

The Village of Woodridge
Planning Board Minutes
February 4, 2026

Salute to the flag

In attendance: Board Chair, Deborah Jacobsen, Board members, Robert Kaplan, Todd Bonkosky, Evadne Giannini
Also present: Village Attorney, Jeffrey Kaplan, Village Planner David Martino, Village Code enforcement, Scott Buchholz Fusco engineering

A motion was presented by Robert Kaplan, seconded by Todd Bonkosky to accept the minutes of January 7, 2026. Unanimous.

A motion was presented by Evadne Giannini, seconded by Robert Kaplan to begin the meeting at 7:03pm. Unanimous.

22 Green Avenue SBL 106-2-10 proposed restaurant, proposed parking lot on Roosevelt Avenue

Deborah Jacobsen States: 22 Green Avenue you are up.

Chaim Noe States: I received the comments from Fusco engineering; I went over some of them with the engineer. He will address all of the comments. I saw the first comment mentions an issue with 15 percent.

Scott Buchholz States: My concern is if the Board takes a look at the project location site on sheet 1. The property behind this one is a very large piece of property it does not have much road frontage. My concern is that sometime down the road they may utilize this entrance for development of other properties. If you do look at the code for road slopes it is supposed to be 10 percent or less. You are at 15 percent and it is quite steep.

Chaim Noe States: I can speak to the engineer and see if it is feasible we will have to figure it out.

Jeffrey Kaplan States: We can also have an approval that can have a condition. The condition could be before any improvements on the back lot can be done. They would have to come back to the Planning Board. In addition, the slope on the driveway is specifically allowed for the proposed use and not for additional use.

Chaim Noe States: This is all rock the parking itself will be expensive.

Robert Kaplan States: The driveway in the back is yours correct? If the guy in the back wants to use it than he can.

Chaim Noe States: Yes, but he is talking about the property itself that I own it is 5 acres in the back.

Deborah Jacobsen States: That is where Woodridge royals used to be where the rock cut is?

Robert Kaplan States: It is right next to clearwater

Chaim Noe States: If we need to address all of the comments it is pretty standard for a review.

Scott Buchholz States: Can you clarify that this would be primarily for the use of the staff and any use by customers would be by valet.

Chaim Noe States: This would be for the staff and customers.

Jeffrey Kaplan States: All by valet.

Scott Buchholz States: By the edge of the road is that a riprap swale or is that a proposed sidewalk?

Chaim Noe States: At the last meeting they mentioned having an ADA walkway that is why I put it in.

Jeffrey Kaplan States: Will there be an actual walkway on that driveway?

Chaim Noe States: A suggestion was made for us to show access from the walkway. If it is valet technically you do not need it.

Jeffrey Kaplan States: With valet people are still going to go back and forth with the cars. I assume you may have more than 1 valet. If 1 valet person is leaving and then you have another valet employee and then you have staff. There should be a safe way to access the driveway.

Chaim Noe States: It is wide enough.

Deborah Jacobsen States: How wide is this?

Jeffrey Kaplan States: A portion of this should be designated on the side.

Chaim Noe States: If you make a bicycle lane it could be marked.

Jeffrey Kaplan States: It could be a walking lane.

Deborah Jacobsen States: Is that going to be wide enough if a car does not start, could you get a tow truck back there?

Jeffrey Kaplan States: You would not put up a curb you would just have a designated spot like a bicycle lane.

Chaim Noe States: This cost a lot of money already a small safety change will be appreciated. Safety comes first and we will address the comments. I was able to start it last night.

Scott Buchholz States: You submitted an extensive plan so you added 4 sheets to it.

Chaim Noe States: I am trying to see if we can get a conditional approval tonight?

Deborah Jacobsen States: I want these comments addressed first before you have a conditional approval.

Robert Kaplan States: It is not slowing the building process and you can not build anything in the parking lot until the ground thaws.

Chaim Noe States: If you give a conditional approval, we can at least close on the lot.

Robert Kaplan States: Oh, you have a contract?

Chaim Noe States: We want to close it. It is subject to approval.

Deborah Jacobsen States: Mr. Kaplan, what do you think?

