



















VILLAGE OF PIERMONT

Comprehensive Plan

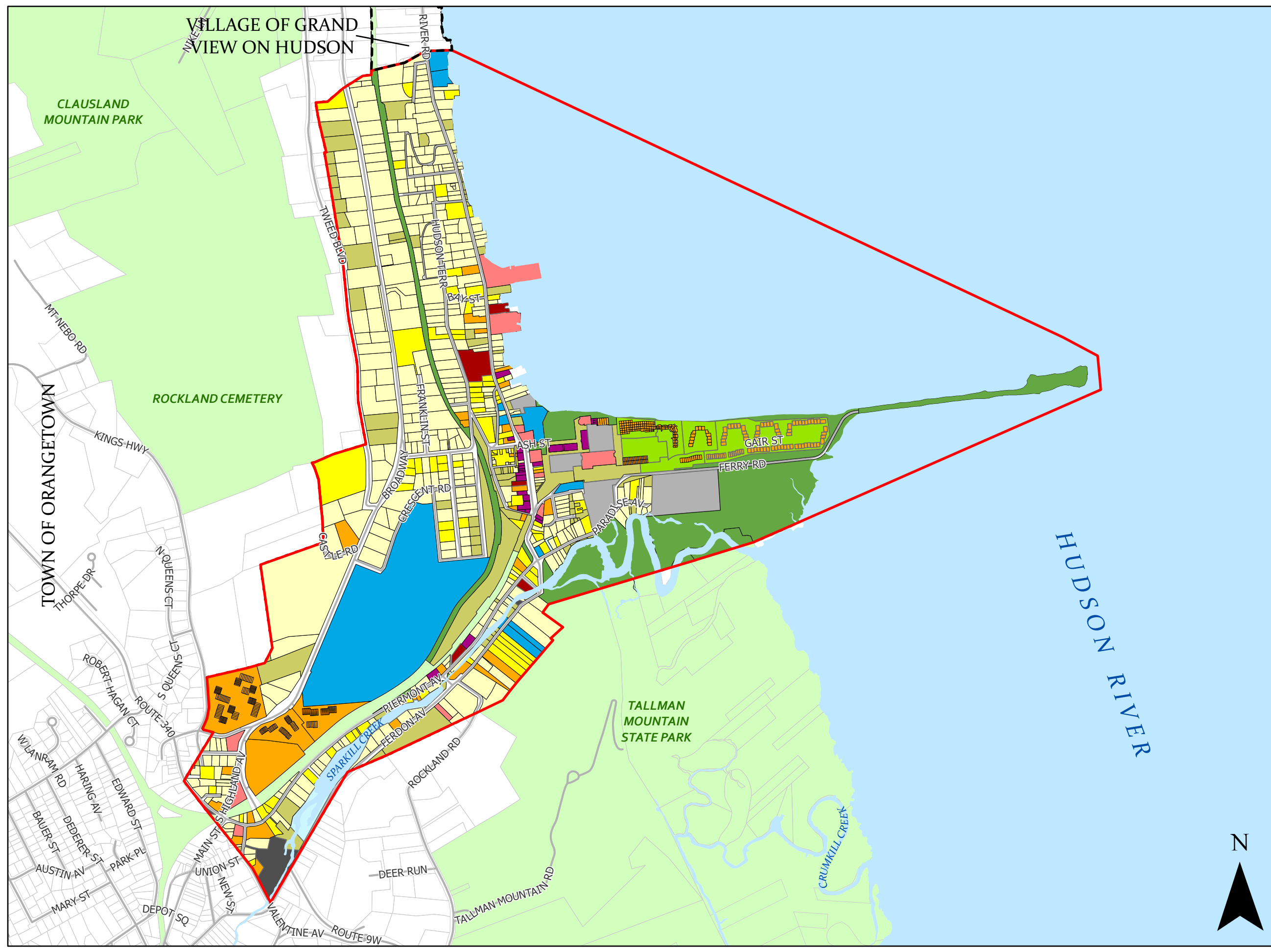
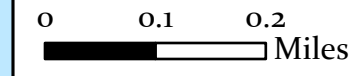
Map XX Existing Land Use

Legend

-  Village Boundary
-  Surrounding Municipalities
-  Streets
-  Streams and Rivers
-  Parks and Open Space
- Land Use**
-  Single-Family Residential
-  Two-Family Residential
-  Multi-Family Residential
-  Commercial & Services
-  Office
-  Vacant Land
-  Parking
-  Mixed Use
-  Community Services & Cultural Facilities
-  Public Utilities
-  Parks & Open Space
-  Private Open Space
-  No Property Class

Sources: Rockland County GIS Portal, NYS GIS Clearinghouse, Town of Orangetown Assessor's Office.
Date: June 2023.
Scale: 1 inch equals 0.2 miles.

