

Village of Woodridge
Planning Board Minutes
November 5, 2025

Salute to the Flag

A moment of Silence for Former Mayor Joan Collins

In Attendance: Chair Board, Deborah Jacobsen, Board Members, Evadne Giannini

Robert Kaplan, Todd Bonkosky,

Also Present: Village Attorney Amber Swinden, Village Planner, David Martino, Code Enforcement, Todd Maurizzio Fusco engineering

Camp Morris SBL 115-1-5, proposed dining hall with loading dock, proposal 3 dormitories

Jay Samuelson States: I am here for Camp Morris we want to replace the older style dormitories. We would like to replace it with a new dining hall and kitchen facility. Within the location to where those were originally housed. There will be three new separate dormitory buildings with a total of 106 new dormitory rooms. We are redesigning some of the loading areas, walkway areas, access points, correction to water and sewer that is existing on site. This is to remove three or four of the existing buildings to replace it with a new dining room/kitchen facility and three new dormitory buildings.

Deborah Jacobsen States: Todd from Fusco engineering do you have any further questions?

Todd Maurizzio States: Did you receive my comment letter?

Jay Samuelson States: Yes, we did.

Deborah Jacobsen States: Can you Please respond to those comments?

Jay Samuelson States: Number 1 through 3, I know Rabbi Silver met with the fire department. I do have a letter from the Fire Chief that I have with me.

Deborah Jacobsen States: We have it.

Jay Samuelson States: The fire department is acceptable with the layout as designed. They find it adequate to fight fires.

Todd Maurizzio States: I was reviewing the fire code and I would like to have a discussion with the chief. With all of the new structures and the amount of people. I think an access road for safety to get to those 110 people and possibly another 50 people in the adjacent buildings.

I do not think it is asking much to have access per State code. What I am asking is not a preference it is a state code. I would like to go over this with the fire chief to see what his interpretation is. I was looking at the sprinkler main and a one-inch service line is not going to handle a sprinkler main.

Jay Samuelson States: There will be sprinklers we will update the sprinkler size.

Deborah Jacobsen States: What size is recommended?

Todd Maurizzio States: It is all based on hydraulics and calculations. I would say a 3-inch minimum, you are going to have a RPZ there. Some time the sprinkler will increase your length. If you had a road that went another 300 feet into the site, I think that will give you protection.

Rabbi Silver States: The issue with this is we only have the four facilities if we put another 44 feet of road over there. It is not something that we could accomplish.

Mr. Gewirtzman States: It is not a good idea to have cars that are invertedly going to drive through the place where the boys are. We try to keep the vehicles off of the property.

Deborah Jacobsen States: Is there anyway we can put a path for firetrucks with a crash gate where no cars can go through?

Todd Maurizzio States: Pervious pavement would work you can disguise it.

Mr. Gewirtzman States: When there is a wide road people are going to go on there with bikes and scooters.

Rabbi Silver States: We have access from the gym, east pond road, and from the side of the new building. Like Eric and Nolan had said we can pull up on the baseball field. The sprinklers are also there to give us a 300-foot length.

Deborah Jacobsen States: That is a conversation I had with Nolan, he called me before he wrote this.

Todd Maurizzio States: I would like to have a conversation with the fire chief.

Robert Kaplan States: How far are the new buildings from the underground water tank you have?

Jay Samuelson States: The tank and pump building is located in this area here. There are existing lines that come up to serve these buildings that we will be tying into, to service these buildings.

Todd Maurizzio States: The plans were not very clear.

Jay Samuelson States: We can clarify the plan to remove all of the proposed inside, clarify the elevations in the loading dock area. We do have erosion control on some of the plans we will make sure it is clear. We will update the sprinkler size and will show where they are on the plan.

Deborah Jacobsen States: In other words, you are going to update the plans that you sent us.

Jay Samuelson States: We will modify the Site plan.

Robert Kaplan States: I took a fast look at the SEQR document it says the name of the district area it says South Fallsburg. It is page 5 of 13.

Jay Samuelson States: That was a mistake on my part.

Todd Maurizzio States: The sanitary runs down from the dorms it looks like the invert runs down. It is about a 10-foot drop.

