

**Messages to all Chestnut Ridge Residents July, August, September, November 2019, January 2020 , February 2020**

**Message to all Chestnut Ridge Residents February 3**

Hello CUPON of Chestnut Ridge members and interested readers. I have some updates for you- items that are new since our last CUPON meeting in January.

1- Our efforts to insure that Building codes are followed by builders/property owners is a success in my estimation- A case in point is the work done on the site now identified as 3 Appledale- formerly known as 43/45 Grotke. About 2 weeks ago I noted a bulldozer and contractor working at the site with no posted demo permit and no identification on the red truck seen there daily or on the other vehicle- I contacted Consumer Affairs. They responded by the late afternoon, noted the lack of permit and lack of signage and wrote appropriate violations. There is now a posted permit, fencing and the project seems to be complying with rules but we MUST continue to watch this site and others .Consumer Affairs has told me that are blatantly illegal they do contact our staff- whether our staff does their job is up for discussion.

2- Additionally I am watching the large property at the corner of Red Schoolhouse and Summit- there is a large fieldstone house there and other buildings. I saw lots and lots of cars and filed a complaint with the village- i am told it is "on their radar" but I still see lots of vehicles . If anyone else is troubled by this property or others- report them. And if you are able photograph the issue!! A picture is worth more than a 1000 words in this Village!!

3- I attended the public forum held at the Holiday Inn Crown? two weeks ago and was glad to see so many from CUPONS in the town in attendance. The Town Supervisors hosted. I was impressed by the new Supervisor from the Town of Orangetown who was the most focused of all the Supervisors in saying that her community is concerned about overbuilding in Ramapo, protecting their schools and property values for their single family homes. I found Teresa Kenney to be the most forthright of the 5 supervisors.

Attendees were divided into groups and then each group member who chose to speak could talk about 3 items of concern. I talked about the East Ramapo Central School District and how it has been choked by the Board of Education who has no interest in providing the resources and opportunities to our students that other students receive in the other districts in the County. I said that even when a monitor was present it was a battle to provide our students with what they deserve for their education. I also spoke about the Village of Chestnut Ridge failing to consider all residents when it passes laws and failing to apply building and zoning codes fairly.

4- There is no movement on either of our lawsuits at this point. Steve Mogel has kept us up to date.

5- The American Civil Liberties Union is representing members of the East Ramapo

community who have filed a suit in Federal Court charging that the voting for Board of Education members should be based on Ward voting to insure a fair opportunity for ALL communities to be represented on the Board. This would mean that the decisions of the Board might actually be fair and equitable for all students in the district. This suit will start in US District Court in White Plains within the next week. The Judge's decision, if found in favor of the community at large would clearly impact the students in the public schools.

6- Next CUPON meeting is set for February 11,2020 at the Ambulance Corp building at 7PM.

Hope to see you next week. Thanks, Hilda Kogut/ CUPON of CR Chair

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### January 2020 Message

Hello CUPON of Chestnut Ridge members and readers. I want to take this opportunity wish you and your families a Happy, Healthy and Peaceful 2020. And, to take this opportunity to thank you for your continuing support and interest in CUPON of CR. We are all hoping for the same result: Fair and equal treatment by the Village of Chestnut Ridge government, code enforcement and building inspection. And, of course, to preserve the beautiful and diverse community of Chestnut Ridge for everyone.

And, I want to thank those of you who came to our holiday get together. It was lousy weather for sure but those who attended enjoyed the opportunity to meet neighbors. I intend to have another get together to celebrate spring!!  
Now Some important matters to bring you up to date on

1- The CEASE and DESIST Zone that was created for the Village of Chestnut Ridge in October of 2018 continues to exist and is monitored by the NYS Department of State. If you have registered than ANY contact you receive from a realtor, whether by phone, mail, email or an uninvited document in your mailbox or at your door is a violation of the CEASE and DESIST!!! If you receive any uninvited contact after you have registered, this constitutes a violation of the program!! Since the program went into effect, I have received many cards, letters and info about calls. Each of these items has been separately documented by me with a form that the state has on its web site- a complaint

form. I have submitted each letter, etc on a form to the NYS Department of State Division of Licensing complaint form. Each form is submitted in the very same way with the recipient of the letter, etc identified as the witness. Several weeks ago I received a letter from an investigator from this department referencing a letter and a form submitted. This, of course, gave me some confidence that the work we have done and the submissions are not being dismissed by the Dept of State. I called the Investigator last week and was informed that the realtor who sent the letter with the 800 number ot call if you want to sell was fined \$1000. Of course, I asked the Investigator

about others and while he would not give me specific answers his response was that EACH complaint is followed up on. Additionally, it is very easy to address our complaints because we provide the evidence and all that is necessary is to determine whether the recipient is a registered member of the CEASE and DESIST program.

I asked about other submissions and about one realtor in particular, Tirtza Beer and Q Home Sales. While he would not tell me how many fines have been assigned, he did say that if I provided a list of each submission, he would advise of the result. I intend to do this. I also want to ask if the fine has been paid. I would assume since this is a licensing issue, if the fine is not paid the license renewal can become a major problem!!

SO, CUPONERS, Register for this important program and help keep the realtors in check!!!

AND, if you receive ANY contact and are registered, save the contact or document it with phone info, etc and give it to me to submit!!!

2- Please continue to report unlicensed contractors day or night. And, it is very important they are working on a residence where there is no building permit visible. The Village is doing nothing with these issues but the county continues to vigorously enforce the codes!!!!

3- Our next CUPON meeting is set for Tuesday, January 14th at 7PM in the Ambulance Building.

4- Lastly, I encourage everyone to come out to the Chestnut Ridge Middle School on Wednesday evening, January 8 at 7PM

participate in the public forum regarding the development of a comprehensive plan for the corridor along Red Schoolhouse Road. Why the Village has chosen to develop a comp plan for a small portion of the Village when the BEST and Most Effective way to develop a Plan would be to study the entire Village and then develop a long range plan is certainly open to discussion and question. BUT this is the issue before us and WE MUST continue to stay engaged. So come to the meeting and offer your input. Each resident has the right to be heard.

