Zoning Board of Adjustment

July 15, 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.) June 18, 2026 to July 15, 2026;
E.) **Minutes**
1.) June 17, 2026 Meeting;
F.) **Resolutions**
n/a;
G.) **Open to Public**- ***TOPICS CANNOT RELATE TO PENDING BOARD CASELOAD AND/OR LITIGATION***;
H.) **Caseload**
I.) **Closed Session**
J.) **Miscellaneous**
1.) Case Z-2025-07 (104 High Street/238 East State, LLC)- Amended Developer's Agreement;
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; the applicant's architect testified and was cross-examined, and the case was adjourned, pending the Board's receipt of requested items, to the July 15, 2026 Meeting; **the application has been withdrawn**.