INCORPORATED VILLAGE OF PIERMONT
BOARD OF TRUSTEES MEETING
April 15, 2025

Present: Mayor Bruce Tucker, Deputy Mayor Mark Blomquist, Trustee Nathan Mitchell, Trustee Michael Wright, Trustee Christine McAndrews, Attorney Rudy Zodda of Bleakley Platt Attorneys At Law and Jennifer DeYorgi Maher Village Clerk-Treasurer.

Not Present: Attorney: Lino Sciarretta, Esq

Mayor Tucker called the meeting to order and led everyone in the Pledge of Allegiance.

Mayor Tucker made an announcement stating the Village has had technical issue with the GOGov App.

Item #1 Approval of Meeting Minutes

Trustee Mitchell made a motion to approve the minutes for March 11, 2025. The motion was seconded by Trustee Blomquist and so carried with a vote of 5 ayes and 0 nays.

Item #2 Approval of Warrant

Trustee Blomquist made a motion to approve Warrant #041525 in the amount of $379,025.99. The motion was seconded by Trustee Mitchell and so carried with a vote of 5 ayes and 0 nays.

Item #3 – Department Reports

Department of Public Works - Highway Superintendent Tom Temple reviewed the DPW March Report.

Police Department – Chief Hurley informed the Board for the month of March there were 168 summonses issued; 453 incident reports were completed 97 in Grand View the remaining 356 were in Piermont. Chief Hurley stated there will be increased Enforcement that will be working on Cell Phone, No Seat Belt and Child Seat Enforcement.

Building Department - Building Inspector Charles Schaub stated he was informed that Mayor Tucker received a memo from another Village about work being done at 766-768 on 9W. Building Inspector Charles Schaub stated they do have a silt fence and hay bales with rebar running through them which are placed in the driveway at night.

Fire Department – Fire Reece McNichol was not present.

Item #4 - Old Business

Village Clerk-Treasurer had no old business to discuss.

Mayor Tucker had no old business to discuss.

Deputy Mayor Blomquist had no old business to discuss.

Trustee Mitchell had no old business to discuss.

Trustee McAndrews had no old business to discuss.

Trustee Wright had no old business to discuss.

Item# 5 New Business

Village Clerk-Treasurer had no new business to discuss.

Mayor Tucker had no new business to discuss.

Deputy Mayor Blomquist had no new business to discuss.

Trustee Mitchell had no new business to discuss.

Trustee Wright had no new business to discuss.

Trustee McAndrews had no new business.

Item #6 Public Comment

Nina Skowronski – 303 Roundhouse stated there are dogs off leashes in Parelli Park, she stated could there be a new sign posted stating no dogs are allowed in the park and Police enforce this. She stated she would like to see more enforcement regarding the No Parking spot at Reilly's. She would like more access to information regarding Community Center Funding and would like the Village Web Site to have more "People Power" to post information. She asked that Village Board Meeting's not be during Holy Week, Tax Day or when traditional school vacation weeks are. Trustee Wright stated the Community Center is in the process of implanting a new software package that will be tied to the webpage for announcements etc.

Dennis Hardy 21 Gair Street **–** Stated in September he came to a Village Board Meeting regarding the fence at 447-477, a piece of property owned by Reillys and a piece of property owned by Phil Griffin he applied to go before the ZBA with no success. He stated it's the Village Board who should enforce the code in the Village of Piermont. He asked for the fence to be taken down.

Alexis Starke – 850 Piermont Avenue stated she would like to talk about the SEQRA Process. pertaining to the Comprehensive Plan. She stated she the Village should be more transparent in their operations. She is unhappy with Comprehensive Plan pertaining to the SEQORA process and would like the Village to make a positive declaration and conduct an environmental impact study.

Item #7 7:00pm Public Hearing to adopt the Village of Piermont Comprehensive Plan

Max Stach from Nelson Pope Voorhis who helped the Village design the Comprehensive Plan stated to date the Comprehensive Plan Committee has been working to prepare a draft recommended plan for review, a Public Hearing was conducted considered the Public Comments and significantly amended the first draft of the Comprehensive Plan in response to the comments and has now passed it to you for consideration. Max stated under New York State law the Village must hold their own public hearing and allow the public to address the board directly on any remaining concerns they have. Max stated if the Village Board is satisfied, they could close the Public Hearing, extend it to a further meeting or keep the written comment period open.

Trustee Mitchell made a motion to open the Public Hearing Public Hearing to adopt the Village of Piermont Comprehensive Plan at 7:17pm. The motion was seconded by Trustee Blomquist and so carried with a vote of 5 ayes and 0 nays.

