

The Piermont Newsletter

VOLUME LIII NO. 2

PUBLISHED BY THE PIERMONT CIVIC ASSOCIATION

SPRING 2024

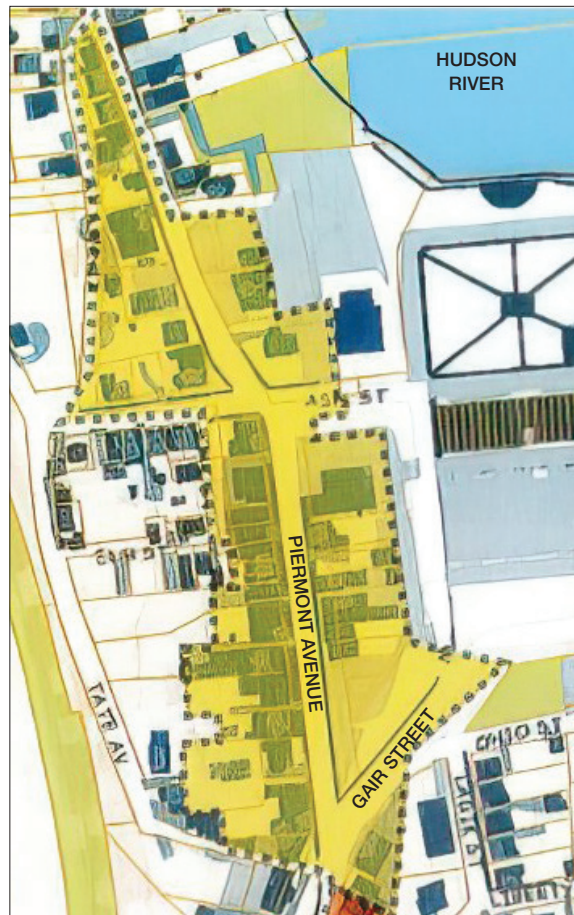
The Triangle, the Zoning, and the Lawsuit

Piermonters have long been familiar with the triangular lot on Main St. across from the Turning Point, adjacent to the angular parking spaces. Turning Point patrons used to park there. The Southern end hosts a sign designating the beginning of Piermont Landing along with decorative plantings. This parcel has been used as a shortcut from the Landing parking lots to Main St. for years.

In 2020, the owners of the lot, Piermont Developers LLC, eager to build on the property, initiated discussions with the Village. In 2021, they proposed a new zoning plan which would facilitate their project. In 2022, their zoning petition was sent to the Rockland County Planning Board, who responded that this was “spot zoning” and not consistent with having a Comprehensive Plan for the Village. The Village Board hired a planning consultant, Nelson Pope Associates, to assist in reviewing the zoning proposal and later to help develop a Comprehensive Plan. Piermont’s Comprehensive Plan should be ready for public comment later this summer.

At a Planning Board meeting in July 2022, Nelson Pope presented a report recommending against granting the Developers’ zoning petition, as it could lead to development that would be out of character with Piermont’s downtown, in terms of both architecture and density. The report also suggested that a NY State Environmental Quality Review (SEQR) might be warranted upon Site Plan submission.

The Village Board instructed Nelson Pope to draft a proposal for a new zoning district for Piermont’s downtown. The new Central Business Multi-Use Zoning District (“CBM”) was unanimously approved by the Village Board on March 8, 2023. This new zoning would require a Special Permit from the Village Board for multiple dwellings. In an



CBM Zoning District is outlined with dots. Based on Zoning Map by Nelson Pope Associates.

interview with the Journal News, Piermont’s then Planning Board Chairman explained that the new zone was created so that at least 80% of the buildings presently there would be in conformity.

The Developers returned to the Village Board with a preliminary Site Plan proposal in early February 2024. The Village Board referred the matter to the Planning Board. Although the zoning change in 2023 had gone by largely unnoticed, at this point Piermont residents became concerned. They had learned through postings on the Piermont Community Facebook page that the proposal called for a 14-unit 3-story apartment building, with no setback from the sidewalk and in an architectural style inconsistent with the rest of Main St.

Four residents had been requesting information about the proposal and the zone change from the Village and had appeared before the Boards on a number of occasions to express their concerns. They became frustrated at what they viewed as excessive difficulty accessing

documents. They joined with some other residents to start a petition and create a Facebook group page, “Preserve Piermont,” that rapidly became a hub of discussion on the issue. As is often the case with social media, things got heated, with accusations of improprieties, and personal attacks on members of the boards, the most disturbing coming from outside Piermont.

On April 24, 2024, the original four residents – Janice Young, Laura Healy-Grznar, John Grznar, and Valentina Zitt – filed a lawsuit against the Village of Piermont, its Board of Trustees, the Village Planning Board, the Village Building Inspector, and Piermont Developers, with the goal of invalidating the CBM Zone change and finding the

continued on p.2

Piermont Reflections—



I have always admired Piermont's beautifully built old stone walls. Some of the Village's most lovely are on Orchard Terrace, where three neighbors got together last month and bought a narrow, steep property with a particularly beautiful stone wall. They divided the land among them - not to build upon, but to preserve this very steep, wooded parcel with its beautiful old stone wall. For decades, potential buyers have looked at the lot, trying to figure out how to develop that steep parcel. How would you access it? Would you have to cut the wall? Gouge out a driveway? Well, no more. The moss will continue to grow on that lovely stone wall. I consider this very good news. —Margaret Grace



Orchard Terrace - Staff Photo

Triangle continued from page 1

Village authorities in violation of the Open Meetings Law due to failure to share materials and minutes relating to the zone change and project.

