

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
MOSES GUTTMAN
319 Pacific Avenue
Applicant.

200 Cedarhurst Avenue
Cedarhurst, New York

March 5, 2026

7:02 p.m.

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

1 Proceedings - Moses Guttman

2 CHAIRMAN KRENGEL: Good evening. The
3 first case on the calendar tonight has been
4 assigned Case 1 of 2026 and is the application
5 of Moses Guttman, the applicant, of a parcel
6 known as 319 Pacific Avenue and designated as
7 39/349/207 in an R1 zone.

8 The applicant seeks variances from
9 Cedarhurst Code Sections 265-38.C, Building
10 Area, and 265-40.A, Front 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 17,
23 2025, a non-collusion affidavit has been duly
24 executed by the applicant, Abraham Guttman,
25 wherein he stated that there are no other

1 Proceedings - Moses Guttman

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 CHAIRMAN KRENGEL: Mr. Guttman?

15 MR. GUTTMAN: I thought my architect
16 would be here.

17 CHAIRMAN KRENGEL: Is he coming?

18 MR. GUTTMAN: I am not sure. Should I
19 start without him?

20 CHAIRMAN KRENGEL: Start without him.

21 MR. GUTTMAN: Basically I am just asking
22 the way my plans were originally done was we
23 have just a little overhang on top of my door,
24 which looks disgusting, and I wanted to go
25 across my entire house, so there is a little

1 Proceedings - Moses Guttman

2 porch. It looks nicer, it makes the whole
3 block looks nicer, makes the house look nicer,
4 so I am just asking to go out -- I know it's
5 within the 25 feet that they are staying, so I
6 just want to go above the porch. Just a nice
7 little porch. That's all I am asking for.

8 MR. GOLDFEDER: The problem is you were
9 previously granted a variance, and your house
10 without the porch is currently exceeding the
11 lot.

12 MR. GUTTMAN: That was grandfathered in
13 on the first floor.

14 MR. GOLDFEDER: But it's already 22 and
15 a half feet, if I am not mistaken, and now you
16 are going 14 -- 16 feet. I am trying to look
17 at the exact. You are asking for 14.9. It's
18 5 feet for the covered porch and then
19 additional setback for the stairs encroaching.
20 That's just a --

21 MR. GUTTMAN: The stairs is basically --

22 MR. GOLDFEDER: I get it but you are
23 still asking 5. So you are currently at 22
24 and a half and 5 inches, and another 5 gives
25 you 17 and 5 inch. That's just an

1 Proceedings - Moses Guttman

2 excessive -- frankly it's an excessive front
3 porch.

4 MR. GUTTMAN: It's just a porch.

5 MR. GOLDFEDER: I get it. It's just a
6 porch, but you are doing a porch across the
7 entire front of the house so it's not just a
8 porch in front of the doors. It's not just a
9 landing area; it's the entire span of the
10 house.

11 MR. GUTTMAN: But it also gives a lot of
12 character to the house.

13 MR. GOLDFEDER: I am all for character.
14 Wear a bright-colored tie.

15 CHAIRMAN KRENGEL: So I think the Board
16 may be inclined to give a partial variance on
17 that. Your door is how wide?

18 MR. GUTTMAN: The door is about -- I
19 don't know.

20 MR. YARNELL: Four feet.

21 MR. SHTEIERMAN: The door itself is 3.

22 MR. GUTTMAN: The door itself is 36
23 plus. I think the door is 36.

24 MR. YARNELL: Thirty-six with foot side
25 lights.

1 Proceedings - Moses Guttman

2 MR. SHTEIERMAN: Five feet total.

3 MR. GUTTMAN: It's just going to look
4 weird if it's a partial --

5 MR. SHTEIERMAN: Just for the record,
6 you built a house that's really ugly, and to
7 fix it you want a variance.

8 MR. GUTTMAN: Well, we were not -- we
9 didn't know it's going to look like this until
10 we actually saw it physically.

11 MR. SHTEIERMAN: Really? Did you use an
12 architect?

13 MR. GUTTMAN: I did use an architect.
14 He is not here. You can yell at him. He is
15 not here to yell at him.

16 CHAIRMAN KRENGEL: Let's try to get to a
17 resolution on this issue. What's the depth of
18 the porch?

19 MR. GUTTMAN: The porch is about 5 feet.

20 (Discussion off the record.)

21 MR. GOLDFEDER: On the record a quick
22 question. Just to confirm, the porch is below
23 3 feet?

24 MR. FLAUM: Yes.

25 MR. GUTTMAN: So the only problem is the

1 Proceedings - Moses Guttman

2 covering which would give you the lot coverage
3 and front yard issue?

4 MR. FLAUM: Correct.

5 CHAIRMAN KRENGEL: Any questions from
6 the Board? Any comments or questions from the
7 audience before we get to the application? We
8 will make a motion to approve a modified
9 variance to allow for 8-foot wide and 5-foot
10 deep canopy. In addition to that, we will
11 allow a trellis over the window not to exceed
12 2 feet deep and not a solid roof.

13 MR. BURG: Motion to approve.

14 MR. SHTEIERMAN: Approved.

15 MR. ZIMMERMANN: Approved.

16 CHAIRMAN KRENGEL: Approved as modified:

17 (Time noted: 7:14 p.m.)

18

19

20

21

22

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 - Moses Guttman

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 March, 2026.

YAFFA KAPLAN

1

1 [1] - 2:4
14 [1] - 4:16
14.9 [1] - 4:17
16 [1] - 4:16
17 [2] - 2:22, 4:25

2

2 [1] - 7:12
200 [1] - 1:8
2025 [1] - 2:23
2026 [3] - 1:11, 2:4, 8:14
22 [2] - 4:14, 4:23
23rd [1] - 8:14
25 [1] - 4:5
265-38.C [1] - 2:9
265-40.A [1] - 2:10

3

3 [2] - 5:21, 6:23
319 [2] - 1:6, 2:6
36 [2] - 5:22, 5:23
39/349/207 [1] - 2:7

5

5 [7] - 1:11, 4:18, 4:23, 4:24, 4:25, 6:19
5-foot [1] - 7:9

7

7:02 [1] - 1:12
7:14 [1] - 7:17

8

8-foot [1] - 7:9
809 [1] - 2:22

A

Abraham [1] - 2:24
accordingly [1] - 2:18
addition [1] - 7:10
additional [1] - 4:19
affidavit [1] - 2:23
agreement [1] - 3:7
allow [2] - 7:9, 7:11
appeal [1] - 2:20
applicant [4] - 1:6, 2:5, 2:8, 2:24
APPLICATION [1] - 1:3
application [4] - 2:4, 3:3, 3:11, 7:7

approve [2] - 7:8, 7:13
approved [3] - 7:14, 7:15, 7:16
architect [3] - 3:15, 6:12, 6:13
Area [1] - 2:10
area [1] - 5:9
assigned [1] - 2:4
attorney [1] - 2:11
Attorney [1] - 1:19
audience [1] - 7:7
Avenue [3] - 1:6, 1:8, 2:6

