

Proceedings - Kulanu Academy

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APPLICATION FOR ZONING VARIANCE  
  
IN THE MATTER OF  
  
Kulanu Academy  
620 Central Avenue  
Applicant.  
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200 Cedarhurst Avenue  
Cedarhurst, New York

April 11, 2024  
7:10 p.m.

- B E F O R E :
- MEIR KRENGEL, Chairman
  - MICHAEL BLEIBERG, Board Member
  - JARED CLARK, Board Member
  - DAVID SHTEIERMAN, Board Member
  - YOEL GOLDFEDER, Village Attorney
  - WAYNE YARNELL, Supt. Bldg. Dept.

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2 CHAIRMAN KRENGEL: The third case on the  
3 calendar tonight has been assigned Case Number  
4 3 of 2024, the application of Kulanu Academy,  
5 the applicant of a parcel known as 124 McGlynn  
6 Place, designated as Section 39/Block 254/Lot  
7 207-209. The applicant proposes to construct  
8 a two-story building and relocate existing  
9 parts of the building. The applicant seeks  
10 variance from Cedarhurst Code Section  
11 265-89.D, height, 265-94.A, onsite parking,  
12 and 265-96.F, permitted off-street parking.

13 This Board has determined that the  
14 application is a Type II Action pursuant to  
15 Section 617.3 of the New York State Department  
16 of Environmental Control Regulations and does  
17 not require an Environmental Impact Statement.  
18 The village attorney will now read a statement  
19 into the record.

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

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

4 Pursuant to New York State General  
5 Municipal Law Section 809, on January 23,  
6 2024, a non-collusion affidavit has been duly  
7 executed by Beth Raskin, on behalf of the  
8 applicant, wherein he stated that there are no  
9 other persons or entities involved in this  
10 application that are employed by or connected  
11 to the Village of Cedarhurst, its officers, or  
12 employees, which would in any way constitute a  
13 conflict under the law.

14 At the regular meeting of the Nassau  
15 County Planning Commission, held on April 11,  
16 2024, the Nassau County Planning Commission  
17 recommended the village of Cedarhurst take  
18 such action as it deems appropriate with  
19 respect to this appeal.

20 Mr. Chairman, members of the Board.

21 CHAIRMAN KRENGEL: The applicant or its  
22 representative, please step forward.

23 MR. BONESSO: Thank you. Good evening,  
24 Mr. Chairman, members of the Board. William  
25 Bonesso, Forchelli Deegan & Terrana, 333 Earle

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1  
2 Ovington Boulevard, Uniondale, New York, here  
3 on behalf of the applicant Kulanu Academy.

4 With me this evening also is Beth Raskin of  
5 Kulanu Academy. We also have our architect,  
6 Frank Relf, and we have our traffic expert,  
7 Mr. Wayne Muller of R&M Engineering, who has  
8 been qualified by this Board on multiple  
9 occasions to provide expert opinion testimony  
10 in the areas of traffic and parking.

11 I am going to hand up just some copies  
12 of renderings. As noted by the chairman,  
13 what's before the Board this evening are  
14 variances associated with the Kulanu Academy  
15 and their proposed new construction. The  
16 Kulanu Academy is a very wonderful  
17 organization that does great things for the  
18 community, helping developmentally disabled  
19 and special needs children and adults. Their  
20 campus, if you will, is situated on the corner  
21 of McGlynn Place and Central Avenue. On the  
22 corner itself is their three-story brick  
23 building that is their special services  
24 building. That building is not changing.  
25 There is no proposed modifications in terms of

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1  
2 its use or layout. But what is proposed to  
3 change is further behind or up McGlynn Place,  
4 124 McGlynn Place, where a converted convent  
5 is used as offices by the academy, and  
6 actually behind that building is a modular  
7 building. What the intention is is to  
8 demolish that two-and-a-half-story converted  
9 convent that's used for offices and build a  
10 new two-story office building and relocate the  
11 modular building to behind the corner  
12 building, the special services building  
13 occupying where there is presently a  
14 playground, correct? And that playground will  
15 then move out to the front of the special  
16 services building closer to Central Avenue.

17 So I will call up Ms. Raskin in just a  
18 moment but in order to do what they are  
19 proposing, they do need some variances. They  
20 need a height variance because the Cedarhurst  
21 code does not permit a parapet to extend more  
22 than 3 feet over the roof line. Here the  
23 plans for the project call for approximately 3  
24 feet 4 inches over the roof line.  
25 Additionally, the maximum height is 24 feet,

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2 and this building will be at 24 feet 10  
3 inches. So we are asking for some pretty de  
4 minimis height relief.

5 With regard to the parking, we need two  
6 forms of relief. One is to permit parking in  
7 the front yard. The code does not permit that  
8 typically, and that's what we are asking for  
9 in the front of this building as you can see.  
10 And then in addition to that, there is a  
11 parking variance required because the parking  
12 calculations for the new building and the  
13 modular building totals a requirement of 68  
14 spaces. They are providing 10 spaces. So  
15 that being said, we think we can certainly  
16 justify that.

