

Message dated Novemeber 16, 2023 _____

Hello CUPON of Chestnut Ridge members. I know I should have posted the latest updates on our legal actions- 2 Article 78 filings and the Federal Suit but I have had some other matters to attend to. This weekend I will post the information that will bring all up to date on these legal matters.

Right now I want to address issues relating to our website, fundraising, and an idea of how best to remember Ed Sheridan.

First, I ask that if you are thinking of making a donation to CUPON of CR, whether in memory of Ed Or to continue to support our efforts PLEASE DO NOT DONATE via the PAYPAL to our account. The reason is very simple: because Ed did not share the password with me, we cannot get into our account at this point.

The process to get into the account is not an easy one but it is can be addressed after Ed's next of kin is appointed. Right now the money, whatever is in the account, is frozen. Going forward, if you chose to donate, please forward a check to CUPON of CR, PO Box 394, Nanuet, NY 10954 OR if you want to say hi to me email me and I can come by and Pick it up and say hi!

Now, the other reason for this message is to let you know that while the issue of Ed's family is handled, his house needs to be taken care of the winter and for it potential sale. The leaves need to be cleaned up, the lawn needs to be mowed, and the gutters need to be cleaned out to insure the house is prepared for the winter.

If Ed were still here with us he would using his new leaf collector that he designed himself and would be cleaning them gutters. Tomorrow, Wednesday, I am meeting with my landscaper to let him look at the property and get his estimate for the work. I believe a special way of remembering Ed would be to take care of his house- he helped so many of us! If you would like , donations for this work can be sent to the PO Box with a note in the memo about the cleanup. Any extra money will , of course, go into the CUPON of Chestnut Ridge account.

Thanks, Hilda

Message dated Novemeber 1, 2023 _____

It has been a long time since I posted on our site. There are items to report on but this posting is about Ed Sheridan and his contributions to CUPON! of CR

It has taken me a few weeks to compose my thoughts about our great loss- Ed Sheridan's passing leaves a big hole in my heart for sure. He was a great friend, colleague, and help to me as I went through surgery and chemo for Breast Cancer 2 years back- he was always there for me without my even asking! he was a great friend!!

I will miss him very much as we all will.

I learned a good deal about Ed after his passing- he had friends everywhere and none of his friends had last names!!! Everyone knew Ed!!

He was a committed person who put his all into anything he tackled. And he loved Henry, his pooch. And he never turned away a friend who needed something!

I met Ed about 10 years back- Gordon Wren, former Director of Fire and Emergency Services for Rockland County, told me about a guy named Ed who was committed to the mission of shining a light on municipalities that failed to apply codes to buildings. And he said, Chestnut Ridge is the next Village to face this issue. I called Ed, we talked, and the following Sunday we were out taking pics of houses that were being "remodeled" before our eyes. Then we planned that first meeting at the firehouse on Sunday, 4/10/16!! and the rest is history.

CUPON of CR has much to be proud of- we alone, demonstrated to the State of New York that a "Cease and Desist" program needed to be established for the Village of CR- We were only the 3rd community to have such a program implemented in the State of New York!!!

And, we forced the Village out of its shell by attending meetings, challenging issues that deserved to be challenged, and then, with Ed's help, putting the videos on you tube for all to see our short sighted, disrespectful Mayor react like a child on countless occasions when he was asked simple questions!!

Without Ed as my partner the meetings would not have happened and the very effective group in CUPON would never have come to exist.

Our challenges continue today but Ed's spirit is still here and I believe, as you all do, that we must continue to focus on challenging the failure of the Village to do its job and force the Village to govern for ALL of its residents, rather than focusing on what the block vote wants.

One thing both Ed and I agreed on is that the mainstream community in Chestnut Ridge or the Town of Ramapo or the County of Rockland can function as a Block Vote as well, IF WE VOTE!! The last ERCSD Budget Vote lost by 40/50 votes- people must get out and vote- don't leave it to your neighbor! If 50 more people had voted the Budget would have passed and think of what an impact that would have had on the students in the public schools!

I want to remind every registered voter to vote!! on November 7th!! This election is a very important one as the position of District Attorney has a bright light shining on it. DA Walsh has demonstrated a blatant bias in how he does business and a total disrespect for the law. The death of a beloved firefighter Jared LLOYD and Oliver Husted, a resident of that flea bag facility that burned in Spring Valley in March, 2021, resulted in NO significant consequences for any of the people identified as being responsible for that horrific fire!

There have been calls for Walsh to resign which fell on deaf ears- no surprise!! and his endorsement by Democrats and Republicans is no surprise either !!

But the Great news is that there is a woman who is running against him. Her name is Theresa Di Falco and you can write in her name as Your Candidate of Choice on your absentee ballot or your ballot the day you vote, whether it is an early vote or Election Day on Tuesday, November 7th!

Ms Di Falco is running for District Attorney with actual experience as an Assistant District Attorney for 5 years in the RCDA's office and has been a practicing attorney for

25 years with 20 years of criminal law experience. Her site is
<http://www.ElectDiFalco.com>!!!

My suggestion is that at every election site in the county there should be as uniformed firefighter to remind voters of Walsh's utter disregard for the lives of Jared Lloyd and Oliver Husted, both of whom perished in the fire in March, 2021!
Please vote!!!

I want to remind all who read this posting to continue to support CUPON of CR in whatever way you can- we have a PO Box 394, Nanuet, NY 10954.

I promise to post updated news about our lawsuits an the Cease and Desist program in my next posting over the weekend- I wanted this posting to really remember Ed and his contributions to CUPON and the Village of Chestnut Ridge.

Best Wishes, Hilda

October 8 , 2023

I have some very sad news to share. Our dear friend Ed Sheridan who has been a strong support since we began, passed away suddenly on Thursday October 5th .