Mr. Kaplan States: How are you handling the concept of having staff park and it is for valet parking? In one hand if you do not have an event you could close up the parking lot by putting a gate up. If you are allowing staff there then that will not be a viable plan.

Chaim Noe States: We are going to have a gate on it with a sign. Staff can have a fob.

Jeffrey Kaplan States: The gate will remain closed at all times except for when there is an event with valet parking?

Robert Kaplan States: If they have a key fob, they have access because they can not park on the street overnight.

Evadne Giannini States: Staff has access to it 24/7?

Chaim Noe States: Yes, because they can not park overnight in the municipal parking.

David Martino States: Tom had asked me to mention that there was signage on the restaurant to make it clear that the parking lot is for valet and for staff. He would like that as a condition.

Evadne Giannini States: That is an excellent idea.

Scott Buchholz States: If you have an event and you have 60 to 70 vehicles show up, they would all show up at 22 Green at the venue. It could be an issue with stacking of vehicles and not having enough valet personnel to run those cars. How would you propose handling traffic there?

Chaim Noe States: The capacity is for 30 cars and the rooftop will not be open all the time either. It is not going to be like a movie or a show where everyone comes at the same time. It is additional to the existing restaurant.

Evadne Giannini States: I am confused I thought that the rooftop was not approved. I thought it was for events only.

Jeffrey Kaplan States: Do you have A 60 or 80 spot capacity?

Chaim Noe States: The restaurant is going to be rented exclusively if the people want to go to the rooftop they can.

Deborah Jacobsen States: This board has already asked for a noise study. You have neighbors to your left and neighbors to your right. Shabbat ends on Saturday night will you be open after shabbat?

Chaim Noe States: No, we will not be open it is a meat restaurant.

Deborah Jacobsen States: Can I have that in writing?

Chaim Noe States: I probably can if you need me to.

Deborah Jacobsen States: I am not saying not to open I am concerned about your neighbors who go to work the next morning. We have a noise ordinance in the Village from 10pm.

Chaim Noe States: We can make it a condition that you can not use it after a certain time.

Todd Bonkowsky States: You are going to be up above everything else in the area and that sound is going to travel.

Robert Kaplan States: You certainly can not have music out there.

Chaim Noe States: If there is a noise law you are not going to change it because there is a rooftop. We have to follow the law.

Deborah Jacobsen States: We will see you March 4th, 2026. I would answer the questions from Fusco engineering. You need to get a hold of Mr. Kaplan and then he will get back to me. You get a hold of Fusco they then get a hold of Danielle and she will reach out to Mr. Kaplan and myself.

Jeffrey Kaplan States: I believe that with the comments from the Board and the comments that you received tonight. You will eventually receive approval on this. There is nothing here that will stop an approval.

Evadne Giannini States: It is a bunch of dotting I's and crossing T's.

A motion was presented by Robert Kaplan, seconded by Evadne Giannini to waive the public hearing.

Unanimous.

Moshe Attie representing 95 Highland Avenue SBL 102-2-13 proposed conversion from an existing garage into a single-family home

Deborah Jacobsen States: 95 Highland Avenue you are up.

Moshe Attie States: Good evening I am here to represent 95 highland avenue. They would like to convert the garage into a single-family home.

Deborah Jacobsen States: Without any prior approval.

Moshe Attie States: Unfortunately, they did this without permits or approval from planning board, zoning board, and building department. They received a violation for that and are currently going to court for that part of it. Regarding the garage it is a 625 square foot garage and it is very close to the property line.

Deborah Jacobsen States: It is very close I lived next door.

Moshe Attie States: It is very close to the property line and we are going to require a variance for that. I received Fusco's comments today and there was a discussion before the meeting between the Attorney and Fusco engineering. This was regarding the garage and if it is a separate structure and whether or not a residence can be there. In this case it is for the mother who lives on the property and they have the daughter that takes care of her.

Deborah Jacobsen States: There is no parking in the back for multiple dwellings because Mr. Simon used to park his car in that garage. He had to back out of the driveway and it is a long driveway. My suggestion if this is approved is that you have enough room between both dwellings to put a parking area there for cars. Are you aware that there are underground springs on that property?

Moshe Attie States: I will take a look at that.

