

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  
DOV ZEV AND RIKI PADEH  
255 GROVE AVENUE  
Applicant.  
-----

200 Cedarhurst Avenue  
Cedarhurst, New York

January 15, 2026

7:02 p.m.

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

1 Proceedings - Dov Zev and Riki Padeh

2 CHAIRMAN KRENGEL: Good evening. The  
3 first case on the calendar tonight has been  
4 assigned Case 23 of 2025 and is the  
5 application of Dov Zev and Riki Padeh, the  
6 applicant, of a parcel known as 255 Grove  
7 Avenue and designated as 39/253/205 in an R1  
8 zone.

9 The applicant seeks variances from  
10 Cedarhurst Code Sections 265-38.C, Building  
11 Area, and 265-40.A, Front Yards.

12 The village attorney will now read a  
13 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 October 28,  
24 2025, a non-collusion affidavit has been duly  
25 executed by the applicant, Dov Padeh, wherein

1 Proceedings - Dov Zev and Riki Padeh

2 he stated that there are no other persons or  
3 entities involved in this application that are  
4 employed by or connected to the Village of  
5 Cedarhurst, its officers, or employees, which  
6 would in any way constitute a conflict under  
7 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. BERKO: Good evening, members of the  
16 Board. I am Michael Berko. I reside at 3245  
17 Benjamin Road in Oceanside. I am the  
18 architect for the residence enlargement at 255  
19 Grove. I previously appeared before the Board  
20 this past May on behalf of Riki and Dov Padeh.  
21 The Board granted the Padehs a side yard and  
22 lot coverage variance, but as spring turned to  
23 summer, it soon became apparent to Riki and  
24 Dov there was an item they had not considered.

25 As summer approached, they were reminded

1           Proceedings - Dov Zev and Riki Padeh  
2           of the nature of their street. Neighbors tend  
3           to congregate on each other's front porches in  
4           warm weather, children play games outside on  
5           long Shabbos afternoons in lieu of staying  
6           indoors. Adults would relax on their porches  
7           and enjoy the neighborhood. That's why the  
8           Padehs are petitioning for additional  
9           variances in order to create a covered porch.  
10          It was an oversight they did not include in  
11          their request of the original petition.

12                 We are requesting additional lot  
13          coverage to bring the total from 31 to 33.4  
14          percent, as well as a 23-foot front yard  
15          setback, allowing them to have a 7-foot front  
16          porch at 154 square feet.

17                 CHAIRMAN KRENGEL: 7 by 2 and change.

18                 MR. BERKO: The size of the porch?

19                 CHAIRMAN KRENGEL: Yes.

20                 MR. BERKO: Is the width of the front so  
21          35 and a half feet by 7. 254 square feet. I  
22          think I said 154. Sorry about that.

23                 CHAIRMAN KRENGEL: It's covered the  
24          whole way, correct?

25                 MR. BERKO: Yes.

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 - Dov Zev and Riki Padeh

CHAIRMAN KRENGEL: Is there any plans to  
enclose it?

MR. BERKO: No.

CHAIRMAN KRENGEL: Okay.

MR. BURG: Okay if we said you could  
never enclose it?

MR. BERKO: Yes.

CHAIRMAN KRENGEL: I make a motion to  
approve it subject to it not being enclosed.

MR. BURG: Ever.

MR. SHTEIERMAN: I second the motion.

MR. BURG: Motion approved.

MR. ZIMMERMANN: Approved.

MR. BLEIBERG: Approved.

CHAIRMAN KRENGEL: Approved.

MR. BERKO: Thank you very much.

(Time noted: 7:05 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 - Dov Zev and Riki Padeh

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 26th day of January,  
2026.