In my absence (I am overseas) I want to share what Anthony Schaut, an active CUPON member and former candidate for Village Board offered the following about Ed on Facebook: öUnfortunately have to share the news that our dear friend Ed Sheridan passed away suddenly yesterday. Ed cared very deeply about this neighborhood and dedicated a tremendous amount of time to helping neighbors over the years. On a personal note, Ed was the one who got me involved with CUPON. We met at Pearl River Day several years ago and, after an hour long conversation (no conversation with Ed ever lasted less than an hour), it was easy to see what a special person he was. He was someone that you always wanted on your team. It's a sad day for our community, and his contributions will be deeply missed.ö

Everyone of us was touched by Ed and his devotion to the mission of CUPON.
Hilda Kogut/ CUPON CR Chair

Good evening CUPON of Chestnut Ridge residents and supporters. I have some good news regarding our Article 78 which was filed in NYS Supreme Court just after the Village Government passed the House of Worship law in 2019.! If you recall the basis of our argument was not to challenge anything related to RLUIPA- rather we challenged the Village's failure to consider the environmental impact of the law (SEQRA). While we

lost the first round in NYS Supreme Court, the Appellate Court in Brooklyn found in our favor. We have [posted both the court's decision](#) and a [synthesized version](#) for those who don't want to review the legal opinion. The Village has some work ahead of it- what to do now- rewrite the law, hold new hearings, who knows but we have definitely created a barrier for the establishment of Houses of Worship in a willy nilly fashion as previously supported by the Village. We are actually trying to determine exactly how many HOWs were approved and began construction during the law's existence? No exact figure yet. Will this stop the illegal activities - probably not as our code enforcement is now woefully inadequate based on what the Village wants but we have the leverage going forward. This decision will most assuredly be used by other CUPON groups including the Haverstraw group now engaged in a Federal action. The wheels of justice move slowly as we have seen. Our Federal matter, where we were said to have no standing by the US District Court in White Plains, NY will be argued in the Federal Appellate Court in May, 2023- so stand by- it might just get kicked back to the US District Court in White Plains. Let's see!!! Meanwhile I encourage all to keep an eye on the illegal construction projects and report them. AND go to meetings and continue to challenge our Boards and government. I will reach out to the Ambulance Corp and see if we can use their building for a long overdue meeting. In the meanwhile, please continue to support CUPON of CR.--PO Box 394, Nanuet, or through our [PayPal account](#) Thanks, and be well, Hilda

Message February 4

Hello CUPON of Chestnut Ridge members: I [have posted the 2 most recent filings](#) submitted to the Appellate Court regarding the Federal law suit we filed in the Southern District of New York in White Plains within a few short weeks after the Village passed the House of Worship Law in 2018. As you may recall the Court ruled that CUPON of CR had no standing to file our suit/complaint. CUPON of CR believes that we certainly do have Standing and so we filed an appeal in December before the Appellate Court in December. This Filing has already been posted on the website. Today I am also providing both the Village's response to our filing and CUPON of CR's response to the Village filing. If you read the Village's filing, which costs the taxpayers a pretty penny you might note that the preparers seem to subscribe to the Toss Against the Wall Theory- throw enough against the legal wall and something might stick- But the don't stick to the issue at hand. We have no idea when the Court will rule so we are in a holding pattern. Again I remind all who read this that we welcome any donations to our fund. They can be posted on Paypal at www.cuponchestnutridge.org sent via check to Cupon of CR, PO Box 394, Nanuet, NY 10954. And, again, if see work done illegally- no permit or no license on the vehicle immediately call the Rockland County Consumer Protection office at 845-364-2901. Best Wishes, Hilda Kogut/ Chair of Cupon of Chestnut Ridge

Message January 17 22

Hello CUPON of Chestnut Ridge members and supporters: First I want to take a moment a Happy and Healthy and Peaceful 2023. 2022 was a tough year for all and I am hoping that we get the issue with COVID and other challenging health matters under control to some degree. I apologize for taking so long to get this message to you but over the

XMAS break I had the flu!! But I am back in the box now. I have had two important items posted for all from CUPON of Chestnut Ridge to bring you up to date on the 2 law suits we filed way back when the House of Worship proposal became law in Chestnut Ridge in March, 2018. As you may recall ,with the support of so many here in Chestnut Ridge, our legal representatives filed an Article 78 which attacked the House of Worship Law because the issue of the Environmental Impact /SEQRA was not considered when the law which radically changed the requirements for the construction of a House of Worship, was enacted by our Village Board in February, 2018. This matter languished in NYS Supreme Court for a good long time with no satisfactory resolution by the Court. It was subsequently referred to the Appellate Division in Brooklyn for the panel to hear arguments supporting the law and against the law. I have provided a summary of our attorney's argument before the Appellate Division. Steve Mogel was the sole presenter on that date as you can see. There is no real way to determine when the Court will render its decision but you can be certain we will continue to monitor this matter. The Second legal action CUPON of Chestnut Ridge filed after the HOW was passed was in US District Court in the Southern District of New York. This matter was assigned to the White Plains Site of the SDNY. This matter, based on the Establishment Clause among other aspects of Federal Law, was finally decided after many filings by the Village of Chestnut Ridge and the other organizations who vigorously supported the community who most benefitted from the HOW law to file such an action. The Court's finding was that CUPON of CHESTNUT RIDGE and the 3 signers(I am one) had NO Standing to file the action. BAH HUMBUG!! we said. The challenge to this decision was filed in mid December before the Second Circuit of the US Court of Appeals. I have provided this filing for you all to review. Again, no idea when a determination will be rendered but clearly we do have Standing! This matter will be referred back to the SDNY if found in our favor! Additionally, we have filed another Article 78 regarding the Village's adoption of a Comprehensive Plan (remember way back when the Mayor said wee would NEVER have a Comp Plan because it cost too much money to develop!!!) which again fails to really consider Environmental issues-/SEQRA.. I want to remind all that if you see illegal construction, illegal contractors you should call the Rockland County Department of Consumer Protection at 845-364-3901. And, of course, I hope you will continue to support CUPON of CR by going to our PAYPAL site or sending donations to our Cupon of Chestnut Ridge, PO Box 394, Nanuet,NY 10954. My goal is to have a CUPON meeting in Feb or March at the Ambulance Corp building. I will say that if such a meeting is held, all who attend should be masked! Thanks, Hilda Kogut/ Chair of Cupon of Chestnut Ridge

Message December 12, 222

I wanted to take this opportunity to provide you with a website to use to follow the ORAL arguments that will be presented before the Appellate Court in Brooklyn on Tuesday, December 13th in defense of our Article 78 which was filed in April 2019 after the HOW law was passed by the Village Board.

