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Proceedings - Pinchasov

APPLICATION FOR ZONING VARIANCE

IN THE MATTER OF

ELNATAN D. PINCHASOV
391 FIFTH AVENUE

Applicant.

200 Cedarhurst Avenue
Cedarhurst, New York

June 23, 2022
7:04 p.m.

B E F O R E:

MEIR KRENGEL, Chairman

JARED CLARK, Board Member

DAVID SHTEIERMAN, Board Member

YOEL GOLDFEDER, Village Attorney

1 Proceedings - Pinchasov

2 CHAIRMAN KRENGEL: Okay. Second case
3 this evening has been assigned Case Number 15
4 of 2022 and is the application of 391 Fifth
5 Avenue LLC. The applicant of the property
6 known as 391 Fifth Avenue, designated Section
7 39/Block 327/Lot 36 through 38. The applicant
8 proposed to construct a new one-family
9 residence leaving a small portion of the
10 foundation in the R-1 Family Zone.

11 The applicant requests a variance of
12 Cedarhurst Code Section 265-40, front yards,
13 265-41, side yards, and 265-43A, permitted
14 encroachment. This Board has determined that
15 the application is a Type II Action pursuant
16 to Section 617.2 of the New York State
17 Department of Environmental Control
18 Regulations and does not require an
19 Environmental Impact Statement. The village
20 attorney will now read a statement into the
21 record.

22 MR. GOLDFEDER: Mr. Chairman, members of
23 the Board, for the record, we have been
24 provided with proof of the mailing and
25 publication in the local newspaper of record,

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Proceedings - Pinchasov

of all notices of this hearing as required by law. Accordingly, jurisdiction has been obtained over all necessary parties, and this Board has jurisdiction to hear this appeal.

Pursuant to New York State General Municipal Law Section 809, on April 27, 2022, a non-collusion affidavit has been duly executed by the applicant, Elnatan D. Pinchasov, wherein he stated that there are no other persons or entities involved in this application that are employed by or connected to the Village of Cedarhurst, its officers, or employees, which would, in any way, constitute a conflict under the law.

Pursuant to an agreement between the Village of Cedarhurst and Nassau County Planning Commission, the Nassau County Planning Commission has been given notice of this application and has waived consideration thereof. Mr. Chairman, members of the Board.

CHAIRMAN KRENGEL: Will the applicant or representative please step forward?

MR. CAPOBIANCO: John Capobianco, architect. 159 Doughty Boulevard, Inwood,

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Proceedings - Pinchasov

New York 11096.

CHAIRMAN KRENGEL: Before we start, one question. According to what we originally understood and what we read into the record, it's a new one-family residence with keeping a small portion of the existing foundation.

MR. CAPOBIANCO: Yes.

CHAIRMAN KRENGEL: You are keeping a small portion of the foundation or keeping the majority?

MR. CAPOBIANCO: No. Keeping a majority of the old foundation and first floor framing and I dotted it on this.

CHAIRMAN KRENGEL: Before we start, if you can just take a look at the plans that we have to make sure we are looking at the correct plans.

MR. CAPOBIANCO: I saw the plans you have. He brought them out earlier. They are incorrectly drawn as they are showing it as new foundation on the whole property but it's really not.

CHAIRMAN KRENGEL: The problem is we don't know what we are hearing then. We are

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Proceedings - Pinchasov

hearing a case that we don't have any information on.

MR. CAPOBIANCO: I understand. I understand.

CHAIRMAN KRENGEL: So any decision that we make is not really --

MR. CAPOBIANCO: Well, I can tell you we are --

(Discussion off the record.)

CHAIRMAN KRENGEL: Again, the question is if we hear this case tonight, it's a plan that we don't have which seems to be your plan is substantially different than what we have.

MR. CAPOBIANCO: You don't have the correct -- that's correct.

CHAIRMAN KRENGEL: So I just don't know if we can review this case and make a decision that's --

MR. CAPOBIANCO: Well, we can maybe review it just for the front yard, side yard, and the side yard. If you look at the rear or actually the side, there is only one side yard, two fronts, one rear, one side, it's existing like 5.84.

Proceedings - Pinchasov

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2 CHAIRMAN KRENGEL: I am talking for your
3 benefit. We can make a decision but for the
4 possible applicant's benefit, it's probably
5 better knowing exactly what's going on and the
6 neighbors also want to know what's going on.
7 We can go through the whole thing and not make
8 a decision and come back again or just say you
9 know what, let's just --

10 MR. CAPOBIANCO: Just adjourn it.

11 CHAIRMAN KRENGEL: -- not hear this
12 tonight, put in a plan.

13 (Discussion off the record.)

14 CHAIRMAN KRENGEL: This case will be
15 adjourned for the evening and will be
16 continued at a later date.

17 (Time noted: 7:12 p.m.)
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Proceedings - Pinchasov

C E R T I F I C A T E

STATE OF NEW YORK)

: ss.

COUNTY OF QUEENS)

I, YAFFA KAPLAN, a Notary Public
within and for the State of New York, do
hereby certify that the foregoing record of
proceedings is a full and correct
transcript of the stenographic notes taken
by me therein.

IN WITNESS WHEREOF, I have hereunto
set my hand this 7th day of July, 2022.

YAFFA KAPLAN

1	2:15, 3:12, 3:20 April [1] - 3:7 architect [1] - 3:25 assigned [1] - 2:3 attorney [1] - 2:20 Attorney [1] - 1:17 AVENUE [1] - 1:5 Avenue [3] - 1:7, 2:5, 2:6	DAVID [1] - 1:16 decision [4] - 5:6, 5:18, 6:3, 6:8 Department [1] - 2:17 designated [1] - 2:6 determined [1] - 2:14 different [1] - 5:14 Discussion [2] - 5:10, 6:13 dotted [1] - 4:14 Doughty [1] - 3:25 drawn [1] - 4:21 duly [1] - 3:8	hearing [3] - 3:2, 4:25, 5:2 hereby [1] - 7:9 hereunto [1] - 7:13	5:8, 5:15, 5:20, 6:10 Municipal [1] - 3:7	
2	200 [1] - 1:7 2022 [4] - 1:10, 2:4, 3:7, 7:14 23 [1] - 1:10 265-40 [1] - 2:12 265-41 [1] - 2:13 265-43A [1] - 2:13 27 [1] - 3:7	B	I	N	
3	benefit [2] - 6:3, 6:4 better [1] - 6:5 between [1] - 3:16 Board [6] - 1:15, 1:16, 2:14, 2:23, 3:5, 3:21 Boulevard [1] - 3:25 brought [1] - 4:20	ELNATAN [1] - 1:4 Elnatan [1] - 3:9 employed [1] - 3:12 employees [1] - 3:14 encroachment [1] - 2:14 entities [1] - 3:11 Environmental [2] - 2:17, 2:19 evening [2] - 2:3, 6:15 exactly [1] - 6:5 executed [1] - 3:9 existing [2] - 4:7, 5:25	II [1] - 2:15 Impact [1] - 2:19 IN [2] - 1:3, 7:13 incorrectly [1] - 4:21 information [1] - 5:3 involved [1] - 3:11 Inwood [1] - 3:25	Nassau [2] - 3:17, 3:18 necessary [1] - 3:4 neighbors [1] - 6:6 New [5] - 1:8, 2:16, 3:6, 4:2, 7:8 NEW [1] - 7:3 new [3] - 2:8, 4:6, 4:22 newspaper [1] - 2:25 non [1] - 3:8 non-collusion [1] - 3:8 Notary [1] - 7:7 noted [1] - 6:17 notes [1] - 7:11 notice [1] - 3:19 notices [1] - 3:2 Number [1] - 2:3	
5	327/Lot [1] - 2:7 36 [1] - 2:7 38 [1] - 2:7 39/Block [1] - 2:7 391 [3] - 1:5, 2:4, 2:6	C	J	O	
6	CAPOBIANCO [9] - 3:24, 4:8, 4:12, 4:19, 5:4, 5:8, 5:15, 5:20, 6:10 Capobianco [1] - 3:24 case [5] - 2:2, 5:2, 5:12, 5:18, 6:14 Case [1] - 2:3 Cedarhurst [5] - 1:7, 1:8, 2:12, 3:13, 3:17 certify [1] - 7:9 Chairman [3] - 1:14, 2:22, 3:21 CHAIRMAN [12] - 2:2, 3:22, 4:3, 4:9, 4:15, 4:24, 5:6, 5:11, 5:17, 6:2, 6:11, 6:14 CLARK [1] - 1:15 Code [1] - 2:12 collusion [1] - 3:8 Commission [2] - 3:18, 3:19 conflict [1] - 3:15 connected [1] - 3:12 consideration [1] - 3:20 constitute [1] - 3:14 construct [1] - 2:8 continued [1] - 6:16 Control [1] - 2:17 correct [4] - 4:18, 5:16, 7:10 COUNTY [1] - 7:5 County [2] - 3:17, 3:18	F	JARED [1] - 1:15 John [1] - 3:24 July [1] - 7:14 June [1] - 1:10 jurisdiction [2] - 3:3, 3:5	obtained [1] - 3:4 OF [3] - 1:3, 7:3, 7:5 officers [1] - 3:13 old [1] - 4:13 one [6] - 2:8, 4:3, 4:6, 5:23, 5:24 one-family [2] - 2:8, 4:6 originally [1] - 4:4	
8	809 [1] - 3:7	G	K	P	
A	accord [1] - 4:4 accordingly [1] - 3:3 Action [1] - 2:15 adjourn [1] - 6:10 adjourned [1] - 6:15 affidavit [1] - 3:8 agreement [1] - 3:16 appeal [1] - 3:5 applicant [6] - 1:5, 2:5, 2:7, 2:11, 3:9, 3:22 applicant's [1] - 6:4 APPLICATION [1] - 1:2 application [4] - 2:4,	Family [1] - 2:10 family [2] - 2:8, 4:6 FIFTH [1] - 1:5 Fifth [2] - 2:4, 2:6 first [1] - 4:13 floor [1] - 4:13 FOR [1] - 1:2 foregoing [1] - 7:9 forward [1] - 3:23 foundation [5] - 2:10, 4:7, 4:10, 4:13, 4:22 framing [1] - 4:13 front [2] - 2:12, 5:21 fronts [1] - 5:24 full [1] - 7:10	KAPLAN [2] - 7:7, 7:18 keeping [4] - 4:6, 4:9, 4:10, 4:12 knowing [1] - 6:5 known [1] - 2:6 KRENGEL [13] - 1:14, 2:2, 3:22, 4:3, 4:9, 4:15, 4:24, 5:6, 5:11, 5:17, 6:2, 6:11, 6:14	law [2] - 3:3, 3:15 Law [1] - 3:7 leaving [1] - 2:9 LLC [1] - 2:5 local [1] - 2:25 look [2] - 4:16, 5:22 looking [1] - 4:17	p.m [2] - 1:11, 6:17 parties [1] - 3:4 permitted [1] - 2:13 persons [1] - 3:11 PINCHASOV [1] - 1:4 Pinchasov [1] - 3:10 plan [3] - 5:12, 5:13, 6:12 Planning [2] - 3:18, 3:19 plans [3] - 4:16, 4:18, 4:19 portion [3] - 2:9, 4:7, 4:10 possible [1] - 6:4 problem [1] - 4:24 proceedings [1] - 7:10 proof [1] - 2:24 property [2] - 2:5, 4:22 proposed [1] - 2:8 provided [1] - 2:24 Public [1] - 7:7
	D	H			
	date [1] - 6:16	hand [1] - 7:14 hear [3] - 3:5, 5:12, 6:11			

