

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

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

Not Present: Attorney: Lino Sciarretta, Esq & Trustee Christine McAndrews

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

Item #1 Approval of Meeting Minutes

Trustee Mitchell made a motion to approve the minutes for June 10, 2025 with the correction during Department Reports stating “all volunteer EMS Service” not Fire. The motion was seconded by Trustee Blomquist and so carried with a vote of 4 ayes and 0 nays.

Item #2 Approval of Warrant

Trustee Blomquist made a motion to approve Warrant #051625 in the amount of \$65,685.21 and Warrant# 071525 in the amount of \$345,801.26 for a grand total of \$411,486.47. The motion was seconded by Trustee Mitchell and so carried with a vote of 4 ayes and 0 nays.

Item #3 – Department Reports

Department of Public Works - Highway Superintendent Tom Temple was not present.

Police Department – Chief Hurley informed the Board for the month of June there were 109 summonses issued; 444 calls for service 92 were in Grand View the remaining 352 were in Piermont. Chief Hurley stated he and Fire Chief McNichol discussed having some of Piermont Officers become EMT certified. He stated the process will take around 6 months to 1 year. Chief Hurley stated if the Village Board is interested in Piermont Police Officers becoming EMTs he will begin the process.

Building Department - Building Inspector Charles Schaub was not present.

Fire Department – Fire Chief McNichol stated for the month of June there were 23 Fire Calls & 22 EMS Runs which will bring the Department to 100 Fire Runs and 90 EMS runs for the year. He asked the Village Board if they reviewed the proposal for the EMS Billing? Fire Chief McNicol stated it is a four to six month start up period. He stated there is no direct cost the individual it is insurance payout. Fire Chief McNichol reviewed the details of the proposal and other Fire Departments who use them. Trustee Mitchell explained the differences between the original company from a few years ago vs. the current company the Fire Department is considering. Fire Chief McNichol stated there are different options you can choose from within the Policy. Trustee Wright asked if there will be workshop on the program Fire Chief McNichol stated if the Board would like to do that it can be arranged.

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 Wright had no old business to discuss.

Trustee McAndrews was not present.

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Item# 5 New Business

Village Clerk-Treasurer informed the Board the Clerk's Office started collecting taxes as of June 1st, the office is using a new tax system which residents can view and print their taxes and starting next year will be able to pay their taxes on-line as well. The tax WARRANT was \$5.5 million and unpaid taxes to date is \$466,343.00. Payments that are not made by October 31st will be relieved. Village Clerk-Treasurer stated she received an email from John Bernard regarding the Business Insurance Renewal which she forwarded to the Village Board. She stated the overall increase is about 13%. Travelers Insurance did offer to reduce the premium by \$24,000 if the Village increases its property deductible from \$2,500 to \$5,000 per loss and the Public Official and Police Professional, from \$5,000 to \$10,000. She stated in the email received from John Barnard he stated, "it appears the Village averaged about 1 property and 1 liability claim per year over the past for years". Any combination of three of these types of claims in the upcoming term could wipe out any savings. The Board made the decision to leave the Policy as it currently is.

Village Clerk-Treasurer stated she emailed the Mayor and Village Board the bid specs for the concrete sidewalk and curb replacement at Lower Half Moon Park along Piermont Avenue which is a Capital Project. She informed the board the Village Engineer Bart Rodi and Superintendent Tom Temple would like to schedule a bid opening on August 14, 2025.

Village Clerk-Treasurer stated she received an email from Jen Zunino-Smith regarding fertilizer law enforcement which she sent to the Mayor and Village Board. She stated the Board would have to approve the mayor signing a letter of participation. Mayor Tucker made a motion to approve the signing of a letter in support of requesting NYSDEC action to enforce the NYS Nutrient Runoff Law regarding the retail sale of phosphorus-containing fertilizers. The motion was seconded by Trustee Mitchell and so carried with a vote of 4 ayes and 0 nays.

Village Clerk Treasurer stated Trustee Wright has been exploring different companies to run the Village website to make it more user friendly and transparent. Village Clerk-Treasurer stated a meeting is scheduled with CivicPlus for the Village website. Village Clerk-Treasurer stated she received an email from Thomas Hughes who resides at 369 Ferdon Avenue with information on 10 Things You Can Do To Reduce Nitrogen Pollution and would like it to be attached to the Meeting Minutes. Village Clerk-Treasurer stated she received an email from Kim Potter who is concerned about the increasing number of bikes, electric bikes and scooters on the north shore walkway. She is requesting the repainting "No Bikes on the path" and more Police Patrol in the area. DPW Superintendent Tom Temple will have the sign repainted.

