \_\_\_\_\_  
General Municipal Law 239-F: Approval of building permits, curb cuts, and subdivision plats.

Anticipated Construction Time: 18 months

Will development be staged? No

Estimated Cost of Proposed Improvement: \$4 million

Anticipated Increase in Number of Residents, Shoppers, Employees, etc. (as applicable): \_\_\_\_\_

The premises has a vacant building that was previously used as a bank with drive-through service.

The proposed building will be used solely and exclusively by the Foundation, with offices and facilities for the Foundation's directors, officers, executives, and staff. There will not be any sub-tenant or other user.

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Has this application been before this or any other Board previously? \_\_\_\_\_ YES X NO

If YES, please attach a copy of the decision

Name of Board \_\_\_\_\_ Date \_\_\_\_\_

**Detailed Property Information:**

Total area in square feet of the property: 34,377.1 square feet

Is property within 500' of a Village boundary? Yes

If so, give details: Property is located within 500 feet of Village's western boundary which ends at Manhasset

Bay. Property is also adjacent to Port Washington North and the Town of North Hempstead. The radius map is attached.

Date of Deed or Deeds recorded in the Nassau County Clerk's Office establishing Owner's record title of Subject Premises: Deed dated December 30, 2024, a copy of which is attached.

How is the property presently used? Vacant commercial building.

Current Land Use of Site (commercial, undeveloped, residential etc.): Commercial.

Current Condition of Site (building, brush, etc.): Vacant bank with drive-through service; associated parking and landscaping.

Character of Surrounding Lands: Recreational (Mill Creek Park), commercial (restaurants) and residential to the north; waterfront on Manhasset Bay to the west; single-family residences to the south and east.

November 12, 2025  
Date

  
Signature  
April Schweber

April Schweber, Trustee, Executive Vice President and Chief Operating Officer  
Print Name, Title

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ONE OF THE FOLLOWING AFFIDAVITS MUST BE COMPLETED

**AFFIDAVIT OF OWNERSHIP (NOT A CORPORATION)**

STATE OF NEW YORK )

) ss:

COUNTY OF NASSAU )

I, \_\_\_\_\_, being duly sworn, deposes and says that they reside at \_\_\_\_\_, in the County of \_\_\_\_\_, State of \_\_\_\_\_; that they are the \_\_\_\_\_ of the owner of \_\_\_\_\_, which is the subject premises described in the foregoing application, shown on the Nassau County Tax Map as Section \_\_, Block \_\_ Lot(s) \_\_\_\_\_; that they have authorized \_\_\_\_\_ to make the foregoing application and that the statements of fact contained in the foregoing application are true.

Sworn to before me this  
\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Notary Public

**AFFIDAVIT TO BE COMPLETED BY AGENT**

STATE OF NEW YORK )

) ss:

COUNTY OF NASSAU )

I, \_\_\_\_\_, being duly sworn, deposes and says that they are the agent named in the foregoing application to the Planning Board of the Village of Baxter Estates that they has been duly authorized by the owner in fee to make such application and that the foregoing statements are true to the best of their knowledge and belief.

Sworn to before me this  
\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

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**AFFIDAVIT OF OWNERSHIP (CORPORATION)**

STATE OF NEW YORK )  
 ) ss:  
COUNTY OF NASSAU )

I, April Schweber, being duly sworn, deposes and says that they reside at 30 Sagamore Hill Drive, Port Washington, in the County of Nassau, State of New York; that they are the Trustee, Executive Vice President and Chief Operating Officer of the Peter and Jeri Dejana Family Foundation, the Corporation which is the Corporate Owner of the premises known as 25 Shore Road, Port Washington, New York 11050, also described as Section 5 Block 401 Lot(s) 24, 101 and 102 on the Nassau County Tax Map; that they have been authorized by the Board of Directors of the said corporation to make the foregoing application and that the statements of fact contained in the foregoing application are true.

Sworn to before me this  
12th day of NOVEMBER 2005.  
Gerald A. Volpe  
Notary Public



**AFFIDAVIT OF OWNERSHIP (LIMITED LIABILITY PARTNERSHIP)**

STATE OF NEW YORK )  
 ) ss:  
COUNTY OF NASSAU )

I, \_\_\_\_\_, being duly sworn, deposes and says that they reside at \_\_\_\_\_, in the County of \_\_\_\_\_, State of \_\_\_\_\_; that they are the \_\_\_\_\_ Officer of \_\_\_\_\_, the Limited Liability Partnership which is the Owner of the premises known as \_\_\_\_\_, also described as Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_ on the Nassau County Tax Map; that they have been authorized by the Board of Directors of the said corporation to make the foregoing application and that the statements of fact contained in the foregoing application are true.

