

From: [ADAM DWORKIN](#)
To: [NRB - Comments](#)
Subject: Citation Number 2023_104
Date: Friday, August 30, 2024 3:07:37 PM

You don't often get email from ubataar@aol.com. [Learn why this is important](#)

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Adam Dworkin and Karen Geriak support the violation as we own the parcels which surround Rodriguez both on the Northern and Southern adjacent sides on Route 7A. Our corporation is called High Ridge Plaza, LLC. Upon learning about how our ACT250 permit needed amending we applied promptly. While it was tedious, time consuming and cost money we attempted to do it in a timely fashion, rectifying concerns. Our concerns with Rodriguez' Application remain unresolved.

Since we had to obtain an amendment to authorize our operations we would expect others to do the same and that they have a responsibility to get it done promptly. This seems to be far from the case with the adjacent Rodriguez property.

Our concerns with the Rodriguez property are heightened now more than ever since another restaurant has opened prior to receiving the appropriate permit. They are allowed to use 12 and no more than 12 parking spaces per our parking agreement for our shared lot. Rodriguez himself has two cars in the lot 24 hours a day 7 days a week. 1 of the cars has a flat tire and hasn't moved in months. Ron's daughter visits 2-3 days a week for hours at a time adding an additional car. The owners of Nong's have at least 6-7 employees working daily and have at most 3-4 cars in the parking lot when they are open. They have a large white van parking in the right of way in order to drop off food several times a day. Without customers they are occupying generally 7 of their 12 allocated spaces and regularly blocking the right of way.

In regards to seating they are entitled per water and sewer permit 22 indoor seats and 10 outdoor seats. They have inside 29 seats and 14 seats outside. The overabundance of seats compounds the parking issue. They have a take-out business which occupies parking as well.

In addition our deeded parking agreement states that the Rodriguez building is permitted for retail. The Shalit's originally allowed them additional parking spaces out of their own allotment in order that they could open a retail operation, and it would remain retail as its deeded and agreed upon in parking agreements. These agreements have yet to be altered as mandated by the town when a change of use occurs as well.

A 29 parking space lot cannot safely accommodate two 30+ seat restaurants. The lot also serves our offices, apartments and a retail store, all permitted. The retail store is primarily serviced mainly by the GAP lot. All others look for parking within the 29 spaces. Two restaurants creates a highly unsafe situation in the parking lot as cars jockey around. Nong's has taken up to 26 parking spaces on Friday and Saturday nights. Thus when our patrons pull in, many have left because the lot is full. When diner's are going to Nong's they are going for 1.5-2 hours. We have tried to monitor the lot and ask cars to find parking elsewhere, to no avail. Rodriguez and tenants have created an unsafe environment within our parking lot. We have had two incidents with our property thus far from Nongs customers, one running over our planters and fencing, another smashing directly into our building, neither bothering to let us know.

We feel very strongly that Mr. Rodriguez has intentionally been slow to file his permit, this is what he does with everything. We feel that the violation should be to the fullest amount, and he should be given a date to finalize his permit in a timely fashion. His delays have negatively affected our business', violate our parking agreements and have created an unsafe environment by blatantly overusing the parking lot.

Regards, Karen Geriak & Adam Dworkin