

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

APPLICATION FOR ZONING VARIANCE

IN THE MATTER OF

YAAKOV AKERMAN
353 Roselle Avenue

Applicant.

200 Cedarhurst Avenue
Cedarhurst, New York

January 18, 2024
7:04 p.m.

B E F O R E

MEIR KRENGEL, Chairman

MICHAEL BLEIBERG, Board Member

JARED CLARK, Board Member

SHIFRA EDELMAN, Board Member

DAVID SHTEIERMAN, Board Member

YOEL GOLDFEDER, Village Attorney

WAYNE YARNELL, Supt. Bldg. Dept.

1 Proceedings - Yaakov Akerman

2 CHAIRMAN KRENGEL: Good evening,
3 everyone. The first case on the calendar
4 tonight has been assigned Case Number 25 of
5 2023. It's the application of Yaakov Akerman
6 for the parcel known as 353 Roselle Avenue,
7 designated as Section 39/Block 342/Lot 90
8 through 92. The applicant proposes a
9 two-story addition with the attached garage.
10 The applicant seeks a variance from Cedarhurst
11 Code 265-41, side yards.

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 - Yaakov Akerman

2 Board has jurisdiction to hear this appeal.

3 Pursuant to New York State General
4 Municipal Law Section 809, on October 22,
5 2023, a non-collusion affidavit has been duly
6 executed by the applicant, Yaakov J. Akerman,
7 wherein he stated that there are no other
8 persons or entities involved in this
9 application that are employed by or connected
10 to the Village of Cedarhurst, its officers, or
11 employees, which would in any way constitute a
12 conflict under the law.

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

19 CHAIRMAN KRENGEL: With that, will its
20 representative please step forward.

21 MR. O'CONNELL: Good evening, chairman
22 and members of the record. For the record, my
23 name is Todd O'Connell, architect, doing
24 business at 1200 Veterans Highway, Hauppauge,
25 New York, architect for the Akermans who are

Proceedings - Yaakov Akerman

1
2 here with me this evening, and what we have
3 before you this night is the Akermans are
4 looking to eliminate their detached garage
5 that's on the back of the house. They are
6 looking to build an attached garage that they
7 get access from inside their home. They do
8 like to use their garage, and being a detached
9 garage with all the elements and snow and ice,
10 it's just, you know, difficult to use.

11 Now, the detached garage that they are
12 actually getting rid of is nonconforming in
13 terms of setbacks. It only yields -- 20 by 20
14 massive structure only yields 1 foot 9 inches
15 on the northerly property line and only 5
16 inches actually on the westerly property line.
17 So that's all coming out. So we are actually
18 bringing the property into a bit more
19 compliance, and you know, basically creating
20 more space around the yard. And the neighbors
21 are not part of it, but unfortunately because
22 of where the house currently sits, if we want
23 to get an attached garage and be able to use
24 it, we have to come before this Board and ask
25 for a variance to be able to fit that garage

Proceedings - Yaakov Akerman

1
2 and you can see that's the section of the
3 house that's right over here is where we are
4 building that garage space.

5 The -- essentially this strip right here
6 which has a mudroom for all the children, a
7 way to get into the garage, and then a small
8 study on the back of the garage but that
9 garage maintains a 6-foot side yard setback
10 which is the minimum required. We are not
11 exceeding what the minimum setback is, but
12 nonetheless there is an aggregate side yard
13 setback which only yields about 11 and a half.
14 The southerly property line, we are not
15 touching that. You know, that's preexisting.
16 It yields -- actually at the front of the
17 house it yields 5.4, but it goes to 5.9 at the
18 rear of the house and that's preexisting. We
19 are not changing anything there. That's the
20 preexisting house, but you know, the garage is
21 only 11 and a half wide. It's a minimum
22 garage. If you ever try to go into a garage
23 smaller than that and try to open your doors,
24 we feel that, you know, having a garage that
25 is functional, for the Akermans they could

1 Proceedings - Yaakov Akerman

2 actually get in and out of their cars. As
3 well as from a construction standpoint.

4 You know, the new hurricane codes to
5 keep it all practical to build, they do
6 require what they call a sheer wall on the
7 corner wall which requires a space of 18
8 inches, so all that helps the construction
9 aspect as well on the garage to keep the
10 structure safe. So we felt, you know, with
11 the removal of this massive garage in the back
12 that, you know, is in substantial
13 noncompliance to its position to property
14 lines, and we are requesting a minor aggregate
15 variance, not a minimum variance but an
16 aggregate variance was the best application to
17 put before this Board which would answer the
18 Akermans' goals and what they are looking for.

19 They have -- before they started this
20 project, they did approach the neighbor on the
21 northerly side, telling them that they were
22 looking to put a garage on that part of the
23 house, and they had no objection from him.
24 The other neighbor on the southerly side, we
25 spoke with them. They are not being affected

1 Proceedings - Yaakov Akerman

2 at all on that side but they just want -- were
3 interested and they have no objection to what
4 we are proposing. So we didn't feel it was
5 going to have a negative impact on the
6 community because we are actually giving
7 something back that was substantially more in
8 noncompliance and felt that, you know, it
9 won't have a negative environmental impact.

10 If you saw the way the house looks from
11 the front, you know, we are matching the
12 character of the home. It fits in, you know,
13 its character matches, we are not diminishing
14 the character of the neighborhood. We are
15 keeping the Tudor style of the home that's
16 been there since the 1930s and felt this would
17 really, you know, enhance the character of the
18 neighborhood itself, and with that, I would
19 love to answer any questions this Board may
20 have.

21 CHAIRMAN KRENGEL: Questions? Any
22 questions? Any comments? Is that your case,
23 sir?

24 MR. O'CONNELL: Yes, sir.

25 CHAIRMAN KRENGEL: Any comments from

1 Proceedings - Yaakov Akerman

2 anybody in the audience for or against? Just
3 you did acknowledge that the garage is 11 and
4 a half feet wide, I think, correct?

5 MR. O'CONNELL: Correct.

6 CHAIRMAN KRENGEL: Can you bring it down
7 to 10 feet wide, which is the minimum garage
8 size for the garage?

9 MR. O'CONNELL: Have you ever pulled a
10 car into a 10-foot garage and tried to get out
11 of it?

12 MR. GOLDFEDER: Except for all the
13 applicants who ask for a narrower garage
14 because they don't want to take the space for
15 a garage and ask for less than 10 feet.

16 MR. O'CONNELL: A garage is required so
17 they are giving you the minimum that a code
18 allows, but it's just not practical.

19 MR. GOLDFEDER: It's more difficult.
20 Everything is practical if you could make it
21 work. The bottom line is the Board has taken
22 a position where we require a 10 by 20 minimum
23 standard garage. By bringing it down to the
24 10 feet, you are reducing the side yard impact
25 by a foot and a half. That's why it's being

1 Proceedings - Yaakov Akerman

2 asked.

3 CHAIRMAN KRENGEL: Can you bring the
4 house to 7 feet? Could you shift just in the
5 front -- there is a new living room, right?
6 The living room doesn't exist today?

7 MR. O'CONNELL: Look, is it possible to
8 do? You know, sure. Anything is possible.
9 You know, it's obviously going to make the
10 garage much more difficult for them to
11 utilize.

12 CHAIRMAN KRENGEL: No, I am saying if
13 you go into the next page. It says new living
14 room. New living room. Does that currently
15 exist at all?

16 MRS. AKERMAN: Shana Akerman. It does
17 exist. It's just not a living room.

18 MR. O'CONNELL: Just to speak to that a
19 little bit. Where that wall is the dividing
20 wall between the garage and the living room is
21 actually a structural wall. There is
22 foundation at that point. So that's where we
23 are going from that point out as opposed to
24 cutting into an existing foundation wall.

25 CHAIRMAN KRENGEL: Perfect. Thank you.

1 Proceedings - Yaakov Akerman

2 Thank you.

3 MR. SHTEIERMAN: I don't have any
4 questions.

5 CHAIRMAN KRENGEL: We will take a
6 five-minute break and come back with a
7 decision.

8 (Recess taken.)

9 CHAIRMAN KRENGEL: We are going to make
10 a motion to increase the proposed side yard
11 variance on the north side to a minimum of 7
12 and a half feet.

13 MR. O'CONNELL: Seven and a half?

14 CHAIRMAN KRENGEL: To the minimum of 7
15 and a half feet, a foot and a half over 11 and
16 a half to 10.

17 MR. O'CONNELL: That's making the garage
18 almost impossible to utilize. It's a 10-foot
19 garage.

20 CHAIRMAN KRENGEL: Mr. Shteierman, you
21 want to address that?

22 MR. SHTEIERMAN: So the Board feels that
23 a 10-foot garage is indeed useable, and B, if
24 you really wanted the garage wider, take it
25 off the living room. A 3-foot variance on the

Proceedings - Yaakov Akerman

1
2 aggregate width is substantial, and we have
3 tried to shy away from those. I don't know if
4 we have given them at all, but regardless we
5 try to shy away from that and it's still a
6 substantial variance. Especially considering
7 that the garage here is 25 percent of your
8 total extension approximately. So based on
9 the garage and the width of the garage, you
10 are asking for an overall extension of the
11 second floor, 20 feet behind the garage, two
12 stories high. So if you took the square
13 footage of this garage, it actually comprises
14 25 percent of this extension, and based on
15 that, you are asking for quite a substantial
16 variance.

17 MR. O'CONNELL: If I can just make a
18 suggestion, I know the Board spoke -- like I
19 said, they like to use their garage. The
20 garage is very important to them. Would it be
21 possible to keep the first floor but reduce
22 the second floor 18 inches where, you know, we
23 could work with that? You know, so it's only
24 a one-story mass, you know, that would
25 encroach as opposed to a full two-story mass

1 Proceedings - Yaakov Akerman

2 and that obviously, you know, helps the
3 density quite a bit.

4 MR. GOLDFEDER: The whole justification
5 for the second story is based on the garage.
6 Let's call a spade a spade. The reason you
7 are asking for the variance is because the
8 garage requirement. So now you are saying
9 that you are not going to extend to the full
10 extent on the second floor. Then take back
11 the entire width of the garage for the second
12 floor as well because there is really no
13 justification for it. The only reason the
14 second floor is being considered and granted
15 is because of the necessity of the garage.

16 MR. O'CONNELL: Yes.

17 MR. GOLDFEDER: So if you are saying you
18 are going to push back the second floor, then
19 let's push it back the full 11 and a half
20 feet.

21 CHAIRMAN KRENGEL: We are allowing you
22 to keep the line because of the garage. You
23 are gaining the second floor because of the
24 first floor.

25 MR. O'CONNELL: Okay. Understood.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings - Yaakov Akerman

CHAIRMAN KRENGEL: So make a motion to
approve as modified.

MR. SHTEIERMAN: Approved as modified.

MR. CLARK: Approved as modified.

MR. BLEIBERG: Approved as modified.

MS. EDELMAN: Approved as modified.

