Zoning Board of Adjustment

June 17, 2026
Meeting
Agenda

THESE PROCEEDINGS WILL BE HELD VIRTUALLY (VIA ZOOM VIDEO COMMUNICATIONS, INC.)
****SEE LOGIN INSTRUCTIONS BELOW****

Video Conferencing	Audio Conferencing
Meeting Identification Number: **4244650146**	Telephone Number: **(646) 558-8656**
Meeting Password: **1212**	Meeting Identification Number: **4244650146**
Link: https://us02web.zoom.us/j/4244650146?pwd=Slk2ZG1pTEY0K1AzYmtSV3h5TFF5UT09	Meeting Password: **1212**

A.) **Call to Order**
- **1.)** Meeting @ 7:00pm- ***PUBLIC***;

B.) **Pledge of Allegiance**

C.) **Attendance**

D.) **Correspondence**
- **1.)** May 21, 2026 to June 17, 2026;

E.) **Minutes**
- **1.)** May 20, 2026 Meeting;

F.) **Resolutions**
- **1.)** Case Z-2026-03 (15 Division Street/Berger);
- **2.)** Case Z-2026-06 (454 Closter Dock Road/Altintas);

G.) **Open to Public**- ***TOPICS CANNOT RELATE TO PENDING BOARD CASELOAD AND/OR LITIGATION***;

H.) **Caseload**

I.) **Closed Session**

J.) **Miscellaneous**
- **1.)** Case Z-2025-04 (6 Willow Road/Ocasio)- Extension of Time Request (Expiring Resolution);

K.) **Adjournment**

#1 CASE Z-2026-07

APPLICANT:	280 KNICKERBOCKER, LLC
SUBJECT PROPERTY:	280 KNICKERBOCKER ROAD
BLOCK/LOT:	520/4
ZONING DISTRICT:	2 (RESIDENTIAL B)
REPRESENTATION:	MATTHEW CAPIZZI, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2026/2ND QUARTER
AFFIDAVIT OF SERVICE:	JUNE 2, 2026
AFFIDAVIT OF PUBLICATION:	JUNE 3, 2026

The applicant is seeking Bulk Variance Relief for the construction of an addition (including reconstruction utilizing existing foundation), portico and deck as well as driveway and walkway reconfigurations to supplement a 1-family house; the application was received May 14, 2026 and scheduled for the May 26, 2026 Work Session, at which time, it was deemed

complete; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the **June 17, 2026 Meeting**.

#2 CASE Z-2026-03

APPLICANT:	ZIV BERGER
SUBJECT PROPERTY:	15 DIVISION STREET
BLOCK/LOT:	907/4
ZONING DISTRICT:	2 (RESIDENTIAL B)
REPRESENTATION:	MATTHEW CAPIZZI, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2026/1ST QUARTER
AFFIDAVIT OF SERVICE:	MAY 7, 2026
AFFIDAVIT OF PUBLICATION:	MAY 10, 2026

The applicant originally-sought Bulk Variance Relief for the construction of an addition (cantilever inclusive), porch (alcove), trellis, (2) steps/landings and patio (on-grade) as well as driveway and walkway reconfigurations to supplement a 1-family house; the application was received March 12, 2026 and scheduled for the March 23, 2026 Work Session, at which time, it was deemed complete; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the April 15, 2026 Meeting; the applicant subsequently retained legal counsel and amended the proposed scope of work to the construction of a new 1-family house and associated appurtenances necessitating Use Variance Relief (floor area ratio) as well, and the case was rescheduled for the April 27, 2026 Work Session, at which time, it was deemed complete; pending the Board's receipt of requested items and public noticing requirements, which reflected the elimination of a request for Use Variance Relief (floor area ratio), the application was scheduled for the May 20, 2026 Meeting; the application was approved by the Board; **the Board will memorialize a Resolution upon both its completion by the Board Attorney and the Board's receipt of items to which a voice vote may have been conditioned**.

#3 CASE Z-2026-06

APPLICANT:	NIHAT ALTINTAS
SUBJECT PROPERTY:	454 CLOSTER DOCK ROAD
BLOCK/LOT:	1714/3
ZONING DISTRICT:	2 (RESIDENTIAL B)
REPRESENTATION:	SELF
REAL ESTATE TAX:	CURRENT THRU 2026/1ST QUARTER
AFFIDAVIT OF SERVICE:	MAY 7, 2026
AFFIDAVIT OF PUBLICATION:	MAY 9, 2026

The applicant is seeking a Design Waiver for the installation of a privacy fence to supplement a 1-family house; the application was received April 15, 2026 and scheduled for the April 27, 2026 Work Session, at which time, it was deemed complete; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the May 20, 2026 Meeting; the application was approved by the Board; **the Board will memorialize a Resolution upon both its completion by the Board Attorney and the Board's receipt of items to which a voice vote may have been conditioned**.