publication [1] - 2:25
Pursuant [1] - 3:16
pursuant [2] - 2:15,
 3:6
put [1] - 6:12

thereof [1] - 3:21
tonight [2] - 5:12, 6:12
transcript [1] - 7:11
two [1] - 5:24
Type [1] - 2:15

Q

QUEENS [1] - 7:5

R

R-1 [1] - 2:10
read [2] - 2:20, 4:5
really [2] - 4:23, 5:7
rear [2] - 5:22, 5:24
record [7] - 2:21, 2:23,
 2:25, 4:5, 5:10, 6:13,
 7:9
Regulations [1] - 2:18
representative [1] -
 3:23
requests [1] - 2:11
require [1] - 2:18
required [1] - 3:2
residence [2] - 2:9,
 4:6
review [2] - 5:18, 5:21

S

saw [1] - 4:19
second [1] - 2:2
Section [4] - 2:6, 2:12,
 2:16, 3:7
set [1] - 7:14
showing [1] - 4:21
SHTEIERMAN [1] -
 1:16
side [6] - 2:13, 5:21,
 5:22, 5:23, 5:24
small [3] - 2:9, 4:7,
 4:10
ss [1] - 7:4
start [2] - 4:3, 4:15
STATE [1] - 7:3
State [3] - 2:16, 3:6,
 7:8
Statement [1] - 2:19
statement [1] - 2:20
stenographic [1] -
 7:11
step [1] - 3:23
substantially [1] -
 5:14

T

THE [1] - 1:3
therein [1] - 7:12

U

under [1] - 3:15
understood [1] - 4:5

V

VARIANCE [1] - 1:2
variance [1] - 2:11
Village [3] - 1:17,
 3:13, 3:17
village [1] - 2:19

W

waived [1] - 3:20
wherein [1] - 3:10
WHEREOF [1] - 7:13
whole [2] - 4:22, 6:7
WITNESS [1] - 7:13

Y

YAFFA [2] - 7:7, 7:18
yard [4] - 5:21, 5:22,
 5:24
yards [2] - 2:12, 2:13
YOEL [1] - 1:17
YORK [1] - 7:3
York [5] - 1:8, 2:16,
 3:6, 4:2, 7:8

Z

Zone [1] - 2:10
ZONING [1] - 1:2

Proceedings - Wieder

1
2
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APPLICATION FOR ZONING VARIANCE

IN THE MATTER OF

DAVID WIEDER
445 ARLINGTON ROAD
Applicant.

200 Cedarhurst Avenue
Cedarhurst, New York

June 23, 2022
7:12 p.m.

B E F O R E:

MEIR KRENGEL, Chairman

JARED CLARK, Board Member

DAVID SHTEIERMAN, Board Member

YOEL GOLDFEDER, Village Attorney

Proceedings - Wieder

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2 CHAIRMAN KRENGEL: The next and final
3 case this evening has been assigned Case 16 of
4 2022 and is the application of David Wieder,
5 the applicant of a parcel known as 445
6 Arlington Road and designated as Section
7 39/Block 91/Lot 16. The application is for a
8 new one-family residence deemed a small
9 portion of the existing foundation within an
10 R-1 Family Zone.

11 The applicant seeks variances from
12 Cedarhurst Code Section 265-36, height;
13 265-38, building area; and 265-42.1, character
14 of roof. This Board has determined that the
15 application is a Type II Action pursuant to
16 Section 617.2 of the New York State Department
17 of Environmental Control Regulations and does
18 not require an Environmental Impact Statement.
19 The village attorney will now read a statement
20 into the record.

21 MR. GOLDFEDER: Mr. Chairman, members of
22 the Board, for the record, we have been
23 provided with proof of the mailing and
24 publication in the local newspaper of record,
25 of all notices of this hearing as required by

1 Proceedings - Wieder

2 law. Accordingly, jurisdiction has been
3 obtained over all necessary parties, and this
4 Board has jurisdiction to hear this appeal.

5 Pursuant to New York State General
6 Municipal Law Section 809, on May 26, 2022, a
7 non-collusion affidavit has been duly executed
8 by the applicant, David Wieder, wherein he
9 stated that there are no other persons or
10 entities involved in this application that are
11 employed by or connected to the Village of
12 Cedarhurst, its officers, or employees, which
13 would in any way constitute a conflict under
14 the law.

15 Pursuant to an agreement between the
16 Village of Cedarhurst and Nassau County
17 Planning Commission, the Nassau County
18 Planning Commission has been given notice of
19 this application and has waived consideration
20 thereof. Mr. Chairman, members of the Board.

21 CHAIRMAN KRENGEL: Will the owner or its
22 representative please step forward?

23 MR. BROWNE: Good evening, chairman,
24 members. Christian Browne, McLaughlin Stern,
25 1122 Franklin Avenue, Garden City for the

Proceedings - Wieder

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2 applicant. As you know, this application is
3 to construct a new single-family home. The
4 proposed design requires three variances:
5 Height, lot coverage, and the flat roof
6 requirement. So going through them, starting
7 with height, we are proposing a height of 33
8 feet where 30 feet is permitted. The reason
9 for the request stems from the water table in
10 this area. The Board is familiar with this
11 issue. The flood zone actually lies across
12 the street about 100 feet away.

13 The water table here if you look on the
14 elevations, you will see it's called out. The
15 house is allowed to have a basement because
16 it's just outside the flood zone. The water
17 table elevation is called out on the plans at
18 about elevation 4. And in order to build
19 safely and ensure that there is no issues with
20 water rising particularly with rain, heavy
21 rainfalls, et cetera, we are proposing to
22 start the basement floor at elevation 7 so 3
23 feet up from there obviously. And if you
24 follow along with the elevations, you will see
25 that that 3 feet then results in your 33 feet

Proceedings - Wieder

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ultimately at the roof, so the ceiling height of the basement is standard 8-and-a-half-foot ceiling with another foot for the plate, the floor plates so it takes you about 9 and a half feet. About 3 feet of that section of the basement goes above the grade. The finished first floor then starts above that, and then you go up from there. So you can follow it, the 3 feet is carried up to the top of the house.

