

**AFFIDAVIT**

STATE OF NEW YORK     )  
) SS:  
COUNTY OF ORANGE     )

I, Deborah Kopald. being duly sworn, deposes and states:

**FOREST HILL ROAD**

1. Exhibits (1-6) consists of pictures looking from the top of my driveway up Forest Hill Road. (The second has my recycle bin.) The third is directly facing 93 Forest Hill Road from the top of my steep downhill driveway (The house is blocked by trees). The fourth is from the bottom of my driveway looking in the direction of 93 Forest Hill Road, the closest house to my property.
  
2. The first picture in Exhibit 2 is facing the McCarthy House at 80 Forest Hill Road. I would not be able to see it at all but for the trees that were illegally removed on 20-2-6, so can see it as I round Forest Hill Road<sup>1</sup>. As I stated in the first hearing, I can see it from yard to an extent, but could not see it at all until the Tonnesons illegally directed others to cut 11 trees greater than 10 DBH on 20-2-6. The second picture is the McCarthy driveway, from Forest Hill Road, which along with the next door neighbors at 78 Forest Hill Road (Judith and Alonso Taylor) are the closest properties to the Corbin Hill McMansions development. On information and belief, trees were illegally cut down on 80 Forest Hill Road; some by the previous owner, who never put up a house having knocked down the old one. Even though 80 Forest Hill Road stands out on the road for not respecting trees as the rest of the properties on the road do, Corbin Hill cannot be seen from Forest Hill Road. Prior to construction starting last summer, I could not hear anything from the Corbin Hill neighborhood. As previously documented, I am 30 feet below Forest Hill Road.
  
3. Exhibit 3 is the border between 80 Forest Hill Road and 78 Forest Hill Road. The second photo is looking directly into the 78 Forest Hill Road driveway of Judith and Alonso Taylor.
  
4. Exhibit 4 is looking down Forest Hill Road. Nancy Brown’s driveway is on the left at 70 Forest Hill Road. The driveway on the right is the old Johnston house. (Whoever lives there now is not in the voting rolls, which I am using to check the house numbers). At this point, one has headed fully around the bend in Forest Hill Road. The second picture is looking directly from Forest Hill Road to Nancy Brown’s driveway. The second photo therein is taken from Forest Hill Road directly looking at her driveway.

---

<sup>1</sup> The timber trespass affidavit of Michael W. Finkbeiner is also note-able for the fact that 11 trees greater than 10DBH (s well as smaller ones in between) were illegally cut. Even if the Tonensons had an easement and they do not, they would have needed to get Planning Board permission to cut trees. This is further evidence of the fact that they treat laws like paper tigers. Perhaps it is because they know they have no legal right to cross that property.

5. Exhibit 5 is looking down Forest Hill Road after Brown's driveway.
6. Exhibit 6 is turning around and going back up Forest Hill Road towards my house, with the Douglas House at 52 Forest Hill Road on the right (This house is directly below the Brown house). The second photo is the Douglas House from Forest Hill Road. The house diagonally to the left of Douglas is the former Johnson House which again can be seen in the second picture of Exhibit 4.

### **MY OTHER NEIGHBORS**

7. Exhibit 7 are 3 views looking towards the Walker residence at 106 Forest Hill Road- from the lower part of my driveway closest to Forest Hill Road, from my backyard (back side of the garage is on the left with gutter reaching down, and to the side of my front garage). It cannot be seen from any part of my property closest to it.
8. Exhibit 8 is standing on my front deck facing McCarthy's property. It can be seen in the white clearing and is much more noticeable when there is partial and no leaf cover. It could not be seen before the illegal incursion on 20-2-6.
9. There is no view of Corbin Hill (either the McMansions or anything else in Corbin Hill) from Forest Hill Road.

### **EMAILS BETWEEN COUNSEL**

10. Exhibit 9 is FOIL of emails between Alyse Terhune and Stephen Honan, attorney for the Tonnesons. Two emails of note reinforce my complaints about one set of rules for the Tonnesons and another set for me:

On Thu, Apr 30, 2020 at 2:52 PM Alyse Terhune <[terhune@ldzhlaw.com](mailto:terhune@ldzhlaw.com)> wrote:

Steve – as a courtesy to keep you in the loop: The Highlands Consolidate ZBA will meet on May 20, 2020 via WebEx. Three applicants are on the agenda: 26 Mine Dock Road, Thayer Flats and Deborah Kopald, in that order. Each will be a public hearing, which will be conducted one-at-a-time, with all other applicants held in a “waiting room” until their application is heard. Please be brief in your presentations. In the very near future, I will be drafting a notice that will be published and delivered to the Building Department for posting and mailing. The building department will provide details for mailing, etc.