Public Comment

Peter Metzler 300 Hudson Terrace stated he thinks it's too soon to vote on the Comprehensive Plan and request that the Public Meeting is kept open. Peter stated he would like noise issues addressed in more detail and requests there is a more robust conversation regarding Zoning and the Comprehensive Plan publicly before the Plan is voted on.

Kathryn Rowedder 300 Hudson Terrace stated she would like more input and conversation with Village residents before the Plan is approved. She has concerns about the plan and feels there are sections that need more detail. She wants the character of the Village and nature be preserved.

Barbara Scheulen 229 Hudson Terrace stated she served on the Comprehensive Plan Committee. Barbara stated the Plan is a road map not a detail. She stated the Committee had the Village, environment and natural resources all at heart. She stated the changes to Zoning reflect the best to the Village. Barbara is concerned that the people think there should be details in the plan before a decision on any of the things that are listed, she feels there is a misunderstanding.

Nina Skowronski 303 Roundhouse Road stated she has concerns about why the CBM is still in the Comprehensive Plan. She stated she has concerns with the current Village Attorney representing a private landowner who owns 75% of the parking in the Village in addition to large spots of buildable acreage. She said they have not been recusing themselves because she believes the person is on the Comprehensive Board or sat in, she is asking that attorney to recuse themselves if there is a relationship.

Paul Kadin 329 Hudson Terrace stated he was a member of the Comprehensive Plan Committee. He stated he would like the public to pay attention to all the aspects of the Comp Plan which highlights a series of priorities, each of which will take a lot of work, particularly the existential threats of the environment to the community. He stated that he hopes there will be as much discussion on the other aspects of as there is currently as the Zoning aspect downtown.

Kate McCabe 320 Ash Street stated she emailed the Village Clerk-Treasurer comments she has regarding the Comp Plan. She agrees with the comments Nina Skowronski and Alexix Starke made about the SEQRA and environmental impacts process. She stated there has been lack of information regarding the Comp Plan being provided to Village residents. She stated drafts of the changes have not been made available to the public and should not be considered for adoption with the Comp Plan.

Christopher Helies 57 Piermont Place stated he read the Comp Plan, and he did not think it included recommendations on Zoning. He stated if there are any recommendations regarding Zoning it should be made available to the public before anything goes forward. He stated there are two areas that he would like corrected. The first being there were two maps that were in the Comp Plan Map F2 stating the Comp Plan fails to accurately reflect the wetlands in and around Whitman Pond, a parcel of land owned by Tappen Zee School. He stated E1 indicates open spaces and parklands is also not reflected accurately. He stated having those reflected accurately is important for future discussion. He is asking for any recommendations in Volume II to be removed, he stated for the residents considering the recommendation they are expecting to see them in Volume I.

Alexis Starke 850 Piermont Avenue she asked that the Village Board not vote on the Comp Plan and to keep the written comment open. She expressed concerns about areas of the Comp Plan and would like to see them be removed. She stated she emailed the Village Clerk-Treasurer her comments which were received.

Jeff Gordon 521 Gair Street stated he has questions and concerns particularly with the D6 section of the Comp Plan. He stated that what he finds troubling is that there was a letter by the

Zarin & Steinmetz, the developers attorney dated April 2025, starts out by saying on behalf of all appellants and of the Board and the Village is filing a notice of appeal as an appellant. He

stated if the board has no intention of going back to the CBM he is troubled with the Village's ongoing push to advance the Comp Plan and occupying Zoning changes.

Building Inspector Charles Schaub stated the property on 9w lot less than 50% of the trees were cleared. He stated it's more noticeable because by the road it was cleared due to the County determining where the septic system should go. He stated the owner acknowledges the Village a critical environment and has 120 trees before he starts construction.

Max Stach addressed a question on code changes, Max stated there are no code changes under consideration at tonight's meeting. He stated the commentors are correct, originally it was thought code changes would have been ready to be viewed by the public to be considered by the Village Board and Public tonight, which did not happen. He stated Sylvia Welch the Grant Writer informed him that the priority is to get the Comp Plan adopted and if the Zoning takes more time is ok. He stated what was not clear is that the Zoning, including the first 2-3 Zoning that was discussed in last month's meeting, is taking longer. He stated regarding the recommendation that was discussed at the last meeting for the Downtown District, it will be presented in the future in a public forum. He stated it will have its own SEQRA and will have its own Public Hearing.