So the hardship resulting in the height variance which is only 3 feet above what's allowed is a result of the high water table and the desire to have a full basement. Nothing extravagant. Again, we are not proposing 10-foot ceilings in the basement. They are 8-and-a-half-foot ceilings fit for the plate but that protruded above the grade by a couple of feet so the finished first floor so actually it's a little less than 4 feet above the grade where it's proposed to start and that again is the reason for the request for height.

With respect to lot coverage, we are

Proceedings - Wieder

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2 requesting a lot coverage of 33.7 percent
3 where 30 feet is permitted. So the house on
4 this size parcel --

5 CHAIRMAN KRENGEL: Thirty percent.

6 MR. BROWNE: Thirty percent is
7 permitted. I'm sorry. Thirty percent is
8 permitted. We are requesting 33.7 so
9 permitted house on this parcel would be 3,000
10 square feet. We are proposing a total of
11 3,312 square feet so 312-square-foot
12 difference for the house and then there is a
13 covered porch area proposed in the back that's
14 62 square feet. It's not -- I would contend
15 it's not a substantial variance. I would also
16 note that the house holds all of the setbacks.
17 We do not require any rear, side, or front
18 yard setback relief right now. There is a
19 pretty substantial -- I would call it a large
20 shed/small garage that's located in the back
21 of this property that sits right on the rear
22 and side property line. That would be
23 removed. So if you look at the plan, you will
24 have a clear 25-foot rear yard that will no
25 longer be obstructed. The driveway area

Proceedings - Wieder

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2 that's also along the side of the house along
3 Marlborough Road will also be removed. So
4 that -- while not a structure obviously,
5 that's where there is asphalt. That will be
6 gone. That will be grass. We will maintain a
7 6-foot side yard over there.

8 The other side yard or front yard on
9 Marlborough Road will be maintained at 25 feet
10 and there will be a small driveway there
11 leading into an attached enclosed garage. So
12 the garage will become part of the overall
13 structure instead of sitting outside and
14 taking up lot coverage. Right now the garage
15 is -- just looking to see if there is any
16 mention on the survey, but it's -- I would say
17 it's about 2 feet off the rear property line,
18 so again that will be gone. Everything will
19 be enclosed in one structure. There aren't
20 any other outside accessory structures
21 proposed, and the rest of the lot will remain
22 open space.

23 I should also note that the applicant
24 and owner suffers from MS, and there is a
25 possibility in the future that he will need to

Proceedings - Wieder

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2 use a wheelchair so the house was designed
3 with that in mind to have a little bit wider
4 access ways, hallways, and to have a bathroom
5 and a bedroom on the first floor which you can
6 see on the plan, and that's designed keeping
7 in mind it may become difficult for the
8 applicant to traverse stairs in the future and
9 we are hoping that the Board will see fit to
10 grant a little bit -- a little bit wider
11 footprint in partial consideration for that
12 eventuality, but again, we are talking about
13 one structure here, less than 4 percent over,
14 and meeting all the setbacks so none of the
15 neighbors are encroached upon.

16 CHAIRMAN KRENGEL: The deck is not --
17 does not count as lot coverage, correct? Your
18 item is 211.

19 MR. BROWNE: No. The covered porch
20 counts for a small part. Sixty-two square
21 feet in the back and then the final variance
22 we are seeking is the flat roof. There is a
23 portion of the roof that's flat. I don't
24 think it will be visible here. If you look at
25 the design, this is a colonial-looking house

1 Proceedings - Wieder

2 with peaked roofs. To me a flat roof is, you
3 know, a box like a commercial type building
4 with a truly flat roof. Only a small portion
5 at the very top.

6 CHAIRMAN KRENGEL: Approximately what
7 percentage?

8 MR. CAPOBIANCO: About 28, 30.

9 MR. BROWNE: Thirty percent of the roof
10 roughly on top is flat. Fifteen percent I'm
11 told by the architect, Mr. Capobianco, who is
12 here and I think it's a fair statement to say
13 that that flat portion would not be visible
14 from the street. It will not be visible.

15 CHAIRMAN KRENGEL: Have you looked at
16 the possibility of possibly reducing some of
17 these variances if need be?

18 MR. BROWNE: Well, that's always a
19 possibility. I am sure the applicant would be
20 willing to work with the Board. We have tried
21 to keep it within reason as I said. The
22 height and the lot coverage are explained for
23 reasons that I --

24 MR. GOLDFEDER: Just because it was
25 submitted so let's just clarify. There was a

1 Proceedings - Wieder

2 boring sample that was submitted and that hit
3 water at 8 feet, correct?

4 MR. BROWNE: I would have to defer to
5 Mr. Capobianco. I am told that yes, that's
6 correct. Yes.

7 MR. GOLDFEDER: I don't know if it's
8 easier for Mr. Capobianco. It looks like
9 there are additional measurements here at the
10 top of the curb.

11 MR. BROWNE: The curb is at elevation
12 11.

13 MR. GOLDFEDER: Is the grade for this
14 property higher than curb?

15 MR. BROWNE: I believe it's slightly
16 higher than the curb. We are coming up to the
17 finished first floor. If you look at the
18 elevations, the finished first floor starts at
19 just under 4 feet above the top of the curb.
20 There is a couple of steps up, but again the
21 basement is protruding above ground on this
22 design on the left side, which is pushing up
23 the house. It all stems from where the
24 basement starts which was done again for
25 reasons of --

Proceedings - Wieder

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CHAIRMAN KRENGEL: Is your second floor height 9.2 or 8.6?

MR. BROWNE: The second floor is 8.6.

CHAIRMAN KRENGEL: If you look at the drawing on the left-hand side, it says 9.2.

MR. GOLDFEDER: On page A-1.

MR. BROWNE: I think, Mr. Capobianco, if you can just take a look at this.

MR. CAPOBIANCO: 9.2 is to the attic floor.

MR. GOLDFEDER: So that's not the ceiling of the second floor?

MR. BROWNE: 8.6 is the ceiling.

MR. CAPOBIANCO: 8.6 is the ceiling. The attic floor is 9.2, so it's 8 inches higher on the left side because we are taking the dimension to the attic floor.

MR. GOLDFEDER: So just to clarify, the basement ceiling is at 9.4. The first floor ceiling is 9.6.

MR. CAPOBIANCO: The basement ceiling is not 9.4. The first floor of the basement floor is 9.4. If you take away the thickness of the floor, so you have approximately 8.6.

1 Proceedings - Wieder

2 That would be the basement height.

3 MR. BROWNE: Correct. And then again
4 that ceiling is then protruding above the
5 grade 3 feet or so.

6 MR. SHTEIERMAN: What is the grade at
7 the building line at the house?

8 MR. CAPOBIANCO: The grade at the
9 building line is approximately -- I would say
10 a foot and a half or 2 above the -- what we
11 call the top of curb and the basement floor
12 elevation is exactly 30 inches above the water
13 table to maintain that dryness in case pumps
14 don't work or fail that the groundwater can't
15 fluctuate here up as much as 30 inches so we
16 try to keep it up high enough. So that was
17 the reason why the basement, the house is out
18 of the ground more.

19 MR. BROWNE: So the water table is at
20 elevation 4.77, the basement elevation starts
21 at 7.2.

22 MR. CAPOBIANCO: That's correct. 7.22.

23 MR. BROWNE: And again the flood zone
24 is it's accurate to say it's about 100 feet
25 away; is that accurate?

1 Proceedings - Wieder

2 MR. CAPOBIANCO: Yes. Yes. It's on
3 that side about 100 maybe three, four houses
4 down.

5 MR. BROWNE: Across the street, if you
6 look across the street, the elevation in the
7 homes is about 2 feet lower than this curb, so
8 that's where I think this one is technically
9 out of the flood zone but presents similar
10 issues.

11 MR. SHTEIERMAN: Mr. Capobianco, can you
12 just clarify where are these covered porches?
13 I see one on the side that's 3 by 6. Is there
14 someplace else where there is a covered porch
15 because you said it's 62 square feet?