B

below [1] - 6:22
between [1] - 3:7
Bldg [1] - 1:20
block [1] - 4:3
Board [8] - 1:16, 1:17, 1:18, 2:14, 2:20, 3:13, 5:15, 7:6
bright [1] - 5:14
bright-colored [1] - 5:14
Building [1] - 2:9
built [1] - 6:6
BURG [2] - 1:17, 7:13

C

calendar [1] - 2:3
canopy [1] - 7:10
case [1] - 2:3
Case [1] - 2:4
Cedarhurst [5] - 1:8, 1:9, 2:9, 3:4, 3:8
certify [1] - 8:9
Chairman [2] - 1:15, 2:13
chairman [1] - 3:13
CHAIRMAN [8] - 2:2, 3:14, 3:17, 3:20, 5:15, 6:16, 7:5, 7:16
character [2] - 5:12, 5:13
Code [1] - 2:9
collusion [1] - 2:23
colored [1] - 5:14
coming [1] - 3:17
comments [1] - 7:6
Commission [2] - 3:9, 3:10
confirm [1] - 6:22
conflict [1] - 3:6
connected [1] - 3:3
consideration [1] - 3:11
constitute [1] - 3:5

correct [2] - 7:4, 8:10
COUNTY [1] - 8:5
County [2] - 3:8, 3:9
coverage [1] - 7:2
covered [1] - 4:18
covering [1] - 7:2

D

DANIEL [1] - 1:17
DAVID [1] - 1:16
December [1] - 2:22
deep [2] - 7:10, 7:12
Dept [1] - 1:20
depth [1] - 6:17
designated [1] - 2:6
Discussion [1] - 6:20
disgusting [1] - 3:24
done [1] - 3:22
door [6] - 3:23, 5:17, 5:18, 5:21, 5:22, 5:23
doors [1] - 5:8
duly [1] - 2:23

E

employed [1] - 3:3
employees [1] - 3:5
encroaching [1] - 4:19
entire [3] - 3:25, 5:7, 5:9

entities [1] - 3:2
evening [1] - 2:2
exact [1] - 4:17
exceed [1] - 7:11
exceeding [1] - 4:10
excessive [2] - 5:2
executed [1] - 2:24

F

feet [9] - 4:5, 4:15, 4:16, 4:18, 5:20, 6:2, 6:19, 6:23, 7:12
first [2] - 2:3, 4:13
five [1] - 6:2
fix [1] - 6:7
FLAUM [2] - 6:24, 7:4
floor [1] - 4:13
foot [1] - 5:24
FOR [1] - 1:3
foregoing [1] - 8:9
four [1] - 5:20
frankly [1] - 5:2
Front [1] - 2:10
front [4] - 5:2, 5:7, 5:8, 7:3
full [1] - 8:10

G

General [1] - 2:21
given [1] - 3:10
GOLDFEDER [8] - 1:19, 2:13, 4:8, 4:14, 4:22, 5:5, 5:13, 6:21
grandfathered [1] - 4:12
granted [1] - 4:9
GUTTMAN [15] - 1:5, 3:15, 3:18, 3:21, 4:12, 4:21, 5:4, 5:11, 5:18, 5:22, 6:3, 6:8, 6:13, 6:19, 6:25
guttman [1] - 3:14
Guttman [2] - 2:5, 2:24

H

half [2] - 4:15, 4:24
hand [1] - 8:14
hear [1] - 2:20
hearing [1] - 2:17
hereby [1] - 8:9
hereunto [1] - 8:13
house [7] - 3:25, 4:3, 4:9, 5:7, 5:10, 5:12, 6:6

I

IN [2] - 1:4, 8:13
inch [1] - 4:25
inches [1] - 4:24
inclined [1] - 5:16
involved [1] - 3:2
issue [2] - 6:17, 7:3
itself [2] - 5:21, 5:22

J

jurisdiction [2] - 2:18, 2:20

K

KAPLAN [2] - 8:7, 8:18
known [1] - 2:6
KRENGEL [9] - 1:15, 2:2, 3:14, 3:17, 3:20, 5:15, 6:16, 7:5, 7:16

L

landing [1] - 5:9
law [2] - 2:18, 3:6
Law [1] - 2:22

lights [1] - 5:25
local [1] - 2:16
look [4] - 4:3, 4:16, 6:3, 6:9
looks [3] - 3:24, 4:2, 4:3

M

mailing [1] - 2:15
March [2] - 1:11, 8:14
MATTER [1] - 1:4
MEIR [1] - 1:15
Member [3] - 1:16, 1:17, 1:18
members [2] - 2:13, 3:13
mistaken [1] - 4:15
modified [2] - 7:8, 7:16
MOSES [1] - 1:5
Moses [1] - 2:5
motion [2] - 7:8, 7:13
MR [32] - 2:13, 3:15, 3:18, 3:21, 4:8, 4:12, 4:14, 4:21, 4:22, 5:4, 5:5, 5:11, 5:13, 5:18, 5:20, 5:21, 5:22, 5:24, 6:2, 6:3, 6:5, 6:8, 6:11, 6:13, 6:19, 6:21, 6:24, 6:25, 7:4, 7:13, 7:14, 7:15
Municipal [1] - 2:22

N

Nassau [2] - 3:8, 3:9
necessary [1] - 2:19
New [3] - 1:9, 2:21, 8:8
NEW [1] - 8:3
newspaper [1] - 2:16
nice [1] - 4:6
nicer [3] - 4:2, 4:3
non [1] - 2:23
non-collusion [1] - 2:23
Notary [1] - 8:7
noted [1] - 7:17
notes [1] - 8:11
notice [1] - 3:10
notices [1] - 2:17

O

obtained [1] - 2:19
OF [3] - 1:4, 8:3, 8:5
officers [1] - 3:4
originally [1] - 3:22
overhang [1] - 3:23

P

p.m [2] - 1:12, 7:17
Pacific [2] - 1:6, 2:6
parcel [1] - 2:5
partial [2] - 5:16, 6:4
parties [1] - 2:19
persons [1] - 3:2
physically [1] - 6:10
Planning [2] - 3:9, 3:10
plans [1] - 3:22
plus [1] - 5:23
porch [13] - 4:2, 4:6, 4:7, 4:10, 4:18, 5:3, 5:4, 5:6, 5:8, 6:18, 6:19, 6:22
previously [1] - 4:9
problem [2] - 4:8, 6:25
proceedings [1] - 8:10
proof [1] - 2:15
provided [1] - 2:15
Public [1] - 8:7
publication [1] - 2:16
pursuant [1] - 2:21
Pursuant [1] - 3:7

Q

QUEENS [1] - 8:5
questions [2] - 7:5, 7:6
quick [1] - 6:21

R

R1 [1] - 2:7
read [1] - 2:11
really [2] - 6:6, 6:11
record [7] - 2:12, 2:14, 2:16, 6:5, 6:20, 6:21, 8:9
required [1] - 2:17
resolution [1] - 6:17
ROBERT [1] - 1:18
roof [1] - 7:12