Sworn to before me this  
\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Officer's Signature

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**AFFIDAVIT OF LIST OF HOMEOWNERS WITHIN THE 200 FEET RADIUS**

STATE OF NEW YORK )

) ss:

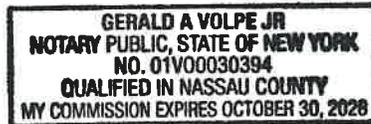
COUNTY OF NASSAU )

April Schweber, being duly sworn, deposes and says that they are the Trustee, Executive Vice President, and Chief Operating Officer of the owner in fee of the property described in the foregoing application to the Planning Board and that annexed hereto is a list of the names and addresses of the owners of record of properties within a radius of 200 feet of the property which is the subject of the foregoing application.

Sworn to before me this  
12TH day of NOVEMBER, 2025.

April Schweber  
Signature

Gerald A Volpe Jr  
Notary Public



\*Please attach the radius map and listing here.

**List of Names**  
**Within 200 feet of**  
**25 Shore Rd, Port Washington, NY 11050**

Sec	Block	Lot	Owner Name	Address	Town
5	5	34	Joks Rauno Salmre-Joks Tina	21 Shore Rd	Port Washington, NY 11050
5	5	35	Dileo Etal Kenneth & Karen	1 Bayside Ave	Port Washington, NY 11050
5	5	36	Chan Lynn Chin & Warren	5 Bayside Ave	Port Washington, NY 11050
5	5	37	Nistorescu Nicole & Costa Manuel	7 Bayside Ave	Port Washington, NY 11050
5	5	38	Sloane Alan D & Suzanne	9 Bayside Ave	Port Washington, NY 11050
5	5	39	Rockfleet Bayside Properties Llc	44 COCONUT ROW STE B625	Palm Beach, FL 33480
				17 Bayside Ave	Port Washington, NY 11050
5	5	40	Lawrence Colin & Bodil	13 Bayside Ave	Port Washington, NY 11050
5	5	57	Speisman Joshua	3 Ridgeway Rd	Port Washington, NY 11050
5	5	58	Mosquera Richard	19 Shore Rd	Port Washington, NY 11050
5	401	1-2	Ressa-Cibants	15 SOUTH BAYLES AVE	Port Washington, NY 11050
				10 HARBOR RD	Port Washington, NY 11050
5	401	3	Nanavati Nilay & Kanan & Chaitali	14 Harbor Rd	Port Washington, NY 11050
5	401	4	Falino Frank & Andrea Lee	16 Harbor Rd	Port Washington, NY 11050
5	401	5	Nenadic Tina Stipanovic & Zeljko	18 Harbor Rd	Port Washington, NY 11050
5	401	103	Peterson Corey & Josephine	4 Bayside Ave	Port Washington, NY 11050
5	401	104	Dello-Iacono Gladys Trust	6 Bayside Ave	Port Washington, NY 11050
5	401	105	Coley Kathryn S	8 Bayside Ave	Port Washington, NY 11050
5	401	106	Mcnamara Daniel	10 Bayside Ave	Port Washington, NY 11050
5	B	162	Inc Village Of Port Washington North	3 PLEASANT AVE	Port Washington, NY 11050
5	B	168	Inc Village Of Baxter Estates	315 MAIN ST	Port Washington, NY 11050
Boundary Within 300'			Town Of North Hempstead	220 PLANDOME ROAD	Manhasset, NY 11030



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GENERAL MUNICIPAL LAW, § 809 provides as follows:

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.
2. For the purposes of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them is:
  - a. the applicant or is an officer, director, partner or employee of the applicant, or legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request.
3. In the County of Nassau the provisions of subdivisions one and two of this section shall also apply to a party officer. "Party officer" shall mean any person holding any position or office, whether by election, appointment or otherwise, in any party as defined by subdivision four of section two of the Election Law.
4. Ownership of less than five percent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.
5. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

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**AUTHORIZATION BY OWNER FOR REPRESENTATIVES OF THE VILLAGE OF  
BAXTER ESTATES TO GO UPON SUBJECT PREMISES**

I April Schweber hereby authorize the members of the Planning Board, the Superintendent of Buildings, the Village Engineer or other professional consultant, and legal counsel to the Planning Board to enter upon and inspect my property prior to the Board rendering a determination with regard to my application submitted to such Board.