A fence appeared around the site, blocking it completely from view and further inflaming opposition. The lawsuit proceeded. The plaintiffs raised many questions in their filing. Were the residents denied opportunities for input due to lack of proper notice of meetings? Were the new zoning district's requirements intended to accommodate the specific needs of the applicant's Site Plan?

It was claimed that the Village Attorney's law firm had previously represented some of the owners of Piermont Developers - should he not have recused himself from all proceedings related to their applications? What's more, the Village's proposal for the new CBM zone had never been received by the County Planning Board - could this "jurisdictional defect" invalidate its approval?

Subsequent to the legal filing, the documents were resent and received by the County Planning Board, and the Village now awaits the County's comments on both the

zone change and the Site Plan proposal. As more residents became aware of the proposal, additional questions arose. It emerged that the land in question is in a flood zone and that it once housed a gas station. Could there be underground gas tanks on the property?

Other residents realized that the proposed Site Plan incorporated land that is part of Piermont Landing. Would transferring this land to the Developers not require subdividing the Piermont Landing property? How would this affect Piermont Landing's original approvals? And does the Village have enough parking for another 14 housing units on Main St.?

On May 1, 2024, the Mayor's office addressed a letter to all the residents of the Village. He began by pointing out that the members of the various Boards (Zoning, Planning, and Village Board) are all residents, who serve for little or no compensation and who share the same goal of preserving and improving our lovely community. He reminded the residents that change is both necessary and inevitable, and explained both the provenance and the purpose of the new CBM zone. Meanwhile, over time, the vitriol abated and Preserve Piermont evolved into a broader community action group, fostering involvement in local issues.

As of Memorial Day weekend, the Planning Board was scheduled to review a revised Site Plan from the Developers on June 10. However, on May 30, a NYS Supreme Court judge issued a temporary restraining order prohibiting the Village and the Developers from moving forward on the application for the proposed apartment complex. A motion schedule was set for June, with a return to court on July 8. As long as the order remains in force, the Village may not conduct public hearings or issue any approvals pertaining to this project.

As Bob Samuels, the long-time President of the Piermont Civic Association, used to say, "Stay tuned...."
— Margaret Grace and Marthe Schulwolf

This Newsletter is published three times a year by the Piermont Civic Association, Box 454, Piermont, NY 10968

Editor: **Margaret Grace**

Winter Editor: **Steve Kulovits**

Contributors to this issue: **Steve Kulovits, Jackie White, Molly MacQueen, Joan Chiamonte, Joan Gussow, Marthe Schulwolf, Marcy Kadin, Alexis Starke, Jack Miller, Betsy Franco Feeney, Michele Brisson.**

Advertising: **Patricia Lukes 845-521-6005**

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.

Meet Your Neighbor – Paul Kadin

To say Paul Kadin is a bicycling enthusiast recalls the adage about ducks taking to water. He has biked charity events for AIDS, cancer prevention, and 9/11 commemorations. He has toured Yellowstone, the Grand Tetons and Tuscany by bike. He and his wife cycled a fund-raiser in Poland from Auschwitz to Krakow. In fact, back in the 1980's, it was through cycling that Paul first discovered Piermont. But it wasn't until twelve years ago, when his kids had grown and his wife accepted a job in Pearl River, that the time was right to call Piermont home.

Paul describes himself as a semi-retired marketing executive for all parts of the body. His resume includes Proctor & Gamble, Sarah Lee, (the frozen chocolate layer cake still pulls at his heart-strings), Warner Lambert, as well as Chase and Citi Bank. He has marketed toilet paper, face cream, mouthwash, and condoms. He's the guy who eliminated the twin-stick popsicle after pudding pop's tectonic shift to the mom-preferred single-stick handle. He had to defend that move on network TV.

Paul's intimate knowledge of the road, especially as a cyclist, combined with his desire to give back to the community, made him the perfect choice to lead the newly formed Piermont/Grandview Transportation Committee, an open forum for complaints and ideas.

One of the biggest issues they are reviewing is car/cyclist interaction. As a former officer of the Rockland Bicycling Club, Paul is in the unique position to both defend and criticize cyclists, universally viewed as too loud and too fast. The committee is responsible for the banner across Piermont Avenue welcoming bikers but warning they must abide by village rules. He notes that bike club members ride responsibly; NYC riders are less willing to follow regulations. Part of the process is educating motorists to the rights of cyclists. Cyclists have right-of-way if the side of the roadway is blocked. The fact is, merchants love cyclists, they are part of the fabric of our village, and are here to stay.