Just letting you know that anyone who does not want to shlep to 45 Monroe Place in Brooklyn to hear the arguments in person can go to the nycourts.gov website and watch

oral arguments live. You just need to right-click the following and click on Oral Argument Live ó Brooklyn: [Appellate Division - Second Judicial Department \(nycourts.gov\)](https://www.nycourts.gov)

Oral arguments are expected between 12 and 1 PM approximately. Keep your fingers crossed and most importantly, thank you for continuing to support CUPON of CR in our efforts. Hilda Kogut/ CUPON CR Chair

Hello CUPONers. By now you are all aware of the fact the the US District Court/Southern District of New York in White Plains ,[NY dismissed our Federal Complaint](#) as the Judge found that CUPON and those named in the complaint had no standing to file such an action. We are all scratching our collective heads about this decision! We have carefully considered the matter and have filed a [Notice of Appeal](#) which will be submitted to the 2nd Circuit for its consideration. The same team that drafted the original complaint will be drafting the Appeal!! Should the Appeal be accepted and found to have merit the matter will be returned the District Court in White Plains for the Judge's consideration! This matter will not be resolved overnight but we are determined as we believe our issues have merit! ADDITIONALLY, the Article 78 will soon be heard in the Appellate Court in Brooklyn where our attorney, Steve Mogel will argue about the issue of the Village's failure to consider issues of the environment when the law was passed 4 + years ago. It is interesting that the law was passed over 4 years ago and still we have not seen a significant amount of permit requests for building Houses of Worship! I am going to try to secure the Ambulance Building for meeting of CUPON in the near future! Until that meeting, I remind all that we welcome donations either on PAYPAL on our website www.cuponchetsnutridge.org or via our mail - Cupon of Chestnut Ridge, PO Box 394, Nanuet,NY 10954. Thanks everyone, Hilda

[Hilda's Messages Archive](#)

Messages to all Chestnut Ridge Residents July 2019 to November 2021

Message November 25

Hello CUPON of Chestnut Ridge members I want to take this opportunity to wish you all a Happy Healthy Thanksgiving!! I know it has been a long time since my last posting but truth be told there has not been that much happening other than the fact that the construction industry is booming in Chestnut Ridge. There are certainly many projects that seem to be taken thru the normal and legal channels and then there are the usual side jobs that are being done without benefit of a permit- nothing new!! The real issue here is that up until several months ago the Village actually had a staff that we might rely upon to at least entertain complaints and there was hope that something might be done. Now the Village has "farmed out" our code enforcement and the question is: are complaints being addressed at all? From my perspective it seems the answer is no. I have tried to identify any issue I see as a potential Consumer Affairs matter and then I call Rockland County Consumer Affairs and report the matter , if appropriate, call them at 845-634-3910 . This number is good Monday thru Friday from 9-5. Weekends and after hours, the Rockland County Sheriff's Office responds at 845-638-5401. The issues reported can only pertain to illegal contractors doing work- whether it be construction or landscapers or plumbers or the like!! I encourage you all to file these reports. Many of you are wondering what has occurred, if anything, with either of the 2 lawsuits that CUPON of Chestnut Ridge filed shortly after that House of Worship law was passed in 2019. There has been no legal action , no movement on our Article 78 filing which occurred in March, 2019 and is focusing the the Village's failure to consider the issues relating to the environmental impact the law and the its creation of different types of worship sites would have on the Village. Thus far Supreme Court Justice Marx has received a number of submissions by attorneys representing the Orthodox Jewish Coalition and others attempting to slow the process. The motions are answered and the the action continues to sit!! Clearly , if the Judge ruled in favor of CUPON, the law would be null and then the Village would be back at square one in the development of the law on a fair and legal basis. We continue remain in contact with our attorney, Steve Mogel , in hopes that we might be able to find some way to move the process forward, but thus far, we have and no success. With regard to our Federal Action where we have suggested to the US District Court, that the Establishment Clause was violated as the Village barreled forward and wrote and passed the HOW law, again the same is true. No decision has been rendered by US District Court Judge Karas. The same is true of the Federal suit-many motions have been filed and letters have been exchanged with the

Court by both the Village and the OPJC. No real movement has occurred and we continue with the attorneys who represent CUPON of CR in this action, Cozen, O'Connor, et al. Yes, this is frustrating but we are not going to give up!!! I offer this summary before I introduce some new business to remind all that soon elections for Village board members and the Mayor's position will be upon us!!! I ask you , our supporters and readers to consider running for any of these positions!!! Think how far we could get with members of the Board who voted for what was right and proper for this Village, not simply for what the Mayor wants or our new neighbors who are oftentimes too impatient or selfish to do things the proper way!!

Now to the ever material: 1- The Village offered a draft Comprehensive Plan at the the last meeting. There were several issues that are of concern to CUPON and we are asking you, CUPOPers of Chestnut Ridge to review the draft and write letters to the Village about the plan its shortcomings and problems!!! We have posted both the plan and a letter submitted to the Board by Dresdner Robins, the Planners who have been retained by CUPON of CR, about the deficiencies in this plan, for your review!! Your comments and involvement are Key!!! Help us to insure the Village government and its Boards continue to be aware of the fact that their actions and decisions are being watched. 2- The other item of interest is the outrageous trailers that have been moved on to the property identified as [312N Highland Avenue](#). (click on the link to see pictures) .These ridiculous trailers are allegedly for storage!!! They seem vaguely reminiscent of the trailers placed in Monsey which magically became an illegal yeshiva!! We intend to watch the activity here and the moment the trailers begin to store children we will advise the proper authorities!