-----

YAFFA KAPLAN

<b>1</b>	<b>approve</b> [1] - 5:10 <b>approved</b> [4] - 5:13, 5:14, 5:15, 5:16 <b>architect</b> [1] - 3:18 <b>Area</b> [1] - 2:11 <b>assigned</b> [1] - 2:4 <b>attorney</b> [1] - 2:12 <b>Attorney</b> [1] - 1:20 <b>AVENUE</b> [1] - 1:6 <b>Avenue</b> [2] - 1:8, 2:7	<b>correct</b> [2] - 4:24, 6:10 <b>County</b> [2] - 3:9, 3:10 <b>COUNTY</b> [1] - 6:5 <b>coverage</b> [2] - 3:22, 4:13 <b>covered</b> [2] - 4:9, 4:23 <b>create</b> [1] - 4:9	<b>hereunto</b> [1] - 6:13	<b>neighbors</b> [1] - 4:2 <b>never</b> [1] - 5:7 <b>New</b> [3] - 1:9, 2:22, 6:8 <b>NEW</b> [1] - 6:3 <b>newspaper</b> [1] - 2:17 <b>non</b> [1] - 2:24 <b>non-collusion</b> [1] - 2:24 <b>Notary</b> [1] - 6:7 <b>noted</b> [1] - 5:18 <b>notes</b> [1] - 6:11 <b>notice</b> [1] - 3:11 <b>notices</b> [1] - 2:18	
<b>2</b>	<b>became</b> [1] - 3:23 <b>behalf</b> [1] - 3:20 <b>Benjamin</b> [1] - 3:17 <b>BERKO</b> [7] - 3:15, 4:18, 4:20, 4:25, 5:4, 5:8, 5:17 <b>Berko</b> [1] - 3:16 <b>between</b> [1] - 3:8 <b>Bldg</b> [1] - 1:21 <b>BLEIBERG</b> [2] - 1:16, 5:15 <b>Board</b> [10] - 1:16, 1:17, 1:18, 1:19, 2:15, 2:21, 3:14, 3:16, 3:19, 3:21 <b>bring</b> [1] - 4:13 <b>Building</b> [1] - 2:10 <b>BURG</b> [4] - 1:18, 5:6, 5:11, 5:13	<b>D</b>	<b>J</b>	<b>O</b>	
<b>3</b>	<b>C</b>	<b>DANIEL</b> [1] - 1:18 <b>DAVID</b> [1] - 1:17 <b>Dept</b> [1] - 1:21 <b>designated</b> [1] - 2:7 <b>DOV</b> [1] - 1:5 <b>Dov</b> [4] - 2:5, 2:25, 3:20, 3:24 <b>duly</b> [1] - 2:24	<b>January</b> [2] - 1:11, 6:14 <b>jurisdiction</b> [2] - 2:19, 2:21	<b>obtained</b> [1] - 2:20 <b>Oceanside</b> [1] - 3:17 <b>October</b> [1] - 2:23 <b>OF</b> [3] - 1:4, 6:3, 6:5 <b>officers</b> [1] - 3:5 <b>order</b> [1] - 4:9 <b>original</b> [1] - 4:11 <b>outside</b> [1] - 4:4 <b>oversight</b> [1] - 4:10	
<b>7</b>	<b>F</b>	<b>E</b>	<b>K</b>	<b>P</b>	
<b>7</b> [2] - 4:17, 4:21 <b>7-foot</b> [1] - 4:15 <b>7:02</b> [1] - 1:12 <b>7:05</b> [1] - 5:18	<b>calendar</b> [1] - 2:3 <b>case</b> [1] - 2:3 <b>Case</b> [1] - 2:4 <b>Cedarhurst</b> [5] - 1:8, 1:9, 2:10, 3:5, 3:9 <b>certify</b> [1] - 6:9 <b>Chairman</b> [2] - 1:15, 2:14 <b>chairman</b> [1] - 3:14 <b>CHAIRMAN</b> [8] - 2:2, 4:17, 4:19, 4:23, 5:2, 5:5, 5:9, 5:16 <b>change</b> [1] - 4:17 <b>children</b> [1] - 4:4 <b>Code</b> [1] - 2:10 <b>collusion</b> [1] - 2:24 <b>Commission</b> [2] - 3:10, 3:11 <b>conflict</b> [1] - 3:6 <b>congregate</b> [1] - 4:3 <b>connected</b> [1] - 3:4 <b>consideration</b> [1] - 3:12 <b>considered</b> [1] - 3:24 <b>constitute</b> [1] - 3:6	<b>employed</b> [1] - 3:4 <b>employees</b> [1] - 3:5 <b>enclose</b> [2] - 5:3, 5:7 <b>enclosed</b> [1] - 5:10 <b>enjoy</b> [1] - 4:7 <b>enlargement</b> [1] - 3:18 <b>entities</b> [1] - 3:3 <b>evening</b> [2] - 2:2, 3:15 <b>executed</b> [1] - 2:25	<b>KAPLAN</b> [2] - 6:7, 6:18 <b>known</b> [1] - 2:6 <b>KRENGEL</b> [9] - 1:15, 2:2, 4:17, 4:19, 4:23, 5:2, 5:5, 5:9, 5:16	<b>law</b> [2] - 2:19, 3:7 <b>Law</b> [1] - 2:23 <b>lieu</b> [1] - 4:5 <b>local</b> [1] - 2:17	<b>p.m</b> [2] - 1:12, 5:18 <b>PADEH</b> [1] - 1:5 <b>Padeh</b> [3] - 2:5, 2:25, 3:20 <b>Padehs</b> [2] - 3:21, 4:8 <b>parcel</b> [1] - 2:6 <b>parties</b> [1] - 2:20 <b>past</b> [1] - 3:20 <b>percent</b> [1] - 4:14 <b>persons</b> [1] - 3:2 <b>petition</b> [1] - 4:11 <b>petitioning</b> [1] - 4:8 <b>Planning</b> [2] - 3:10, 3:11 <b>plans</b> [1] - 5:2 <b>play</b> [1] - 4:4 <b>porch</b> [3] - 4:9, 4:16, 4:18 <b>porches</b> [2] - 4:3, 4:6 <b>previously</b> [1] - 3:19 <b>proceedings</b> [1] - 6:10 <b>proof</b> [1] - 2:16 <b>provided</b> [1] - 2:16 <b>Public</b> [1] - 6:7 <b>publication</b> [1] - 2:17 <b>Pursuant</b> [1] - 3:8 <b>pursuant</b> [1] - 2:22
<b>8</b>	<b>G</b>	<b>H</b>	<b>M</b>	<b>Q</b>	
<b>A</b>	<b>games</b> [1] - 4:4 <b>General</b> [1] - 2:22 <b>given</b> [1] - 3:11 <b>GOLDFEDER</b> [2] - 1:20, 2:14 <b>granted</b> [1] - 3:21 <b>Grove</b> [2] - 2:6, 3:19 <b>GROVE</b> [1] - 1:6	<b>half</b> [1] - 4:21 <b>hand</b> [1] - 6:14 <b>hear</b> [1] - 2:21 <b>hearing</b> [1] - 2:18 <b>hereby</b> [1] - 6:9	<b>mailing</b> [1] - 2:16 <b>MATTER</b> [1] - 1:4 <b>MEIR</b> [1] - 1:15 <b>Member</b> [4] - 1:16, 1:17, 1:18, 1:19 <b>members</b> [3] - 2:14, 3:14, 3:15 <b>Michael</b> [1] - 3:16 <b>MICHAEL</b> [1] - 1:16 <b>motion</b> [3] - 5:9, 5:12, 5:13 <b>MR</b> [14] - 2:14, 3:15, 4:18, 4:20, 4:25, 5:4, 5:6, 5:8, 5:11, 5:12, 5:13, 5:14, 5:15, 5:17 <b>Municipal</b> [1] - 2:23	<b>QUEENS</b> [1] - 6:5	
<b>accordingly</b> [1] - 2:19 <b>additional</b> [2] - 4:8, 4:12 <b>adults</b> [1] - 4:6 <b>affidavit</b> [1] - 2:24 <b>afternoons</b> [1] - 4:5 <b>agreement</b> [1] - 3:8 <b>allowing</b> [1] - 4:15 <b>AND</b> [1] - 1:5 <b>apparent</b> [1] - 3:23 <b>appeal</b> [1] - 2:21 <b>appeared</b> [1] - 3:19 <b>applicant</b> [4] - 1:6, 2:6, 2:9, 2:25 <b>APPLICATION</b> [1] - 1:3 <b>application</b> [3] - 2:5, 3:3, 3:12 <b>approached</b> [1] - 3:25	<b>feet</b> [3] - 4:16, 4:21 <b>first</b> [1] - 2:3 <b>FOR</b> [1] - 1:3 <b>foregoing</b> [1] - 6:9 <b>front</b> [4] - 4:3, 4:14, 4:15, 4:20 <b>Front</b> [1] - 2:11 <b>full</b> [1] - 6:10	<b>mailing</b> [1] - 2:16 <b>MATTER</b> [1] - 1:4 <b>MEIR</b> [1] - 1:15 <b>Member</b> [4] - 1:16, 1:17, 1:18, 1:19 <b>members</b> [3] - 2:14, 3:14, 3:15 <b>Michael</b> [1] - 3:16 <b>MICHAEL</b> [1] - 1:16 <b>motion</b> [3] - 5:9, 5:12, 5:13 <b>MR</b> [14] - 2:14, 3:15, 4:18, 4:20, 4:25, 5:4, 5:6, 5:8, 5:11, 5:12, 5:13, 5:14, 5:15, 5:17 <b>Municipal</b> [1] - 2:23	<b>Nassau</b> [2] - 3:9, 3:10 <b>nature</b> [1] - 4:2 <b>necessary</b> [1] - 2:20 <b>neighborhood</b> [1] - 4:7		