The committee also studies speeding. Three straight roadways where speeding is an issue are Ferdon Avenue, South Piermont Avenue, and Hudson Terrace. The stop signs at Ferdon and Rockland Road are intended to address that stretch. Interestingly, when police conduct radar studies, there is not actually much speeding. Although traffic feels dangerous, enforcement is limited. Nevertheless, there are perceptual adjustments that can slow drivers down. Lines can be repainted to make roads seem narrower. The new bright red crosswalks on Piermont Avenue signify entry



Paul Kadin. Photo by Marcy Kadin.

to a downtown slow-zone. Additionally, a no-parking buffer was added to the poorly designed curve on Hudson Terrace.

Parking is another committee grievance. How best to move traffic to parking spots when people don't know where to go? The committee is developing wayfinding signage, graphically similar to the historical signs in Gair Memorial Park, intended to direct cars to parking areas. Paul concedes that there isn't always going to be enough parking. A garage will not be built as it is out of character for the village.

Available parking has already been developed and needs to be managed

as efficiently as possible. With no magic solutions, the committee tries to minimize issues. Everyone is welcome at the meetings to voice concerns and brainstorm solutions.

Paul also serves on the Comprehensive Plan Committee assessing, among other things, the interplay between sustainability, sea level, and traffic. Do roads need to be raised? Relocated? Is there anywhere to create more capacity?

For Paul, dialing down his marketing career was disorienting. What to do with the extra time? Realizing he was not alone, Paul became a Certified Professional Retirement Coach. He founded Resonance Retirement Coaching, resonancellc.com, to assist others in creating their best retirement life. And Paul practices what he teaches. He travels, spends time with family, gives back to the village he loves and, naturally, cycles. Today he is training for the Pan-Mass Challenge, a 190-mile, two-day bike ride to benefit Dana-Farber Cancer Institute. It is the largest sports fundraising event in the world, is projected to raise \$75 million this year, which will surpass \$1 billion in cumulative total fundraising. This will be Paul's nineteenth year participating. Not bad for a 73-year-old semi-retiree!—Jackie White



Half Moon Park

You might not think of Half Moon Park as a park, but if you live up on Hudson Terrace, chances are you have navigated the zig-zagging path that runs through it many times on your way into town. The Community Center (which lies west above Half-Moon) and the park itself are in for significant makeovers. Thanks to local grant maven Sylvia Welch who helped the village obtain grants for improving both. The contracts have been awarded and the work will start soon.

Plans for the Community Center include new playground equipment as well as retaining wall repairs, a new ADA concrete sidewalk leading to the playground, and drainage work.

The improvements in Half Moon Park will be significant. The park will be closed while much of the work is done.

A number of big rocks will be removed, while other will be refashioned to appear more wall-like. Entry paths on Piermont Avenue will be redone with pavers and a new entrance platform will be installed where you enter from the Community Center area. Gone will be the decaying wood platforms, and the zig-zagging path will be graded gradually



Stairs at Half Moon Park. —Staff Photo

with a few gentle steps. The wood on many of the existing park benches will be replaced, disappointing the carpenter bees that currently make their homes in them.

The pocket garden with the magical birdbath (created by local artist Tom McArdle) and the ongoing communal art project of painted rocks will remain essentially untouched. The grassy bocce court will remain intact, and the plant beds will not interfere with the informal sled riding path local kids have established on the northern side of the park.

Part of the grant for the park is designated for obtaining and planting native plants. Some of these plants will be planted in pockets in the walls softening the look of the rock. Others will fill out existing planting areas or grace a new bed around the apple tree.

A few years back, Dan Sherman, the head of the Parks Commission and Mich(ele) Brisson (that's me) embraced the idea of planting native plants in Half-Moon Park. Experienced Piermont gardeners Rebecca Finnell and Gina Ciganek have joined to contribute their energy to the park.

continued on p.10



Hudson View Dental

Piermont, NY

Proud to be a part of the beautiful village of Piermont!



Ruba F. Rizqalla, DDS & Associates
Cosmetic, Implant, and Family Dentistry
105 Shad Row, Ste 1A, Piermont, NY



(845) 359-6315 info@hudsonviewdental.com

Hey Pedestrians, Move Over! More Bikers on the Erie Path?

The Joseph B. Clarke Trail, the Erie Path, Hader Park, the Raymond Esposito Trail – four names for the same former Erie Lackawanna rail right of way in the Town of Orangetown. In Piermont, it is the Erie Path, and it is the subject of a planning study being undertaken by the New York Metropolitan Planning Council (NYMTC), to “determine the feasibility of constructing a shared use path through the Palisades to create a safe, intuitive, and separated connection between the George Washington Bridge in Fort Lee, New Jersey to the Governor Mario M. Cuomo Bridge in South Nyack, New York. This path would fill a gap in what is a very popular biking route in the regional bike network.” A shared use path provides a travel area separate from motorized traffic for cyclists, pedestrians, skaters, wheelchair users, joggers, and other users.”

Both the Villages of Piermont and Grandview have passed similar strongly worded resolutions opposing such a shared use path, noting several errors and questioning the need for an improved trail along the Erie Path. First among these concerns is the fact that there is no gap in the biking route in Piermont, as New York State established NYS Route 9 Bicycle Route several years ago. State Bicycle Route 9 is a signed on-road bicycle route located along Piermont Avenue and River Road in Grandview that extends 345 miles from New York City the Canadian border. It connects with multiple state bicycle routes and the NYS Canalway Trail as well as routes in Quebec and eastern Canada.