17 I know it sounds large in terms of a --  
18 it sounds substantial in terms of the numbers,  
19 but as you will hear, we are basically a known  
20 commodity. We are an existing use in the  
21 village and things really aren't changing. We  
22 are not going to be changing our staffing that  
23 much. We may be getting some more  
24 participants, but they don't drive because  
25 they are developmentally disabled. We have --

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1  
2 we have been operating with 12 off-street  
3 parking spaces on the portion of the property  
4 that has the current two-and-a-half-story  
5 building. We will now have 10 parking spaces,  
6 but we will get into that in greater detail  
7 once we call up Mr. Muller, but at this point,  
8 unless the Board has any questions of me, I  
9 would like to call upon Ms. Raskin.

10 DR. RASKIN: Good evening. I am Dr.  
11 Beth Raskin. I am the executive director of  
12 Kulanu. And I know many of you, if not all of  
13 you, know who we are. Kulanu opened its doors  
14 in August of 2000. Since then we have been  
15 frankly credited with changing the landscape  
16 of the community, ensuring that both schools,  
17 Shuls, and our retail businesses understand  
18 the world of individuals with challenges.

19 In 2009, Kulanu purchased the property  
20 formerly known as St. Joaquim School and part  
21 of the parish. While the community recognizes  
22 the school building which Bill referenced, our  
23 offices have been functioning in what was the  
24 convent and with our adult services in a  
25 modular unit behind the convent. Our request

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2 of the permit is to build a new structure that  
3 will provide appropriate office space,  
4 conference space, and drop-in space for those  
5 who are currently employed. It would allow us  
6 to expand our adult services which is, as Bill  
7 mentioned, for individuals who are above the  
8 age of 21. All of them are significantly  
9 challenged enough that they don't -- don't  
10 have the capability of driving, and so we are  
11 adding three personnel. What should be noted  
12 about those three additional staff members or  
13 employees is the fact that according to the  
14 program that we run, which is overseen by  
15 OPWDD, Office of People With Developmental  
16 Disabilities, we are a dayhab without walls,  
17 which means our participants and their cohorts  
18 must be off site minimal half their time. So  
19 they are only on site two hours a day. So  
20 Monday through Friday we are increasing our  
21 staffing for two hours. So it's really a  
22 minimal increase in the community.

23 In summary, frankly the building  
24 structure changes; our program doesn't. Our  
25 personnel increases slightly, and we believe



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1  
2 that as members of this community for 24 years  
3 that we have only become one of the gems that  
4 you have and have been proud of and would like  
5 to continue that and need your help to do so.  
6 Thank you.

7 MR. BONESSO: Beth, we have been talking  
8 about how you presently operate. I think you  
9 described the current office conditions as you  
10 are falling over each other?

11 DR. RASKIN: We are really going to put  
12 this on the record? We -- if anyone has ever  
13 been in the convent, the size of the rooms are  
14 extraordinarily small. Because we have grown  
15 from our inception, we have small rooms that  
16 have now three, four, five people really in  
17 them. So you can't have privacy; you really  
18 can't conduct business appropriately because  
19 there is just no space. Frankly, in order to  
20 get to any of the lavatories or facilities,  
21 you have to walk through other people's  
22 spaces. So it's just not conducive for  
23 appropriate work and professionalism.

24 MR. BONESSO: So this new building will  
25 allow you to spread out a bit, have much

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1  
2 better working conditions, be more efficient.  
3 It will also allow you to bring the staff that  
4 are presently in the modular building into the  
5 office building; is that correct?

6 DR. RASKIN: Correct.

7 MR. BONESSO: And that modular office  
8 building will be relocated and I think you  
9 said the plan for that is probably to be used  
10 for training purposes and why would you -- why  
11 would you do that off site out of the main  
12 building?

13 DR. RASKIN: Correct on all accounts.  
14 When -- in order to conduct reasonable  
15 training with the faculty, they really can't  
16 be in the same building. We don't run like a  
17 public school does where you have these lovely  
18 breaks perhaps in your schedule. So the most  
19 efficient way of managing the employee base  
20 and training is really to remove them from the  
21 building and just keep them on campus. So the  
22 whole plan is if we need to teach a group of  
23 teachers, we take them out of the school  
24 building, have them -- have them on campus but  
25 be trained and they go right back into the

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2 classrooms.

3 So if you are trying to have a meeting  
4 when somebody is on the phone, somebody is  
5 calling you, you understand a student is in  
6 need, you can't do effective training that  
7 way. So by having a separate modular unit, we  
8 are right next door. Have your training and  
9 if, for any reason, there needs to be an  
10 emergency, we are right there to go and  
11 resolve that issue. So the training module is  
12 really most effective.

13 MR. BONESSO: And the important aspect  
14 of that, if I understand correctly, even  
15 though you are moving out the staff and some  
16 of the service activities from the modular  
17 unit into the new office building, it's not a  
18 situation where you are going to fill that  
19 modular building now with new staff or new  
20 activities; it will be the same staff just  
21 using that building because as you just  
22 pointed out, it's much better and more  
23 efficient and more effective to hold those  
24 training sessions outside the main building,  
25 correct?

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2 DR. RASKIN: Correct.