Deborah Jacobsen States: My father was there with a shovel digging a trench between both buildings on the driveway side.

Moshe Attie States: Is it constantly coming up from the underground springs?

Deborah Jacobsen States: Yes, if you go up the driveway to your left over to the grey house. If you see a rock garden that is all of your underground water.

Moshe Attie States: That is interesting.

Deborah Jacobsen States: I know the property well I used to live across the street on 94 Highland Avenue.

Robert Kaplan States: The question is Can a house really be there?

Scott Buchholz States: What you said was that the garage was converted.

Deborah Jacobsen States: It was a two-car garage that was converted into a living space.

Scott Buchholz States: You also have to bring this in front of the building department.

Deborah Jacobsen States: They did not go to the building department.

Scott Buchholz States: As far as code they would have to go to the building department to make sure that it meets code.

Deborah Jacobsen States: Did they put new floors or are you using the concrete?

Moshe Attie States: They put flooring in there

Deborah Jacobsen States: Is there subfloor on top of the concrete floor? I know there was a lot of oil spilled when Mr. Simon used to fix his cars.

Moshe Attie States: I am not sure I can find out.

Scott Buchholz States: Is that building also connected into the sewer system?

Deborah Jacobsen States: No there is no sewer or water in that garage at all.

Scott Buchholz States: Is there on Highland Avenue?

Deborah Jacobsen States: There is water and sewer on Highland Avenue.

Jeffrey Kaplan States: It is being used as a residence without water and sewer?

Deborah Jacobsen States: They want us to approve it they made it into a residential but there is no water and sewer going into the garage.

Jeffrey Kaplan States: If there is no water and sewer than it is not residential to begin with.

Scott Buchholz States: Are people living there?

Deborah Jacobsen States: Not yet they just converted it this winter.

Jeffrey Kaplan States: It can not be used until it receives approval. Did you see the comments from Fusco engineering? A couple of those are very correct such as you do not meet the side lot and rear lot. The width of the area has to be 85 feet wide and you have 75 feet.

Moshe Attie States: We need a variance for the rear yard and the side yard; we need a variance for the use overall as a second residence of the property.

Jeffrey Kaplan States: You are going to have some difficulty. You are going to have to go to the ZBA. I looked over the code to see if there is a possibility for an accessory dwelling unit. It appears that this is more of a modern advent. It is not discussed in the Village code. It may require an amendment to the code. They do speak about accessory units but they do not define an accessory unit as a dwelling unit. They do not say that you can not, they do not define it as a dwelling unit. Usually within a Zoning code unless it specifically allows you to do it you can not do it. I would suggest since you have to go to the Zoning Board that this board refers them to the ZBA. In the meantime, I will reach out to the Village Board whether or not they want to consider allowing accessory dwellings in the Village. It is being encouraged by the State, they would like to see more of it.

Moshe Attie States: Would it be correct to ask the Zoning Board for interpretation of this.

Jeffrey Kaplan States: This board should pass a motion to where they go specifically for side yard and rear yard variances. They also need some type of interpretation to the code.

Evadne Giannini States: Specifically, for a ADU as a residential?

Jeffrey Kaplan States: They are going to ask for that; I am not sure if the Zoning Board can do that. That may make them a legislative body that would then be something that the Village Board would discuss. You have a paved walkway. Other than the walkway you are just going to have everyone park in the front?

Moshe Attie States: We are going to have proposed parking spots.

Jeffrey Kaplan States: There is no parking for the front unit either?

Moshe Attie States: No.

Deborah Jacobsen States: The front unit always parked in the garage which they converted into a second dwelling. There is a single drive that goes from Highland Avenue up to the garage.

Jeffrey Kaplan States: What they are calling a paved walkway is a very narrow driveway in which they used to get to the garage.

Deborah Jacobsen States: There was never a paved driveway.

Jeffrey Kaplan States: What you called a paved walkway, is that what you used to get up to that house?

Moshe Attie States: That was one of the comments from Fusco engineering.

Robert Kaplan States: How do you plan on getting water and sewer?

Moshe Attie States: From Highland Avenue

Deborah Jacobsen States: They are going to have to rip up the driveway and hook it in.

