

The Piermont Newsletter

VOLUME XXXXIII NO. 1

PUBLISHED BY THE PIERMONT CIVIC ASSOCIATION

SPRING 2013

Piermont Planning In A Post-Sandy World

In the fall of 2011, Piermonter Klaus Jacob, a seismologist and specialist in disaster risk management at Lamont-Doherty, led a research team that estimated what a 100-year storm surge would do to New York City. The team's report warned that the combination of rising seas and a powerful storm could wreck the city's trains and subways, flooding tunnels and submerging above ground equipment. Most officials were skeptical of the report, but just a year later Superstorm Sandy proved it right.

These days, Dr. Jacob worries that Piermont has yet to come to terms with our post-Sandy world. The Newsletter asked him to write an article about the issues our Village now faces.

The character, livelihood and sustainability of the Piermont we love, is at stake.

We survived Sandy without loss of life. Although some property was unharmed, others suffered terrible damage. Owners of homes, boats and businesses in Piermont's "Low Lands," still face weeks, even months of dealing with the consequences: permits, contractors, FEMA, insurers, loans, and mounting costs. We need to ask ourselves if we should rebuild in a way that would make us less vulnerable to future Sandys.

Before trying to answer the question, we need to consider several facts:

- The Hudson River and the tide-controlled parts of the Sparkill Creek, rise with the sea. Studies predict a rise of 5 feet above pre-2000 river levels by 2100. For the near-term the estimated rises are: +1 ft by the mid 2020s, +2 ft by the mid 2050s; and +4 ft by the mid 2080s. When NYC formally reviews these numbers later this year, they are more likely to increase than to decrease.

- As the river rises, the likelihood of property flooding in Piermont during

storms dramatically increases. Floods expected just once every 100 years in the 1980s, will hit us every two years in the 2080s. That is a 50-fold increase in frequency! It will happen gradually over the decades to come, but the trend has already started.

- FEMA is significantly upping both its flood zone elevations and flood insurance premiums. While New Jersey, NYC and Westchester County already have the new Advisory Base Flood Elevation (ABFE) maps, Rockland County waits. Our elected officials should demand that we get them as soon as possible. We need these maps to rebuild sensibly, and to plan for a safer future. When compared with the old (1980s) 100-year flood

elevations, our new maps are likely to show that water level during storms will rise higher by 1 to 5 feet. This will push flood zones inland to higher elevations and inundate floors of buildings that were never flooded before. The new maps do not include future sea level rise. They'll just correct deficiencies in the earlier flood maps. Revisions in years to come will track rising sea levels.

- It is not clear how soon after FEMA issues the maps Piermonter will be paying the new and higher National Flood Insurance Program (NFIP) premiums. In areas that already have the new maps, they'll start in 2015. Homes that comply with the flood elevation

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Piermont's oldest and most historic building, the Onderdonk House on Piermont Avenue, has been sadly neglected, but now a New Jersey couple have bought it and promised to restore it so it looks like it does in this postcard picture by Sally Savage. Story on page 4.

President's Corner



Every day about 3 pm our dog, Lulu, insists on going for a walk on the pier. The regulars there -- retiree fishermen, joggers and other walkers, with or without dogs -- no doubt disagree about many issues, but we are unanimous on one -- too many drivers ignore the pier's 15 mph speed limit.

So far, there have been no tragic accidents, but an idiot stomping on the gas pedal takes away much of the pleasure of the pier on quiet afternoons. Police do patrol but it is a tough place for them to catch speeders. Maybe we should try other ways to slow, or in today's language, calm traffic.

Recently, I asked the Village Board to try putting a couple of speed bumps on Pier Road. Not a single member was willing. I don't understand why. The bumps are much more effective and less expensive than a cop sitting in a car. No wonder they are now using them in New York City and other places that never did before. Locally, Orangetown uses them very effectively in Tappan. You'll also find them in Nyack, where they've made many changes to slow motor vehicles.

Piermont also needs calmer traffic. Does anyone disagree? Drivers often turn Ferdon and Piermont Avenues and Hudson Terrace into raceways. Piermont Landing commuters speed on Paradise Avenue. Warm weather seems to make the problem worse, or maybe we just notice more because we're outdoors.