3 MR. BONESSO: So that won't add new  
4 staff; that won't add new parking demand?

5 DR. RASKIN: No. This is literally the  
6 legacy. We are done.

7 MR. BONESSO: Okay. I have nothing  
8 further for Beth. Does the Board have any  
9 questions about the operational aspects?

10 MR. SHTEIERMAN: Where do the  
11 participants come now? Are they coming to the  
12 facility now?

13 DR. RASKIN: The adult participants are  
14 in the modular unit right now. Yes, yes.

15 MR. SHTEIERMAN: Do you know  
16 approximately how many square feet the current  
17 convent building that you are using as an  
18 office is?

19 DR. RASKIN: We are probably about 2,500  
20 square feet.

21 MR. BONESSO: I am going to call the  
22 architect up now so maybe he can elaborate.  
23 Frank Relf is our architect. Has appeared  
24 before this Board on other occasions. Frank,  
25 I am going to let you in the narrative. Just

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2 describe what you designed here and how it's  
3 developed and --

4 MR. RELF: Thank you. Good evening,  
5 members of the Board. My name is Frank Relf.  
6 I am the owner of Frank G. Relf Architect PC,  
7 located at 35 Pinelawn Road, Melville,  
8 New York. I have appeared before numerous  
9 boards in numerous states. I am here tonight  
10 to represent the Kulanu Academy.

11 As Bill and Beth have described, the  
12 convent building is about 120 years old, and  
13 it is in a bit of a state of repair to the  
14 point where it has settled extensively. The  
15 floors are very uneven. The building is  
16 completely not accessible so any visitors that  
17 come through the facility, they cannot come  
18 into the facility if they are  
19 wheelchair-bound. There is no provision for  
20 that whatsoever.

21 The building has a basement and it's  
22 three stories. The building is still in its  
23 original form as a convent, meaning there are  
24 very, very, very small rooms that used to  
25 serve as bedrooms for the nuns that were

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1  
2 living there. There is very, very small  
3 bathrooms, and again it was for the  
4 convenience of the nuns, not really for the  
5 public. So the bathrooms are completely  
6 non-ADA accessible. If anything, you can  
7 barely fit in the rooms as an individual.

8 The boiler is in need of replacement.  
9 There is no real central air conditioning or  
10 ventilation. They open the windows to  
11 basically control the temperature within or  
12 they use a window AC unit as well. So the  
13 building has more than exceeded its use for  
14 life and at this point --

15 CHAIRMAN KRENGEL: Excuse me one second.  
16 With all due respect, the old building is the  
17 old building. Let's go straight to the new  
18 building that's proposed.

19 MR. RELF: No problem. If I may. This  
20 is the front view from the street what you are  
21 seeing here.

22 CHAIRMAN KRENGEL: McGlynn Place?

23 MR. BONESSO: Correct. McGlynn Place.

24 MR. RELF: This building is relocating  
25 the location of where the convent building

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1  
2 sits. In addition to that, it's deeper than  
3 the current footprint of the building.  
4 Because of the depth of the building, we need  
5 to move the relocatable or portable units to a  
6 different location. Kulanu owns those  
7 particular units. Those are not rental and  
8 there is a benefit to the reuse for them  
9 because they are set up more as a classroom  
10 space than as office in particular so that  
11 they could still utilize those buildings for  
12 training purposes because they are already set  
13 up that way. The difference will be that  
14 right now because they were portable and it  
15 was in anticipation of a more expanded  
16 program, instead of them being on wheels with  
17 sturding, we are going to re-place them on a  
18 real foundation so that there will be a  
19 permanent structure.

20 CHAIRMAN KRENGEL: Is that the structure  
21 on the right-hand side?

22 MR. RELF: Those are the portables off  
23 to the side, and another view of that is --  
24 I'm sorry. That's the main view. The  
25 portable is off to the side.

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2 CHAIRMAN KRENGEL: Excuse me one second.

3 Wayne, is there any fire code issue?

4 MR. YARNELL: With what?

5 CHAIRMAN KRENGEL: Plopping the building  
6 down in between.

7 MR. YARNELL: No. I think it meets the  
8 setback. I think it does.

9 MR. RELF: I am not sure if you can see  
10 this from where you are seated. This is the  
11 front corner. This is -- we are here. We are  
12 taking the portables, which are back here  
13 currently and they are partially locked and  
14 relocating them to where the lawn area is and  
15 the playground equipment. That playground  
16 equipment will then be removed, and new  
17 playground equipment will be installed at the  
18 school.

19 CHAIRMAN KRENGEL: On Central Avenue?

20 MR. RELF: This is a location of  
21 relocated portables, which will be right  
22 behind the school buildings. We are utilizing  
23 where the front lawn area is currently for the  
24 convent and converting that to our parking  
25 field to allow us to be able to place the



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1  
2 building further back on the property and  
3 utilize what was that parking lot where the  
4 portables are for the footprint of the new  
5 building. The new building is roughly a  
6 footprint of 6,000 square feet or 12,000 -- a  
7 little bit over for the total two stories of  
8 that building. And then our parking field  
9 will be in the front. There will be a two-way  
10 driveway that will bring you in and then we  
11 will have handicapped parking in addition to  
12 regular parking for the new office space.