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 stated the Community Center Playground is completed and the hallway renovations at the Center have started. Signage for the new Community Center Playground will be installed with a thank you to the VFW for the donation. Trustee Mitchell asked if there would be a dedication ceremony? He suggested inviting the County being that the Village received ARPA monies to fund the playground. Trustee Wright stated they are planning a celebration in fall; the date has not been determined.

Trustee McAndrews was not present.

Item #6 Public Comment

Nina Skowronski 303 Roundhouse Road stated she still has concerns with clear cutting at 766-768 Rt 9w on the west side. She stated Building Inspector Charles Schaub took her to the property and she is still unsatisfied with the explanation of work and has concerns. Mayor Tucker asked Nina if she asked Charlie if the Planning Board approved the Site Plan? Mayor Tucker stated if there is a violation of the Site Plan the Building Inspector would follow the necessary steps and place a violation on the work.

Item #7 Presentation from Transportation Committee regarding wayfaring signage plan

Paul Kadin gave a presentation from the Transportation Committee on Wayfinding Directional Signage Proposal. He presented the Board with the site plan and photographs of where the specific locations will be and the next steps to take. He stated the requests for the signage have been approved for the 2026 Capital Budget and the signage they are suggesting will be staying within budget. Next Steps would be Work with DPW (Superintendent Tom Temple has reviewed the Plan), Public Comment, BOT Approval, obtain approval/agreement from Phil Griffin for the Village to place signs and refer to Lot D as South Lot, finalize order with vendors, install signage and finalize Village sign removal recommendations.

Trustee Mitchell asked, “Would it be useful to talk with Phil Griffin about reopening the entrance off Ferry Road or it could be Paradise Avenue that led into lot D (South Lot) that’s been closed, should it be useful to reopen that entrance. Paul Kadin stated that the location is being looked at and if this is approved that would make sense. Rondi Casey stated the signs will help residents/visitors to have a clearer idea of where to go rather than driving around aimlessly in the Village.

Mayor Tucker made a motion to approve wayfaring signage plan with the next step speaking to Phil Griffin and finalizing the signage. The motion was seconded by Trustee Mitchell and so carried with a vote of 4 ayes and 0 nays.

Item #8 Review proposal from Berard & Associates for a three-year agreement for Village Financial Audits May 31, 2025, through May 31, 2027

Mayor Tucker stated the increase in cost is about 3 ½% per year.

Mayor Tucker made a motion to accept the proposal from Berard & Associates for a three-year agreement for Village Financial Audits May 31, 2025, through May 31, 2027. The motion was seconded by Trustee Mitchell and so carried with a vote of 4 ayes and 0 nays.

Item #9 Resolution of the Village of Piermont, Rockland County, New York, Adopting the Piermont Comprehensive Plan

Trustee Mitchell stated that he reviewed the resolution that was forwarded to the Board regarding the Piermont Comprehensive Plan. He stated the final version of the plan was not attached. He stated there is a statement that should be updated on page 5, Trustee Mitchell read the passage. NPV had specific recommendations, Trustee Mitchell would like the language recommendation D6 be substituted to state, “recommendation to rezone Downtown Business B” Village Clerk Treasurer asked Trustee Mitchell to send her an email with his recommendations so she can send it to the necessary parties.

Trustee Mitchell made a motion to approve the Resolution of the Village of Piermont, Rockland County, New York, Adopting the Piermont Comprehensive Plan with the change of “recommendation to rezone Downtown Business B” The motion was seconded by Trustee Blomquist and so carried with a vote of 4 ayes and 0 nays.