Thanks for your interest. See you the 8th and the 14th.

Hilda Kogut/ Chair of CUPON of CR

CORRECTION

Hello CUPONERS.

I want to offer a minor correction to the update I offered yesterday. I stated that the meeting on January 8, 2020 at Chestnut Ridge Middle School at 7PM will be to allow for

public input in the development of a partial Comprehensive Plan for the Village of Chestnut Ridge. I provided incorrect information as the meeting will actually be for the development of a Comprehensive plan for the entire Village of Chestnut Ridge.

ALL the More reason to come out and see what is being proposed and offer your input Now while all members of the Board are there along with other members of the community. THIS is your Village- come out and let your ideas and concerns be heard.

Hope to see you at the meeting and AGAIN at the CUPON meeting on 1/14/20 at 7PM at the Ambulance Building.

Hilda Kogut

### **Message to all Chestnut Ridge Residents December 2, 2019**

Hello CUPONers of Chestnut Ridge- I have a few items to share with you

1- For those of you who do not frequent Children's Park as I do with my pooch I have some news for you. The park's attendants ceased working for the season in early November. I noted that as they left all the trash bags in all the cans were replaced with clean bags which seemed right.

Within a week or 2 all the bags were overflowing with trash and while the park was not closed this looked like a potential problem for the season to come with no new/ clean trash bags. Anyhow, I emailed Supervisor Specht and Michelle Ontasca, Director of Parks and told them that the trash was beginning to pile up. Today when I walked there after the snow I discovered a few things about the park:

#1 The gates are closed at the entrance so the park is now officially closed for the season.

#2 The parking lot and a good deal of the walkway was plowed which is strange because the park is closed. Hey, I like that as it is easier and safer to walk in the snow.

#3 The parking lot and the walkway are SALTED!!! very strange as the park is closed but these days it is used by many of our newer residents to walk to the playground and other areas. HERE is the real prob-

lem- this salt effects the pond and the Pascack Brook which flows along the park's shore and the walkways- this salting is bad for the plants and the brook and water. I am not sure if this is permitted or pro-

per but it should be questioned. AGAIN, I am glad the areas were shoveled and that really should have been enough. A few years back the same issue with salting occurred and at that time, the Town was

not involved but this is clearly the Parks department. IF any reader wants to do some research into this issue I think it would be great!!

2- I want to remind all the readers and followers that Chestnut Ridge is a CEASE and DESIST ZONE with regard to Realtors and their interest in persuading residents to sell homes. What does this mean!? It means that after proving to the New York State

Department of State that the residents of Chestnut Ridge were targeted by realtors to intimidate homeowners into selling out of fear and because they were being unfairly harrassed, the Department of State issued a protective order for residents of the Village of Chestnut Ridge WHO register guaranteeing that they could not be contacted by realtors UNLESS the homeowner chose to contact and work with a realtor. YOU MUST REGISTER to benefit from this program which went into effect on 10/1/18. All you need to do is file a card with the NYS Dept of State and I have the cards. AND IF you are registered and have received ANY type of communication from a realtor- post card, letter, phone call, email, we can report them to the Department of State!!! I have, over the last 14 months, submitted many complaints on behalf of registered residents!!! So AGAIN, register to protect yourself!!!! We have Ellen Jaffee to thank for this program- she worked with us for over a year. David Carlucci, did nothing to help with the work needed to get this program off the ground. he showed up at the hearing and the press conference but Ellen supported our effort to establish this zone- we are only the 4th jurisdiction in the state to have benefited from this program. it is in effect for 7 years!!

3- I want to invite you to our Holiday get together at DaVinci's on Monday, December 9, 2019 from 7PM to 9PM. The cost is \$20/person and will includ pizza, salad, garlic knots, cookies, coffee, tea and soda. Also we are doing our usual 50/50 and I encourage anybody who would like to donate a gift basket to raffle off, please do. ALSO, I am doing a basket of cheer and would love some donations of liquor!

Thanks everyone- See you on Monday eve . Hilda Kogut

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Message November 30,

I wanted to take this opportunity to update you on some matters that are of importance to you as they are about the Village:

!- it is now officially snow season which means that after November 15 thru the winter there is no parking on village streets after 12AM- midnight through 6AM as there may be issues with snow plowing. I noticed this morning that at 3 Spring Hill terrace for example the parking has spilled into the street. These vehicles on the street were parked there all night. Had i known I would have reported them,. AGAIN, vehicles parked on the streets are illegal during the winter season and they do constitute a safety hazard in the cold, snowy weather. if you see vehicles parked over night on the street report them to the Town of RAMAPO - 845-357-2400. The vehicles will be ticketed.

2- We are all aware of the construction of the memory facility on Chestnut Ridge road across from Da Vinci's- for me, I had no idea of the size of this facility until i began to see its development. My hope is that traffic will flow smoothly , unlike what we have all experienced over the last several weeks as the finishing touches on this facility have been done. I want to let you know that a resident of the village noticed a good number

of unlicensed contractor trucks parked at the facility - all obviously at work putting finishing touches on this vast project. He called the Department of Consumer Affairs for the county- 845-364-3901 earlier this week. Because this is a commercial project, Consumer Affairs is limited in what areas it could address. The flooring contractors could not be ticketed, HOWEVER the Unlicensed Plumber on the premises was ticketed and issued a court appearance date here in Chestnut Ridge Justice Court. The same would be true of the Electrical contractor if he had been found to be working without a license. In this case, ONLY the plumbing contractor was found to be in violation.

This is an example of what we can accomplish by reporting illegal contractors. I remind all who read this that you are the eyes and ears for CUPON of Chestnut Ridge. IF YOU SEE SOMETHING! SAY SOMETHING. If something seems wrong report it. On the weekends, feel free to call the Rockland County Sheriff to report at 845-638-5400/845-638-5401 during evenings and weekends.