Mr. Stach stated that he will review Map F2. He stated the reason why the wetlands at the Cowboy Fields were only included on one map is that those are advisory wetlands that were only released January 1, 2025, by New York State. He stated they are aware that the location is only approximate, and actual boundaries will require a field delineation. The comp plan included the State informational wetlands to reflect the January 1, 2025, changes. He addressed the question regarding open space in Cowboy Fields. He reviewed the open space parcels with the CPC. Max stated there is some legal and technical consideration in what is considered open space. The CPC spent a lot of time making sure parklands, publicly owned land and open space terms were being used correctly though out the Plan. Regarding Rt 9W there is a statement as reflected by the speaker that 9w is an appropriate place for mixed use development. Max stated the idea by the CPC is that there should be a location that is a receiving area for land use lost to sea level rise, but that the details will be a future determination.

He explained the recommendation of D6 and the EAF's treatment. There is a recommendation in the Comp Plan for the Downtown Zoning Business B to be updated. He stated the CPC looked over the recommendation, Max Stach agrees with the recommendation by the CPC. He stated the CPC was clear that the process should be specific and involve future work by the Board and the Public. He stated that in general the Comp Plan is a general guide not specific; it has recommendations most of them are for the benefit of the environment. He stated the CPC prepared a Sustainable Comp Plan; it looked to improve the environment and quality of life in the Village of Piermont. He stated that when they work on the zoning specific's they will have to do SEQRA again, there will be an additional EAF and additional consideration about whether any environmental impacts will occur. He stated any additional project that comes in under that Zoning will also have to go through the SEQRA process as well.

He reviewed the comments from Rockland County Planning. The First recommendation is any local law Zoning Amendment proposed for concurrent adoption with the plan must be referred to the Department. He stated as of now there will be no zoning adopted with the Plan. He stated any Zoning that is considered for adoption will be sent to Rockland County Planning for comment. He stated that when you get a GML review from Rockland County Planning with recommendations if you follow the recommendations, you only require a three-person vote. To override the recommendations of Rockland County requires a four person vote if you want to act contrary to the recommendations, you must vote with majority plus one.

The second comment is regarding a statement in the Comp Plan that is a living document, and they are recommending you expand and include a formal review of the Plan, which could be added to the zoning being prepared following plan adoption if the Board would like.

The third recommendation talks about amending Volume I to reflect the Sparkill Creek Watershed Characterization report and to identify it as a Plan that was reviewed and included into Volume II Inventory and Analysis. Max stated they are

recommending that to be overridden. He stated that a draft of the Orangetown Comprehensive Plan was reviewed, and RC Planning recommended that the adopted be reviewed, which is much different than the draft report that was reviewed by the CPC.

Recommendation five is to expand on the idea of expanding housing ideas in the Village. Max stated this could be something that could push the plan back years. If this is something that the Village would like to consider it could be taken up in a new process to increase housing availability.

Comment 6 talks about how many Fire Department staff members can't afford housing in Piermont. Max stated he doesn't feel that that will need an override being that nothing is being recommended.

Comment 7 Rockland County wants the Village to incorporate their Housing Needs Analysis into the review of existing plans in Volume 2 of the Plan. Max stated that Volume II contains materials the CPC reviewed and does not recommend the Needs Analysis to be incorporated, he recommends an override.

Comment 8 notes that the Village does not seem to have a Climate Smart Communities Coordinator, it recommends the Village fill the position. Max stated that it does not need an override and that it is a good recommendation.

Question 9 states that Rockland County does not disagree with the conclusion regarding the viability of non-tourism business in the Village. Max stated the Comp Plan says that it is tough for non-tourism businesses to thrive in the Village. RC is suggesting that providing establishments that serve the needs of residents in the village downtown will be an effective method of encouraging pedestrian activities and reducing reliance of personal vehicles and be explored further. Max is recommending that Village overrides that as the CPC deliberated this recommendation fully with input from the Chamber of Commerce.

Recommendation 10 talks about a recommendation that allows a new special permit for non-residential uses that are, like other uses already allowed in the Village, to be approved by special permit use of the Planning Board. Rockland County suggested a Use Variance instead. Max stated that it should be nearly impossible to get a Use Variance in NYS, and use variances are not viable as a tool to achieve land use goals. Another recommendation is a form-based code, Max stated that it will be prohibitively expensive and does not feel it is something the Village needs. Max stated the CPC reviewed the issue and preferred that language that is in the Comp Plan. He stated that language does not need to be overwritten.

Max stated regarding Comment 11 the plan should address other community services that are commonly used by Piermont Residents but may not be within the borders of the Village. Max stated that was something the CPC had not considered and therefore should not be added.

