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Proceedings - Gitty Wachspress

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APPLICATION FOR ZONING VARIANCE  
  
IN THE MATTER OF  
  
Gitty Wachspress  
474 Oceanpoint Avenue  
Applicant.  
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200 Cedarhurst Avenue  
Cedarhurst, New York

February 13, 2025  
7:05 p.m.

- B E F O R E :
- MEIR KRENGEL, Chairman
  - SHIFRA EDELMAN, Board Member
  - DANIEL BURG, Board Member
  - DAVID SHTEIERMAN, Board Member
  - YOEL GOLDFEDER, Village Attorney
  - WAYNE YARNELL, Supt. Bldg. Dept.

1 Proceedings - Gitty Wachspress

2 CHAIRMAN KRENGEL: First case on the  
3 calendar tonight has been assigned Case Number  
4 2025-001. It's the application of Gitty  
5 Wachspress, the applicant of a parcel known as  
6 474 Oceanpoint Avenue, Section 39/Block  
7 298/Lot 39 in an R2 zone. The applicant seeks  
8 variances from Cedarhurst Code Section  
9 265-49.C, Building Area and 265-52.A, Side  
10 Yards.

11 Just for the record, there was a  
12 variance given in 2006. The village attorney  
13 will now read a statement into the record.

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

22 Pursuant to New York State General  
23 Municipal Law Section 809, on August 22, 2024,  
24 a non-collusion affidavit has been duly  
25 executed by the applicant, Gitty Wachspress,

1 Proceedings - Gitty Wachspress

2 wherein she stated that there are no other  
3 persons or entities involved in this  
4 application that are employed by or connected  
5 to the Village of Cedarhurst, its officers, or  
6 employees, which would in any way constitute a  
7 conflict under the law.

8 Pursuant to an agreement between the  
9 Village of Cedarhurst and Nassau County  
10 Planning Commission, the Nassau County  
11 Planning Commission has been given notice of  
12 this application and has waived consideration  
13 thereof.

14 Mr. Chairman, members of the Board.

15 MR. SAVALDI: Good evening to the Board.  
16 Amiel Savaldi, 1 Middle Drive, Woodsburgh,  
17 New York. I am here again 18 years later with  
18 Gitty and Jonathan. We were proposing a  
19 larger addition back then 18 years ago, and  
20 the Board granted us a variance just by  
21 eliminating the 2-foot overhang in the back  
22 then, which reduced the coverage to 37.1. The  
23 new application that we have now is the same  
24 addition of 5 feet in the back that we asked  
25 back then, which is the 37.1 percent.

## Proceedings - Gitty Wachspress

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2           And the reason why it's -- it's going up  
3 by 37.7 is that what was not included then is  
4 the small stoop in the back that you go from  
5 -- on the first floor, you go out from the  
6 sliding door to the backyard and that's a 25  
7 square feet. It adds a little percentage so  
8 we can lower it, and it would not be an issue  
9 but it's the same identical application. We  
10 did not increase anything.

11           As you can see, the second floor has --  
12 we have no bedrooms on the first floor, of  
13 course, and we need some more space. Getty  
14 and Jonathan have older kids who are already  
15 married and grandchildren and they need more  
16 space and so they need more space on the first  
17 floor. More critical is the second floor that  
18 currently everybody is -- there is small four  
19 bedrooms. Two in the front that were made --  
20 that were done 18 years ago, and two in the  
21 back that one of them is 9 by 9 and the other  
22 one is 9 by 14. Roughly very small and they  
23 all use one bathroom. So it's very minimal  
24 addition.

25           We appreciate that the coverage is

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2 significant but that -- we are going back,  
3 it's not going to affect the neighborhood, the  
4 couple is in good terms with everyone. Nobody  
5 objected to it. And what we will end up with  
6 is the same four bedrooms, slightly larger  
7 with a powder room in the room. When the  
8 couples come, they -- they don't have to all  
9 share one bathroom. So that is the  
10 application.

11 CHAIRMAN KRENGEL: We went through the  
12 numbers. If you take out the existing front  
13 portico and proposed rear porch, the request  
14 is 36 and a half, correct?

15 MR. SAVALDI: Correct.

16 CHAIRMAN KRENGEL: Can you bring it down  
17 to 35 percent?

18 (Discussion off the record.)

19 CHAIRMAN KRENGEL: I am going to make a  
20 proposal that we approve that the house -- the  
21 main house plus the garage should have a  
22 maximum lot coverage of 35 percent. In  
23 addition to that, we will allow another 1.2  
24 percent for the front portico and the rear  
25 porch. So does anybody want to second that?

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MR. SHTEIERMAN: Second the motion.

CHAIRMAN KRENGEL: Let's take a vote as  
modified.

MR. BURG: Aye. Approved.

MRS. EDELMAN: Approved as modified.

CHAIRMAN KRENGEL: Approved as modified.

(Time noted: 7:16 p.m.)

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C E R T I F I C A T E

STATE OF NEW YORK )

: ss.

COUNTY OF QUEENS )

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

IN WITNESS WHEREOF, I have hereunto  
set my hand this 23rd day of February,  
2025.

  
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YAFFA KAPLAN

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