3- LASTLY, Our annual Holiday get together for members of CUPON of Chestnut Ridge and guests will be held at Da Vinci's on Monday evening, December 9 between 7PM and 9PM. It will cost \$20 per person and will include pizza, salad, garlic knots, cookies, coffee, tea and soda. Other beverages are at your cost!! I have asked that there be open seating for all who join us so that we can mingle. PLEASE bring your neighbors and guests.. ALSO, I would like to include some raffle baskets and a 50/50. I am working on a liquor basket myself so anyone with a donation of a good bottle, I am glad to pick it up. Also, working on a grand prize of tickets for the Intrepid/VIP tour- 4.

Have a wonderful day. I look forward to seeing you all on December 9 at Da Vinci's.

Best Wishes, Hilda

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Message November 20

Hello CUPON of Chestnut Ridge members. I have just few announcements for you today.

1- The Village Board is now entertaining the idea of developing a comprehensive plan for the open properties(already purchased ) in the Red Schoolhouse Corridor. These are huge parcels of land where 2 yeshivas are proposed, commercial warehouses, a shopping/commercial zone and HIGH DENSITY HOUSING are proposed. The parcels involved in this large project are owned by 3 individuals who have grand ideas for the development of this corridor.

In order to accomplish their goals the Village Board and Boards will have to entertain zoning changes and variances for sure. AND to add to it, the traffic issue on Red Schoolhouse grows worse by the day at 4PM or 8AM.

The organization of this project, including steering groups, surveys by mail and a host of other issues will be discussed on Thursday evening, November 21 at the Village Board meeting at 8PM. YOU MUST come out and let your voices and concerns be heard at this meeting and going forward PLEASE come to this meeting, volunteer for committees and as that members of the community at large participate in the process- Do Not Allow the Village Government to direct this project in house!!!! Please attend THURSDAY Eve Board meeting at 8PM.

2- CUPON of CR will host a holiday get together at Da Vinci's in early December. Unlike the one last year there will be open seating and a chance to meet and greet one another. it will be a simple eve of pizza, snacks, coffee, tea, dessert goodies and soda. Alcohol beverages are optional and attendees responsibility We will also have the famous 50/50 and some raffle baskets. Will announce the date and times soon but it will be in early December.

3- Again, thanks for your continuing support. See you on Thursday!!

Hilda Kogut/ CUPON of CR chair

Message to all Chestnut Ridge Residents November 3

Hello CUPON of Chestnut Ridge readers and residents. I wanted to take this opportunity to offer some new information and to remind ALL who are reading this to VOTE and to bring a neighbor or a friend or a new neighbor with them to vote. if each of us brought another voter with us- we would effectively double the effort!!!

!- I voted early at the Town of Ramapo and found the experience to be so much less stressful than voting at the Ambulance Corp Building as we in the Village do at this point. No matter where you chose to vote, You MUST vote- it is so important. I remind you all that there were only about 200 votes that separated our candidates from the winners of the Village Board election. Mainstream residents in Chestnut Ridge are NOT in the minority- we simply do not vote as we should- in EVERY Election. Our new residents rely on that fact, the proven fact, that the mainstream community does not believe that their votes can decide an election. WELL if we all get out and vote we could do just that.

If you are registered , please vote or resolve that you cannot complain about the results.!!!

I encourage you to vote for all the SAM candidates- and for Mike Diederich on Row I- Independent. The SAM candidates are found on Row H!! Please review a posting from Preserve Ramapo on this site for additional information.

I am not in the habit of telling others who to vote for but we must take back the Town of Ramapo and insure that the logjam is broken in the County at the legislature- just look

at the sale of the SAIN Building in New City which sits idle and empty because the Democratic majority in the legislature chose to block the sale that was put together by Ed Day's team. This is not about party lines it is about funding for the County!!

We must vote for the strongest possible candidates- the individuals who will fight for the residents of this community and the County. For the candidates who will represent the interests of everyone!!!

VOTE on Tuesday!!!

2- Regarding the Department of Consumer Affairs I want to relate something I learned this past week. I called Consumer Affairs to see if painting contractors must be licensed as I had seen a white van with no sticker on it unload painting equipment at 3 Ullman Terrace on Tuesday morning. Painting contractors must be licensed. So far Consumer Affairs has been unable to cite the owner as the truck has not been there when they respond. HOWEVER, I took down the license plate and now the office knows who owns the van which is very helpful. SO, if you see these construction vans- we all know what they look like vans without windows, most times with rails on top for equipment or a ladder or the like. If the vehicle is at a residence in the off hours or during the day- call Consumer Affairs at 845-364-3901 and report your observations with the license plate!!!

3- Our next CUPON of Chestnut Ridge meeting is 11/12/19 at the Ambulance Corp building at 7PM. Please come and bring a neighbor.

4- I am planning a holiday get together- i want to do it in a similar fashion to the get together/fundraiser we did for Jeff and Anthony last year. No table seating so we can mingle and get to know one another.- pizza, garlic knots, soda, coffee, tea and cookies. Price to be determined but not expensive. Drinks are on those who attend. Will look to do it during the first 2 weeks in Dec and will also plan on having some raffled baskets .

Thanks and VOTE!!

Best Wishes, Hilda Kogut/ Chair CUPON of Chestnut Ridge

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Message October 29

Hello CUPONers of Chestnut Ridge and other followers. I wanted to take this opportunity to bring you up to date on some important matters:

1- Election Day is not far off- 11/5/19. NYS now has early voting. I am unsure of where your early voting might occur so I have provided the telephone number for the Rockland County Board of Elections- They have the info. 845-638-5172. The Board of Elections can also provide you with an absentee ballot if you will not be here on the 5th

to vote. I CANNOT stress enough how important EVERY VOTE is!!!

2- As you may recall Mike Diederich, the Independent line candidate for District Attorney, spoke at our CUPON meetings on 3 occasions. He is independent and has identified several areas within the jurisdiction of the District Attorney's Office that need to be examined including issues regarding Elections, Code Enforcement, Medicaid assignments, Education issues and a host of other items. I have provided his recent letter to the Jewish Standard which was published. Please read it. Note the ridiculous situation in the county that allows his opponent, who received 95+% of the Democratic vote/bloc vote in the Democratic Primary, to also appear on 2 other lines. The situation is simply wrong.