Although the official meeting will begin at 7:00 PM, the WebEx link will be available by 6:30 so that we can be fairly certain that all can participate. In addition, a telephone number will be provided so that those who do not have the ability to view the meeting can still participate.

Materials, including any revisions to earlier submissions, must be submitted to the Building Department no later than May 11, 2020. Any material NOT submitted by May 11 will not be considered. Because physical mail is being picked up and

distributed somewhat sporadically, all submissions must be made electronically by emailing them to the Building Department (Bruce Terwilliger). Jack Jannarone and I must be cc'd on the email.

The ZBA is in the process of figuring out **how to share submitted documents via WebEx so that the public and the Board can review newly submitted documents as well as previously submitted documents.** Please bear in mind that the Board will do its best to facilitate the virtual meeting, but glitches may occur.

(Emphasis added)

Alyse Terhune, Esq.  
82 East Allendale Road  
Saddle River, NJ 07458  
(201) 934-9800

I was not notified of documents going on a website. On information and belief, neither was my attorney. Also, just as the Tonnesons insisted to this Board that they violate my rights and charge me illegal fees, Honan appears to have weighed in on this issue as well:

Alyse:

Thanks for that information.

FYI, I received today Ms. Kopald's application to the Appellate Division for an OTSC for a TRO and various relief. It includes allegations concerning her dispute w/ the ZBA about the consultant fees due and owing, etc. and how the same violates her rights. The Town's atty has also been served. It makes for interesting reading.

Very truly yours,  
Steve Honan.

### **LETTER OF STEPHEN HONAN, SEPTEMBER 16, 2020**

11. With regard to the letter of Stephen Honan, this appeal needed to be filed for me to challenge the Certificate of Occupancy pursuant to NY Town Law 267-a(5)(b). Once again, he is demanding that another court short circuit my due process under the guise of so-called harassment. He would be only too happy, should I have the building permits overturned to claim that since I didn't challenge the CO, I sat on my rights and the statute of limitations would have passed so that the whole thing would be a moot point. The continued use of the word "harassment" of me exercising my legal rights should be disregarded.

12. With regard to Honan's objection to the Finkbeiner Affidavit, nobody challenged my claim I could not see my neighbors at the last appeal. It is appropriate for me to put it in. This time, Debbie has put in a Google maps photo into evidence. This map does not show elevations of various locations. She did not put this exhibit in before. It is therefore appropriate for me to put in evidence of topographical differences, something that a court could take judicial notice of at any time. It is significant that I cannot see Corbin Hill and cannot see any other neighbor from my property besides the Tonneson house. As explained, I can see the McCarthy house from deck, although less so with full leaf bloom; this was not the case before the Tonnesons' illegal incursion onto 20-2-6 and should not be the case if that land is remediated in the future and restored to its original condition, or some semblance thereof. Contrary to Mr. Honan's assertions it was not normal for me to see neighbors, that is the injury complained of which no party challenged or refuted previously.
13. With regard to Mr. Honan's other claims, there have been other issues of aggrievement since the Certificate of Occupancy; for example, construction did continue to occur, the light impacts in July were note-ably worse, and there is noise from the site that is occurring post-occupancy. Again, Debbie Tonneson has put in a new exhibit of other neighboring houses.



Deborah Kopald

Sworn to before me this  
16<sup>th</sup> day of September 2020



Notary Public

Notarization was made pursuant to NY Governor's Executive Order 202.7, as extended.

LISA ALVARADO  
Notary Public, State of New York  
No. 01AL6101150  
Qualified in Orange County  
Commission Expires November 3, 2023

# EXHIBIT 1









# EXHIBIT 2





80

# EXHIBIT 3





# EXHIBIT 4





# EXHIBIT 5



# EXHIBIT 6



52





## EXHIBIT 7







## EXHIBIT 8



## EXHIBIT 9

(No Subject)

From: Lesley Peterson (lpeterson@highlands-ny.gov)  
To: deborah\_kopald@ymail.com  
Date: Wednesday, September 16, 2020, 10:45 AM EDT

Alyse Terhune, Esq.  
82 East Allendale Road  
Saddle River, NJ 07458  
(201) 934-9800

