

The Piermont Newsletter

VOLUME LV NO. 2

PUBLISHED BY THE PIERMONT CIVIC ASSOCIATION

SPRING 2025

Piermont's Finest, Gathered on Memorial Day



Top row, left to right: Lisa Lynch, Faith Artrip, Kyle Takakjien, Mark Carlucci, James Alise, Larry Cabrera, Mike Gurera, Nate Mitchell, Frank Bockowski, Don Hardy, Tim Piesco, Al Bartley, Mark Blomquist, Billy Cavanaugh, Chris Healey, Kevin Fagan, Sam Kropp, Jerry Ables, Dan Goswick Jr., Scott Silva, Amy Blomquist, Donna Alise, Robert Zitt, Hope Goswick, Matt Stevenson, Brandi Silva, Chris Sanders, Rick Scully, Stephen Moscatello, Hande Dogue, Lori Lowell, Liz Fagan, Al Sisolak

Front row, left to right: Patrick Krummack, Reece McNichol, Dan Goswick Sr., Tim Temple

Family group, right, in front: Addison Temple holding Callie, Samantha Scully, Colton Scully, Ava Goswick, Santina Stevenson; in back: Dawn Lynch, Bill Hickey, Charley MacMurray, Mike Guerrera. —Photo by James Hurley

Piermont's New Comprehensive Plan is Adopted. Now We Get to Work.

On April 29th of this year, the Village Board of Trustees adopted a new Comprehensive Plan for the Village, the result of an intensive period of analysis, study and public involvement. While the Comprehensive Plan itself was developed over a period of about two years, some of its most important features and findings were identified more than 10 years ago, when several dedicated volunteers participated in the Village's Waterfront Resilience Task Force and Local Waterfront Revitalization Plan. These baseline documents are primary among the resources used to develop a guide for Piermont's future.

As Piermont is an exceptional place, so too was the consortium that contributed to the creation of the Comprehensive Plan (Comp Plan). Drawing upon Piermont's long involvement with resilience and climate change planning, multiple agencies provided grants to bring that work forward as part of a planning document. These agencies included FEMA, the Cornell Cooperative Extension of Rockland County, the NYS Department of Environmental Conservation, the Hudson River Estuary Program, the NYS Water Resources Institute at Cornell University, and the NYS Environmental Protection Fund.

The opening of the Comp Plan notes

that it is conceived as a living document, and in accordance with New York State municipal law, a revision is recommended at least every 10 years. Piermont's new Comp Plan contains specific implementation strategies over and beyond the 10-year timeframe and assigns implementation benchmarks (short term, near term, long term, ongoing). A distinguishing feature of Piermont's new Comp Plan is that it provides and correlates several reliable projections of Hudson River flooding and sea level rise to the future conditions within the Village. Thus, with

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Piermont Reflections—



Piermont's Memorial Day Parade and Services are perhaps our village's most important yearly community gathering. At the Memorial Day service, we listen as the names of Gold Star families are read, those that have lost loved ones in war, bringing home the realization of how very much their loss is present, years on. It also reminds us, particularly during the Sec-

ond World War, of how deep the loss of those many servicemen was for our little village. Piermont honors their sacrifices with a remarkable combination of solemnity and joy. The day starts with the distant sound of the Yonkers Military Band, heading down Piermont Avenue. Our Fire Department follows in polished trucks, delighting the children lining the sidewalk. Once gath-

ered at Kennedy Park, we all return to the solemnity of the occasion, as the Star Spangled Banner is sung, our veterans remembered, and former Police Chief Tom Gaynor playing "Amazing Grace" on his bagpipes. If you haven't attended this service, I recommend that you mark your calendar for next Memorial Day. It's another reason to love this village.
—Margaret Grace



—Staff photo



— Photos by Alex D'Gabriel

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This issue of *The Piermont Newsletter*, and many past issues, can be found online at
<http://www.piermont-ny.com/newsletter/>

Thanks to website manager John McAvoy.



Veterans "Watchfire" on the Piermont Pier May 30. —Photo by Betsy Franco-Feeney

Remembering Piermont's Joan Gussow

On Sunday June 1st, the members of the Community Garden, Piermont neighbors, colleagues and friends of Joan Dye Gussow met in Parelli Park to share memories of her years among us. Joan died in March at the age of 96.