Note: For planning purposes only, exact boundaries of features should be subject to site-specific data analysis.






















VILLAGE OF PIERMONT

Comprehensive Plan

Zoning Map

Last amended June 2023

Legend

-  Village Boundary
-  Surrounding Municipalities
-  Streets
-  Tax Parcels
-  Streams and Rivers
-  Parks and Open Space
- Zoning Districts**
-  RD -125 - Single Family Residence (1,250 s.f.)
-  R-7.5 - Single Family Residence (7,500 s.f.)
-  R-10 - Single Family Residence (10,000 s.f.)
-  R-15 - Single Family Residence (15,000 s.f.)
-  R-20 - Single Family Residence (20,000 s.f.)
-  R-40 - Single Family Residence (40,000 s.f.)
-  R-M - Multiple Residences
-  RD -East - Riverfront District
-  RD -West - Riverfront District
-  CBM - Central Multi-Use Business
-  BUS-B - Business
-  WF-1 - Waterfront District
-  WF-2 - Waterfront District

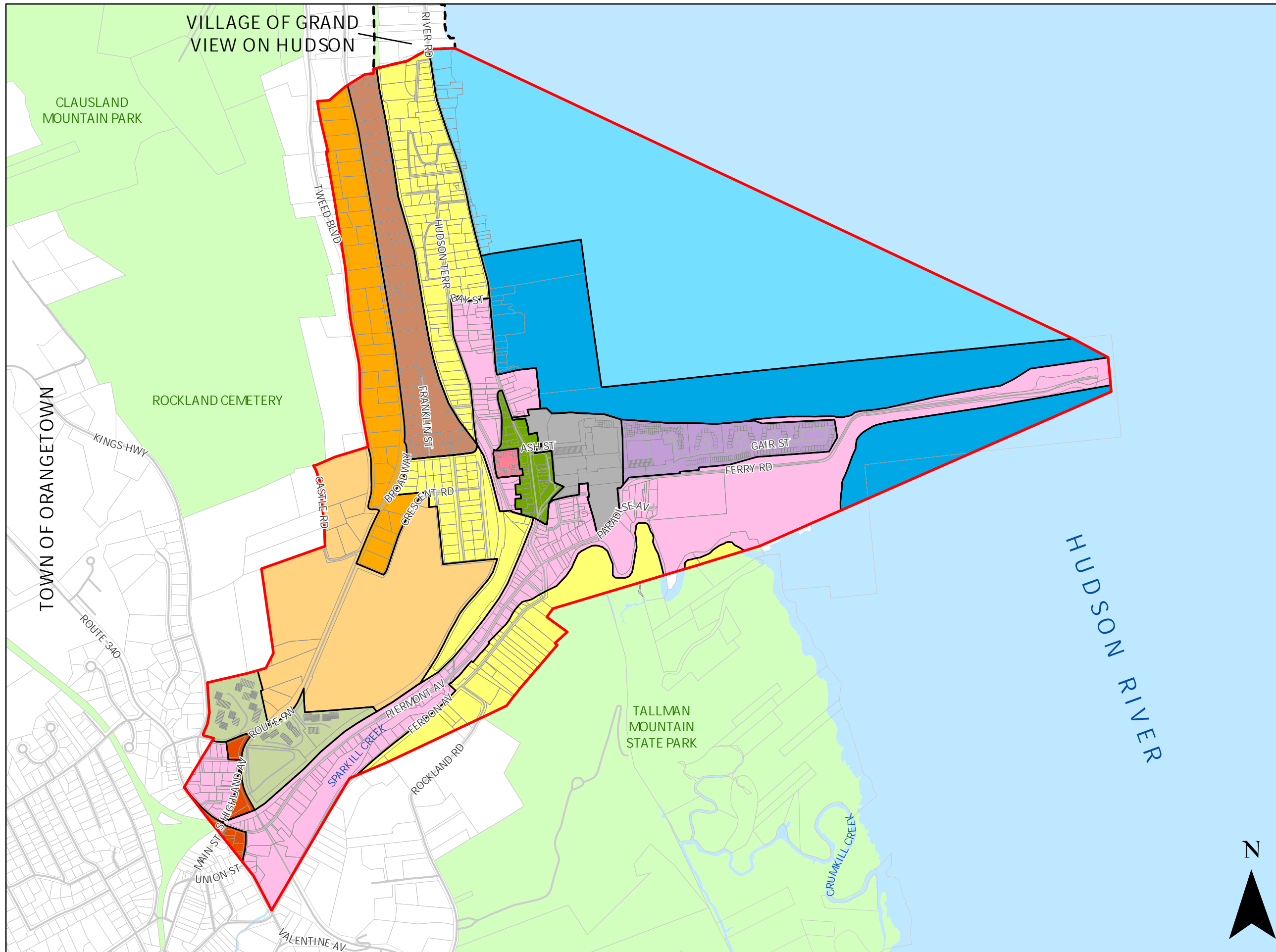
Sources: Rockland County GIS Portal, NYS GIS Clearinghouse.