---

**R**

---

**R1** [1] - 2:7  
**read** [1] - 2:12  
**record** [4] - 2:13, 2:15, 2:17, 6:9  
**relax** [1] - 4:6  
**reminded** [1] - 3:25  
**request** [1] - 4:11  
**requesting** [1] - 4:12  
**required** [1] - 2:18  
**reside** [1] - 3:16  
**residence** [1] - 3:18  
**RIKI** [1] - 1:5  
**Riki** [3] - 2:5, 3:20, 3:23  
**Road** [1] - 3:17  
**ROBERT** [1] - 1:19

---

**S**

---

**second** [1] - 5:12  
**Section** [1] - 2:23  
**Sections** [1] - 2:10  
**seeks** [1] - 2:9  
**set** [1] - 6:14  
**setback** [1] - 4:15  
**Shabbos** [1] - 4:5  
**SHTEIERMAN** [2] - 1:17, 5:12  
**side** [1] - 3:21  
**size** [1] - 4:18  
**soon** [1] - 3:23  
**sorry** [1] - 4:22  
**spring** [1] - 3:22  
**square** [2] - 4:16, 4:21  
**ss** [1] - 6:4  
**State** [2] - 2:22, 6:8  
**STATE** [1] - 6:3  
**statement** [1] - 2:13  
**staying** [1] - 4:5  
**stenographic** [1] - 6:11  
**street** [1] - 4:2  
**subject** [1] - 5:10  
**summer** [2] - 3:23, 3:25  
**Supt** [1] - 1:21

---

**T**

---

**tend** [1] - 4:2  
**THE** [1] - 1:4  
**therein** [1] - 6:12  
**thereof** [1] - 3:13  
**tonight** [1] - 2:3  
**total** [1] - 4:13  
**transcript** [1] - 6:11  
**turned** [1] - 3:22

---

**U**

---

**under** [1] - 3:6

---

**V**

---

**VARIANCE** [1] - 1:3  
**variance** [1] - 3:22  
**variances** [2] - 2:9, 4:9  
**Village** [3] - 1:20, 3:4, 3:9  
**village** [1] - 2:12

---

**W**

---

**waived** [1] - 3:12  
**warm** [1] - 4:4  
**WAYNE** [1] - 1:21  
**weather** [1] - 4:4  
**wherein** [1] - 2:25  
**WHEREOF** [1] - 6:13  
**whole** [1] - 4:24  
**width** [1] - 4:20  
**WITNESS** [1] - 6:13

---

**Y**

---

**YAFFA** [2] - 6:7, 6:18  
**yard** [2] - 3:21, 4:14  
**Yards** [1] - 2:11  
**YARNELL** [1] - 1:21  
**YOEL** [1] - 1:20  
**YORK** [1] - 6:3  
**York** [3] - 1:9, 2:22, 6:8

---

**Z**

---

**ZEV** [1] - 1:5  
**Zev** [1] - 2:5  
**ZIMMERMANN** [2] - 1:19, 5:14  
**zone** [1] - 2:8  
**ZONING** [1] - 1:3

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 - Bracha F. Kagan

-----  
APPLICATION FOR ZONING VARIANCE  
  
IN THE MATTER OF  
  
BRACHA F. KAGAN  
545 WEST BROADWAY  
  
Applicant.  
-----

200 Cedarhurst Avenue  
Cedarhurst, New York

January 15, 2026  
7:06 p.m.

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

1 Proceedings - Bracha F. Kagan

2 CHAIRMAN KRENGEL: The second case on  
3 the calendar tonight has been assigned Case  
4 Number 24 of 2025 and is the application of  
5 Bracha F. Kagan, the applicant of a parcel  
6 known as 545 West Broadway and is designated  
7 as 39/268/3 in an R1 zone.