CHAIRMAN KRENGEL: Thank you. Have a
good night, everyone. Go straight to the next
case.

(Time noted: 7:29 p.m.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings - Yaakov Akerman

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 29th day of January,
2024.

YAFFA KAPLAN

1

1 [1] - 4:14
10 [5] - 8:7, 8:15, 8:22, 8:24, 10:16
10-foot [3] - 8:10, 10:18, 10:23
11 [5] - 5:13, 5:21, 8:3, 10:15, 12:19
1200 [1] - 3:24
18 [3] - 1:13, 6:7, 11:22
1930s [1] - 7:16

2

20 [4] - 4:13, 8:22, 11:11
200 [1] - 1:10
2023 [2] - 2:5, 3:5
2024 [2] - 1:13, 14:15
22 [1] - 3:4
25 [3] - 2:4, 11:7, 11:14
265-41 [1] - 2:11
29th [1] - 14:14

3

3-foot [1] - 10:25
342/Lot [1] - 2:7
353 [2] - 1:7, 2:6
39/Block [1] - 2:7

5

5 [1] - 4:15
5.4 [1] - 5:17
5.9 [1] - 5:17

6

6-foot [1] - 5:9
617.3 [1] - 2:14

7

7 [3] - 9:4, 10:11, 10:14
7:04 [1] - 1:14
7:29 [1] - 13:11

8

809 [1] - 3:4

9

9 [1] - 4:14
90 [1] - 2:7

92 [1] - 2:8

A

able [2] - 4:23, 4:25
access [1] - 4:7
accordingly [1] - 2:24
acknowledge [1] - 8:3
Action [1] - 2:13
addition [1] - 2:9
address [1] - 10:21
affected [1] - 6:25
affidavit [1] - 3:5
aggregate [4] - 5:12, 6:14, 6:16, 11:2
agreement [1] - 3:13
AKERMAN [2] - 1:6, 9:16
Akerman [3] - 2:5, 3:6, 9:16
Akermans [3] - 3:25, 4:3, 5:25
Akermans' [1] - 6:18
allowing [1] - 12:21
allows [1] - 8:18
almost [1] - 10:18
answer [2] - 6:17, 7:19

appeal [1] - 3:2
applicant [4] - 1:8, 2:8, 2:10, 3:6
applicants [1] - 8:13
APPLICATION [1] - 1:4
application [5] - 2:5, 2:13, 3:9, 3:17, 6:16
approach [1] - 6:20
approve [1] - 13:3
approved [3] - 13:4, 13:5, 13:6
Approved [1] - 13:7
architect [2] - 3:23, 3:25
aspect [1] - 6:9
assigned [1] - 2:4
attached [3] - 2:9, 4:6, 4:23
Attorney [1] - 1:22
attorney [1] - 2:17
audience [1] - 8:2
Avenue [3] - 1:7, 1:10, 2:6

B

based [3] - 11:8, 11:14, 12:5
behind [1] - 11:11
best [1] - 6:16
between [2] - 3:13, 9:20

bit [3] - 4:18, 9:19, 12:3

Bldg [1] - 1:23

BLEIBERG [2] - 1:18, 13:6

Board [14] - 1:18, 1:19, 1:20, 1:21, 2:12, 2:20, 3:2, 3:18, 4:24, 6:17, 7:19, 8:21, 10:22, 11:18

bottom [1] - 8:21

break [1] - 10:6

bring [2] - 8:6, 9:3

bringing [2] - 4:18, 8:23

build [2] - 4:6, 6:5

building [1] - 5:4

business [1] - 3:24

C

calendar [1] - 2:3

car [1] - 8:10

cars [1] - 6:2

case [3] - 2:3, 7:22, 13:10

Case [1] - 2:4

Cedarhurst [5] - 1:10, 1:11, 2:10, 3:10, 3:14

certify [1] - 14:9

Chairman [3] - 1:17, 2:19, 3:18

chairman [1] - 3:21

CHAIRMAN [15] - 2:2, 3:19, 7:21, 7:25, 8:6, 9:3, 9:12, 9:25, 10:5, 10:9, 10:14, 10:20, 12:21, 13:2, 13:8

changing [1] - 5:19

character [4] - 7:12, 7:13, 7:14, 7:17

children [1] - 5:6

CLARK [2] - 1:19, 13:5

Code [1] - 2:11

code [1] - 8:17

codes [1] - 6:4

collusion [1] - 3:5

coming [1] - 4:17

comments [2] - 7:22, 7:25

Commission [2] - 3:15, 3:16

community [1] - 7:6

compliance [1] - 4:19

comprises [1] - 11:13

conflict [1] - 3:12

connected [1] - 3:9

consideration [1] - 3:17

considered [1] - 12:14

considering [1] - 11:6

constitute [1] - 3:11

construction [2] - 6:3, 6:8

Control [1] - 2:15

corner [1] - 6:7

correct [3] - 8:4, 8:5, 14:10

County [2] - 3:14, 3:15

COUNTY [1] - 14:5

creating [1] - 4:19

cutting [1] - 9:24

D

DAVID [1] - 1:21

decision [1] - 10:7

density [1] - 12:3

Department [1] - 2:14

Dept [1] - 1:23

designated [1] - 2:7

detached [3] - 4:4, 4:8, 4:11

determined [1] - 2:12

difficult [3] - 4:10, 8:19, 9:10

diminishing [1] - 7:13

dividing [1] - 9:19

doors [1] - 5:23

down [2] - 8:6, 8:23

duly [1] - 3:5

E

EDELMAN [2] - 1:20, 13:7

elements [1] - 4:9

eliminate [1] - 4:4

employed [1] - 3:9

employees [1] - 3:11

encroach [1] - 11:25

enhance [1] - 7:17

entire [1] - 12:11

entities [1] - 3:8

Environmental [2] - 2:15, 2:16

environmental [1] - 7:9

especially [1] - 11:6

essentially [1] - 5:5

evening [3] - 2:2, 3:21, 4:2

exceeding [1] - 5:11

except [1] - 8:12

executed [1] - 3:6

exist [3] - 9:6, 9:15, 9:17

existing [1] - 9:24

extend [1] - 12:9

extension [3] - 11:8, 11:10, 11:14

extent [1] - 12:10

F

feet [9] - 8:4, 8:7, 8:15, 8:24, 9:4, 10:12, 10:15, 11:11, 12:20

felt [3] - 6:10, 7:8, 7:16

first [3] - 2:3, 11:21, 12:24

fit [1] - 4:25

fits [1] - 7:12

five [1] - 10:6

five-minute [1] - 10:6

floor [9] - 11:11, 11:21, 11:22, 12:10, 12:12, 12:14, 12:18, 12:23, 12:24

foot [3] - 4:14, 8:25, 10:15

footage [1] - 11:13

FOR [1] - 1:4

foregoing [1] - 14:9

forward [1] - 3:20

foundation [2] - 9:22, 9:24

front [3] - 5:16, 7:11, 9:5

full [4] - 11:25, 12:9, 12:19, 14:10

functional [1] - 5:25

G

gaining [1] - 12:23

garage [45] - 2:9, 4:4, 4:6, 4:8, 4:9, 4:11, 4:23, 4:25, 5:4, 5:7, 5:8, 5:9, 5:20, 5:22, 5:24, 6:9, 6:11, 6:22, 8:3, 8:7, 8:8, 8:10, 8:13, 8:15, 8:16, 8:23, 9:10, 9:20, 10:17, 10:19, 10:23, 10:24, 11:7, 11:9, 11:11, 11:13, 11:19, 11:20, 12:5, 12:8, 12:11, 12:15, 12:22

General [1] - 3:3

given [2] - 3:16, 11:4

goals [1] - 6:18

GOLDFEDER [6] - 1:22, 2:19, 8:12, 8:19, 12:4, 12:17

granted [1] - 12:14

H

half [10] - 5:13, 5:21, 8:4, 8:25, 10:12, 10:13, 10:15, 10:16, 12:19

hand [1] - 14:14

Hauppauge [1] - 3:24

hear [1] - 3:2

hearing [1] - 2:23

helps [2] - 6:8, 12:2

hereby [1] - 14:9

hereunto [1] - 14:13

high [1] - 11:12

Highway [1] - 3:24

home [3] - 4:7, 7:12, 7:15

house [9] - 4:5, 4:22, 5:3, 5:17, 5:18, 5:20, 6:23, 7:10, 9:4

hurricane [1] - 6:4

I

ice [1] - 4:9

Il [1] - 2:13

impact [3] - 7:5, 7:9, 8:24

Impact [1] - 2:16

important [1] - 11:20

impossible [1] - 10:18

IN [2] - 1:5, 14:13

inches [4] - 4:14, 4:16, 6:8, 11:22

increase [1] - 10:10

indeed [1] - 10:23

inside [1] - 4:7

interested [1] - 7:3

involved [1] - 3:8

itself [1] - 7:18

J

January [2] - 1:13, 14:14

JARED [1] - 1:19

jurisdiction [2] - 2:24, 3:2

justification [2] - 12:4, 12:13

K

KAPLAN [2] - 14:7, 14:18

keep [4] - 6:5, 6:9, 11:21, 12:22

keeping [1] - 7:15

known [1] - 2:6

KRENGEL [16] - 1:17,

2:2, 3:19, 7:21, 7:25, 8:6, 9:3, 9:12, 9:25, 10:5, 10:9, 10:14, 10:20, 12:21, 13:2, 13:8

L

law [2] - 2:24, 3:12

Law [1] - 3:4

less [1] - 8:15

line [5] - 4:15, 4:16, 5:14, 8:21, 12:22

lines [1] - 6:14

living [7] - 9:5, 9:6, 9:13, 9:14, 9:17, 9:20, 10:25

local [1] - 2:22

look [1] - 9:7

looking [4] - 4:4, 4:6, 6:18, 6:22

looks [1] - 7:10

love [1] - 7:19

M

mailing [1] - 2:21

maintains [1] - 5:9

mass [2] - 11:24, 11:25

massive [2] - 4:14, 6:11

matches [1] - 7:13

matching [1] - 7:11

MATTER [1] - 1:5

MEIR [1] - 1:17

Member [4] - 1:18, 1:19, 1:20, 1:21

members [3] - 2:19, 3:18, 3:22

MICHAEL [1] - 1:18

minimum [9] - 5:10, 5:11, 5:21, 6:15, 8:7, 8:17, 8:22, 10:11, 10:14

minor [1] - 6:14

minute [1] - 10:6

modified [5] - 13:3, 13:4, 13:5, 13:6, 13:7

motion [2] - 10:10, 13:2

MR [22] - 2:19, 3:21, 7:24, 8:5, 8:9, 8:12, 8:16, 8:19, 9:7, 9:18, 10:3, 10:13, 10:17, 10:22, 11:17, 12:4, 12:16, 12:17, 12:25, 13:4, 13:5, 13:6