S

saw [1] - 6:10
Section [1] - 2:22
Sections [1] - 2:9
seeks [1] - 2:8
set [1] - 8:14
setback [1] - 4:19
SHTEIERMAN [6] - 1:16, 5:21, 6:2, 6:5, 6:11, 7:14
side [1] - 5:24
six [1] - 5:24

solid [1] - 7:12

span [1] - 5:9

ss [1] - 8:4

stairs [2] - 4:19, 4:21

start [2] - 3:19, 3:20

State [2] - 2:21, 8:8

STATE [1] - 8:3

statement [1] - 2:12

staying [1] - 4:5

stenographic [1] - 8:11

still [1] - 4:23

Supt [1] - 1:20

T

THE [1] - 1:4

therein [1] - 8:12

thereof [1] - 3:12

thirty [1] - 5:24

thirty-six [1] - 5:24

tie [1] - 5:14

tonight [1] - 2:3

top [1] - 3:23

total [1] - 6:2

transcript [1] - 8:11

trellis [1] - 7:11

try [1] - 6:16

trying [1] - 4:16

U

ugly [1] - 6:6

under [1] - 3:6

V

VARIANCE [1] - 1:3

variance [4] - 4:9, 5:16, 6:7, 7:9

variances [1] - 2:8

village [1] - 2:11

Village [3] - 1:19, 3:4, 3:8

W

waived [1] - 3:11

WAYNE [1] - 1:20

wear [1] - 5:14

weird [1] - 6:4

wherein [1] - 2:25

WHEREOF [1] - 8:13

whole [1] - 4:2

wide [2] - 5:17, 7:9

window [1] - 7:11

WITNESS [1] - 8:13

Y

YAFFA [2] - 8:7, 8:18

yard [1] - 7:3

Yards [1] - 2:10

YARNELL [3] - 1:20, 5:20, 5:24

yell [2] - 6:14, 6:15

YOEL [1] - 1:19

YORK [1] - 8:3

York [3] - 1:9, 2:21, 8:8

Z

ZIMMERMANN [2] - 1:18, 7:15

zone [1] - 2:7

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 - Hudis Saltz

APPLICATION FOR ZONING VARIANCE

IN THE MATTER OF

HUDIS SALTZ
309 Buckingham Road
Applicant.

200 Cedarhurst Avenue
Cedarhurst, New York

March 5, 2026
7:15 p.m.

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

1 Proceedings - Hudis Saltz

2 CHAIRMAN KRENGEL: Good evening. The
3 next case we will do has been assigned Case 2
4 of 2026 and is the application of Hudis Saltz,
5 the applicant, of a parcel known as 309
6 Buckingham Road and designated as 39/344/203
7 in an R1 zone.

8 The applicant seeks variances from
9 Cedarhurst Code Sections 265.41.A, Side Yards,
10 265-38.C, Building Area, and 265-36, Height.

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 January 8, 2026,
23 a non-collusion affidavit has been duly
24 executed by the applicants, Hudis and
25 Mordechai Saltz, wherein they stated that

1 Proceedings - Hudis Saltz

2 there are no other persons or entities
3 involved in this application that are employed
4 by or connected to the Village of Cedarhurst,
5 its officers, or employees, which would in any
6 way constitute a 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 CHAIRMAN KRENGEL: The applicant or his
15 representative, please step forward.

16 MR. SCHEER: Good evening. Andrew
17 Scheer, 391 Garfield Avenue, West Hempstead,
18 New York 11552. Good evening. Here on behalf
19 of Mr. And Mrs. Saltz to request a couple of
20 variances for the addition of their home.

21 We have side yard variance. Minimum
22 required side yard is 7 feet, an aggregate of
23 16 feet. And the proposed left side yard is
24 6-foot-4. We are really in line with the
25 existing house. We are really carrying the

1 Proceedings - Hudis Saltz

2 line of the house back, and the aggregate
3 which is 16 feet, we have 14 feet 5 inches so
4 it's also a small --

5 MR. GOLDFEDER: Just to clarify, you are
6 just maintaining the pre --

7 MR. SCHEER: Maintaining both sides,
8 correct, and so that is the first variance.
9 Second variance is building area where it's
10 not allowed to exceed 30 percent, and we are
11 currently at 32. 31.7.

12 CHAIRMAN KRENGEL: You are at --

13 MR. SCHEER: -- 31.7 percent.

14 CHAIRMAN KRENGEL: You are asking.

15 MR. SCHEER: We are asking for 31.7
16 percent. In line with just the neighbor on
17 the left side, they have a lot coverage of
18 32.8, and we are, you know, asking for 31.7.
19 Very similar identical lot pretty much. And
20 the last variance is height variance. We are
21 asking for 37 feet. Unique property because
22 of the height and the split-level house. The
23 actual neighbor on the left is 36 foot 9. The
24 neighbor on the right is actually 40 feet.

25 CHAIRMAN KRENGEL: It's unique because

1 Proceedings - Hudis Saltz

2 of the topography?

3 MR. SCHEER: Right. The grade on the
4 right side.

5 MR. GOLDFEDER: Do you know the
6 elevation from grade to the front door?

7 MR. SCHEER: I do. It's right here. I
8 blew it up. It's actually to the front door
9 it's 30 feet. From grade to --

10 CHAIRMAN KRENGEL: The house is
11 essentially built on a hill.

12 MR. SCHEER: Yes.

13 MR. GOLDFEDER: The grade to the front
14 door.

15 MR. SCHEER: From grade -- sorry. From
16 grade to the front door is 3-foot-11.

17 MR. SHTEIERMAN: Top of curb is 10.4.
18 Your survey says top of curb 10.4. Elevation
19 to the front of house from grade at 16.06 so
20 about 6 feet a few inches. Six foot 3 inches
21 from top of curb.

22 MR. SCHEER: From top of curb.

23 CHAIRMAN KRENGEL: How high is the
24 house? The building, how tall is the
25 structure?

1 Proceedings - Hudis Saltz

2 MR. SCHEER: From where?

3 CHAIRMAN KRENGEL: From the beginning of
4 your foundation or --

5 MR. SCHEER: So the left side and right
6 side on the left side it's 37 feet. On the
7 right side it's 30 feet.

8 MR. GOLDFEDER: From the dirt. Not from
9 grade. From where the grade goes up.

10 CHAIRMAN KRENGEL: First floor to second
11 floor, how high is the building?

12 MR. ZIMMERMANN: If you were on regular
13 grade.

14 MR. SCHEER: If you are on the first
15 floor it's 30 feet.

16 CHAIRMAN KRENGEL: Okay. Perfect.

17 So essentially the main ask here is the
18 height, and that's due to the irregular
19 topography. Okay, perfect. Is that your
20 case?

21 MR. SCHEER: That is the case.

22 CHAIRMAN KRENGEL: Anybody have any
23 questions? Anybody in the audience have any
24 questions, comments, criticisms, et cetera? I
25 make a motion to approve the variance.

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 - Hudis Saltz

MR. BURG: Motion to approve.

MR. SHTEIERMAN: Approved.

MR. ZIMMERMAN: Approved.

MR. SCHEER: Thank you very much.

(Time noted: 7:20 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 - Hudis Saltz

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 March, 2026.