Police Chief Michael O'Shea assures us that his men do everything they can to stop people from defying our village-wide 25 mph speed limit. There's no doubt that they do. We have a terrific police force, but they can use some help.

I looked up traffic calming on the Internet and found plenty of inexpensive techniques the village could try. Making one-way streets two ways is a commonly recommended way to slow motor vehicles. We can do that! It may seem nuts now, but in the 1980s the Village Board made Piermont Avenue between the Rockland Road Bridge (Silk Mill Bridge) and Sparkill one way. It wanted to speed traffic. It sure succeeded. Calming traffic on this stretch by making it two-ways again seems a no-brainer. It would cost almost nothing. The people who live on this dangerous stretch should ask for it.

Traffic humps are another popular solution. These are raised crosswalks made of brick or some other surface. A few on our Main Street would make crossing it much safer for pedestrians. We also could add them near St. John's Church, and the bottom of Ritie Street and on Ferdon, at the corner of Rockland Road, near the Silk Mill.

All these are just citizen suggestions. I'm no expert but I think the village could use one, don't you? A traffic engineer could make educated recommendations. Perhaps there are grants that would pay us to hire one as consultant. We should find out.

We're very lucky. Our Village Board is by far the most responsive of all the legislative bodies that govern us. Just try comparing it to Congress, the State Legislature, the County Legislature or the Town Board and you'll see. But if we want it to do something for us, we have to ask. That's why we're on the Village Board agenda to discuss traffic problems Tuesday, April 23. The meeting starts at 7:30 pm. I hope you'll come, so our Mayor and Trustees can find out what you think.

~Bob Samuels



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

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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 volunteer Richie Stark.

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Things We Miss And Don't Miss about Piermont

Bob and Rosemary Cone lived here for more than 40 years. Much to the regret of their many friends, they moved away in 2010.

Rosemary and I had toyed for years with the prospect of moving to a more benign climate, especially when tax times rolled around. All of a sudden, almost on the spur of the minute, we did the deed—sold our house, auctioned off the furniture, packed the car and headed west where our kids live.

We settled by chance in a small town near Tucson, Arizona, called Green Valley, where we rented a house for over a year, finally buying one, and boy, do we miss Piermont!

Not in the sense of returning to live there, because we couldn't afford it even if we wanted to, but because the words of Thomas Wolfe are true. So you can't go home again, but you can think about it, and not a day goes by that we don't think of what we miss about our ex hometown:

1. Friends. Whoever is the genius who first said that old friends are the best deserves a statue in the center of town. We're now living in a rather dull community loaded with gray hairs (not to mention our own) and a main street that is six traffic lanes wide. The acquaintances here are nice but our friends in Piermont are family. The phone helps, but the sound of a voice or sight of an email is a poor substitute for a human body.

2. The River. Enough said about that. The river is obviously the centerpiece of my wife's and my dreamscape of



Former Piermonters Bob and Rosemary Cone relaxed on their porch in Green Valley, Arizona.

Piermont. Our house on Franklin Street had a sweeping river view that we dearly miss, but it is partly atoned for by the accessibility of our new garden. At least we don't have to descend a cliff to pick vegetables! Then, there's the memory of sailing on the river, just a distant dream here in the near-desert. We die for boating on the Hudson!

3. The Post Office: They say you can stand in Grand Central Terminal for an hour and you'll see somebody you know. The same goes for the Piermont Post Office, but it only takes a minute. We miss the place because it was so easy to have a few words with somebody you've known for years and would like to see more often but don't get around to it. And if we were lucky and the right crew was on duty, it was a great place to pick up the latest jokes and gossip.

4. The Library. The new library came late in our life but from the start was a marvel of ingenuity, not just handing out books but offering a steady flow of stimulating fare for both kids and grownups. Ditto the Nyack Library, with its intimate Carnegie Room concerts. In this corner of the southwest the so-called social centers do schedule special events, but they are less stimulating than what we are used to. If this sounds snobbish, so be it.

4. Village Hall. Does that Norman Rockwell print of a man with a hand over his heart still hang in Village Hall? It's kind of corny but still reminds me of public meetings there. Espe-

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Onderdonk House Sold!