I urge you all to get out and vote. The County needs an independent person in the District Attorney's office. There is much that needs to be done to balance the scales of justice in this County.

Diederich's name can be found on ROW I on the ballot.

Additionally there are important races in the Town of Ramapo as well.

This election is not about voting along party lines because you have been a lifelong Democrat or Republican it is about selecting the candidate(s) who will best represent the interests of ALL the voters/residents.

PLEASE VOTE and support the line that will support you and all the residents of Rockland County and the Town of Ramapo.

I will be voting Row I and Row H>

4- There is no news to report about the Federal Law Suit that was filed in US District Court in White Plains in April, 2019. However, the attorneys who represent CUPON of Chestnut Ridge have written a letter to the Court asking to for the Court o move our suit to the top of the "pile" as the matters focused upon in the suit have potential to have a great impact on the residents of the Village of Chestnut Ridge.

5- The Article 78 as you know has had some response Judge Marx- in fact a preliminary response was issued by the Court on 10/4/19. Since then there have been a number of letters forwarded to the Court by CUPON'sd attorney, Steven Mogel, as well as the Village of CR attorney Walter Sevastian and Joseph Churgin, attorney for the Orthodox Jewish Coalition. CUPON's decision, with the advise of Steve Mogel is to reargue issues identified by the Judge in his response of October 4, 2019.

We have respect for Steve Mogel's expertise and consummate faith in his judgement so away we go.

5- The residents of the Village who have chosen to reach out to the Office of Consumer

Protection have seen a terrific response each time we have contacted them. The latest success was at 3 Weiss Terrace where the home, a foreclosure, was under going construction without a permit by Unlicensed contractors. Within 2 hours of the notification the contractors were out of the house after being served with tickets by Consumer protection AND the Code Enforcement office of the Village issued a violation to the homeowner for failure to have a Building Permit!!!!

Again, the phone number for CONSUMER PROTECTION is 845-364-3901. If you identify illegal construction- no permit or unlicensed contractors on the weekend or after 5PM call the Rockland County Sheriff's OFFICE at 845-638-5401/5400.

6-I am planning to put together another holiday party in December. This one will be less formal than the last- pizza, garlic knots, coffee, tea, soda and a cash bar. Nod ate yet but i will hope to see as many as we can. We will also have some raffle items!! and of course, the 50/50!! No seating at tables- mingling!!! So we can meet one another.

AGAIN I urge you all to vote and feel free to attend the campaign debate to be held on 10/27 at the Jewish Community Center in West Nyack at 2PM to hear the candidates for your self.

Thanks All for your support. Hilda Kogut/CUPON of Chestnutidge Chair

### **Message to all Chestnut Ridge Residents September 29**

1- 35 Haller Crescent, the property that was brought to the attention of the County Code Enforcement Office has been found to have additional violations regarding the contractors. last Sunday AM at about 9AM (9/22) I observed 2 trucks parked at the property and few workers doing work around the pad site that has been established outside the garage Neither truck had a county sticker on it and both had been at the property early on- One truck clearly had the name Cioffi on it and a phone number from Haverstraw. Ed Sheridan took pictures of the truck and the site and the information was forwarded to Julie Glazer from County Code.

Julie advised that she issued violations for the rough carpentry contractor and the excavating contractor as well after 9/22/19 and the GC, Cornerstone Builders. Additionally she contracted our building inspector, Russell, G and because the Foundation looked rather large for an addition. To this end I have put in paperwork to FOIL contraction at this property.

2- A resident on Briar Ct has advised that the owners of 27 El Dorado, a project that is never ending and already has 2 elevators installed a huge generator on the property- no doubt for the Mikva and the 2 elevators. I am going to FOIL this property plans as well. While the generator is in, the question is, has it been inspected and did the plans allow for this install.

AGAIN, members, please report this stuff when you see the work being done as it

is easier to address early on.

3- I want to remind you of the CUPON meeting on 10/3 at the Ambulance Building at 7PM. We will be hosting Mike Diederich, the most qualified candidate for the DA position in the upcoming race. Bring a neighbor or 2, this is important for the Village and the County in terms of fair and equitable law enforcement and equal application of all laws.

See you all on Thursday eve.

Hilda

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Message September 3rd

Hello members of CUPON of Chestnut Ridge and followers- I have some interesting things to report.

1- There is no movement on either of the lawsuits filed after the Village passed the House of Worship law in March, 2019. The Federal Suit which focuses on the Establishment Clause of the Constitution and asserts that the residents of Chestnut Ridge were not all heard when the Resolution was being considered. Rather, the Village had decided to pass the resolution no matter what evidence was placed before the Board and without any consideration for opposition interests against the proposed law. This action was filed in April, 2019 and thus far we have heard nothing about its review or consideration by the US District Court in White Plains. The plan is to write a letter to the Court carefully stating that this matter has been before the Court for almost 6 months at this point and ask the Court to move it forward.

The State Article 78 matter has not been decided yet, as well. There have been numerous legal contacts brought by the Orthodox Jewish Coalition and the Village but there has not been a decision about the matter of Environmental Impact which is the basis for our action. This suit is NOT an RLUIPA matter- we are concerned about the tremendous environmental impact the HOW law will have on this village- traffic, drainage, water run off, impact on the residential nature of this beautiful and diverse community, and the impact it will have on the residential nature of the community is obvious. I have been in regular contact with Steve Mogel and we both agree that the likelihood of a decision being rendered over the next several weeks as the High Holy Days approach is negligible. We simply must continue to be vigilant regarding ANY new construction and building activity within the confines of Chestnut Ridge.

You can be certain that when we learn of any movement on either of the suits we will be in immediate contact with CUPONers.

