

Village of Woodridge
Planning Board Meeting
January 7, 2026

Salute to the Flag

In Attendance: Chair Board, Deborah Jacobsen, Board Members Evadne Giannini,
Robert Kaplan, Todd Bonkosky

Also present: Village Attorney Jeffrey Kaplan, Village Planner Thomas Shespstone, David
Martino, Village Engineer William Illing by zoom
Code Enforcement Scott Bolchholz Fusco engineering

**A motion was presented by Evadne Giannini, seconded by Robert Kaplan to begin the
Planning board meeting at 7:01pm. Unanimous.**

**A motion was presented by Todd Bonkosky, seconded by Evadne Giannini to accept the
minutes of December 3, 2025. Unanimous.**

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

Deborah Jacobsen States: Good evening, Camp Morris you are up. I understand that you had a
Zoning Board meeting tonight.

Zachary Szabo States: Good evening, the last outstanding item for this project was our Variances.
We went before the Zoning board not too long ago for Variances. We went to the Zoning board
before this meeting. We were issued conditional Variances. The condition is to amend the
application asking for separation between the buildings. We are here for a conditional approval.

Jeffrey Kaplan States: The application before the ZBA was for the distances between the road
and the buildings. They did not include the distance between the buildings within the application.
They reduced from 50' to 25' to 30'. The Zoning board was comfortable with authorizing and
accepting all of the variances. With the understanding that they would amend the application to
include the distances between the buildings. It was approved.

Deborah Jacobsen States: The fire chief approved as well we spoke about that a couple of
meetings ago. Once you amend your application.

Robert Kaplan States: Is this a final approval?

A motion is presented by Robert Kaplan, seconded Todd Bonkosky to move the negative declaration for this project.

Role Call

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

Thomas Shepstone States: I have prepared a resolution.
see attached



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A motion was presented by Robert Kaplan, seconded by Evadne Giannini to accept the Resolution the project has been approved for Camp Morris SBL 115-1-5. Unanimous.

22 Green Avenue SBL 106-2-10 proposed restaurant and catering hall, proposed parking on Roosevelt Avenue.

Deborah Jacobsen States: Good evening, how are you? Going forward we need a decent size set of plans for all of the board members, our engineer, our attorney, and our planner.

Chaim Noe States: Did you receive the County review?

Deborah Jacobsen States: Yes, I received it.

Thomas Shepstone States: I wanted to point out that Danielle mentioned that she spoke to the County. The County mentioned that the 239 did not apply to this project and that section of County Road 53 is really a Village Road. You can look at their comments but we do not have to formally do a 239.

Deborah Jacobsen States: I talked to the highway superintendent for the Village and he is okay with the parking.

Evadne Giannini States: We are looking strictly at the parking?

Deborah Jacobsen States: We are looking at everything.

Jeffrey Kaplan States: Did you determine whether this is going to be valet parking only?

Chaim Noe States: It is noted on the plan.

Jeffrey Kaplan States: The concern I have with valet parking it can not be optional. If you are getting this passed as having sufficient parking and then someone does not want valet parking now you have lost the valet parking. This has to be mandatory for valet parking.

Chaim Noe states: Staff can not keep cars parked overnight in Municipal parking. I have no issue to move a vehicle. We have to do the landscaping and the lighting.

Deborah Jacobsen States: How high is your building? This is in the commercial zone.

Chaim Noe States: This is less than 50 feet.

Deborah Jacobsen States: Did you decide on the rooftop?

Chaim Noe States: I am not sure.

Jeffrey Kaplan States: I need you to remove the hypothetical building on the parking plan.

Evadne Giannini States: This is valet parking only? I see no sidewalks or a place for people to walk down.

Jeffrey Kaplan States: It is going to be mandated valet parking whenever they have an event here.

Chaim Noe States: There is a side walk there.

Deborah Jacobsen States: Yes, it goes in front of clearwater down in front of the small buy rite store. There is a sidewalk in front of the old proctor building. Then going down to 22 green.

Chaim Noe States: This will not be cheap they have already priced it.