Second among the objections is the uniform experience of the villages in that making improvements to the Erie Path for more bikes than are already there would make the path



Piermont's Bicycle Route 9 sign — Staff photo.

unusable for anything else. Mayor Bruce Tucker expressed concern that the NYMTC study seeks to establish a “transportation corridor” between the GW to and the Tappan Zee, where in Piermont, the Erie Path is a Village park. Mayor Bruce Tucker and Grandview Mayor Larry Lynn concurred in noting that River Road sees approximately 1,300 bicyclists every weekend, and there is no need to accommodate more. In Piermont, Mayor Tucker noted that the Erie Path is mapped parkland, while in Grandview, Mayor Lynn explained that Hader Park is “not on any local, regional State or federal trail map. We own it, and we have no intention of cooperating or being party to this proposal.” Both mayors noted that there is no pressing need to connect the GW and Tappan Zee

bridges, and in a letter to NYMTC said if there is a need to provide a continuous bicycle path, it would be better located within the Palisades Parkway right of way. “It’s beautiful, it’s spacious, there are few exits and few to cross. Cyclists don’t want to be on Route 9W either.” which is a part of the route being studied now as well. Mayor Tucker noted that on two of the Zoom coordination calls he has attended, bicyclists said that they don’t want a shared use path, as they want to ride faster and avoid conflict with pedestrians and strollers.

In the FAQ section of the Palisades Shared Use Path study website, there is a question that asks “how will e-bikes and micro mobility considerations be incorporated into the study? The response is “A combination of trail design and operational policies (such as speed limits and vehicle restrictions will be considered to promote the safe use of e-mobility and micromobility devices (such as e-bike and e-scoot-

continued on p. 14

PIERMONT P.B.A.

478 PIERMONT AVE.
PIERMONT, NY 10968

PHONE:
845-359-0240



**We Buy Gold, Silver,
Diamonds and Watches**

AB ARTISANS

**Fine Estate Jewelry & Custom Designs
Vintage Watches**

474 Piermont Avenue
Piermont, New York 10968
845-359-6639

email: info@abartisans.com
website: www.abartisans.com

Piermont's Cornetta's: 45 Years and Thriving

A chemist, a tobacconist and an exporter walk into a bar...no this is not a joke. This is the beginning of a family legacy. Forty five years ago, two brothers from Turkey decided to take a ride to Piermont to see a property their accountant thought they might find interesting.

Brothers Suren and Rusen Kilerciyan didn't start out as restaurateurs. Suren had a BS in chemical engineering from Fairleigh Dickinson University and Rusen had run a successful tobacco shop in Turkey — but they had a dream and a vision. They wanted to own their own business - a business that could employ and benefit their entire family. So they contacted their uncle Diran, an exporter in Turkey, to come to Piermont to take a look at Cornetta's.

It didn't take long to decide that this was the perfect place to bring their extended family together to build their business and their lives. In addition to the restaurant and bar with outstanding river views, the property included a working marina and a house right next door where they could raise their children among their aunts, uncles and cousins. They bought the business from Joseph Cornetta in 1978 and he stayed on for a year to help them get settled and learn the business. They opened to a full house on Mother's Day 1979 and as they say the rest is history.

Sadly both Suren and Diran passed away several years ago but their legacy lives on. Today Cornetta's is run by Diran's daughter Maral and her cousin, and original partner, Rusen. Maral grew up in the house next to the restaurant. The marina and waterfront were the center of their world where family's children played and sometimes even helped out in the restaurant.

Frequented by both locals and tourists, Cornetta's prides



Partners Maral Kilerciyan Kalishian and Rusen Kilerciyan toasting 45 years from the terrace at Cornetta's. — Photo by Joan Chiaramonte

itself on the quality and depth of their menu. Known for their seafood towers and fisherman's platters, they also prepare steaks and chops, burgers, pastas and salads - something for everyone —all served with a breathtaking view of the Hudson River.

Over the 45 years that the Kilerciyan family has owned Cornetta's they have witnessed many changes and events in the village and the surrounding area. The village has grown considerably and many businesses have come and gone but Cornetta's endures.

In 2012 Hurricane Sandy devastated the marina and the restaurant, washing boats up into the parking lot. It was a real turning point for Cornetta's. Instead of giving up, the family saw an opportunity to rebuild bigger and better. The renovated restaurant has year-round seating for indoor and outdoor dining, newly installed accessibility ramps, an indoor elevator and two private event rooms with terraces and sweeping views.

When asked how Cornetta's managed to overcome both the hurricane and the 2020 Covid disaster, Maral didn't hesitate for a moment — "The life of this business is family". And that family includes the loyal customers, dedicated staff and the entire Piermont community who supported Cornetta's through these difficult times.

Based on their successfully long run, we asked Maral if she could offer any advice to new restaurant owners or those considering going into the business. "Look at the big picture. Don't overthink it - remember people are coming to you for a great meal [and a great experience]."