2- On 9/10/19 the office of Consumer Affairs was kind enough to allow a representative,

Julie Glazer, to come and give a terrific presentation about what this office does and what it CAN do to combat the problem of illegal construction. She has a great many tools available top her to insure compliance by contractors and builders. I use #35 Haller Crescent as an example because I reproted illegal contractors there several times, including Sunday morning, 9/22/19 at 9AM. The contractor had trucks without license stickers and was unlicensed. He had day laborers which allows his business to reported to the NYS Department of Labor for no payment of worker's comp, etc. Again, yesterday the same contractor was there. We photographed the trucks without stickers and called the Rockland County sheriff to report the activity. By noon the work had stopped.

Keep in mind, if this Village cared, the fact that the company was working, whether licensed or unlicensed, on Sunday would have been grounds to take action since work of this sort cannot be done on weekends.

On weekends, please call the Rockland County Sheriff's Dept to report such activity at 845-638-5401.

During the week you can call the Office of Consumer Affairs at 845-364-3901. After hours during the week- call the sheriff's Dept. Consumer Affairs is open from 8-4:30PM.

3-As you know the Village picnic was held on 9/8/19 at Children's Park. CUPON of Cr decided to buy some goodies to advertise our existence and also to fund raise a bit. We had spinner and balloons made with the logo of CUPON of Cr on them and magnets for CUPONers to put on cars. By the end of the day our presence was known as all the children who came by left with balloons to advertise our presence, spinner and potato chips in small snack bags. We have lots of the magnets left and will continue to sell them- they are \$3 each or 2 for \$5.

4- I called WRRCR on Friday AM at 8:45AM as our Town Supervisor, Michael Specht has a 15 minute show each Friday. My goal was to ask about Children's Park and its very deteriorated state. Supv Specht advised that the Town had chosen a contractor to rebuild or restore the bridge between Pascack Road and the park and as soon as the contract is signed, hopefully construction will begin!! I also asked about the lousy garbage cans which were to be replaced last year. He advised that by next spring all the Town parks will have new trash cans as well as a sufficient quantity for the park.. Last I asked about the caution tape at the point on the blacktopped path that is dangerous when it rains as the water overflows and the stones near this small creek are not fixed in position- in short would be easy to fall and hurt your yourself. I reminded him that I HAD sent him pictures of this area along with copies to the Director. His response was that he would contact the parks department to learn he status of this issue. I forgot about the water aeration spout but any of you are welcome to make that call on behalf of all of us. call either Supv Specht at Town hall at 845-357-5100 or the Director of Parks at 845-354-3901.

5- As you all know on November we are facing some important challenges in the area of

Village representatives to the County legislator and District Attorney. Without getting into either of these issues too deeply I will say that CUPON of CR wants to insure that all voters are informed of the issues and the candidates. We have allowed All candidates who attend our CUPON meetings and their platforms. To that end those of us who are actively involved believe that it is critically important to allow Mike Diederich to speak to residents of CUPON and the greater community to offer his platform. He is the most qualified candidate and is facing big challenges- this opponent is on 3 lines on the ballot and Mike one That's not the challenge- the challenge is to insure that Mike Diederich, the candidate with broad experience including as a prosecutor and a defense attorney and a military attorney while serving the US on deployment in IRAQ gets the best opportunity to meet the members of all the communities and demonstrate that he is the BEST candidate. his opponent has NEVER prosecuted a case in his tenure as an attorney - he always served on the bench and has also worked for the county as the attorney for the Attorney for the health Department- This is not sufficient experience to run a huge department constantly challenged with issues relating to illegal housing, fraud, and all the multitude of other challenges that our DA faces.

To properly introduce Mike and give you an opportunity to meet him ,ask questions, and insure that you understand the critical nature of this election on 10/3/19 after a brief CUPON of CR meeting Mike will be at the Ambulance Corp Building on Red Schoolhouse Road from 7-9PM to discuss his platform and his vision for insuring the District Attorney's office is again engaged in the business of upholding the laws and applying its legal expertise and mandates fairly in this county.

6- I wanted to advise you all that Chief Wiedel of the Town of Ramapo Police Department stopped at our table at the Village Picnic and talked briefly about his concern about school bus complaints. he seemed to actually be concerned and to hopefully want to make a difference. In order for the Town Police to act on any complaints the PD must have actionable info. If there are buses that are regularly driving in a way that is dangerous such as speeding, u turns, honking horns for unreasonable time frames, blocking streets, etc they should reported to the Town Police at 845-357-2400 BUT in order to be effective you need a license plate number, the name if you are able to decipher, a phone number on the bus. You must have something specific to allow the PD to follow up. AND when you call to complain ask to speak to the Chief or a Sergeant. Don't just leave with the dispatcher who might not be able to get it to someone who can actually talk to you. AGAIN, specific information. And, time of day is great also as these buses are on a schedule.

7-On my agenda is a meeting with a staff member of State Senator Skoufis who sits on the NYS Transportation committee in the NYS Senate where our State Senator - Do Nothing David Carlucci is representative- while Carlucci is not on that committee he has demonstrated his total disinterest in the issue of dangerous school buses so I chose to speak with a Skoufis rep.

My research has shown that buses are not , by law, prohibited from backing up or making U Turns- 2 very dangerous practices that I have seen regularly from the private

school buses. I know , for a fact , that NONE of the public school buses are permitted to make such moves.

Thanks, and see you on 10/3/19 at the Ambulance Building. Hilda Kogut/ Chair-CUPON of Chestnut Ridge

Message September 4

Hello CUPON of Chestnut Ridge residents and readers and supporters. I have a few important items to share :

1- There is a very important Planning Board meeting at Village Hall on Thursday evening at 8PM regarding two very important properties. Both properties have sparked interest and concern among our residents- 43/45 Grotke Road and the shul/school located at 972 Chestnut Ridge Road- this school is identified as Rockland Institute for Special Education and it also houses Congregation Ahavas Yisrael. This building is located on less than one acre and is seeking to eliminate the religious component and simply be identified as a school exclusively. The HUGE issue here is that this structure is located on a far smaller plot of land than allowed in the building code- LESS than 1 acre folks. IF this change is allowed we open the door for more yeshivas and schools on small parcels of land and in homes, etc!!! We must speak out about this issue or we risk a precedent setting change.