MRS [1] - 9:16

MS [1] - 13:7

mudroom [1] - 5:6

Municipal [1] - 3:4

N

name [1] - 3:23

narrower [1] - 8:13

Nassau [2] - 3:14, 3:15

necessary [1] - 2:25

necessity [1] - 12:15

negative [2] - 7:5, 7:9

neighbor [2] - 6:20, 6:24

neighborhood [2] - 7:14, 7:18

neighbors [1] - 4:20

New [5] - 1:11, 2:14, 3:3, 3:25, 14:8

NEW [1] - 14:3

new [4] - 6:4, 9:5, 9:13, 9:14

newspaper [1] - 2:22

next [2] - 9:13, 13:9

night [2] - 4:3, 13:9

non [1] - 3:5

non-collusion [1] - 3:5

noncompliance [2] - 6:13, 7:8

nonconforming [1] - 4:12

nonetheless [1] - 5:12

north [1] - 10:11

northerly [2] - 4:15, 6:21

Notary [1] - 14:7

noted [1] - 13:11

notes [1] - 14:11

notice [1] - 3:16

notices [1] - 2:23

Number [1] - 2:4

O

O'CONNELL [12] - 3:21, 7:24, 8:5, 8:9, 8:16, 9:7, 9:18, 10:13, 10:17, 11:17, 12:16, 12:25

O'Connell [1] - 3:23

objection [2] - 6:23, 7:3

obtained [1] - 2:25

obviously [2] - 9:9, 12:2

October [1] - 3:4

OF [3] - 1:5, 14:3, 14:5

officers [1] - 3:10

one [1] - 11:24

one-story [1] - 11:24

open [1] - 5:23

opposed [2] - 9:23, 11:25

overall [1] - 11:10

P

p.m [2] - 1:14, 13:11

page [1] - 9:13

parcel [1] - 2:6

part [2] - 4:21, 6:22

parties [1] - 2:25

percent [2] - 11:7, 11:14

perfect [1] - 9:25

persons [1] - 3:8

Planning [2] - 3:15, 3:16

point [2] - 9:22, 9:23

position [2] - 6:13, 8:22

possible [3] - 9:7, 9:8, 11:21

practical [3] - 6:5, 8:18, 8:20

preexisting [3] - 5:15, 5:18, 5:20

proceedings [1] - 14:10

project [1] - 6:20

proof [1] - 2:21

property [5] - 4:15, 4:16, 4:18, 5:14, 6:13

proposed [1] - 10:10

proposes [1] - 2:8

proposing [1] - 7:4

provided [1] - 2:21

Public [1] - 14:7

publication [1] - 2:22

pulled [1] - 8:9

Pursuant [1] - 3:13

pursuant [2] - 2:13, 3:3

push [2] - 12:18, 12:19

put [2] - 6:17, 6:22

Q

QUEENS [1] - 14:5

questions [4] - 7:19, 7:21, 7:22, 10:4

quite [2] - 11:15, 12:3

R

read [1] - 2:17

really [3] - 7:17, 10:24, 12:12

rear [1] - 5:18

reason [2] - 12:6, 12:13

recess [1] - 10:8

record [6] - 2:18, 2:20, 2:22, 3:22, 14:9

reduce [1] - 11:21

reducing [1] - 8:24

regardless [1] - 11:4

Regulations [1] - 2:15

removal [1] - 6:11

representative [1] - 3:20

requesting [1] - 6:14

require [3] - 2:16, 6:6, 8:22

required [3] - 2:23, 5:10, 8:16

requirement [1] - 12:8

requires [1] - 6:7

rid [1] - 4:12

room [7] - 9:5, 9:6, 9:14, 9:17, 9:20, 10:25

Roselle [2] - 1:7, 2:6

S

safe [1] - 6:10

saw [1] - 7:10

second [8] - 11:11, 11:22, 12:5, 12:10, 12:11, 12:14, 12:18, 12:23

Section [3] - 2:7, 2:14, 3:4

section [1] - 5:2

see [1] - 5:2

seeks [1] - 2:10

set [1] - 14:14

setback [3] - 5:9, 5:11, 5:13

setbacks [1] - 4:13

seven [1] - 10:13

Shana [1] - 9:16

sheer [1] - 6:6

SHIFRA [1] - 1:20

shift [1] - 9:4

SHTIERMAN [3] - 1:21, 10:3, 13:4

Shtierman [1] - 10:20

SHTIERMAN [1] - 10:22

shy [2] - 11:3, 11:5

side [9] - 2:11, 5:9, 5:12, 6:21, 6:24, 7:2, 8:24, 10:10, 10:11

sits [1] - 4:22

size ^[1] - 8:8
small ^[1] - 5:7
smaller ^[1] - 5:23
snow ^[1] - 4:9
southerly ^[2] - 5:14, 6:24
space ^[4] - 4:20, 5:4, 6:7, 8:14
spade ^[2] - 12:6
square ^[1] - 11:12
ss ^[1] - 14:4
standard ^[1] - 8:23
standpoint ^[1] - 6:3
started ^[1] - 6:19
STATE ^[1] - 14:3
State ^[3] - 2:14, 3:3, 14:8
Statement ^[1] - 2:16
statement ^[1] - 2:17
stenographic ^[1] - 14:11
step ^[1] - 3:20
still ^[1] - 11:5
stories ^[1] - 11:12
story ^[4] - 2:9, 11:24, 11:25, 12:5
straight ^[1] - 13:9
strip ^[1] - 5:5
structural ^[1] - 9:21
structure ^[2] - 4:14, 6:10
study ^[1] - 5:8
style ^[1] - 7:15
substantial ^[4] - 6:12, 11:2, 11:6, 11:15
substantially ^[1] - 7:7
suggestion ^[1] - 11:18
Supt ^[1] - 1:23

T

terms ^[1] - 4:13
THE ^[1] - 1:5
therein ^[1] - 14:12
thereof ^[1] - 3:18
today ^[1] - 9:6
Todd ^[1] - 3:23
tonight ^[1] - 2:4
took ^[1] - 11:12
total ^[1] - 11:8
touching ^[1] - 5:15
transcript ^[1] - 14:11
tried ^[2] - 8:10, 11:3
try ^[3] - 5:22, 5:23, 11:5
Tudor ^[1] - 7:15
two ^[3] - 2:9, 11:11, 11:25
two-story ^[2] - 2:9,

11:25
Type ^[1] - 2:13

U

under ^[1] - 3:12
understood ^[1] - 12:25
unfortunately ^[1] - 4:21
useable ^[1] - 10:23
utilize ^[2] - 9:11, 10:18

V

variance ^[10] - 2:10, 4:25, 6:15, 6:16, 10:11, 10:25, 11:6, 11:16, 12:7
VARIANCE ^[1] - 1:4
Veterans ^[1] - 3:24
village ^[1] - 2:17
Village ^[3] - 1:22, 3:10, 3:14

W

waived ^[1] - 3:17
wall ^[6] - 6:6, 6:7, 9:19, 9:20, 9:21, 9:24
WAYNE ^[1] - 1:23
westerly ^[1] - 4:16
wherein ^[1] - 3:7
WHEREOF ^[1] - 14:13
whole ^[1] - 12:4
wide ^[3] - 5:21, 8:4, 8:7
wider ^[1] - 10:24
width ^[3] - 11:2, 11:9, 12:11
WITNESS ^[1] - 14:13

Y

YAAKOV ^[1] - 1:6
Yaakov ^[2] - 2:5, 3:6
YAFFA ^[2] - 14:7, 14:18
yard ^[5] - 4:20, 5:9, 5:12, 8:24, 10:10
yards ^[1] - 2:11
YARNELL ^[1] - 1:23
yields ^[5] - 4:13, 4:14, 5:13, 5:16, 5:17
YOEL ^[1] - 1:22
YORK ^[1] - 14:3
York ^[5] - 1:11, 2:14, 3:3, 3:25, 14:8

Z

ZONING ^[1] - 1:4

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings - Hachaim Veshalom

APPLICATION FOR ZONING VARIANCE

IN THE MATTER OF

HACHAIM VESHALOM
125 Cedarhurst Avenue

Applicant.

200 Cedarhurst Avenue
Cedarhurst, New York

January 18, 2024
7:30 p.m.

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

1 Proceedings - Hachaim Veshalom

2 CHAIRMAN KRENGEL: The second case on
3 the calendar tonight has been assigned Case
4 Number 23 of 2023. It's the application
5 Hachaim Veshalom, the applicant of a parcel
6 known as 125 Cedarhurst Avenue, Section
7 39/Block 263/Lot 120. The applicant proposed
8 structural changes on the use of the property
9 from business to religious. The applicants
10 seeks variances from Cedarhurst Code 265-94A,
11 onsite parking.

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 - Hachaim Veshalom

2 Board has jurisdiction to hear this appeal.

3 Pursuant to New York State General
4 Municipal Law Section 809, on November 15,
5 2023, a non-collusion affidavit has been duly
6 executed by the applicant, Rabbi Doniel
7 Obadia, wherein he stated that there are no
8 other persons or entities involved in this
9 application that are employed by or connected
10 to the Village of Cedarhurst, its officers, or
11 employees, which would in any way constitute a
12 conflict under the law.

13 Pursuant to an agreement between the
14 Village of Cedarhurst and Nassau County
15 Planning Commission, the Nassau County
16 Planning Commission has been given notice of
17 this application and recommended that the
18 village of Cedarhurst take action as it deems
19 appropriate.

20 Mr. Chairman, members of the Board.

21 CHAIRMAN KRENGEL: Applicant or their
22 representative.

23 MR. D'AGOSTINO: Good evening, Mr.
24 Chairman, members of the Board. My name is
25 Albert D'Agostino. I am a member of the firm

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings - Hachaim Veshalom

of Minerva & D'Agostino PC, 107 South Central Avenue, Valley Stream, New York, and we are the attorneys for the applicant.

As was indicated with respect to the reading of the notice and the variance which is before you, this variance has been occasioned by a change of use of the subject property. The subject property previously consisted of a portion which was used as a bank and two retail uses, two retail stores to a place of public assembly, to a house of worship. The space requirements as I understand it for the bank and retail are parking is one space per 200 square feet. Which is almost identical to the requirement for the public assembly with the exception that there is also one space per four seats.

The subject property is located a couple of doors away from an existing house of worship, which is also part of the applicant's property and that has been in use as I understand it for the last three or four years and that's at 127 -- 137. I make that mistake. I'm sorry. 137 and I think that's a

1 Proceedings - Hachaim Veshalom

2 clear indicator of the type of use and the
3 parking needs of that type of use. I have --
4 and right now if everything were calculated
5 out, there is a deficiency of what I
6 understand to be 19 spaces. I have a parking
7 expert here --

8 CHAIRMAN KRENGEL: Sir, just for the
9 record, how many spots is the requirement
10 according to your calculations?

11 MR. D'AGOSTINO: The requirement --

12 MR. YARNELL: Is mul --

13 MR. D'AGOSTINO: The print is rather
14 small.

15 MR. SHTEIRMAN: Fifty-seven required
16 total. It says 57 on the plan; is that
17 correct?

18 MR. MULLER: Yes, that's correct.
19 Fifty-seven.

20 CHAIRMAN KRENGEL: Requirement is 57.

21 MR. D'AGOSTINO: Fifty-seven and we have
22 a deficiency of 21.

23 MR. MULLER: Yes.

24 MR. D'AGOSTINO: We had different
25 figures on two different plans.

1 Proceedings - Hachaim Veshalom

2 CHAIRMAN KRENGEL: The deficiency is due
3 to a previous credit of 36 spaces. You
4 grandfathered 36 and now you don't have
5 either. There is zero. It requires 57, there
6 is zero parking. There is 36 previously
7 that's grandfathered in and that's 21. You
8 are seeking a variance of 21 spots.