So come celebrate 45 years with the Kilerciyan family. The year will be filled with special events and customer appreciation days. After all, when you dine at Cornetta's "we are inviting you into our family". —Joan Chiaramonte

Every Company Deserves Great Design!

- Logos
- Advertising
- Direct Mail / EDDM
- Brochures/Flyers
- Newsletters
- Business Cards / Letterhead
- Editorial Design
- PowerPoint
- EMail Marketing
- Copywriting
- Journals
- Marketing Plans

845-548-0133
southmountainstudio.com

Marketing &
Graphic Design

**SOUTH
MOUNTAIN**
STUDIO

**MP Minuteman
Press® Northvale, NJ**
WE DESIGN, PRINT & PROMOTE...FOR YOU!

Contact us for your Free Printing Estimates
10% off on orders over \$100 with this ad.

202 Livingston Street • Northvale, NJ 07647
Tel: 201-767-6870 • Fax: 201-767-6871
NorthvaleNJ@MinutemanPress.com

The Erie and Northern Railroads

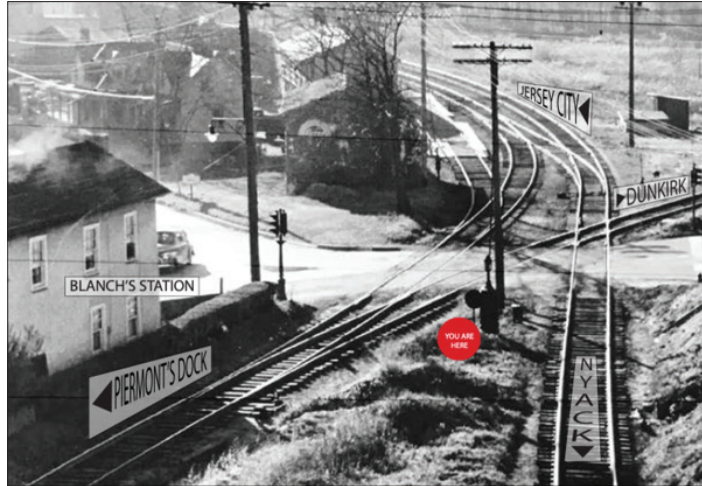
The Historic Rail Crossroads of Piermont

Piermont is a special village chock full of history. There are a number of historic sites throughout the village such as the Pier, the Rockland Road Bridge and Historic District, The Onderdonk House, and the Piermont Train Station, to name but a few. These places provide us with an appreciation and pride for Piermont's past. There are other historic sites that do not have the physical reminders of their greatness but can still be appreciated if one takes the time to find these hidden treasures. One such place is the crossroads of the Erie and Northern Railroads at the border of Piermont and Sparkill.

What one will see today in this location is the intersection of the Erie Path and the Joseph B. Clark Rail Trail, along with an informational plaque and rail reproduction. These paths, enjoyed by so many today, were originally laid by the two railroads that were pivotal to the growth and development of Piermont. Below the 9W Viaduct at the intersection of Piermont Avenue, Highland Avenue, and Route 340, you will see where these two important rail lines intersected.

The Erie Railroad was the first long railroad in the country, running from Piermont to Dunkirk NY on Lake Erie. Construction began in 1835 and was completed in 1851. This was such a big deal that on May 14th, 1851, President Millard Fillmore and Secretary of State Daniel Webster made the inaugural 447-mile trip from the Piermont Pier to Dunkirk. This railroad helped establish New York City as a port of international impor-

tance as well as delivering much needed goods to the west via the Great Lakes and Mississippi River.



Erie and Northern Railroads intersect at South Piermont Avenue, 1951. Photo courtesy Piermont Historical Society.

The Northern Railroad of New Jersey was a commuter line completed in 1859 that ran from Jersey City to Sparkill and eventually Piermont and Nyack. The Piermont Train Station Museum on Ash Street was built to service this line in 1883. In the 1920s, this station serviced over 40 trains a day. Many of the passengers were arriving for a vacation at Fort Comfort, Piermont's luxurious resort on the Hudson. For many years, villagers climbed the hill to the station, which provided the latest baseball scores and election results.

After years of diminished ridership, the Northern ceased operations in 1966.

The Piermont Historical Society continues its work to preserve Piermont's history. Led by PHS Board Member Betsy Franco Feeney, a documentary about the Northern RR was created that featured a number of Piermont residents reminiscing about the train and the station. This film won an award for best local documentary in April at the Nyack International Film Festival.

We have recently refurbished a large electrical relay cabinet that once stood at the crossroads intersection (see photo) This large cabinet was an electrical conduit that powered the track switches. It was found in the weeds at the crossroads in a state of disrepair by Richard Esnard, PHS Board



Electric Relay Cabinet —Photo courtesy Piermont Historical Society.

Member Emeritis. It will be on display at the Station, along with many artifacts and exhibits about Piermont's history.

—Steve Kulovits

Come visit us!

The Piermont Train Station Museum will be open 1-4pm on select Sundays:
June 16, 30; July 14, 28; August 11, 25; September 9, 22; October 6, 20.



