Planning Board

May 28, 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 @ 7:30pm- ***PUBLIC***;

B.) **Pledge of Allegiance**

C.) **Attendance**

D.) **Correspondence**
- **1.)** May 1, 2026 to May 28, 2026;

E.) **Minutes**
- **1.)** April 30, 2026 Meeting;

F.) **Resolutions**
- n/a;

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

H.) **Subcommittee Reports**- ***MEETINGS ONLY***;
- **1.)** Ordinance, Planning & Zoning Review;
- **2.)** Master Plan Implementation;
- **3.)** Affordable Housing;

I.) **Liaison Reports**- ***MEETINGS ONLY***;
- **1.)** Mayor & Council;
- **2.)** Environmental Commission;
- **3.)** Shade Tree Commission;

J.) **Caseload**

K.) **Closed Session**

L.) **Miscellaneous**

M.) **Adjournment**

#1 **CASE P-2026-04**

APPLICANT:	SKYE OF HOPE DEVELOPMENT, LLC
SUBJECT PROPERTY:	14 COLUMBUS AVENUE
BLOCK/LOT:	910/4
ZONING DISTRICT:	2 (RESIDENTIAL B)
REPRESENTATION:	GREGG PASTER, ESQ.
REAL ESTATE TAX:	CURRENT THRU 2026/2ND QUARTER

AFFIDAVIT OF SERVICE: MAY 15, 2026
AFFIDAVIT OF PUBLICATION: MAY 15, 2026

The applicant is seeking Major Soil Movement Approval for the construction of a new 1-family house and associated appurtenances; the application was received March 24, 2026 and scheduled for the April 9, 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 30, 2026 Meeting; being the applicant provided faulty public noticing, the case was postponed to the **May 28, 2026 Meeting**.

#2 **CASE P-2026-05**

APPLICANT: WOLF & WILLOW GROUP, LLC
SUBJECT PROPERTY: 90 KNICKERBOCKER ROAD
BLOCK/LOT: 701/19
ZONING DISTRICT: 1 (RESIDENTIAL A)
REPRESENTATION: DONNA VELLEKAMP, ESQ.
REAL ESTATE TAX: CURRENT THRU 2026/1ST QUARTER
AFFIDAVIT OF SERVICE: MAY 13, 2026
AFFIDAVIT OF PUBLICATION: MAY 15, 2026

The applicant is seeking Minor Subdivision Approval and Planning Variance Relief (relating to lot not abutting public thoroughfare) for the creation of 2 lots and the construction of a new 1-family house and driveway (concept only) upon each lot; the application was received April 24, 2026 and scheduled for the May 6, 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 28, 2026 Meeting**.

#3 **CASE P-2026-06**

APPLICANT: ADAM & MEREDITH KOLL
SUBJECT PROPERTY: 98 WAINWRIGHT AVENUE
BLOCK/LOT: 2211/15
ZONING DISTRICT: 1 (RESIDENTIAL A)
REPRESENTATION: STEVEN TOMBALAKIAN, ESQ.
REAL ESTATE TAX: CURRENT THRU 2026/2ND QUARTER
AFFIDAVIT OF SERVICE: N/A
AFFIDAVIT OF PUBLICATION: N/A

The applicant is seeking Major Soil Movement Approval for the construction of a new 1-family house, swimming pool (in-ground with spa) and associated appurtenances; the application was received May 21, 2026 and scheduled for the **June 3, 2026 Work Session**.