This transmission contains information from the law firm of Alyse D. Terhune, Esq., which may be confidential and/or privileged. This information is intended to be for the exclusive use

IRS CIRCULAR 230 DISCLOSURE:

To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not intended

Dear Alyse:  
Thanks for the information.  
However, there was no message from the Chairman on your email.  
Steve Honan



On Mon, Mar 16, 2020 at 8:24 AM Alyse Terhune <aterhune@ldzhlaw.com> wrote:

Steven, See message from Consolidated ZBA Chairman below. Wednesday's meeting has been cancelled. The ZBA secretary and her husband are in quarantine with flu-like symptoms

Alyse Terhune, Esq.  
82 East Allendale Road  
Saddle River, NJ 07458  
(201) 934-9800

This transmission contains information from the law firm of Alyse D. Terhune, Esq., which may be confidential and/or privileged. This information is intended to be for the exclusive use

IRS CIRCULAR 230 DISCLOSURE:

To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not intended

--  
**Stephen M. Honan, Esq.**  
**Feerick Nugent MacCartney PLLC**  
96 South Broadway  
South Nyack, NY 10960  
845.353.2000  
845.353.2789 (fax)  
[shonan@fnmlawfirm.com](mailto:shonan@fnmlawfirm.com)

PLEASE TAKE NOTICE: This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified



Dear Alyse:  
Thank you for the notification of the next ZBA meeting for 5/20/2020 at 7 pm.

However, I do not know if Ms. Kopald has submitted an amended Application to the ZBA for relief from the BI's action of issuance of the Blding Permit to Mr. Tonneson. If she has not done so by May 11, 2020 will the Board again continue the matter or dismiss for non-action?

If an amended Application has been submitted I will submit a FOIL request for a copy of same. I will also request that the Town Board appoint counsel to defend the actions of its BI. I think it is unfair that my clients alone are being burdened with the defense of the Town before the ZBA.

Are you aware of any submission by Ms. Kopald at this time? I think she has until 5/11 to do so for the 5/20 meeting.

I hope you and yours are staying well.

Very truly yours,  
Steve Honan.



On Thu, Apr 30, 2020 at 2:52 PM Alyse Terhune <[aterhune@ldzhlaw.com](mailto:aterhune@ldzhlaw.com)> wrote:

Steve – as a courtesy to keep you in the loop: The Highlands Consolidate ZBA will meet on May 20, 2020 via WebEx. Three applicants are on the age department will provide details for mailing, etc.

Although the official meeting will begin at 7:00 PM, the WebEx link will be available by 6:30 so that we can be fairly certain that all can participate. In a

Materials, including any revisions to earlier submissions, must be submitted to the Building Department no later than May 11, 2020. Any material NOT

The ZBA is in the process of figuring out how to share submitted documents via WebEx so that the public and the Board can review newly submitted dc

Alyse Terhune, Esq.  
82 East Allendale Road  
Saddle River, NJ 07458  
(201) 934-9800

This transmission contains information from the law firm of Alyse D. Terhune, Esq., which may be confidential and/or privileged. This information is intended to be for the exclusive us

IRS CIRCULAR 230 DISCLOSURE:

To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not inter

--

**Stephen M. Honan, Esq.**  
**Feerick Nugent MacCartney PLLC**  
96 South Broadway  
South Nyack, NY 10960  
845.353.2000  
845.353.2789 (fax)  
[shonan@fnmlawfirm.com](mailto:shonan@fnmlawfirm.com)

PLEASE TAKE NOTICE: This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified



Dear Alyse:  
I have a question concerning the scope of the submission of the legal letter-brief for the ZBA's consideration on the above application.

Can you give me a call early next week to discuss when you get a chance? Thanks.

Have a nice weekend,  
Steve Honan.

--

**Stephen M. Honan, Esq.**  
**Feerick Nugent MacCartney PLLC**

96 South Broadway  
South Nyack, NY 10960  
845.353.2000  
845.353.2789 (fax)  
[shonan@fnmlawfirm.com](mailto:shonan@fnmlawfirm.com)

PLEASE TAKE NOTICE: This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified

---

 Virus-free. [www.avast.com](http://www.avast.com)

Dear Alyse & Chairman Jannarone:

For the Board's consideration at tomorrow evening's ZBA Public Hearing, attached are my submissions on behalf of Tonneson, which consists of a Letter of today's date with Exhibits annex

Also submitted is my Letter to the ZBA of 1/15/2020 and Exhibits "A" - "D" for the Board's consideration.