13 Briefly if I may, I will just show you  
14 the floor plans. On the first floor of the  
15 proposed building, you will have a control  
16 point to prevent anybody from just coming in,  
17 similar to what the school has now, where  
18 there will be a security staff that will  
19 regulate people coming in and out of the  
20 building. There will be a small reception  
21 area with some seating.

22 CHAIRMAN KRENGEL: About how many  
23 offices are on the ground floor?

24 MR. RELF: Roughly there is about a  
25 dozen offices, and each individual person will

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1  
2 occupy -- they are all relatively small. They  
3 are 5 by 10 as a space or 6 by 8. So --

4 CHAIRMAN KRENGEL: Five by 10?

5 MR. RELF: Fifty-five square feet is --  
6 each of these small offices is roughly 7 feet  
7 by 9 feet. They are relatively -- right now  
8 they are three people that would share roughly  
9 an 8-by-10 space. This gives them privacy by  
10 having their own smaller office individually.  
11 There will be a main bullpen area here which  
12 will serve more as administrative staff. They  
13 would be in this main corridor, and they  
14 support the individual counselors when they  
15 are there. As Beth has said, they are not  
16 there full-time. They come and go, but they  
17 will have their own space now instead of  
18 sharing various different spaces.

19 Many of the people are on the second  
20 floor and even the third floor which is really  
21 a converted attic. There are no bathrooms up  
22 on that floor as well. In the back area will  
23 be the main program rooms where they will be  
24 able to conduct their evening adult class, or  
25 during the day they could have classes within

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1  
2 there as well. They don't really have a  
3 private meeting room if they wanted to have a  
4 private meeting now in the old convent  
5 building, so we are making a provision for a  
6 meeting room at least on the ground floor as  
7 well as there will be space up on the second  
8 floor.

9 This would be a fully accessible  
10 building in every way. Bathrooms, clearances,  
11 doorways, elevator, none of which currently  
12 exist in their current vicinity. There will  
13 be two staircases, a main staircase towards  
14 the front and a secondary staircase off to the  
15 side, and again that's to meet all of our code  
16 requirements for egress.

17 This is the second floor plan. Again, a  
18 little bit larger offices, more for executive  
19 office space. A main meeting room for more of  
20 the management staff and then secondary  
21 training room that would be on the second  
22 floor towards the rear of the building. They  
23 will require some storage areas for school  
24 supplies and other things like that. So you  
25 will see there is a few storage rooms within

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1  
2 the plan, and on the ground floor it's really  
3 more of a break room for staffing. The  
4 building will be fully code compliant in  
5 today's code and it's being built as a modular  
6 building system, which means that there are  
7 about 10 different building sections that are  
8 built off site, then brought here via a  
9 trailer, and then assembled on site.

10 MR. GOLDFEDER: I assume the modular  
11 construction is why you need a 10-inch  
12 variance for the height as opposed to any  
13 really aesthetic?

14 MR. RELF: The reason we need a variance  
15 for the height is the building -- the way they  
16 come are very flat and non-ornamented and  
17 there is no roof overhang, there is no  
18 parapet. It's very similar to the modular  
19 units that are behind the convent now. We are  
20 trying to create a very visual appealing look  
21 to the building, and this upper band here is  
22 really the parapet that we will build on top  
23 of that flat roof in order to be able to give  
24 the building some character, and more  
25 importantly, we want the new building to be a

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1  
2 reflection of the main school building. So we  
3 are trying to simulate some of the detail at  
4 the top. We are using a brick veneer so that  
5 it always looks as if it's meant to be part of  
6 the whole entire campus.

7 CHAIRMAN KRENGEL: Thank you.

8 MR. BONESSO: Frank, getting back to the  
9 site plan, moving the playground up towards  
10 Central, I know there is a wrought iron fence  
11 there, but I presume that there is going to be  
12 safety bollards of some sort installed over  
13 there because if you are going to have  
14 children playing there, you want something  
15 stronger than just the wrought iron fencing.

16 MR. RELF: Yes. That will be added to  
17 especially that corner where you have all the  
18 traffic intersection. We will have other  
19 additional safety features if there is an  
20 accident or whatever and cars are out of  
21 control.

22 MR. BONESSO: Thank you. If there is  
23 nothing further from Mr. Relf, I will call up  
24 Mr. Muller to provide his testimony in  
25 connection with the parking variance. Thank

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1  
2 you, Frank.

3 MR. MULLER: Good evening. For the  
4 record, Wayne Muller, Robinson & Muller  
5 EGINEERING, offices at 50 Elm Street  
6 Huntington, New York. For the record I would  
7 like to submit copies of the analysis that we  
8 prepared dated April 11, 2024. Copies for the  
9 reporter and just like to briefly summarize  
10 the information that's contained in our  
11 document. A lot of the information that's  
12 contained in the document regarding use of the  
13 facility and the way that the site is proposed  
14 to be used is contained was already spoken  
15 about by Mr. Bonesso and the architect Frank  
16 Relf.