8 The applicant seeks variances from  
9 Cedarhurst Code Sections 265-38.C, Building  
10 Area, 265-40.A, Front Yards, and 265-41.A,  
11 Side Yards.

12 The village attorney will now read a  
13 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 October 27,  
24 2025, a non-collusion affidavit has been duly  
25 executed by the applicant, Bracha Kagan,

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 - Bracha F. Kagan

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

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

Mr. Chairman, members of the Board.

MR. CAPPUCCI: My name is Nicholas Cappucci. I work with Todd O'Connell Architects, 1200 Veterans Memorial Highway, Hauppauge, New York. I am here representing Mr. And Mrs. Kagan. They are here with me today in the audience here.

So we are here looking to construct a second-floor addition. We are constructing the second-floor addition basically above the exact footprint of the house. While we are doing this, a couple of these variances come

1 Proceedings - Bracha F. Kagan

2 into play.

3 The existing house is nonconforming.  
4 The existing house front yard setback, which  
5 we are looking to seek for the second floor is  
6 14.6. The second floor will be 14.6. So  
7 first floor is 14.6, second floor will be  
8 14.6. As well as the side yard, same  
9 condition.

10 We have a short side yard of 5.6 feet to  
11 the front corner. The northwest corner is  
12 5.6. The second-story addition will be above  
13 that corresponding 5.6 to the second floor as  
14 well. There is a smaller setback that's  
15 existing. That's a little bay window on that  
16 west side which is 2.47. We are not going  
17 over that on the second floor. That's just  
18 going to be a one-story bump-out bay that's  
19 going to stay existing.

20 The building area now became in question  
21 because --

22 MR. GOLDFEDER: Just to address for the  
23 record, there is a change in the aggregate  
24 setbacks for the side yards, correct?

25 MR. CAPPUCCI: The change is in the

1 Proceedings - Bracha F. Kagan

2 aggregate setback.

3 MR. GOLDFEDER: It's a minor change, but  
4 let's just get clarification of it. The  
5 aggregate side yard is supposed to be 16.  
6 It's currently 11.42, and you are proposing  
7 11.31?

8 MR. CAPPUCCI: 11.31.

9 MR. GOLDFEDER: I don't think you  
10 mentioned that.

11 MR. CAPPUCCI: Yes. So side yard  
12 aggregate, we will go with that at 11.31 as  
13 well. Again, just to touch on the building  
14 area, we are increasing it because towards the  
15 east side, the first floor is all walkout  
16 bays. We are just trying to square that first  
17 floor off just to give us a nice kind of  
18 square profile and more room inside the house.  
19 So that actually takes us to 30.98 percent,  
20 which 30 percent is allowed, very de minimis  
21 in nature.

22 CHAIRMAN KRENGEL: That's caused by  
23 what?

24 MR. CAPPUCCI: Well, because we are  
25 bumping out the first floor to the east side.

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 - Bracha F. Kagan

We see all those little walkout bays, existing walkout bays. We are just going to square it off to give all nice straight lines and squared off for the first floor.

CHAIRMAN KRENGEL: Okay. Is that your case?

MR. CAPPUCCI: Yes.

CHAIRMAN KRENGEL: Okay. Any members of the Board have any questions? Anybody in the audience have any questions? Okay. I make a motion to approve the application as is.

MR. BURG: Motion to approve.

MR. SHTEIERMAN: Approved.

MR. BLEIBERG: Approved.

MR. ZIMMERMANN: Approved.

CHAIRMAN KRENGEL: Application is approved.

MR. CAPPUCCI: Thank you very much.  
Good night.

(Time noted: 7:10 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 - Bracha F. Kagan

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 26th day of January,  
2026.

-----  
YAFFA KAPLAN

**1**

**11.31** [3] - 5:7, 5:8, 5:12  
**11.42** [1] - 5:6  
**1200** [1] - 3:17  
**14.6** [4] - 4:6, 4:7, 4:8  
**15** [1] - 1:10  
**16** [1] - 5:5

**2**

**2.47** [1] - 4:16  
**200** [1] - 1:7  
**2025** [2] - 2:4, 2:24  
**2026** [2] - 1:10, 7:15  
**24** [1] - 2:4  
**265-38.C** [1] - 2:9  
**265-40.A** [1] - 2:10  
**265-41.A** [1] - 2:10  
**26th** [1] - 7:14  
**27** [1] - 2:23

**3**

**30** [1] - 5:20  
**30.98** [1] - 5:19  
**39/268/3** [1] - 2:7

**5**

**5.6** [3] - 4:10, 4:12, 4:13  
**545** [2] - 1:5, 2:6

**7**

**7:06** [1] - 1:11  
**7:10** [1] - 6:21

**8**

**809** [1] - 2:23

**A**

**accordingly** [1] - 2:19  
**addition** [3] - 3:22, 3:23, 4:12  
**address** [1] - 4:22  
**affidavit** [1] - 2:24  
**aggregate** [4] - 4:23, 5:2, 5:5, 5:12  
**agreement** [1] - 3:8  
**allowed** [1] - 5:20  
**appeal** [1] - 2:21  
**applicant** [4] - 1:5, 2:5, 2:8, 2:25  
**APPLICATION** [1] - 1:2

**application** [5] - 2:4, 3:4, 3:12, 6:12, 6:17  
**approve** [2] - 6:12, 6:13  
**approved** [4] - 6:14, 6:15, 6:16, 6:18  
**Architects** [1] - 3:17  
**Area** [1] - 2:10  
**area** [2] - 4:20, 5:14  
**assigned** [1] - 2:3  
**attorney** [1] - 2:12  
**Attorney** [1] - 1:19  
**audience** [2] - 3:20, 6:11  
**Avenue** [1] - 1:7