Joan had an eminent career in a field she created – Nutrition Ecology. She was a teacher and department head at Columbia University Teachers College, a lecturer and writer, master organic gardener, and to us, her Piermont neighbors, an integral citizen of our community.

Joan and her husband, artist Alan Gussow, moved to Piermont in 1995. She and Alan were two of the founders of our Community Garden, created next door to Joan's own inspiring organic garden – a centerpiece of her book *This Organic Life*.

In 1999 Joan volunteered to head the Piermont 2000 Committee and helped produce a village-wide survey that was used as a planning tool by the Village to understand residents' interests and concerns as we entered the 21st Century. This was a huge task, with a survey return rate of 80% and with most responses hand-written, Joan tirelessly catalogued and reported the findings to the Village Board.

In 2005 Joan was appointed to fill a vacant trustee position on the Village Board. She was then elected to continue as a Trustee through 2012. Chris Sanders, who was mayor during that time, said he loved the fact that she always had dirt under her fingernails. As mayor, he could always count on Joan being the person in the meeting that was prepared and able to speak to the substance of the subject at hand. Her deep understanding of the natural environment informed many her contributions to Village Board discussions.

Joan's work establishing the Community Garden is well



Joan Gussow with wheat harvested from her Piermont garden.
—Photo by Susan Freiman.

known, but as a trustee, she also worked with Mayor Sanders to develop the parking lot next to the garden. That area used to be a stone free-for-all, filled with debris, detritus and abandoned cars. Hardly a glory project, what we now call the North River Lot, but Chris and Joan worked collaboratively to make it a viable village parking lot. You have to live here to know how important that is. Joan was also a part of a Village Board that saved Piermont's Historic Train Station, and a Board that took the bold step of a village-wide reassessment in to provide fair market-rate taxation to all the residents of Piermont.

So many Piermonters have shared their "Joan Stories" over the past weeks – all reflecting her generous community spirit. Joe at the post office shared this: For 23 years Joan brought him a Thanksgiving gift of vegetables from her garden to the post office, and he would save them, serving Joan's carrots each year at his family's Christmas dinner.

For decades, Joan contributed to The Piermont Newsletter, as a writer, editor, and mentor to our Newsletter volunteers. Her interviews of local residents were a regular feature in our issues. The staff at the Piermont Newsletter was privileged to have her work alongside us.—Margaret Grace

Note: In 2021, Jessica Kesselman wrote a profile of Joan for the Piermont Newsletter, *The Food Leader Among Us*, which reminded us "...how influential her garden has been on an entire movement that believes what we eat, how it is grown and how it gets to our plate are connected to the way we treat the earth and each other".

Read the full article at this link:

https://www.piermont-ny.com/newsletter/Fall_21.pdf

Primary Election Coming Up for Piermont Democrats

There is a Democratic Primary election on June 24, with early voting starting June 14. Only registered Democrats can vote in this primary. This raises several questions: Why are we having this Primary? Why does it involve only Democrats? And what does it mean for Piermont?

Primary elections take place when there are candidates within a party vying for the party's nomination for a given position or positions. None of the other parties have nomination contests that affect our area at this time. That is why, in Piermont, only registered Democrats will be heading to the polls this time around. How are the candidate choices determined? Well, in order to earn a place on the primary ballot, each candidate's nominating petitions must get a sufficient number of signatures from voters who are party members within the given jurisdiction.

Since no positions at the town or county level are contested within the party, the primary will only involve Village level positions.

Additionally, Nathan Mitchell, who is presently serving as Village Trustee and has another year to go in that position, will be running for Mayor. He was unopposed for the Democratic primary, so he won't be on the Primary Ballot.

The only contest in the primary will be between THREE candidates vying for TWO two-year-term positions on the Board of Trustees. These candidates are (in alphabetical order) Jeff Gordon, Kate McCabe, and incumbent Michael Wright (whose term will be up at the end of the year). Mitchell, Gordon and McCabe have chosen to present themselves as "a team." However, voters are free to select any two candidates or just one for the two Trustee positions. As usual, there is an option for write-ins.

Mitchell will be on the ballot in November as the Democratic Party candidate for Mayor. However, in that contest, he will not be running unopposed. Another candidate, Kevin Timoney, will also be running for Mayor. He was able to collect enough Piermont signatures to run on a third party line

- the "Piermont United" party.