At the Grotke site, the goal is to combine the plots, change the address to Appledale and build an enormous structure- 3 levels high. Here one of the critical challenges is insuring that the wetland issue is addressed and not simply bypassed for the sake of construction of this structure.

COME Out, Listen! Speak out. let your concerns and ideas be known. Silence does not help to preserve this lovely, diverse community which we all love.

2- The Village picnic is Sunday at the Children's park. CUPON of Chestnut Ridge will have a table and we will be selling magnets with our logo for your cars. We will also have balloons and spinners for the kids- both embossed with the logo of CUPON of CR. We will be there with info about CUPON, registration cards for the CEASE and DESIST Real Estate program as well. And some goodies!!! And, of course we will be doing a 50/50!!!

3- The next CUPON of Chestnut Ridge meeting will be held on 9/10/19 at the Ambulance Building. We will have updates for you on issues that are important AND we will have a guest speaker from the Rockland County Dept of

Consumer Affairs!! 7PM!! Bring a neighbor!!

Please continue to be alert to illegal construction, actions on weekends and other matters that constitute violations of our codes!!

Thank you, Hilda Kogut

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### August 21 Message

Hello residents of Chestnut Ridge and other interested residents I want to bring you up to date on some matters that might be of interest.

!- On October 1, 2018 the Village of Chestnut Ridge (entire village - Spring Valley, Pearl River and Monsey, and Nanuet) became a CEASE AND DESIST ZONE as declared by the Department of State Division of Licensing Services. This Zone protects each and every resident of Chestnut Ridge from any contact from any realtor IF you register with the Department. The registration is simple- you fill out a card provided to us by the State and mail it back to Albany. Once you are registered ANY contact from any realtor is a violation of the CEASE and DESIST policy and realtors can be fined or lose their licenses.

This zone was established through hard work and a terrific collaboration with our Assembly representative- Ellen Jaffee and took a good deal of time. Each and every piece of mail and contact with an unwanted realtor was documented and logged. I continue to do this by receiving letters and other info from residents who are registered. I forward all complaints to the Licensing Bureau.

If you are not registered, I can easily provide you with a card to register and will gladly forward a stack of them to Albany for those readers who are not yet registered.

I have brought this to your attention to advise you of a situation that occurred on Weiss Terrace about 2 weeks ago. A member of CUPON advised me that a realtor from a local firm was knocking on doors on Weiss Terrace and asking if owners might consider selling their home. It seems the Rabbi from the illegal house of worship located at 750 Chestnut Ridge Road now lives on Sutin Place and wants to move to Weiss Terrace in anticipation of a House of Worship being built on Weiss Terrace to replace the illegal facility at 750 Chestnut Ridge Road. I was advised of this by the only resident on the street who was registered- he was not contacted. I did speak to the realtor myself and tell him that this is a Cease and Desist Zone and reminded him to leave the residents alone. He denied making the contacts but I put him on notice.

Instances like this will continue to happen until every resident is registered. You can contact any realtor when you wish, not when they find it convenient to harass our

residents!!

2- CUPON of Chestnut Ridge is in the process of ordering bumper magnets with our logo on them to identify supporters of CUPON. I hope everyone will buy one for each car!! We will be selling them at the Village Picnic on 9/8/19 at Children's Park. We will also have the Cease and Desist forms.

3- The Village government seems to be running a bit slow when it comes to posting Agendas for Board meetings these days- it should not stop anyone and everyone from attending these meetings and carefully monitoring the large number of applications before the Zoning and Planning Boards. Residents- if you see something say something- illegal construction, weekend construction, unlicensed contractors!!! Don't leave these issues to your neighbor- do it yourself and don't call- go there and file a complaint or email the village!!! Create a record of the issue.

4- The next CUPON of Chestnut Ridge meeting will be 9/10/19 at the Ambulance Corp building

5- For those of you who voted for David Carlucci the last time he ran I want to bring something to your attention. Just last week there was a very important hearing at the Town Hall in Ramapo- yes we are a part of the Town as well and are impacted by their overbuilding and lack of Code Enforcement. Our Assembly representative, [Ellen Jaffee](#) wrote a very compelling letter to the Town Board stating her feelings about the Pascack Ridge development and her concerns about the overbuilding and its impact on the Town and county resources. In short she stated her unconditional opposition to the project. [The letter is posted on the site.](#) NOW!! where was David Carlucci who has forgotten Ramapo until election- he was concerned about the cost overruns for the needed change in the signs for the Mario Cuomo Bridge. This issue is trivial and unimportant compared to the construction at Pascack Ridge!!! David only addresses the easy pretty issues- he has forgotten his responsibility to the other parts of the Town of Ramapo!!! REMEMBER that folks when he comes up for reelection and comes out to shake your hands and ask for your votes because of what he has done- NOTHING!!!

See you at the Village PICNIC. Hilda Kogut

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## July 30 Message

Hello neighbors, Hilda Kogut here. I want to take this opportunity to update you on some current issues regarding the Village and CUPON of CR.

1- For those of you following the issue of the proposed Burial law, we got some good press and on each occasion we demonstrated that the Mayor was not honest in his presentation of the resolution or the reason for its proposal. The NY Post had information provided by the Mosque and its spokesperson demonstrating that the Mosque did have permission to bury the IMAM on its premises. News 12 did a great

piece by Sarah Tolland which allowed me to discuss why the resolution should not be enacted as currently presented and, I am proud to say, it gave me the opportunity to say I did not have faith in the Boards in the Village additionally another resident said the same thing!!

Additionally, the Rockland Journal News did a terrific article on Saturday, July 27th which again demonstrated the facts about how the burial occurred.

Also, each time I have spoken about the proposed law, I ask the same question and get no response. I want to know why it took 15 months to draft this resolution and bring it to the Board as the burial occurred in February, 2018. And why was the research not done BEFORE the resolution was proposed?