Evadne Giannini States: With the grade on that piece of property I am wondering how the person is going to get back.

Deborah Jacobsen States: This is going to be seasonal or all year around?

Chaim Noe States: We are not sure but we will have the parking for the rooftop.

Deborah Jacobsen States: If you are going to be open in the winter you have to plow it. If the grade is that steep you are going to have to salt and sand it.

Chaim Noe States: One area is full and one is cut.

Thomas Shepstone States: How long is the 15 percent grade section?

Chaim Noe States: It is about 125 feet.

Thomas Shepstone States: That should not be a problem.

Deborah Jacobsen States: We will see you on February 4, 2026.

Thomas Shepstone States: May I suggest you do a narrative when you come back.

Chaim Noe States: Thank you.

Newburg Egg SBL 106-4-1 amended Site Plan, proposed building expansion

Deborah Jacobsen States: I know you met with our engineer and you met with Mr. Shepstone. What is going on? Talk to us.

Brad Cleverly States: I am from MJS engineering in response to the comments from Fusco engineering. On the previous set of drawings, we supplied the drawings and answered a number of questions. We also reached out to Chief Nolan Akerly I sent him a set of drawings and he has not gotten back to me.

Deborah Jacobsen States: He is very busy he is also a correction officer and he works crazy hours. He gets mandated to stay I will get in touch with him or Danielle will. Todd and himself were having a discussion about the setbacks the last meeting.

Jeffrey Kaplan States: Are you here to address the concerns raised by the Village Engineer regarding the sewer system and the high BOD? And do you still need to renew your permit?

Joel Halpert States: I am from Newburg Egg we actually addressed all of those issues. We had a meeting with Will Illing and took care of those components. I believe Will is on zoom.

Jeffrey Kaplan States: Will are you comfortable now? Are there still things that need to be done?

William Illing States: I think the developer is fine I am not sure what the timeline is to complete it. This would be a conditional approval they can not complete anything until the conditions are met.

Jeffrey Kaplan States: I take it Will the meeting went well.

William Illing States: Yes paragraph 4 addresses all of this. One question Jeff. Who is going to provide the agreement?

Thomas Shesptone States: I will generate a draft for Jeffs review if that's okay with jeff.

Jeffrey Kaplan States: Yes, that is okay.

William Illing States: Yes, we are okay, sounds good.

Thomas Shesptone States: You all received copies of the proposed resolution I am going to read paragraph 4.

Newburg Egg shall enter into a developer's agreement with the Village of Woodridge to ensure the proper operation of the facility insofar as discharges to the Village of Woodridge wastewater treatment system. Such agreement shall be accompanied by a financial guarantee that shall be renewed every three (3) years. Such agreement shall also provide for the continuous employment of an internal licensed wastewater management systems operator. Should the wastewater discharges be noncompliant with Village of Woodridge standards for the same, the Village shall notify Newburg Egg, demand immediate correction,

and if correction is not accomplished within three (3) days, the agreement shall provide for utilization of the financial guarantee by the Village to correct the situation.

Thomas Shesstone States: I will generate that we want to make sure we are providing something for tonight.

Joel Halpert States: We have no issue that is fine.

Thomas Shepstone States: The rest of the resolution are things that we have talked about such as the fire departments comments, Fusco engineering comments, paying all fees, the parking easement across Novogrodsky road, 30-foot-wide buffer along Dairyland road, lighting for the facility with dark sky standards. There is a list of things in regards to the trucking management.

Robert Kaplan States: I am wondering if we can require the drivers to put the trucks on instead of automatic for the reefers.

Joel Halpert States: Absolutely we can do that the other thing is as you know this past summer our noise complaints went down tremendously. The reason for it is because we put the big cooler up, we have the capacity for storage. We do not need all of those trailers out there because this makes the most amount of noise. We did an expansion but at the same time we improved it and the noise went down.

Robert Kaplan States: An alarm goes off when the trailers start, if it is running all the time there is no alarm.

Joel Halpert States: The real noise was the storage trailers it was not so much the drivers. They know that they have to have them off. Last summer we had no complaints as you could see. This is a very big improvement from what we have had.

