

The Village of Woodridge
Planning Board Minutes
December 3, 2025

Salute to the Flag

Attendance: Chair Board, Deborah Jacobsen, Board Members: Evadne Giannini, Todd Bonkosky
Also Present: Village Attorney, Jeffrey Kaplan, Village Engineer, William Illing, Village Planner, David Martino, Code Enforcement, Todd Maurizzio

A motion was presented by Todd Bonkosky, seconded by Evadne Giannini to begin the Planning Board Meeting at 7:00pm. **Unanimous.**

A motion was presented by Evadne Giannini, seconded by Todd Bonkosky to accept the minutes from November 5, 2025. **Unanimous.**

22 Green Avenue SBL 106-2-10 Proposed Restaurant and Parking on Roosevelt Avenue

Chaim Noe States: Hello everyone I am here for 22 Green Avenue. I submitted a parking Plan and received a review from Fusco today. It does not seem like anything major.

Jeffrey Kaplan States: I had a chance to speak with Todd from Fusco engineering. We share two major concerns. The first one is the proposed building next to the parking lot. Number two is that you have a parking lot that is about a quarter of a mile away from the restaurant. Would you agree that it is about a quarter of a mile?

Chaim Noe States: It is about the same distance that it would be from here to 22 Green.

Jeffrey Kaplan States: That is a distance from the restaurant's facility. Let's say if you have an event with 200 people and they are parked in that parking lot. You are going to say I am not waiting for the transportation I will walk back to my car. You have an area with no sidewalks not the safest place to walk back and forth. You do not want to set up a situation to where you are putting your guests in danger. I am sure from time-to-time people will consume a little alcohol at these events. You then have people walking without a sidewalk on a road with no lighting.

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It is an issue that has to be addressed. You are essentially inviting people to park in a place to where it can potentially be a problem.

Chaim Noe States: During the last meeting someone mentioned that the Site was only for parking and not for structure. I wanted to show that there is room for a structure. There is a sidewalk on the main road on that side of Roosevelt. We can offer valet parking if someone wants to pay for an event. It looks far but it looks like the same distance that it is from this building to Municipal parking.

Todd Maurizzio States: To the parking lot it is 1250 feet. The elevation is going up 70 feet the road that you put in is not really feasible.

Chaim Noe States: Mike Reilly did a full Site Plan with the road for the old owner. That is why it is like that because the road goes up.

Todd Maurizzio States: I just do not believe it is feasible.

Jeffrey Kaplan States: Do you know what zoning district that the parking area is?

Todd Maurizzio States: You are going from one property to the next property. You would be crossing property lines.

Deborah Jacobsen States: The pickle factory was there it would have to be Village Commercial.

Todd Maurizzio States: You have 40 parking spaces it seems like you are still deficient. You are saying the occupancy count could be 300 people.

Chaim Noe States: It does not go by people it is showing how many parking spots.

Todd Maurizzio States: It is not just a restaurant it is a catering hall correct? When it comes to seating that will affect it.

Chaim Noe States: I clarified this during the last meeting it is a restaurant.

Jeffrey Kaplan States: What is the maximum capacity?

Chaim Noe States: The maximum capacity with tables and chairs will be about 100 on that floor. I did calculate from the previous restaurant that floor has more space for a sitting area than there was before.

Todd Maurizzio States: What about the rooftop?

Chaim Noe States: The rooftop is for a private gathering for the restaurant people. If they wanted to, we might switch them too upstairs. This capacity had municipal parking in the past. For this area we have parking, these people may go upstairs. If they go upstairs, we have additional parking spaces.

Todd Maurizzio States: The upstairs is an addition.

Chaim Noe States: That's what I am saying there will be an addition that is why we have the additional parking.

Jeffrey Kaplan States: What is the capacity for a private party and a rooftop?

Chaim Noe States: The same capacity for the restaurant would move upstairs.

Jeffrey Kaplan States: Are you saying that you could have 100 people on the rooftop?

Chaim Noe States: Probably 80 to 100 it depends on the tables. This was existing more than 1700 square foot of a restaurant sitting area. We have around 1600 square feet the calculation from parking comes to about 33 spots. If you want to add the 12 rooms upstairs that is about 45 parking spots. We have about 47 spots with the handicap spaces. The place is big enough that we can rearrange more parking and it is more than efficient. We can put valet parking it is going to be expensive to do this parking. Todd is right on the elevation it is pretty tough. The way it is designed we would like to keep it at the lower part.