**B**

**bay** [2] - 4:15, 4:18  
**bays** [3] - 5:16, 6:2, 6:3  
**became** [1] - 4:20  
**between** [1] - 3:8  
**Bldg** [1] - 1:20  
**BLEIBERG** [2] - 1:15, 6:15  
**Board** [8] - 1:15, 1:16, 1:17, 1:18, 2:15, 2:21, 3:14, 6:10  
**BRACHA** [1] - 1:4  
**Bracha** [2] - 2:5, 2:25  
**BROADWAY** [1] - 1:5  
**Broadway** [1] - 2:6  
**building** [2] - 4:20, 5:13  
**Building** [1] - 2:9  
**bump** [1] - 4:18  
**bump-out** [1] - 4:18  
**bumping** [1] - 5:25  
**BURG** [2] - 1:17, 6:13

**C**

**calendar** [1] - 2:3  
**CAPPUCCI** [7] - 3:15, 4:25, 5:8, 5:11, 5:24, 6:8, 6:19  
**Cappucci** [1] - 3:16  
**case** [2] - 2:2, 6:7  
**Case** [1] - 2:3  
**caused** [1] - 5:22  
**Cedarhurst** [5] - 1:7, 1:8, 2:9, 3:5, 3:9  
**certify** [1] - 7:9  
**chairman** [1] - 3:14  
**Chairman** [2] - 1:14, 2:14  
**CHAIRMAN** [5] - 2:2, 5:22, 6:6, 6:9, 6:17  
**change** [3] - 4:23,

4:25, 5:3  
**clarification** [1] - 5:4  
**Code** [1] - 2:9  
**collusion** [1] - 2:24  
**Commission** [2] - 3:10, 3:11  
**condition** [1] - 4:9  
**conflict** [1] - 3:7  
**connected** [1] - 3:4  
**consideration** [1] - 3:12  
**constitute** [1] - 3:6  
**construct** [1] - 3:21  
**constructing** [1] - 3:22  
**corner** [2] - 4:11  
**correct** [2] - 4:24, 7:10  
**corresponding** [1] - 4:13  
**COUNTY** [1] - 7:5  
**County** [2] - 3:9, 3:10  
**couple** [1] - 3:25

**D**

**DANIEL** [1] - 1:17  
**DAVID** [1] - 1:16  
**de** [1] - 5:20  
**Dept** [1] - 1:20  
**designated** [1] - 2:6  
**duly** [1] - 2:24

**E**

**east** [2] - 5:15, 5:25  
**employed** [1] - 3:4  
**employees** [1] - 3:6  
**entities** [1] - 3:3  
**exact** [1] - 3:24  
**executed** [1] - 2:25  
**existing** [5] - 4:3, 4:4, 4:15, 4:19, 6:2

**F**

**feet** [1] - 4:10  
**first** [5] - 4:7, 5:15, 5:16, 5:25, 6:5  
**floor** [12] - 3:22, 3:23, 4:5, 4:6, 4:7, 4:13, 4:17, 5:15, 5:17, 5:25, 6:5  
**footprint** [1] - 3:24  
**FOR** [1] - 1:2  
**foregoing** [1] - 7:9  
**Front** [1] - 2:10  
**front** [2] - 4:4, 4:11  
**full** [1] - 7:10

**G**

**General** [1] - 2:22  
**given** [1] - 3:11  
**GOLDFEDER** [5] - 1:19, 2:14, 4:22, 5:3, 5:9

**H**

**hand** [1] - 7:14  
**Hauppauge** [1] - 3:18  
**hear** [1] - 2:21  
**hearing** [1] - 2:18  
**hereby** [1] - 7:9  
**hereunto** [1] - 7:13  
**Highway** [1] - 3:17  
**house** [4] - 3:24, 4:3, 4:4, 5:18

**I**

**IN** [2] - 1:3, 7:13  
**increasing** [1] - 5:14  
**inside** [1] - 5:18  
**involved** [1] - 3:3

**J**

**January** [2] - 1:10, 7:14  
**jurisdiction** [2] - 2:19, 2:21

**K**

**KAGAN** [1] - 1:4  
**Kagan** [3] - 2:5, 2:25, 3:19  
**KAPLAN** [2] - 7:7, 7:18  
**kind** [1] - 5:17  
**known** [1] - 2:6  
**KRENGEL** [6] - 1:14, 2:2, 5:22, 6:6, 6:9, 6:17

**L**

**law** [2] - 2:19, 3:7  
**Law** [1] - 2:23  
**lines** [1] - 6:4  
**local** [1] - 2:17  
**looking** [2] - 3:21, 4:5

**M**

**mailing** [1] - 2:16  
**MATTER** [1] - 1:3  
**MEIR** [1] - 1:14

**Member** [4] - 1:15, 1:16, 1:17, 1:18  
**members** [3] - 2:14, 3:14, 6:9  
**Memorial** [1] - 3:17  
**mentioned** [1] - 5:10  
**MICHAEL** [1] - 1:15  
**minimis** [1] - 5:20  
**minor** [1] - 5:3  
**motion** [2] - 6:12, 6:13  
**MR** [15] - 2:14, 3:15, 4:22, 4:25, 5:3, 5:8, 5:9, 5:11, 5:24, 6:8, 6:13, 6:14, 6:15, 6:16, 6:19  
**Municipal** [1] - 2:23