16 MR. CAPOBIANCO: Talking about the
17 covered porch on the Marlborough side.

18 MR. SHTEIERMAN: So there I see 18
19 square feet.

20 MR. CAPOBIANCO: That was reduced to
21 comply with the proper porch encroachment
22 side.

23 MR. SHTEIERMAN: So is there 62 feet of
24 covered porch or not?

25 MR. CAPOBIANCO: I think it's 3.6, 4.6.

1 Proceedings - Wieder

2 CHAIRMAN KRENGEL: The question is part
3 of your variance -- that's the roof.

4 MR. SHTEIRMAN: That's 3 foot by 6 foot.

5 CHAIRMAN KRENGEL: You are showing a
6 roof area of 62 square feet. That's the
7 roofed porch, correct?

8 MR. CAPOBIANCO: Yes. That's that
9 little roofed porch on the side.

10 CHAIRMAN KRENGEL: Where?

11 MR. SHTEIERMAN: It says here 3 by 6.

12 CHAIRMAN KRENGEL: Is that the Arlington
13 one or the Marlborough?

14 MR. CAPOBIANCO: No. The one on
15 Marlborough. Arlington is the permitted
16 encroachment which has already the building
17 coverage already built into it, but if you
18 look at that overhang, it's a one-foot pass.

19 CHAIRMAN KRENGEL: But he is saying it's
20 3 by 6.

21 MR. CAPOBIANCO: No. That's the one on
22 the side, 3 by 6. That's the Marlborough.

23 MR. SHTEIERMAN: So there is another
24 covered porch on Arlington?

25 MR. CAPOBIANCO: Right. Three foot by

Proceedings - Wieder

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MR. SHTEIERMAN: Right. It's not labelled. That's why I am asking. So the total is 62 square feet?

MR. CAPOBIANCO: Correct.

MR. SHTEIERMAN: Between Marlborough and Arlington?

MR. CAPOBIANCO: That's correct.

MR. BROWNE: So that's your lot coverage. Again, we are removing the driveway on the side that encroaches on the neighbor on Arlington and holding our setbacks.

CHAIRMAN KRENGEL: That's a shared driveway, correct?

MR. BROWNE: They are saying it's not shared but it will be removed. Access will be from Marlborough, and the backyard will be clear of the existing shed or garage.

CHAIRMAN KRENGEL: Okay. Is that your case?

MR. BROWNE: That's it unless you have further questions.

CHAIRMAN KRENGEL: Questions?

MR. SHTEIERMAN: No.

1 Proceedings - Wieder

2 CHAIRMAN KRENGEL: Questions?

3 MR. CLARK: No.

4 CHAIRMAN KRENGEL: Okay. Thank you.
5 Anyone would like to speak in favor of or
6 opposition of this application. Go off the
7 record.

8 (Discussion off the record.)

9 MR. BROWNE: Look, studying with Mr.
10 Capobianco, we believe we can get the height
11 down to 31 feet.

12 MR. CAPOBIANCO: Correct.

13 MR. BROWNE: If it's acceptable to the
14 Board, we can pull out about a percent and a
15 half of lot coverage.

16 CHAIRMAN KRENGEL: Probably you should
17 do a little more. We will make a motion and
18 figure it out.

19 MR. BROWNE: Okay.

20 (Discussion off the record.)

21 CHAIRMAN KRENGEL: Back on the record.
22 I am going to make a motion to approve a
23 modified plan whereby we will approve an
24 increased area of flat roof up to whatever
25 will be necessary to lower the roof height to

Proceedings - Wieder

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31 feet from curb.

MR. CAPOBIANCO: Right. I will probably take some out of the floor as well but --

CHAIRMAN KRENGEL: We are going to approve a roof height of 31 feet. We will approve a flat roof to the extent that it takes to accomplish that, and then we will also approve a lot coverage area of 31 and a half percent, about 200 square feet.

MR. CAPOBIANCO: All right.

CHAIRMAN KRENGEL: Anyone second the motion?

MR. SHTEIERMAN: Second.

CHAIRMAN KRENGEL: Take a vote.

MR. CLARK: Approved as modified.

MR. SHTEIERMAN: Approved as modified.

CHAIRMAN KRENGEL: Approved as modified.

(Discussion off the record.)

CHAIRMAN KRENGEL: Back on the record.

Before finalizing the plans on the flat roof, please submit the plans for final approval subject to any slight modifications. It's not a blanket approval for a flat roof. That flat roof plan will have to be approved by either

Proceedings - Wieder

the Building Department or may have to come
back to us for final approval.

(Time noted: 7:34 p.m.)

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C E R T I F I C A T E

STATE OF NEW YORK)

: ss.

COUNTY OF QUEENS)

I, YAFFA KAPLAN, a Notary Public
within and for the State of New York, do
hereby certify that the foregoing record of
proceedings is a full and correct
transcript of the stenographic notes taken
by me therein.

IN WITNESS WHEREOF, I have hereunto
set my hand this 7th day of July, 2022.

YAFFA KAPLAN

1

10-foot [1] - 5:17
100 [3] - 4:12, 12:24, 13:3
11 [1] - 10:12
1122 [1] - 3:25
16 [2] - 2:3, 2:7
18 [1] - 13:18

2

2 [3] - 7:17, 12:10, 13:7
200 [2] - 1:7, 17:10
2022 [4] - 1:10, 2:4, 3:6, 19:14
211 [1] - 8:18
23 [1] - 1:10
25 [1] - 7:9
25-foot [1] - 6:24
26 [1] - 3:6
265-36 [1] - 2:12
265-38 [1] - 2:13
265-42.1 [1] - 2:13
28 [1] - 9:8

3

3 [11] - 4:22, 4:25, 5:6, 5:10, 5:13, 12:5, 13:13, 14:4, 14:11, 14:20, 14:22
3,000 [1] - 6:9
3,312 [1] - 6:11
3.6 [1] - 13:25
30 [5] - 4:8, 6:3, 9:8, 12:12, 12:15
31 [4] - 16:11, 17:2, 17:6, 17:9
312-square-foot [1] - 6:11
33 [2] - 4:7, 4:25
33.7 [2] - 6:2, 6:8
39/Block [1] - 2:7

4

4 [4] - 4:18, 5:21, 8:13, 10:19
4.6 [1] - 13:25
4.77 [1] - 12:20
445 [2] - 1:5, 2:5

6

6 [6] - 13:13, 14:4, 14:11, 14:20, 14:22, 15:2
6-foot [1] - 7:7

617.2 [1] - 2:16

62 [5] - 6:14, 13:15, 13:23, 14:6, 15:5

7

7 [1] - 4:22
7.2 [1] - 12:21
7.22 [1] - 12:22
7:12 [1] - 1:11
7:34 [1] - 18:4
7th [1] - 19:14

8

8 [2] - 10:3, 11:16
8-and-a-half-foot [2] - 5:3, 5:18
8.6 [5] - 11:3, 11:4, 11:14, 11:15, 11:25
809 [1] - 3:6

9

9 [1] - 5:5
9.2 [4] - 11:3, 11:6, 11:10, 11:16
9.4 [3] - 11:20, 11:23, 11:24
9.6 [1] - 11:21
91/Lot [1] - 2:7

A

A-1 [1] - 11:7
acceptable [1] - 16:13
access [2] - 8:4, 15:17
accessory [1] - 7:20
accomplish [1] - 17:8
accordingly [1] - 3:2
accurate [2] - 12:24, 12:25
Action [1] - 2:15
additional [1] - 10:9
affidavit [1] - 3:7
agreement [1] - 3:15
allowed [2] - 4:15, 5:14
appeal [1] - 3:4
applicant [8] - 1:5, 2:5, 2:11, 3:8, 4:2, 7:23, 8:8, 9:19
APPLICATION [1] - 1:2
application [7] - 2:4, 2:7, 2:15, 3:10, 3:19, 4:2, 16:6
approval [3] - 17:22, 17:24, 18:3
approve [5] - 16:22,

16:23, 17:6, 17:7, 17:9

approved [4] - 17:16, 17:17, 17:18, 17:25

architect [1] - 9:11

area [7] - 2:13, 4:10, 6:13, 6:25, 14:6, 16:24, 17:9

arlington [1] - 14:15

ARLINGTON [1] - 1:5

Arlington [5] - 2:6, 14:12, 14:24, 15:8, 15:13

asphalt [1] - 7:5

assigned [1] - 2:3

attached [1] - 7:11

attic [3] - 11:10, 11:16, 11:18

attorney [1] - 2:19

Attorney [1] - 1:17

Avenue [2] - 1:7, 3:25

B

backyard [1] - 15:18

basement [15] - 4:15, 4:22, 5:3, 5:7, 5:15, 5:17, 10:21, 10:24, 11:20, 11:22, 11:23, 12:2, 12:11, 12:17, 12:20

bathroom [1] - 8:4
become [2] - 7:12, 8:7
bedroom [1] - 8:5
between [2] - 3:15, 15:7

bit [3] - 8:3, 8:10
blanket [1] - 17:24
Board [10] - 1:15, 1:16, 2:14, 2:22, 3:4, 3:20, 4:10, 8:9, 9:20, 16:14

boring [1] - 10:2

box [1] - 9:3

BROWNE [21] - 3:23, 6:6, 8:19, 9:9, 9:18, 10:4, 10:11, 10:15, 11:4, 11:8, 11:14, 12:3, 12:19, 12:23, 13:5, 15:10, 15:16, 15:22, 16:9, 16:13, 16:19