Comment 12 requests regular uploading of Planning and Zoning Board of appeal documents as part of efforts of improved communication. Max stated the Village is already working on that. He stated there is no recommendation for amendment to the Plan, so he stated an override is not required.

Numbers 13-14 suggest additional information be included in Volume II, Max stated that he previously discussed that and recommends an override.

Item 15 talks about typos, which will be fixed before the final Plan is complete. He stated that the Village will want to override Rockland County Planning which will need to be by four votes if the Village wants to adopt the Comp Plan. Max stated that he does not feel there are significant impacts on the environment. He suggests if the public feels differently to be specific about what the environment impacts would be.

Trustee Wright asked Max a question on the Goals and Recommendation sheet. He asked if the decision was made to take two or possibly three on. Max recommends the Village work on E6, E7 and F3 and possibly the one that was introduced by Rockland County Planning, which talked about a process for reviewing the Comp Plan each year to make any necessary amendment and fund additional implementation. Trustee Wright asked how to take the remaining items on? Max stated each section of the Comp Plan has a time plan listed. Max stated that the Comp Plan should be reviewed annually and a complete review every 6-10 years.

Max took questions from the audience and answered all questions regarding the Comp Plan.

Max stated a meeting is set for Tuesday April 22, 2025. He stated the Village is running out of time and would not want to go into May by then the funding in his opinion is in danger. He reiterated this is for the Comp Plan not the Zoning. Mayor Tucker stated the Public Hearing will close and Public Comment will stay open through Sunday at midnight for written comment on the adoption of the Village of Piermont Comprehensive Plan.

Trustee Mitchell made a motion to close the Public Hearing and leave written comment open through Sunday at midnight for the adoption of the Village of Piermont Comprehensive Plan at 8:22pm. The motion was seconded by Trustee Blomquist and so carried with a vote of 5 ayes and 0 nays.

Item #8 7:15pm Public Hearing to adopt a Local Law to exceed the Tax Cap

Trustee Mitchell made a motion to open the Public Hearing to adopt a Local Law to exceed the Tax Cap at 8:24pm. The motion was seconded by Trustee Blomquist and so carried with a vote of 5 ayes and 0 nays.

Public Comment

Dennis Hardy – 21 Gair Street asked if the Board would take from the Fund Balance as to not exceed the Tax Cap. Mayor Tucker stated that if the Village overall collects over 2% in Taxes the Board needs to vote for a tax cap.

Trustee Mitchell made a motion to close the Public Hearing to adopt a Local Law to exceed the Tax Cap at 8:25pm. The motion was seconded by Trustee Blomquist and so carried with a vote of 5 ayes and 0 nays.

Mayor Tucke made a motion to adopt a Local Law to exceed the Tax Cap. The motion was seconded by Trustee Mitchell and so carried with a vote of 5 ayes and 0 nays.

Local Law No. 1 of 2025

VILLAGE OF PIERMONT LOCAL LAW NO. 1 OF 2025
A LOCAL LAW AUTHORIZING A PROPERTY TAX LEVY IN EXCESS OF THE LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW § 3-C

BE IT ENACTED by the Village Board of the Village of Piermont, Rockland County, New York ("Village Board") as follows:

Section 1. Legislative Intent. It is the intent of this Local Law to override the limit on the amount of real property taxes that may be levied by the Village of Piermont ("Village") and to allow the Village to adopt a budget for the fiscal year commencing June 1, 2025 that requires

a real property tax levy in excess of the "tax levy limit" as defined by General Municipal Law § 3-c.
Section 2. Authority. This Local Law is adopted pursuant to subdivision 5 of General Municipal Law § 3-c, which expressly authorizes the Village to override the property tax cap for the coming fiscal year by the adoption of a local law approved by a vote of sixty percent (60%) of the Village Board.

Section 3. Tax Levy Limit Override. The Village Board is hereby authorized to adopt a budget for the fiscal year commencing June 1, 2025, that requires a real property tax levy in excess of the amount otherwise prescribed in General Municipal Law § 3-c.

Section 4. Severability. If a court of competent jurisdiction determines that any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court's order or judgment shall not affect, impair, or invalidate the remainder of this Local Law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 5. Effective date. This Local Law shall take effect immediately.

Item #9 7:20pm Public Hearing to change the parking spot in front of 453 Piermont Avenue (Trattoria Da Vittorio Restaurant) from 15-minute parking to a No Parking Zone

Mayor Tucker stated the owner of Trattoria Da Vittorio Restaurant requested the 15-minute parking spot in front of his restaurant be turned into a 2hr parking spot. The request was sent to the Transportation Committee and Piermont Police Chief Hurley for review. After reviewing both the Transportation Committee and Chief Hurley made the recommendation for the 15-Minute parking to be turned into a No Parking Zone.