Todd Maurizzio States: Do you show your occupancy count versus your parking count. The last meeting I believe it was around 250 it seems like the count is going down.

Todd Bonkosky States: Are you saying that you are not using the first floor.

Chaim Noe States: Yes, the same people that would be in the restaurant as a private event will use the rooftop. It is the same square footage.

Jeffrey Kaplan States: He is asking if you are going to have the rooftop and the restaurant open at the same time?

Chaim Noe States: We will probably have them both open if there is a private event we will use it for them.

Evadne Giannini States: You have a certain amount of people upstairs and a certain amount of people downstairs. It is 45 people plus 40 people.

Chaim Noe States: The first 45 already have parking. Let's say we avoid the rooftop and it is one floor only with the same sitting area as before. We are adding because we are adding the rooftop if we are going to use it.

Deborah Jacobsen States: The second floor to my understanding was being used for rooms for the workers. Where are they going to park?

Chaim Noe States: There are two more spots for twelve more people.

Jeffrey Kaplan States: You do not need to have all of their parking in the parking lot. The restaurant was fine beforehand. The main concern I would have about that parking area is if you have events. If you do not have enough public parking they will need it.

Deborah Jacobsen States: Correct. Are you going to have valet parking?

Chaim Noe States: Valet will be the solution if someone does not want to use valet they don't. With valet they take your car from the restaurant and they park it. You give them the key and you go.

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Jeffrey Kaplan States: It would seem to me that if the parking lot was a provision for valet only it would reduce some of the issues.

Todd Bonkosky States: Are these two different parcels by different owners?

Chaim Noe States: No, it is the same owner.

Evadne Giannini States: My concern is if this is valet parking how do we keep it private? It should have a gate and the valet should only have access.

Chaim Noe States: It is a good idea to have a gate either way because if municipal parking is full other people will park there.

Evadne Giannini States: If you do not have a gate it will be a free for all up there.

Jeffrey Kaplan States: Todd would that alleviate some of your concerns if parking was valet only?

Todd Maurizzio States: Is there going to be potential for a building or a structure there?

Jeffrey Kaplan States: They would have to come back for that.

Chaim Noe States: I put the proposed building because during the last meeting it was mentioned that parking only may be a problem. I put it there to show that there is a place for the building.

Todd Maurizzio States: Should we do a lot line change to combine those lots to bring it down?

Evadne Giannini States: That would be a great idea.

Todd Bonkosky States: Are there any setbacks for the parking?

Todd Maurizzio States: There are a lot of challenges with the parking the grade is substantial. It does not seem feasible to make that grade.

Chaim Noe States: Mike Reilly did this once already but he needs to show exactly what will happen. I told him to originally put more spots over here and he said it would not work that way.

Evadne Giannini States: Are we limited to the configuration to this parking? Does the land allow us to widen that?

Todd Maurizzio States: The land allows you to widen it up top.

Chaim Noe States: It is 5 acres.

Todd Maurizzio States: It is the initial incline in the middle of it where the contours are.

Jeffrey Kaplan States: Are they showing landscaping on the parking lot?

Deborah Jacobsen States: No.

Jeffrey Kaplan States: You need to show landscaping and lighting.

Chaim Noe States: Now that I know I will put it on the plan if we are going to spend the money to do this.

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Evadne Giannini States: I am concerned about the safety and the liability of having a lot of issues. It has to be gated, closed off, or fenced.

Deborah Jacobsen States: It has to have lighting, landscaping, and a trash receptacle. We do not want trash on the ground.

Chaim Noe States: The valet parking will take care of it.

Jeffrey Kaplan States: Just keep in mind it is a gateway into the community, rather than seeing a parking lot that is vacant 90 percent of the time. This should be nicely landscaped.

Evadne Giannini States: Individuals that can not live in houses may want to camp there.

Chaim Noe States: I Understand if it is going to be a trash hole then no one will come to the restaurant.

Tood Maurizzio States: Do you feel it is feasible to develop that with landscaping and lighting? You will have a complete road that comes up as a 25-foot-wide road.

Chaim Noe States: I know it will be a challenge.

Todd Maurizzio States: I just want to make sure it is feasible for your project because it is going to be a big expense.

Chaim Noe States: It is already three years old and he spent so much money. Let's say they give up the rooftop. Nobody knows if it will actually be used.