9 MR. D'AGOSTINO: Yes.

10 CHAIRMAN KRENGEL: Perfect. Thank you.

11 MR. D'AGOSTINO: Before I introduce Mr.
12 Muller, I indicate to you that I personally
13 went to the premises this afternoon and at
14 least -- and I am not the parking expert, he
15 is, but just as far as my observation, my
16 observation, I had no difficulty parking and
17 there were vehicles pulling in, pulling out
18 there that there seem to be a surplus of
19 parking, but at this point I will introduce
20 Wayne Muller.

21 CHAIRMAN KRENGEL: Before we get to the
22 parking, just sum up for the record, just
23 state what the operation of the Shul is.

24 MR. D'AGOSTINO: You are talking about
25 how it's operated?

1 Proceedings - Hachaim Veshalom

2 CHAIRMAN KRENGEL: Just --

3 MR. D'AGOSTINO: In terms of timing, I
4 have the rabbi here who can do that. Would
5 you like --

6 CHAIRMAN KRENGEL: Let's do that first
7 before the parking. The rabbi can step
8 forward.

9 MR. D'AGOSTINO: As far as of the
10 operation of the Shul, could you explain it to
11 the chairman and the Board?

12 CHAIRMAN KRENGEL: Just could the rabbi
13 please say his name and address?

14 RABBI OBADIA: Doniel Obadia.

15 MR. D'AGOSTINO: Which address?

16 CHAIRMAN KRENGEL: The Shul address is
17 fine.

18 RABBI OBADIA: 125 Cedarhurst Avenue.

19 CHAIRMAN KRENGEL: Okay. You are the
20 rabbi of the Shul, correct?

21 RABBI OBADIA: Something like that.

22 MR. GOLDFEDER: So the last time that
23 the Shul was in front of the Board, you
24 explained the timing of the Minyanim and the
25 schedule and things like that. So what is

1 Proceedings - Hachaim Veshalom

2 intended for this property? How is it
3 currently being used? How is it going to be
4 used?

5 RABBI OBADIA: For the parking, so as
6 you know, it's nonstop Minyanim, so Mincha and
7 Maariv approximately 12 minutes or less
8 depending on the Chazan. And so there is
9 always space between now and when there is
10 maybe 80 percent empty.

11 CHAIRMAN KRENGEL: The operations start
12 from 6:00 in the morning?

13 RABBI OBADIA: It start in the main
14 building.

15 CHAIRMAN KRENGEL: Not the main
16 building; this building.

17 RABBI OBADIA: It starts 9:00.

18 CHAIRMAN KRENGEL: And ends
19 approximately 12:30?

20 RABBI OBADIA: Eleven.

21 CHAIRMAN KRENGEL: So it's an all-day
22 operation?

23 RABBI OBADIA: Yes, all-day operation.

24 CHAIRMAN KRENGEL: Thank you.

25 RABBI OBADIA: So and that's it.

1 Proceedings - Hachaim Veshalom

2 CHAIRMAN KRENGEL: And the service is
3 taking place in one room and the bank building
4 is going to be used as --

5 RABBI OBADIA: With the bank building.

6 CHAIRMAN KRENGEL: The bank building,
7 the corner?

8 RABBI OBADIA: The corner. Which one?

9 CHAIRMAN KRENGEL: Where the old HSBC
10 building will be used for.

11 RABBI OBADIA: That's for the nonstop
12 building and for the front we are doing a
13 Minyan. They found our Zeman and the plaque,
14 sunset, sunrise.

15 CHAIRMAN KRENGEL: Thank you.

16 MR. D'AGOSTINO: So at this time I would
17 introduce Wayne Muller who is our parking
18 expert. I believe Mr. Muller has testified
19 before this Board previously, and I would ask
20 that you accept his testimony as that of an
21 expert. Thank you very much. Mr. Muller?

22 MR. MULLER: Good evening. For the
23 record, Wayne Muller with the firm of Robinson
24 & Muller Engineering. Our offices are at 50
25 Elm Street, Huntington, New York. I would

1 Proceedings - Hachaim Veshalom

2 like to submit copies of a brief analysis we
3 did dated January 18, 2024. I have copies to
4 be handed up to the Board and would like to
5 briefly discuss the results contained therein.
6 As indicated by Mr. D'Agostino, as a proposed
7 change, the permitted or the approved use of
8 the building known as 125 Cedarhurst Avenue
9 from the bank and retail facility to a
10 religious institution as indicated on the
11 plans prepared by John F. Capobianco dated
12 October 20, 2023, and as discussed previously,
13 a total of 57 parking spaces are required.
14 Thirty-six of those are grandfathered, so
15 there is an additional deficiency of 21
16 spaces. The site provides no onsite parking,
17 and the activity at the facility solely relies
18 on the municipal parking field which is
19 located directly adjacent to the subject
20 property. That municipal parking lot,
21 commonly known as Cedarhurst Municipal Parking
22 Field Number 9, contains metered stalls that
23 have regulations from 12-hour and 4-hour
24 depending on the row that you are parked in.

25 To determine the level of activity in

Proceedings - Hachaim Veshalom

1
2 the parking field, we performed observations
3 on Thursday, January 4th, between the hours of
4 1:00 and 3:00 in the afternoon, 5:00 to 7:00
5 in the evening, and 9:00 to 11:00 at night,
6 and then we returned again on Sunday, January
7 7th, and observed the activity in the lot from
8 1:00 to 5:00.

9 Our report contains an exhibit which we
10 labelled Ex-1, and that just shows the parking
11 field in relationship to the subject property
12 and all the parking rows that we observed the
13 vehicles that were parked in. Next, attached
14 to the report are a series of six tables, 1
15 through 6. The first three tables summarize
16 the data that was collected on Thursday, and
17 the last three tables summarize the data that
18 was collected on Sunday.

19 I would like to draw your attention, the
20 Board's attention to Table 2. Table 2, excuse
21 me. That contains a summary of the activity
22 that was observed parked in Municipal Field
23 Number 9 in the hours that I discussed, and as
24 you can see between 1:00 and 3:00, there were
25 a total of it ranged from 46 vacant spaces to

1 Proceedings - Hachaim Veshalom

2 50. Between 5:00 and 7:00, the number of
3 vacant spaces ranged between 51 -- 63, 73,
4 went up to 81 and then in the evening at 9:00,
5 there were 50 vacant spaces.

6 CHAIRMAN KRENGEL: Where are you reading
7 off of?

8 MR. MULLER: Table 2.

9 The last series of columns, that's the
10 summary of the weekday observations. So at
11 all the times that we observed, there were
12 vacant spots in the lot.

13 MR. GOLDFEDER: This is -- just to
14 clarify for the record, this is while the
15 property is being utilized as an existing
16 synagogue?

17 MR. MULLER: That's correct, yes. And
18 then turning the Board's attention to the
19 Sunday observations which are summarized here
20 in Table 4, similarly to the Thursday, you can
21 see at 1:00 there were 42 vacant spaces and
22 then it went to 60 at 1:30, 48 at 2:30, 2:00,
23 then 45, 51, and 29 vacant spots, and then you
24 can see as you approached sunset, there were
25 20 vacant spots, 23 at 4:30 and then at 5:00

1 Proceedings - Hachaim Veshalom

2 it started to increase again to 56.

3 So during our observations of the
4 existing activity within the parking field,
5 there was always an abundance of available
6 parking in that lot to support the activity
7 that's currently being generated by the
8 facility. So therefore, it is my professional
9 opinion that by granting the relief that the
10 applicant is seeking, in order to change what
11 the use of the property what was previously
12 approved to what he proposes, there would be
13 no significant impact upon the parking
14 conditions within the village in the areas
15 that we observed.

16 CHAIRMAN KRENGEL: Thank you.

17 MR. MULLER: Thank you.

18 CHAIRMAN KRENGEL: Anybody have any
19 questions on the traffic study?

20 MR. SHTEIRMAN: No.

21 MR. MULLER: As Mr. D'Agostino
22 indicated, there was one correction I would
23 like to make in the report, and that is in the
24 bullet point number 1. We inadvertently had
25 an older set of plans that showed the

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings - Hachaim Veshalom

deficiency at 19 spots, but the actual deficiency is 21 as I testified previously.

CHAIRMAN KRENGEL: It does not change your conclusions?

MR. MULLER: It does not change my conclusion. Thank you.

MR. D'AGOSTINO: And just for the record, just to supplement what Mr. Muller testified to, while I am not a traffic expert or parking expert, I went to view the property today, and there was a significant number of vacant parking spaces. People were coming in, leaving and I didn't find any problem but I did not actually count the number of vacant spots.

I would respectfully suggest that while the uses have changed and that triggered the requirement for this variance application that the current use, religious use in terms of parking is not any more onerous than the previous retail and banking use and that we would respectfully request that the Board favorably consider the variance request that's before you.

1 Proceedings - Hachaim Veshalom

2 I believe we do have some congregants
3 who are here who may speak in favor or
4 indicate that they are in favor, but I leave
5 that to you. In the event that there is
6 anybody in opposition, I reserve my right to
7 respond to any points that are raised, and I
8 do believe that Wayne, the statutory criteria
9 for the granting of this variance, that we
10 would meet those criteria.

11 CHAIRMAN KRENGEL: What were the
12 criteria and why?

13 MR. D'AGOSTINO: Well, that there is no
14 -- there is no change. There is no
15 significant adverse impact. What we are
16 requesting is not significant but there is no
17 -- there is no environmental impact which are
18 different from what has always existed and
19 there is no significant change, adverse change
20 in the nature of the conditions in the
21 neighborhood.

22 CHAIRMAN KRENGEL: Thank you.

23 MR. D'AGOSTINO: Thank you.

24 CHAIRMAN KRENGEL: Just take a poll.

25 MR. SHTEIRMAN: Mr. D'Agostino, sorry.

1 Proceedings - Hachaim Veshalom

2 I do have a question on the program. Not sure
3 if you can answer this or the rabbi. This
4 room is proposed for praying services?