Please contact me with any questions or concerns.

Very truly yours,  
Steve Honan.

--

**Stephen M. Honan, Esq.**  
**Feerick Nugent MacCartney PLLC**  
96 South Broadway  
South Nyack, NY 10960  
845.353.2000  
845.353.2789 (fax)  
[shonan@fnmlawfirm.com](mailto:shonan@fnmlawfirm.com)

PLEASE TAKE NOTICE: This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified

---

 Virus-free. [www.avast.com](http://www.avast.com)

Dear Alyse:

Attached is my post-hearing letter submitted regarding the jurisdictional issues raised at the 6/17/20 public hearing on the above matter.

I did not serve this letter upon Ms. Kopald or her attorney as I was not certain if the Board directed me to do so. Please contact me with any questions or concerns.

Very truly yours,  
Steve Honan.

--

**Stephen M. Honan, Esq.**  
**Feerick Nugent MacCartney PLLC**  
96 South Broadway  
South Nyack, NY 10960  
845.353.2000  
845.353.2789 (fax)  
[shonan@fnmlawfirm.com](mailto:shonan@fnmlawfirm.com)

PLEASE TAKE NOTICE: This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified

---

 Virus-free. [www.avast.com](http://www.avast.com)

I will be out of the office starting Monday, August 31, 2020 through Friday, September 4, 2017, and returning to the office on Tuesday, September 8, 2020. Please note that I will not be che

Thank you.

--

**Stephen M. Honan, Esq.**  
**Feerick Nugent MacCartney PLLC**  
96 South Broadway  
South Nyack, NY 10960  
845.353.2000  
845.353.2789 (fax)  
[shonan@fnmlawfirm.com](mailto:shonan@fnmlawfirm.com)

PLEASE TAKE NOTICE: This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified

Dear Alyse:

My client Mr. Tonneson advised me of the events of last night and the Board's extensive, detailed and thoughtful disposition of Ms. Kopald's appeal. Thank you for the professional manner

Would it be possible to give me a ballpark time range when the ZBA may issue a written determination? Thank you.

Very truly yours,  
Steve Honan.

--

**Stephen M. Honan, Esq.**  
**Feerick Nugent MacCartney PLLC**  
96 South Broadway  
South Nyack, NY 10960  
845.353.2000  
845.353.2789 (fax)  
[shonan@fnmlawfirm.com](mailto:shonan@fnmlawfirm.com)

PLEASE TAKE NOTICE: This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified

Alyse:  
FYI.

Please note that the Exh "D" attached to the Decision has a recurring typo that gives the opposite meaning to each vote.

I think that for each question 1-9 the phrase "FACTUALLY SUBSTANTIATED" should actually read "FAILED TO SUBSTANTIATE".

Very truly yours,  
Steve Honan.

--

**Stephen M. Honan, Esq.**  
**Feerick Nugent MacCartney PLLC**  
96 South Broadway  
South Nyack, NY 10960  
845.353.2000  
845.353.2789 (fax)  
[shonan@fnmlawfirm.com](mailto:shonan@fnmlawfirm.com)

PLEASE TAKE NOTICE: This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified



Virus-free. [www.avast.com](http://www.avast.com)

Got it. thanks.  
SMH



Virus-free. [www.avast.com](http://www.avast.com)

On Mon, Mar 16, 2020 at 10:40 AM Alyse Terhune <[aterhune@ldzhlaw.com](mailto:aterhune@ldzhlaw.com)> wrote:

[See below.](#)

Alyse Terhune, Esq.  
82 East Allendale Road  
Saddle River, NJ 07458  
(201) 934-9800

This transmission contains information from the law firm of Alyse D. Terhune, Esq., which may be confidential and/or privileged. This information is intended to be for the exclusive use