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**RESOLUTION OF THE VILLAGE OF PIERMONT, ROCKLAND COUNTY,
NEW YORK, ADOPTING THE PIERMONT COMPREHENSIVE PLAN**

DATED: _____, 2025

WHEREAS, in 2014, the Village of Piermont (“Village”) Waterfront Resiliency Task Force produced a report, entitled Resiliency Roadmap, which laid out short and longer-term actions that the Village should undertake to improve the Village’s resiliency to, and future outcomes in, storm events; and

WHEREAS, one of the major recommendations within the Resiliency Roadmap was for the Village to create its first Comprehensive Plan, to build on the themes identified in the then-concurrent Local Waterfront Revitalization Plan (“LWRP”) update project, which was finalized and adopted by the Village Board of Trustees (“Village Board”) in 2018; and

WHEREAS, in 2022, the U.S. Federal Emergency Management Agency (“FEMA”) awarded the Village a Building Resilient Infrastructure Communities (“BRIC”) grant to support the development of a Comprehensive Plan with a focus on the Village’s resiliency to storm events; and

WHEREAS, the BRIC grant, together with funding that the New York State Department of State and New York State Department of Environmental Conservation previously provided to the Village, fully funded the Village’s Comprehensive Plan project, to identify strengths, weaknesses, opportunities and threats (“SWOT”) that will shape the future of the Village; and

WHEREAS, in 2022, after a competitive bidding process, the Village selected the planning firm of Nelson, Pope and Voorhis (“NPV”) to facilitate the Village’s Comprehensive Plan process; and

WHEREAS, the Village established a Comprehensive Plan Committee (“CPC”), comprised of members who are also members of various Village boards, agencies, committees and departments; and

WHEREAS, starting in 2023, the Village engaged NPV, Village staff, board and agency members, the CPC, numerous other stakeholders and citizens to begin consideration of a draft Comprehensive Plan; and

WHEREAS, the CPC held numerous meetings and public workshops, seeking public engagement and input on a proposed Comprehensive Plan and, specifically, such issues as transportation, improvements, sustainability, climate change, and zoning and land use controls, among other issues, and developed an Inventory & Analysis Report for the proposed Comprehensive Plan; and

WHEREAS, on July 27, 2023, the Village held a visioning meeting and workshop for the future of the Village and to collect background data, views and opinions from community residents and stakeholders regarding a Comprehensive Plan for the Village (“Public Input Session 1”), which was attended by 51 members of the public, and NPV, subsequently, prepared a SWOT report summarizing that data and public input received; and

WHEREAS, the CPC, with the assistance of NPV and based on public comments and input, prepared a Vision Statement, Goals and Objectives for the Comprehensive Plan, enumerating nine (9) goals for the Comprehensive Plan together with associated objectives for each goal; and

WHEREAS, the CPC, with the assistance of NPV and based on, among other things, public comment and input, prepared a proposed first draft of the Comprehensive Plan, dated January 14, 2025 (“First Draft”); and

WHEREAS, the Village distributed and made available for public review copies of the proposed First Draft of the Comprehensive Plan by posting copies of the same on the Village Website and providing copies for review in the Village Clerk’s Office; and

WHEREAS, the CPC held a duly noticed public hearing on January 23, 2025 for the purposes of presenting the First Draft of the Comprehensive Plan and gathering public feedback thereto; and

WHEREAS, the CPC also accepted written public comments on the proposed First Draft of the Comprehensive Plan; and

WHEREAS, the First Draft of the Comprehensive Plan was revised based on comments received by the CPC at the January 23, 2025 public hearing and written public comments, to produce a second draft, dated February 14, 2025 (the “Second Draft”); and

WHEREAS, the Village distributed and made available for public review copies of the proposed Second Draft of the Comprehensive Plan by posting copies of the same on the Village Website and providing copies for review in the Village Clerk’s Office; and

WHEREAS, the CPC held a public meeting on February 14, 2025, reviewed the Second Draft of the Comprehensive Plan, suggested and made additional revisions and amendments thereto, and voted unanimously to formally recommend the Second Draft of the Comprehensive Plan, as further revised in response to public comment and further revisions proposed by the CPC (the “Third Draft”), to the Village Board; and

WHEREAS, the Village distributed and made available for public review copies of the proposed Third Draft of the Comprehensive Plan by posting copies of the same on the Village Website and providing copies for review in the Village Clerk’s Office; and

WHEREAS, on February 20, 2025, the Village Board held a public meeting at which the CPC and NPV presented the proposed Third Draft Comprehensive Plan, dated February 18, 2025, and the Village Board, among other things, (1)

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received/accepted the Third Draft of the Comprehensive Plan, (2) declared itself lead agency for purposes of reviewing the Comprehensive Plan pursuant to the New York State Environmental Quality Review Act ("SEQRA"), (3) declared the proposed adoption of the Comprehensive Plan a Type I action under SEQRA, (4) planned public workshop meetings to further discuss the Third Draft of the Comprehensive Plan, (5) authorized the Village Clerk to send the Third Draft of the Comprehensive Plan to the Rockland County Department of Planning pursuant to New York State General Municipal Law ("GML") § 239-M; and (6) scheduled a public hearing for the Comprehensive Plan; and