By contrast, the Trustee positions will be awarded in the Primary.

Some useful Piermont election-related facts and historical background

As of June 2, 2025, Piermont has 1916 registered voters, whose party registrations are as follows:

Democrats 1033

Republicans 348

No Party Affiliation (NOP) 460

Independent 46

Conservative 8

Various other registered parties 21

In the 2024 Presidential election, Piermont voters cast 482 votes for Trump, 1040 votes for Harris and 21 votes for write-in candidates.

Traditionally, the Republican Party has not run candidates at the Village level. But, as long-time Piermonters know, there is an important Village history of independent party activity. In the late 1980s, the Village was experiencing a complex and turbulent transition from decades as a factory town, focused on the plans for the defunct factory sites on the Pier. At that point, a number of Democrats and one Republican split off to form the "Village Party," which successfully ran candidates through three election cycles in the late 1980s and early 1990s. Village Boards of that era, with a number of Village Party electeds, steered Piermont through the transition and developed the Pier as we now know it. Eventually, the Village Party members retired, moved away, or re-assimilated into the major parties, and thus the Village Party itself faded away. Anyone who wants to know more about that era can consult the extensive coverage in the Piermont Newsletter at the time.

In any case, the Village can look forward to some lively discussions as we head into the June Primary and from there into the November General Election. — Staff



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Vive la Piermont?

Celebrating Bastille Day in Piermont has been a big deal for many years. Main Street closes to traffic and the village comes alive, as the restaurants and vendors come out onto the street and create a fun and festive atmosphere. Visitors are treated to live music, great food, costumes, reenactments, can-can girls, French cars, and a guillotine! But how did this all get started? And why Bastille Day and why in Piermont?

Our story begins in 2009, when Daout Celestin and Alain Eigenmann were co-owners of Sidewalk Bistro. Alain had experience working at restaurants in NYC and was always enthralled by how some celebrated Bastille Day, closing the streets and serving patrons outdoors. These celebrations were always popular and brought large crowds to the restaurants.

So, for Alain and Daout, being Frenchmen and successful entrepreneurs, they decided to bring this celebration to Piermont. They asked Rich Esnard, long time Piermont resident and member of the Historical Society to accompany them to speak to the Village Mayor and Trustees about the creation of the Bastille Day event in Piermont. The village approved it. It was initially funded by sponsorships from Sidewalk Bistro's beverage distributors.

The first Bastille Day celebration was held in July of 2009. Daout, Alain, and Rich were joined in the organizing effort by Rich's wife, Lola, as well as then owner of the Café Portofino Restaurant, Jack D'Amico. Jack, a military re-enactment buff, organized a small militia. Lola procured a drum from the Reformed Church and marched along with the militia while playing "The Marseillaise" (the national anthem of France) on a recorder. The highlight of this reenactment was the militia pursuing then Piermont mayor Chris Sanders, dressed as a French aristocrat, around Flywheel Park!

The original Bastille Day celebration was such a success that the trend continued. Alain moved to Nyack to open other restaurants (he currently owns Brassiere D on Main Street). However, the newly formed Piermont Chamber of Commerce



Jack D'Amico, Dan Sherman, Betsy Franco-Feeney and Richard Esnard at Piermont's Bastille Day party. Photo by Kathryn Feeney

and its president Laura Strauss, joined the original organizing group. The 2013 Bastille Day celebration was a huge success in terms of attendance and participation by the local businesses. Also, that year, the event was funded entirely by sponsorships from the community.

From the beginning, Rich, Lola and other Piermont Historical Society members used the opportunity to educate visitors about the rich history of Piermont. However, as they continued to field questions as to why Piermont was not celebrating the 4th of July instead of Bastille Day, they thought they needed to provide an explanation. In fact, the idea of Bastille Day was so foreign to some that one woman was overheard inside Sidewalk Bistro looking for the "best deal" as she was told this was a Best Deal celebration (not a Bas-

tille Day celebration)! Rich got an idea. In 2013, He decided to play the part of The Marquis de Lafayette, who was both a hero in the United States for his support during the Revolutionary War, as well as in France for his involvement in French government and politics leading up the French Revolution. Rich saw this as an opportunity to tell the story of how the two revolutions are interconnected. If you visit the Historical Society table, you will find Rich, in costume as Lafayette, and happy to share his historical knowledge with anyone interested in getting a little history education while enjoying all the other sights, sounds and tastes of the day.