YAFFA KAPLAN

1	9	cetera [1] - 6:24	5:20, 6:6, 6:7, 6:15	K
10.4 [2] - 5:17, 5:18	9 [1] - 4:23	Chairman [2] - 1:14, 2:13	few [1] - 5:20	KAPLAN [2] - 8:7, 8:18
11552 [1] - 3:18	A	chairman [1] - 3:13	first [3] - 4:8, 6:10, 6:14	known [1] - 2:5
14 [1] - 4:3	accordingly [1] - 2:18	CHAIRMAN [11] - 2:2, 3:14, 4:12, 4:14, 4:25, 5:10, 5:23, 6:3, 6:10, 6:16, 6:22	floor [3] - 6:10, 6:11, 6:15	KRENGEL [12] - 1:14, 4:25, 5:10, 5:23, 6:3, 6:10, 6:16, 6:22
16 [2] - 3:23, 4:3	actual [1] - 4:23	clarify [1] - 4:5	foot [2] - 4:23, 5:20	
16.06 [1] - 5:19	addition [1] - 3:20	Code [1] - 2:9	FOR [1] - 1:2	L
2	affidavit [1] - 2:23	collusion [1] - 2:23	foregoing [1] - 8:9	last [1] - 4:20
2 [1] - 2:3	aggregate [2] - 3:22, 4:2	comments [1] - 6:24	forward [1] - 3:15	law [2] - 2:18, 3:6
200 [1] - 1:7	agreement [1] - 3:7	Commission [2] - 3:9, 3:10	foundation [1] - 6:4	Law [1] - 2:22
2026 [4] - 1:10, 2:4, 2:22, 8:14	allowed [1] - 4:10	conflict [1] - 3:6	front [5] - 5:6, 5:8, 5:13, 5:16, 5:19	left [5] - 3:23, 4:17, 4:23, 6:5, 6:6
23rd [1] - 8:14	Andrew [1] - 3:16	connected [1] - 3:4	full [1] - 8:10	level [1] - 4:22
265-36 [1] - 2:10	appeal [1] - 2:20	consideration [1] - 3:11	G	line [3] - 3:24, 4:2, 4:16
265-38.C [1] - 2:10	applicant [4] - 1:5, 2:5, 2:8, 3:14	constitute [1] - 3:6	Garfield [1] - 3:17	local [1] - 2:16
265.41.A [1] - 2:9	applicants [1] - 2:24	correct [2] - 4:8, 8:10	General [1] - 2:21	M
3	APPLICATION [1] - 1:2	COUNTY [1] - 8:5	given [1] - 3:10	mailing [1] - 2:15
3 [1] - 5:20	application [3] - 2:4, 3:3, 3:11	County [2] - 3:8, 3:9	GOLDFEDER [6] - 1:18, 2:13, 4:5, 5:5, 5:13, 6:8	main [1] - 6:17
3-foot-11 [1] - 5:16	approve [2] - 6:25, 7:2	couple [1] - 3:19	grade [10] - 5:3, 5:6, 5:9, 5:13, 5:15, 5:16, 5:19, 6:9, 6:13	maintaining [2] - 4:6, 4:7
30 [4] - 4:10, 5:9, 6:7, 6:15	approved [2] - 7:3, 7:4	coverage [1] - 4:17		March [2] - 1:10, 8:14
309 [2] - 1:5, 2:5	area [1] - 4:9	criticisms [1] - 6:24		MATTER [1] - 1:3
31.7 [4] - 4:11, 4:13, 4:15, 4:18	Area [1] - 2:10	curb [4] - 5:17, 5:18, 5:21, 5:22		MEIR [1] - 1:14
32 [1] - 4:11	assigned [1] - 2:3	D		Member [3] - 1:15, 1:16, 1:17
32.8 [1] - 4:18	attorney [1] - 2:11	DANIEL [1] - 1:16		members [2] - 2:13, 3:13
36 [1] - 4:23	Attorney [1] - 1:18	DAVID [1] - 1:15		minimum [1] - 3:21
37 [2] - 4:21, 6:6	audience [1] - 6:23	Dept [1] - 1:19		Mordechai [1] - 2:25
39/344/203 [1] - 2:6	Avenue [2] - 1:7, 3:17	designated [1] - 2:6		motion [2] - 6:25, 7:2
391 [1] - 3:17	B	dirt [1] - 6:8		MR [24] - 2:13, 3:16, 4:5, 4:7, 4:13, 4:15, 5:3, 5:5, 5:7, 5:12, 5:13, 5:15, 5:17, 5:22, 6:2, 6:5, 6:8, 6:12, 6:14, 6:21, 7:2, 7:3, 7:4, 7:5
4	beginning [1] - 6:3	door [4] - 5:6, 5:8, 5:14, 5:16		Municipal [1] - 2:22
40 [1] - 4:24	behalf [1] - 3:18	due [1] - 6:18		
5	between [1] - 3:7	duly [1] - 2:23		N
5 [2] - 1:10, 4:3	Bldg [1] - 1:19	E		Nassau [2] - 3:8, 3:9
6	blew [1] - 5:8	elevation [2] - 5:6, 5:18		necessary [1] - 2:19
6 [1] - 5:20	Board [6] - 1:15, 1:16, 1:17, 2:14, 2:20, 3:13	employed [1] - 3:3		neighbor [3] - 4:16, 4:23, 4:24
6-foot-4 [1] - 3:24	Buckingham [2] - 1:5, 2:6	employees [1] - 3:5		New [4] - 1:8, 2:21, 3:18, 8:8
7	Building [1] - 2:10	entities [1] - 3:2		NEW [1] - 8:3
7 [1] - 3:22	building [3] - 4:9, 5:24, 6:11	essentially [2] - 5:11, 6:17		newspaper [1] - 2:16
7:15 [1] - 1:11	built [1] - 5:11	et [1] - 6:24		next [1] - 2:3
7:20 [1] - 7:6	BURG [2] - 1:16, 7:2	evening [3] - 2:2, 3:16, 3:18		non [1] - 2:23
8	C	exceed [1] - 4:10		non-collusion [1] -
8 [1] - 2:22	carrying [1] - 3:25	executed [1] - 2:24		
809 [1] - 2:22	case [3] - 2:3, 6:20, 6:21	existing [1] - 3:25		
	Case [1] - 2:3	F		
	Cedarhurst [5] - 1:7, 1:8, 2:9, 3:4, 3:8	feet [11] - 3:22, 3:23, 4:3, 4:21, 4:24, 5:9,		
	certify [1] - 8:9			
		January [1] - 2:22		
		jurisdiction [2] - 2:18, 2:20		

2:23

Notary [1] - 8:7
noted [1] - 7:6
notes [1] - 8:11
notice [1] - 3:10
notices [1] - 2:17

O

obtained [1] - 2:19
OF [3] - 1:3, 8:3, 8:5
officers [1] - 3:5

P

p.m [2] - 1:11, 7:6
parcel [1] - 2:5
parties [1] - 2:19
percent [3] - 4:10, 4:13, 4:16
perfect [2] - 6:16, 6:19
persons [1] - 3:2
Planning [2] - 3:9, 3:10
pre [1] - 4:6
pretty [1] - 4:19
proceedings [1] - 8:10
proof [1] - 2:15
property [1] - 4:21
proposed [1] - 3:23
provided [1] - 2:15
Public [1] - 8:7
publication [1] - 2:16
pursuant [1] - 2:21
Pursuant [1] - 3:7