We've been disappointed a few times in the past as news about an imminent sale of the Onderdonk House came and went. After each let-down, the old house also seemed to sag a little bit more, and there was real concern about its possible demise. But this time it's true! It has finally been sold and will be preserved for the generations to come. The closing was on December 20, and the buyers are a couple from New Jersey with an appreciation for and experience with old houses who will bring it back from the almost dead to new life as one of our most important historic buildings.

They intend to spend a year or more restoring the exterior to its former glory and renovating the interior to be more suitable for twenty-first century living. No specific details are available at this time, but at some point there should be a presentation to the Planning Board, so stay tuned.

One of our oldest buildings, the house belonged to the same family for centuries, having what must be a distinction of sorts as a house that had never been sold. Apparently it was handed down through the generations. According to Firth Haring Fabend, a family member and our premiere historian of Dutch American culture, the house passed from the Onderdonks to the Harings when Catherine Onderdonk married a Haring in 1820, and is properly referred to as the Onderdonk-Haring House. The recent seller was a Haring by birth.

The house is one of the oldest, if not the oldest, buildings in the village. Its history can be traced back to Theunis Roe-lofse Van Houten who settled on a large tract of land along the Hudson between Nyack and the Slote (Sparkill Creek) in about 1686. His daughter Jannetje married Arie Smith, a son of one of the Tappan patentees, in 1711.

An article in the Journal News of April 15, 1975, says "Little did Arie Smith know when he built the house for his bride Jannetje back in the summer of 1712 that had he laid his cornerstone a little closer to the water history might tell a different story today."

This refers to a Revolutionary War attack on the property by a British ship which didn't damage the building. The point here is that a house was apparently built on this property in 1712. On March 26, 1736, Arie and Jannetje sold the property to Garret and Abraham Onderdonk. Cole's his-

tory of Rockland County and the property described it as a farm on the North River, consisting of 320 acres with houses, barns and other amenities.

Garret Onderdonk married and had nine children, and the farm eventually "passed to his sons," according to William Krattinger of the New York State Office of Parks, Recreation and Historic Preservation in the nominating house the National Register. "The Onderdonk House, he wrote, "as presently constituted, incorporates at least three distinct periods of construction within its physical fabric, c. 1737, c. 1810, and c. 1867." If anything remains of a 1712 house, he didn't find it, so the house is generally dated from 1737, the year after the sale to the Onderdonks.

Krattinger believes it is "an outstanding example of lower Hudson Valley vernacular domestic architecture" which is "illustrative of larger cultural and architectural trends on both the regional and national level." The house was passed along in the family for generations. One owner, Catherine Onderdonk, married a Haring in 1820, and in the twentieth century, the property was often referred to as the "Haring House."

The Onderdonk house's greatest claim to fame is its property's association with George Washington and the Revolutionary War. Toward the end of the war, Washington and the British commander Sir Guy Carleton held a meeting at Washington's Headquarters at the DeWint House in Tappan to sort out the terms of the evacuation of the British troops from New York and the restoration of property to the local

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inhabitants. Washington traveled downriver on a barge from his headquarters at Newburgh and landed at Tappan Slote, and Carleton came up from New York aboard his ship the Perseverance.

The ship "dropped anchor in the Hudson between Dobbs Ferry and Snedens Landing", according to Isabelle Savell in her book "Wine and Bitters." She reports that Washington sent a representative to the ship inviting Carleton "to land at Tappan Slote the next day, May 6, and dine with him at Tappan.... In response, Carleton and his party went ashore in two barges on Tuesday, May 6, landing on the Onderdonk property on Tappan Bay near the Slote. Washington and his party welcomed them and, after the ceremonies of landing and shaking hands were over, the two generals rode to Tappan in a four-horse carriage. Since the Onderdonk property was bordered by the creek (Slote), it seems clear that Washington and

Carleton met for the first time on this property.

"Protocol called for Carleton to return Washington's hospitality, and on May 7, Captain Lutwyche of the Perseverance gave a shipboard dinner for Washington," Savell continues. As they boarded and left the ship after the meal, the British gave Washington's party a 17-gun salute. The salute represented the first official recognition of our new nation. This event could have been witnessed from the Onderdonk property as well.

Members of the Onderdonk family were Patriots, signers of the Orangetown Resolutions and part of the Shore Guard which kept a watch on the river for years. The house was the only one clearly visible along the river for several miles and was fired on by the British. This caused no damage but cannonballs reportedly have been dug out of the yard within five yards of the foundation. .