Trustee Mitchell made a motion to open Public Hearing to change the parking spot in front of 453 Piermont Avenue (Trattoria Da Vittorio Restaurant) from 15-minute parking to a No Parking Zone Tax Cap at 8:28pm. The motion was seconded by Trustee Blomquist and so carried with a vote of 5 ayes and 0 nays.

Local Law #3 of 2025

In accordance with the provisions of § 190-14, No parking anytime, to amend the provisions of the Village of Piermont Code, Chapter 190, Vehicles and Traffic, Article VIII, Schedule X, No Parking Any Time, § 190-38 by changing the parking space in front of 453 Piermont Avenue from 15-minute parking to No Parking Zone.

Name of Street	Side	Location
Piermont Avenue		Front of 453 Piermont Avenue

This Local Law shall be effective immediately upon filing with the Secretary of State.

Public Comment

Nina Skowronski 303 Roundhouse Road read a letter she wrote to the Board in response to the Parking in front of 453 Piermont Avenue being a danger she is against any parking in front of that location. She requested any deliveries for that location in the park on Gair Street, she supports no parking in the area.

Dennis Hardy – 21 Gair Street supports the 15-Minute Parking be turned into a no Parking Zone.

Robert Lewis Attorney for 453 Piermont Avenue (Trattoria Da Vittorio Restaurant) stated what they are seeking is a delivery spot with no idling. He does not think Gair is the best place for deliveries.

Trustee Mitchell made a motion to close Public Hearing to change the parking spot in front of 453 Piermont Avenue (Trattoria Da Vittorio Restaurant) from 15-minute parking to a No Parking Zone Tax Cap at 8:31pm. The motion was seconded by Trustee Wright and so carried with a vote of 5 ayes and 0 nays.

Mayor Tucker stated the recommendation by the Village Board will be to turn the spot into a No Parking Zone. Mayor Tucker suggested the owner talk with Police Chief Hurley regarding deliveries.

Mayor Tucker made a motion to approve the parking spot in front of 453 Piermont Avenue (Trattoria Da Vittorio Restaurant) from 15-minute parking to a No Parking Zone. The motion was seconded by Trustee Mitchell and so carried with a vote of 5 ayes and 0 nays.

Item #10 7:30pm Public Hearing to amend Local Law FILOP Code

Mayor Tucker stated it was discovered by Trustee Mitchell that there was conflicting wording in two sections in the FILOP code. This is to make it correct in each section.

Trustee Mitchell made a motion to open Public Hearing to amend Local Law FILOP Code. 8:33pm. The motion was seconded by Trustee Blomquist and so carried with a vote of 5 ayes and 0 nays.

Public Comment

Nina Skowronski 303 Roundhouse Road would like to Village to support retail and markets Vs. high end restaurants that have cars that need parking. Mayor Tucker stated that this Agenda item is only to correct the Code.

Trustee Mitchell made a motion to close Public Hearing to amend Local Law FILOP Code. 8:35pm. The motion was seconded by Trustee Blomquist and so carried with a vote of 5 ayes

Trustee Mitchell made a motion to amend the Code to remove the word Village Owned describing the Building Inspectors Annual Duty. The motion was seconded by Trustee Wright and so carried with a vote of 5 ayes

Local Law #2 of 2025

A local law to amend the provisions of the Village Code regarding Fee In-Lieu of Parking. Amend Village Code section § 210-68.1 Exceptions to off-street parking requirements in the Business B and Central Business Multi-Use Zoning Districts, as follows:

Amend § 210-68.1(D)(9) as follows (deletion shown as ~~strikethrough~~):

(9) If the Building Inspector shall determine that the supply of available ~~Village-owned~~ off-street parking spaces is exhausted, no new commercial establishment shall be entitled to FILOP spaces.

This Local Law shall be effective immediately upon filing with the Secretary of State.

Item #11 7:40pm Public Hearing for 2026 Budget

Mayor Tucker stated total expenses for the upcoming year went up 2.64% to $7,358,767.00
Total Revenues net of Real Property Tax went up 3% to $1,852,571.00.
Total Assessments went up 2.44% to $680,540,944.00 Total Assessments for the entire Village.
Assessment went up $16,234,936.00 from last year.