WHEREAS, the Village provided notice of the proposed adoption of the Comprehensive Plan to the Rockland County Planning Board pursuant to GML § 239-M (3)(a)(i), New York State Village Law § 7-722 (5)(b) and Rockland County Administrative Code § 5-84; and

WHEREAS, on March 13, 2025, the Village Board held a Comprehensive Plan Work Session to, among other things, review the Third Draft of the Comprehensive Plan recommended by the CPC and consider potential amendments to the Village's zoning code to be adopted concurrently with the any adoption of the Comprehensive Plan; and

WHEREAS, on or about March 28, 2025, the Rockland County Department of Planning submitted a written response letter regarding its review of the proposed Third Draft of the Comprehensive Plan pursuant to GML §§ 239-L and 239-M and recommending certain modifications to the draft Comprehensive Plan; and

WHEREAS, on April 15, 2025, the Village Board held a duly noticed public hearing to receive additional public comment and input on the proposed Third Draft of the Comprehensive Plan, and after receiving public comment, voted unanimously to close the public hearing and set April 20, 2025 as the deadline for submission of additional written public comment; and

WHEREAS, the Village Board also accepted and considered written public comments on the proposed Third Draft of the Comprehensive Plan, including but not limited to a letter dated April 25, 2025 from Condon Paxos PLLC, attorneys for a number of residents in the Village (despite the April 20, 2025 deadline); and

WHEREAS, the Third Draft of the Comprehensive Plan was further revised based on the public comments received in writing and orally at the Village Board's April 15, 2025 public hearing (the "Fourth Draft"); and

WHEREAS, the Village Board, as lead agency in accordance with SEQRA, conducted all necessary hearings and provided a thorough and careful environmental review of the proposed Comprehensive Plan; and

WHEREAS, the Village Board, upon completion of the SEQRA process, determined that the action of adopting the proposed Comprehensive Plan will not have a significant adverse effect on the environment; and

WHEREAS, the Village Board, at its meeting held on April 29, 2025, by unanimous vote, passed a motion, offered by Trustee Blomquist and seconded by Trustee Wright, adopting the Full EAF Part 2 and Part 3, and issuing a Negative Declaration pursuant to SEQRA for the proposed Comprehensive Plan; and

WHEREAS, the Village Board, at its meeting held on April 29, 2025, determined to override certain recommendations/comments within the Rockland County Department of Planning's letter dated March 28, 2025, for the following reasons:

- 1. Rockland County Comments 3, 4, 7, 13 and 14 – Volume 2 of the Comprehensive Plan contains those reports reviewed by the CPC at the time the Comprehensive Plan was being prepared. Since March of 2023, when the Comprehensive Plan process began, there have been numerous changes to this information, as well as new studies released, and the information in Volume 2 is known to be dated. It is beyond the scope and budget of the Comprehensive Plan preparation process to research and review all existing conditions that may have changed and or newer studies that may have been released over the course of plan preparation. The note included on page 1 of Volume 2 clarifies this.*
- 2. Rockland County Comment 5 – The Comprehensive Plan is intended to contain broad policies including the cited policy to increase the variety and range of housing opportunities. As part of future actions, the Village will consider ways in which this can be accomplished. The Village Board has determined this is not an immediate priority that must be implemented before adoption of the Comprehensive Plan.*
- 3. Rockland County Comment 7 – The Housing Needs Assessment is appreciated by the Village Board and will be considered during any future updates to the Comprehensive Plan, but the Village Board has determined that it need not be considered prior to the adoption of the Comprehensive Plan.*
- 4. Rockland County Comment 9 – The statements contained in the Comprehensive Plan regarding the viability of non-tourism businesses are based on information contained in Volume 2 of the Comprehensive Plan (starting on page 154), as well as input from the Village's Chamber of Commerce, a member of which served on the CPC. The Village Board has determined that there is no need to repeat this information as "evidence" in Volume 1 of the Comprehensive Plan, as recommended by the Rockland County Department of Planning.*
- 5. Rockland County Comment 10 – The Comprehensive Plan's recommendation to amend the Village's zoning to allow the Village Board to authorize a non-residential use by special permit where the use is similar to other non-residential uses already existing in the Village and no more impactful than uses already permitted, is well outside the County's GML jurisdiction (matters of county-wide or intermunicipal importance). Additionally, the County's suggestion that a use variance is a similar existing zoning mechanism to the special use permit process is not valid given that use variances in New York State are intended to be very rare exceptions providing relief from hardships and unforeseen circumstances, not a means to achieve planning policy. Further, the recommendation to allow a broader range of uses would be less protective than the proposed recommendation for a special permit process. Additionally, form-based codes are extremely expensive and impractical for communities that are stable and already built out, such as is the Village here.*