**IRS CIRCULAR 230 DISCLOSURE:**

To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not inten

---

**From:** Jack Jannarone [mailto:[jjannarone@highlands-ny.gov](mailto:jjannarone@highlands-ny.gov)]  
**Sent:** Monday, March 16, 2020 7:54 AM  
**To:** Bob Livsey <[blivsey@highlands-ny.gov](mailto:blivsey@highlands-ny.gov)>; Richard Sullivan <[rsullivan@highlands-ny.gov](mailto:rsullivan@highlands-ny.gov)>; Mayor Joe <[MayorJoe@highlandfallsny.org](mailto:MayorJoe@highlandfallsny.org)>; Erik Smith <[esmith@highlands-ny.gov](mailto:esmith@highlands-ny.gov)>; Ju  
**Cc:** Alyse Terhune <[aterhune@ldzhlaw.com](mailto:aterhune@ldzhlaw.com)>; Raymomd Devereaux <[raydev8385@gmail.com](mailto:raydev8385@gmail.com)>; Joe McCormick <[jm2575@aol.com](mailto:jm2575@aol.com)>; [joemurphy112@yahoo.com](mailto:joemurphy112@yahoo.com); Daniel Zint <[In light of the drasc measur es that are being implemented to mig ate the spread of the Corona virus, I have decided to adjourn the three Public Hearings on the ZBA Agenda for March 18th unl at leas](mailto:eaglf</a><br/><b>Subject:</b> March 18th ZBA Public Hearing</p></div>
<div data-bbox=)

Jack Jannarone  
ZBA Chairman

--

**Stephen M. Honan, Esq.**  
**Feerick Nugent MacCartney PLLC**  
96 South Broadway  
South Nyack, NY 10960  
845.353.2000  
845.353.2789 (fax)  
[shonan@fnmlawfirm.com](mailto:shonan@fnmlawfirm.com)

PLEASE TAKE NOTICE: This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified

---

 Virus-free. [www.avast.com](http://www.avast.com)

Alyse:  
Thanks for this information. I am sorry to hear that Bruce T is leaving.  
Steve H.

---

 Virus-free. [www.avast.com](http://www.avast.com)

On Mon, Aug 31, 2020 at 10:21 AM Alyse Terhune <[aterhune@ldzhlaw.com](mailto:aterhune@ldzhlaw.com)> wrote:

Stephen, Not sure if you are representing the Tonneson's on the Kopald 2 appeal. If so, Bruce Terwilliger is leaving as BI – Friday is his last day. The new contacts at the Building Depar

Alyse Terhune, Esq.  
82 East Allendale Road  
Saddle River, NJ 07458  
(201) 934-9800

This transmission contains information from the law firm of Alyse D. Terhune, Esq., which may be confidential and/or privileged. This information is intended to be for the exclusive us

**IRS CIRCULAR 230 DISCLOSURE:**

To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not inten

---

**From:** Jack Jannarone [mailto:[jjannarone@highlands-ny.gov](mailto:jjannarone@highlands-ny.gov)]  
**Sent:** Monday, August 31, 2020 10:11 AM  
**To:** Alyse Terhune <[aterhune@ldzhlaw.com](mailto:aterhune@ldzhlaw.com)>  
**Subject:** New e-mail addresses re Kopald and Tonneson

Phil Hannawalt, Code Enforcement Officer [phannawalt@highlands-ny.gov](mailto:phannawalt@highlands-ny.gov)

cc to

Dorothy Torpey, Building Dept Secretary [dtorpey@highlands-ny.gov](mailto:dtorpey@highlands-ny.gov)

--

**Stephen M. Honan, Esq.**  
**Feerick Nugent MacCartney PLLC**  
96 South Broadway  
South Nyack, NY 10960  
845.353.2000  
845.353.2789 (fax)  
[shonan@fnmlawfirm.com](mailto:shonan@fnmlawfirm.com)

PLEASE TAKE NOTICE: This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified

---

 Virus-free. [www.avast.com](http://www.avast.com)

Dear Alyse:  
Thanks for the information. I will await the amended ZBA application of Ms. Kopald  
by her atty Mr. Golden.  
Very truly yours,

Steve Honan.

On Fri, Feb 7, 2020 at 3:54 PM Alyse Terhune <[aterhune@ldzhlaw.com](mailto:aterhune@ldzhlaw.com)> wrote:

Mr. Honan, the Kopald application will not be on the ZBA agenda this month. Mr. Golden has asked for an adjournment to consider the court's recent d

Alyse Terhune, Esq.  
82 East Allendale Road  
Saddle River, NJ 07458  
(201) 934-9800

This transmission contains information from the law firm of Alyse D. Terhune, Esq., which may be confidential and/or privileged. This information is intended to be for the exclusive us

IRS CIRCULAR 230 DISCLOSURE:

To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not inten

--  
**\*\*Please note that our email addresses have changed\*\***

**Stephen M. Honan, Esq.**  
**Feerick Nugent MacCartney PLLC**  
96 South Broadway  
South Nyack, NY 10960  
845.353.2000  
845.353.2789 (fax)  
[shonan@fnmlawfirm.com](mailto:shonan@fnmlawfirm.com)

PLEASE TAKE NOTICE: This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified

Dear Alyse:  
Thanks very much for a copy of the Decision & Exhs. That must have been a heavy lift untangling her allegations and preparing that decision.  
Very truly yours,  
Steve Honan.