Besides missing a year during the pandemic, the Bastille Day celebration continues to be a favorite in Piermont. The 2025 edition will take place on Saturday July 12th. As always, the main business district will be closed to vehicles and open to pedestrian traffic only. The restaurants will bring their tables onto the street for another day of great food and drink. There will be live music, and of course, Daout dressed as the executioner alongside the guillotine! You can add to the atmosphere by putting on your best French peasant, military, or royal costume. You may even be recruited to help storm the Bastille!!!—Steve Kulovitz

Piermonters – We Need You to VOLUNTEER!

The Piermont Civic Association needs writers for our Newsletter, and helping hands to set up Summer Concerts

The Piermont Historical Society needs volunteers at our historic Train Station

The Piermont Chamber of Commerce needs help with its great Bastille Day Celebration on July 12

The Fire Department needs volunteer firefighters and EMT's

Contact these organizations through their Facebook pages and let them know you can lend a hand!

The Easter Bunny Joined the Fun at the PCA's Annual Easter Egg Hunt!



—Photos by Suzanne Vosburg

The Piermont Historical Society

Announces summer visiting hours at our Historic Piermont Train Station on upper Ash Street:

Sundays, from 1pm – 4pm

June 8th, June 22nd

July 6th, July 20th

August 3th, August 17th, August 31st

September 14th, September 28th

Village of Extremely Ambiguous Intersections

Piermont is a village of extremely ambiguous intersections. So declared the consultant from Complete Streets, as he stood at our infamous intersection of Gair, Tate, Ohio Streets and Piermont Avenue. That was six-years ago when Paul Kadin, avid bicyclist, Piermont resident, and selfless volunteer, spearheaded the newly formed, much needed, village Transportation Committee. Its goal was, and continues to be, designing and redesigning roadways to enable safe interaction between pedestrians, bicyclists and motorists. The committee identifies issues, collects data, develops possible responses, creates pilot programs, and implements its solutions.

Bicyclists. Cyclists speeding, riding in the middle of the road, and ignoring stop signs, are serious issues in our community. During the prime biking season, the police are now conducting once-a-month ticketing blitzes. They are stationed in driveways along River Road looking for speeders and those not observing the single-file ordinance. In addition, the committee secured funding to replace dangerous sewer grates that snag bike wheels and cause cyclists to swerve into the road, for those that are bicycle friendly.

Reducing Congestion. The Committee has worked tirelessly on direc-



Intersection of Piermont, Gair and Ohio—Oh my-O! —Staff Photo

tional signage, to be installed in the near future, directing visitors to parking areas. This should reduce congestion, as cars will no longer need to drive through town searching for spots. Those entering the village from Ash Street and southbound on Piermont Avenue will be directed to the river lot across from the firehouse, more easily referred to as 'North Lot.' For those entering from the south side of town, via Ferdon or heading north on Piermont Avenue, the directional signs will steer them to 'South Lot', also known as D Lot.

Paid Parking. Parking violation enforcement is a big challenge.

Would paid parking help? The downtown strip, North Lot, and the spots around Goswick Pavilion, belong to the village. The other seventy-percent of Piermont's parking, South lot and the area around Flywheel Park, among other areas, are privately owned. This makes enforcement difficult. The police cannot issue parking tickets on private property. Is it reasonable to have parking that is both paid and un-paid?

Should residents be exempt? The purposes of fees are revenue collection and encouraging turnover. If residents are exempt, does paid parking cover the cost of hiring additional enforcement personnel? Regardless of whether the village ever decides to charge for

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From The Library

We are happy to welcome our new Library Director, Alex Tretiak! Alex is excited to join the team at Piermont Library and is looking forward to working together with the community as our library continues to grow and evolve as a special place to gather and learn. Find out more about Alex in the profile on him in this issue.

Summer is around the corner and that means it is nearly time for Summer Reading at Piermont Library! This year's Summer Reading theme is Color Our World. The program runs Monday, June 23 to Thursday, July 31, and is open to all children ages 4-12. Starting June 23rd, children can pick up a summer reading packet at the library to get started. We will have special programs all summer including a Summer Reading Kickoff animal program; the Mighty Five Field Day; and Teen Trivia Night, so check out our calendar (piermontlibrary.org) and sign up. Can't wait to see you!