Browne [1] - 3:24

build [1] - 4:18

Building [1] - 18:2
building [5] - 2:13, 9:3, 12:7, 12:9, 14:16
built [1] - 14:17

C

CAPOBIANCO [19] - 9:8, 11:10, 11:15, 11:22, 12:8, 12:22, 13:2, 13:16, 13:20, 13:25, 14:8, 14:14, 14:21, 14:25, 15:6, 15:9, 16:12, 17:3, 17:11

Capobianco [6] - 9:11, 10:5, 10:8, 11:8, 13:11, 16:10

carried [1] - 5:10

case [3] - 2:3, 12:13, 15:21

Case [1] - 2:3

Cedarhurst [5] - 1:7, 1:8, 2:12, 3:12, 3:16

ceiling [9] - 5:2, 5:4, 11:13, 11:14, 11:15, 11:20, 11:21, 11:22, 12:4

ceilings [2] - 5:17, 5:18

certify [1] - 19:9

cetera [1] - 4:21

chairman [1] - 3:23

Chairman [3] - 1:14, 2:21, 3:20

CHAIRMAN [25] - 2:2, 3:21, 6:5, 8:16, 9:6, 9:15, 11:2, 11:5, 14:2, 14:5, 14:10, 14:12, 14:19, 15:14, 15:20, 15:24, 16:2, 16:4, 16:16, 16:21, 17:5, 17:12, 17:15, 17:18, 17:20

character [1] - 2:13

Christian [1] - 3:24

City [1] - 3:25

clarify [3] - 9:25, 11:19, 13:12

CLARK [3] - 1:15, 16:3, 17:16

clear [2] - 6:24, 15:19

Code [1] - 2:12

collusion [1] - 3:7

colonial [1] - 8:25

colonial-looking [1] - 8:25
coming [1] - 10:16
commercial [1] - 9:3
Commission [2] - 3:17, 3:18

comply [1] - 13:21

conflict [1] - 3:13

connected [1] - 3:11

consideration [2] - 3:19, 8:11
constitute [1] - 3:13
construct [1] - 4:3
contend [1] - 6:14
Control [1] - 2:17
correct [11] - 8:17, 10:3, 10:6, 12:3, 12:22, 14:7, 15:6, 15:9, 15:15, 16:12, 19:10
count [1] - 8:17
counts [1] - 8:20
County [2] - 3:16, 3:17
COUNTY [1] - 19:5
couple [2] - 5:20, 10:20
coverage [10] - 4:5, 5:25, 6:2, 7:14, 8:17, 9:22, 14:17, 15:11, 16:15, 17:9
covered [7] - 6:13, 8:19, 13:12, 13:14, 13:17, 13:24, 14:24
curb [8] - 10:10, 10:11, 10:14, 10:16, 10:19, 12:11, 13:7, 17:2

D

DAVID [2] - 1:4, 1:16
David [2] - 2:4, 3:8
deck [1] - 8:16
deemed [1] - 2:8
defer [1] - 10:4
Department [2] - 2:16, 18:2
design [3] - 4:4, 8:25, 10:22
designated [1] - 2:6
designed [2] - 8:2, 8:6
desire [1] - 5:15
determined [1] - 2:14
difference [1] - 6:12
difficult [1] - 8:7
dimension [1] - 11:18
Discussion [3] - 16:8, 16:20, 17:19
done [1] - 10:24
down [2] - 13:4, 16:11
drawing [1] - 11:6
driveway [4] - 6:25, 7:10, 15:11, 15:15
dryness [1] - 12:13
duly [1] - 3:7

E

easier [1] - 10:8
either [1] - 17:25

elevation [8] - 4:17, 4:18, 4:22, 10:11, 12:12, 12:20, 13:6
elevations [3] - 4:14, 4:24, 10:18
employed [1] - 3:11
employees [1] - 3:12
enclosed [2] - 7:11, 7:19
encroached [1] - 8:15
encroaches [1] - 15:12
encroachment [2] - 13:21, 14:16
ensure [1] - 4:19
entities [1] - 3:10
Environmental [2] - 2:17, 2:18
et [1] - 4:21
evening [2] - 2:3, 3:23
eventuality [1] - 8:12
exactly [1] - 12:12
executed [1] - 3:7
existing [2] - 2:9, 15:19
explained [1] - 9:22
extent [1] - 17:7
extravagant [1] - 5:16

F

fail [1] - 12:14
fair [1] - 9:12
familiar [1] - 4:10
family [2] - 2:8, 4:3
Family [1] - 2:10
favor [1] - 16:5
feet [33] - 4:8, 4:12, 4:23, 4:25, 5:6, 5:10, 5:13, 5:20, 5:22, 6:3, 6:10, 6:11, 6:14, 7:9, 7:17, 8:21, 10:3, 10:19, 12:5, 12:24, 13:7, 13:15, 13:19, 13:23, 14:6, 15:5, 16:11, 17:2, 17:6, 17:10
fifteen [1] - 9:10
figure [1] - 16:18
final [4] - 2:2, 8:21, 17:22, 18:3
finalizing [1] - 17:21
finished [4] - 5:8, 5:20, 10:17, 10:18
first [7] - 5:8, 5:20, 8:5, 10:17, 10:18, 11:20, 11:23
fit [2] - 5:18, 8:9
flat [12] - 4:5, 8:22, 8:23, 9:2, 9:4, 9:10,

9:13, 16:24, 17:7, 17:21, 17:24
flood [4] - 4:11, 4:16, 12:23, 13:9
floor [19] - 4:22, 5:5, 5:8, 5:21, 8:5, 10:17, 10:18, 11:2, 11:4, 11:11, 11:13, 11:16, 11:18, 11:20, 11:23, 11:24, 11:25, 12:11, 17:4
fluctuate [1] - 12:15
follow [2] - 4:24, 5:10
foot [6] - 5:4, 12:10, 14:4, 14:18, 14:25
footprint [1] - 8:11
FOR [1] - 1:2
foregoing [1] - 19:9
forward [1] - 3:22
foundation [1] - 2:9
four [1] - 13:3
Franklin [1] - 3:25
front [2] - 6:17, 7:8
full [2] - 5:15, 19:10
future [2] - 7:25, 8:8

G

garage [5] - 6:20, 7:11, 7:12, 7:14, 15:19
Garden [1] - 3:25
General [1] - 3:5
given [1] - 3:18
GOLDFEDER [8] - 1:17, 2:21, 9:24, 10:7, 10:13, 11:7, 11:12, 11:19
grade [7] - 5:7, 5:19, 5:22, 10:13, 12:5, 12:6, 12:8
grant [1] - 8:10
grass [1] - 7:6
ground [2] - 10:21, 12:18
groundwater [1] - 12:14

H

half [4] - 5:6, 12:10, 16:15, 17:10
hallways [1] - 8:4
hand [2] - 11:6, 19:14
hardship [1] - 5:12
hear [1] - 3:4
hearing [1] - 2:25
heavy [1] - 4:20
height [13] - 2:12, 4:5, 4:7, 5:2, 5:12, 5:24,

9:22, 11:3, 12:2, 16:10, 16:25, 17:6
hereby [1] - 19:9
hereunto [1] - 19:13
high [2] - 5:14, 12:16
higher [3] - 10:14, 10:16, 11:17
hit [1] - 10:2
holding [1] - 15:13
holds [1] - 6:16
home [1] - 4:3
homes [1] - 13:7
hoping [1] - 8:9
house [12] - 4:15, 5:11, 6:3, 6:9, 6:12, 6:16, 7:2, 8:2, 8:25, 10:23, 12:7, 12:17
houses [1] - 13:3

I

II [1] - 2:15
Impact [1] - 2:18
IN [2] - 1:3, 19:13
inches [3] - 11:16, 12:12, 12:15
increased [1] - 16:24
instead [1] - 7:13
involved [1] - 3:10
issue [1] - 4:11
issues [2] - 4:19, 13:10
item [1] - 8:18

J

JARED [1] - 1:15
July [1] - 19:14
June [1] - 1:10
jurisdiction [2] - 3:2, 3:4

K

KAPLAN [2] - 19:7, 19:18
keep [2] - 9:21, 12:16
keeping [1] - 8:6
known [1] - 2:5
KRENGEL [26] - 1:14, 2:2, 3:21, 6:5, 8:16, 9:6, 9:15, 11:2, 11:5, 14:2, 14:5, 14:10, 14:12, 14:19, 15:14, 15:20, 15:24, 16:2, 16:4, 16:16, 16:21, 17:5, 17:12, 17:15, 17:18, 17:20