Robert Kaplan States: Are the elevations correct to get the sewer in.

Deborah Jacobsen States: Probably because it is all going down. At the end of that driveway to the left there is a storm water drain. That was going down and had to be fixed at one time.

Jeffrey Kaplan States: After you go to the ZBA you are going to have to show how you are getting to the main. You can see if they will allow you to use the same lines to one house to the other for water and sewer. You can not receive approval upon showing how are going to obtain water and sewer.

Scott Bochholz States: The Board may want to require that the Zoning Board review Fusco comments, Shepstone's comments, and the Planning Boards comments. That way they know what we are looking for. You have to answer the questions that we sent you as well.

Robert Kaplan States: If the Zoning Board does not approve this as an additional use than that is the end of the ball game.

Village of Woodridge
Planning Board meeting
February 4, 2026
Page 8

Jeffrey Kaplan States: If that is the case the building department would make sure that they remove dwelling areas if that is the case.

Moshe Attie States: For clarification this project is going to the Zoning Board for interpretation as well as the Village Board.

Jeffrey Kaplan States: You have to go to the Zoning Board for variances. I will discuss with the Village Board whether or not they want accessory dwelling units.

Deborah Jacobsen States: The Zoning Board will meet on March 4th at 6pm.

Jeffrey Kaplan States: I do not like to spend other people's money but you do have a nice wide lot here. If you are putting a second residence on this property this is not an appropriate place to put it. In a day before they had Zoning it was great for a garage which is what it was. Converting it into a house is going to be challenging all the way back there without water and sewer. While you have an open area which would be more appropriate.

Moshe Attie States: If we were starting from scratch that could be discussed unfortunately, we are not.

Deborah Jacobsen States: Have a great night.

Jeffrey Kaplan States: The Zoning Board meeting will be held at 6pm before the Planning Board meets at 7pm.

Moshe Attie States: Will I see the response from the discussion of the Village Board?

Jeffrey Kaplan States: You would still have to prepare an application for the Zoning Board.

A motion was presented by Todd Bonkosky, seconded by Evadne Giannini to send 95 Highland Avenue SBL 102-2-13 to the Zoning Board of Appeals. Unanimous.

Role Call

Deborah Jacobsen,	Aye
Evadne Giannini,	Aye
Robert Kaplan,	Aye
Todd Bonkoksy,	Aye

Joel Kohn representing Kochav Estates SBL 115-1-9 proposed 8 duplex units

Deborah Jacobsen States: Good evening, Joel it has been a while.

Joel Kohn States: Good evening, it has been a while. I am here to represent Camp Morris/
Kochav Estates. This is a part of Camp Morris we looked at it as an overall project. This includes
all of the surrounding properties such as Camp Morris campus and the property across.

Jeffrey Kaplan States: You are zoned for RRS correct?

Joel Kohn States: Yes. We are zoned for camps.

Jeffrey Kaplan States: Amend that on your application stating that it is in the RRS zone.

Joel Kohn States: They are looking to have 8 additional duplexes for staff; this will equal 16
units. These 8 units were approved in 1986. Then it was approved again in 2006. Now we are
here again to get approval in 2026. Hopefully we can actually get this project done. We are not
looking for anything tonight. We would like input from the Board and the consultants that way
we can move on properly with this project. We are using and essentially will tie into the road
system that is already there. This is very similar to what was approved 20 and 40 years ago. We
are reviving this project and hope to get it built.

Robert Kaplan States: These are existing roads?

Joel Kohn States: These are existing roads and this is proposed.

Jeffrey Kaplan States: Joel educate me a little bit on this. We have the new wetland law if this
was a blank page you would first have to do a wetland analysis, call DEC, then get them to come
in and flag the property. They would make a determination on whether you need buffers or not.
Why is this different or do you have to go through that exercise?

Joel Kohn States: It is not different we just submitted a JD request for the property. We got a
positive JD on that. Wetlands have been delineated in 2022 on this property. We do not expect to
have impact. Even if the DEC took all of the wetlands on this property.

Jeffrey Kaplan States: We are waiting to hear from DEC?

Joel Kohn States: We heard from DEC as far as the positive that they possibly have jurisdiction
on some of the wetlands on property. We still have to wait until spring to have the DEC come out
and look at the wetland boundaries.