We have a lot coming up in our Library Art Gallery this summer! June will bring a community favorite- our Annual Student Art Show. This show features the colorful and creative work of our Art Classes for Grades 1 – 12 with Alexis Starke. This year's theme is "Our Town" and will include projects inspired by, that's right, our town- Hudson River paintings (acrylic on canvas) inspired by the 19th Century Hudson River School of Artists; pop art paint and ink collages inspired by our local architecture and the art of contemporary artist Marz, jr.; and 3D forest scenes inspired by Tallman Mountain State Park and the work of German artist and illustrator Antje Damm.

July will feature the botanical photographs of fine art photographer Laurie Peek. An opening reception will be held on

July 6th, 3-5 at the library. In August the library will present the ceramic reliefs and paintings of Elizabeth Panting and Lisa D'Amico.

Summer is a great time for day trips. The Mighty Five South Orangetown Libraries have teamed up to offer our patrons a wonderful array of museum passes. Outdoor options include the Empire Pass, Greenburgh Nature Center, Mohonk Preserve, Stamford Museum & Nature Center, and Storm King Art Center. Visit our website or stop in for complete details.

In July, adults can join Linda Gottlieb for a 6-class series of Beginners Canasta Classes. Learn to play an exciting game while meeting new people and having fun. Our popular Create and Sip for Adults with Alexis Starke returns in July as well with a fun project that can work for any level of artist. Come explore your creative side while enjoying some wine and chocolates in a relaxed and inspiring atmosphere.

The library has a wonderful book club for adults led by Piermont resident Judy Epstein, currently meeting on the third Wednesday of the month at 3:00 pm, outside by the gazebo, weather permitting. For June, we are reading *The Lion Women of Tehran* by Marjan Kamali and July's selection is *Songbirds* by Kristi Lefteri.

We are always happy to see young people coming into our library! Our Summer Art Classes with Alexis Starke for grades 1 – 12 will commence in July- some creative time for young people to end the day. Ms. Nancy continues to offer story times for babies through elementary school children plus monthly Family Bingo Nights- hope to see you soon! – Alexis Starke



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Meet Piermont's New Library Director, Alex Tretiak

The path that led Alex Tretiak to Piermont began at the Cornell University Law Library. It was at Cornell that Alex completed his undergraduate degree in History and English, and, as he tells it, he's been working in libraries ever since.

Alex grew up in Glen Rock, New Jersey. He is a life-long reader and a self-described "library kid", beginning with an early attachment to his local library nurtured by many library visits with his parents. He had what he described as "the joy" of returning to the library of his childhood early in his career when he was brought in to supervise the library's circulation team.

Alex moved to Brooklyn and served as Young Adult Services Librarian and manager of several of the borough branches. He worked at libraries where teens would pour in after school to study and socialize and hopes to create that kind of draw for young adults in Piermont. As a fiction writer, drummer, film editor and trivia lover, Alex has the background to spark that interest.

What was his first impression of his new post? Alex said that he was immediately aware of Piermont's embrace of its long and proud history and understood that Piermont is a village that has, at its foundation, generational families.

Alex lives in the Bronx with his 5 year old son and commutes to Piermont each workday, arriving on the 9A bus. During these first few months Alex has been learning about our library systems and programs and stepping in as needed for library events even filling in to read to assembled toddlers at story-time.

Alex is keenly aware that in Piermont, our library is a remarkable community destination. It's a place to meet, read, enjoy films, lectures and exhibits, all with the beautiful Hudson River as a backdrop – right in the heart of the village. As our library director, he looks forward to helping residents know and utilize all that the library has to offer beyond the circulation desk, including use of the library's meeting room for small



Alex Tretiak, Piermont's new library director.
—Staff Photo

gatherings. He encourages everyone to follow library activities through piermontlibrary.org and to reach out to him with ideas for programs and opportunities that will bring residents and families to the Piermont Public Library, and, possibly, inspire a new generation of "library kids". Welcome, Alex. See you at the library –Margaret Grace

What's The Story - Let Us Tell Your's



Circa 1930s oil painting of the Van Houten (Landing) Historic District near the Hudson River in Upper Nyack. This was an active commercial area from the late 1700s until the 1930s...