Date: June 2023

Scale: 1 inch equals 0.2 miles.

Note: For planning purposes only, exact boundaries of features should be subject to site-specific data analysis.

0 500 1,000
Feet













VILLAGE OF PIERMONT

Comprehensive Plan

Map XX DEC Tidal Wetlands

Legend

-  Village Boundary
-  Surrounding Municipalities
-  Streets
-  Tax Parcels
-  Streams and Rivers
- DEC Tidal Wetland Categories**
-  FM - Fresh Marsh
-  HM - High Marsh
-  IM - Intertidal Marsh
-  LZ - Littoral Zone
-  SM - Coastal Shoals, Bars, and Mudflats

Sources: Rockland County GIS Portal, NYS GIS Clearinghouse.

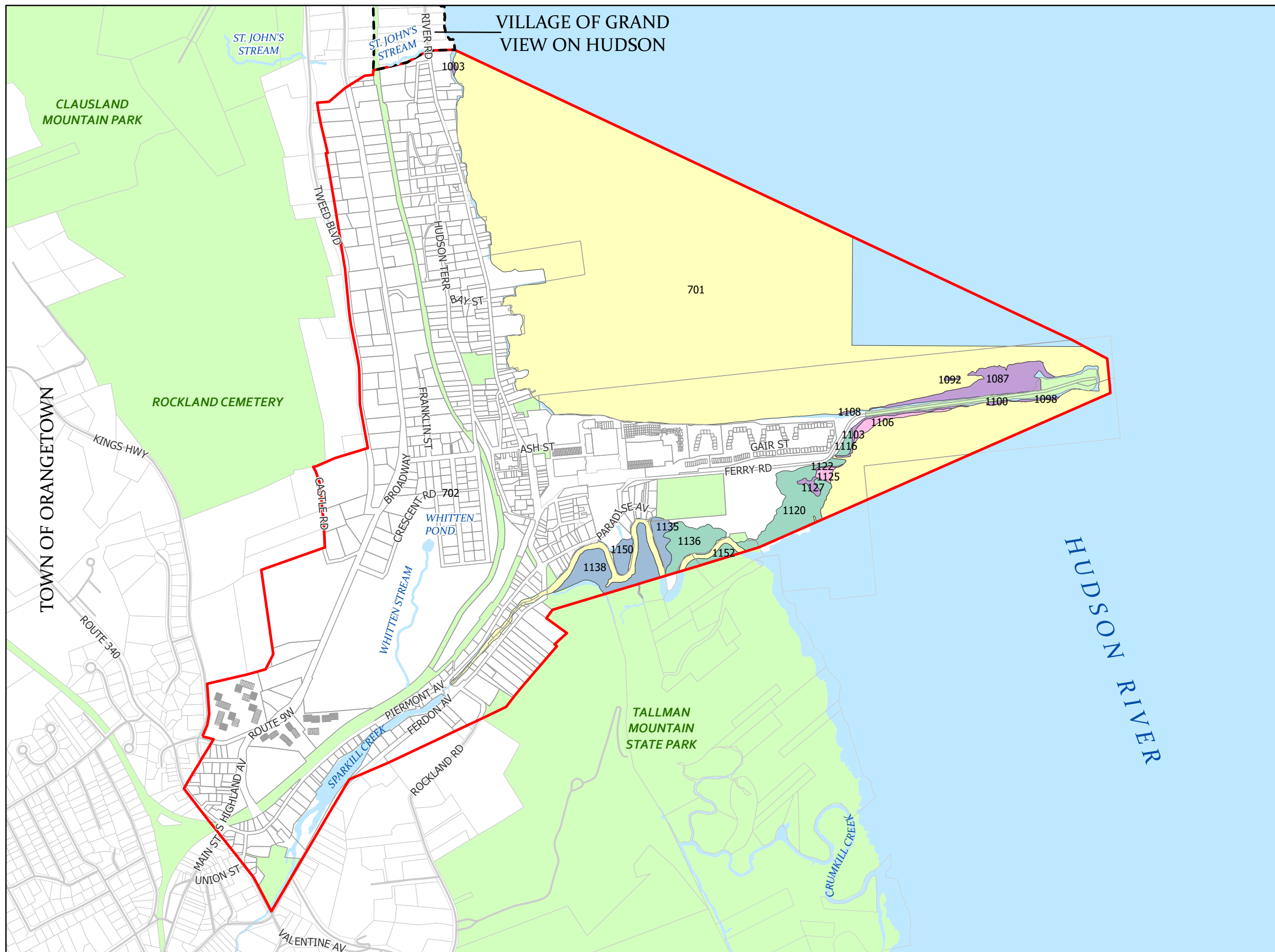
Date: June 2023.