Jeffrey Kaplan States: The final map will have wetlands designated and if there is a buffer that will show on your plan as well?

Joel Kohn States: Correct. None of the wetlands are previously mapped DEC wetlands. They are Army corps wetlands and informational wetlands. We have to follow the new process.

Robert Kaplan States: Is there anything else that is new that you should be following or that we should be following?

Joel Kohn States: There will be a bunch of new stuff that is coming, besides wetlands. There was a general draft that the DEC just closed the public calendar period on that. This will allow disturbances within the 100-foot buffer for housing developments this would fit that as well. We are not proposing any type of disturbance I am waiting for the general permits.

Jeffrey Kaplan States: I assume with purposes of density with all of the open fields you have there, you have plenty of land to meet your density.

Joel Kohn States: On the map it shows the density and the open space requirements. How much is provided and how much is required. We have done that exercise about 2 or 3 years ago when we did a completely new survey and wetlands on the property. We may want to clarify a little bit better but it is all on the map.

Scott Buchholz States: That is a different tax map correct?

Joel Kohn States: It is on a separate tax map; we may be looking at combining all of the parcels.

Jeffrey Kaplan States: We are not just looking into it you may need that to make your density you have to consolidate. Then you can sell one off and leave the other and that could result in a violation.

Joel Kohn States: Thank you that is noted.

Evadne Giannini States: Is there anything there now?

Joel Kohn States: There is a road cut there we have two pillars.

Deborah Jacobsen States: Are you using them as an entrance?

Joel Kohn States: We are exploring that; it will depend on the Site distance. Due to the fact that it is on a County road we will have to have the County DPW weigh in on that as well.

Robert Kaplan States: You know for many years now our requirement is 22-foot-wide roads. This one is a 20-foot-wide road going into a 20-foot-wide.

Joel Kohn States: It is not a requirement it is a policy we will certainly look into it. I am not sure what the existing road is but I will check it out.

Jeffrey Kaplan States: The 8 buildings that are being constructed, are they for staff or are they for campers?

Joel Kohn States: They are for staff.

Jeffrey Kaplan States: Are they single family?

Joel Kohn States: They are duplexes you will have 16 units.

Jeffrey Kaplan States: Have you reviewed the camp section to make sure you meet all of the requirements?

Joel Kohn States: Yes, the setbacks and separation between the buildings.

Robert Kaplan States: Is there going to be any fencing along the road?

Joel Kohn States: We did not discuss this but we can.

Robert Kaplan States: Is this for counselors or is it for families?

Joel Kohn States: This is for families with kids; they will be pretty close to the road. I just received Fusco's comments a few minutes ago. I do not have any issue with their comments we can go through them quickly. The Site plan that was submitted for camp Morris should be changed to Kochav estates. We can consolidate the parcels and call it Camp Morris Kochav section. We can clarify that. We can indicate the amount of students and the amount of staff on the site plan. The EAF is checked yes for what type of funding. We are not receiving any type of funding from the DEC. This will be subject to DEC approval for a sewer main extension. By definition any additional use of 2500 gallons per day or more that is connected to a municipal system is required to have a sewer main extension approval. With 16 units we will exceed that threshold. That is why that is checked off.

Scott Buchholz States: I read it as you were going to receive some type of funding.

Joel Kohn States: That clarifies that, then there is a comment about the acreage which we can consolidate. The DEC mapper is about the wetlands which we just discussed. I do not know if you are talking about the 1986 or 2006 site plan.

Scott Buchholz States: Number 6 you have on the map proposed buildings that were conditionally approved. I just wondered if you met those conditions.

Joel Kohn States: What he is referring to is what Camp Morris recently received across the street.

Scott Buchholz States: Did you also receive wetlands, is the State taking that area? Is the buffer where those houses are proposed?

Joel Kohn States: I was not involved in that specific approval I can double check on that.

Number 7 of course we will need erosion and sedimentation control plan. We will need a SWPPP for this.

Jeffrey Kaplan States: Are these on a slab or do they have a basement?

Joel Kohn States: Most likely basements. Number 8 is about code enforcements review of compliance with Zoning provisions. I am not sure how you deal with that.