2- For those of you who are not aware of the event/party that was held on Saturday at 18 Spring Hill Terrace and the response from the Village and the Town of Ramapo, let me explain. An announcement about a party at the residence was placed on social media- It advertised the location, a fee to enter and the directed party attendees to bring their own liquor. During the early afternoon people started arriving and a but later into the afternoon our Building inspector and Tom O'Donnell, the Code Enforcement officer, arrived and shortly thereafter the Town of Ramapo PD, as well.

The Police officers placed signs on lawns telling people not to park on lawns, block driveways, etc. This event occurred about 3 years ago and since then has moved to other locations around the county. The police remained on Spring Hill terrace until well into the early evening.

The Village's response was interesting- maybe the code enforcement officer and building inspector are now working on weekends- it seemed so!! I would welcome that since so many contractors work in this Village on the weekend.

But alas, the response to Spring Hill Terrace was selective. You see, on Sunday in the early morning a dump truck and a dozer showed up at 312N Highland and began to work on the driveway to expand it!! I contacted the Mayor and so did neighbors near the site. The sheriff came and Orange and Rockalnd came but nothing could be done!! As the contractor had a license and O and R said the permit had applied for. HOWEVER, if the Village wanted to enforce all the codes and respond to all complaints evenly, a code enforcement officer could have cited them for working on Sunday!!!

3- I want to let you know that there is an important Planning Board meeting on Thursday eve about the proposed construction at 43/45 Grotke- soon to be an Appledale address. PLEASE attend and ask questions and voice your concerns!!

4- Come to the next CUPON meeting on 8/6/19 at 7PM at the Faist Ambulance building.

And, remember- IF You See Something- Report It!!

Thanks, Hilda Kogut

## July 27 Message

Hello Readers/members. I want to thank you for all for your continuing support of CUPON of Chestnut Ridge. And, for those of you who attended the Village Board meeting last Thursday evening, I thank you for your interest in the village and your concern for how the Village government functions or makes decisions that impact every resident of this diverse community.

Just as you, I am confused about the Village's actions regarding the proposed resolution about Burials. The Resolution was unveiled at the June, 2019 Village Board meeting without any prior notice to the community and without any public request for such a law to be entertained. As presented in its original form, it did not state that the Village opposed a burial law, rather it suggested that there is a need for such a law and then explained the path a resident would need to take to achieve a burial of a loved one on his/her property which included submission of a site development plan to the Planning Board with the Planning Board making the final decision on the submission. Nowhere in the draft is a statement from the Village Board/mayor stipulating that such a law was not needed nor supported by the Board.

Any resident who attended that meeting waled out perplexed about the resolution and concerned that by the July meeting it would be a done deal as it would be discussed and then voted on. In fact, until last Wednesday, that is the impression we had. However, the proposed resolution and its consideration was removed from the agenda for the the July meeting with no real explanation.

We learned at the meeting on July 18th that the Mayor is opposed to such a law and that he felt that the residents who spoke openly about their opposition were misinformed and the victim of "fake news". it is not fake news to review the resolution as proposed in June. And, as we know all too well, even when resolutions are commented upon by members of the public, public sentiment rarely has an impact on the final draft of the law. Just consider the public outcry about the House of Worship law and consider what its final form is!

We have learned a few important facts about the genesis of this resolution. In January, 2018, the IMAM of the Jerahi Mosque passed away and the members of the mosque, after reviewing the state laws and other available documentation discovered that there was no real law that precluded the burial of the IMAM on mosque property. After consulting with the Village, the health department and all other necessary entities, the IMAM was buried on the grounds of the Mosque in February, 2018 with the cooperation of the Village of Chestnut Ridge. This is documented.

The Mayor's assertion that the Mosque conducted the burial without proper authorization is not true.

I am wondering why the law was not proposed in march of 2018 right after this event if the Village government was not comfortable with the burial . And, why was the law so loosely constructed for the June meeting that it had to be adjourned so our Village attorney, by his own assertion, needed to do additional research to insure the law is sound and comprehensive. Why the delay of over one year and then what was the rush!! to present it in such an incomplete form? [Article in the press click here](#)

Again, for me, I find the sequence of event most puzzling. And, for sure, the Village's approach to the proposal of resolutions that may be adopted to become law, I hope going forward there is more thought and legal research done before the resolution is presented to the public. Mr Sevastien's identified purpose is to offer legal expertise on matters of concern to the Village and its legal actions.

We will advise you about the is matter as we move forward and again, i encourage all readers to attend meetings and ask questions. Your opinion does count.

See you all at the next CUPON meeting on 8/6/19 at the Ambulance Building at 7PM.

Thanks, Hilda Kogut

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#### July 17 Message

Please note that the Village Board will hear a motion to adjourn discussions about the proposed Burial Law for the meeting to be held on 7/18/19. The Village attorney is doing more research. But this matter will come back on the agenda, for sure.

This should not deter any of you from attending the meeting and asking the hard questions during the open discussion part!!! Why do we need this law? Who has requested it? Who broke the law as it stands by burying a "loved one" in their back yard. Have they been cited with a violation?

Ask about the issue of health? Who certifies the health of the deceased? Who protects me or you or your children from a burial that occurs on behalf of a person who had a contagious disease? We are in the midst of a measles epidemic! For those of us who have autoimmune issues - this contamination could spell severe health challenges. This has been documented!

Is it the Planning Board's job as well to handle these issues. Maybe a member of the Planning Board can be identified as the Burial Monitor!- attending each "funeral" to insure the law is complied with!!!

**PLEASE USE YOUR VOICE** to demand that on this occasion, the Mayor and the Board listen to everyone!

Thanks, Hilda Kogut

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July 16 Message ( Burial in my Backyard?)

This audio recording snippet contains the Mayor's explanation about WHY the Village now needs a burial law. [CLICK HERE](#)

I have provided the explanation offered Mayor Presti at the 6/20 Board meeting. My question for the Mayor and the Board is why not just pass a law that says there will be NO Burial of Human remains.