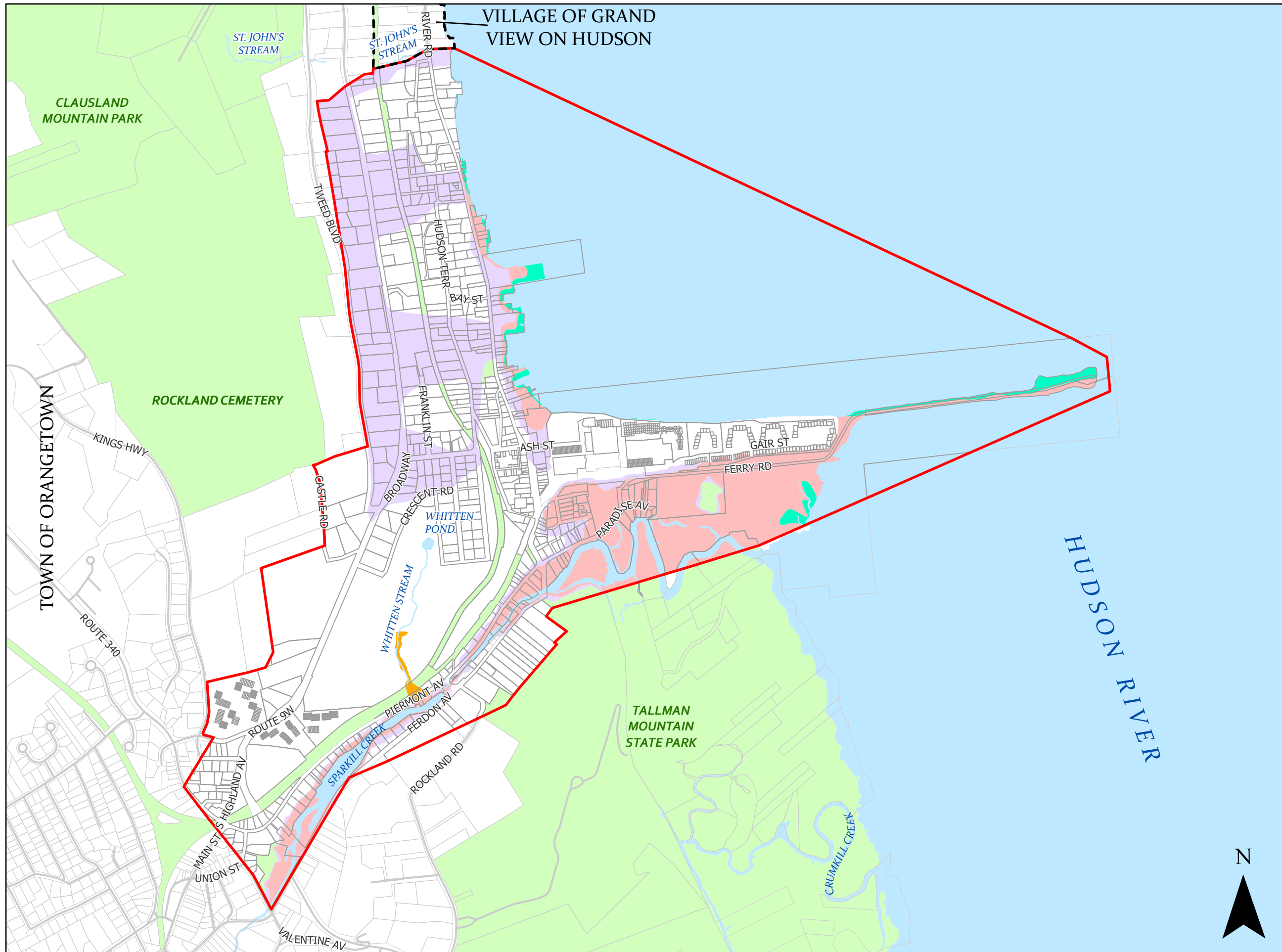
Scale: 1 inch equals 0.2 miles.