Scott Buchholz States: I was sorting through Zoning today I came across that and it seemed interesting. I am not sure if that is being done or not.

David Martino States: We are happy to provide a review letter.

Deborah Jacobsen States: Okay.

Joel Kohn States: Zoning maps are confusing so you are prepared. There are different sections it is confusing.

Jeffrey Kaplan States: Even within the Zoning section on camps, it is confusing.

Joel Kohn States: If you have any questions on how we came to the conclusions on the Site Plan, feel free to reach out to me. Number 9 we will provide road profiles, a Zoning table, lighting plan, and a blow up of the area to be developed.

Robert Kaplan States: One of the criticisms that we get from the County especially with Camp Morris, is they do not want to see plans as a piece meal. They want to see an overall plan and that is what they told us they wanted. That is what was presented to us last month without any mention of this project. We are going to submit it to the County again because it is on a County road. You may want to submit it as a separate project. It may be better off as being proposed as a separate project rather than an addition to Camp Morris project.

Deborah Jacobsen States: The left side is Camp Morris and the right side is Kochav.

Robert Kaplan States: Keep that in mind when you talk to everyone to see how that would work.

Deborah Jacobsen States: We asked them for a five-year plan.

Robert Kaplan States: They gave us a plan with some extra buildings

Scott Buchholz States: Is there any type of storm management on that Site?

Joel Kohn States: I do not believe so because it is predated before any type of storm water requirements. I do not believe there is any type of issue with storm water runoff.

Jeffrey Kaplan States: What is your separation between each of the 8 units?

Joel Kohn States: I think it is 25 feet.

Jeffrey Kaplan States: The code does state 25 feet they do allow you to put decks. The building itself has to be 25 feet separation.

Evadne Giannini States: I am seeing No parking on the plan?

Joel Kohn States: There will be parking on the plan this is a sketch design.

Todd Bonkosky States: What is the parcel that shows the Town of Fallsburg? It shows 41-1-4.

Scott Buchholz States: That is across the street from the units that are being proposed. If you see County road 53 it is left to that.

Deborah Jacobsen States: The Village starts up on top of the hill.

Joel Kohn States: This specific property on the map is a little piece that is in the Town, the rest is all Village.

Jeffrey Kaplan States: I see that your pools are a distance away from this area. Any thoughts of them putting a pool in on this side because this one is quite a distance.

Village of Woodridge
Planning Board meeting
February 4, 2026
Page 13

Joel Kohn States: There are 2 pools, this is the same as it was originally proposed. I could verify whether there would be any thought about another pool.

Deborah Jacobsen States: Is the playground area going to be behind the houses? Where the decks are going to be. For the children to get to the playground area they will have to walk across the development.

Robert Kaplan States: The playground is closer than the pool.

Deborah Jacobsen States: That is true. What type of fence are you going to put? And no deer food.

Joel Kohn States: Of course that is also policy.

David Martino States: I would like disclose for the record that Shepstone management does do some work with Joel Kohn.

Deborah Jacobsen States: Thank you. We know.

Jeffrey Kaplan States: Is that a County road that needs a 239 review?

Joel Kohn States: It needs a County 239 review because it is on a County Road and a Municipal boundary.

Deborah Jacobsen States: You will also need a Site distance study.

Jeffrey Kaplan States: How far is the playground area? The camp Zoning law does say that for every 25 staff units you are supposed to have a recreational area within that area. This is 16 that you are building.

Joel Kohn States: A little over 500 feet. This is a steep area over here. We can figure it out we need playgrounds.

Deborah Jacobsen States: I am going to cancel the April meeting because April 1st is the first day of Passover.

Joel Kohn States: Is there a way to move the March 4th meeting because it is Purem.

Deborah Jacobsen States: If I am canceling the April 1st meeting due to Passover we can have the meeting on March 25th. Danielle post that we will not have the March 4th meeting it will be March 25th. Please let the applicants know.

A motion was presented by Evadne Giannini, seconded by Todd Bonkosky to close the Planning Board meeting at 7:48pm. Unanimous.

**Respectfully submitted by Danielle Ricco
Planning Board secretary**