~Grace Mitchell

Free Outdoor Family Summer Movie Nights

The Piermont Civic Association is sponsoring free outdoor family movies this summer at the Art Rittenberg Little League field. Bring lawn chairs and blankets and the kids. Watch the stars perform under the stars. All the shows begin at 8:30 pm.

Here's the schedule:

"Grease," Friday, June 21; rain date, Thursday, June 27

"Raiders of the Lost Ark," Friday, July 19; rain date, Thursday, July 25

"Life of Pi," Friday, August 16; rain date, Thursday, August 22

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Welcome To The Board



Piermont's newest Trustee Lisa DeFeciani. Fred Burrell photo

On January 8, 2013, the Piermont village board held what is its standard first meeting of the year. Short, predictable and inevitably conducted without a trace of controversy, the annual "reorganization" meeting put into office newly elected (or appointed) Village officials and settled such other matters as an official newspaper for the year.

And so, by the year's second meeting, two new trustees were sitting at the Board table at the elevated west end of the

village hall meeting room. One of these, Steve Silverberg, returned to the Board after a year's absence. The other new trustee, Lisa DeFeciani has joined a board on which—given the retirement of Trustees Audie Moran and Joan Gussow—she is sitting as the sole woman.

Happily, despite being outnumbered, Lisa is more than likely to hold her own. A Rockland County native she has spent her whole life—with the exception of four years in New Jersey—in one part of the county or another. One of six children, she was born in Haverstraw to a father who had also been born there 80 years earlier, and a mother who had lived since childhood in Valley Cottage. She attended local schools including North Rockland High School and Rockland Community College where she initially planned to study sports broadcasting.

After transferring to Concordia College in Bronxville, she switched to social work—having been inspired by a thoughtful college counselor to consider taking up college counseling. But her exposure, during her clinical practice, to people with severe mental illness led her into clinical work which she continued while she worked toward her Masters in Social Work at Fordham. She completed that degree in 1996 after which she divided her time between clinical work in various settings and private practice.

In 2001, Lisa began a doctoral program at NYU commuting from Hoboken where she moved after her marriage that same year to Jordan Barile, a bond salesman whom she had met at the wedding of a mutual friend. Jordan's brother and his wife were already Piermont residents and Lisa and Jor-

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dan held their reception at The View. Four years later, the couple left their Hoboken apartment and came home to Rockland, to a house on Piermont Avenue where they live now with their two children, six-year-old Ella Bea and two-year-old Liam Michael, plus a great Dane named Blu and an orange and white cat who can handle a big dog.

In her work life, Lisa has directed both for profit and non-profit mental health/substance abuse agencies and presently co-directs the oldest non-profit eating disorders clinic in New York even as she carries on a private practice and manages a busy household.

And here's why we can be so confident that Lisa will hold her own no matter what her fellow (and I do mean fellow) trustees throw at her. This woman is a serious athlete. Although her present major athletic interests are the rowing club for which she rises at 5:30 and is out on the water before sunrise, and a co-ed softball team, she has been

impressively active in sports for her whole adult life.

On an athletic scholarship to Concordia she was eagerly recruited for the basketball, softball AND soccer teams while working as a lifeguard in the mornings. Restless without a sport when she was at Fordham working on her Masters degree, she took up kick-boxing. She ran the New York City Marathon in 1998, 1999 and 2004, and between 1998-99, also made it to the finals of the Golden Gloves in women's boxing. She didn't win, she explains somewhat apologetically, because she was going to school and working, while the other women were training all day!

Accepting her nomination as trustee, Lisa described Piermont as "a great place to live, raise a family, work, and retire." So, we can count on having her with us for a long time to come.

~Joan Gussow

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From The Library

Rockland Renaissance, a beautiful travelling display of artwork by Tappan's Sue Barrasi, will visit Piermont for the month of April. Rockland Renaissance is a county-wide exhibit celebrating the impact that Rockland's natural beauty had on America's first art movement, the Hudson River School, and continues to have on artists of the 21st century. For this project, Sue was awarded a grant from the Arts Council of Rockland (ACOR) that allowed her to spend several months researching areas in the county that were painted by Hudson River School artists and to represent those sites as they appear today. In her blog about the show (<http://www.suebarrasi.blogspot.com/>), Sue notes that she was amazed to find how much land had been preserved thanks to the PIP and other conservancy organizations. She spends a lot of time in Piermont, and presents a lovely painting of a foggy morning here called Piermont's Haze. Sue will host an opening reception on Sunday, April 7, from 2 to 4 p.m.