**N**

**name** [1] - 3:15  
**Nassau** [2] - 3:9, 3:10  
**nature** [1] - 5:21  
**necessary** [1] - 2:20  
**NEW** [1] - 7:3  
**New** [4] - 1:8, 2:22, 3:18, 7:8  
**newspaper** [1] - 2:17  
**nice** [2] - 5:17, 6:4  
**Nicholas** [1] - 3:15  
**night** [1] - 6:20  
**non** [1] - 2:24  
**non-collusion** [1] - 2:24  
**nonconforming** [1] - 4:3  
**northwest** [1] - 4:11  
**Notary** [1] - 7:7  
**noted** [1] - 6:21  
**notes** [1] - 7:11  
**notice** [1] - 3:11  
**notices** [1] - 2:18  
**Number** [1] - 2:4

**O**

**O'Connell** [1] - 3:16  
**obtained** [1] - 2:20  
**October** [1] - 2:23  
**OF** [3] - 1:3, 7:3, 7:5  
**officers** [1] - 3:5  
**one** [1] - 4:18  
**one-story** [1] - 4:18

**P**

**p.m** [2] - 1:11, 6:21  
**parcel** [1] - 2:5  
**parties** [1] - 2:20  
**percent** [2] - 5:19, 5:20

**persons** [1] - 3:3  
**Planning** [2] - 3:10,  
 3:11  
**play** [1] - 4:2  
**proceedings** [1] - 7:10  
**profile** [1] - 5:18  
**proof** [1] - 2:16  
**proposing** [1] - 5:6  
**provided** [1] - 2:16  
**Public** [1] - 7:7  
**publication** [1] - 2:17  
**Pursuant** [1] - 3:8  
**pursuant** [1] - 2:22

---

## Q

**QUEENS** [1] - 7:5  
**questions** [2] - 6:10,  
 6:11

---

## R

**R1** [1] - 2:7  
**read** [1] - 2:12  
**record** [5] - 2:13, 2:15,  
 2:17, 4:23, 7:9  
**representing** [1] -  
 3:18  
**required** [1] - 2:18  
**ROBERT** [1] - 1:18  
**room** [1] - 5:18

---

## S

**second** [9] - 2:2, 3:22,  
 3:23, 4:5, 4:6, 4:7,  
 4:12, 4:13, 4:17  
**second-floor** [2] -  
 3:22, 3:23  
**second-story** [1] -  
 4:12  
**Section** [1] - 2:23  
**Sections** [1] - 2:9  
**see** [1] - 6:2  
**seek** [1] - 4:5  
**seeks** [1] - 2:8  
**set** [1] - 7:14  
**setback** [3] - 4:4, 4:14,  
 5:2  
**setbacks** [1] - 4:24  
**short** [1] - 4:10  
**SHTEIERMAN** [2] -  
 1:16, 6:14  
**Side** [1] - 2:11  
**side** [8] - 4:8, 4:10,  
 4:16, 4:24, 5:5, 5:11,  
 5:15, 5:25  
**smaller** [1] - 4:14  
**square** [3] - 5:16,  
 5:18, 6:3

**squared** [1] - 6:5  
**ss** [1] - 7:4  
**State** [2] - 2:22, 7:8  
**STATE** [1] - 7:3  
**statement** [1] - 2:13  
**stay** [1] - 4:19  
**stenographic** [1] -  
 7:11  
**story** [2] - 4:12, 4:18  
**straight** [1] - 6:4  
**supposed** [1] - 5:5  
**Supt** [1] - 1:20

---

## T

**THE** [1] - 1:3  
**therein** [1] - 7:12  
**thereof** [1] - 3:13  
**today** [1] - 3:20  
**Todd** [1] - 3:16  
**tonight** [1] - 2:3  
**touch** [1] - 5:13  
**towards** [1] - 5:14  
**transcript** [1] - 7:11  
**trying** [1] - 5:16

---

## U

**under** [1] - 3:7

---

## V

**VARIANCE** [1] - 1:2  
**variances** [2] - 2:8,  
 3:25  
**Veterans** [1] - 3:17  
**village** [1] - 2:12  
**Village** [3] - 1:19, 3:5,  
 3:9

---

## W

**waived** [1] - 3:12  
**walkout** [3] - 5:15, 6:2,  
 6:3  
**WAYNE** [1] - 1:20  
**west** [1] - 4:16  
**WEST** [1] - 1:5  
**West** [1] - 2:6  
**wherein** [1] - 3:2  
**WHEREOF** [1] - 7:13  
**window** [1] - 4:15  
**WITNESS** [1] - 7:13

---

## Y

**YAFFA** [2] - 7:7, 7:18  
**yard** [5] - 4:4, 4:8,  
 4:10, 5:5, 5:11  
**Yards** [2] - 2:10, 2:11

**yards** [1] - 4:24  
**YARNELL** [1] - 1:20  
**YOEL** [1] - 1:19  
**YORK** [1] - 7:3  
**York** [4] - 1:8, 2:22,  
 3:18, 7:8

---

## Z

**ZIMMERMANN** [2] -  
 1:18, 6:16  
**zone** [1] - 2:7  
**ZONING** [1] - 1:2

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 - Shmuel and Tzinah Brand

-----  
APPLICATION FOR ZONING VARIANCE  
  
IN THE MATTER OF  
  
SHMUEL AND TZINAH BRAND  
523 ARLINGTON ROAD  
Applicant.  
-----

200 Cedarhurst Avenue  
Cedarhurst, New York

January 15, 2026  
7:10 p.m.

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

1 Proceedings - Shmuel and Tzinah Brand

2 CHAIRMAN KRENGEL: Third case on the  
3 calendar tonight has been assigned Case Number  
4 25 of 2025 and is the application of Shmuel  
5 and Tzinah Brand, the applicant, of a parcel  
6 known as 523 Arlington Road and designated as  
7 39/321/113 in an R1 zone.