(Signature of Owner)

Owner's Name: April Schweber  
(Print)

Date: 11/12/2025

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**VILLAGE OF BAXTER ESTATES LAND USE APPLICATION**  
**APPLICANT ACKNOWLEDGEMENT OF DEPOSIT OBLIGATIONS**

The undersigned, an applicant to a board, department or agency of the Village of Baxter Estates with respect to the development or use of a parcel of real property within the Village, hereby acknowledges that Village Code §§102-1, 175-2 and 175-83, and resolutions adopted by the Board thereunder, require that the undersigned, as a land use applicant to the Village, is liable and shall pay for those fees, costs and expenses set forth in said Code Sections or resolutions, including engineering, legal, advertising, stenographic and consultant expenses, that are incurred by the Village in connection with my application.

I understand that my initial deposit made against such expenses may be insufficient, depending upon the circumstances of my application, and that I shall be responsible for replenishing the amount on deposit upon request of the Village Clerk, and that all amounts due and owing must be paid before a certificate of occupancy or a certificate of completion with respect to my project will be issued by the Village.

The undersigned, as owner of the affected parcel, acknowledges that any unpaid balance of such expenses shall constitute a lien upon the parcel that is the subject of this application, pursuant to Village Code §102-7.



April Schweber, Trustee, Executive Vice President, Chief Operating Officer

Signature of Property Owner-Applicant

11/12/2015

Date

\_\_\_\_\_  
Signature of Applicant  
(if different from Property Owner)

\_\_\_\_\_  
Date

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**NOTICE TO PROPERTY OWNERS**

TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLEASE TAKE NOTICE THAT the undersigned has made application to the Planning Board of the Village of Baxter Estates for Site Plan Review on the following:

- New single family dwelling w/attached/detached garage
- Addition/alteration to an existing residence

At Street Address: 25 Shore Road, Port Washington, New York 11050

Owner's Name: The Peter and Jeri Dejana Family Foundation

Described on the Nassau County Land & Tax Map as:

Section: 5 Block: 401 Lot(s): 24, 101 and 102 Zone: Residential A/Business A

A public hearing will be held by the Planning Board, on this application at the Village Hall, 315 Main Street, Port Washington, New York, on \_\_\_\_\_, \_\_\_\_\_, 20\_\_ at 7:30 p.m.

This notice is sent to you by certified mail in accordance with the filing requirements of the Planning Board of the Village of Baxter Estates.

  
Applicant's Signature

11/12/2025  
Dated

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**AFFIDAVIT IN LIEU OF CURRENT SURVEY**

Use this form if you do not have a current survey. \*

STATE OF NEW YORK )

) ss:

COUNTY OF NASSAU )

I, April Schweber (print name), hereby certify that I am the Trustee, Executive Vice President, and Chief Operating Officer of the legal owner of the parcel of land together with any and all structures erected thereon, described as Section 5, Block 401, Lot(s) 24, 101 and 102 on the Land and Tax Map of the County of Nassau and commonly known as 25 Shore Road, Port Washington, New York 11050, and furthermore, that the survey entitled, "Topographic Map", dated January 23, 2014, last revised on March 11, 2024, by Thomas J. Bremen of Northcoast Civil Land Surveying and Civil Engineering is a true and accurate survey of the present conditions, structures and improvements of the said parcel of land, as of the date set forth below.

Sworn to before me this

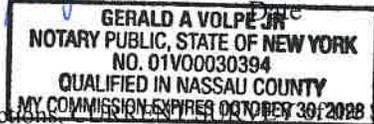
12th day of NOVEMBER, 2025

April Schweber  
Owner's Signature

Notary Public

Gerald A. Volpe Jr.

11/12/2025



\*For purposes of these Instructions, "current" means one that is not more than one (1) year old. In lieu of a current survey, an applicant may furnish an older survey, accompanied by an affidavit by the owner of the Subject Premises, or a licensed land surveyor, stating that the survey is an accurate representation of the existing conditions on the premises. This must be attached to each copy of the survey. Notwithstanding the foregoing, the Board may at any time during its consideration of your application require that a current survey be submitted.