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6. *Rockland County Comment 11 – The Village has no control over the school district or school district services. The Village does not find it necessary to include the referenced information in the Village’s Comprehensive Plan.*

WHEREAS, the Village Board, at its meeting held on April 29, 2025, by unanimous vote, passed a motion, offered by Trustee Mitchell and seconded by Trustee McAndrews, overriding certain recommendations/comments of the Rockland County Department of Planning for modification of the Comprehensive Plan (recommendations/comments numbered 3, 4, 5, 7, 9, 10, 11, 13 and 14) pursuant to GML 239-M (5); and

WHEREAS, the Village Board, at its meeting held on April 29, 2025, by unanimous vote, passed a motion, offered by Trustee Mitchell and seconded by Trustee Blomquist, adopting the Final Draft of the Comprehensive Plan with (a) further edits proposed by NPV in a memorandum dated April 28, 2025 in response to certain recommendations/comments of the Rockland County Department of Planning (recommendations/comments numbered 1, 2, 6, 8, 12 and 15) and (b) striking/omitting the recommendation to rezone the Village’s downtown Business B District (and did not concurrently adopt any amendments to the Village’s Zoning Code); and

WHEREAS, a copy of the Comprehensive Plan is annexed hereto; and

WHEREAS, the Comprehensive Plan is designed to guide future land use and conservation in a sustainable manner that preserves the Village’s unique character and confronts the impending challenges of climate change and sea level rise; and

WHEREAS, the Comprehensive Plan also establishes a guiding vision, several topic-based goals, and a series of recommendations to be implemented by the Village over the next ten (10) years, while also looking forward as far as year 2100 in anticipation of challenges related to the future rise of sea level.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE BOARD OF THE VILLAGE OF PIERMONT, ROCKLAND, NEW YORK, that based on the foregoing findings, the Village Board hereby deems that the proposed adoption of the Comprehensive Plan meets the purposes of promoting the public health, safety and general welfare of the Village and will promoted sustainable growth and development while protecting the natural, social and cultural environment of the Village; and

BE IT FURTHER RESOLVED that the adoption of this Resolution is deemed a Type I SEQRA Action under SEQRA; and

BE IT FURTHER RESOLVED that the Village Board adopts, approves and enacts the Comprehensive Plan, annexed hereto; and

BE IT FURTHER RESOLVED that the Village Board hereby directs the Village Clerk to file this Resolution in the Office of the Secretary of State; and

BE IT FURTHER RESOLVED that this Resolution shall take effect upon its filing with the Secretary of State.

Dated: _____, 2025.
The foregoing Resolution was offered by Trustee Mitchell, and seconded by Deputy Mayor Blomquist, and upon roll call vote of the Board was duly adopted as follows:

Vote:

<i>Mayor Bruce Tucker</i>	<i>Y</i>	<i>N</i>	<i>A</i>	<i>Absent</i>
<i>Deputy Mayor Mark Blomquist</i>	<i>Y</i>	<i>N</i>	<i>A</i>	<i>Absent</i>
<i>Trustee Nathan Mitchell</i>	<i>Y</i>	<i>N</i>	<i>A</i>	<i>Absent</i>
<i>Trustee Michael Wright</i>	<i>Y</i>	<i>N</i>	<i>A</i>	<i>Absent</i>
<i>Trustee Christine McAndrews</i>	<i>Y</i>	<i>N</i>	<i>A</i>	<i>Absent</i>

The resolution was thereupon declared duly adopted.

CERTIFICATE

I, the undersigned Village Clerk of the Village of Piermont, Rockland County, State of New York, HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of a meeting of the Village Board of said Village including the resolution contained therein, held on April 29, 2025, with the original thereof on file in my office, and that the same is a true, complete and correct copy thereof and of the whole of said original minutes so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Village Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law) proper notice was given relative to said meeting and said meeting was open to the general public.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Piermont, Rockland County, New York, this __ day of _____, 2025.