L

labelled [1] - 15:4
large [1] - 6:19
law [2] - 3:2, 3:14
Law [1] - 3:6
leading [1] - 7:11
left [3] - 10:22, 11:6, 11:17
left-hand [1] - 11:6
less [2] - 5:21, 8:13
lies [1] - 4:11
line [4] - 6:22, 7:17, 12:7, 12:9
local [1] - 2:24
located [1] - 6:20
look [9] - 4:13, 6:23, 8:24, 10:17, 11:5, 11:9, 13:6, 14:18, 16:9
looked [1] - 9:15
looking [2] - 7:15, 8:25
looks [1] - 10:8
lower [2] - 13:7, 16:25

M

mailing [1] - 2:23
maintain [2] - 7:6, 12:13
maintained [1] - 7:9
Marlborough [8] - 7:3, 7:9, 13:17, 14:13, 14:15, 14:22, 15:7, 15:18
MATTER [1] - 1:3
McLaughlin [1] - 3:24
measurements [1] - 10:9
meeting [1] - 8:14
MEIR [1] - 1:14
Member [2] - 1:15, 1:16
members [3] - 2:21, 3:20, 3:24
mention [1] - 7:16
mind [2] - 8:3, 8:7
modifications [1] - 17:23
modified [4] - 16:23, 17:16, 17:17, 17:18
motion [3] - 16:17, 16:22, 17:13
MR [61] - 2:21, 3:23, 6:6, 8:19, 9:8, 9:9, 9:18, 9:24, 10:4, 10:7, 10:11, 10:13, 10:15, 11:4, 11:7, 11:8, 11:10, 11:12,

11:14, 11:15, 11:19, 11:22, 12:3, 12:6, 12:8, 12:19, 12:22, 12:23, 13:2, 13:5, 13:11, 13:16, 13:18, 13:20, 13:23, 13:25, 14:4, 14:8, 14:11, 14:14, 14:21, 14:23, 14:25, 15:3, 15:6, 15:7, 15:9, 15:10, 15:16, 15:22, 15:25, 16:3, 16:9, 16:12, 16:13, 16:19, 17:3, 17:11, 17:14, 17:16, 17:17

MS [1] - 7:24

Municipal [1] - 3:6

N

Nassau [2] - 3:16, 3:17
necessary [2] - 3:3, 16:25
need [2] - 7:25, 9:17
neighbor [1] - 15:12
neighbors [1] - 8:15
New [4] - 1:8, 2:16, 3:5, 19:8
NEW [1] - 19:3
new [2] - 2:8, 4:3
newspaper [1] - 2:24
next [1] - 2:2
non [1] - 3:7
non-collusion [1] - 3:7
none [1] - 8:14
Notary [1] - 19:7
note [2] - 6:16, 7:23
noted [1] - 18:4
notes [1] - 19:11
nothing [1] - 5:16
notice [1] - 3:18
notices [1] - 2:25

O

obstructed [1] - 6:25
obtained [1] - 3:3
obviously [2] - 4:23, 7:4
OF [3] - 1:3, 19:3, 19:5
officers [1] - 3:12
one [9] - 2:8, 7:19, 8:13, 13:8, 13:13, 14:13, 14:14, 14:18, 14:21
one-family [1] - 2:8
one-foot [1] - 14:18
open [1] - 7:22

opposition [1] - 16:6
order [1] - 4:18
outside [3] - 4:16,
 7:13, 7:20
overall [1] - 7:12
overhang [1] - 14:18
owner [2] - 3:21, 7:24

P

p.m [2] - 1:11, 18:4
page [1] - 11:7
parcel [3] - 2:5, 6:4,
 6:9
part [3] - 7:12, 8:20,
 14:2
partial [1] - 8:11
particularly [1] - 4:20
parties [1] - 3:3
pass [1] - 14:18
peaked [1] - 9:2
percent [9] - 6:2, 6:5,
 6:6, 6:7, 8:13, 9:9,
 9:10, 16:14, 17:10
percentage [1] - 9:7
permitted [6] - 4:8,
 6:3, 6:7, 6:8, 6:9,
 14:15
persons [1] - 3:9
plan [4] - 6:23, 8:6,
 16:23, 17:25
Planning [2] - 3:17,
 3:18
plans [3] - 4:17, 17:21,
 17:22
plate [2] - 5:4, 5:19
plates [1] - 5:5
porch [9] - 6:13, 8:19,
 13:14, 13:17, 13:21,
 13:24, 14:7, 14:9,
 14:24
porches [1] - 13:12
portion [4] - 2:9, 8:23,
 9:4, 9:13
possibility [3] - 7:25,
 9:16, 9:19
possibly [1] - 9:16
presents [1] - 13:9
pretty [1] - 6:19
proceedings [1] -
 19:10
proof [1] - 2:23
proper [1] - 13:21
property [4] - 6:21,
 6:22, 7:17, 10:14
proposed [4] - 4:4,
 5:22, 6:13, 7:21
proposing [4] - 4:7,
 4:21, 5:17, 6:10
protruded [1] - 5:19

protruding [2] - 10:21,
 12:4
provided [1] - 2:23
Public [1] - 19:7
publication [1] - 2:24
pull [1] - 16:14
pumps [1] - 12:13
pursuant [2] - 2:15,
 3:5
Pursuant [1] - 3:15
pushing [1] - 10:22

Q

QUEENS [1] - 19:5
questions [3] - 15:23,
 15:24, 16:2

R

R-1 [1] - 2:10
rain [1] - 4:20
rainfalls [1] - 4:21
read [1] - 2:19
rear [4] - 6:17, 6:21,
 6:24, 7:17
reason [4] - 4:8, 5:23,
 9:21, 12:17
reasons [2] - 9:23,
 10:25
record [10] - 2:20,
 2:22, 2:24, 16:7,
 16:8, 16:20, 16:21,
 17:19, 17:20, 19:9
reduced [1] - 13:20
reducing [1] - 9:16
Regulations [1] - 2:17
relief [1] - 6:18
remain [1] - 7:21
removed [3] - 6:23,
 7:3, 15:17
removing [1] - 15:11
representative [1] -
 3:22
request [2] - 4:9, 5:24
requesting [2] - 6:2,
 6:8
require [2] - 2:18, 6:17
required [1] - 2:25
requirement [1] - 4:6
requires [1] - 4:4
residence [1] - 2:8
respect [1] - 5:25
rest [1] - 7:21
result [1] - 5:14
resulting [1] - 5:12
results [1] - 4:25
rising [1] - 4:20
ROAD [1] - 1:5
Road [3] - 2:6, 7:3, 7:9

roof [17] - 2:14, 4:5,
 5:2, 8:22, 8:23, 9:2,
 9:4, 9:9, 14:3, 14:6,
 16:24, 16:25, 17:6,
 17:7, 17:21, 17:24,
 17:25
roofed [2] - 14:7, 14:9
roofs [1] - 9:2
roughly [1] - 9:10

S

safely [1] - 4:19
sample [1] - 10:2
second [5] - 11:2,
 11:4, 11:13, 17:12,
 17:14
section [1] - 5:6
Section [4] - 2:6, 2:12,
 2:16, 3:6
see [7] - 4:14, 4:24,
 7:15, 8:6, 8:9, 13:13,
 13:18
seeking [1] - 8:22
seeks [1] - 2:11
set [1] - 19:14
setback [1] - 6:18
setbacks [3] - 6:16,
 8:14, 15:13
shared [2] - 15:14,
 15:17
shed [1] - 15:19
shed/small [1] - 6:20
showing [1] - 14:5
SHTIERNAN [12] -
 1:16, 12:6, 13:11,
 13:18, 13:23, 14:11,
 14:23, 15:3, 15:7,
 15:25, 17:14, 17:17
SHTIERNAN [1] - 14:4
side [15] - 6:17, 6:22,
 7:2, 7:7, 7:8, 10:22,
 11:6, 11:17, 13:3,
 13:13, 13:17, 13:22,
 14:9, 14:22, 15:12
similar [1] - 13:9
single [1] - 4:3
single-family [1] - 4:3
sits [1] - 6:21
sitting [1] - 7:13
sixty [1] - 8:20
sixty-two [1] - 8:20
size [1] - 6:4
slight [1] - 17:23
slightly [1] - 10:15
small [4] - 2:8, 7:10,
 8:20, 9:4
someplace [1] - 13:14
sorry [1] - 6:7
space [1] - 7:22

square [9] - 6:10,
 6:11, 6:14, 8:20,
 13:15, 13:19, 14:6,
 15:5, 17:10
ss [1] - 19:4
stairs [1] - 8:8
standard [1] - 5:3
start [2] - 4:22, 5:23
starting [1] - 4:6
starts [4] - 5:8, 10:18,
 10:24, 12:20
STATE [1] - 19:3
State [3] - 2:16, 3:5,
 19:8
Statement [1] - 2:18
statement [2] - 2:19,
 9:12
stems [2] - 4:9, 10:23
stenographic [1] -
 19:11
step [1] - 3:22
steps [1] - 10:20
Stern [1] - 3:24
street [4] - 4:12, 9:14,
 13:5, 13:6
structure [4] - 7:4,
 7:13, 7:19, 8:13
structures [1] - 7:20
studying [1] - 16:9
subject [1] - 17:23
submit [1] - 17:22
submitted [2] - 9:25,
 10:2
substantial [2] - 6:15,
 6:19
suffers [1] - 7:24
survey [1] - 7:16