1"=120'

# LEGEND

— PARCEL LINE

— LOT LINE

— ZONING DISTRICT LINE

(27) LOT NUMBER

100 PARCEL LINE LENGTH

ADDRESS NUMBER

NOTE: FACES STREET THAT IT IS ON.

## Radius Map

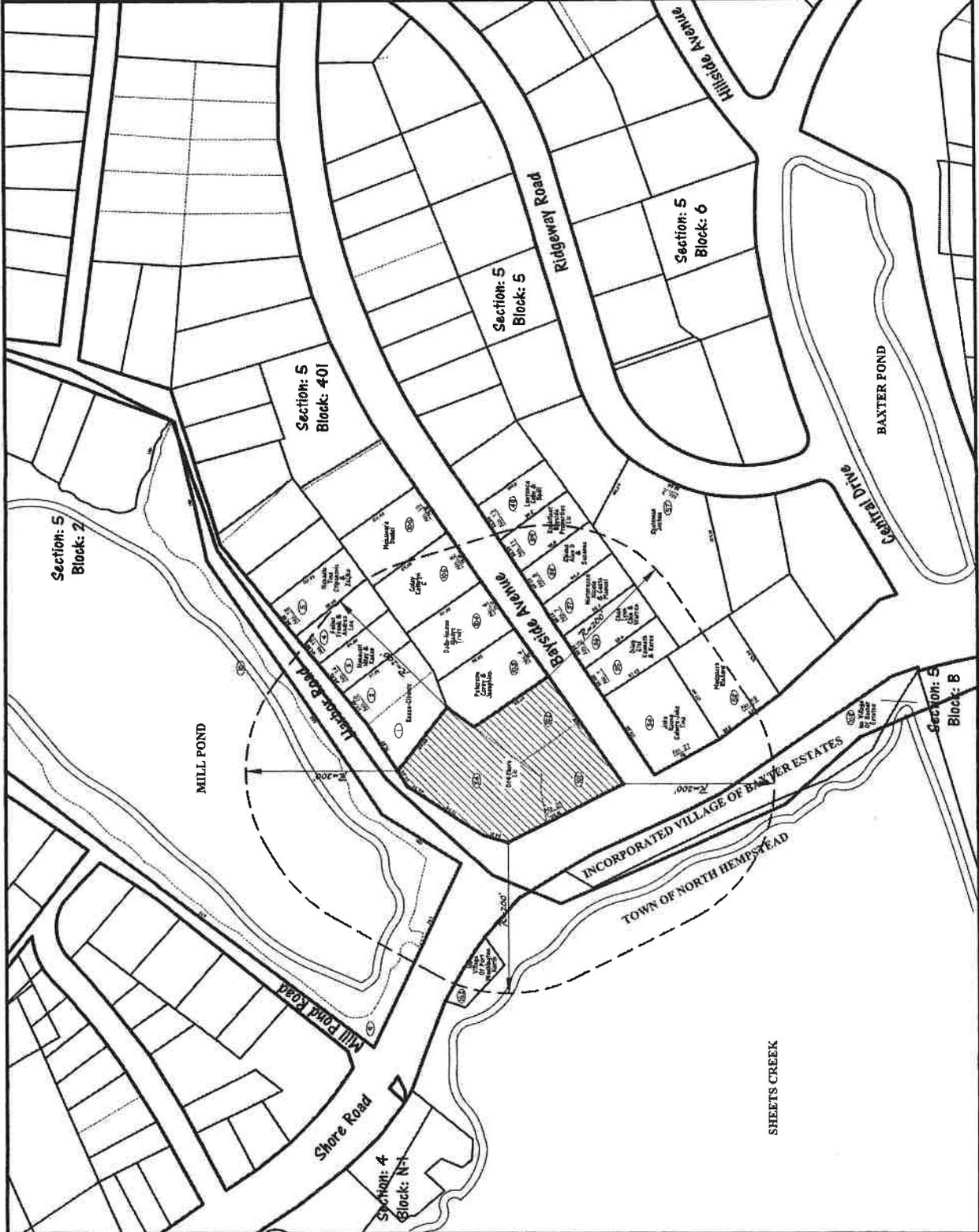
25 Shore Rd, Port  
Washington, NY 11050

Section: 5  
Block: 4  
Lot: 24, 101-102

### Prepared By:

Long Island Expeditors  
121 Newbridge Road  
Hicksville, NY 11801  
Phone 516-698-0005