I urge all to attend this Village Board meeting on Thursday, July 18 at 8PM in Village Hall meeting and ask 2 questions, Who has asked for this law to be enacted and WHY is it necessary. Chestnut Ridge is in the NY metro area where there are numerous cemeteries that are open to all members of the community and many that are limited to only certain denominations. CHESTNUT RIDGE has no need for a law such as this when homes are close to water sources and schools and businesses and schools!!

Once again the needs of a few/one segment of the community are taking precedence over the interests of the majority!!

For once, Mr Mayor say no to someone's request. No, is what you said when we asked for a building moratorium so we all know you can say NO!! and develop a law that protects all residents from the request of one member of the community or just a few!!

Attend this meeting and speak out!!

Hilda Kogut

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July12 Message

Hello Chestnut Ridge residents. Our next Village Board meeting will be Thursday, July 18 at 8PM in Village Hall. I encourage all who are able to attend. There are issues that are beginning to present themselves that require our constant attention and comment.

1-The Village Board and the mayor introduced a resolution that will probably become law if we are unable to sway the Board and mayor. It is entitled Proposed [Local Law regarding the Burial of Human Remains in Residential districts.](#)

While I cannot be sure why this matter is being brought before the Board for consideration, I can say that it concerns me greatly to think that with the approval of the Planning Board going forward someone could be buried on my neighbor's property. While this may be the extreme, we must consider this issue when it comes to the environment and water supply. many of our residents have streams on their property or use private wells as their source of water!!

I for one, believe this issue should not be left to the Planning Board to provide approval for such a request.

I have taken the time to forward the proposed law to the Rockland County Health Department and am awaiting their response.

I encourage all to attend the meeting and voice your concerns. AND, if you have any other suggestions about agencies or avenues to pursue to have this matter examined more thoroughly, please take the liberty of doing just that.

2- So many residents have voiced their concerns about their safety in reference to the private school buses that ride up and down streets, make illegal U turns, back up and simply drive the buses with disregard for the safety of the residents or the children on the buses.

The Village government offers us no support, the Town of Ramapo Police Department does not seem to have any interest in protecting our residents or has no authority to act.

The state law that governs school buses is weak. it does not penalize drivers who back up or make U. I have learned that while Chestnut ridge transportation does NOT allow drivers to travel in cul de sacs, make U turns or back up, these actions are not illegal, they are dangerous.

I believe that we should start collecting names on petitions and then present as many signed petitions as we can collect to our Assembly person, Ellen Jaffee and State Senator, David Carlucci and pressure them to author legislation to strengthen the laws and penalties for such irresponsible driving.

This will be an agenda item at our next CUPON meeting set for 8/6/19 . if any resident wants to help with this endeavor, please let us know!!!

3- AGAIN, the Village Board meeting is 7/18/19 at 8PM in Village hall. Come, listen, participate!!!

Thanks Hilda Kogut

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July 8 Message from Hilda

Hello readers. I want to wish you all a great holiday and thank you all for your support of CUPON of Chestnut Ridge. This organization exists because of you and me and for all of us. Please continue to be engaged and urge your neighbors and friends to read this site and come to our meetings I have a few items to up date for all.

1- There will be no CUPON meeting in July. The 4th of July holiday and the dates that are available going forward conflict with meetings in the Village of our Planning ,

Zoning and Village board. I encourage all to attend these meetings and learn about projects that are proposed in the Village that have become reality since the passing of the House of Worship Resolution. There has been no effort to stop any such development while the House of Worship law is under review through our Article 78 filing before Judge Paul Marx. The meeting schedule for the month of July is available thru a link attached to this site. PLEASE review it and attend meetings and ask questions.

2- There has been no decision about the Article 78 at this point. the matter is under consideration by Judge Paul Marx of the NYS Supreme Court. We have no date for his completion of the review or when he will render his decision.

3-The Orthodox Jewish Coalition through the efforts of Attorney Joseph Churgin has filed a letter with the US District Court and Judge Roman to attempt to join in our Federal Suit. Our attorney for the Federal Suit, Cozen O'Connor, et al filed a response which is also attached. Thus far there has been no published response by the Judge to the request made by Churgin on behalf of the OJC. This is a strange request but clearly the effort is to impact our efforts before the court and diminish the argument we have made on behalf of CUPON and the residents who spoke out against the adoption of the HOW law as it was constituted and ultimately passed by the Village Board this past spring.

4- It is summer now and I caution all residents to be alert to the summer camps that seem to pop up at homes within the Village of Chestnut Ridge without any legal authorization. If, in your neighborhood, you see a regular arrival of groups of children who stay at a home all day long- which is clearly uncharacteristic of the home or neighborhood, I urge you to call the County to report these camps. The county office to call is the health Department and the number to report such activities is 845-364-2601. if you are able to photograph these activities all the better. AND, if the children arrive in school buses, try to jot down the names on the buses and license plates. If you re concerned about reporting these matters, you can call the Village and report it to Code Enforcement as well.

5- Additionally, I urge you ALL to attend the meetings for the Zoning, Planning, and Village Board. There are a number of huge projects that are being considered- The Wellington School Complex which will occupy a huge parcel of land on the corner of Red Schoolhouse Road and Summit Rd towards the Thruway entrance. This complex will have 2 yeshivas. Additionally, a parcel of land that is on Red Schoolhouse Rd bordering the Chestnut Ridge Middle School where the entrance is proposed to run thru Ferruzza Rd is also being considered. Both of these projects are under review and consideration- no shovel in the ground yet. WE MUST KEEP OUR EYES on the projects.

6- Additionally on 5 Ann Street and 7 Ehret Rd there are proposed renovations/enlargements to homes that seem to have the feel of 3 Spring Hill Terrace type constructions. No approvals have been granted yet- if construction is being done with contractors whoa re unlicensed- REPORT them to the Village during

the work week. After hours or on weekends, unlicensed contractors should be reported to the Rockland County Sheriff at 845-638-5400/5401.

7- I have been sending out requests for donations to CUPON of Chestnut Ridge. I ask that you all consider making a donation to this group- our funds are used for legal fees and thus far our representation has been terrific. We cannot do this alone and are working for everyone. Please support this effort.

Thanks, Hilda Kogut