Q

QUEENS [1] - 8:5
questions [2] - 6:23, 6:24

R

R1 [1] - 2:7
read [1] - 2:11
really [2] - 3:24, 3:25
record [4] - 2:12, 2:14, 2:16, 8:9
regular [1] - 6:12
representative [1] - 3:15
request [1] - 3:19
required [2] - 2:17, 3:22
Road [2] - 1:5, 2:6
ROBERT [1] - 1:17

S

SALTZ [1] - 1:4
Saltz [3] - 2:4, 2:25, 3:19
SCHEER [14] - 3:16, 4:7, 4:13, 4:15, 5:3, 5:7, 5:12, 5:15, 5:22, 6:2, 6:5, 6:14, 6:21, 7:5
Scheer [1] - 3:17
second [2] - 4:9, 6:10
Section [1] - 2:22
Sections [1] - 2:9
seeks [1] - 2:8
set [1] - 8:14
SHTIERNAN [3] - 1:15, 5:17, 7:3
side [9] - 3:21, 3:22, 3:23, 4:17, 5:4, 6:5, 6:6, 6:7
Side [1] - 2:9
sides [1] - 4:7
similar [1] - 4:19
six [1] - 5:20
small [1] - 4:4
sorry [1] - 5:15
split [1] - 4:22
split-level [1] - 4:22
ss [1] - 8:4
State [2] - 2:21, 8:8
STATE [1] - 8:3
statement [1] - 2:12
stenographic [1] - 8:11
step [1] - 3:15
structure [1] - 5:25
Supt [1] - 1:19
survey [1] - 5:18

T

tall [1] - 5:24
THE [1] - 1:3
therein [1] - 8:12
thereof [1] - 3:12
top [4] - 5:17, 5:18, 5:21, 5:22
topography [2] - 5:2, 6:19
transcript [1] - 8:11

U

under [1] - 3:6
unique [2] - 4:21, 4:25
up [2] - 5:8, 6:9

V

VARIANCE [1] - 1:2
variance [6] - 3:21, 4:8, 4:9, 4:20, 6:25
variances [2] - 2:8, 3:20
village [1] - 2:11
Village [3] - 1:18, 3:4, 3:8

W

waived [1] - 3:11
WAYNE [1] - 1:19
West [1] - 3:17
wherein [1] - 2:25
WHEREOF [1] - 8:13
WITNESS [1] - 8:13

Y

YAFFA [2] - 8:7, 8:18
yard [3] - 3:21, 3:22, 3:23
Yards [1] - 2:9
YARNELL [1] - 1:19
YOEL [1] - 1:18
YORK [1] - 8:3
York [4] - 1:8, 2:21, 3:18, 8:8

Z

ZIMMERMAN [1] - 7:4
ZIMMERMANN [2] - 1:17, 6:12
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 - Joseph and Shiran Abramov

APPLICATION FOR ZONING VARIANCE

IN THE MATTER OF

JOSEPH AND SHIRAN ABRAMOV
401 Oakland Avenue
Applicant.

200 Cedarhurst Avenue
Cedarhurst, New York

March 5, 2026
7:27 p.m.

B E F O R E:

MEIR KRENGEL, Chairman

DAVID SHTEIERMAN, Board Member

DANIEL BURG, Board Member

ROBERT ZIMMERMANN, Board Member

YOEL GOLDFEDER, Village Attorney

WAYNE YARNELL, Supt. Bldg. Dept.

1 Proceedings - Joseph and Shiran Abramov

2 CHAIRMAN KRENGEL: The fourth case on
3 the calendar tonight has been assigned Case 3
4 of 2026 and is the application of Joseph and
5 Shiran Abramov, the applicant, of a parcel
6 known as 401 Oakland Avenue and designated as
7 39/299/353 in an R1 zone.

8 The applicant seeks variances from
9 Cedarhurst Code Sections 265-38.C, Building
10 Area, and 265-40.A, Front 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 30,
23 2025, a non-collusion affidavit has been duly
24 executed by the applicant, Joseph Abramov,
25 wherein he stated that there are no other

1 Proceedings - Joseph and Shiran Abramov
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. CAPOBIANCO: John Capobianco,
15 architect, 159 Doughty Boulevard, Inwood,
16 New York. I am here this evening representing
17 Joseph and Shiran Abramov, and they are
18 located at 401 Oakland Avenue, just north of
19 West Broadway and Oakland on the west side of
20 the street, and you notice that when you look
21 at the site plan that the addition that we are
22 proposing is on the south side, which is
23 adjacent to the synagogue parking lot so I
24 don't --

25 MR. GOLDFEDER: Just to clarify, are you

1 Proceedings - Joseph and Shiran Abramov
2 doing everything shaded in red or --

3 MR. CAPOBIANCO: Everything shaded in
4 red is addition. And the garage in the back
5 is shaded in red because it was modified
6 because --

7 MR. GOLDFEDER: What's that area in
8 black?

9 MR. CAPOBIANCO: That's just a deck
10 which is under 3 feet.

11 CHAIRMAN KRENGEL: And the green is?

12 MR. CAPOBIANCO: Green is grass.

13 CHAIRMAN KRENGEL: Synagogue is further
14 to the left.

15 MR. SHTEIERMAN: The portion to the
16 front that's red is just a one-story on top of
17 the existing one-story.

18 MR. CAPOBIANCO: Yes. When you look at
19 this front extension here, it's a second-floor
20 addition over an existing one-story.

21 MR. SHTEIERMAN: And the side is a new
22 two-story.

23 MR. CAPOBIANCO: Which is a porch. The
24 one to the south is two-story addition,
25 brand-new.

1 Proceedings - Joseph and Shiran Abramov

2 CHAIRMAN KRENGEL: The front yard you
3 are keeping?

4 MR. CAPOBIANCO: Front yard is
5 maintaining at 19.1 and 19.2 at the south
6 corner. If you notice the house normally just
7 to the north, you will see it's right in line
8 with that existing front porch. They also
9 have the same look. It's also approximately
10 19.1 front yard, but the addition that we are
11 asking for because on the plans we have in
12 front of you, the building coverage was 35.58.
13 It's actually 35.1, and the reason for that is
14 because when we eliminated initially, we had
15 two additional variances which we eliminated
16 and the front porch wouldn't count, so it's
17 only 24 square feet I took off. So 35.1 and
18 if you look at the house alone --

19 CHAIRMAN KRENGEL: Off the record for a
20 second.

21 (Discussion off the record.)

22 MR. GOLDFEDER: So John, we see you
23 brought it down to 35.1, and this is a
24 substandard lot. However, that is still a
25 large ask. The Board is wondering if you can

1 Proceedings - Joseph and Shiran Abramov
2 take it to 34.9 percent.

3 MR. CAPOBIANCO: Everything else, rear
4 yard, right side yard height, everything else
5 we did complies. The deck is not counted in
6 these coverage because it's just below 3 feet
7 above the average top of crown of the road,
8 top of curb. Just below the average top of
9 curb, which I believe was 15.14.