Note: DEC Tidal Wetlands are shown with ID numbers. There are no DEC regulated freshwater wetlands within the Village boundary.

For planning purposes only, exact boundaries of features should be subject to site-specific data analysis.

0 0.1 0.2
Miles





VILLAGE OF PIERMONT

Comprehensive Plan

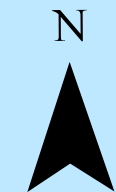
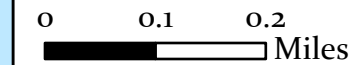
Max XX. FEMA Floodplains

Legend

- Village Boundary
- Surrounding Municipalities
- Tax Parcels
- Streets
- Parks and Open Space
- Streams and Rivers
- Zone A: 100-year Floodplain - Elevation Undetermined
- Zone AE: 100-year Floodplain - Elevation Determined
- Zone VE: 100-year Floodplain - Velocity Zone
- Zone X: 500-year Floodplain

Sources: Rockland County GIS Portal, NYS GIS Clearinghouse.
Date: June 2023.
Scale: 1 inch equals 0.2 miles.

Note: For planning purposes only, exact boundaries of features should be subject to site-specific data analysis.


















VILLAGE OF PIERMONT

Comprehensive Plan

Map XX NWI Wetlands

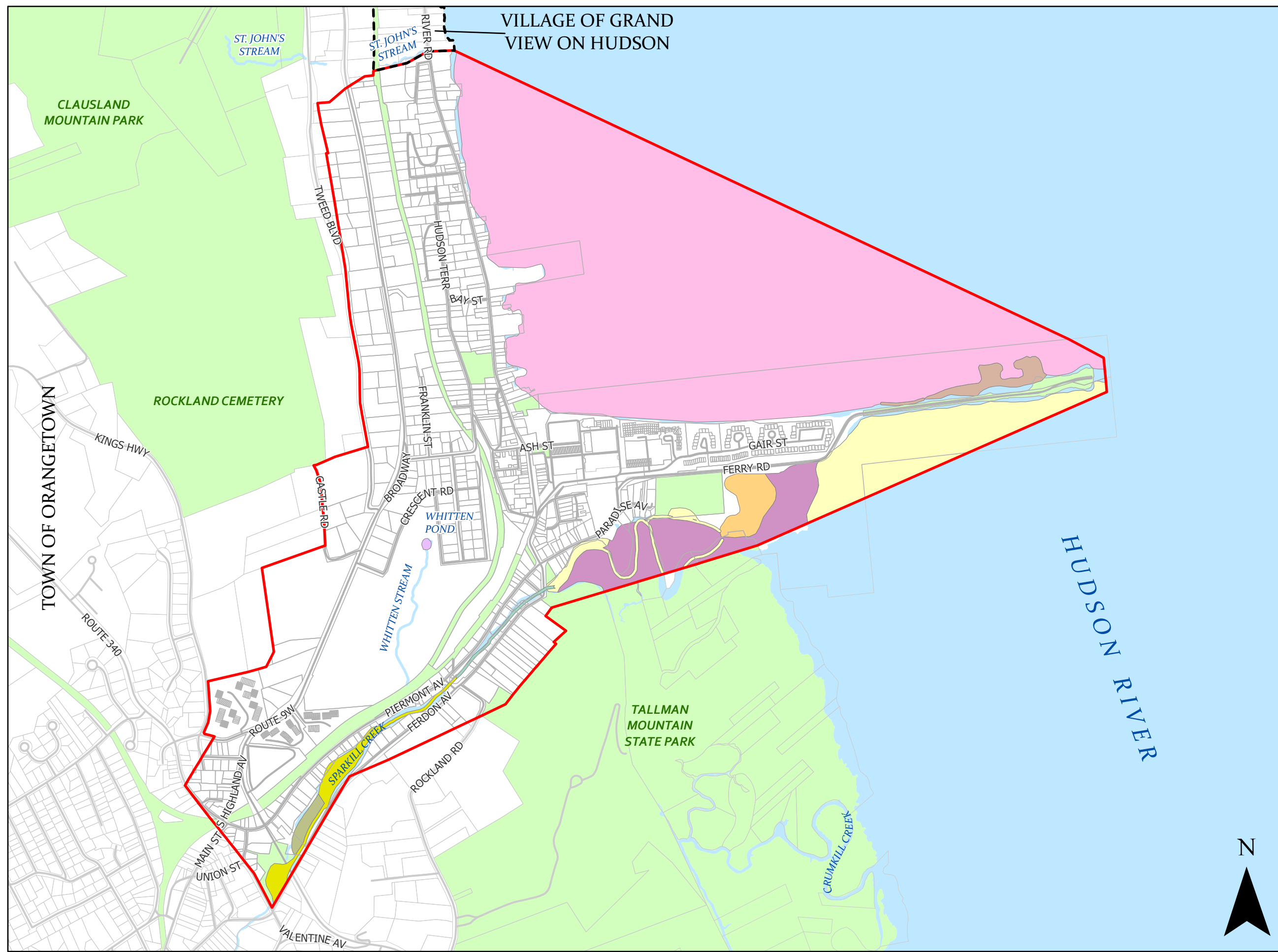