T

table [6] - 4:9, 4:13,
 4:17, 5:14, 12:13,
 12:19
technically [1] - 13:8
THE [1] - 1:3
therein [1] - 19:12
thereof [1] - 3:20
thickness [1] - 11:24
thirty [4] - 6:5, 6:6,
 6:7, 9:9
three [3] - 4:4, 13:3,
 14:25
top [6] - 5:10, 9:5,
 9:10, 10:10, 10:19,
 12:11
total [2] - 6:10, 15:5
transcript [1] - 19:11
traverse [1] - 8:8
tried [1] - 9:20
truly [1] - 9:4

try [1] - 12:16
two [1] - 8:20
Type [1] - 2:15
type [1] - 9:3

U

ultimately [1] - 5:2
under [2] - 3:13, 10:19
unless [1] - 15:22
up [10] - 4:23, 5:9,
 5:10, 7:14, 10:16,
 10:20, 10:22, 12:15,
 12:16, 16:24

V

VARIANCE [1] - 1:2
variance [4] - 5:13,
 6:15, 8:21, 14:3
variances [3] - 2:11,
 4:4, 9:17
Village [3] - 1:17,
 3:11, 3:16
village [1] - 2:19
visible [3] - 8:24, 9:13,
 9:14
vote [1] - 17:15

W

waived [1] - 3:19
water [8] - 4:9, 4:13,
 4:16, 4:20, 5:14,
 10:3, 12:12, 12:19
ways [1] - 8:4
wheelchair [1] - 8:2
whereby [1] - 16:23
wherein [1] - 3:8
WHEREOF [1] - 19:13
wider [2] - 8:3, 8:10
WIEDER [1] - 1:4
Wieder [2] - 2:4, 3:8
willing [1] - 9:20
WITNESS [1] - 19:13

Y

YAFFA [2] - 19:7,
 19:18
yard [5] - 6:18, 6:24,
 7:7, 7:8
YOEL [1] - 1:17
YORK [1] - 19:3
York [4] - 1:8, 2:16,
 3:5, 19:8

Z

Zone [1] - 2:10

zone [4] - 4:11, 4:16,
12:23, 13:9
ZONING [1] - 1:2

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
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Proceedings - Shulamith

APPLICATION FOR ZONING VARIANCE

IN THE MATTER OF

SHULAMITH SCHOOL
305 CEDARHURST AVENUE
Applicant.

200 Cedarhurst Avenue
Cedarhurst, New York

June 23, 2022
7:00 p.m.

B E F O R E:

MEIR KRENGEL, Chairman

JARED CLARK, Board Member

DAVID SHTEIERMAN, Board Member

YOEL GOLDFEDER, Village Attorney

Proceedings - Shulamith

1
2 CHAIRMAN KRENGEL: Good evening. First
3 case on the calendar tonight has an assigned
4 number 17 of 2022, and it's the application of
5 Shulamith School, the applicant of a property
6 known as 305 Cedarhurst Avenue, designated
7 Section 39/Block 310/Lot 10 and 14. The
8 applicant proposes to continue to have a
9 summer day camp as they have been doing so for
10 the past several years. Please note that
11 application, if approved, is approved only for
12 one year for this summer of 2022.

13 The applicant seeks variances from
14 Cedarhurst Code Section 265-33A, permitted
15 uses. This Board has determined that the
16 application is a Type II action pursuant to
17 Section 617.3 of the New York State Department
18 of Environmental Control Regulations and does
19 not require an Environmental Impact Statement.
20 The village attorney will now read a statement
21 into the record.

22 MR. GOLDFEDER: Mr. Chairman, members of
23 the Board, for the record, we have been
24 provided with proof of the mailing and
25 publication in the local newspaper of record,

1 Proceedings - Shulamith
2 of all notices of this hearing as required by
3 law. Accordingly, jurisdiction has been
4 obtained over all necessary parties, and this
5 Board has jurisdiction to hear this appeal.

6 Pursuant to New York State General
7 Municipal Law Section 809, on May 30, 2022, a
8 non-collusion affidavit has been duly executed
9 by Michelle Fishman, on behalf of the
10 applicant, wherein she stated that there are
11 no other persons or entities involved in this
12 application that are employed by or connected
13 to the Village of Cedarhurst, its officers, or
14 employees, which would in any way constitute a
15 conflict under the law.

16 Pursuant to New York State General
17 Municipal Law Section 239L and M, the Nassau
18 County Planning Commission has been given
19 notice of this application and has deferred to
20 the Village of Cedarhurst to take action as
21 deemed appropriate. Mr. Chairman, members of
22 the Board.

23 CHAIRMAN KRENGEL: Someone representing
24 Shulamith or the camp step forward.

25 MR. HOMNICK: Chaim Homnick, camp

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Proceedings - Shulamith

operator. As you said, we would like to continue the operations exactly as we did --

CHAIRMAN KRENGEL: Are you authorized by the school to appear?

MR. HOMNICK: Yes, authorized by the school, and we would like to continue the same operations with the same -- the village has given us certain guidelines that we would continue to maintain.

CHAIRMAN KRENGEL: Run through the hours of the camp quickly and the operations.

MR. HOMNICK: It's 9:00 to 4:00, June 29th to August 18th. We don't store buses. We don't play music outside and several other things that the village -- everything that the village has told us over the years. We would like to do the exact same camp, same accommodation, same restrictions.

CHAIRMAN KRENGEL: For the record, will you agree to the conditions as in prior years?

MR. HOMNICK: Yes.

CHAIRMAN KRENGEL: Thank you. Is that your case?

MR. HOMNICK: Yes.

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Proceedings - Shulamith

CHAIRMAN KRENGEL: Would anyone like to speak in favor of the application or against the application? Take a vote in this application.

MR. SHTEIERMAN: Approved.

MR. CLARK: Approved.

CHAIRMAN KRENGEL: Approved with the conditions as the prior years, and again, this is only for this year. You have to do it again next year.

(Time noted: 7:04 p.m.)

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C E R T I F I C A T E

STATE OF NEW YORK)

: ss.

COUNTY OF QUEENS)

I, YAFFA KAPLAN, a Notary Public
within and for the State of New York, do
hereby certify that the foregoing record of
proceedings is a full and correct
transcript of the stenographic notes taken
by me therein.

IN WITNESS WHEREOF, I have hereunto
set my hand this 7th day of July, 2022.