Todd Bonkosky States: I mentioned this before the County was looking for a long-term plan to show what you want to do with the property.

Jay Samuelson States: We can provide a narrative with a quick explanation and a visual.

Todd Bonkosky States: We do not want to say yes you can do this and then you have to take it out.

Jay Samuelson States: This is currently the location of the new kitchen, these are the three dorms, and these are the additional dorm units for the next phase. These two over here were approved. We can add some more as our staffing grows and the camp grows.

Evadne Giannini States: What is your expansion level?

Rabbi Silver States: There are about 30 units

Evadne Giannini States: That is all I wanted to know.

Deborah Jacobsen States: Do we need to send this to the County review?

Todd Maurizzio States: Danielle would send it to the County; the Board would have to make a motion.

Deborah Jacobsen States: We did not send them to the County. Do you plan on coming back next month?

Robert Kaplan States: We have to send them the latest plans too?

Mr. Gewirtzman States: You will not issue the permits without the review, correct?

Robert Kaplan States: We waived the public hearing.

David Martino States: One of the concerns that we had was the narrative on this plan is difficult to follow. One recommendation that I have prior to the 239 review is to update the full environmental assessment form. You have indicated that there are wetlands there. I would mention if you plan to mitigate or show how it would not be affected.

Jay Samuelson States: They are on the property but not affected. There was a narrative that was submitted.

Todd Maurizzio States: Does this include the master plan?

Jay Samuelson States: No.

Todd Maurizzio States: The master plan should include a narrative as well and we can send that to the County.

Jay Samuelson States: We can include that.

Robert Kaplan States: The County has 30 days to respond we want to make sure they have time to review it.

Inaudible response.

Deborah Jacobsen States: They will need the narrative, the master plan, the SEQR. You can still put a shovel in the ground in December.

Rabbi Silver States: Would we be able to start and submit the three dorms to the building department?

Todd Maurizzio States: I suggest that you make sure that you have the technical information per building code.

Deborah Jacobsen States: Todd once we get everything straightened out paperwork wise is there any reason why they can not move forward. We are not doing any conditional approvals tonight.

Rabbi Silver States: How do we move past the fire issue?

Deborah Jacobsen States: Todd will talk to the chief.

Mr. Gewirtzman States: Are all of the issues on the table?

Todd Maurizzio States: Yes, I believe so.

Deborah Jacobsen States: Todd, can they knock the buildings down?

Todd Maurizzio States: As long as there is an environmental report on it. Make sure your reports are submitted to the building department.

Rabbi Silver States: Do you mind if we have a recap?

Jay Samuelson States: We are going to update the EAF, master plan, narrative, and make a couple of changes to the plans. We will get them back that way she can send them to the County. We will be back December 3rd.

Deborah Jacobsen States: Todd will get a hold of the fire chief. Have a great night. Get home safe.

Mr. Gewirtzman States: Thank you, have a great night.

A motion was presented by Todd Bonkosky, seconded by Evadne Giannini to send Camp Morris for a 239 review to the County. Unanimous.

22 Green Avenue SBL 106-2-10 proposed restaurant, catering hall

Chaim Noe States: Hello I am the developer from 22 Green; I am doing construction for over 20 years. I want to get the project going, I am working with the engineer I know you spoke with him.

Todd Maurizzio States: John Fuller? Yes, I spoke with him.

Chaim Noe States: During the last meeting there was an issue with the parking. They wanted to buy property on Lew Street.

Deborah Jacobsen States: Yes, and we also wanted a noise study if you are having events on the rooftop. You will have the neighbors next door to you because they are redoing those apartments.

Chaim Noe States: It is not my property.

Deborah Jacobsne States: You are going to have people living there with children. If people are coming to your establishment at 10 or 11 o'clock at night. There is a noise ordinance you may have to shut the rooftop down by 9 o'clock.

Chaim Noe States: I want to clarify the rooftop I think somehow it was put into a different direction. He put an elevator they decided it was costly; they wanted the rooftop in the event that we have to use it. The restaurant is on the main floor if he wants to host a private party that will be on the rooftop. There will be no wedding and it will not be loud it will be restaurant style on the rooftop.