In May, Piermont artist and popular RCC professor Page Simon will show paintings based on sketches done on an iPad. Concurrently, for the first two weekends of the month, she will be showing images, primarily botanical, done on slate with gold, silver and copper leaf, at the home of Frances Wells. She will host receptions for the show here on Sunday, May 5, from 2 to 4 p.m., and there from 4 to 6 p.m.

On Sunday, May 19, at 3 p.m., we will present a special program featuring Indonesian music and wayang kulit shadow puppets telling American history in The Shadows of Treason,

performed by Gamelan Son of Lion, a new music ensemble that uses Indonesian percussion instruments. The shadow play portrays the encounter between the famous traitor Benedict Arnold and the dashing young spy Major Andre during the American Revolution. Music is by Barbara Benary and puppets are by Barbara Pollitt, with additional new and traditional gamelan music by members of the ensemble. Benary is an American composer and ethnomusicologist who was one of the founders of Gamelan Son of Lion. Barbara Pollitt has had an extensive career in theatre as a mask maker, puppeteer and director, working with Julie Taymor, New York Shakespeare and Lee Breuer, among others. She won an Obie award for her puppetry in Breuer's "Epidog." Both are residents of Stony Point. This program is made possible, in part, with funds from the Community Arts Grants program of the Arts Council of Rockland and the Decentralization Program of the New York State Council on the Arts.

This winter the book donation bin on the front porch was replaced with a new collection box owned and maintained by Better World Books, a company started a few years ago by a couple of recently graduated college students who found a future in used books. Beginning with a small book sale, the company has become an international social enterprise, promoting literacy worldwide while keeping over 127 million pounds of books out of the landfills. All books are welcome and your unwanted books can now help to make a difference worldwide. The bin is located in the parking lot behind the building. For more information on Better World Books, see: <http://www.betterworldbooks.com/>

FOR THE CHILDREN

There's a lot going on in the Children's Room. Thanks to the Riley Family Foundation, we now have a brand new educational computer designed for children ages 2-8. The Early Literacy Station offers over 55 educational software titles in areas including reading, math, science, social studies, writing, arts and music, and reference. It is not connected to the Internet and all content is age-appropriate, fun and appealing to toddlers through early elementary school ages.

On Thursday, April 25, from 4:30-6 p.m., children of all ages are invited to come make their own EARTH DAY MASTERPIECES. We've been saving all sorts of good junk to

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Check for more information on this year's summer reading program for children and the most current information on regularly scheduled programs and events at www.piermontlibrary.org

FIRST FRIDAY FILM SERIES

Friday, April 5, 2013, 7:30 pm: BULLETS OVER BROADWAY (1994). Without a doubt one of Woody Allen's funniest, sharpest and most brilliantly written movies. A dizzying romp of amazing ensemble acting, Bullets over Broadway has more laughs (and lethally aimed satirical barbs) packed into its exquisitely orchestrated 99 minutes than almost anything else he has done. With an all-star cast including John Cusack, Dianne Wiest (who took home an Oscar), Jennifer Tilly, Chazz Palminteri, Mary-Louise Parker, Rob Reiner, Tracey Ullman, Jim Broadbent, Harvey Fierstein and Edie Falco!

Friday, May 3, 2013, 7:30 pm: JIRO DREAMS OF SUSHI (2011). As always, our anniversary film (we started this film series five years ago today!) focuses on a foodie theme. David Gelb's documentary on 85 year-old Jiro Ono -- considered by many to be the world's greatest sushi chef, whose 10-seat establishment, which has garnered 3 Michelin stars, sits inauspiciously inside a subway station -- is a portrait of an artist in full flower, a master who has achieved an unmatched degree of perfection. Thoughtful, restrained and beautiful in every detail -- visually, gastronomically and musically (original score by Philip Glass) -- JIRO DREAMS OF SUSHI is a

reminder of the power of purity and simplicity, a meditation on artistic obsession, and a total feast for the senses!