On Tue, Aug 25, 2020 at 5:51 PM Alyse Terhune <[aterhune@ldzhlaw.com](mailto:aterhune@ldzhlaw.com)> wrote:

Stephen: as a courtesy, please see the attached Kopald Decision and exhibits. It has been provided to Ms. Kopald's attorney and was posted today o

Alyse Terhune, Esq.  
82 East Allendale Road  
Saddle River, NJ 07458  
(201) 934-9800

This transmission contains information from the law firm of Alyse D. Terhune, Esq., which may be confidential and/or privileged. This information is intended to be for the exclusive us

IRS CIRCULAR 230 DISCLOSURE:

To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not inten

--  
**Stephen M. Honan, Esq.**  
**Feerick Nugent MacCartney PLLC**  
96 South Broadway  
South Nyack, NY 10960  
845.353.2000  
845.353.2789 (fax)  
[shonan@fnmlawfirm.com](mailto:shonan@fnmlawfirm.com)

PLEASE TAKE NOTICE: This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified

 Virus-free. [www.avast.com](http://www.avast.com)

Alyse:  
Thanks for that information.  
FYI, I received today Ms. Kopald's application to the Appellate Division for an OTSC for a TRO and various relief. It includes allegations concerning her dispute w/ the ZBA about the consultant fees due and owing, etc. and how the same violates her rights. The Town's atty has also been served. It makes for interesting reading.  
Very truly yours,  
Steve Honan.

 Virus-free. [www.avast.com](http://www.avast.com)

On Wed, May 6, 2020 at 5:03 PM Alyse Terhune <[aterhune@ldzhlaw.com](mailto:aterhune@ldzhlaw.com)> wrote:

Stephen, the Kopald application will not be on the May agenda – the public hearing will be adjourned. I wanted to let you know.

Alyse Terhune, Esq.  
82 East Allendale Road  
Saddle River, NJ 07458  
(201) 934-9800

This transmission contains information from the law firm of Alyse D. Terhune, Esq., which may be confidential and/or privileged. This information is intended to be for the exclusive use

IRS CIRCULAR 230 DISCLOSURE:

To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not inten

--

**Stephen M. Honan, Esq.**  
**Feerick Nugent MacCartney PLLC**  
96 South Broadway  
South Nyack, NY 10960  
845.353.2000  
845.353.2789 (fax)  
[shonan@fnmlawfirm.com](mailto:shonan@fnmlawfirm.com)

PLEASE TAKE NOTICE: This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified

 Virus-free. [www.avast.com](http://www.avast.com)

Thanks for the amended Exh "D". Checking NO works just as well.  
Steve H.

On Thu, Aug 27, 2020 at 1:18 PM Alyse Terhune <[aterhune@ldzhlaw.com](mailto:aterhune@ldzhlaw.com)> wrote:

Stephen – OMG!!! Thanks. I actually made a scrivener's error of sorts. Attached please find a corrected Exhibit D. I inadvertently checked "yes" inst

Alyse Terhune, Esq.  
82 East Allendale Road  
Saddle River, NJ 07458  
(201) 934-9800

This transmission contains information from the law firm of Alyse D. Terhune, Esq., which may be confidential and/or privileged. This information is intended to be for the exclusive use

IRS CIRCULAR 230 DISCLOSURE:

To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not inten

--

**Stephen M. Honan, Esq.**  
**Feerick Nugent MacCartney PLLC**  
 96 South Broadway  
 South Nyack, NY 10960  
 845.353.2000  
 845.353.2789 (fax)  
[shonan@fnmlawfirm.com](mailto:shonan@fnmlawfirm.com)

PLEASE TAKE NOTICE: This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified

Dear Alyse:  
 Thank you for the information. I hope you and your family are staying well during these difficult times.  
 Steve Honan  
 (PS: Do you know if Rick Golden filed the amended ZBA Application or any other papers recently on behalf of Ms. Kopald?)