3- I want to thank Anthony Shaut for his very comprehensive and enlightening comments each month on this site!! GREAT to have someone step up and get involved!!! We welcome all who want to help. Lastly, I want to remind all that the legal support we receive is **not free** - we have retained Attorney Steven Mogel for our needs as CUPON of CR and we ask that you please donate to our legal fund. Any donation is welcome and , of course, you can donate through our [website on PayPal](#) or by mailing a check made out to CUPON of CR , PO BOX 394, Nanuet, NY 10954. I hope that in the New Year we can have as meeting, live and in person, so that we can continue to share issues of concern.

Thanks to all . I will be back in touch in December. I hope you all stay well and safe!! Hilda Kogut

Message April 3 2021

Hello CUPON of Chestnut Ridge members and readers.

I just wanted to take this opportunity to bring you up to date on some important matters. Chestnut Ridge has been in the news lately and this posting will provide a small bit of information.

1- Earlier this week Judge Karas of US District Court denied a request for damages by the Orthodox Jewish Coalition whose assertion was that the prior House of Worship law was so onerous and restrictive that it denied members of the community the opportunity to worship. The OJC sought financial damages from the Village of Chestnut Ridge. [The Court denied the damages.](#) The OJC has 30 days to file an action regarding the decision.

I am not an attorney and so I am not going to try to summarize or offer my opinion on the opinion!!

2- I had a very long conversation with Victoria Gerrity, office manager for Elijah Reichlin-Melnick earlier this week about the Cease and Desist program that the Village of Chestnut Ridge is protected by. I shared a list of the realtors who have consistently violated the program, I shared copies of complaints submitted, I also provided a fairly comprehensive list of which homeowners were bothered by what realtors- all of whom were registered participants in the program.

I asked the Senator's office to contact the Department of State to determine if ANY sanctions were applied and if so, what were the details and which realtors were sanctioned!!

As the weather improves and the interest in home sales rises we are all sure to be bothered by aggressive, disrespectful realtors. If you are not registered, please do so,. I have cards and am glad to forward them to you.

I was disappointed to learn that the number of homeowners who have registered in the village for the CEASE and DESIST is under 200 houses. I am sad and bothered by this- REMEMBER we worked very hard to

establish the need for this program!!!! And Chestnut Ridge is only the 5th jurisdiction in NYS to receive the designation. Come one People-REGISTER!!!!

3- Again, I remind all that we are a volunteer organization and your donations keep us solvent!! please consider donation by the website or by mailing checks to CUPON of Chestnut Ridge, PO Box 394, Nanuet, NY 10954.

4- And again, illegal contractors must be stopped!!! Report them to the RC Department of Consumer Affairs at 845-364-2901. AND after 5PM or on weekends and holidays, call the RC Sheriff at 845-638-5401.

Thanks, Hilda Kogut/ CUPON of CR chair

Message March 20

Hello CUPON of Chestnut Ridge members and followers; 1- In light of the Village election this week I thought I would offer a brief summary from my perspective as a resident who loves this Village for the diversity it still offers and the lovely homes and kindness and generosity of the community. I want to remind everyone that this was not a special election- Village Elections, by state mandate are held in MARCH. Hopefully some day, NYS will recognize that combining the village elections with all other elections held in November would guarantee a better level of participation!!! Couldn't hurt, Right!? If you have the opportunity to bring this to the attention of either Mike Lawler, our Assembly rep or Elijah Reichlin-Melnick, our State Senator, why not!!! I want to thank those of you who voted for me as a write in candidate for Mayor- I feel proud and honored that any of you, no matter how few or how many, would demonstrate the confidence in me you did by writing me in as your chosen candidate for Mayor! This election was a both a shock and a surprise to many- we are all used to signage, to campaigning on some level, and notification of some sort. None of that occurred until just before the election. But the true issue here was/is the pandemic and its effect on communication in the community- even if we had been fortunate enough to field a slate of candidates it would have been so very difficult for those people to campaign under these very restrictive conditions. Heck, we have enough problems just trying to participate in public meeting in this Village that we all have a right to be part of!!! I believe that we should all remember this event- keep it in mind going forward and REMEMBER that next year there will be 2 seats open on that Board. THINK about folks- we can be successful if we all focus on voting and making sure our neighbors vote- the new residents of the community do not yet constitute a majority unless we

continue to sit on our butts and ignore the most important right we have, the right to vote!!! And as for the quote in the Journal news about the election on the day after the election by a member of the Board who had just won his seat- " the election showed "village residents appreciate and value elected officials who represent all constituencies and aim to move forward with common- sense solutions that unite our wonderful village", my response is that CUPON of Chestnut Ridge is and has been working towards that and hopes that at some point the Village Board will actually seek common- sense solutions which means that our elected officials will actually listen to all constituencies and consider all ideas as they make decisions!!! 2- It is getting warm again!! If we have not already begin to receive items in the mail from realtors we soon will!!!! I remind all that we are a CEASE and DESIST ZONE!! That means if you register with NYS you cannot be solicited by realtors. I have continued to submit violation forms on behalf of residents who are registered!! I have the registration cards here at home and am glad to mail them to you for submission! Additionally I have contacted our new State Senator who was elected in the place of David Carlucci. On Monday I will be contacted by his office manager. I am going to ask her to formally query the NYS Department of State about the multiple submissions of violations to determine if anything was done to stop this abuse!!! REMEMBER, if you are not registered you have no right to complain- you and your home are fair game!!! Again, I remind you that we operate on a budget of your dollars- our legal fees are paid for by donations and every dollar helps. Please feel free to donate thru the web site or by mailing you checks made out to CUPON of Chestnut Ridge, PO Box 394, Nanuet, NY 10954. Thanks and Be safe, Hilda Kogut/ CUPON of Chestnut Ridge, Chair

Election Message March 15

Hello CUPON of Chestnut Ridge members:

Yes, Tuesday , March 16th is election day in the Village of Chestnut Ridge as in all villages in this county. Village elections are separate by law. . As You can see from the signs, the Mayor and his disciples are ready, willing and ,more than able, to continue to move forward in terms of construction issues, zoning issues and other plans destined to change this Village in spite of so many residents who speak out about proposed modifications. It is our right and our privilege to vote in every election. I urge you all to vote. Unfortunately the pandemic quashed any real effort we might have had to field candidates for any of the positions that are open. When you vote tomorrow and I HOPE you do, feel free to write in candidates you feel are more suitable. Of the individuals on the slate, Chaim Rose, has during his short tenure filling Howard whatshisname's position, asked questions!@!!@ That is a start!! This is not an endorsement- it is an important observation, however.