Friday, June 7, 2013, 7:30 pm: MONSOON WEDDING (2002). Dazzling, colorful, splashy, exuberant, noisy, luscious, poignant and total fun -- in other words, everything a wedding should be -- Mira Nair's MONSOON WEDDING mixes Bollywood, Hollywood, and a documentary-style, humanistic attention to detail to deliver a slow-burning film that, by its end, will have you completely enraptured. Starring Naseeruddin Shah, Lillete Dubey, Vijay Raaz, and Vasundhara Das, and a large and irresistible cast.

Films are free and open to the public.

~Grace Mitchell




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The Front Line

'If You See Something, Say Something'

Chief Michael O'Shea, Piermont Police Department, urges residents to report suspicious activity around the village—if you see something, say something. He also offered other tips for a safe spring and summer.

Spring/summer travel. If you are going away, you should make a closed-home report with the police department. Leave lights on a timer, lock all doors and windows. Stop mail and newspaper delivery or have a friend pick it up.

Leaving valuables in cars. Do not leave them in your car. If you must, hide them in the trunk and lock your car. Most car larcenies that the police investigate are from unlocked autos.

Hiring contractors. Before hiring,

call the Rockland County Department of Consumer Affairs to make sure they are licensed, insured and have no outstanding complaints against them.

Rubbish/Debris Collection

Tom Temple, Supervisor of the Piermont Department of Public Works (DPW), says that rubbish/debris collection, which began on Tuesday, April 9, will run bi weekly until Tuesday October 8th. All items should be placed curbside in a neat and orderly fashion. Cut wood into five-foot lengths, remove refrigerator/freezer doors for safety. Put out trash no earlier than the weekend before pickup because it affects the appearance of the village.

"We would also like to remind residents that any contractors doing demolition, renovations or repairs in their

homes must remove all debris generated by the work being performed," said Temple. "As per our Village code, the DPW cannot remove this debris. Also, the DPW cannot accept any type of household hazardous waste (paints, chemicals, etc). This type of waste can be brought to the Rockland County Hazardous Waste Facility in Pomona."

Fire Department Looks for Volunteers

The Piermont Fire Department is continually looking for new members. Anyone interested in joining the Department should come to the firehouse on any Monday evening between 7-9 pm.

~Ron Derven



Red Boats, Argenteuil by Claude Monet, used with permission

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Piermont Planning In A Post-Sandy World continued from page 1

regulations will be paying much lower rates than homes that do not. For example, a homeowner meeting the requirements may pay \$2,000 a year, while NFIP may sock someone not meeting the standard with a \$10,000 bill for the same coverage. Properties with mortgages must buy the insurance. The hike in premiums may be a financial burden, or worse, push some mortgage holders into default. And some in newly extended flood zones will need insurance that they were not required to carry in the past.

All this means ever more stress for Piermont's viability, including its economic and tax base, unless its leaders can guide the Village to reach a consensus on how to transform and redesign the Village for a safer and sustainable flood resilient future. Such a plan must win the support of a broad and unified majority of village residents.

So what are our options? Do we have a vision? The public, and you as individuals in this Village, will have to step forward with your own ideas to form a much-needed accord. Here are a few of my own thoughts. It is not a comprehensive listing.

Basic options may include:

- Raising individual houses onto higher foundations where possible (I intend to raise my own 5 feet this spring). In some cases this requires variances to zoning height limitations. Mayor Bloomberg just issued an executive order for NYC that automatically grants such variances for flood relief only. Piermont should follow suit.

- The Village should seek grants that would pay firms to come up with innovative planning/engineering master plans. The winning plan should suggest ways to safeguard low-lying portions of the Village now, and some neighborhoods and its Main Street business district over future decades. We should ask for a short-term plan for now (5 years); a medium-term plan for a few decades ahead; and a separate long-term vision for later this century. That's when the threat of flooding becomes truly overwhelming unless addressed quite fundamentally. We have to start finding grant money to pay for the competition now before those resources disappear.

These new master plans may combine the raising of buildings, infrastructure like (sewerage) pumping stations and roads. They also may consider the building of sea walls where feasible and aesthetically tolerable; use a more centralized approach to protecting parts of the Village with dykes and levees. This approach could possibly raise ground levels by importing sediments from the river, letting it settle and then rebuilding on the higher ground.