17 What was indicated in my report as  
18 depicted on the plans, 68 parking spaces are  
19 required for the school, and they are  
20 providing 10 parking spaces on the site. That  
21 actually is a reduction in two spaces.  
22 Currently there are 12 and they are reducing  
23 it to 10. As indicated in my report, we  
24 performed observations of the existing  
25 conditions that exist on the site as well as

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1  
2 the existing parking conditions that exist  
3 within the area that surrounds the school.  
4 And primarily we looked at the on-street  
5 parking that exists at McGlynn Place, Central  
6 Avenue, Grove Avenue, Chestnut Street and  
7 Maple Avenue, one-block radius from the  
8 school, and what we found was that in those  
9 areas, during the day when the school is in  
10 operation, there is an abundance of available  
11 parking within those areas.

12 As indicated by Mr. Bonesso, we do not  
13 anticipate any significant increase in  
14 activity as a result of the proposed  
15 construction. So therefore, we would not  
16 anticipate any significant changes in the way  
17 that the area would function as a result of  
18 the construction of the building on the  
19 subject property.

20 As indicated in my report and based on  
21 my discussions with Ruth, currently many of  
22 the employees at the facility -- oh, I'm  
23 sorry. Beth. Sorry about that.

24 DR. RASKIN: Sorry. It's okay. You are  
25 forgiven.

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1  
2 MR. MULLER: The school buys parking  
3 permits from the village, so therefore, they  
4 are allowed to park in the permit-only spaces  
5 that exist primarily along Chestnut and we  
6 found there is an abundance of parking in  
7 those areas to accommodate even three or four  
8 additional employees that would be on the  
9 property all at the same time within those  
10 areas. As indicated in my report, we do not  
11 believe there would be a significant increase  
12 in traffic, nor will there be any change in  
13 the way that the school functions currently as  
14 far as drop-off and pick-up of the students to  
15 the facility on any one given time based on  
16 the construction.

17 So therefore, based on our analysis, it  
18 is my professional opinion that by granting  
19 the relief required to establish the building,  
20 there will be no significant impacts to  
21 parking and/or traffic conditions on or in the  
22 vicinity of the subject property. Thank you.

23 CHAIRMAN KRENGEL: Thank you.

24 MR. BONESSO: So it's your position that  
25 the combination of the 10 spaces on site and



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1  
2 the available parking on the street, permit  
3 parking and otherwise, that will  
4 satisfactorily accommodate the needs of the  
5 facility at any of the activity times of the  
6 day?

7 MR. MULLER: That's correct.

8 MR. BONESSO: Thank you. That's pretty  
9 much our direct presentation Mr. Chairman. I  
10 do have two letters of support from two of our  
11 very close neighbors. One is HAFTR on the  
12 other side of Central Avenue and the other is  
13 the church across McGlynn, so I will submit  
14 those. And unless the Board has any questions  
15 of us, I believe that --

16 MR. GOLDFEDER: I just wanted to  
17 clarify.

18 MR. BONESSO: Yes, sure.

19 MR. GOLDFEDER: The current employees  
20 all have parking permits for the village  
21 parking?

22 DR. RASKIN: Yes. We buy permits for  
23 our employee base.

24 MR. GOLDFEDER: So who currently parks  
25 -- I guess the managerial staff will be

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2 reducing that by two spaces so two people are  
3 going to have to walk half a block?

4 DR. RASKIN: We will just do what we  
5 ordinarily do and buy them parking permits.

6 MR. MULLER: If I may just point out,  
7 when we observed the parking in the area, we  
8 also looked at what was occurring on the  
9 property, and at no time did we see more than  
10 eight vehicles on the subject property even  
11 though they provide 12 spots, so therefore,  
12 commensurately we would anticipate that the 10  
13 would be enough to satisfy the demand for  
14 those people who don't park within the permit  
15 spots.

16 MR. BONESSO: That's pointed out in the  
17 report, correct?

18 MR. MULLER: Yes, sir.

19 CHAIRMAN KRENGEL: I will just note that  
20 the applicant submitted two letters of  
21 support, one from the address of 614 Central  
22 Avenue, which counsel noted is the church  
23 across the street. Another one signed by Ari  
24 Solomon, 635 Central Avenue, which was noted  
25 to be HAFTR, which is across the street across

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Central Avenue.

MR. SHTEIERMAN: Just a clarification, the zoning district here is general business I believe, right?

DR. RASKIN: Yes.

MR. SHTEIERMAN: Not a residential zone?

MR. BONESSO: Yes, it is.

MR. SHTEIERMAN: Doctor, how many participants can participate in this program?

DR. RASKIN: Currently we have 16 in the module, and when we move into the new building, the hope is to get to 32. It's to double our enrollment. Once again, they are only on site for two hours a day, so when you do a dayhab without full walls, the full day for them is considered four hours. So two of those hours must be somewhere in the community, and then the other two are on site.

So we certainly in the new space have enough space -- in the new building have enough space to run two programs. An additional 16 only requires three staff members. Those three staff members are the ones we spoke about before.

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2 MR. SHTEIERMAN: So they arrive and  
3 leave at the same time every day or does the  
4 program --

5 DR. RASKIN: No. They arrive and leave  
6 at the same time every day. Otherwise we have  
7 very confused participants.

8 MR. SHTEIERMAN: What are the hours  
9 typically?

10 DR. RASKIN: They arrive at 9:30, they  
11 are off site by 11:00, 11:15, and then they  
12 are back on site shortly afterwards. Their  
13 last -- they leave the program anywhere  
14 between 1:00 and 1:30.