5 MR. D'AGOSTINO: Yes. Rabbi, yes?
6 Correct.

7 MR. SHTEIRMAN: Is there anything else
8 proposed in this room other than --

9 RABBI OBADIA: The social room on
10 Shabbos if there is not any service there
11 so --

12 MR. SHTEIRMAN: Respectfully, do you
13 mind speaking?

14 RABBI OBADIA: Again, for Kiddush on
15 Shabbos or when you have the occasion when
16 it's not -- when it's not service, the Shul on
17 137, going there going to 137.

18 MR. SHTEIRMAN: On weekends, it's a
19 Kiddush room on weekends only?

20 RABBI OBADIA: We don't do Kiddush
21 during the week, but we -- maybe if there is a
22 Simcha in the Minyan. It's very difficult to
23 do a Kiddush.

24 MR. SHTEIRMAN: So it's going to be used
25 as a Simcha room for during the week?

1 Proceedings - Hachaim Veshalom

2 RABBI OBADIA: We cannot use for Simcha
3 room right now because we have Minyanim, but
4 in the case the Shul has something we would
5 like to use for Kiddush or for Hillula for
6 Baba Sali or something.

7 MR. SHTEIRMAN: So it would be used as a
8 party room?

9 RABBI OBADIA: Occasionally because
10 there are Minyanim all the time, so we cannot
11 have any -- in case we have a moment in the
12 night if we can figure out, we will do Kiddush
13 or Hillula or something like that.

14 CHAIRMAN KRENGEL: Is there anybody here
15 who is in opposition to this application?
16 Okay. So anybody would like to speak in favor
17 of this application? Just a couple of people.
18 We don't need everybody to speak.

19 Raise of hands, who here is in favor of
20 the application? Let the record show that all
21 the -- anybody here in the audience is in
22 favor of the application, and there isn't
23 anybody in opposition of the application.
24 There is nobody here in opposition. So --

25 MR. GROSSMAN: Eli Grossman. 216 Smith

1 Proceedings - Hachaim Veshalom

2 Street, Woodmere. I attend Baruch Hashem
3 every day very early in the morning like 6:00,
4 6:30, but also during the -- my -- sometimes I
5 come for prayers. I always have parking.
6 There is no problem for parking. Even when we
7 go to HSBC, same thing. Always have parking.
8 Many of the people who come to pray are local
9 people that they walk towards the Shul so
10 that's why that's one of the things in the day
11 during Mincha, et cetera, many people don't
12 have to drive. So it doesn't have an impact
13 on parking. That's it.

14 CHAIRMAN KRENGEL: Anyone else would
15 like to say something?

16 MR. SAFANIEV: Good evening, everyone.
17 Boris Safaniev. I own a few restaurants here,
18 Havtali Group. One thing I can say the
19 community is growing in the last nine years
20 since I stood before you guys, and my variance
21 building out the community has grown. It's
22 growing. There is restaurants, supermarkets,
23 liquor stores. There is always, you know, a
24 need for people moving in COVID brought a lot
25 of people from Queens, Brooklyn, et cetera.

Proceedings - Hachaim Veshalom

1
2 Our community is growing. The Shul has
3 provided an abundance of different Minyanim to
4 accommodate everyone for the schedules like
5 there is a business owner directly behind. I
6 can attest there is another restaurateur
7 behind us that the parking has never been an
8 issue for my customers or anybody else, so
9 again we do 2, 300 covers a night. One thing
10 I can tell you there has never been a
11 complaint for us, and I think that the
12 community needs this, more than ever, right?
13 We need to be accommodated on the level the
14 rabbi is providing for us. Thank you.

15 RABBI KALISH: Joshua Kalish. My
16 address is 122 Harborview South. Three years
17 I have had the privilege of teaching and
18 praying in these grounds. And I can say it's
19 a tremendous service. Cedarhurst is now on
20 the map in the United States.

21 (Applause.)

22 RABBI KALISH: Thanks to Rabbi Obadia
23 providing the right way right near the parking
24 lot, nobody is affected. I am there every
25 day. Never have a problem finding a spot.

Proceedings - Hachaim Veshalom

1
2 And the amount of people you meet, everyone is
3 friends and neighbors. It's created a
4 tremendous unity and feeling of community in
5 this community, the idea that we can get
6 together and pray in this place. I just want
7 to put my -- on the record to say how much I
8 support and appreciate, appreciate you for
9 allowing this and Rabbi Obadia for building
10 this. Thank you.

11 MR. BESS: My name is Chaim Bess,
12 otherwise known as Mark Bess. I just want to
13 say I am the landlord -- I own the building
14 across the street. So I also never hear any
15 parking issues even though we have no parking
16 in our building. We only use the city
17 parking. This is a community center. It's a
18 center -- people have been attracted to our
19 buildings more because of this center since
20 Rabbi Obadia came and he -- more than
21 davening, he provides food for everybody too.
22 So you know, in the back he helps everyone out
23 everybody that wants to come. It's a real
24 community center. It's a real community for
25 Cedarhurst, and I think it's a big benefit.

1 Proceedings - Hachaim Veshalom

2 CHAIRMAN KRENGEL: Thank you.

3 MR. HASAN: Good evening. My name is
4 Avraham Hasan. I am an active member of the
5 Shul. I also help out in the accounting
6 department so that the synagogue is in
7 compliance for the bank loan. I am at the
8 synagogue almost daily, and I walk from my
9 home. I hardly ever bring my car. As well as
10 my neighbors. Just wanted to let you know
11 that.

12 MR. DONCHI: Good evening, everybody. I
13 do not live locally. But I work on Central
14 Avenue. Yoel Donchi, 1035 Bay 32nd in
15 Bayswater or Far Rockaway. I work at 315
16 Central Avenue and I work in Hashgacha and
17 sometimes it's not -- because with the ongoing
18 Minyanim at Hachaim Veshalom, it makes because
19 I cannot necessarily always catch davening or
20 praying at the times that I want in my
21 community and I work locally sometimes, so I
22 -- most of the time I have to end up praying
23 here and I find parking as soon as I get there
24 and once I am done, I am out, and look, I
25 never had any difficulty finding parking, and

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings - Hachaim Veshalom

I also want to say about the congregation of the Shul that it's very, very convenient for people in the community, not just for people who live locally but people like myself who work here and basically that.

CHAIRMAN KRENGEL: Anybody else?

MR. D'AGOSTINO: Mr. Chairman, members of the Board, I really have nothing to add to what the congregants and neighbors have said to you. And I would respectfully request that you favorably consider this application.

CHAIRMAN KRENGEL: We will take a five-minute break and come back.

(Recess taken.)

CHAIRMAN KRENGEL: Back on the record. There is just one concern that was brought up about garbage. Because there is food service happening at certain times, there is garbage cannot be stored outside. All garbage must be kept inside the building.

RABBI OBADIA: Inside the Shul?

CHAIRMAN KRENGEL: Inside the building. There is a storage room, a proposed storage room in the back. You should use that for

1 Proceedings - Hachaim Veshalom

2 garage because you have no property outside
3 your building. It's all municipal. It's all
4 village property.

5 RABBI OBADIA: I have a little bit. I
6 have on the side garbage cans.

7 CHAIRMAN KRENGEL: But you can't keep
8 garbage -- garbage needs to be kept inside
9 until pickup.

10 MR. YARNELL: Especially if there is any
11 food if whether a Kiddush or a function has to
12 be stored inside.

13 CHAIRMAN KRENGEL: Also this is not for
14 here, but the exterior, you have to go before
15 the Architectural Board for any exterior
16 changes. And also that again, not the purview
17 of this Board but I would believe it's in the
18 code for parking, village code provides that
19 any parking, any variance on parking is a
20 \$7,000 fee per spot.

21 RABBI OBADIA: It went up?

22 MR. D'AGOSTINO: That's before the board
23 of trustees.

24 CHAIRMAN KRENGEL: It's a village code.

25 MR. GOLDFEDER: It's part of village

1 Proceedings - Hachaim Veshalom

2 code.

3 MR. D'AGOSTINO: Well, obviously this is
4 -- and I know that you -- whatever the code
5 says you are stuck with, but just for the
6 record, this is a religious organization and
7 \$7,000 a spot is obviously quite onerous for
8 the synagogue but I recognize this is not the
9 place.

10 MR. GOLDFEDER: This is the fee that has
11 been assessed every religious organization
12 that's coming for a variance.

13 MR. D'AGOSTINO: I understand.

14 CHAIRMAN KRENGEL: I make a motion to
15 approve the application.

16 MR. SHTEIERMAN: Approved.

17 MR. CLARK: Approved.

18 MR. BLEIBERG: Approved.

19 MS. EDELMAN: Approved.

20 CHAIRMAN KRENGEL: Thank you very much.
21 We are adjourned.

22 (Time noted: 8:07 p.m.)
23
24
25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Proceedings - Hachaim Veshalom

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 29th day of January,
2024.