From The Library

Summer at Piermont Library means Summer Reading! This year's Summer Reading theme is Adventure Begins at Your Library. Stop in starting June 24th to sign up. Ms. Nancy will offer crafts three days a week as well as reading check-ins for prizes anytime we are open. The Mighty Five South Orangetown Libraries will host a summer reading kick-off event with Two by Two Animal Haven on June 28th.

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 creative work of our Art Classes for Grades 1 – 12 with Alexis Starke with this year's theme being Magical Marshlands. Students have explored the beauty of marshes and wetlands from Ancient Egypt to our very own Piermont Marsh.

We are always happy to see young people coming into our library! Our Summer Art Classes with Alexis Starke for grades 1 – 12 will be commencing at the end of June with the

theme of Summer Adventures. Ms. Nancy continues to offer story times for babies on Mondays and toddlers on Tuesdays plus monthly Family Bingo Nights- hope to see you soon!

July will also feature our enchanting Piermont Marsh in the photographs of Piermont photographer Julie Cahn. Julie's show will benefit both the library and the Sparkill Creek Watershed Alliance. August brings Piermonter Kathy Baruffi with an innovative exhibition- Adaptive Re-Use: Repurposing Art Within a Family and Beyond. All of the materials used in this exhibit were 'rescued' from a previous purpose, exploring how to keep things moving in a circular economy. If you are interested in having a show at the Piermont Library, please contact Alexis Starke.

We are excited to announce that the Mighty Five South Orangetown Libraries have teamed up to offer our patrons a wonderful array of museum passes. Visit our website or stop in for complete details.

Our Library Book Sale continues through June 29th- please come by anytime to pick out your next read - and support our library while doing so.

For adults, we have two upcoming Zoom lectures including a Janet Mandel Art History Talk and Barbie: The History of America's Most Famous Doll. Have you always wanted to join a book club? We have an excellent book club at the library and new members are always welcome. For June we are discussing The Women by Kristin Hannah and our July 17 selection is North Woods by Daniel Mason.

Join us for our annual community Juneteenth Celebration on Friday June 14th at 6:00 pm outside on our porch (or inside if raining). This year we will have pastors C.L. Washington III, Greg Merriweather, and Brandon McLaughlin sharing. —Alexis Starke

Procida
FUNDING & ADVISORS

ALL THINGS REAL ESTATE AND FINANCE

PROCIDA.COM

BILLY PROCIDA
ROCKLAND COUNTY
CORPORATE CITIZEN OF THE YEAR 2011
FOR THE TALLMAN BEACH & POOL CLUB

info@procida.com | 570 Sylvan Ave, Englewood Cliffs, NJ 07632 | 201.871.1177



THE
HAPPY DOG
GALLERY

Original Paintings
by
LISA GRUBB

Deborah Trito
2 Round House Road
Piermont, NY
845.365.0906



www.lisagrubb.com

Easter in Piermont

Photos by Jack Miller/Miller Photos NYC.com

The Piermont Civic Association welcomed Betsy the Bunny to their S'Mores Party on a chilly Easter weekend!



JoJo and Jeter

When Piermont resident and freelance TV/film makeup artist (and pet sitter) Joanne (JoJo) Ottaviano applied to Optimum's Derek Jeter Community GOAT (Greatest of All Time) Contest in late 2023, she never dreamed she would be selected as one of its winners.

For the contest, Optimum Complete Internet + Mobile invited customers and small business owners to share how they are making a difference in their community.

As president of the Piermont Civic Association JoJo is a vital force in the community. Her activities include expanding the Flywheel Park concert Series and other community events that benefit both residents and visitors. JoJo thought "I figured I might as well try it. So I told them what I do, and about certain things that have influenced me – that makes sense of community feel very important to me from incidents that have happened in my own life.". Ottaviano joined other community winners in Miami Florida on February 9, 2024, for a luncheon with Derek Jeter who presented her with a \$1,000. Check for the charity of her choice SNARR – Special Needs Animal Rescue and Rehabilitation. Congratulations, JoJo! —Joan Chiaramonte



Joanne Ottaviano receives award from Derek Jeter.
Photo courtesy of Optimum Complete Internet + Mobile

Half Moon Park continued from page 4

Our DPW has worked with us in this evolving green project.

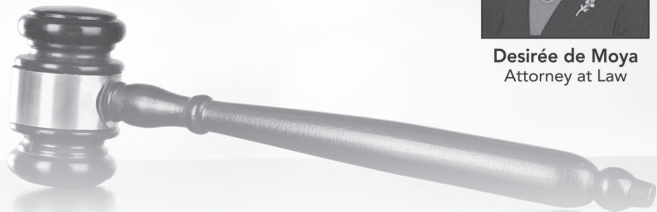
Planting native has many benefits including using less water, not requiring costly (and destructive) pesticides or products for care, and promoting healthy soil. But perhaps the most rewarding benefit in planting native is that we protect biodiversity. This means direct support for our resident and migrating birds and the insects they depend on, as well as supporting all the other charming critters that live in and around Piermont. Planting non-native flowers and shrubs may be tempting, especially given how many lovely non-natives are sold at nurseries. The more we plant non-native trees, shrubs and plants, the more we fragment and destroy the fabric of our ecosystem and the creatures who depend on it. This includes us!

Another reason for native plants? They are beautiful!