15 MR. SHTEIERMAN: How do they arrive at  
16 the site?

17 DR. RASKIN: We pick them up. We have  
18 our own vehicles.

19 MR. SHTEIERMAN: That's the vehicles  
20 your staff arrive in also?

21 DR. RASKIN: Yes.

22 MR. SHTEIERMAN: How many staff  
23 approximately?

24 DR. RASKIN: In our dayhab, 6, 7, 8.

25 MR. SHTEIERMAN: Eight staff members?

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2 DR. RASKIN: That's it.

3 CHAIRMAN KRENGEL: How many total  
4 administrative staff do you have?

5 DR. RASKIN: That's a really good  
6 question. We are probably -- probably around  
7 15 for the organization. So you understand  
8 that's not -- that's Kulanu as an organization  
9 which encompasses, you know, all work that we  
10 need to do for the school as well as our adult  
11 service programs.

12 CHAIRMAN KRENGEL: Thank you.

13 MR. SHTEIERMAN: The existing portables  
14 being relocated essentially are being used as  
15 a meeting room for training?

16 DR. RASKIN: Training.

17 MR. SHTEIERMAN: For the staff. So it's  
18 not simultaneous?

19 DR. RASKIN: Correct. That's a no.

20 MR. BONESSO: If there are no further  
21 questions, that's our presentation.

22 CHAIRMAN KRENGEL: Does anybody have any  
23 questions? Anybody in the crowd have any  
24 questions? We will take a brief break and  
25 come back.

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2 (Recess taken.)

3 (Exhibit 1, Photograph, marked for  
4 identification, as of this date.)

5 (Exhibit 2, Traffic report, marked for  
6 identification, as of this date.)

7 (Exhibit 3, Letters of support, marked  
8 for identification, as of this date.)

9 CHAIRMAN KRENGEL: Back on the record.  
10 The applicant has applied for a variance on  
11 three -- three codes. Number 265-89.D height,  
12 I take a vote to approve that.

13 MR. SHTEIERMAN: Approved.

14 MR. CLARK: Approved.

15 MR. BLEIBERG: Approved.

16 CHAIRMAN KRENGEL: With regard to the  
17 permitted off-site parking, I will take a vote  
18 to approve that.

19 MR. BLEIBERG: Approved.

20 MR. CLARK: Approved.

21 MR. SHTEIERMAN: Approved.

22 CHAIRMAN KRENGEL: And with regard to  
23 the on-site parking, we went through a review  
24 of the use of the building, and unfortunately,  
25 the Board is not inclined to approve the

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1  
2 proposed application as submitted, but we  
3 would like to make a proposal and explain how  
4 it would affect the application. Our proposal  
5 is to remove the trailers which -- not to  
6 relocate the trailers. Take them off the  
7 property, would should allow -- which, first  
8 of all, would reduce the required parking to  
9 61 spaces. It also should allow you to pick  
10 up a minimum of four spots for a total of 14  
11 spots, which then would leave you a deficiency  
12 of 47 spots. Again, is the applicant aware  
13 that there is a charge for the village for the  
14 deficiencies?

15 MR. BONESSO: Yes, 7,500 dollars per  
16 space.

17 CHAIRMAN KRENGEL: So that would be  
18 based -- if you get 14 spots, that would be a  
19 47-spot deficiency. So my proposal is first  
20 of all, to modify the application, and I would  
21 make a motion to approve it based on not  
22 relocating the trailers and having a minimum  
23 of 14 spots on site. First of all, would the  
24 applicant be amenable to that?

25 DR. RASKIN: Yes.

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2 CHAIRMAN KRENGEL: So I would like to  
3 make a motion to modify the application based  
4 on that.

5 MR. SHTEIERMAN: Approved as modified.

6 MR. CLARK: Approved as modified.

7 MR. BLEIBERG: Approved as modified.

8 CHAIRMAN KRENGEL: Number one, this is a  
9 general business district, and just a few  
10 points to go on the record. And the reason --  
11 the justification and reason for our  
12 modification is that although there is a large  
13 building and really the deficiency is still a  
14 very large deficiency, we are looking at this  
15 as an adult dayhab building which the majority  
16 of the clients or all the clients are not able  
17 to drive. So we took into account the office  
18 space, and I think with using the measurement  
19 of the office space, we do feel at this point  
20 14 spots, there are sufficient parking to  
21 service the building as is. If there is any  
22 change to the building, any change to the use  
23 of the building, that must be approved by the  
24 Board of Zoning Appeals and have to come back  
25 to that.



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2 MR. BONESSO: From its current from  
3 special services --

4 CHAIRMAN KRENGEL: Its proposed use as  
5 an adult dayhab building. Any change. Any  
6 change of use.

7 MR. BONESSO: That's fine.

8 (Discussion off the record.)

9 CHAIRMAN KRENGEL: Any change of use  
10 from a dayhab with accessory office or  
11 transfer of the building to another entity  
12 would have to be approved by the Board of  
13 Zoning Appeals.