YAFFA KAPLAN

| | | | | |
|--|--|--|---|---|
| \$ | 4 | according [1] - 5:10 | attached [1] - 11:13 | 23:3 |
| \$7,000 [2] - 23:20, 24:7 | 4 [1] - 12:20 | accordingly [1] - 2:24 | attend [1] - 18:2 | buildings [1] - 20:19 |
| 1 | 4-hour [1] - 10:23 | accounting [1] - 21:5 | attention [3] - 11:19, 11:20, 12:18 | bullet [1] - 13:24 |
| 1 [2] - 11:14, 13:24 | 42 [1] - 12:21 | action [1] - 3:18 | attest [1] - 19:6 | business [2] - 2:9, 19:5 |
| 1035 [1] - 21:14 | 45 [1] - 12:23 | Action [1] - 2:13 | attorney [1] - 2:17 | C |
| 107 [1] - 4:2 | 46 [1] - 11:25 | active [1] - 21:4 | Attorney [1] - 1:20 | calculated [1] - 5:4 |
| 11:00 [1] - 11:5 | 48 [1] - 12:22 | activity [6] - 10:17, 10:25, 11:7, 11:21, 13:4, 13:6 | attorneys [1] - 4:4 | calculations [1] - 5:10 |
| 12 [1] - 8:7 | 4:30 [1] - 12:25 | actual [1] - 14:2 | attracted [1] - 20:18 | calendar [1] - 2:3 |
| 12-hour [1] - 10:23 | 4th [1] - 11:3 | add [1] - 22:9 | audience [1] - 17:21 | cannot [4] - 17:2, 17:10, 21:19, 22:20 |
| 120 [1] - 2:7 | 5 | additional [1] - 10:15 | available [1] - 13:5 | cans [1] - 23:6 |
| 122 [1] - 19:16 | 50 [3] - 9:24, 12:2, 12:5 | address [4] - 7:13, 7:15, 7:16, 19:16 | Avenue [8] - 1:5, 1:8, 2:6, 4:3, 7:18, 10:8, 21:14, 21:16 | Capobianco [1] - 10:11 |
| 125 [4] - 1:5, 2:6, 7:18, 10:8 | 51 [2] - 12:3, 12:23 | adjacent [1] - 10:19 | Avraham [1] - 21:4 | car [1] - 21:9 |
| 127 [1] - 4:24 | 56 [1] - 13:2 | adjoined [1] - 24:21 | B | case [3] - 2:2, 17:4, 17:11 |
| 12:30 [1] - 8:19 | 57 [4] - 5:16, 5:20, 6:5, 10:13 | adverse [2] - 15:15, 15:19 | Baba [1] - 17:6 | Case [1] - 2:3 |
| 137 [4] - 4:24, 4:25, 16:17 | 5:00 [4] - 11:4, 11:8, 12:2, 12:25 | affected [1] - 19:24 | bank [7] - 4:11, 4:14, 9:3, 9:5, 9:6, 10:9, 21:7 | catch [1] - 21:19 |
| 15 [1] - 3:4 | 6 | affidavit [1] - 3:5 | banking [1] - 14:22 | Cedarhurst [13] - 1:5, 1:8, 1:9, 2:6, 2:10, 3:10, 3:14, 3:18, 7:18, 10:8, 10:21, 19:19, 20:25 |
| 18 [2] - 1:11, 10:3 | 6 [1] - 11:15 | afternoon [2] - 6:13, 11:4 | Baruch [1] - 18:2 | center [4] - 20:17, 20:18, 20:19, 20:24 |
| 19 [2] - 5:6, 14:2 | 60 [1] - 12:22 | agreement [1] - 3:13 | Bay [1] - 21:14 | Central [3] - 4:2, 21:13, 21:16 |
| 1:00 [4] - 11:4, 11:8, 11:24, 12:21 | 617.3 [1] - 2:14 | Albert [1] - 3:25 | Bayswater [1] - 21:15 | certain [1] - 22:19 |
| 1:30 [1] - 12:22 | 63 [1] - 12:3 | all-day [2] - 8:21, 8:23 | behind [2] - 19:5, 19:7 | certify [1] - 25:9 |
| 2 | 6:00 [2] - 8:12, 18:3 | allowing [1] - 20:9 | benefit [1] - 20:25 | cetera [2] - 18:11, 18:25 |
| 2 [4] - 11:20, 12:8, 19:9 | 6:30 [1] - 18:4 | almost [2] - 4:16, 21:8 | BESS [1] - 20:11 | Chaim [1] - 20:11 |
| 20 [2] - 10:12, 12:25 | 7 | amount [1] - 20:2 | Bess [2] - 20:11, 20:12 | chairman [1] - 7:11 |
| 200 [2] - 1:8, 4:15 | 73 [1] - 12:3 | analysis [1] - 10:2 | between [6] - 3:13, 8:9, 11:3, 11:24, 12:2, 12:3 | Chairman [5] - 1:15, 2:19, 3:20, 3:24, 22:8 |
| 2023 [3] - 2:4, 3:5, 10:12 | 7:00 [2] - 11:4, 12:2 | answer [1] - 16:3 | big [1] - 20:25 | CHAIRMAN [40] - 2:2, 3:21, 5:8, 5:20, 6:2, 6:10, 6:21, 7:2, 7:6, 7:12, 7:16, 7:19, 8:11, 8:15, 8:18, 8:21, 8:24, 9:2, 9:6, 9:9, 9:15, 12:6, 13:16, 13:18, 14:4, 15:11, 15:22, 15:24, 17:14, 18:14, 21:2, 22:7, 22:13, 22:16, 22:23, 23:7, 23:13, 23:24, 24:14, 24:20 |
| 2024 [3] - 1:11, 10:3, 25:15 | 7:30 [1] - 1:12 | appeal [1] - 3:2 | bit [1] - 23:5 | change [8] - 4:8, 10:7, 13:10, 14:4, 14:6, 15:14, 15:19 |
| 21 [5] - 5:22, 6:7, 6:8, 10:15, 14:3 | 7th [1] - 11:7 | appeal [1] - 19:21 | Bldg [1] - 1:21 | changed [1] - 14:18 |
| 216 [1] - 17:25 | 8 | applicant [7] - 1:6, 2:5, 2:7, 3:6, 3:21, 4:4, 13:10 | BLEIBERG [2] - 1:16, 24:18 | changes [2] - 2:8, 23:16 |
| 23 [2] - 2:4, 12:25 | 80 [1] - 8:10 | applicant's [1] - 4:21 | board [1] - 23:22 | Chazan [1] - 8:8 |
| 263/Lot [1] - 2:7 | 809 [1] - 3:4 | applications [1] - 2:9 | Board [17] - 1:16, 1:17, 1:18, 1:19, 2:12, 2:20, 3:2, 3:20, 3:24, 7:11, 7:23, 9:19, 10:4, 14:23, 22:9, 23:15, 23:17 | city [1] - 20:16 |
| 265-94A [1] - 2:10 | 81 [1] - 12:4 | APPLICATION [1] - 1:2 | Board's [2] - 11:20, 12:18 | |
| 29 [1] - 12:23 | 8:07 [1] - 24:22 | application [12] - 2:4, 2:13, 3:9, 3:17, 14:19, 17:15, 17:17, 17:20, 17:22, 17:23, 22:12, 24:15 | Boris [1] - 18:17 | |
| 29th [1] - 25:14 | 9 | appreciate [2] - 20:8 | break [1] - 22:14 | |
| 2:00 [1] - 12:22 | 9 [2] - 10:22, 11:23 | approached [1] - 12:24 | brief [1] - 10:2 | |
| 2:30 [1] - 12:22 | 9:00 [3] - 8:17, 11:5, 12:4 | appropriate [1] - 3:19 | briefly [1] - 10:5 | |
| 3 | A | approve [1] - 24:15 | bring [1] - 21:9 | |
| 300 [1] - 19:9 | abundance [2] - 13:5, 19:3 | approved [6] - 10:7, 13:12, 24:16, 24:17, 24:18, 24:19 | Brooklyn [1] - 18:25 | |
| 315 [1] - 21:15 | accept [1] - 9:20 | Architectural [1] - 23:15 | brought [2] - 18:24, 22:17 | |
| 32nd [1] - 21:14 | accommodate [1] - 19:4 | areas [1] - 13:14 | building [16] - 8:14, 8:16, 9:3, 9:5, 9:6, 9:10, 9:12, 10:8, 18:21, 20:9, 20:13, 20:16, 22:21, 22:23, | |
| 36 [3] - 6:3, 6:4, 6:6 | accommodated [1] - 19:13 | assembly [2] - 4:12, 4:17 | | |
| 39/Block [1] - 2:7 | | assessed [1] - 24:11 | | |
| 3:00 [2] - 11:4, 11:24 | | assigned [1] - 2:3 | | |

clarify [1] - 12:14
CLARK [2] - 1:17, 24:17
clear [1] - 5:2
code [5] - 23:18, 23:24, 24:2, 24:4
Code [1] - 2:10
collected [2] - 11:16, 11:18
collusion [1] - 3:5
columns [1] - 12:9
coming [2] - 14:13, 24:12
Commission [2] - 3:15, 3:16
commonly [1] - 10:21
community [1] - 18:19, 18:21, 19:2, 19:12, 20:4, 20:5, 20:17, 20:24, 21:21, 22:4
complaint [1] - 19:11
compliance [1] - 21:7
concern [1] - 22:17
conclusion [1] - 14:7
conclusions [1] - 14:5
conditions [2] - 13:14, 15:20
conflict [1] - 3:12
congregants [2] - 15:2, 22:10
congregation [1] - 22:2
connected [1] - 3:9
consider [2] - 14:24, 22:12
consisted [1] - 4:10
constitute [1] - 3:11
contained [1] - 10:5
contains [3] - 10:22, 11:9, 11:21
Control [1] - 2:15
convenient [1] - 22:3
copies [2] - 10:2, 10:3
corner [2] - 9:7, 9:8
correct [6] - 5:17, 5:18, 7:20, 12:17, 16:6, 25:10
correction [1] - 13:22
count [1] - 14:15
COUNTY [1] - 25:5
County [2] - 3:14, 3:15
couple [2] - 4:19, 17:17
covers [1] - 19:9
COVID [1] - 18:24
created [1] - 20:3
credit [1] - 6:3
criteria [3] - 15:8,

15:10, 15:12
current [1] - 14:20
customers [1] - 19:8

D

d'AGOSTINO [1] - 6:9
D'AGOSTINO [19] - 3:23, 5:11, 5:13, 5:21, 5:24, 6:11, 6:24, 7:3, 7:9, 7:15, 9:16, 14:8, 15:13, 15:23, 16:5, 22:8, 23:22, 24:3, 24:13
D'Agostino [5] - 3:25, 4:2, 10:6, 13:21, 15:25
daily [1] - 21:8
data [2] - 11:16, 11:17
dated [2] - 10:3, 10:11
davening [2] - 20:21, 21:19
DAVID [1] - 1:19
deems [1] - 3:18
deficiency [6] - 5:5, 5:22, 6:2, 10:15, 14:2, 14:3
department [1] - 21:6
Department [1] - 2:14
Dept [1] - 1:21
determine [1] - 10:25
determined [1] - 2:12
different [4] - 5:24, 5:25, 15:18, 19:3
difficult [1] - 16:22
difficulty [2] - 6:16, 21:25
directly [2] - 10:19, 19:5
discuss [1] - 10:5
discussed [2] - 10:12, 11:23
DONCHI [1] - 21:12
Donchi [1] - 21:14
done [1] - 21:24
Doniel [2] - 3:6, 7:14
doors [1] - 4:20
draw [1] - 11:19
drive [1] - 18:12
due [1] - 6:2
duly [1] - 3:5
during [5] - 13:3, 16:21, 16:25, 18:4, 18:11

E

early [1] - 18:3
EDELMAN [2] - 1:18, 24:19

either [1] - 6:5
eleven [1] - 8:20
Eli [1] - 17:25
Elm [1] - 9:25
employed [1] - 3:9
employees [1] - 3:11
empty [1] - 8:10
end [1] - 21:22
ends [1] - 8:18
Engineering [1] - 9:24
entities [1] - 3:8
Environmental [2] - 2:15, 2:16
environmental [1] - 15:17
especially [1] - 23:10
et [2] - 18:11, 18:25
evening [7] - 3:23, 9:22, 11:5, 12:4, 18:16, 21:3, 21:12
event [1] - 15:5
Ex-1 [1] - 11:10
exception [1] - 4:17
excuse [1] - 11:20
executed [1] - 3:6
exhibit [1] - 11:9
existed [1] - 15:18
existing [3] - 4:20, 12:15, 13:4
expert [6] - 5:7, 6:14, 9:18, 9:21, 14:10, 14:11
explain [1] - 7:10
explained [1] - 7:24
exterior [2] - 23:14, 23:15