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Spotlight on Jayne Zeigler: From Kitchen Designer to Community Smoothie Star

Nearly a decade ago, Jayne Ziegler made the move to Piermont, bringing with her a creative spark and a deep appreciation for small-town charm. Born and raised in Orange County, NY, Jayne relocated to Piermont to be closer to family and to simplify her commute to New York City, where she worked as a high-end kitchen designer.

She and her family purchased an older home along the Creek and undertook a major renovation to tailor the space to their needs. It was this hands-on project that foreshadowed the creative and entrepreneurial journey she would soon embark on.

After falling in love with the village's vibrant spirit, natural beauty, and active lifestyle, Jayne began dreaming of opening a smoothie shop—a place that would not only serve healthy refreshments but also reflect the artistic, outdoorsy vibe of Piermont itself.

In early 2020, Jayne retired from her NYC design career to help care for her grandchildren. Then COVID hit. While her dream had to be put on pause, her creative energy did not.



Jayne Zeigler — Photo by Betsey Franco Feeney

During the pandemic, Jayne channeled her culinary curiosity into developing The PawMont, a dog treat brand inspired by her love of pets and community. She sold her treats at local shops and the farmers market, keeping her entrepreneurial spirit alive.

Finally, in April 2023, the stars aligned. Jayne opened The Mont-

Stop—her long-envisioned smoothie and coffee bar—located inside the Piermont Bike Shop at 215 Ash Street. If the names PawMont and MontStop sound familiar, that's no accident. Each name pays homage to Piermont, the village that continues to inspire her work.

At The MontStop, customers can enjoy fruit and vegetable smoothies, fresh-blended juices, and locally roasted coffee from WiseCrack Roasting. Jayne also offers in-house baked goods, including gluten-free and vegan options—and yes, PawMont dog treats are still on the menu for four-legged visitors.

For Jayne, Piermont is more than just home—it's a magical village nestled between the Hudson River and Tallman Mountain, filled with breathtaking views, diverse restaurants, small shops, and endless opportunities to hike, bike, and explore.

While challenges like climate change and rising tides remain a concern for the future, Jayne remains committed to this community she loves—grateful to live, work, and dream in such a special place.

—Interviewed by Betsy Franco Feeney

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Ambiguous Intersections continued from page 7

parking, Piermont's real estate is fixed and the issue of capacity, or lack thereof, does not change. Which brings us to...

FILOP. Fee In Lieu Of Parking. FILOP is a \$250 fee per off-street parking space, charged annually to restaurants, tied to the number of seats a restaurant is allowed. The ordinance does not designate specific spaces, leaving some restaurateurs frustrated when patrons complain they cannot find parking. However, that is not the intent of FILOP. It is a revenue raiser designed for restaurants to contribute to village infrastructure and road maintenance, since on premises parking isn't feasible.

Trustee Mitchell notes that, in addition to being utilized



Paul Kadin leading a Transportation Committee Meeting. The committee meets at six-week intervals, alternating between morning and evening sessions. Paul can be reached at trafficsafety@piermont-ny.gov
—Staff Photo

by the restaurants that pay for them, off-street spaces are used by places that don't require seating, e.g. retail shops, galleries, and attractions such as the pier. Given village congestion, he believes parking space inventory needs updating before any new spots can be granted. Kadin suggests it may be time for a comprehensive traffic and parking plan that addresses demand and potential to expand capacity. FILOP would be part of such plan. Nevertheless, just as in the city, if one is willing to walk a few minutes, there are spots to be had.

If these, or any other transportation related issues concern you, attend a Transportation Committee meeting. Everyone has a lot to say, and Paul has the patience of a saint. —Jackie White

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Comprehensive Plan continued from page 1

respect to the these potential effects, Piermont's Comp Plan looks far beyond the statutory 10-year time frame, to the year 2100.

For each of the analysis areas used to describe the Village and its land uses, the Comp Plan presents a description of its setting, possible issues and opportunities and, as noted above, the identified implementation strategies to guide Piermont over the next 10 years. The analyses were performed for land use and housing, climate change, resiliency and sustainability, environmental protection, transportation and mobility, historic preservation and community design, infrastructure, and community facilities and services.