10 CHAIRMAN KRENGEL: Are they currently
11 living in the house?

12 MR. CAPOBIANCO: No.

13 CHAIRMAN KRENGEL: John, just before we
14 deliberate on the ask, can you bring it below
15 the 35?

16 MR. CAPOBIANCO: 34.9 I would agree to
17 that.

18 CHAIRMAN KRENGEL: So I will make a
19 motion to approve a modified variance. Make a
20 motion to approve the front yard request. The
21 building area I will approve as long as it's
22 kept below 35 percent. 34 -- not to exceed
23 34.9 percent.

24 MR. CAPOBIANCO: Okay.

25 MR. BURG: Motion to approve.

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 - Joseph and Shiran Abramov

MR. SHTEIERMAN: Second the motion.

MR. ZIMMERMANN: Approved as modified.

CHAIRMAN KRENGEL: Approved as modified.

(Time noted: 7:33 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 - Joseph and Shiran Abramov

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 March, 2026.

YAFFA KAPLAN

1

15.14 [1] - 6:9
159 [1] - 3:15
19.1 [2] - 5:5, 5:10
19.2 [1] - 5:5

2

200 [1] - 1:7
2025 [1] - 2:23
2026 [3] - 1:10, 2:4, 8:14
23rd [1] - 8:14
24 [1] - 5:17
265-38.C [1] - 2:9
265-40.A [1] - 2:10

3

3 [3] - 2:3, 4:10, 6:6
30 [1] - 2:22
34 [1] - 6:22
34.9 [3] - 6:2, 6:16, 6:23
35 [2] - 6:15, 6:22
35.1 [3] - 5:13, 5:17, 5:23
35.58 [1] - 5:12
39/299/353 [1] - 2:7

4

401 [3] - 1:5, 2:6, 3:18

5

5 [1] - 1:10

7

7:27 [1] - 1:11
7:33 [1] - 7:5

8

809 [1] - 2:22

A

ABRAMOV [1] - 1:4
Abramov [3] - 2:5, 2:24, 3:17
accordingly [1] - 2:18
addition [5] - 3:21, 4:4, 4:20, 4:24, 5:10
additional [1] - 5:15
adjacent [1] - 3:23
affidavit [1] - 2:23
agree [1] - 6:16

agreement [1] - 3:7
alone [1] - 5:18
AND [1] - 1:4
appeal [1] - 2:20
applicant [4] - 1:5, 2:5, 2:8, 2:24
APPLICATION [1] - 1:2
application [3] - 2:4, 3:3, 3:11
approve [4] - 6:19, 6:20, 6:21, 6:25
approved [2] - 7:3, 7:4
architect [1] - 3:15
Area [1] - 2:10
area [2] - 4:7, 6:21
assigned [1] - 2:3
attorney [1] - 2:11
Attorney [1] - 1:18
Avenue [4] - 1:5, 1:7, 2:6, 3:18
average [2] - 6:7, 6:8

B

below [4] - 6:6, 6:8, 6:14, 6:22
between [1] - 3:7
black [1] - 4:8
Bldg [1] - 1:19
Board [7] - 1:15, 1:16, 1:17, 2:14, 2:20, 3:13, 5:25
Boulevard [1] - 3:15
brand [1] - 4:25
brand-new [1] - 4:25
bring [1] - 6:14
Broadway [1] - 3:19
brought [1] - 5:23
Building [1] - 2:9
building [2] - 5:12, 6:21
BURG [2] - 1:16, 6:25

C

calendar [1] - 2:3
CAPOBIANCO [11] - 3:14, 4:3, 4:9, 4:12, 4:18, 4:23, 5:4, 6:3, 6:12, 6:16, 6:24
Capobianco [1] - 3:14
case [1] - 2:2
Case [1] - 2:3
Cedarhurst [5] - 1:7, 1:8, 2:9, 3:4, 3:8
certify [1] - 8:9
chairman [1] - 3:13
Chairman [2] - 1:14, 2:13

CHAIRMAN [9] - 2:2, 4:11, 4:13, 5:2, 5:19, 6:10, 6:13, 6:18, 7:4
clarify [1] - 3:25
Code [1] - 2:9
collusion [1] - 2:23
Commission [2] - 3:9, 3:10
complies [1] - 6:5
conflict [1] - 3:6
connected [1] - 3:3
consideration [1] - 3:11
constitute [1] - 3:5
corner [1] - 5:6
correct [1] - 8:10
count [1] - 5:16
counted [1] - 6:5
County [2] - 3:8, 3:9
COUNTY [1] - 8:5
coverage [2] - 5:12, 6:6
crown [1] - 6:7
curb [2] - 6:8, 6:9

D

DANIEL [1] - 1:16
DAVID [1] - 1:15
December [1] - 2:22
deck [2] - 4:9, 6:5
deliberate [1] - 6:14
Dept [1] - 1:19
designated [1] - 2:6
Discussion [1] - 5:21
Doughty [1] - 3:15
down [1] - 5:23
duly [1] - 2:23

E

eliminated [2] - 5:14, 5:15
employed [1] - 3:3
employees [1] - 3:5
entities [1] - 3:2
evening [1] - 3:16
exceed [1] - 6:22
executed [1] - 2:24
existing [3] - 4:17, 4:20, 5:8
extension [1] - 4:19

F

feet [3] - 4:10, 5:17, 6:6
floor [1] - 4:19
FOR [1] - 1:2
foregoing [1] - 8:9

fourth [1] - 2:2
front [9] - 4:16, 4:19, 5:2, 5:4, 5:8, 5:10, 5:12, 5:16, 6:20
Front [1] - 2:10
full [1] - 8:10

G

garage [1] - 4:4
General [1] - 2:21
given [1] - 3:10
GOLDFEDER [5] - 1:18, 2:13, 3:25, 4:7, 5:22
grass [1] - 4:12
green [2] - 4:11, 4:12

H

hand [1] - 8:14
hear [1] - 2:20
hearing [1] - 2:17
height [1] - 6:4
hereby [1] - 8:9
hereunto [1] - 8:13
house [3] - 5:6, 5:18, 6:11

I

IN [2] - 1:3, 8:13
involved [1] - 3:2
Inwood [1] - 3:15

J

John [3] - 3:14, 5:22, 6:13
JOSEPH [1] - 1:4
Joseph [3] - 2:4, 2:24, 3:17
jurisdiction [2] - 2:18, 2:20

K

KAPLAN [2] - 8:7, 8:18
keeping [1] - 5:3
kept [1] - 6:22
known [1] - 2:6
KRENGEL [10] - 1:14, 2:2, 4:11, 4:13, 5:2, 5:19, 6:10, 6:13, 6:18, 7:4

L

large [1] - 5:25

law [2] - 2:18, 3:6
Law [1] - 2:22
left [1] - 4:14
line [1] - 5:7
living [1] - 6:11
local [1] - 2:16
located [1] - 3:18
look [4] - 3:20, 4:18, 5:9, 5:18

M

mailing [1] - 2:15
maintaining [1] - 5:5
March [2] - 1:10, 8:14
MATTER [1] - 1:3
MEIR [1] - 1:14
Member [3] - 1:15, 1:16, 1:17
members [2] - 2:13, 3:13
modified [4] - 4:5, 6:19, 7:3, 7:4
motion [4] - 6:19, 6:20, 6:25, 7:2
MR [20] - 2:13, 3:14, 3:25, 4:3, 4:7, 4:9, 4:12, 4:15, 4:18, 4:21, 4:23, 5:4, 5:22, 6:3, 6:12, 6:16, 6:24, 6:25, 7:2, 7:3
Municipal [1] - 2:22