Jeffrey Kaplan States: In the resolution I know we discussed markings on the road between the plant and the parking.

Thomas Shepstone States: The cross-parking easement for the property that is across Novogrodsky road. It shall be obtained and provided for employee and visitor safety. Would you like me to be more specific?

Jeffrey Kaplan States: That there will be designated markings for a cross walk.

Brad Cleverly Sates: We do show a cross walk on the plan.

Jeffrey Kaplan States: Okay then we are all set.

Robert Kaplan States: Does the 20-foot space between the new building and the shell storage building meet the code.

Joel Halpert States: I spoke to Nyseg about the electrical part of it. They told me it should be 10 feet between the powerlines.

Robert Kaplan States: I am talking about the wall of the new building and the wall of the shell building. It is 20 feet to the shell storage building.

Brad Cleverly States: I spoke to the architect about this specifically and there are fire wall requirements. The firewall will be taken care of by the architect and it will meet code.

Robert Kaplan States: As long as you have firewalls.

Thomas Shepstone States: Keep in mind a condition here is that they have to meet anything that Fusco engineering says.

Todd Bonkosky States: The space between the buildings was supposed to be wide enough for the fire trucks. If there is a fire between the buildings, will they have access.

Jeffrey Kaplan States: They have to get the approval from the fire department.

Robert Kaplan States: They will also have a fire wall it lessens the chance of the fire jumping from building to building.

Todd Bonkosky States: If there is a fire between the building how do they get in between the buildings?

Brad Cleverly States: That is why we reached out to the fire department.

Todd Bonkosky States: I could not remember if it was 20 feet or 25 feet.

Joel Halpert States: This should not be an issue if we need to adjust that we have plenty of space.

Todd Bonkosky States: The Village is okay with the sewer main being moved to this area?

Brad Cleverly States: We have to have a preliminary approval in order to make the application before we go for a design.

Evadne Giannini States: You did a very good job with the noise control. Is there anyone under operations that looks at that?

Joel Halpert States: The managers are fully aware day and night.

Evadne Giannini States: Do we know who we would have to contact if there was an issue?

Joel Halpert States: Absolutely.

Evadne Giannini States: The same as us having a wastewater management person. It is nice that you have a noise management person.

Robert Kaplan States: Do we need a public hearing for this?

Thomas Shepstone States: It is a Site Plan modification it has been discussed a lot. We checked three items that we should talk about. The water quality because of the issues we just discussed. The traffic that we previously discussed and the odor. The odor issue is speculative it is not a process that generally produces odor. The traffic is a part of the condition we are addressing that. We are also addressing the water quality.

Deborah Jacobsen States: The odor has cut down a lot because right up until 5 years ago we were getting complaints every summer. We have not really had complaints.

Robert Kaplan States: Are you drying the shells?

Joel Halpert States: We are not drying the shells it is much more contained and controlled. The way the set up is we have done so many improvements to the wastewater treatment plants.

Evadne Giannini States: Is there a plan in place if there are some odor issues?

Joel Halpert States: Normally you will not have any odor we do have a plan in place using diffusers.

Deborah Jacobsen States: Danielle, have you had many complaints about odor?

Danielle Ricco States: No, we have not.

Deborah Jacobsen States: They have went down a lot.

Thomas Shepstone States: I would recommend that you adopt a negative declaration on this based on the part 2 and part 3. Everyone has a copy of this.

A motion was presented by Todd Bonkosky, seconded by Robert Kaplan to declare negative declaration for this project. Unanimous.

Role Call

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

Thomas Shepstone States: I have a suggested letter here in response to the County explaining why we overruled them.

A motion was presented Robert Kaplan, seconded by Todd Bonkosky to approve the project with the conditions set forward as written in the resolution. Unanimous.

Role Call

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

A motion was presented by Todd Bonkosky, seconded by Evadne Giannini to end the meeting at 7:29pm. Unanimous.

Respectfully submitted by Danielle Ricco, Planning board secretary