The Comp Plan notes that Piermont is a largely developed village. Land use and zoning patterns are well established, and there is little remaining developable land. Excluding the South Orangetown school property on Route 9W, the Comp Plan estimated that there were 19 remaining tracts totaling about 23 acres that could have development potential. A "back of the envelope" calculation that appears in Volume 2 of the Comp Plan indicated these parcels under current zoning could yield up to 72 additional residential units. However, these estimates are no longer relevant, as they included the two development proposals that were estimated under the now withdrawn CBM district. Subtracting the acreage assigned to those two properties and their projected 18 total units yields a gross projection of 17.46 acres available for development and 54 potential additional dwellings. The likely number of additional units is substantially lower, as the many of the developable parcels identified in the Comp Plan are characterized by significant environmental constraints.

One of the driving factors that brought people to the Village Hall to comment on the Draft Comprehensive Plan was the controversy over the CBM district in the center of Piermont's business core, especially the now defunct proposal to create 14 apartments on the triangular parcel between Piermont Avenue and the driveways separating the site from Reilly's Restaurant and the Patch. While that zoning amendment and proposal were successfully challenged in court, the furor over the lack of transparency in the rezon-

ing and the proposal prompted intense scrutiny of what the Comp Plan would contain. A draft version of the Plan failed to remove references to the CBM district, but it was subsequently corrected and removed from the Comp Plan's recommendations. Under the adopted Comp Plan, the site will be re-designated in the Business B district. There are no plans before the Village to develop the site.

Another community concern that was raised during public hearings was residents' desire to emphasize historic preservation and community design. During one meeting, former Trustee Mark Blomquist noted that he had been involved in developing the framework for an architectural review commission, but the creation of that entity was opposed at the time. The Comp Plan suggests that this be reconsidered. In addition, several commenters sought to have the Plan emphasize programming for more family-centric activities at the Piermont Community Center, and this became a recommendation.

More broadly, the new Plan recommends several modifications to Piermont's zoning code, to align more closely with existing development, and more importantly, to begin the incorporation of climate resilience into the standards for building modification and new development. A primary recommendation is the development of a "Future Shoreline Overlay," or FSO, which would be mapped along the entire Hudson River and Sparkill Creek shoreline within the Village. The FSO is conceived to control construction in areas that will be subject to future tidal flooding, providing a minimum increase above the Hudson River, yielding a landside elevation of 4.61 feet, which is about 30 inches above the current mean highest daily tide. Within the FSO District, existing residential uses would be restricted from increasing floor area, structure volume or structure footprint without receiving special authorization from the Village. The FSO would compare to current regulations, where the lowest habitable story of a residence must be elevated at least 24 inches above the FEMA Base Flood Elevation for the 100-year storm, with additional limitations.

While New York State recommends a comprehensive plan reexamination every 10 years, during the adoption process, the Village Board determined that there should be an annual assessment of the Plan, considering the status of the implementation strategies, their completion and relevance. The many zoning elements, including the need to conform the zoning maps with present and planned zoning policy, and the general "clean up" of the Zoning Code to remove outdated districts and requirements would be part of the remit for a commission to be created to undertake this work. Additionally, the long-understood land use controls to support Village resilience would be examined by the Village Trustees, Planning and Zoning boards. The Comprehensive Plan is done. It's time to get to work and bring our Village forward.

– Molly MacQueen





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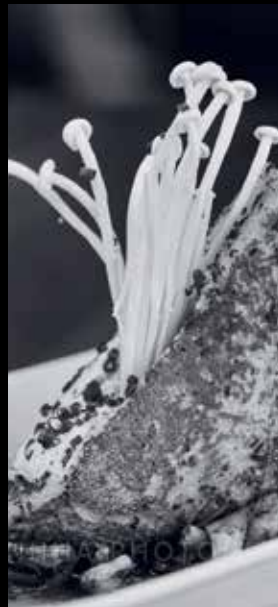
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	July 10	Deep Dig	rain date July 17	
	July 24	Whiskey Business	rain date July 31	
	August 14	Big Ian	rain date August 21	
	August 28	McMule	no rain date	

Music Starts at 7:15pm  Admission is Free

Note that cancellations due to rain will be posted on the PCA's Facebook page by 6pm on the day of the concerts



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