Todd Maurizzio States: I personally would build that building up there, you are up there you are doing the drainage and the parking. Retrofitting an old building.

Jeffrey Kaplan States: The only other question I have is that the new addition to the Site plan from the restaurant. We really need to do a 239 This is a county road and we really need to send it to the County.

Evadne Giannini States: Do they need to go through the County for the property line?

Jeffrey Kaplan States: That they can do through the assessors office.

Todd Bonkosky States: That is on a curve where the entrance is supposed to be.

Jeffrey Kaplan States: Do they have to approve the driveway or is that something the Village does?

Jeffrey Kaplan States: The Village is not here to spend your money. We want to make sure it is feasible.

Deborah Jacobsen States: He has to send this to the County and come back?

Jeffrey Kaplan States: Send this Tommy to check for site distances.

Deborah Jacobsen States: Danielle, please send this to the County and Tommy.

Todd Maurizzio States: You are going to need surveys, and you are adjacent to residential properties.

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Chaim Noe States: This seems like something that can have conditions, that we do not use the rooftop.

Jeffrey Kaplan States: The Site plan was approved to use as a restaurant, correct

Deborah Jacobsen States: Yes, but then they added the rooftop.

Chaim Noe States: Correct But we will not use it.

Deborah Jacobsen States: There is supposed to be a noise study due to the rooftop.

Chaim Noe States: I would like to ask the Board if we can build and then worry about the rooftop.

Deborah Jacobsen States: If you do the rooftop there is a building next door you are going to need the noise study. If you have people renting from them, and your rooftop is going to open after Shabbat it is going to be noisy. There is a noise ordinance at 10pm people have to get up to go to work.

Chaim Noe States: I do not know what is going to be involved.

Jeffrey Kaplan States: Are you proceeding with the rooftop at this time?

Chaim Noe States: I have to put it on hold because we need the parking, I need to do the study, and go to the County. Mike Reilly has to do the plan and see if it is going to be worth it.

Todd Bonkosky States: I do not believe that the parking has to do with the rooftop only. You needed the parking without the rooftop.

Chaim Noe States: The existing capacity had the same parking.

Todd Bonkosky States: They were going to talk to the neighbor about parking but that did not work out.

Deborah Jacobsen States: Correct. Then they were going to buy property on Lew Street and Maple Avenue.

Todd Bonkosky States: You have to bring it up to code now with the existing plan.

Jeffrey Kaplan States: We can take the municipal parking into account, but you are adding apartments. Those will be used on a permanent basis that is where the additional parking came in.

Chaim Noe States: The twelve apartments from upstairs?

Deborah Jacobsen States: We need all new plans and use the parking for mixed use.

Chaim Noe States: Why can't I use the existing municipal parking? The restaurant before had about the same square footage.

Deborah Jacobsen States: You were going to use the downstairs as a family room. You also have the apartments upstairs.

Todd Bonkosky States: This is not grandfathered in; you would have to meet the code.

Todd Maurizzio States: The plan Changed.

Todd Bonkosky States: You are looking at needing more spaces that the former restaurant did not need. Chaim Noe States: I will double check the Municipal parking.

Todd Bonkosky States: There were no apartments there it was just municipal parking not only for the restaurant.

Deborah Jacobsen States: Send everything to the County and Tommy Decker.

Jeffrey Kaplan States: Did you fill out an application for the parking? You have to update the Site Plan to include the parking. We also need the application updated to include the parking.

A motion was presented by Todd Bonkosky, seconded by Evadne Giannini to send 22 Green Avenue SBL 106-2-10 to the County for a 239 review. **Unanimous.**

Camp Morris SBL 115-1-5 proposed dining hall with loading dock, 3 dormitory buildings

Deborah Jacobsen States: Camp Morris hello and welcome.

Jason Rashford States: I am the director of preconstruction for the Eastgate group. We received the comments we understand that there is additional action that needs to take place. We wanted to take opportunity tonight to ask to be referred to the Zoning Board. I am not sure if that is how it works. We would like to table any Planning Board action until the January meeting. We have to take the County's comments into consideration. The plan how it stands now can not go any further until we go to the Zoning Board.

Jeffrey Kaplan States: The one question that I have which is probably a mutual concern for both the Planning and Zoning Board is, you are taking a separation that should be 50 feet it is now 37 feet and you are asking for that to be reduced to 15 feet. Is that correct?