Evadne Giannini States: What happens is every time you want to use it you have to come back to the Village for a permit.

Chaim Noe States: I think we should get the parking out of the way.

Todd Maurizzio States: Is there a parking plan?

Deborah Jacobsen States: Roosevelt is a good plan because there are sidewalks.

Chaim Noe States: We will put it on the plan we wanted to make sure that the board was good with it.

Todd Maurizzio States: What is your offsite parking plan?

Chaim Noe States: I saw at the last meeting it said 340 people. I went to John Fuller to ask him where 340 people would go.

Deborah Jacobsen States: What do you consider the second floor? Is it still going to be used for rooms for staffing?

Chaim Noe States: Yes, that is for staffing. The first floor of the restaurant capacity is 400 people. If you want, we can consider the rooftop for 200 people.

Robert Kaplan States: He is going to have to show a map or a plot plan of the parking?

Todd Maurizzio States: Yes, and survey the map to show the path to walking and you would need 4 ADA spots. There is 1 for the first 50, then 1 spot per 100. You will need about 4 spots for that amount of people.

Chaim Noe States: That is Municipal parking?

Deborah Jacobsen States: Yes, but there was not enough parking there initially for the amount of people.

Todd Maurizzio States: The ADA parking spots can not be more than 200 feet away.

Robert Kaplan States: You are going to have to ask the Village to designate those spots.

Todd Maurizzio States: Is there any designated spots within the Municipal parking.

Deborah Jacobsen States: The IGA has spots but that is down further, When the bucket and the pizza place are open in the summer time they go down further to park. If he has his own parking lot for his guests.

Todd Bonkosky States: The businesses right here do not have designated parking because it is Municipal parking.

Chaim Noe States: We are a new business the Municipal parking is for everyone.

Robert Kaplan States: Is there a ramp going into the restaurant?

Deborah Jacobsen States: Yes, there was a ramp there.

Robert Kaplan States: You are going to have to ask the Village to designate those spots.

Todd Maurizzio States: What is your count?

Chaim Noe States: We can limit the capacity.

Todd Maurizzio States: Am I hearing that it is not going to be for wedding venues? You will have to write that on the Site plan. That it will not be used as a wedding venue.

Chaim Noe States: It is for a restaurant and if someone wants to rent it out for a small event. It is way to small for a wedding.

Todd Maurizzio States: You have to show that on the plan.

Deborah Jacobsen States: What you need to do is get a hold of Todd Maurizzio and he is going to tell you what you need. You are going to come back on December 3, 2025.

Chaim Noe States: I just want to make sure the application is okay as far as the walking and the location.

Todd Bonkosky States: Jeffrey Kaplan mentioned the last time that there is no code for parking. There was nothing specific.

Robert Kaplan States: They still have to have a map to show the location.

Todd Bonkosky States: The parking lot is on a separate lot as a separate entity. I am not sure if he needs to go for a variance. The board is open to you using that lot.

Todd Maurizzio States: If we had a good map to go by of the projected occupancy is than we can send it to zoning.

Chaim Noe States: Think about the occupancy of how many people are working there and how many people are coming in and out. Those are two different things if you do not include them, we need to know how many bodies come in and out of the restaurant.

Deborah Jacobsen States: Is the staff bringing their families with them? We both know if the staff is bringing their families they are going to be cooking. That is why I wanted 10 feet hallways. We compromised and I dropped it to 8. You are going to have 12 rooms up there with atleast 2 people in a room. I was told they are going to eat from the kitchen but I know better than that. They are going to have hotplates to cook for themselves.

Chaim Noe States: We can figure that out. I have to talk to Todd and work on the parking location.

Robert Kaplan States: If there is no code for parking where does the zoning board come in?

Todd Maurizzio States: I believe it can not be occupied if it is than they have to get a variance.

Deborah Jacobsen States: Danielle when he gets the paperwork, we have to send this to Jeffrey Kaplan.

Robert Kaplan States: That is in the commercial zone there may not be an ordinance.

Chaim Noe States: Can we make a note that the parking has to be approved by the Zoning.

Deborah Jacobsen States: December 3, 2025 is our next meeting.