8 The applicant seeks variances from  
9 Cedarhurst Code Sections 265-40.A, Front  
10 Yards, and 265-42, Rear Yards.

11 The village attorney will now read a  
12 statement into the record.

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

21 Pursuant to New York State General  
22 Municipal Law Section 809, on December 3,  
23 2025, a non-collusion affidavit has been duly  
24 executed by the applicant, Shmuel Brand,  
25 wherein he stated that there are no other

1           Proceedings - Shmuel and Tzinah Brand  
2           persons or entities involved in this  
3           application that are employed by or connected  
4           to the Village of Cedarhurst, its officers, or  
5           employees, which would in any way constitute a  
6           conflict under the law.

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

13          Mr. Chairman, members of the Board.

14          MR. COSCIA: Good evening, Mr. Chairman,  
15          members of the Board. Salvatore Coscia from  
16          Permits R' Us with offices at 338 Jericho  
17          Turnpike, Syosset, New York 11791.

18          CHAIRMAN KRENGEL: You are?

19          MR. COSCIA: I am the expediter, here on  
20          behalf of Mr. and Mrs. Brand. We are  
21          proposing a second floor over the existing  
22          nonconforming dwelling. The proposed second  
23          floor will have a rear yard setback of 12.8  
24          feet where required is 25 feet. I would like  
25          to point out a nonconforming dwelling, the

1           Proceedings - Shmuel and Tzinah Brand  
2           existing dwelling is currently at 12.8. So a  
3           second story is going directly above. We are  
4           not asking for anything more. Open to any  
5           questions if you have.

6           CHAIRMAN KRENGEL: There is no front  
7           yard variance according to what it says here.

8           MR. SHTEIERMAN: The front yard is 15.  
9           With the building on top of it.

10          MR. COSCIA: Same exact as all the  
11          others.

12          CHAIRMAN KRENGEL: You are essentially  
13          building a second floor?

14          MR. COSCIA: On top of the existing  
15          first dwelling. It's nonconforming. It was  
16          existing there. We are not asking for  
17          anything more than what's there.

18          CHAIRMAN KRENGEL: Any questions?  
19          Anybody in the audience have any questions? I  
20          make a motion to approve the variance  
21          application as is.

22          MR. BURG: Second the motion.

23          MR. SHTEIERMAN: Approved.

24          MR. BLEIBERG: Approved.

25          MR. ZIMMERMANN: Approved.

Proceedings - Shmuel and Tzinah Brand

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

CHAIRMAN KRENGEL: Approved.

(Time noted: 7:12 p.m.)