F

facility [3] - 10:9, 10:17, 13:8
far [2] - 6:15, 7:9
Far [1] - 21:15
favor [5] - 15:3, 15:4, 17:16, 17:19, 17:22
favorably [2] - 14:24, 22:12
fee [2] - 23:20, 24:10
feet [1] - 4:15
few [1] - 18:17
field [4] - 10:18, 11:2, 11:11, 13:4
Field [2] - 10:22, 11:22
fifty [3] - 5:15, 5:19, 5:21
fifty-seven [3] - 5:15, 5:19, 5:21
figure [1] - 17:12
figures [1] - 5:25
fine [1] - 7:17

firm [2] - 3:25, 9:23
first [2] - 7:6, 11:15
five [1] - 22:14
five-minute [1] - 22:14
food [3] - 20:21, 22:18, 23:11
FOR [1] - 1:2
foregoing [1] - 25:9
forward [1] - 7:8
four [2] - 4:18, 4:23
friends [1] - 20:3
front [2] - 7:23, 9:12
full [1] - 25:10
function [1] - 23:11

G

garage [1] - 23:2
garbage [6] - 22:18, 22:19, 22:20, 23:6, 23:8
General [1] - 3:3
generated [1] - 13:7
given [1] - 3:16
GOLDFEDER [6] - 1:20, 2:19, 7:22, 12:13, 23:25, 24:10
grandfathered [3] - 6:4, 6:7, 10:14
granting [2] - 13:9, 15:9
GROSSMAN [1] - 17:25
Grossman [1] - 17:25
grounds [1] - 19:18
Group [1] - 18:18
growing [3] - 18:19, 18:22, 19:2
grown [1] - 18:21
guys [1] - 18:20

H

HACHAIM [1] - 1:4
Hachaim [2] - 2:5, 21:18
hand [1] - 25:14
handed [1] - 10:4
hands [1] - 17:19
Harborview [1] - 19:16
hardly [1] - 21:9
HASAN [1] - 21:3
Hasan [1] - 21:4
Hashem [1] - 18:2
Hashgacha [1] - 21:16
Havtali [1] - 18:18
hear [2] - 3:2, 20:14
hearing [1] - 2:23
help [1] - 21:5
helps [1] - 20:22

hereby [1] - 25:9
hereunto [1] - 25:13
Hillula [2] - 17:5, 17:13
home [1] - 21:9
hours [2] - 11:3, 11:23
house [2] - 4:12, 4:20
HSBC [2] - 9:9, 18:7
Huntington [1] - 9:25

I

idea [1] - 20:5
identical [1] - 4:16
II [1] - 2:13
impact [4] - 13:13, 15:15, 15:17, 18:12
Impact [1] - 2:16
IN [2] - 1:3, 25:13
inadvertently [1] - 13:24
increase [1] - 13:2
indicate [2] - 6:12, 15:4
indicated [4] - 4:5, 10:6, 10:10, 13:22
indicator [1] - 5:2
inside [5] - 22:21, 22:22, 22:23, 23:8, 23:12
institution [1] - 10:10
intended [1] - 8:2
introduce [3] - 6:11, 6:19, 9:17
involved [1] - 3:8
issue [1] - 19:8
issues [1] - 20:15

J

January [5] - 1:11, 10:3, 11:3, 11:6, 25:14
JARED [1] - 1:17
John [1] - 10:11
Joshua [1] - 19:15
jurisdiction [2] - 2:24, 3:2

K

KALISH [2] - 19:15, 19:22
Kalish [1] - 19:15
KAPLAN [2] - 25:7, 25:18
keep [1] - 23:7
kept [2] - 22:21, 23:8
Kiddush [7] - 16:14, 16:19, 16:20, 16:23,

17:5, 17:12, 23:11
known [4] - 2:6, 10:8,
 10:21, 20:12
KRENGEL [41] - 1:15,
 2:2, 3:21, 5:8, 5:20,
 6:2, 6:10, 6:21, 7:2,
 7:6, 7:12, 7:16, 7:19,
 8:11, 8:15, 8:18,
 8:21, 8:24, 9:2, 9:6,
 9:9, 9:15, 12:6,
 13:16, 13:18, 14:4,
 15:11, 15:22, 15:24,
 17:14, 18:14, 21:2,
 22:7, 22:13, 22:16,
 22:23, 23:7, 23:13,
 23:24, 24:14, 24:20

L

labelled [1] - 11:10
landlord [1] - 20:13
last [5] - 4:23, 7:22,
 11:17, 12:9, 18:19
law [2] - 2:24, 3:12
Law [1] - 3:4
least [1] - 6:14
leave [1] - 15:4
leaving [1] - 14:14
less [1] - 8:7
level [2] - 10:25, 19:13
liquor [1] - 18:23
live [2] - 21:13, 22:5
loan [1] - 21:7
local [2] - 2:22, 18:8
locally [3] - 21:13,
 21:21, 22:5
located [2] - 4:19,
 10:19
look [1] - 21:24

M

Maariv [1] - 8:7
mailing [1] - 2:21
main [2] - 8:13, 8:15
map [1] - 19:20
Mark [1] - 20:12
MATTER [1] - 1:3
meet [2] - 15:10, 20:2
MEIR [1] - 1:15
member [2] - 3:25,
 21:4
Members [4] - 1:16,
 1:17, 1:18, 1:19
members [4] - 2:19,
 3:20, 3:24, 22:8
metered [1] - 10:22
MICHAEL [1] - 1:16
Mincha [2] - 8:6, 18:11
mind [1] - 16:13

Minerva [1] - 4:2
minute [1] - 22:14
minutes [1] - 8:7
Minyan [2] - 9:13,
 16:22
Minyanim [6] - 7:24,
 8:6, 17:3, 17:10,
 19:3, 21:18
mistake [1] - 4:25
moment [1] - 17:11
morning [2] - 8:12,
 18:3
most [1] - 21:22
motion [1] - 24:14
moving [1] - 18:24
MR [51] - 2:19, 3:23,
 5:11, 5:12, 5:13,
 5:15, 5:18, 5:21,
 5:23, 5:24, 6:9, 6:11,
 6:24, 7:3, 7:9, 7:15,
 7:22, 9:16, 9:22,
 12:8, 12:13, 12:17,
 13:17, 13:20, 13:21,
 14:6, 14:8, 15:13,
 15:23, 15:25, 16:5,
 16:7, 16:12, 16:18,
 16:24, 17:7, 17:25,
 18:16, 20:11, 21:3,
 21:12, 22:8, 23:10,
 23:22, 23:25, 24:3,
 24:10, 24:13, 24:16,
 24:17, 24:18

MS [1] - 24:19
mul [1] - 5:12
MULLER [8] - 5:18,
 5:23, 9:22, 12:8,
 12:17, 13:17, 13:21,
 14:6
Muller [8] - 6:12, 6:20,
 9:17, 9:18, 9:21,
 9:23, 9:24, 14:9
municipal [3] - 10:18,
 10:20, 23:3
Municipal [3] - 3:4,
 10:21, 11:22
must [1] - 22:20

N

name [4] - 3:24, 7:13,
 20:11, 21:3
Nassau [2] - 3:14,
 3:15
nature [1] - 15:20
near [1] - 19:23
necessarily [1] - 21:19
necessary [1] - 2:25
need [3] - 17:18,
 18:24, 19:13
needs [3] - 5:3, 19:12,

23:8
neighborhood [1] -
 15:21
neighbors [3] - 20:3,
 21:10, 22:10
never [5] - 19:7, 19:10,
 19:25, 20:14, 21:25
NEW [1] - 25:3
New [6] - 1:9, 2:14,
 3:3, 4:3, 9:25, 25:8
newspaper [1] - 2:22
next [1] - 11:13
night [3] - 11:5, 17:12,
 19:9
nine [1] - 18:19
nobody [2] - 17:24,
 19:24
non [1] - 3:5
non-collusion [1] -
 3:5
nonstop [2] - 8:6, 9:11
Notary [1] - 25:7
noted [1] - 24:22
notes [1] - 25:11
nothing [1] - 22:9
notice [2] - 3:16, 4:6
notices [1] - 2:23
November [1] - 3:4
number [4] - 12:2,
 13:24, 14:12, 14:15
Number [3] - 2:4,
 10:22, 11:23

O

Obadia [5] - 3:7, 7:14,
 19:22, 20:9, 20:20
OBADIA [20] - 7:14,
 7:18, 7:21, 8:5, 8:13,
 8:17, 8:20, 8:23,
 8:25, 9:5, 9:8, 9:11,
 16:9, 16:14, 16:20,
 17:2, 17:9, 22:22,
 23:5, 23:21
observation [2] - 6:15,
 6:16
observations [4] -
 11:2, 12:10, 12:19,
 13:3
observed [5] - 11:7,
 11:12, 11:22, 12:11,
 13:15
obtained [1] - 2:25
obviously [2] - 24:3,
 24:7
occasion [1] - 16:15
occasionally [1] - 17:9
occasioned [1] - 4:8
October [1] - 10:12
OF [3] - 1:3, 25:3, 25:5

officers [1] - 3:10
offices [1] - 9:24
old [1] - 9:9
older [1] - 13:25
once [1] - 21:24
one [9] - 4:15, 4:18,
 9:3, 9:8, 13:22,
 18:10, 18:18, 19:9,
 22:17
onerous [2] - 14:21,
 24:7
ongoing [1] - 21:17
onsite [2] - 2:11,
 10:16
operated [1] - 6:25
operation [4] - 6:23,
 7:10, 8:22, 8:23
operations [1] - 8:11
opinion [1] - 13:9
opposition [4] - 15:6,
 17:15, 17:23, 17:24
order [1] - 13:10
organization [2] -
 24:6, 24:11
otherwise [1] - 20:12
outside [2] - 22:20,
 23:2
own [2] - 18:17, 20:13
owner [1] - 19:5

P

p.m [2] - 1:12, 24:22
parcel [1] - 2:5
parked [3] - 10:24,
 11:13, 11:22
parking [39] - 2:11,
 4:15, 5:3, 5:6, 6:6,
 6:14, 6:16, 6:19,
 6:22, 7:7, 8:5, 9:17,
 10:13, 10:16, 10:18,
 10:20, 11:2, 11:10,
 11:12, 13:4, 13:6,
 13:13, 14:11, 14:13,
 14:21, 18:5, 18:6,
 18:7, 18:13, 19:7,
 19:23, 20:15, 20:17,
 21:23, 21:25, 23:18,
 23:19
Parking [1] - 10:21
part [2] - 4:21, 23:25
parties [1] - 2:25
party [1] - 17:8
PC [1] - 4:2
people [12] - 14:13,
 17:17, 18:8, 18:9,
 18:11, 18:24, 18:25,
 20:2, 20:18, 22:4,
 22:5
per [3] - 4:15, 4:18,