Chaim Noe States: Thank you have a great night.

Deborah Jacobsen States: Have a good night.

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

Deborah Jacobsen States: Todd Maurizzio did you get Newburg Egg straightened out?

Todd Maurizzio States: I believe we talked about a narrative and the Site plan.

Brad Cleverly States: I am from MJS Engineering I am here Newburg Egg. This is an amended Site Plan. This was previously approved we would like to put an expansion. The shell processing building. We will be preparing a narrative discussing all of this as we move forward.

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We will be showing parking on the adjoining lot across the street. We will provide a further submittal and add to the narrative.

Todd Maurizzio States: Can we discuss the review Thomas Shesptone submitted? There was a County review. There were a lot of items that were not sufficient. Should we respond back stating that they had the wrong zoning.

David Martino States: The Board should write a response letter to the County.

Todd Maurizzio States: We should let them know that they were looking for another plan as well based on their comments.

David Martino States: That was a preliminary conversation that I had with them.

Robert Kaplan States: When the County said that we should deny the application that was based off of wrong information.

David Martino States: I saw a number of items in the County's review letter that did not line up.

Todd Maurizzio States: It contradicted the Zoning.

David Martino States: They identified the setbacks; however, those setbacks were already met.

Brad Cleverly States: A lot of it was not factual.

Robert Kaplan States: Someone should respond to the County.

Todd Maurizzio States: The portion where the new building will be has been disturbed.

David Martino States: I will take this back to Thomas Shepstone and have Tom write the letter. I will check with Tom and see. I do not believe their decision to disapprove is binding on us.

Brad Cleverly States: I will provide the narrative we can refute the items here which are not adequate. You can reference this and state see the attached narrative.

Robert Kaplan States: There is one issue that they brought up which I do not believe you can get around. The pedestrians walking across the street when the parking is across the street.

Deborah Jacobsen States: We discussed having the Village put a crosswalk or signs.

Evadne Giannini States: A pedestrian crosswalk would be easy.

Brad Cleverly States: We will redo the narrative and reiterate the parking.

Todd Bonkosky States: There was an issue with Sandburg Creek and apparently the issue came from Newburg Egg.

Yoli Halpert States: You know that in any creek you have that and the minute there was a little bit of rain you did not have that. Everywhere we drive around the Hudson was on the news. We did not have any type of leak.

Robert Kaplan States: The paper states that it was coming from you.

Yoli Halpert States: They stated that but that is false.

Todd Maurizzio States: Do we know what the building is going to look like?

Brad Cleverly States: Not yet but we will have the architect prepare it.

Yoli Halpert States: Once we get moving and get approval from the Planning board. I can give you some ideas.

Todd Maurizzio States: Are there traffic studies needed? Is there a major increase?

Yoli Halpert States: We are looking to have more automation we will have less employees.

Todd Maurizzio States: Will you have more distribution?

Yoli Halpert States: There smaller packages.

Todd Maurizzio States: Are there times that the trucks are allowed in and out.

Deborah Jacobsen States: What time do you open?

Yoli Halpert States: We open at 8am sometimes the trucks arrive early and they can wait.

Todd Maurizzio States: The idling time that it is sitting there and then there are trucks that back up onto the road.

Robert Kaplan States: Are you putting extra boilers in?

Yoli Halpert States: Another machine yes on the hard-boiled side.

Brad Cleverly States: We would like to have a work session with the fire department to talk about the separation between the buildings.

Robert Kaplan States: How far apart are the buildings?

Brad Cleverly States: They are 10 feet apart.

Robert Kaplan States: The building code would have to help you with that. The zoning for it is 25 feet apart. Is there a reason they are apart? Is it a USDA issue?

Todd Maurizzio States: If you are 10 feet away you would have to have exterior fire walls. You may need to have them be 20 feet apart. This is a building code issue.

Yoli Halpert States: We will talk to the architect.

Deborah Jacobsen States: We are just trying to help we do not want to have any issues. We will see you on December 3, 2025.

A Motion was presented by Robert Kaplan, seconded by Lauree Novogrodsky to end the meeting at 7:49pm. Unanimous.

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