The new plantings in Half Moon Park will include redbud and dogwood trees, NJ tea, arrowwood viburnum, purple flowering raspberry, Carolina rose and nannyberry shrubs, as well as an assortment of perennials including sweet fern, columbine, rose coreopsis and culver's root.

No doubt there will be some inconveniences during these large renovations, but ultimately both the park and the Community Center will become more vibrant and inviting places for our community. —Michele Brisson

de MOYA & Associates P.C.



Desirée de Moya
Attorney at Law

**Free Divorce Consultation &
Free Bankruptcy Consultation**

General Counsel • Divorce
Family • Bankruptcy
Personal Injury • Car Accidents
Workers Comp • DWI
All Criminal Matters • Speeding Tickets

845-639-4600

163 S. Main St, New City, NY 10956
www.demoyalaw.com



482 Piermont Avenue
Piermont, New York 10968
Tel. 845.680.6460

www.sidewalkbistro.com sidewalkbistro@aol.com



**Fostering joyful & confident
critical thinkers for over 30 years**

Hands-on Learning
Play-based Kindergarten
5-Acre Wooded Campus
Financial Aid Available

BLUE ROCK SCHOOL

Independent K-8 School in West Nyack, NY

www.bluerockschool.org

NOEMI MORALES

Associate Real Estate Broker, Licensed in NY and NJ
Piermont's Resident Realtor since 1994

Wishing you a
Happy Spring!

C: (845) 494-5015
E: noemi@noemimorales.com



FREEDOM BOAT CLUB®

MORE AWAITS...



MORE DESTINATIONS
MORE EXPLORATION
MORE MEMORIES



FreedomBoatClub.com

CALL or TEXT 845-271-2999



We Own
and Maintain
the Fleet



You Sign
Up With
the Club



Get FREE
Unlimited
Training



Reserve a
Boat and
Enjoy!

Ellis | Sotheby's
INTERNATIONAL REALTY

From all over the Rivertowns, truly extraordinary properties are different at every level, and they require real estate services that are as well.

We take great pride in our brand, using our experience, resources, and global connections to perfectly unite these special places with buyers who will love their every nook and cranny.

Our brand & passion is your advantage.



SOLD

PIERMONT Hudson River expansive scenic views in this one owner new town home with great privacy in gated Piermont Landing.
3BR/2.5 BA **\$950,000**



SOLD

GRANDVIEW Endearing early 19th century home, sensitively restored and located across from the Hudson River with wonderful views.
\$900,000
76 NORTH BROADWAY NYACK, NY 10960 | O. 845.353.4250 | ELLISSOTHEBYSREALTY.COM



SALE PENDING

PIERMONT River views and access from this mid-century Arts & Crafts home & carriage house. Sold over asking!
4 BR/2.5 BA **\$1,250,000**



PIERMONT Views galore! Access wide driveway to this superb custom-built cedar and stone colonial with multiple decks and patio.
4BR/3.5 BA **\$1,330,000**



WANNA GROW AS A SINGER AND ACTOR?

"I've enjoyed working with your former students... They're awesome singers and wonderful humans. Thanks for sending our way!"

– Raymond Sage, Voice Professor (Penn State)

Becky Baxter's been helping kids and adults of all levels achieve their goals for 23 years. She studied musical theater and opera at the renowned University of Cincinnati's College Conservatory of Music (CCM).

Her students have booked leads on Broadway and been accepted into the musical theater department's of Penn State, PACE, SUNY Purchase, and University of Michigan's MPulse summer program, to name a few.

Becky's performed principal work on Broadway, New York City Opera, and several Tony award winning regional theaters across the country. Her enthusiasm is sincere and her knowledge is vast having "walked the walk."

Visit www.rebeccabaxteractress.com

For lesson info: 914-263-7023
or beckybaxter2017@gmail.com



Join the Piermont Community Dog Run

off Ferry Road on the way to the Piermont Pier

www.piermontdogpark.com

Donations needed to help maintain the dog run!

Under the auspices of the Piermont Civic Association



By Appointment Only

Center For Well Being

at the RiverView "Organic" Bed & Breakfast

located in the historic 1850 horse-drawn firehouse built by the Erie-Line Railroad



reservations@riverviewbnb.com
riverviewbnb.com



mgr@riverviewwellnesscenter.com
riverviewwellnesscenter.com

269 S. Piermont Avenue | Piermont, NY 10968 | 347.744.9322



Whatever Moves You

The Baxter Polce Team
Brings You Home

Victor M. Polce

Broker/Salesperson, New Jersey
Associate Broker, New York
Howard Hanna Rand Realty
646 Wyckoff Avenue, Wyckoff, NJ 07481
victor.polce@randrealty.com | 201-736-8414

Rebecca Baxter

Director of Operations
Salesperson, New York
beckybaxter2017@gmail.com | 914-263-7023



More sales in Piermont than any other firm.