VOTE !!!! Write in a suitable candidates name!!! Because there are no others running is not the equivalent of an endorsement of the government we are now witnessing in the beautiful, diverse community. AND remember, next year is another election. AND , please think about running for office!!!! We all have a voice. AND, if you see something tomorrow as you vote that is wrong- speak out!!!! Nobody should sign that book where your name is EXCEPT YOU!!! Thanks, Hilda Kogut/CUPON of Chestnut Ridge Chair

March 4 message

Hello Cupon of Chestnut Ridge members and readers: 1- I hope this message finds you all well, safe and looking forward to a bit of spring- this has been a terribly difficult winter and I think only the landscapers have enjoyed it!!! As you might notice, during the winter we do not see lots of construction- by that I mean we do not see outside construction- too cold and the weather is too unpredictable to do outside work- but that does not stop the illegal contractors from doing work INSIDE the many homes that have turned over these past several months!!! This activity neve stops. An example is a home that sold/was vacated by renters in 3 parts of the house as the garage has been converted to living space. Now contractors are there doing more renovations. If work is done after hours- 5PM or on weekends call the Rockland County Sheriff's Department and report it as specifically as you can- the number is 845-638- 5401. If you see illegal contractors- AND again, they are illegal if there are no stickers on the trucks- usually the rear bumper - colored that announce they are licensed in Rockland County for the 2021 work year. If a contractor has a NJ plate and no license or a license from NJ, that business is still illegal in New York. During the work week you can TRY to call the Village of Chestnut Ridge and report it at 425-2805 and advise the Code Enforcement officer of the issue- be specific and take pictures if you can. OR you can call the County Department of Consumer Affairs at 845-364-3901. 2- I know many of you are wondering what, if anything, is happening with the Article 78 that was filed shortly after the House of Worship law was passed here in the Village. That would be in April, 2019. The process is a a slow one- We have been met with many challenges by the Village and by the Orthodox Community seeking to challenge our challenge. Steve Mogel, CUPON of CRs attorney filed his response to a challenge by the Village of Chestnut Ridge today in the NYS Appellate Division. This matter will ultimately be heard by the Appellate division and we fully expect Steve to have to go to the Appellate Court and argue on behalf of his filing and, of course, CUPON of CR.

We have posted the [Journal News article that appeared on 3/1/21](#) along with a [brief filed by Steve Mogel a short while back](#). The one I referred to is not yet available. Of course, the big issue is that while the litigation moves at a snail's pace applications for building Houses of Worship here in CR have begun to appear at Village hall, and of course, we are still seeing many illegal such facilities. We know the Village line about them- it is not a House of Worship until there is evidence of same- just look at 3 Spring Hill Terrace which was built in plain view!! We will continue to monitor these requests , to insure that they meet the codes as stated in the Village and when they do not, we have used our retained Planning Group Dresdner Robin to challenge the Boards and out the Village on notice that sleight of hand will not be tolerated!!

We try to post many of the filings to keep you all up to date on such arguments. Clearly the pandemic has added to the slowness of the process. The court is mandated to meet certain stipulated dats when criminal matters are involved but not so in civil litigation AND our Article 78 is Civil Litigation. As far as the Federal Suit which speaks to the issue of a violation of the Establishment Clause of the Constitution among other issues- no movement has been noted but many filings by Village and the Orthodox Community to muddy the waters have been seen!! All we can do is wait. 3- You may have noticed an article in the Journal news on Monday, March 1 speaking the the HOW issue in the Village and the hardships foisted upon our new neighbors as they walk on Route 45 or elsewhere to attend services. I might add that in 2017 the illegal House of Worship located at 750 Chestnut ridge Road was the subject of a scathing letter signed by both the Fire Inspector of CR and the Building inspector of CR stating that the HOW had numerous violations and posed a safety hazard. Still the HOW is used, has grown in size and nobody cares!!! This congregations seeks to build a larger facility on 2 properties adjoined at Weiss Terrace and Roxbury Ct. We are watching the plans as

they are submitted and will carefully scrutinize all aspects to insure that the proposed structure meets ALL codes as stipulated in the HOW law and other such laws in the Village. The article quoted Jerry Liebelson, not once but twice and then referred to memos submitted to the Village by our planning group that I shared with the newspaper. I was not interviewed nor was our attorney. Too bad but Jerry who continues to work hard to hold the Village accountable had an opportunity to make some very valid points. 4- I urge ALL of you who read this posting and the many before it to keep involved- attend the meetings and to ask questions. it is important that we not look away from the issues at hand!! 5- Again, I remind all of you that our work on behalf of CUPON of CR must be funded by donations from members of the community. You can donate on Pay Pal on this site or mail a check to the PO Box at CUPON of Chestnut Ridge, PO Box 394, Nanuet, NY 10954. ANY donation helps us and if you chose to send 10 dollars month- hey that is \$120/year. Please support us to the extent you are able. And, please all stay safe and healthy!! Best Wishes, Hilda A Kogut/ CUPON of CR chair

Message January 2, 2021

Hello CUPON of CHESTNUT RIDGE members:

I want to take this opportunity to wish everyone a Happy, HEALTHY New Year. I also want to take this opportunity to bring you up to date on issues relating to building of new Houses of Worship here. Clearly these requests for Building Plan approval will continue to occur here in the Village as our new neighbors recognize that the rules and regulations could change when and if the Article 78 is decided in favor of CUPON of Chestnut Ridge. For this reason CUPON of CR is watching every application as it is considered by the Village Board, the Planning Board and later the Zoning Board as Variances are requested. ([more ... click here](#)) On December 28, the Planning Board met and considered issues relating to site plan rules for proposed construction projects in the Village including Congregation Dexter Park and Corporate Commerce park. A resident of the village and member of CUPON of Chestnut Ridge submitted comments to the Planning Board which I have posted [for your review \(click here\)](#). Our goal is to keep our members informed and to encourage ALL of you to pay attention to meeting agendas for the Village Board, the Zoning Board and the Planning Board. Your voice means something. The Village government does not exist in a vacuum and we must hold them accountable. The Board meeting schedule is posted on the Village website AND any individual can zoom in and make comments as appropriate. PLEASE pay attention. For those of you who might be interested in learning more about the rules and procedures the Rockland County Department of Planning runs regular seminars- free to the public - to educate the public at large and to provide updated information to all who sit on municipal boards. I will post the county website at a later date. It should be noted that a few years ago I did a FOIL to determine if members of our Boards were up to date on training and found that a few had not continued their mandated education. I have not FOILED this information in a while. Any member of the public can FOIL this information. I want to encourage you to report illegal contractors and residents who are building in the homes without permits. As an example , 23 Grotke recently sold and there has been a contractor working there who backs his

vehicle up the house to hide the fact that he is unlicensed. I have reported this contractor to the Village, the County at 845-364- 3901 . Additionally, on the weekends and after hours, the Rockland County Sheriff will send out a Deputy who will make a determination over whether the contractor is legal, etc. The Sheriff's Department can be reached at 845-638-5401.

It is the winter, and lots of houses are turning over- be alert and let's force the Village to do its job!!! Again, I thank those of you who have donated to CUPON of Chestnut Ridge by PayPal; or check to our mailing address of CUPON of Chestnut Ridge, PO Box 394, Nanuet, NY 10954. And, I also want to let you know that we have magnets for your cars that are a both an advertisement and a bit of a fundraiser. They are \$3 each or 2/\$5. Contact the website if you want a magnet or magnets Again, Happy Healthy and please be safe. Best Wishes, Hilda A Kogut/ CUPON of CR Chair.

Message December 25, 2020

I want to take this opportunity to wish you all a Happy, Healthy Holiday and a Wish for Good Health to all in the coming year!!- I know I missed Chanukah but let this message serve as a good well wish to all the residents of the Village of Chestnut Ridge!!!! As you may know, CUPON of Chestnut Ridge brought suit against the Village of Chestnut Ridge, seeking to overturn the House of Worship Law passed by the Village in March 2018. The Village tried to dismiss our suit but they were essentially unable to do so. The Village appealed and we are currently continuing litigation in the Appellate Court. Many of you know that there are a few proposed Houses of Worship in the planning stages in the Village and you may wonder what CUPOPON of Chestnut Ridge intends to do about them. Of course, it would not make any sense for us to let our opponents know our plans. EACH course of action has its own advantages and disadvantages. I can assure you, however, that CUPON of Chestnut Ridge remains committed to its mission, is carefully monitoring each of these projects, and will take action , including legal legal action, as appropriate. [Posted on the web site is a memo \(click here\)](#) that CUPON of Chestnut Ridge submitted to the Village of Chestnut Ridge on December 17, 2020 at the Board meeting. This memo speaks to issues that the Village want to incorporate into the Municipal Code. CUPON carefully reviewed the proposed changes and made comments based on concern about verbiage and content of these changes. We have posted the memo on our website for your review. Needless to say the Mayor was not happy with this submission. Again, CUPON of Chestnut Ridge wants to insure that changes such as those proposed are done in a proper manner with all procedures and legal protocol are followed. I want to take this opportunity to thank the members o CUPON of Chestnut Ridge who have donated to the organization. **Again, you can donate via pay pal on this site or mail a check to CUPON of Chestnut Ridge, PO box 394, Nanuet, NY 10954** Thanks again and Please all be safe!! Hilda A Kogut/Chair

Message December 5th

[I have posted an article from the Rockland Journal News \(click here\)](#) published on Tuesday, December 1 regarding the ongoing legal battle between the Village of Pomona and the Tartikoff religious community that has been involved in a long and very involved legal battle with the Village of Pomona. An appeal they filed to be heard before the United States Supreme Court was denied recently. The Court did not want

to the appeal submitted by the attorneys representing the Tartikoff project.

This is good news for Pomona and seems to revolve around the fact that the Tartikoff proponents have never filed any building plans for their proposed project. The Village law stipulates that any building projects must submit plans.

The saga will continue no doubt but it was a blow to the group, no doubt.

Also I have posted [a memo submitted to the Village on Thursday \(click here\)](#) just before the Planning Board hearing. The memo submitted and drafted by Dresdner Robin (CUPON's Planning group) comments on the proposed construction of Houses of Worship at 6 Samuel and Weiss Terrace/Roxbury Court.. While this memo does not put a stop to either project it forces the Village to be held accountable for planning and building practices. These people are another set of eyes for us as we carefully monitor the overbuilding that we are now beginning to see in this beautiful, diverse community.

I also want to remind you that there continues to be a CEASE and DESIST program that protects residents of the Village of Chestnut Ridge- you cannot be bothered by realtors by phone mail or personally if you register with NYS. I have the registration cards and am glad to forward them if any reader needs one.

Also, please continue to report unlicensed contractors or projects underway without a visible Building Permit. Call the County Department of Consumer Affairs at 845-364-3901 and on weekends call the Rockland County Sheriffs at 845-638-5401.

And thank you to those who have donated to CUPON of Chestnut Ridge lately. Your efforts are very much appreciated. You can donate whatever you feel is comfortable and it can be done via Pay Pal or by forwarding a check to CUPOPN of Chestnut Ridge, PO BOX 394, Nanuet, NY 10954.

Thanks to all of you and please wear your masks and stay safe!!! I look forward to seeing you all at a meeting sometime in 2021!!!

Hilda A Kogut/Chair CUPON of Chestnut Ridge

Message to all Chestnut Ridge Residents November 26

I want to take this opportunity to bring you up to date on some activity in the Village that we should be aware of and watching.