<b>1</b>		<b>E</b>	<b>L</b>	
11791 [1] - 3:17 12.8 [2] - 3:23, 4:2 15 [2] - 1:10, 4:8	<b>B</b>	employed [1] - 3:3 employees [1] - 3:5 entities [1] - 3:2 essentially [1] - 4:12 evening [1] - 3:14 exact [1] - 4:10 executed [1] - 2:24 existing [4] - 3:21, 4:2, 4:14, 4:16 expediter [1] - 3:19	4:18, 5:2  law [2] - 2:18, 3:6 Law [1] - 2:22 local [1] - 2:16	Planning [2] - 3:9, 3:10 point [1] - 3:25 proceedings [1] - 6:10 proof [1] - 2:15 proposed [1] - 3:22 proposing [1] - 3:21 provided [1] - 2:15 Public [1] - 6:7 publication [1] - 2:16 Pursuant [1] - 3:7 pursuant [1] - 2:21
<b>2</b>	behalf [1] - 3:20 between [1] - 3:7 Bldg [1] - 1:20 BLEIBERG [2] - 1:15, 4:24 Board [8] - 1:15, 1:16, 1:17, 1:18, 2:14, 2:20, 3:13, 3:15 brand [1] - 3:20 BRAND [1] - 1:4 Brand [2] - 2:5, 2:24 building [2] - 4:9, 4:13 BURG [2] - 1:17, 4:22	<b>F</b>	<b>M</b>	<b>Q</b>
200 [1] - 1:7 2025 [2] - 2:4, 2:23 2026 [2] - 1:10, 6:15 25 [2] - 2:4, 3:24 265-40.A [1] - 2:9 265-42 [1] - 2:10 26th [1] - 6:14	<b>C</b>	feet [2] - 3:24 first [1] - 4:15 floor [3] - 3:21, 3:23, 4:13 FOR [1] - 1:2 foregoing [1] - 6:9 front [2] - 4:6, 4:8 Front [1] - 2:9 full [1] - 6:10	mailing [1] - 2:15 MATTER [1] - 1:3 MEIR [1] - 1:14 Member [4] - 1:15, 1:16, 1:17, 1:18 members [3] - 2:13, 3:13, 3:15 MICHAEL [1] - 1:15 motion [2] - 4:20, 4:22 MR [10] - 2:13, 3:14, 3:19, 4:8, 4:10, 4:14, 4:22, 4:23, 4:24, 4:25 Municipal [1] - 2:22	QUEENS [1] - 6:5 questions [3] - 4:5, 4:18, 4:19
<b>3</b>	calendar [1] - 2:3 case [1] - 2:2 Case [1] - 2:3 Cedarhurst [5] - 1:7, 1:8, 2:9, 3:4, 3:8 certify [1] - 6:9 chairman [2] - 3:13, 3:14 Chairman [2] - 1:14, 2:13 CHAIRMAN [6] - 2:2, 3:18, 4:6, 4:12, 4:18, 5:2 Code [1] - 2:9 collusion [1] - 2:23 Commission [2] - 3:9, 3:10 conflict [1] - 3:6 connected [1] - 3:3 consideration [1] - 3:11 constitute [1] - 3:5 correct [1] - 6:10 COSCIA [4] - 3:14, 3:19, 4:10, 4:14 Coscia [1] - 3:15 COUNTY [1] - 6:5 County [2] - 3:8, 3:9	<b>G</b>	<b>N</b>	<b>R</b>
3 [1] - 2:22 338 [1] - 3:16 39/321/113 [1] - 2:7	<b>D</b>	General [1] - 2:21 given [1] - 3:10 GOLDFEDER [2] - 1:19, 2:13	Nassau [2] - 3:8, 3:9 necessary [1] - 2:19 NEW [1] - 6:3 New [4] - 1:8, 2:21, 3:17, 6:8 newspaper [1] - 2:16 non [1] - 2:23 non-collusion [1] - 2:23 nonconforming [3] - 3:22, 3:25, 4:15 Notary [1] - 6:7 noted [1] - 5:3 notes [1] - 6:11 notice [1] - 3:10 notices [1] - 2:17 Number [1] - 2:3	R' [1] - 3:16 R1 [1] - 2:7 read [1] - 2:11 rear [1] - 3:23 Rear [1] - 2:10 record [4] - 2:12, 2:14, 2:16, 6:9 required [2] - 2:17, 3:24 ROAD [1] - 1:5 Road [1] - 2:6 ROBERT [1] - 1:18
<b>5</b>		<b>H</b>		<b>S</b>
523 [2] - 1:5, 2:6		hand [1] - 6:14 hear [1] - 2:20 hearing [1] - 2:17 hereby [1] - 6:9 hereunto [1] - 6:13		Salvatore [1] - 3:15 second [4] - 3:21, 3:22, 4:3, 4:13 Second [1] - 4:22 Section [1] - 2:22 Sections [1] - 2:9 seeks [1] - 2:8 set [1] - 6:14 setback [1] - 3:23 SHMUEL [1] - 1:4 Shmuel [2] - 2:4, 2:24 SHTEIERMAN [3] - 1:16, 4:8, 4:23 ss [1] - 6:4 State [2] - 2:21, 6:8 STATE [1] - 6:3 statement [1] - 2:12 stenographic [1] - 6:11 story [1] - 4:3 Supt [1] - 1:20 Syosset [1] - 3:17
<b>7</b>		<b>I</b>		
7:10 [1] - 1:11 7:12 [1] - 5:3		IN [2] - 1:3, 6:13 involved [1] - 3:2		
<b>8</b>		<b>J</b>		
809 [1] - 2:22		January [2] - 1:10, 6:14 Jericho [1] - 3:16 jurisdiction [2] - 2:18, 2:20		
<b>A</b>		<b>K</b>		
according [1] - 4:7 accordingly [1] - 2:18 affidavit [1] - 2:23 agreement [1] - 3:7 AND [1] - 1:4 appeal [1] - 2:20 applicant [4] - 1:5, 2:5, 2:8, 2:24 APPLICATION [1] - 1:2 application [4] - 2:4, 3:3, 3:11, 4:21 approve [1] - 4:20 approved [4] - 4:23, 4:24, 4:25, 5:2 Arlington [1] - 2:6 ARLINGTON [1] - 1:5 assigned [1] - 2:3 attorney [1] - 2:11 Attorney [1] - 1:19 audience [1] - 4:19 Avenue [1] - 1:7		KAPLAN [2] - 6:7, 6:18 known [1] - 2:6 KRENGEL [7] - 1:14, 2:2, 3:18, 4:6, 4:12,	obtained [1] - 2:19 OF [3] - 1:3, 6:3, 6:5 officers [1] - 3:4 offices [1] - 3:16 open [1] - 4:4	
		<b>P</b>		
		known [1] - 2:6 KRENGEL [7] - 1:14, 2:2, 3:18, 4:6, 4:12,	p.m [2] - 1:11, 5:3 parcel [1] - 2:5 parties [1] - 2:19 Permits [1] - 3:16 persons [1] - 3:2	

---

**T**


---

**THE** <sup>[1]</sup> - 1:3  
**therein** <sup>[1]</sup> - 6:12  
**thereof** <sup>[1]</sup> - 3:12  
**third** <sup>[1]</sup> - 2:2  
**tonight** <sup>[1]</sup> - 2:3  
**top** <sup>[2]</sup> - 4:9, 4:14  
**transcript** <sup>[1]</sup> - 6:11  
**Turnpike** <sup>[1]</sup> - 3:17  
**TZINAH** <sup>[1]</sup> - 1:4  
**Tzinah** <sup>[1]</sup> - 2:5

---

**U**


---

**under** <sup>[1]</sup> - 3:6

---

**V**


---

**VARIANCE** <sup>[1]</sup> - 1:2  
**variance** <sup>[2]</sup> - 4:7, 4:20  
**variances** <sup>[1]</sup> - 2:8  
**Village** <sup>[3]</sup> - 1:19, 3:4,  
 3:8  
**village** <sup>[1]</sup> - 2:11

---

**W**


---

**waived** <sup>[1]</sup> - 3:11  
**WAYNE** <sup>[1]</sup> - 1:20  
**wherein** <sup>[1]</sup> - 2:25  
**WHEREOF** <sup>[1]</sup> - 6:13  
**WITNESS** <sup>[1]</sup> - 6:13

---

**Y**


---

**YAFFA** <sup>[2]</sup> - 6:7, 6:18  
**yard** <sup>[3]</sup> - 3:23, 4:7, 4:8  
**Yards** <sup>[2]</sup> - 2:10  
**YARNELL** <sup>[1]</sup> - 1:20  
**YOEL** <sup>[1]</sup> - 1:19  
**YORK** <sup>[1]</sup> - 6:3  
**York** <sup>[4]</sup> - 1:8, 2:21,  
 3:17, 6:8

---

**Z**


---

**ZIMMERMANN** <sup>[2]</sup> -  
 1:18, 4:25  
**zone** <sup>[1]</sup> - 2:7  
**ZONING** <sup>[1]</sup> - 1:2