14 MR. BONESSO: Okay.

15 CHAIRMAN KRENGEL: Anybody have any  
16 other comments?

17 (Time noted: 8:32 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  
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IN WITNESS WHEREOF, I have hereunto  
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*Yaffa Kaplan*  
YAFFA KAPLAN

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Proceedings - Chaim & Shira Langer

-----  
 APPLICATION FOR ZONING VARIANCE  
 IN THE MATTER OF  
 CHAIM & SHIRA LANGER  
 427 Church Avenue  
 Applicant.  
 -----

200 Cedarhurst Avenue  
 Cedarhurst, New York

April 11, 2024  
 7:05 p.m.

B E F O R E :

- MEIR KRENGEL, Chairman
- MICHAEL BLEIBERG, Board Member
- JARED CLARK, Board Member
- DAVID SHTEIERMAN, Board Member
- YOEL GOLDFEDER, Village Attorney
- WAYNE YARNELL, Supt. Bldg. Dept.

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## 1 Proceedings - Chaim &amp; Shira Langer

2 CHAIRMAN KRENGEL: Second case on the  
3 calendar tonight has been assigned Case Number  
4 4 of 2024. It is the application of Chaim and  
5 Shira Langer, the applicant of a parcel known  
6 as 427 Church Avenue, designated as Section  
7 39/Block 189/Lot 50. The applicant proposes  
8 to construct a wood deck in the rear yard.  
9 The applicant seeks variances from Cedarhurst  
10 Code 265-38.C, building area.

11 This Board has determined that the  
12 application is a Type II Action pursuant to  
13 Section 617.3 of the New York State Department  
14 of Environmental Control Regulations and does  
15 not require an Environmental Impact Statement.  
16 The village attorney will now read a statement  
17 into the record.

18 MR. GOLDFEDER: Mr. Chairman, members of  
19 the Board, for the record, we have been  
20 provided with proof of the mailing and  
21 publication in the local newspaper of record,  
22 of all notices of this hearing as required by  
23 law. Accordingly, jurisdiction has been  
24 obtained over all necessary parties, and this  
25 Board has jurisdiction to hear this appeal.

1 Proceedings - Chaim & Shira Langer

2 Pursuant to New York State General  
3 Municipal Law Section 809, on February 15,  
4 2024, a non-collusion affidavit has been duly  
5 executed by the applicant, Chaim Langer,  
6 wherein he stated that there are no other  
7 persons or entities involved in this  
8 application that are employed by or connected  
9 to the Village of Cedarhurst, its officers, or  
10 employees, which would in any way constitute a  
11 conflict under the law.

12 Pursuant to an agreement between the  
13 Village of Cedarhurst and Nassau County  
14 Planning Commission, the Nassau County  
15 Planning Commission has been given notice of  
16 this application and has waived consideration  
17 thereof.

18 Mr. Chairman, members of the Board.

19 CHAIRMAN KRENGEL: Will the owner or  
20 their representative please step forward.

21 MR. FLAUM: Good evening, Chairman,  
22 members of the Board. My name is Shmuel  
23 Flaum, residing at 194 Wanser Avenue, Inwood,  
24 New York 11096. I am here on behalf of the  
25 homeowners who are seeking relief from certain

1 Proceedings - Chaim & Shira Langer

2 regulations in regard to the proposal of the  
3 alteration/addition that they are proposing at  
4 their existing residence. They are doing an  
5 alteration/addition that is enlarging the  
6 existing house. In doing so, they are seeking  
7 variances for two items, specifically lot  
8 coverage and front yard setback.

9 With regard to lot coverage, in this  
10 district based on the lot side, you are  
11 permitted 30 percent lot coverage, which is  
12 2,400 square feet. The existing house is  
13 1,707.82 and we are proposing 2,548.77, which  
14 is a total of 31.9 percent. It's an overage  
15 of 1.9 percent, which is triggering a lot  
16 coverage variance.

17 In conjunction with the work they are  
18 proposing, there is an existing front yard  
19 that's only 19-foot-8 where we are required to  
20 have 25. So it's an existing nonconforming  
21 condition. We are actually decreasing the  
22 noncompliance by removing a piece of the house  
23 and reducing it so that there is an increase  
24 of the front yard to 24 feet. So that also  
25 requires a variance because even though we are

1 Proceedings - Chaim & Shira Langer

2 decreasing the noncompliance because it's not  
3 the minimum of the 25. Those are the only two  
4 variances we are seeking in conjunction with  
5 this application. If the Board has any  
6 questions, I am happy to answer them.

7 CHAIRMAN KRENGEL: Only the 24 feet on  
8 Church Avenue side?

9 MR. FLAUM: Correct. The existing is 19  
10 foot.8. We are chopping a piece of it off,  
11 but it still requires a variance.

12 CHAIRMAN KRENGEL: The deck is existing?

13 MR. FLAUM: There is a proposed deck  
14 that says new.

15 CHAIRMAN KRENGEL: How high is it?

16 MR. FLAUM: First floor down.

17 CHAIRMAN KRENGEL: Is that your case?

18 MR. FLAUM: That is the case. If the  
19 Board has any questions, I am happy --

20 CHAIRMAN KRENGEL: Anybody on the Board  
21 have any questions? Mickey? Anybody in the  
22 audience have anything for or against? We  
23 will now take a vote.