But it needs to be understood that many of these engineered measures work only temporarily. It may become inevitable for us to have a planned and managed retreat from some parts of the low-lying Piermont, including the Main Street business district. We'll need to consider and explore buy-out programs. When we reach this critical state, then the "mont" in Piermont's land use will be ever more needed than the "pier" parts of its name and land. The land, when ceded to the rising waters, should be used most effectively as pub-

lic green spaces that become options to buffer wave action to protect the settled land and buildings.

Many owners of Sandy-damaged homes and businesses still struggle on their own with little public guidance, from FEMA, other feds, the state, the county or the village. There is confusion about whether and how high to rebuild; the available public assistance; and how to read and interpret the flood maps.

Months before Sandy, our Mayor invited the public to update a state-requested, 20-year-old "Long term Waterfront Revitalization Plan" for the Village. The old one is outdated and does not consider the rising seas. We need a fresh start on a new plan, informed by the Sandy experience. It needs to consider future climate and technology challenges; we need strong community participation; technical expertise; and, foremost, leadership, that can integrate the diverse Village, Town, County, State and Federal level responsibilities into a coherent and comprehensive task.

This is a challenge, but also an OPPORTUNITY that as a community we must not miss. Let's come together and plan for our Village's continued vitality, beauty, safety and a sustainable future.

~Klaus Jacob



The advertisement for Pink Entourage features a central logo with a silhouette of a woman's head and the text "P I N K ENTOURAGE". Below the logo is the headline "Make Up Discontinued?" followed by the tagline "We will recreate any cosmetic!". A photograph of a smiling woman in a white shirt sitting at a desk with various beauty products is positioned below the text. At the bottom, it says "GO PINK! Boutique Beauty Lounge" with the slogan "Where Women Unite through Beauty" and a note "All products are natural or organic". The contact information " +1 845-675-7977 | www.pinkentourage.com | 7 South Broadway, Nyack, NY 10960 " is at the very bottom.

Things We Miss And Don't Miss About Piermont continued from page 3

cially when there was any kind of issue, the seats would all be taken, standing room sparse, and everybody would make their opinions known. We miss the village for its manageable size and outspoken residents.

5. The growth. When we moved to Piermont some 40 years ago, it was a sleepy factory town. But we were welcomed by the residents, many of whom worked in the mill, who brought us into the heart of the community. Year after year, the town seemed to grow every day, gaining residents and tourists, gradually turning a moribund Main Street into a lively spectacle best seen from a sidewalk cafe.

6. The people. A lot of the towns around where we live are populated by Midwesterners. They are the salt of the earth, but tend to look the same, dress the same and drive the same. I'm originally from the Midwest but left it for New York as soon as I could and never looked back. There is something special about the people back in the river villages, maybe because they are connected by water with the rest of the world.


7. Location. There are two directions, north and south, from Piermont that

count for more than four that radiate from this desert town. Except for Tucson to the north, you can drive any direction from here and you'll find something like a Cold War missile silo or an abandoned copper mine or the devil's highway, a dirt path where numerous poor immigrants perished (disclosure: the writer is biased).


Things we don't miss about Piermont:

8,9,10: Commuting to work in the city. The daylong rains. The long winter nights. Shovelling snow off the driveway. Sliding backwards in the car down Ash Street.

~Bob Cone



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Take a look at these homes in the Piermont area that sold in the last few months, by a variety of brokers servicing our county:

Address	Location	Bedrooms	Baths	List Price	Sold Price	Sold Date
731 US Hwy 9W	Piermont	3	3.5	\$2,395,000	\$2,190,000	04/05/2012
481 Piermont Ave	Piermont	3	2	\$599,000	\$500,000	04/30/2012
717 US Hwy 9W	Piermont	5	3	\$1,155,000	\$1,155,000	05/07/2012
272 Piermont Ave	Piermont	2	2	\$410,000	\$400,000	05/10/2012
29 Gair St.	Piermont	2	2	\$389,000	\$355,000	05/23/2012
733 US Hwy 9W	Piermont	5	3.5	\$1,135,000	\$1,225,000	06/01/2012

If you are thinking of placing your property on the market, purchasing one or simply renting, we are always here for you. We can also prepare a CMA (Comparative Market Analysis) for you. Please feel free to contact us with any questions you may have about today's Real Estate market.