Jennifer DeYorgi Maher, Village Clerk

[SEAL]

Exhibit A

Village of Piermont Comprehensive Plan

Item #10 Resolution of the Village of Piermont, Rockland County, New York, Adopted April 29, 2025, issuing a Negative Declaration relating to the Village's Proposed Adoption of a Comprehensive Plan

Mayor Tucker made a motion to approve the Resolution of the Village of Piermont, Rockland County, New York, Adopted April 29, 2025, issuing a Negative Declaration relating to the Village's Proposed Adoption of a Comprehensive Plan. The motion was seconded by Trustee Mitchell and so carried with a vote of 4 ayes and 0 nays.

***RESOLUTION OF THE VILLAGE OF PIERMONT,
ROCKLAND COUNTY, NEW YORK, ADOPTED APRIL 29, 2025,
ISSUING A NEGATIVE DECLARATION RELATING TO THE
VILLAGE'S PROPOSED ADOPTION OF A COMPREHENSIVE PLAN***

WHEREAS, the Village of Piermont, Rockland County, New York (the "Village") is considering the adoption of a Comprehensive Plan for the Village (the "Action"); and
WHEREAS, the Village Board of Trustees ("Village Board") is a local agency pursuant to the New York State Environmental Quality Review Act ("SEQRA"), New York State Environmental Conservation Law ("ECL") § 8-0101, et seq., and implementing regulations, 6 NYCRR Part 617 (the "Regulations"); and
WHEREAS, Nelson Pope Voorhis ("NPV"), a consultant of the Village, reviewed the proposed Action and has advised the Village Board that (a) the Village Board should classify the Action as a Type I action as that term is defined in Part 617.2 of the Regulations, and (b) the Village Board should declare its intention to serve as lead agency to undertake a review of the Action as it is the only board or agency to fund, approve or directly undertake adoption of the proposed Comprehensive Plan; and
WHEREAS, the Village Board, following a review of the nature and scope of the Action, on February 20, 2025, voted on and passed a motion classifying the Action as a Type I action under SEQRA and declaring itself lead agency in connection with an environmental review of the Action as it is the only board or agency with jurisdiction to fund, approve or directly undertake the Action; and
WHEREAS, the Village Board's consultant, NPV, prepared a long form Environmental Assessment Form ("EAF") Part 1 (Project and Setting), dated February 26, 2025, together with attachments, to facilitate a review of the potential environmental impacts of the Action (a copy of which is attached hereto as Exhibit A), and Mayor Tucker signed a copy of same, which was filed in the office of the Village Clerk; and
WHEREAS, on April 15, 2025, the Village Board held a duly noticed public hearing to receive public comment and input on the proposed Comprehensive Plan and, at the conclusion of public comment, closed the public hearing and set April 20, 2025 as the deadline for submission of additional written public comment; and
WHEREAS, the Village Board also accepted and considered written public comments on the proposed Comprehensive Plan, including but not limited to a letter dated April 25, 2025 from Condon Paxos PLLC, attorneys for a number of residents in the Village (despite the April 20, 2025 deadline); and
WHEREAS, the Village Board's consultant, NPV, prepared drafts of a Full EAF Part 2 (Identification of Potential Project Impacts) and Part 3 (Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance), together with "Attachment A" attached thereto, copies of which are annexed hereto as Exhibits B and C, respectively, to facilitate the Village Board's review of the potential environmental impacts of the Action; and
WHEREAS, the Village Board has duly considered the Action, the proposed Comprehensive Plan (Volumes I and II), the Full EAF (Parts 1, 2 and 3, which are made a part hereof), additional submissions and comments from its professionals and NPV, and comments from the general public (including attorney letters), the criteria for determining significance set forth in 6 NYCRR § 617.7(c), and such other information deemed appropriate; and
WHEREAS, the Regulations require a lead agency to issue a written determination of significance with respect to any proposed Type I action and the Village Board has considered the impact on the environment of each of the components of the Action as set forth in more detail below (and within the attached Full EAF and attachments thereto) by undertaking a thorough review of conditions and issues associated with the Action, including by completing and reviewing the responses provided in the Full EAF for the Action, which responses and other material included analyzing, among other impacts and potential impacts, those to land, surface water and flooding, aesthetic resources, open space and recreation, and community character, as well as reviewing information provided by its consultant, NPV, concerning the Action including potential impacts from same and the Village Board has carefully reviewed the Full EAF and other information referred to herein including each of the answers to same and the referenced attachment to same; and
WHEREAS, the Village Board has identified the relevant areas of environmental concern, has taken a "hard look" at potential adverse environmental impacts, and has made a reasoned elaboration of the basis for its determination; and
WHEREAS, the Village Board, having considered the recommendations for the Comprehensive Plan both individually and cumulatively, and having considered the extent to which the adoption of the Comprehensive Plan commits the Village to future action, has not identified any other potential moderate to large impacts of the Action requiring further consideration; and