23:20
percent [1] - 8:10
perfect [1] - 6:10
performed [1] - 11:2
permitted [1] - 10:7
personally [1] - 6:12
persons [1] - 3:8
pickup [1] - 23:9
place [4] - 4:12, 9:3,
 20:6, 24:9
plan [1] - 5:16
Planning [2] - 3:15,
 3:16
plans [3] - 5:25, 10:11,
 13:25
plaque [1] - 9:13
point [2] - 6:19, 13:24
points [1] - 15:7
poll [1] - 15:24
portion [1] - 4:10
pray [2] - 18:8, 20:6
prayers [1] - 18:5
praying [4] - 16:4,
 19:18, 21:20, 21:22
premises [1] - 6:13
prepared [1] - 10:11
previous [2] - 6:3,
 14:22
previously [6] - 4:9,
 6:6, 9:19, 10:12,
 13:11, 14:3
print [1] - 5:13
privilege [1] - 19:17
problem [3] - 14:14,
 18:6, 19:25
proceedings [1] -
 25:10
professional [1] - 13:8
program [1] - 16:2
proof [1] - 2:21
property [13] - 2:8,
 4:9, 4:19, 4:22, 8:2,
 10:20, 11:11, 12:15,
 13:11, 14:11, 23:2,
 23:4
proposed [5] - 2:7,
 10:6, 16:4, 16:8,
 22:24
proposes [1] - 13:12
provided [2] - 2:21,
 19:3
provides [3] - 10:16,
 20:21, 23:18
providing [2] - 19:14,
 19:23
public [2] - 4:12, 4:17
Public [1] - 25:7
publication [1] - 2:22
pulling [2] - 6:17

Pursuant ^[1] - 3:13
pursuant ^[2] - 2:13,
 3:3
purview ^[1] - 23:16
put ^[1] - 20:7

Q

QUEENS ^[1] - 25:5
Queens ^[1] - 18:25
questions ^[1] - 13:19
quite ^[1] - 24:7

R

Rabbi ^[4] - 3:6, 19:22,
 20:9, 20:20
rabbi ^[7] - 7:4, 7:7,
 7:12, 7:20, 16:3,
 16:5, 19:14
RABBI ^[22] - 7:14,
 7:18, 7:21, 8:5, 8:13,
 8:17, 8:20, 8:23,
 8:25, 9:5, 9:8, 9:11,
 16:9, 16:14, 16:20,
 17:2, 17:9, 19:15,
 19:22, 22:22, 23:5,
 23:21
raise ^[1] - 17:19
raised ^[1] - 15:7
ranged ^[2] - 11:25,
 12:3
rather ^[1] - 5:13
read ^[1] - 2:17
reading ^[2] - 4:6, 12:6
real ^[2] - 20:23, 20:24
really ^[1] - 22:9
recess ^[1] - 22:15
recognize ^[1] - 24:8
recommended ^[1] -
 3:17
record ^[13] - 2:18,
 2:20, 2:22, 5:9, 6:22,
 9:23, 12:14, 14:9,
 17:20, 20:7, 22:16,
 24:6, 25:9
regulations ^[1] - 10:23
Regulations ^[1] - 2:15
relationship ^[1] -
 11:11
relief ^[1] - 13:9
relies ^[1] - 10:17
religious ^[5] - 2:9,
 10:10, 14:20, 24:6,
 24:11
report ^[3] - 11:9,
 11:14, 13:23
representative ^[1] -
 3:22
request ^[3] - 14:23,

14:24, 22:11
requesting ^[1] - 15:16
require ^[1] - 2:16
required ^[3] - 2:23,
 5:15, 10:13
requirement ^[5] -
 4:16, 5:9, 5:11, 5:20,
 14:19
requirements ^[1] -
 4:13
requires ^[1] - 6:5
reserve ^[1] - 15:6
respect ^[1] - 4:5
respectfully ^[4] -
 14:17, 14:23, 16:12,
 22:11
respond ^[1] - 15:7
restauranteur ^[1] -
 19:6
restaurants ^[2] -
 18:17, 18:22
results ^[1] - 10:5
retail ^[5] - 4:11, 4:14,
 10:9, 14:22
returned ^[1] - 11:6
Robinson ^[1] - 9:23
Rockaway ^[1] - 21:15
room ^[10] - 9:3, 16:4,
 16:8, 16:9, 16:19,
 16:25, 17:3, 17:8,
 22:24, 22:25
row ^[1] - 10:24
rows ^[1] - 11:12

S

SAFANIEV ^[1] - 18:16
Safaniev ^[1] - 18:17
Sali ^[1] - 17:6
schedule ^[1] - 7:25
schedules ^[1] - 19:4
seats ^[1] - 4:18
second ^[1] - 2:2
Section ^[3] - 2:6, 2:14,
 3:4
see ^[3] - 11:24, 12:21,
 12:24
seeking ^[2] - 6:8,
 13:10
seeks ^[1] - 2:10
seem ^[1] - 6:18
series ^[2] - 11:14, 12:9
service ^[5] - 9:2,
 16:10, 16:16, 19:19,
 22:18
services ^[1] - 16:4
set ^[2] - 13:25, 25:14
seven ^[3] - 5:15, 5:19,
 5:21
Shabbos ^[2] - 16:10,

16:15
SHIFRA ^[1] - 1:18
show ^[1] - 17:20
showed ^[1] - 13:25
shows ^[1] - 11:10
SHTEIERMAN ^[2] -
 1:19, 24:16
SHTEIRMAN ^[8] -
 5:15, 13:20, 15:25,
 16:7, 16:12, 16:18,
 16:24, 17:7
Shul ^[12] - 6:23, 7:10,
 7:16, 7:20, 7:23,
 16:16, 17:4, 18:9,
 19:2, 21:5, 22:3,
 22:22
side ^[1] - 23:6
significant ^[5] - 13:13,
 14:12, 15:15, 15:16,
 15:19
Simcha ^[3] - 16:22,
 16:25, 17:2
similarly ^[1] - 12:20
site ^[1] - 10:16
six ^[2] - 10:14, 11:14
small ^[1] - 5:14
Smith ^[1] - 17:25
social ^[1] - 16:9
solely ^[1] - 10:17
sometimes ^[3] - 18:4,
 21:17, 21:21
soon ^[1] - 21:23
sorry ^[2] - 4:25, 15:25
South ^[2] - 4:2, 19:16
space ^[4] - 4:13, 4:15,
 4:18, 8:9
spaces ^[9] - 5:6, 6:3,
 10:13, 10:16, 11:25,
 12:3, 12:5, 12:21,
 14:13
speaking ^[1] - 16:13
spot ^[3] - 19:25,
 23:20, 24:7
spots ^[7] - 5:9, 6:8,
 12:12, 12:23, 12:25,
 14:2, 14:16
square ^[1] - 4:15
ss ^[1] - 25:4
stalls ^[1] - 10:22
start ^[2] - 8:11, 8:13
started ^[1] - 13:2
starts ^[1] - 8:17
State ^[3] - 2:14, 3:3,
 25:8
STATE ^[1] - 25:3
state ^[1] - 6:23
Statement ^[1] - 2:16
statement ^[1] - 2:17
States ^[1] - 19:20
statutory ^[1] - 15:8

stenographic ^[1] -
 25:11
step ^[1] - 7:7
stood ^[1] - 18:20
storage ^[2] - 22:24
stored ^[2] - 22:20,
 23:12
stores ^[2] - 4:11,
 18:23
Stream ^[1] - 4:3
Street ^[2] - 9:25, 18:2
street ^[1] - 20:14
structural ^[1] - 2:8
stuck ^[1] - 24:5
study ^[1] - 13:19
subject ^[5] - 4:8, 4:9,
 4:19, 10:19, 11:11
submit ^[1] - 10:2
suggest ^[1] - 14:17
sum ^[1] - 6:22
summarize ^[2] -
 11:15, 11:17
summarized ^[1] -
 12:19
summary ^[2] - 11:21,
 12:10
Sunday ^[3] - 11:6,
 11:18, 12:19
sunrise ^[1] - 9:14
sunset ^[2] - 9:14,
 12:24
supermarkets ^[1] -
 18:22
supplement ^[1] - 14:9
support ^[2] - 13:6,
 20:8
Supt ^[1] - 1:21
surplus ^[1] - 6:18
synagogue ^[4] -
 12:16, 21:6, 21:8,
 24:8

T

Table ^[2] - 11:20,
 12:20
table ^[2] - 11:20, 12:8
tables ^[3] - 11:14,
 11:15, 11:17
teaching ^[1] - 19:17
terms ^[2] - 7:3, 14:20
testified ^[3] - 9:18,
 14:3, 14:10
testimony ^[1] - 9:20
THE ^[1] - 1:3
therefore ^[1] - 13:8
therein ^[2] - 10:5,
 25:12
thirty ^[1] - 10:14
thirty-six ^[1] - 10:14

three ^[4] - 4:23, 11:15,
 11:17, 19:16
Thursday ^[3] - 11:3,
 11:16, 12:20
timing ^[2] - 7:3, 7:24
today ^[1] - 14:12
together ^[1] - 20:6
tonight ^[1] - 2:3
total ^[3] - 5:16, 10:13,
 11:25
towards ^[1] - 18:9
traffic ^[2] - 13:19,
 14:10
transcript ^[1] - 25:11
tremendous ^[2] -
 19:19, 20:4
triggered ^[1] - 14:18
trustees ^[1] - 23:23
turning ^[1] - 12:18
two ^[3] - 4:11, 5:25
type ^[2] - 5:2, 5:3
Type ^[1] - 2:13

U

under ^[1] - 3:12
United ^[1] - 19:20
unity ^[1] - 20:4
up ^[6] - 6:22, 10:4,
 12:4, 21:22, 22:17,
 23:21
uses ^[2] - 4:11, 14:18
utilized ^[1] - 12:15

V

vacant ^[9] - 11:25,
 12:3, 12:5, 12:12,
 12:21, 12:23, 12:25,
 14:13, 14:15
Valley ^[1] - 4:3
VARIANCE ^[1] - 1:2
variance ^[9] - 4:6, 4:7,
 6:8, 14:19, 14:24,
 15:9, 18:20, 23:19,
 24:12
variances ^[1] - 2:10
vehicles ^[2] - 6:17,
 11:13
VESHALOM ^[1] - 1:4
Veshalom ^[2] - 2:5,
 21:18
view ^[1] - 14:11
village ^[7] - 2:17, 3:18,
 13:14, 23:4, 23:18,
 23:24, 23:25
Village ^[3] - 1:20,
 3:10, 3:14

W

walk [2] - 18:9, 21:8
wants [1] - 20:23
Wayne [4] - 6:20, 9:17,
 9:23, 15:8
WAYNE [1] - 1:21
week [2] - 16:21,
 16:25
weekday [1] - 12:10
weekends [2] - 16:18,
 16:19
wherein [1] - 3:7
WHEREOF [1] - 25:13
WITNESS [1] - 25:13
Woodmere [1] - 18:2
worship [2] - 4:13,
 4:21

Y

YAFFA [2] - 25:7,
 25:18
YARNELL [3] - 1:21,
 5:12, 23:10
years [3] - 4:23, 18:19,
 19:16
Yoel [1] - 21:14
YOEL [1] - 1:20
YORK [1] - 25:3
York [6] - 1:9, 2:14,
 3:3, 4:3, 9:25, 25:8

Z

Zeman [1] - 9:13
zero [2] - 6:5, 6:6
ZONING [1] - 1:2