Source: OneKey MLS Solds/Pendings in 2022 for Zip Code 10968.

corcoran
BAER & MCINTOSH

ASK
ADAM
TEAM

"THE #1 REAL ESTATE TEAM IN THE RIVER TOWNS"
Adam Blankfort 845.641.3255 & Ryan Paige 845.825.4778

©2023 Corcoran Group LLC. All rights reserved. Corcoran® and the Corcoran Logo are registered service marks owned by Corcoran Group LLC. Corcoran Group LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each franchise is independently owned and operated.



roost
RESTAURANT &
UNION ARTS CENTER

2 Union Street
Sparkill NY 10976
roostinsparkill.com
845.359.6700

Exquisite Culinary,
Visual & Performing Arts...
THE PERFECT TRIO





Bear on the Path, Oil on Canvas, by Trine Giaever

ers) while respectfully sharing the trail with other users.” Accommodation of this type of vehicle seems to be unlike the putatively low impact level of users that the study seeks to address. There are frequent conflicts between pedestrians, strollers, and bicyclists on the Erie Path today, and behavior for non-motorized vehicles is already unenforceable.

The Erie Path is cut into the hillside in Piermont and Grandview and it is in these villages that the topography is steepest. This compares to the flat segment of the Joseph B. Clarke Trail, and the Esposito Trail in Nyack, where it goes over the bridge and ramps until it returns to grade.

Margaret Grace attended a meeting in the Village during the last week of April, where the shared use path concept, which is also being evaluated by Rockland County, was the subject of a presentation by a county representative. The county representative said “wouldn’t it be nice to have a trail that people could ride on and have some signage telling them about the history of our lovely village?” she asked.

Ms. Grace answered - “Yes - and we already have one - we are NYS Bicycle Route 9, along Piermont Ave. and River Road, and the history of the village is well-displayed along that route at the corner of Ash and Piermont Avenue.”

—Molly MacQueen

PIERMONT clients said



Lisa Moore-Long

3 reviews · 2 photos

★★★★★ 6 months ago

Lee did an amazing job of helping us sell my father's home. It was a difficult and emotional process. She was professional, respectful to everyone involved and knew exactly how to navigate negotiations with incredible insight. I highly recommend her and will be forever grateful.



Matt Moore

1 review · 3 photos

★★★★★ 6 months ago

Lee was all-in from the jump, even as it became apparent that our house and family needed more support than usual.

We couldn't be more pleased with Lee's innovative and tailored approach to our unique property.



Emmi Umbach

Local Guide · 19 reviews · 12 photos

★★★★★ a year ago

Lee was an amazing real estate agent for me and my boyfriend. She was attentive and always willing to answer our questions. She advocated for us and cared deeply about us loving our place. I highly recommend her when you are looking for your next home!



Laura Spinney

2 reviews

★★★★★ 2 years ago

Lee has been such an excellent source of information, knowledge and guidance. Being a first time home buyer it's such a breath of fresh air!! Navigating this market can seem overwhelming but Lee has turned this process into an exciting and hopeful journey! Her professionalism and skills in the industry are unmatched!

Google



FIVE STAR
CUSTOMER RATING

Piermont Resident Realtor



Leandra "Lee" Vazquez

Licensed Real Estate Salesperson

914-980-2427

LeeVRealEstate@gmail.com

CHRISTIE'S
INTERNATIONAL REAL ESTATE

WESTCHESTER | HUDSON VALLEY

Office 845-512-5112
2-4 S Franklin St. - Nyack NY 10960

Equal Housing Opportunity logo and Equal Housing Opportunity logo



Presence of Piermont

YOUR GIFTING CONCIERGE

Fara Abramson
499 Piermont Avenue
Piermont, NY 10968
845-680-6128
info@presenceofpiermont.com
www.presenceofpiermont.com

Piermont's Hidden Gem!



COMING SOON
TAKE-OUT WINDOW



215 Ash Street
(inside bike shop)

If you would like to advertise
in the Piermont Newsletter,
contact Patricia Lukes 845-521-6005

NYACK BOAT CLUB

THE HOME OF SERIOUS SAILING FUN



Come visit us. Come sail with us.
Come enjoy some serious sailing fun.



59 Gedney Street, Nyack, NY 10960
www.nyackboatclub.org

M&T Bank

Lisa Dente
Vice President
Commercial Branch Manager

845 365 1945
845 359 7571 FAX
ldente@mtb.com

NMLS #475136

Piermont Branch
527 Piermont Avenue
Piermont, NY 10968

PIERMONT CELEBRATES
BASTILLE DAY
ON
SATURDAY, JULY 13
12PM - 10PM



THE PIERMONT
NEWSLETTER Box 454
Piermont, NY 10968








PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

Local Postal Customer

The Piermont Civic Association's 2024

Bob Samuels Summer Concert Series

Summer Evenings of Music Return to Flywheel Park!

 June 6	Old #7 Band	rain date June 13	
June 20	Roues Brothers	rain date June 27	
 July 18	Particle Theory	rain date July 25	
 August 1	Jeb Jones	rain date August 8	
 August 15	WigJam	rain date August 22	

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



Support the PCA The Piermont Civic Association's Piermont Newsletter, Summer Concerts in Flywheel Park and many other community events are made possible by a group of dedicated volunteers and contributions to the PCA by Piermonsters like you. We ask for your continued financial support. Please contribute \$25., \$50., or more toward our efforts.
You can donate online at <https://piermontcivic-association.snwbll.com/giving-portal>