

Village of Woodridge

Zoning Board Minutes

January 7, 2026

**Salute to the Flag**

**In Attendance:** Chairboard, Stephen Miller, Board members, Louis Saperstein, Charles Davis, Sue Kasofsky by zoom, Yuda Weisz

**Also Present:** Village Attorney, Jeffrey Kaplan, Village Planner Thomas Shesptone, David Martino

**A motion was presented by Louis Saperstein, seconded by Charles Davis to begin the meeting at 6:08pm. Unanimous.**

**A motion was presented by Charles Davis, seconded by Louis Saperstein to accept the minutes of September 4, 2024. Unanimous.**

**Camp Morris SBL 115-1-5 seeking a variance of 30.8', 47.7' and 83.9' for proposed dormitories and dining hall Public Hearing**

Stephen Miller States: Our new board member pointed out that there seems to be a discrepancy on the plans and on the Agenda. Where it says 95.9 to 83.9 is there a mistake on that? The plan says 95.9 he is saying that there is a discrepancy in regards to the dimensions on the cover letter. Yuda Weisz States: It says 82.9' but on the FEAF part 1 page 1 it says 83.9 I would like to clarify which one it is.

Zachary Szabo States: It is 83.9.

Louis Saperstein States: Maybe we should have a five-minute discussion to catch up with people to see what is going on.

Jeffrey Kaplan States: We should let the applicant start and let them discuss what they are seeking.

Zachary Szabo States: We are here seeking three separate variances we were referred by the Planning Board. We are in front of them for the kitchen, dining hall, and three dormitories. The kitchen and dining hall is in the location of a few buildings that we are proposing to demolish. The proposed kitchen and dining hall is going to be set back a little further than the building that is there. We are improving the setback in that location. The reason we are here today for this specific variance is because the property line is changing. We are giving some property to the

Village of Woodridge for highway purposes. In order to maintain the setback that was initially approved as a part of a variance that was issued in 2024. We are requesting a new variance, specifically the kitchen/dining hall was 46 feet from the existing property line. It is now 30.8 feet, one of the dormitories is 59.7' that will be 47.7'. The other dormitory is 95.9' it will be 83.9'. That is why we are here today to grant those variances.

Stephen Miller States: Is this all because it is a part of the road?

Zachary Szabo States: Yes, there is a dedication for highway purposes it is basically a right a way. With that our buildings are moving closer by the map.

Charles Davis States: How many kids are in the dormitory?

Rabbi Silver States: There are 120 boys all together.

Stephen Miller States: The road that is going to The Village of Woodridge is that for an access road or for an emergency?

Zachary Szabo States: No that is East Pond Road. That is where we are offering the dedication.

Stephen Miller States: To make East Pond Road wider?

Zachary Szabo States: No this is just a right-a way dedication.

Louis Saperstein States: Is this going to be used for an ambulance or a fire truck to get down?

Zachary Szabo States: Typically, the Village Roadways within other municipalities will provide a setback to where you own the roadways for maintenance purposes.

Jeffrey Kaplan States: We are not referencing the driveway we are referencing a municipal road.

Thomas Shepstone States: I am in favor and I certainly recommend these Variances. They have not caused most of the problem. It has been caused by the fact that the Village wants more of the Land officially dedicated to them. There are some non-conforming buildings already. You are replacing them and improving the situation. You are improving the overall quality of an existing camp. I highly recommend the Variances. I did notice and Fusco engineering identified this earlier on as we did to. In the existing zoning law, there is a requirement that the buildings be separated by 50 feet. You really need a Variance for that as well I am also in favor of that. We are improving an existing situation. I am respectfully recommending that the applicant should be asked if they agree to request that variance. I think Jeffrey Kaplan has some recommendations on how to procedurally handle that.

Mr. Gewirtzman States: This is for the distance between the buildings. We originally went to the Planning Board with one large building. They said they were really uncomfortable with that many children sleeping in one large building. We agreed to go through the expense and separate the buildings. Although they may be a little closer than you prefer, we are doing this because we were asked not to put so many children in one building.

Jeffrey Kaplan States: What we are looking to do is to make sure the application is a clean application. We are going to ask with assuming that the Board is in favor we are going to make it conditioned upon you submitting an amended application. That application should include the separation of the buildings as a requested Variance. We are not asking you to come back we would make that a condition.

Stephen Miller States: How much is the distance right now? It does not say. It says there is a 5-foot sidewalk in between the building.

Zachary Szabo States: I would have to find the exact estimate it would be a part of the amended application. I believe it would be up to 30'.

Thomas Shesstone States: I will add that typically the reason for building separation distance is to adhere with fire issues. As long as there is enough room for the fire truck to have access and the buildings are not taller than the separation. I do not think they are, you should be fine.

Charles Davis States: With the infrastructure with more people will there be a need for more water, sewer, and electric?

Mr. Gewirtzman States: We are taking buildings down which have a 75-year range. We are getting rid of dilapidated buildings and replacing them with new buildings. It will still have the original bones we had five.

Charles Davis States: We are going to have more people in that area than there was before.

Mr. Gewirtzman States: No.

Jeffrey Kaplan States: One of the good things about building these new buildings is under today's code, they are going to have more saving devices in this building. If it is the same number of people with the construction of the kitchen and the bathroom, they should use less water.

Stephen Miller States: Are there any other questions? Would we need an amended resolution?

Jeffrey Kaplan States: No, assuming you are going to approve this. You can make the approval subject to them submitting an amended application that includes the distances between the buildings. It has already been indicated that they have no issue submitting that.

Stephen Miller States: There is no issue with kitchen/dining room with distance.

Charles Davis States: This is only seasonal not all year around?

Mr. Gewirtzman States: Correct.

Yuda Weisz States: Your FEAF mentions wall mounted light fixtures. With the building moving 15 feet closer to the road, will that be an issue?

Mr. Gewirtzman States: It is away from the road.

Stephen Miller States: Does the Board have any other questions? Is there anyone here from the public?

**No Public Comments.**

**A motion was presented by Louis Saperstaein, seconded by Charles Davis to close the public hearing. Unanimous.**

**A motion was presented by Charles Davis, seconded by Louis Saperstein to accept the environmental form to declare negative declaration. Unanimous.**

**Role Call**

<b>Stephen Miller,</b>	<b>Aye</b>
<b>Louis Saperstein,</b>	<b>Aye</b>
<b>Charles Davis,</b>	<b>Aye</b>
<b>Sue Kasofsky,</b>	<b>Aye</b>
<b>Yuda Weisz,</b>	<b>Aye</b>

**A motion was presented by Louis Saperstein, seconded by Charles Davis to approve the variances of 30.8' for the proposed dining hall/kitchen building, 47.7' and 83.9' for the proposed dormitories, and building separation of 25' to 30'. Unanimous.**

Stephen Miller states: Do they have to resubmit the application and the Site Plan.

Jeffrey Kaplan States: They have the distances already they have to add the building separation.

You have to amend the application to include the building separation.

Thomas Shesptone States: The application was good you only have to amend the application.

Stephen Miller States: It is going to be 50 feet between the 2nd and between the 3<sup>rd</sup> one that is sticking out?

Zachary Szabo States: No, the variance is going to include the separation between the buildings.

Charles Davis States: How much distance is between the dorms?

Jeffrey Kaplan States: Between 25 to 30 the exact number will be given on the application.

**A motion was presented by Sue Kasofsky, seconded by Charles Davis to close the meeting at 6:32pm. Unanimous.**

**Respectfully Submitted by Danielle Ricco**

**Zoning Board secretary**