YAFFA KAPLAN

1	<p>application [8] - 2:4, 2:11, 2:16, 3:12, 3:19, 5:3, 5:4, 5:5</p> <p>appropriate [1] - 3:21</p> <p>approved [5] - 2:11, 5:6, 5:7, 5:8</p> <p>assigned [1] - 2:3</p> <p>attorney [1] - 2:20</p> <p>Attorney [1] - 1:19</p> <p>August [1] - 4:14</p> <p>authorized [2] - 4:4, 4:6</p> <p>AVENUE [1] - 1:7</p> <p>Avenue [2] - 1:9, 2:6</p>	D	<p>DAVID [1] - 1:18</p> <p>deemed [1] - 3:21</p> <p>deferred [1] - 3:19</p> <p>Department [1] - 2:17</p> <p>designated [1] - 2:6</p> <p>determined [1] - 2:15</p> <p>duly [1] - 3:8</p>	J	<p>JARED [1] - 1:17</p> <p>July [1] - 6:14</p> <p>June [2] - 1:12, 4:13</p> <p>jurisdiction [2] - 3:3, 3:5</p>	O	<p>obtained [1] - 3:4</p> <p>OF [3] - 1:5, 6:3, 6:5</p> <p>officers [1] - 3:13</p> <p>one [1] - 2:12</p> <p>operations [3] - 4:3, 4:8, 4:12</p> <p>operator [1] - 4:2</p> <p>outside [1] - 4:15</p>	
2	<p>200 [1] - 1:9</p> <p>2022 [5] - 1:12, 2:4, 2:12, 3:7, 6:14</p> <p>23 [1] - 1:12</p> <p>239L [1] - 3:17</p> <p>265-33A [1] - 2:14</p> <p>29th [1] - 4:14</p>	E	<p>employed [1] - 3:12</p> <p>employees [1] - 3:14</p> <p>entities [1] - 3:11</p> <p>Environmental [2] - 2:18, 2:19</p> <p>evening [1] - 2:2</p> <p>exact [1] - 4:18</p> <p>exactly [1] - 4:3</p> <p>executed [1] - 3:8</p>	K	<p>KAPLAN [2] - 6:7, 6:18</p> <p>known [1] - 2:6</p> <p>KRENGEL [9] - 1:16, 2:2, 3:23, 4:4, 4:11, 4:20, 4:23, 5:2, 5:8</p>	P	<p>p.m [2] - 1:13, 5:12</p> <p>parties [1] - 3:4</p> <p>past [1] - 2:10</p> <p>permitted [1] - 2:14</p> <p>persons [1] - 3:11</p> <p>Planning [1] - 3:18</p> <p>play [1] - 4:15</p> <p>proceedings [1] - 6:10</p> <p>proof [1] - 2:24</p> <p>property [1] - 2:5</p> <p>proposes [1] - 2:8</p> <p>provided [1] - 2:24</p> <p>Public [1] - 6:7</p> <p>publication [1] - 2:25</p> <p>Pursuant [1] - 3:16</p> <p>pursuant [2] - 2:16, 3:6</p>	
3	<p>30 [1] - 3:7</p> <p>305 [2] - 1:7, 2:6</p> <p>310/Lot [1] - 2:7</p> <p>39/Block [1] - 2:7</p>	B	<p>behalf [1] - 3:9</p> <p>Board [6] - 1:17, 1:18, 2:15, 2:23, 3:5, 3:22</p> <p>buses [1] - 4:14</p>	L	<p>law [2] - 3:3, 3:15</p> <p>Law [2] - 3:7, 3:17</p> <p>local [1] - 2:25</p>			
4	<p>4:00 [1] - 4:13</p>	C	<p>calendar [1] - 2:3</p> <p>camp [5] - 2:9, 3:24, 3:25, 4:12, 4:18</p> <p>case [2] - 2:3, 4:24</p> <p>CEDARHURST [1] - 1:7</p> <p>Cedarhurst [6] - 1:9, 1:10, 2:6, 2:14, 3:13, 3:20</p> <p>certain [1] - 4:9</p> <p>certify [1] - 6:9</p> <p>Chaim [1] - 3:25</p> <p>Chairman [3] - 1:16, 2:22, 3:21</p> <p>CHAIRMAN [8] - 2:2, 3:23, 4:4, 4:11, 4:20, 4:23, 5:2, 5:8</p> <p>CLARK [2] - 1:17, 5:7</p> <p>Code [1] - 2:14</p> <p>collusion [1] - 3:8</p> <p>Commission [1] - 3:18</p> <p>conditions [2] - 4:21, 5:9</p> <p>conflict [1] - 3:15</p> <p>connected [1] - 3:12</p> <p>constitute [1] - 3:14</p> <p>continue [4] - 2:8, 4:3, 4:7, 4:10</p> <p>Control [1] - 2:18</p> <p>correct [1] - 6:10</p> <p>County [1] - 3:18</p> <p>COUNTY [1] - 6:5</p>	F	<p>favor [1] - 5:3</p> <p>first [1] - 2:2</p> <p>Fishman [1] - 3:9</p> <p>FOR [1] - 1:4</p> <p>foregoing [1] - 6:9</p> <p>forward [1] - 3:24</p> <p>full [1] - 6:10</p>	M	<p>mailing [1] - 2:24</p> <p>maintain [1] - 4:10</p> <p>MATTER [1] - 1:5</p> <p>MEIR [1] - 1:16</p> <p>Member [2] - 1:17, 1:18</p> <p>members [2] - 2:22, 3:21</p> <p>Michelle [1] - 3:9</p> <p>MR [8] - 2:22, 3:25, 4:6, 4:13, 4:22, 4:25, 5:6, 5:7</p> <p>Municipal [2] - 3:7, 3:17</p> <p>music [1] - 4:15</p>	
6	<p>617.3 [1] - 2:17</p>	G	<p>General [2] - 3:6, 3:16</p> <p>given [2] - 3:18, 4:9</p> <p>GOLDFEDER [2] - 1:19, 2:22</p> <p>guidelines [1] - 4:9</p>	N	<p>Nassau [1] - 3:17</p> <p>necessary [1] - 3:4</p> <p>New [5] - 1:10, 2:17, 3:6, 3:16, 6:8</p> <p>NEW [1] - 6:3</p> <p>newspaper [1] - 2:25</p> <p>next [1] - 5:11</p> <p>non [1] - 3:8</p> <p>non-collusion [1] - 3:8</p> <p>Notary [1] - 6:7</p> <p>note [1] - 2:10</p> <p>noted [1] - 5:12</p> <p>notes [1] - 6:11</p> <p>notice [1] - 3:19</p> <p>notices [1] - 3:2</p> <p>number [1] - 2:4</p>	Q	<p>QUEENS [1] - 6:5</p> <p>quickly [1] - 4:12</p>	
7	<p>7:00 [1] - 1:13</p> <p>7:04 [1] - 5:12</p> <p>7th [1] - 6:14</p>	H	<p>hand [1] - 6:14</p> <p>hear [1] - 3:5</p> <p>hearing [1] - 3:2</p> <p>hereby [1] - 6:9</p> <p>hereunto [1] - 6:13</p> <p>HOMNICK [4] - 3:25, 4:6, 4:13, 4:22</p> <p>Homnick [1] - 3:25</p> <p>hOMNICK [1] - 4:25</p> <p>hours [1] - 4:11</p>		R	<p>read [1] - 2:20</p> <p>record [5] - 2:21, 2:23, 2:25, 4:20, 6:9</p> <p>Regulations [1] - 2:18</p> <p>representing [1] - 3:23</p> <p>require [1] - 2:19</p> <p>required [1] - 3:2</p> <p>restrictions [1] - 4:19</p> <p>run [1] - 4:11</p>		
8	<p>809 [1] - 3:7</p>	I	<p>Il [1] - 2:16</p> <p>Impact [1] - 2:19</p> <p>IN [2] - 1:5, 6:13</p> <p>involved [1] - 3:11</p>		S	<p>SCHOOL [1] - 1:6</p> <p>school [2] - 4:5, 4:7</p> <p>School [1] - 2:5</p> <p>Section [5] - 2:7, 2:14, 2:17, 3:7, 3:17</p> <p>seeks [1] - 2:13</p> <p>set [1] - 6:14</p> <p>several [2] - 2:10, 4:15</p> <p>SHTIEIRMAN [2] -</p>		
9	<p>9:00 [1] - 4:13</p>							
A	<p>accommodation [1] - 4:19</p> <p>accordingly [1] - 3:3</p> <p>action [2] - 2:16, 3:20</p> <p>affidavit [1] - 3:8</p> <p>agree [1] - 4:21</p> <p>appeal [1] - 3:5</p> <p>appear [1] - 4:5</p> <p>applicant [5] - 1:7, 2:5, 2:8, 2:13, 3:10</p> <p>APPLICATION [1] - 1:4</p>							

1:18, 5:6

SHULAMITH^[1] - 1:6

Shulamith^[2] - 2:5,
3:24

someone^[1] - 3:23

ss^[1] - 6:4

State^[4] - 2:17, 3:6,
3:16, 6:8

STATE^[1] - 6:3

Statement^[1] - 2:19

statement^[1] - 2:20

stenographic^[1] -
6:11

step^[1] - 3:24

store^[1] - 4:14

summer^[2] - 2:9, 2:12

Z

ZONING^[1] - 1:4

T

THE^[1] - 1:5

therein^[1] - 6:12

tonight^[1] - 2:3

transcript^[1] - 6:11

Type^[1] - 2:16

U

under^[1] - 3:15

uses^[1] - 2:15

V

VARIANCE^[1] - 1:4

variances^[1] - 2:13

Village^[3] - 1:19,
3:13, 3:20

village^[4] - 2:20, 4:8,
4:16, 4:17

vote^[1] - 5:4

W

wherein^[1] - 3:10

WHEREOF^[1] - 6:13

WITNESS^[1] - 6:13

Y

YAFFA^[2] - 6:7, 6:18

year^[3] - 2:12, 5:10,
5:11

years^[4] - 2:10, 4:17,
4:21, 5:9

YOEL^[1] - 1:19

YORK^[1] - 6:3

York^[5] - 1:10, 2:17,
3:6, 3:16, 6:8