WHEREAS, any potential, future amendments to the Village Zoning Code made pursuant to the guidelines, goals, objectives and recommendations set forth in the Comprehensive Plan will also necessarily undergo environmental review under SEQRA; and
WHEREAS, any land use or zoning applications made pursuant to future Village Zoning Code amendments adopted in furtherance of the guidelines, goals, objectives and recommendations of the Comprehensive Plan will also necessarily undergo environmental review under SEQRA; and

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WHEREAS, the Village Board, at its meeting held on April 29, 2025, by unanimous vote, passed a motion, offered by Trustee Blomquist and seconded by Trustee Wright, adopting the Full EAF Part 2 and Part 3, and issuing a Negative Declaration pursuant to SEQRA for the proposed Comprehensive Plan.

NOW, THEREFORE BE IT RESOLVED BY THE VILLAGE BOARD OF THE VILLAGE OF PIERMONT, ROCKLAND COUNTY, NEW YORK, AS FOLLOWS:

Section 1. Upon a thorough review and due consideration by the Village Board of the Full EAF including the completed answers to Parts 1, 2 and 3 of such form and the attachments thereto incorporated into the Full EAF, and in consideration of other information, including from the reviews completed by the Village’s consultant, NPV, the proposed Comprehensive Plan (Volumes I and II), public hearing testimony and written comments from the public and by the Rockland County Department of Planning, the Village Board makes the following findings:

a. The Village Board has considered the Action pursuant to the parameters and criteria set forth in applicable law and regulations including but not limited to the parameters and criteria set forth in §§ 617.2 and 617.3 of the Regulations.

b. The Village Board has classified its review and approval of the Action as a Type I action pursuant to § 617.4 of the Regulations.

c. The Village Board has reviewed the Full EAF including the responses provided to Parts 1, 2 and 3 of same and the attachment to it, as well as considering the other documents referenced previously, including, but not limited to information provided by other agencies (if any), the public, as well as provided by the Village Board’s consultant, NPV, including but not limited to input concerning potential impacts to land, surface water and flooding, aesthetic resources, open space and recreation, community character, and other impacts as identified herein, as well as considering the other criteria set forth in § 617.7(c) of the Regulations.

d. Based upon a thorough review and examination of the known facts relating to the Action and its careful review of all potentially adverse environmental impacts, and the entire record and proceedings relating to the Action, the Village Board finds that the Action will not have a significant adverse impact on the environment and that a draft environmental impact statement will not be prepared.

Section 3. Based on the foregoing, the Village Board finds that the Action will not have any significant adverse environmental impact in accordance with the SEQRA Regulations. The Village Board thus issues the attached Determination of Non-significance and Negative Declaration (see Exhibit C (Full EAF Part 3 with “Attachment A”)) pursuant to SEQRA (“Negative Declaration”) and directs the following be undertaken and/or makes the following additional findings:

a. The findings and conclusions relating to the determination of non-significance contained within the Negative Declaration are hereby adopted and incorporated by reference into this Resolution as applicable, and the attached Negative Declaration is issued and adopted for the reasons stated therein.

b. The Negative Declaration shall be filed and/or published to the extent required by the Regulations, and as the Village Board may deem advisable.

c. This Resolution has been prepared in accordance with Article 8 of the New York Environmental Conservation Act by the Village Board.

d. The Village Board and/or those persons whom it may designate, or has designated for such purpose, is/are authorized to file the Negative Declaration in accordance with the applicable provisions of the law.

e. The Village Board and/or those persons whom it may designate or has designated are hereby authorized and directed to distribute copies of the resolution as necessary and to publish the requisite notice in the Environmental Notice Bulletin (“ENB”).

f. The requirements of SEQRA have been satisfied.

Section 4. This Resolution shall take effect immediately.