N

Nassau [2] - 3:8, 3:9
necessary [1] - 2:19
New [4] - 1:8, 2:21, 3:16, 8:8
NEW [1] - 8:3
new [2] - 4:21, 4:25
newspaper [1] - 2:16
non [1] - 2:23
non-collusion [1] - 2:23
normally [1] - 5:6
north [2] - 3:18, 5:7
Notary [1] - 8:7
noted [1] - 7:5
notes [1] - 8:11
notice [3] - 3:10, 3:20, 5:6
notices [1] - 2:17

O

Oakland [4] - 1:5, 2:6, 3:18, 3:19
obtained [1] - 2:19
OF [3] - 1:3, 8:3, 8:5

officers [1] - 3:4
one [4] - 4:16, 4:17,
 4:20, 4:24
one-story [3] - 4:16,
 4:17, 4:20

P

p.m [2] - 1:11, 7:5
parcel [1] - 2:5
parking [1] - 3:23
parties [1] - 2:19
percent [3] - 6:2, 6:22,
 6:23
persons [1] - 3:2
plan [1] - 3:21
Planning [2] - 3:9,
 3:10
plans [1] - 5:11
porch [3] - 4:23, 5:8,
 5:16
portion [1] - 4:15
proceedings [1] - 8:10
proof [1] - 2:15
proposing [1] - 3:22
provided [1] - 2:15
Public [1] - 8:7
publication [1] - 2:16
pursuant [1] - 2:21
Pursuant [1] - 3:7

Q

QUEENS [1] - 8:5

R

R1 [1] - 2:7
read [1] - 2:11
rear [1] - 6:3
reason [1] - 5:13
record [6] - 2:12, 2:14,
 2:16, 5:19, 5:21, 8:9
red [4] - 4:2, 4:4, 4:5,
 4:16
representing [1] -
 3:16
request [1] - 6:20
required [1] - 2:17
road [1] - 6:7
ROBERT [1] - 1:17

S

second [3] - 4:19,
 5:20, 7:2
second-floor [1] -
 4:19
Section [1] - 2:22
Sections [1] - 2:9

see [2] - 5:7, 5:22
seeks [1] - 2:8
set [1] - 8:14
shaded [3] - 4:2, 4:3,
 4:5
SHIRAN [1] - 1:4
Shiran [2] - 2:5, 3:17
SHTEIERMAN [4] -
 1:15, 4:15, 4:21, 7:2
side [4] - 3:19, 3:22,
 4:21, 6:4
site [1] - 3:21
south [3] - 3:22, 4:24,
 5:5
square [1] - 5:17
ss [1] - 8:4
State [2] - 2:21, 8:8
STATE [1] - 8:3
statement [1] - 2:12
stenographic [1] -
 8:11
still [1] - 5:24
story [5] - 4:16, 4:17,
 4:20, 4:22, 4:24
street [1] - 3:20
substandard [1] -
 5:24
Supt [1] - 1:19
synagogue [2] - 3:23,
 4:13

T

THE [1] - 1:3
therein [1] - 8:12
thereof [1] - 3:12
tonight [1] - 2:3
took [1] - 5:17
top [4] - 4:16, 6:7, 6:8
transcript [1] - 8:11
two [3] - 4:22, 4:24,
 5:15
two-story [2] - 4:22,
 4:24

U

under [2] - 3:6, 4:10

V

variance [1] - 6:19
VARIANCE [1] - 1:2
variances [2] - 2:8,
 5:15
Village [3] - 1:18, 3:4,
 3:8
village [1] - 2:11

W

waived [1] - 3:11
WAYNE [1] - 1:19
West [1] - 3:19
west [1] - 3:19
wherein [1] - 2:25
WHEREOF [1] - 8:13
WITNESS [1] - 8:13
wondering [1] - 5:25

Y

YAFFA [2] - 8:7, 8:18
yard [6] - 5:2, 5:4,
 5:10, 6:4, 6:20
Yards [1] - 2:10
YARNELL [1] - 1:19
YOEL [1] - 1:18
YORK [1] - 8:3
York [4] - 1:8, 2:21,
 3:16, 8:8

Z

ZIMMERMANN [2] -
 1:17, 7:3
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 - Seth Melissa Fuchs

APPLICATION FOR ZONING VARIANCE

IN THE MATTER OF

SETH MELISSA FUCHS
578 Monroe Street

Applicant.

200 Cedarhurst Avenue
Cedarhurst, New York

March 5, 2026
7:22 p.m.

B E F O R E:

MEIR KRENGEL, Chairman

DAVID SHTEIERMAN, Board Member

DANIEL BURG, Board Member

ROBERT ZIMMERMANN, Board Member

YOEL GOLDFEDER, Village Attorney

WAYNE YARNELL, Supt. Bldg. Dept.

1 Proceedings - Seth Melissa Fuchs

2 CHAIRMAN KRENGEL: Third case on the
3 calendar tonight has been assigned Case 4 of
4 2026 and is the application of Seth and
5 Melissa Fuchs, the applicant, of a parcel
6 known as 578 Monroe Street and designated as
7 39/272/15 in an R2 zone.

8 The applicant seeks variances from
9 Cedarhurst Code Sections 265-38.C, Building
10 Area, and 265.41, Side 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 January 11,
23 2026, a non-collusion affidavit has been duly
24 executed by the applicants, Melissa and Seth
25 Fuchs, wherein they stated that there are no

1 Proceedings - Seth Melissa Fuchs

2 other 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 CHAIRMAN KRENGEL: Mr. Scheer.

15 MR. SCHEER: Good evening, again.

16 Andrew Scheer, 391 Garfield Avenue, West
17 Hempstead, New York 11552. We are here for
18 Mr. and Mrs. Fuchs due to a request for two
19 variances for building area and for side yard.
20 The side yard minimum is 7 feet. We are at 6
21 foot 9 inches. Again, we are just maintaining
22 the 6-foot-9 that's existing and carrying that
23 back, which is also side yard aggregate which
24 is 16 feet required and we are at 14 feet .4
25 inches. Let me make sure that's right.

1 Proceedings - Seth Melissa Fuchs

2 And the second is for lot area occupied.
3 Lot area occupied is 30 percent, and we are
4 requesting 36.

5 MR. GOLDFEDER: 36.2.

6 MR. SCHEER: 36.2 percent. Did a lot of
7 research in the surrounding areas of lot
8 coverage. And I have a lot of houses in the
9 area that actually have a little area map I am
10 happy to share with you. Right next door
11 adjacent to our property, 547 Monroe is 39.65
12 percent. On Trysting Place --

13 MR. GOLDFEDER: Just for clarification,
14 what is the measurements of this property?

15 MR. SCHEER: It is 43 and change by 100.

16 CHAIRMAN KRENGEL: So a substandard lot.

17 MR. SCHEER: And all of the numbers that
18 I would be giving you are for these lots that
19 are 40 to 43, 44 feet.

20 CHAIRMAN KRENGEL: So you could submit
21 that as Applicant's 1.

22 MR. SCHEER: Okay great.

23 (Applicant's Exhibit 1, Area map, marked
24 for identification, as of this date.)