Police Department Budget went up 3%
Fire Department Budget went up 2.7%, if you include the hydrants it went up 6.2% Veolia raised their prices on the rental the hydrants.
DPW went down 4.2% due to an employee retiring.
Building Department up 3.4%
Village Insurance up 7.3%
Retirement 12.2%

Mayor Tucker stated for Homestead Properties (Private Residence) the Tax Rate will remain the same at .7510% per thousand-dollar assessment. Mayor Tucker stated unless your home was reassessed this year the amount of Piermont Tax to be paid remains the same as last year. No Tax increase for Piermont homeowners. Non-Homestead (commercial properties) will go up .585% which is just over half of percent to 1.1216% per thousand-dollar assessment.

Mayor Tucker thanked the Village Board of Trustees for their assistance and hard work putting together the budget and thanked the Department Heads for helping to control costs while offering quality service that residents appreciate.

Trustee Mitchell made a motion to open Public Hearing for 2026 Budget.
8:39pm. The motion was seconded by Trustee Wright and so carried with a vote of 5 ayes

Public Comment

Peter Metzler 300 Hudson Terrace asked the Board if they were going to vote on the Budget tonight. Mayor Tucker stated yes. He asked what Mayor Tucker meant when he said difficulty accessing the Budget? Mayor Tucker stated it was regarding the GOGov app not working properly. Peter stated he went to the Villages website and could not find the budget. Village Clerk-Treasurer Jennife Maher stated there is a search bar you could use. Trustee Mitchell said the website is more compatible with a computer vs a phone.

Paul Kadin 329 Hudson Terrace asked if the Village Board considered the short-term recommendations for the Comp Plan in the upcoming budget. Trustee Mitchell stated in terms of his specific question nothing was allocated in the proposed budget for the consultant to do

further work related to the Comprehensive Plan. He stated the board does have the ability to make an appropriation for an expense that is presented after already accepting the budget.

Trustee Mitchell made a motion to close Public Hearing for 2026 Budget.
8:44pm. The motion was seconded by Trustee Wright and so carried with a vote of 5 ayes.

Mayor Tucker made a motion to accept the 2025-2026 Budget. The motion was seconded by Trustee Mitchell and so carried with a vote of 5 ayes

Item #12 Discussion to develop a Fund Balance Resolution to be adopted at the May 13th Village Board Meeting

Mayor Tucker stated during his meeting that the Representative from the NYS Comptroller's Office who is performing a Stress Test on the Village of Piermont informed him that the unassigned Fund Balance is too big. Mayor Tucker stated that the Comptroller's office has a formula they use based on the size of the budget to determine what the ideal balance should be. This is not a law but a suggestion. They would like to see the Fund Balance come down because the Village has too much money. A fund balance Resolution for future budgets to decide what percentage of the Villages budget the Village want to have for a Fund Balance. The Representative from the Comptroller's office suggested 20% of the total budget. Mayor Tucker stated after discussion, 25% would be in the best interest of the Village. They also suggested a restricted Fund for Capital items. For example, if the balance is over 25% the extra money can go to Capital Project that are long term or emergency the monies can be used for that. The

Village Board will work on a Resolution for the Fund Balance and adopt a Restricted Fund for Capital. This would be a Policy that would be reviewed yearly.

Public Comment

Dennis Hardy – 21 Gair Street stated that doing this will affect future Boards. Mayor Tucker stated this will only be needed if the Fund balance goes over 25% of the total annual budget.

Rod Johnson 22 Stevenson Street Piermont stated he thinks it is reasonable for the Village Board to consider a larger Fund Balance due to the nature of Piermont's environmental risks.

Mayor Tucker answered questions from residents in the audience.

Moved to May 13, 2025, Village Board Meeting.

Item #13 Request from Marisa Annunziato of Lamont Doherty to put signage on the Pier for the Oyster Research Project and place additional oyster cages on the Pier

Marissa Annunziato from Lamont Doherty gave a presentation about the importance of the Billion Oyster Project and research. Marissia stated that part of the requirement of the Billion Oyster Project permitting is to have proper signage by their cages (oyster research station). The signs will be asking people not to interfere with the cages that they are used for research purposes. The signage is also meant to advise against the consumption of shellfish. The QR code will be directed to the Billion Oyster website. She is asking for permission to install the signage, which needs to be placed by the cages. She stated she does not need additional cages to be installed; she is only requesting the signage be approved. She thanked the Piermont Board and community for their support at the Field Station. Mayor Tucker asked if this is a liability for the Village being that the Pier is closed to the Public. Marissa stated that the individuals doing the research will not be spending extended time on the Pier, they remove the oysters do their research in the Field Station and then put them back in the cage.

Marissa Annunziato answered questions from a member of the audience.