Dated: _____, 2025.
The foregoing Resolution was offered by Deputy Mayor Blomquist, and seconded by Trustee Wright, and upon roll call vote of the Board was duly adopted as follows:

Vote:

Mayor Bruce Tucker		Y	N	A	Absent
Deputy Mayor Mark Blomquist	Y	N	A	Absent	
Trustee Nathan Mitchell	Y	N	A	Absent	
Trustee Michael Wright	Y	N	A	Absent	
Trustee Christine McAndrews	Y	N	A	Absent	

The resolution was thereupon declared duly adopted.

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CERTIFICATE

I, the undersigned Village Clerk of the Village of Piermont, Rockland County, State of New York, HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of a meeting of the Village Board of said Village including the resolution contained therein, held on April 29, 2025, with the original thereof on file in my office, and that the same is a true, complete and correct copy thereof and of the whole of said original minutes so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Village Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law) proper notice was given relative to said meeting and said meeting was open to the general public.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Piermont, Rockland County, New York, this __ day of _____, 2025.

Jennifer DeYorgi Maher, Village Clerk

[SEAL]

Exhibit A

Long Form Environmental Assessment Form, Part 1

Exhibit B

Long Form Environmental Assessment Form, Part 2

Exhibit C

Long Form Environmental Assessment Form, Part 3

Item #11 Accept resignation of Part Time Police Officer Christopher Friedman

Mayor Tucker made a motion to accept resignation of Part Time Police Officer Christopher Friedman. The motion was seconded by Trustee Mitchell and so carried with a vote of 4 ayes and 0 nays.

Item #12 Appoint Andrew Young as Part Time Police Officer

Trustee Blomquist made a motion to appoint Andrew Young as Part Time Police Officer. The motion was seconded by Trustee Mitchell and so carried with a vote of 4 ayes and 0 nays.

Item #13 Request from Trattoria Da Vittorio to have a “Delivery Only” space with a fifteen (15) minute time limit per delivery in front of 453 Piermont Avenue

Robert Lewis – Attorney for Trattoria is asking that the vendors who will be delivering to Trattoria be able to use the No Parking zone on Monday and Friday between 10am and 12pm. Trustee Mitchell stated he has a concern with how the Police can enforce a law selectively. Chief Hurley stated that the Police allows trucks to park on Piermont Avenue in the police zone to avoid safety issues caused by trucks that are making deliveries and double parking on Piermont Avenue. Mayor Tucker stated that the No Parking zone in front of Trattoria is not suitable for a box truck that the truck comes out into the street. Trustee Mitchell stated that he would like to get a measurement from the double yellow line to where the edge of the van will be, he does not think it's safe. He feels there is an obligation to allow the minimum width of the lane to be preserved. Mayor Tucker suggested the delivery trucks park on Tate Avenue, Chief Hurley stated it's a safer option than parking on Piermont Avenue. Trustee Wright suggested making an area designated for no standing loading zone with specific days and time. Mayor Tucker stated the Village Board will need more time to investigate a solution. Trustee Mitchell stated the Transportation Committee did research and created the spot to be a No Parking zone for a reason. Paul Kadin explained why the Transportation Committee created the spot to be a No Parking zone in front of Trattoria.

Item #14 Review Special Event application from Rockland Road Runners Association for their annual event on Sunday, September 7, 2025, 8:45am-10:15am

Mayor Tucker made a motion to approve the Special Event application from Rockland Road Runners Association for their annual event on Sunday, September 7, 2025, 8:45am-10:15am. The motion was seconded by Trustee Wright and so carried with a vote of 4 ayes and 0 nays.

Item #15 Review Special Event application from Best Buddies NYC Bike Run event on Saturday, October 4, 2025

The Village Clerk-Treasurer stated she has not received a Special Event Application.

No Action Taken

Item #16 Request from resident Faye Rex to have Five Alarm Pizza at the Goswick Pavilion for a birthday party on Sunday, August 10, 2025

Trustee Blomquist made a motion to approve the request from resident Faye Rex to have Five Alarm Pizza at the Goswick Pavilion for a birthday party on Sunday, August 10, 2025. The motion was seconded by Trustee Mitchell and so carried with a vote of 4 ayes and 0 nays.

Item #17 Adjournment

Trustee Mitchell made a motion at 8:09pm to adjourn. The motion was seconded by Trustee Blomquist and so carried with a vote of 4 ayes and 0 nays.

Respectfully submitted,
Jennifer DeYorgi Maher
Clerk-Treasurer