25 MR. SCHEER: So this is 578 Trysting

1 Proceedings - Seth Melissa Fuchs

2 Place, which is 38.67. Again, next door on
3 Monroe 574 -- I'm sorry. 574 Monroe is 39.65
4 percent, and on Oakland Avenue 466, directly
5 around the corner, they are at 39.65 percent.
6 So these are all very similar lots and --

7 CHAIRMAN KRENGEL: The only thing you
8 are doing is essentially adding a master
9 bedroom?

10 MR. SCHEER: It's actually a bedroom for
11 her parents that are, you know, very small
12 bedroom/bathroom.

13 MS. FUCHS: Melissa Fuchs. Do you want
14 my address? You got it. 578 Monroe Street.
15 We are living here 24 years and we have never
16 done any construction and I have lived through
17 construction all over around my property. I
18 have someone who has his farm behind my house,
19 and all I am asking is for a bedroom and a
20 bathroom for my elderly partners to come stay
21 in.

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

24 MR. SCHEER: That's my case. I also
25 have copies of neighbors that signed.

1 Proceedings - Seth Melissa Fuchs

2 CHAIRMAN KRENGEL: You can submit that
3 as Applicant's 2.

4 (Applicant's Exhibit 2, Letters of
5 approval, marked for identification, as of
6 this date.)

7 CHAIRMAN KRENGEL: Anybody in the Board
8 have any questions?

9 MR. SHTEIERMAN: No.

10 CHAIRMAN KRENGEL: Anybody in the
11 audience have any question, comments, or
12 anything else?

13 MR. YARNELL: Just for the record --

14 CHAIRMAN KRENGEL: This is a
15 clarification. They are asking for variances
16 from Building Area 265-49.C and 265-52.A.

17 MR. GOLDFEDER: Because the application
18 had R1 codes. It's --

19 CHAIRMAN KRENGEL: Okay. Did you submit
20 those?

21 MR. SCHEER: These are 200-foot radius.

22 MS. FUCHS: And behind us but not the
23 farm.

24 CHAIRMAN KRENGEL: I make a motion to
25 approve the application based on the fact that

1 Proceedings - Seth Melissa Fuchs

2 it's a substandard lot.

3 MR. BURG: Motion to approve.

4 MR. SHTEIERMAN: Second the motion.

5 MR. ZIMMERMAN: Approved.

6 CHAIRMAN KRENGEL: Approved. Thank you
7 very much.

8 MR. SCHEER: Thank you very much. Have
9 a good evening.

10 (Time noted: 7:26 p.m.)

11

12

13

14

15

16

17

18

19

20

21

22

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 - Seth Melissa Fuchs

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 March, 2026.

YAFFA KAPLAN

Proceedings - Seth Melissa Fuchs

----- EXHIBITS -----

APPLICANT'S FOR ID.

Exhibit 1 Area map 4

Exhibit 2 Letters of approval 6

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

never^[1] - 5:15
NEW^[1] - 8:3
New^[4] - 1:8, 2:21,
 3:17, 8:8
newspaper^[1] - 2:16
next^[2] - 4:10, 5:2
non^[1] - 2:23
non-collusion^[1] -
 2:23
Notary^[1] - 8:7
noted^[1] - 7:10
notes^[1] - 8:11
notice^[1] - 3:10
notices^[1] - 2:17
numbers^[1] - 4:17

O

Oakland^[1] - 5:4
obtained^[1] - 2:19
occupied^[2] - 4:2, 4:3
OF^[3] - 1:3, 8:3, 8:5
officers^[1] - 3:4

P

p.m^[2] - 1:11, 7:10
parcel^[1] - 2:5
parents^[1] - 5:11
parties^[1] - 2:19
partners^[1] - 5:20
percent^[5] - 4:3, 4:6,
 4:12, 5:4, 5:5
persons^[1] - 3:2
Place^[2] - 4:12, 5:2
Planning^[2] - 3:9,
 3:10
proceedings^[1] - 8:10
proof^[1] - 2:15
property^[3] - 4:11,
 4:14, 5:17
provided^[1] - 2:15
Public^[1] - 8:7
publication^[1] - 2:16
pursuant^[1] - 2:21
Pursuant^[1] - 3:7

Q

QUEENS^[1] - 8:5
questions^[1] - 6:8

R

R1^[1] - 6:18
R2^[1] - 2:7
radius^[1] - 6:21
read^[1] - 2:11
record^[5] - 2:12, 2:14,
 2:16, 6:13, 8:9

request^[1] - 3:18
requesting^[1] - 4:4
required^[2] - 2:17,
 3:24
research^[1] - 4:7
ROBERT^[1] - 1:17

S

scheer^[1] - 3:14
SCHEER^[10] - 3:15,
 4:6, 4:15, 4:17, 4:22,
 4:25, 5:10, 5:24,
 6:21, 7:8
Scheer^[1] - 3:16
second^[2] - 4:2, 7:4
Section^[1] - 2:22
Sections^[1] - 2:9
seeks^[1] - 2:8
set^[1] - 8:14
SETH^[1] - 1:4
Seth^[2] - 2:4, 2:24
share^[1] - 4:10
SHTEIERMAN^[3] -
 1:15, 6:9, 7:4
Side^[1] - 2:10
side^[3] - 3:19, 3:20,
 3:23
signed^[1] - 5:25
similar^[1] - 5:6
small^[1] - 5:11
someone^[1] - 5:18
sorry^[1] - 5:3
ss^[1] - 8:4
State^[2] - 2:21, 8:8
STATE^[1] - 8:3
statement^[1] - 2:12
stay^[1] - 5:20
stenographic^[1] -
 8:11
Street^[3] - 1:5, 2:6,
 5:14
submit^[3] - 4:20, 6:2,
 6:19
substandard^[2] -
 4:16, 7:2
Supt^[1] - 1:19
surrounding^[1] - 4:7

T

THE^[1] - 1:3
therein^[1] - 8:12
thereof^[1] - 3:12
third^[1] - 2:2
tonight^[1] - 2:3
transcript^[1] - 8:11
Trysting^[2] - 4:12,
 4:25
two^[1] - 3:18

U

under^[1] - 3:6

V

VARIANCE^[1] - 1:2
variances^[3] - 2:8,
 3:19, 6:15
Village^[3] - 1:18, 3:4,
 3:8
village^[1] - 2:11

W

waived^[1] - 3:11
WAYNE^[1] - 1:19
West^[1] - 3:16
wherein^[1] - 2:25
WHEREOF^[1] - 8:13
WITNESS^[1] - 8:13

Y

YAFFA^[2] - 8:7, 8:18
yard^[3] - 3:19, 3:20,
 3:23
Yards^[1] - 2:10
YARNELL^[2] - 1:19,
 6:13
years^[1] - 5:15
YOEL^[1] - 1:18
YORK^[1] - 8:3
York^[4] - 1:8, 2:21,
 3:17, 8:8

Z

ZIMMERMAN^[1] - 7:5
ZIMMERMANN^[1] -
 1:17
zone^[1] - 2:7
ZONING^[1] - 1:2