Jason Rashford States: Unfortunately, I do not know if that is accurate.

Jeffrey Kaplan States: I am looking at the analysis at the proposed project. I am not sure if that is correct or not. If there is an actual expansion to the Shul you are 15 feet away from the adjoining building. There is no way you are getting any type of fire apparatus between those buildings. Is that a mistake that the County made by looking at your plan?

Jason Rashford States: I would have to let our engineer formerly comment on that to make sure it is code compliant.

Jeffrey Kaplan States: Do we usually send the fire department the plan or does the applicant send the plan?

Deborah Jacobsen States: Nolan Akerley already walked it with him.

Jeffrey Kaplan States: They were okay with that?

Deborah Jacobsen States: Yes, he was he said he had no problem with it.

Mr. Gerwitzman States: This is from two different angles.

Jeffrey Kaplan States: This looks scarier than it is that is what you are saying?

Mr. Gewirtzman States: I would also like to point out that we started out with a very large building. We came to the board and it was pointed out that having that many kids together made you uncomfortable. We separated all of the buildings and now we are back with plan B. This is really a big improvement from what we wanted originally.

Jeffrey Kaplan States: Correct. At this point you would like the Board to send you to the ZBA?

Mr. Gewirtzman States: Correct. We are hoping we can do this and have a Planning Board meeting the same night.

Todd Maurizzio States: Do you have the setbacks and separation or are you going by the County letter?

Jason Rashford States: I do not have it in front of me but it would have to be a part of the application.

Jeffrey Kaplan States: Specify each one you have and one thing that was mentioned is that the Variance should be from the side of the road to the building. It should not be from the middle of the road.

Jason Rashford Sattes: I am assuming it is ten days prior correct to have both packages submitted. We will submit the formal ZBA application.

A motion was presented by Evadne Giannini, seconded by Todd Bonksoky to refer Camp Morris SBL 115-1-5 to the Zoning Board for a Variance. Unanimous

Role Call

Deborah Jacobsen, Aye
Evadne Giannini, Aye
Todd Bonkosky, Aye

Newburg Egg SBL 106-4-1 Amended Site Plan Proposed Building Expansion

Deborah Jacobsen States: Newburg Egg you are up. Will Illing are you still on the Zoom?

Will Illing States: Yes, I am.

Deborah Jacobsen States: Would you like to address Newburg Egg Sir? Did you get the letter?

Brad Cleverly States: Hello I am here for Newburg Egg from MJS engineering we have made a number of changes to the drawings. We addressed the letter from Shepstone along with the County. We recently received the email from Mr. Will Illing in regards to the waste water treatment.

Will Illing States: You need to get your industrial permit renewed and you have not taken any initiative. Furthermore, there are constant consistent violations of the old permit that jeopardizes our waste water treatment plant that the Village operates. We are having significant issues and most of it is related to the lack of proper pretreatment of the wastewater coming from Newburg Egg. This needs to be resolved before you expand in my opinion.

Yoli Halpert States: We understand that lets say we renew the permit and take that action. As we are sitting here at the Planning Board we want to make sure that there are no other issues.

Brad Cleverly States: Newburg Egg will take action on that it is Vital.

Will Illing States: We need to know what you are going to do to mitigate this? This is an environmental issue and you should submit a report that tells us what you are going to do to stop violating.

Evadne Giannini States: You can not add without understanding the process assessment and what is causing the problem.

Yoli Halpert States: I have not heard anything lately in regards to the waste water treatment issues. We did a composite sample and everything has come back good. We do weekly sampling. I am not so sure why the permit ran out. I do not know anything about the operation but it will be addressed.

Jeffrey Kaplan States: Will, is their BOD count excessive is that the issue?

Will Illing States: Yes, it is tremendous it comes in huge slugs and decimates our plant.

Yoli Halpert States: Is this something that has happened lately?

Will Illing States: This has been going on for three years there are constant violations. We can go over all of your records and you will understand what is going on.

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Yoli Halpert States: Absolutely I would like to see it. Can we set up a meeting with you and the wastewater department to discuss these issues.

Will Illing States: You can contact the mayor to set that up through his office.

Jeffrey Kaplan States: You can do that through the clerk's office.

Yoli Halpert States: Yes, we can do that.

Jeffrey Kaplan States: In terms of the comments Todd are you comfortable with the responses?

Todd Maurizzio States: I have a new comment letter, I think the Board should table this until the meeting.