About a year ago two or three residents from the Roxbury Court and Weiss Terrace altered me to the fact that two homes had been purchased and were rumored to become a potential House of Worship - two homes have been purchased by Congregation Torah Ufilla, now located at 750 Chestnut Ridge Road. The homes that were purchased are 6 Roxbury Court and 6 Weiss Terrace. The plan is for these 2 properties to be combined for Congregation Torah Ufilla to move to at some time in the future.

Late last week signs were posted on both Weiss Terrace and Roxbury Court advising that this project will be discussed at the Planning Board meeting on 12/3/20 at 8PM.

Clearly this is a very preliminary process. No shovels have been put in the ground and this will take a good amount of time. There is a great deal of work to do for the Congregation, its architect, builder, attorney and, of course, our comment and interest in this project is critical.

CUPON have already notified the planning group we have hired, Dresner Robin, about this hearing and about this proposal. Thus far their actions on our behalf and scrutiny of plans suggested by the Village in our very questionable Comprehensive Plan have put the Village on notice that we are watching and we have the best people in place to insure that processes occur properly.

It is imperative that we continue to attend these meetings and let our ideas and concerns and objections, if necessary, be heard!!!

So please plan to attend this meeting.

AND, again, when you see work being done without a permit or unlicensed contractors report it immediately. During the work week immediately call Consumer Protection at 845-364-3901 or after hours, call the Rockland County Sheriff's office at 845-638-5401. Don't leave that call for someone else to make. Also, if there are vehicles take down the license of the vehicles, make note of the license plate and name on the vehicles. It helps.

Also I want to thank those of you who donated to CUPON over the last few weeks. It does help. You can donate whatever you feel is appropriate. You can donate via paypal or send a check to CUPON of Chestnut Ridge, PO Box 394, Nanuet, NY 10954.

Thanks for all your support of CUPON. Please continue to be safe and healthy.

Hilda Kogut/ CUPON of CR chair

Message to all Chestnut Ridge Residents November 15

We have just posted a [letter submitted to the Village of Chestnut Ridge](#) by the professional planning agency hired recently by CUPON of CR.

This letter is designed to insure oversight of the Village's planning actions by professional planners which will force the Village into actual compliance with planning requirements mandated by New York State.

Again, our goal is to force the Village to follow rules and regulations detailed by New York State and, of course, to apply these rules fairly.

This letter is yet another example of CUPON of CR acting on behalf of all the residents of the Incorporated Village of Chestnut Ridge.

Thanks and Be Safe , Hilda A Kogut, Chair of CUPON of CR, PO Box 394, Nanuet,NY 109554

Message November 10

Hello CUPONers- I hope that this message finds you all safe in your homes here in Chestnut Ridge. I know it has been a long while since I posted an update and so I wanted to share a few pieces of information with you regarding CUPON of CR and some of our work.

1- As you all know the Village Boards are all meeting via Zoom these days because of the COVID 19 pandemic. It is the intelligent way to proceed under these circumstances. The one issue many people have brought to my attention is the fact that often times a late arrival insures a failure to get in on the meeting. And, efforts to ask questions are a true challenge. Clearly there is nothing that CUPON can do to change any of these issues for the better. And, as we all know the Village's approach in the past has been to do anything possible to limit public participation. I can only suggest that if you chose to Zoom in - get thee early to sign in.

2- You may all be aware of the fact that the Village decided to go ahead with development of a Comprehensive Plan after several years of saying that there was no need for one, that it would take too much time and that it would cost too much money. Well they began the process just before the pandemic as you may recall. Public meetings were held and a survey was offered to determine how residents felt about important issues relating to the plan like high density housing. In any event most residents said clearly they did not want high density housing!! Then the Village said the results of the survey were flawed, that many respondents were from outside the Village. No proof exists of any of these issues. AND, the bigger issue was that the surveys when taken on line only allowed for one member of the home to use a computer- so if you only have one computer only one family member gets to answer on that computer!!

In any event one of the twists in the Comprehensive Plan development is the Village, along with the planners we hired are working on approving PUDs in some areas that are now under consideration for development like Equestrian Estates- PUDs are a planning tool designed to allow builders of subdivisions flexibility in the types of construction in the subdivisions. Clearly, the goal of the builders is to add other types of construction such as high density housing, etc. This is of great concern to CUPON since most of our members, in fact, most members of the community who responded to the survey said they did not want high density housing. We have a number of these proposed subdivisions that are being planned for this Village as large parcels of land are being bought up.

To this end, CUPON of CR decided that it was important to have a reputable planning firm to help us challenge matters that the Village might not be addressing properly!! We have retained the services of Dresdner Robin from New Jersey. Their work has already managed to put the Village on notice that we are carefully reviewing their work. While this will add an additional expense to CUPON's actions, it was necessary.

3- And, of course, I want to remind you all that the Village has no Code Enforcement staff!! We now have a Building Inspector and a Fire Inspector. I urge you all to file

complaints when you see potential violations!! AND, if you want to report unlicensed contractors call 845-364-3901 during the work week and the Sheriff's Department after hours and on weekends at 845-638-5401!!

As you can see CUPON of Chestnut Ridge has continued to work on your behalf thru the pandemic I hope once again soon we can have meetings. Our efforts are not without a cost and I would ask each of you who know what we have accomplished or have reached out for help to consider making a donation to CUPON of Chestnut Ridge via PayPal or by check to our Cupon of Chestnut Ridge, PO Box which is Box 394, Nanuet, NY 10954. **If each of you donated \$20 or \$25 dollars a month or whatever you are able to donate it would help enormously.!!**

Thanks and Please Stay Safe,

Hilda A Kogut/ CUPON of CR Chair

Message to all Chestnut Ridge Residents April 15

Hello CUPON of Chestnut Ridge residents and members:

Hello All: I hope this update finds everyone healthy and safe. Again, before the update, I ask all to keep an eye on your neighbor. These are tough times for all of us. This virus and its impact on the county, the state, the county and our beautiful village can be seen in the regular updates in the news. We must all be careful and respectful of the suggested rules that have been put in place to keep us all as safe and healthy as possible.