 Virus-free. [www.avast.com](http://www.avast.com)

On Fri, Apr 24, 2020 at 11:20 AM Alyse Terhune <[aterhune@ldzhlaw.com](mailto:aterhune@ldzhlaw.com)> wrote:

Stephen, hope you and your family are well and staying safe. See below from Building Inspector for instructions on best way to view files in the buildin

Send in a foil request to the Town Clerk and cc me as well. The clerks to the best of my knowledge are not here all the time. Sometimes there can be a delay in information I suggest 3 business days minimum notice, I am the only one working in this office, with the exception of Dorothy coming in on a as needed basis usually one day a week. If the day and .File reviewer needs to wear a mask and gloves to enter the Building.  
 .Note that if copies of information in the file may not be available the same day.

Alyse Terhune, Esq.  
 82 East Allendale Road  
 Saddle River, NJ 07458  
 (201) 934-9800

This transmission contains information from the law firm of Alyse D. Terhune, Esq., which may be confidential and/or privileged. This information is intended to be for the exclusive use

**IRS CIRCULAR 230 DISCLOSURE:**

To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not inten

--

**Stephen M. Honan, Esq.**  
**Feerick Nugent MacCartney PLLC**  
 96 South Broadway  
 South Nyack, NY 10960  
 845.353.2000  
 845.353.2789 (fax)  
[shonan@fnmlawfirm.com](mailto:shonan@fnmlawfirm.com)

PLEASE TAKE NOTICE: This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified

 Virus-free. [www.avast.com](http://www.avast.com)

Thank you.  
 SMH

 Virus-free. [www.avast.com](http://www.avast.com)

On Fri, Apr 24, 2020 at 1:34 PM Alyse Terhune <[aterhune@ldzhlaw.com](mailto:aterhune@ldzhlaw.com)> wrote:

Rick has not yet filed an amended appeal.

Alyse Terhune, Esq.  
82 East Allendale Road  
Saddle River, NJ 07458  
(201) 934-9800

This transmission contains information from the law firm of Alyse D. Terhune, Esq., which may be confidential and/or privileged. This information is intended to be for the exclusive use

IRS CIRCULAR 230 DISCLOSURE:

To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not inter

**From:** Stephen Honan [mailto:[Shonan@fnmlawfirm.com](mailto:Shonan@fnmlawfirm.com)]  
**Sent:** Friday, April 24, 2020 1:31 PM  
**To:** Alyse Terhune <[aterhune@ldzhlaw.com](mailto:aterhune@ldzhlaw.com)>  
**Cc:** Bruce Terwilliger <[bterwilliger@highlands-ny.gov](mailto:bterwilliger@highlands-ny.gov)>; Jack Jannarone <[jjannarone@highlands-ny.gov](mailto:jjannarone@highlands-ny.gov)>; June Pa erson <[jpa\\_erson@highlands-ny.gov](mailto:jpa_erson@highlands-ny.gov)>  
**Subject:** Re: Review KopalD files.

Dear Alyse:

Thank you for the information. I hope you and your family are staying well during these difficult times.

Steve Honan

(PS: Do you know if Rick Golden filed the amended ZBA Application or any other papers recently on behalf of Ms. KopalD?)



Virus-free. [www.avast.com](http://www.avast.com)

On Fri, Apr 24, 2020 at 11:20 AM Alyse Terhune <[aterhune@ldzhlaw.com](mailto:aterhune@ldzhlaw.com)> wrote:

Stephen, hope you and your family are well and staying safe. See below from Building Inspector for instructions on best way to view files in the building department if you wish to do s

Send in a foil request to the Town Clerk and cc me as well. The clerks to the best of my knowledge are not here all the time. Sometimes there can be a delay in information I suggest 3 business days minimum notice, I am the only one working in this office, with the exception of Dorothy coming in on a as needed basis usually one day a week. If the day a .File reviewer needs to wear a mask and gloves to enter the Building.  
.Note that if copies of information in the file may not be available the same day.

Alyse Terhune, Esq.  
82 East Allendale Road  
Saddle River, NJ 07458  
(201) 934-9800

This transmission contains information from the law firm of Alyse D. Terhune, Esq., which may be confidential and/or privileged. This information is intended to be for the exclusive

IRS CIRCULAR 230 DISCLOSURE:

To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not in

--

**Stephen M. Honan, Esq.**  
**Feerick Nugent MacCartney PLLC**  
 96 South Broadway  
 South Nyack, NY 10960  
 845.353.2000  
 845.353.2789 (fax)  
[shonan@fnmlawfirm.com](mailto:shonan@fnmlawfirm.com)

PLEASE TAKE NOTICE: This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail,



--

**Stephen M. Honan, Esq.**  
**Feerick Nugent MacCartney PLLC**  
 96 South Broadway  
 South Nyack, NY 10960  
 845.353.2000  
 845.353.2789 (fax)  
[shonan@fnmlawfirm.com](mailto:shonan@fnmlawfirm.com)

PLEASE TAKE NOTICE: This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified

Alyse:  
 I will be inattendance w/ the Tonnesons, I expect. I will refer to the Town Website for connection info.  
 thanks,  
 Steve H.