Trustee McAndrews stated there is a liability is the Village knows the structure is unsound. Marisa stated currently the cages are at the big part at the end of the Pier but can be moved. Marisa stated the oysters will be monitored monthly from May – October. Mayor Tucker asked if the cages can be placed on the shoreline not across the barrier.

Mayor Tucker made a motion to approve Lamont Doherty to put signage on the Pier for the Oyster Research Project with Lamont installing them. The motion was seconded by Trustee Mitchell and so carried with a vote of 5 ayes

Item #14 Request for Special Permit from Vino Amore to have sidewalk seating at 474 Piermont Avenue

Bob Hag Vino Amore 474 Piermont Avenue stated he is requesting to have 4 tables with 4 seats at each table. Mayor Tucker stated if the Village allow' s the seats on the sidewalk seats would have to come somewhere else. Bob stated they will take seats away from the inside, the number of seats will stay the same.

Mayor Tucker made a motion to approve the sidewalk seating for Vino Amore at 474 Piermont Avenue. The motion was seconded by Trustee Blomquist and so carried with a vote of 5 ayes and 0 nays.

Item #15 Request for Special Permit from Gyro Downtown at 456 Piermont Avenue, Unit 2, to have hours of operation 11:00am-10:00pm and three (3) additional FILOP spaces

Building Inspector Charles Schaub stated the previous restaurant had a total of 9 FILOP and asking for an additional 3 FILOP spaces. He stated they don't have wait staff and want most of the business to be takeout. Trustee Michell stated that the previous business had requested FILOP with limited hours and that was approved on that basis and was denied when they asked to extend their hours. Mayor Tucker stated if they had no seats what prevents them from operating during 11am and 10pm? Building Inspector Charles Schaub stated the previous business stated they wanted to close by 4pm but by right could have stayed open later. The FILOP given to the previous business owner was based on what the owner asked for. Trustee Michell stated when the previous owner asked to expand their hours and increase the FILOP the Board voted against it. Mayor Tucker stated if the Village has the FILOP spaces available how do you deny the request. Trustee Mithell stated it can be denied because it will have a negative impact on the existing businesses. Trustee Mitchell stated because the request required a Special Permit for FILOP the Village Board can determine if it's in the best interest of the Village.

Trustee Michell stated part of the problem was that that the language didn't match in the code and the Traffic Committee did not have a recommendation in January. He stated now that the language matches the inventory number can be established. Trustee Mitchell stated that in his opinion that there are more spots than the Village can support. Paul Kadin from the Traffic Committee stated they will come back to the Village Board with a reconciliation.
Mayor Tucker stated this Agenda Item should be moved until the Transportation Committee can come up with an accurate count of FILOP spaces. Mayor Tucker discussed the change in businesses in general and asked the question would you prefer an empty storefront over a restaurant if a retail store doesn't rent?

Moved to May 13, 2025, Village Board Meeting.

Public Comment

Nina Skowronski 303 Roundhouse Road asked how many FILOP spaces does the Village have, stating the Transportation Committee was confused at different meetings.

Public Comment

Dennis Hardy – 21 Gair Street stated no one from the business is represented at the Meeting and asked for it to be postponed to the next meeting.

Paul Kadin stated his concern is that parking downtown is not set up for takeout and is concerned with traffic issues.

Nina Skowronski 303 Roundhouse Road asked how many FILOP spaces does the Village have, stating the Transportation Committee was confused at different meetings. Trustee Michell stated part of the problem was that that the language didn't match in the code and the Traffic Committee did not have a recommendation in January. He stated now that the language matches the inventory number can be established. Trustee Mitchell stated that in his opinion that there are more spots than the Village can support. Paul Kadin from the Traffic Committee stated they will come back to the Village Board with a reconciliation.

Item #16 Request from Piermont Community Garden to have a ceremony in honor of Joan Gussow at Parelli Park on Sunday, June 1st

Mayor Tucker read an email request from Mich (Michele) Brisson sent to Village Clerk-Treasurer requesting have a ceremony in honor of Joan Gussow at Parelli Park on Sunday, June 1st. Trustee Mitchell stated they contacted the Piermont Fire Department to move the ceremony into the hall in case of rain.

Trustee Mitchell made a motion to approve the request Piermont Community Garden to have a ceremony in honor of Joan Gussow at Parelli Park on Sunday, June 1st. The motion was seconded by Trustee Blomquist and so carried with a vote of 5 ayes and 0 nays.