24 MR. BLEIBERG: Approved.

25 MR. SHTEIERMAN: Approved.

1 Proceedings - Chaim & Shira Langer

2

MR. CLARK: Approved.

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CHAIRMAN KRENGEL: Approved. Thank you

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very much. Have a good evening.

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(Time noted: 7:10 p.m.)

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Proceedings - Chaim & Shira Langer

C E R T I F I C A T E

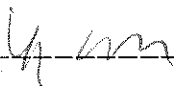
STATE OF NEW YORK )

: 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 1st day of May, 2024.

  
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YAFFA KAPLAN

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APPLICATION FOR ZONING VARIANCE  
  
IN THE MATTER OF  
  
JOSHUA & TOVA ZERN  
390 Oak Avenue  
  
Applicant.  
-----

200 Cedarhurst Avenue  
Cedarhurst, New York

April 11, 2024  
7:02 p.m.

B E F O R E :  
  
MEIR KRENGEL, Chairman  
  
MICHAEL BLEIBERG, Board Member  
  
JARED CLARK, Board Member  
  
DAVID SHTEIERMAN, Board Member  
  
YOEL GOLDFEDER, Village Attorney  
  
WAYNE YARNELL, Supt. Bldg. Dept.

1 Proceedings - Josh and Tova Zern

2 CHAIRMAN KRENGEL: Good evening,  
3 everybody. First case on the calendar tonight  
4 is assigned Case Number 5 of 2024, and it's  
5 the application of Rabbi Joshua Zern, the  
6 applicant of a parcel known as 390 Oak Avenue,  
7 designated as Section 39/Block 327/Lot 121.  
8 The applicant proposes to construct a wood  
9 deck in the rear yard. The applicant seeks  
10 variances from Cedarhurst Code 265-38.C,  
11 building area.

12 This Board has determined that the  
13 application is a Type II Action pursuant to  
14 Section 617.3 of the New York State Department  
15 of Environmental Control Regulations and does  
16 not require an Environmental Impact Statement.  
17 The village attorney will now read a statement  
18 into the record.

19 MR. GOLDFEDER: Mr. Chairman, members of  
20 the Board, for the record, we have been  
21 provided with proof of the mailing and  
22 publication in the local newspaper of record,  
23 of all notices of this hearing as required by  
24 law. Accordingly, jurisdiction has been  
25 obtained over all necessary parties, and this

1 Proceedings - Josh and Tova Zern

2 Board has jurisdiction to hear this appeal.

3 Pursuant to New York State General  
4 Municipal Law Section 809, on March 13, 2024,  
5 a non-collusion affidavit has been duly  
6 executed by Josh Zern, wherein he stated that  
7 there are no other persons or entities  
8 involved in this application that are employed  
9 by or connected to the Village of Cedarhurst,  
10 its officers, or employees, which would in any  
11 way constitute a conflict under the law.

12 Pursuant to an agreement between the  
13 Village of Cedarhurst and Nassau County  
14 Planning Commission, the Nassau County  
15 Planning Commission has been given notice of  
16 this application and has waived consideration  
17 thereof.

18 Mr. Chairman, members of the Board.

19 CHAIRMAN KRENGEL: The owner or its  
20 representative, please step forward.

21 MR. NEUWIRTH: Good evening. My name is  
22 Samuel Neuwirth, representing Rabbi Josh Zern,  
23 homeowner of 390 Oak Avenue. The Zern family  
24 is looking to propose to build a new deck in  
25 the rear yard, 14 and a half by 25 feet. The

1 Proceedings - Josh and Tova Zern

2 setback will comply. Only going for a  
3 variance for a lot coverage of 1.94 percent  
4 over the allowable. Zerns are looking for a  
5 bigger deck so they can have more room for  
6 their Succah, their family all around to have  
7 a nice backyard.

8 CHAIRMAN KRENGEL: The deck is going  
9 over here?

10 MR. NEUWIRTH: Yes.

11 CHAIRMAN KRENGEL: How high off the  
12 ground is it?

13 MR. NEUWIRTH: Three and a half feet.

14 CHAIRMAN KRENGEL: And because of the  
15 height it goes into the lot coverage?

16 MR. NEUWIRTH: Correct.

17 CHAIRMAN KRENGEL: Total lot coverage  
18 after this is going to be --

19 MR. NEUWIRTH: -- 31.94 percent.

20 CHAIRMAN KRENGEL: What is it currently?

21 MR. NEUWIRTH: 27.90 percent.

22 CHAIRMAN KRENGEL: Gotcha. Thank you.  
23 Is that your case?

24 MR. NEUWIRTH: Yup.

25 CHAIRMAN KRENGEL: Anybody have any

1 Proceedings - Josh and Tova Zern

2 questions? Anybody in the audience have any  
3 comments for or against? The Board will take  
4 a vote.

5 MR. SHTEIERMAN: Approved.

6 MR. BLEIBERG: Approved.

7 MR. CLARK: Approved.

8 CHAIRMAN KRENGEL: Approved.

9 MR. NEUWIRTH: Thank you very much.

10 Good night.

11 (Time noted: 7:05 p.m.)

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Proceedings - Josh and Tova Zern

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 1st day of May, 2024.

  
YAFFA KAPLAN

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