On Tue, Jun 16, 2020 at 4:48 PM Alyse Terhune <[aterhune@ldzhlaw.com](mailto:aterhune@ldzhlaw.com)> wrote:

You're welcome. Will you be attending the ZBA meeting tomorrow night?

Alyse Terhune, Esq.  
 82 East Allendale Road  
 Saddle River, NJ 07458  
 (201) 934-9800

This transmission contains information from the law firm of Alyse D. Terhune, Esq., which may be confidential and/or privileged. This information is intended to be for the exclusive use

**IRS CIRCULAR 230 DISCLOSURE:**

To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not inten

**From:** Stephen Honan [mailto:[Shonan@fnmlawfirm.com](mailto:Shonan@fnmlawfirm.com)]  
**Sent:** Monday, June 15, 2020 9:57 AM  
**To:** Alyse Terhune <[aterhune@ldzhlaw.com](mailto:aterhune@ldzhlaw.com)>  
**Cc:** Kelly Pecoraro <[kpecoraro@highlands-ny.gov](mailto:kpecoraro@highlands-ny.gov)>; Jack Jannarone <[jjannarone@highlands-ny.gov](mailto:jjannarone@highlands-ny.gov)>  
**Subject:** Re: Tonneson submission

Dear Alyse:  
 I appreciate you for letting me know this info was sent to the ZBA. Thank you for not publishing the same on the Town website.  
 Very truly yours,  
 Steve Honan.

Virus-free. [www.avast.com](http://www.avast.com)

On Mon, Jun 15, 2020 at 8:04 AM Alyse Terhune <[aterhune@ldzhlaw.com](mailto:aterhune@ldzhlaw.com)> wrote:

Stephen – I have instructed the ZBA to post this information in the Kopald public hearing file. However, your client to has submitted personal health information. I have instructed the T

Alyse Terhune, Esq.  
82 East Allendale Road  
Saddle River, NJ 07458  
(201) 934-9800

This transmission contains information from the law firm of Alyse D. Terhune, Esq., which may be confidential and/or privileged. This information is intended to be for the exclusive

**IRS CIRCULAR 230 DISCLOSURE:**

To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not in

---

**From:** Kelly Pecoraro [mailto:[kpecoraro@highlands-ny.gov](mailto:kpecoraro@highlands-ny.gov)]  
**Sent:** Friday, June 12, 2020 4:51 PM  
**To:** Jack Jannarone <[jjannarone@highlands-ny.gov](mailto:jjannarone@highlands-ny.gov)>  
**Cc:** Alyse Terhune <[aterhune@ldzhlaw.com](mailto:aterhune@ldzhlaw.com)>  
**Subject:** RE: Legal ruling: Judge Onefrey

Jack,

Are you sure we should post the le er from their therapist on the website? I'm concerned about HIPAA.

Also, am I just pos ng the photos, not the commentaries?

Kelly

**Kelly Pecoraro**

**Comptroller**

Town of Highlands  
254 Main Street  
Highland Falls, NY 10928  
Office Phone 845-446-4280 ext 325  
Cell Phone 914-393-8896  
Fax 845-446-6507

---

**From:** Jack Jannarone  
**Sent:** Friday, June 12, 2020 4:46 PM  
**To:** Raymond Devereaux <[raydev8385@gmail.com](mailto:raydev8385@gmail.com)>; Joe McCormick <[jm2575@aol.com](mailto:jm2575@aol.com)>; [joemurphy112@yahoo.com](mailto:joemurphy112@yahoo.com); Daniel Zint <[eagjfire@aol.com](mailto:eagjfire@aol.com)>; Alyse Terhune <[aterhune@ldzhlaw.com](mailto:aterhune@ldzhlaw.com)>  
**Subject:** Fw: Legal ruling: Judge Onefrey

All, FYI

Bruce/Dorothy, please print and place in the Kopald file

Kelly, please post on the Town website