[The mayor has appointed Chaim Rose to fill the remainder of Howard Cohen's term. \(CLICK HERE\)](#) Howard resigned from the Board last summer after serving many years on the Board Mr Rose's appointment is an accomplishment as he has only resided in the Village since 2017 and had already served on the Architectural Review Board. The Journal News featured his appointment in the 4/14/20 edition. I am not certain if anyone else applied for this position but I do know that many who serve on Board's wait more than 3 years to be appointed to the Village Board.

That is it for now, CUPONERS. I wish you all good health and hope you and your families are all safe.

Hilda A Kogut/CUPON of CR chair

Message March 21

Hello CUPON of Chestnut Ridge members and readers.

I want to take this opportunity to update you on a few important issues- items that impact all of us in the Village of Chestnut Ridge

1.- I want to remind you all to keep an eye on your neighbor- now is the time to be a good neighbor. If you live next door or know of a long time resident of the Village who might have difficulty getting to Stop and Shop at 7 AM to avoid the crowds- give a call and ask if he/she needs anything. And, for sure, make sure they are OK in their homes. We must take care of one another. And, of course, use common sense and adhere to the social distancing recommendations.

The other morning as I walked my beloved pooch I saw my neighbor's van door open to the rain- must have been like that all night- I first knocked on the door and backed away and when there was not an answer I called him to let him know.

It is about being a good neighbor and who knows, maybe this challenge that we are all facing may help to build some bridges in this Village!!!

2- I remind you that the County Department of Consumer Affairs is still doing its job!!! Call if you see illegal contractors or illegal construction- no permit/no construction!!! Just this week the new residents at 1 Weiss Terrace decided to have work done without a permit and with unlicensed contractors. Julie Glazer from the County office responded and ticketed the contractor who was working without a license and without benefit of a Building Permit!!! 845-364-3901 and in off hours or on weekends call the Rockland County Sheriff's Department at 845-638-5400/845-638-5401.

3- The Village Government has posted the link to the [COMPREHENSIVE PLAN SURVEY](#) on the website. We have provided the link for you. NOTE that you can ask for a paper copy of the survey!!! I did just that. PLEASE contact anyone who is not on line and remind them of the importance of responding to this survey. Our voices must be heard. This is a way to influence how the Village will be developed going forward. IF you want to get a paper copy call the Villager at 845-425-2805. The MUST provide you with a paper copy.

I have made a list of the residents who I know are either not on line or are away for the winter. Yesterday I called several of them to let them know about this process. PLEASE DO THE SAME!!!

Thanks very much for continuing to support CUPON of Chestnut Ridge. PLEASE let your neighbors know about this site.

Be Well and BE Safe!! Hilda A Kogut/CUPON of CR chair

Message March 15 2020

First I hope that everyone reading the message is safe and feeling healthy. I hope that we are all able to take care of our needs and continue to be safe.

Important:

We are a community of many seniors- people who have lived in this

wonderful, diverse community for many years. Please reach out to neighbors who might not be as mobile as most of us are. Even if you do not want to visit face to face to protect yourself and family, it is a simple thing to see if they need anything- groceries, a prescription to be picked up or anything they might need.

As you may know by now the Comprehensive Plan session scheduled for Thursday, March 19th has been cancelled. It is clearly the prudent thing to do for the Village. HOWEVER, the next step in the process will be a survey that the Village will post for residents or anyone who gets them to fill out and submit. At this point I believe it allows for someone to submit anonymously or to indicate his/her name. This is troubling cuz the ballot box can get tipped but at this point, I ask that all who read this do submit responses no matter the protocol. AND, most importantly, let's not forget the neighbors without a computer or less involved in the net. Make sure every person submits a response- PRINT out the form and give to your neighbor if you believe that person or family is not aware of the process.

Please take care and remember that if anyone needs anything this site is a great method of asking for help!!

Be well All, Thanks, Hilda Kogut/ Cupon of CR Chair

Message February 2 , 2020

Hello CUPON of Chestnut Ridge members and readers:

I wanted to give you the opportunity to view a video by Marci Hamilton, legal scholar and law professor specializing in RLUIPA. [Click Here to Watch.](#)

The most important point to note is that this legal scholar, law professor and practicing attorney is part of the team involved in the Federal Law Suit filed by CUPON of Chestnut Ridge against the Village of Chestnut Ridge in US District Court. She is nationally known for her understanding of this law and its application.

Last week the Town of Clarkstown, CUPON of Greater Nanuet and CUPON of Rockland, Inc were named in a [Federal Lawsuit filed by Ateres Bais Yaachov Academy of Rockland](#), the yeshiva run by Rabbi Fink, that was unable to purchase the Church in Nanuet after failing to meet deadlines for purchase and failing to demonstrate their ability to finance the purchase.

While CUPON of CR is not a party to this lawsuit it is certainly an action that we should all watch because it is an action that has at its center the issue of RLUIPA.

Anyone who is vague on how this matter unfolded can easily find many news articles in the Journal News, etc.

ALSO, we should all be watching the NAACP lawsuit that is before JUDGE Cathy Siebel in US District Court- I have been over to watch and am most impressed with the work done on behalf of the NAACP. The premise, of course, is that the voting process in the East Ramapo School District makes it impossible to elect

persons OTHER than those selected by the orthodox/Hasidic community because of how the voting occurs. This is a Voting Rights matter. If the NAACP prevails the method of selection/election would be done by Ward and therefore it would give other communities within the school district boundaries the opportunity to select candidates that would reflect their interests and elect them to the Board.

This is a very important issue.

By the way, very shortly, the School Board elections will be upon us- early May. If you are interested or know someone who might be interested in running for the School Board let me know. I will insure the interested party or parties are put in touch with individuals who are looking to put together a slate of candidates.

Thanks, Hilda Kogut/ CUPON of CR

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

Message January 2020

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 of 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 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 include 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

Message November 30, 2019

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

1- 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

Message November 20, 2019

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 November 3, 2019

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

Message October 29, 2019

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 tome 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 Villlage 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

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 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 the 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

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

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 Rockland 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 waded 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

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

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

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

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 who are 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