Jeffrey Kaplan States: We will put you on the Agenda for January 7. If you have an issue setting up the meeting contact me at my office. You do not need me for the meeting, try to set it up through the Village.

Yoli Halpert States: I do not want to come back in January and we are missing items on the plan.

Todd Maurizzio States: I would like to clarify a few things on the plan. I am receiving pieces of the plan, then I have a sprinkler room. You are proposing a 50,000 square foot building in which you show all of the existing infrastructure through that square rectangle.

Brad Cleverly States: Yes, the rest of this was under a previous approval. It says cooking facility it does not say proposed.

Todd Maurizzio States: The other one does not say expansion. Are you expanding that portion of the building too?

Brad Cleverly States: No this is under the previous approval.

Todd Maurizzio States: I was talking to Danielle and that is what we thought you were looking for. We thought it was just the expansion.

Yoli Halpert States: We were going to do it and now we most likely will not do it.

Todd Maurizzio States: The plan is showing a building with grade lines going to nowhere. There is all of the topography going through the Village.

Brad Cleverly States: We did not block it out that is a typo.

Todd Maurizzio States: I am getting partial plans, drainage plans, and a sprinkler room plan.

Brad Cleverly States: The sprinkler room plan I am not aware of.

Todd Maurizzio States: I have a basement sprinkler room plan and segments from of a plan from 2021, 2024, and 2025. I need a comprehensive plan that is cleared up it is hard to follow. There is Part 1 and part 2. I need a complete set.

Brad Cleverly States: There is an old drawing of the wetlands because we show individual parts of the Site at larger scale. That is why it is done that way.

Todd Maurizzio States: This plan here says the sprinkler room.

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Brad Cleverly States: That is a part of the approved set.

Todd Maurizzio States: What is the relation to the 50,000 square foot?

Brad Cleverly States: That is not a part of that, this is for the sprinkler service connection it is what is existing now.

Todd Maurizzio States: It is very confusing. I am getting a drawing from 2021. Did you make any changes to that plan?

Brad Cleverly States: This is an amended plan we put it all together it is pieces of it.

Yoli Hlabert States: This area is already here from 2021

Todd Maurizzio States: That plan represents that upper building as being new. The expansion being new. The other building is shadowed out which is what we are focusing on.

Deborah Jacobsen States: You would like a complete set?

Brad Cleverly States: That is a complete set we have to clear it up.

Todd Maurizzio States: The footprint of the building without the background information. We need the setbacks and the bulk table.

Brad Cleverly States: It is on there this is an amended Site Plan.

Todd Maurizzio States: You have to start focusing on that building because that is the clarity that we needed.

Deborah Jacobsen States: Danielle, please set up that meeting.

David Martino States: Tom asked me to mention that when the time comes that there will be a resolution overriding the County's disapproval.

Brad Cleverly States: We had prepared this response that supported the Village submitting back to the County. Does that proceed in parallel now?

Jeffrey Kaplan States: When you have a final vote with a super majority you would need atleast four members to vote. As a part of that vote than we can respond to the County.

Brad Cleverly States: This will not go back to the County? There was a lot of information provided from them that was just wrong.

David Martino States: The letter from the County is not binding on the municipality.

Jeffrey Kaplan States: The issues that may be binding you can override with a vote of 4.

Todd Maurizzio States: The building separation has no dimensions for separation.

Brad Cleverly States: The separation is ten feet it shows that. I talked to the architect and with proper fire protection it is okay.

Todd Maurizzio States: The zoning says around 50 feet, that is what the County was talking about. I do not believe it was on my comment. I believe it is 50 feet in between buildings.

Yoli Halpert States: If you do a fire protection wall could it be closer?

Todd Maurizzio States: You would not meet the zoning that is a building code issue. There are no dimensions shown. You are showing the expansion area is that in proximity to that area?

Brad Cleverly States: No, it is not.

David Martino States: We did not find any violations in regards to zoning.

Yoli Halpert States: What else do you need before January 7?

Todd Maurizzio States: You need to address the comments. We gave you a letter today.

Deborah Jacobsen States: keep in mind that today is the 3rd. There are holidays coming up. We will see what works best for Will Illing. You know what you have to do.

A Motion was presented by Todd Bonkosky, seconded Evadne Giannini to close the meeting at 7:47pm. Unanimous.

**Respectfully Submitted by Danielle Ricco
Planning Board Secretary**