DATE: February 14, 2025



**RIDER TO SITE PLAN APPLICATION**  
**PETER AND JERI DEJANA FOUNDATION**

This Site Plan Application (“Application”) relates to the premises situated at 25 Shore Road, Port Washington, New York, also known and designated as Section 5, Block 401, Lot(s) 24, 101 and 102 on the Nassau County Land and Tax Map (the “Property”). The Property is located within the Village of Baxter Estates (the “Village”) and is owned by the Peter and Jeri Dejana Foundation (hereinafter referred to as the “Dejana Foundation” or the “Applicant”). The Property is split-zoned, with the eastern portion of the Property located in the Residential A Zoning District and the western portion of the Property located in the Business A Zoning District. The Site Plans submitted with the Application show the zoning district boundary lines. The proposed building is located in the Business A zoned portion of the Property. The Dejana Foundation is seeking Site Plan Approval to construct a new, two (2) story, 10,004 square foot, office building to serve the needs of the Foundation (the “Project”).

The Dejana Foundation is a designated 501(c)(3) nonprofit organization whose mission is to provide aid and support to as many residents of Port Washington, and surrounding communities, as possible by enriching the existing programs and services its recipient organizations are able to offer. Since the Dejana Foundation’s inception in 2011, the list of organizations that the Dejana Foundation supports has grown exponentially. To maximize their reach and support the broadest number of residents in Port Washington, the Dejana Foundation is seeking to construct a new office building, designed solely and exclusively for the Dejana Foundation’s directors, officers, executives and staff, to further their mission to support the community at large.

The proposed building area is 5,653 square feet while the proposed floor area is 10,004 square feet. The floor plans submitted by the Applicant demonstrate a modernized layout, comprised of space typical of a single-use building designed for an institutional use such as the Foundation, including a kitchenette and café space, workstations, lobby and reception areas, executive and trustee offices, and conference rooms. An outdoor balcony is also proposed on the second floor as an amenity for the use and enjoyment of the Dejana Foundation staff and employees. Finally, a memorial garden for family members (including Peter Dejana and Dean Dejana) is proposed, as reflected in the attached plan.

As shown on the survey, the Property is an irregularly shaped lot, currently improved with a one-story, 3,332 square foot vacant building that housed a bank with drive-through service which has not been in operation for years. The Applicant intends to demolish the existing structure and construct the new two-story office building in its place. The unique shape of the parcel and proximity to residential, waterfront and commercial uses were contemplated in the development of the site plan. To mitigate the impacts of development on the surrounding uses, privacy screening fences and landscaping buffers are proposed along the extent of the property's southern boundary line along Bayside Avenue and along the eastern property line that is adjacent to existing single-family dwellings, as shown on the site plan.

Access to and from the Property is proposed in a manner so that vehicle ingress and egress are only permitted along Shore Road and Harbor Road, ensuring that the integrity of the residential single-family dwellings along Bayside Avenue is not disturbed. Typically, the proposed building will have only eight (8) employees working Monday through Friday, with exceptions for special circumstances and situations that may arise requiring more staff to be present on site. Although the attached Traffic Engineering Report prepared by Mulryan

Engineering projects a net change of -20 trips during AM peak hours, -58 during PM peak hours and -79 during Saturday peak hour, the reduction from the former bank will be even more significant due to the limited number of staff present daily. The Applicant seeks a parking variance from the Village to permit a variance from the Village Code requiring 51 parking spaces, as only 29 parking spaces are proposed. However, as documented in the Report, the number of spaces provided is ample and adequate for the Foundation. Also, the plans show an additional 7 parking spaces which will be land-banked if needed in the future.

The Property is adjacent to residential single-family dwellings to the east and south. The Property is also adjacent to the Village of Port Washington North and the Town of North Hempstead.

The renderings submitted with this Application illustrate a building design that is integrated into the surrounding area and context. The low-intensity of the use further ensures that the existing conditions and surrounding uses are not disturbed nor negatively impacted by the proposed building.

The Project is designed to enhance camaraderie, teamwork and unity of the Dejana Foundation which will serve to benefit the recipients of the Dejana Foundation's charitable work. The Dejana Foundation's importance is immeasurable, and being able to occupy a space designed to embody and uphold the Foundation's mission is paramount to maximizing its philanthropic operations. In sum, the benefit to the surrounding community and all additional recipients of the charitable work conducted by the Dejana Foundation is vast, justifying the approval of this proposed Application pursuant to all the criteria of the Village Code.