Item #17 Request from resident Kate McCabe to designate April 22nd, Earth Day as "Joan Dye Gussow Day" in honor of her legacy and service to the Village of Piermont

Trustee Mitchell made a motion to approve the designate April 22nd, Earth Day as "Joan Dye Gussow Day" in honor of her legacy and service to the Village of Piermont. The motion was seconded by Trustee Blomquist and so carried with a vote of 5 ayes and 0 nays.

Item #18 Review Special Event Application from Piermont Chamber of Commerce to hold Bastille Day on Saturday, July 12, 2025

Mayor Tucker made a motion to approve the Special Event Application from Piermont Chamber of Commerce to hold Bastille Day on Saturday, July 12, 2025. The motion was seconded by Trustee Mitchell and so carried with a vote of 5 ayes and 0 nays.

Item #19 Review Piermont-Grandview Transportation Committee recommendations for 2025-2026 Budget

Paul Kadin stated that there are two recommendations.

1. Way-finding/parking signage in selected locations that will ease traffic in the village and get visitors to their destination/parking more directly. The specific signage location plan will be presented to the Board. The Cost of signage is $3,500.00

2. Replacement of three existing drain grates with new ones that are safe for cyclists. Two of the locations are on Piermont Ave, and one is on Ferdon Avenue. The Cost for the three grates is #3,162.00

Item #20 Review and approve Cornell Cooperative Extension 2025 Stormwater II Education Program Agreement April 1, 2025-March 31, 2026, in the amount of $2,579.80

Mayor Tucker made a motion to approve Cornell Cooperative Extension 2025 Stormwater II Education Program Agreement April 1, 2025-March 31, 2026, in the amount of $2,579.80. The motion was seconded by Trustee Mitchell and so carried with a vote of 5 ayes and 0 nays.

Item #21 Resolution to adopt 2025 Base Proportions

Trustee Mitchell asked if the Village should have adopted the 2025 Base Proportions before approving the Budget? Village Clerk-Treasurer stated this information comes after the budget is approved. She stated this is for the previous budget year.

Trustee Mitchell made a motion to adopt 2025 Base Proportions. The motion was seconded by Trustee Wright and so carried with a vote of 5 ayes and 0 nays.

RESOLUTION NO. 0415-25 VILLAGE OF PIERMONT

TITLE: Adoption of Current Homestead Base Proportions and adjusted Base Proportions

RESOLVED, that the Certificate of Current Homestead Base Proportions and Adjusted Base Proportions (forms RP 67-1 and 6703) are being made part of these minutes and pursuant to Article 19, Section 1093 of the Real Property Tax Law for the Levy of Taxes on the 2025 Assessment Roll, are hereby adopted and the Village Clerk is authorized to affix the Village Certification.

The resolution was moved by Trustee Mitchell and seconded by Trustee Wright.

The roll was called for the vote:

Yes:	***Trustee Blomquist***	***No:***	***None***
	Trustee McAndrews		
	Trustee Mitchell		
	Trustee Wright		
	Mayor Tucker		

Upon vote the resolution carried unanimously.

DATED: April 15, 2025
Village of Piermont

_____
Jennifer DeYorgi Maher
SEAL ***Village Clerk-Treasurer***

Item #22 Review proposals for auditing firm to complete the Financial Audit for May 31, 2025

Village Clerk Treasurer stated that the Village received a proposal from Berard & Associates. She also stated there is a new auditor assigned to the Village. She stated she received a second proposal from O'Connor Davies who informed her that if we do choose them, they will not be able to get the audit out on time.

Mayor Tucker stated he during the meeting with O'Connor Davies they discussed the AFR. The Representative stated the State wants the AFR in within 90 days' close of budget. Mayor Tucker stated the Villages budget closes June 1st, which means the report is due in September. He stated the State did not release the GASBY 68 report until Friday afternoon of Labor Day weekend last year. Village Clerk Treasurer stated the quote from Berard & Associates is in the amount of $14,5000.00 for the Village Audit $1,000.00 for the Justice Court Audit and $2000.00 for the AFR a total of $17,500.00. O'Connor Davies Quote was in the amount of $40,000.00 for 2025 for 2026 $41,600.00 and 2027 $43,300.00.

Trustee Mitchell made a motion to accept Berard & Associates to complete the Village of Piermont's Financial Audit in the amount of $17,500.00. The motion was seconded by Trustee Blomquist and so carried with a vote of 5 ayes and 0 nays.

Item #23 Adjournment

Trustee Mitchell made a motion to Adjourn at 9:44pm. The motion was seconded by Trustee Blomquist and so carried with a vote of 5 ayes and 0 nays.

Respectfully submitted,
Jennifer DeYorgi Maher
Clerk-Treasurer