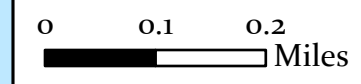
Legend

-  Village Boundary
-  Surrounding Municipalities
-  Tax Parcels
-  Streets
-  Parks and Open Space
-  Streams and Rivers
- NWI Wetlands, by Type**
-  E1UBL
-  E1UBL6
-  E2EM1N
-  E2EM5P
-  E2SSiP
-  PSSiF
-  PUBHh
-  R1UBV
-  R2UBH

Sources: Rockland County GIS Portal, NYS GIS Clearinghouse, U.S. Fish and Wildlife Service.

Date: June 2023.
Scale: 1 inch equals 0.2 miles.

Note: For planning purposes only, exact boundaries of features should be subject to site-specific data analysis.



VILLAGE OF GRAND
VIEW ON HUDSON

ST. JOHN'S
STREAM

ST. JOHN'S
STREAM

CLAUSLAND
MOUNTAIN PARK

ROCKLAND CEMETERY

TOWN OF ORANGETOWN

WHITTEN
STREAM

TALLMAN
MOUNTAIN
STATE PARK

HUDSON RIVER

CRUMKILL CREEK

TWEED BLVD

RIVER RD

HUDSON TERR

FRANKLIN ST

CRESCENT RD

PIERMONT AV

ROCKLAND RD

VALENTINE AV

ASH ST

PARADISE AV

FERRY RD

GAIR ST

KINGS HWY

ROUTE 340

ROUTE 9W

HIGHLAND AV

MAIN ST

UNION ST

SPARKILL CREEK

FERDON AV

VALENTINE AV

VILLAGE OF PIERMONT

Comprehensive Plan

Map XX. Streams and Ponds

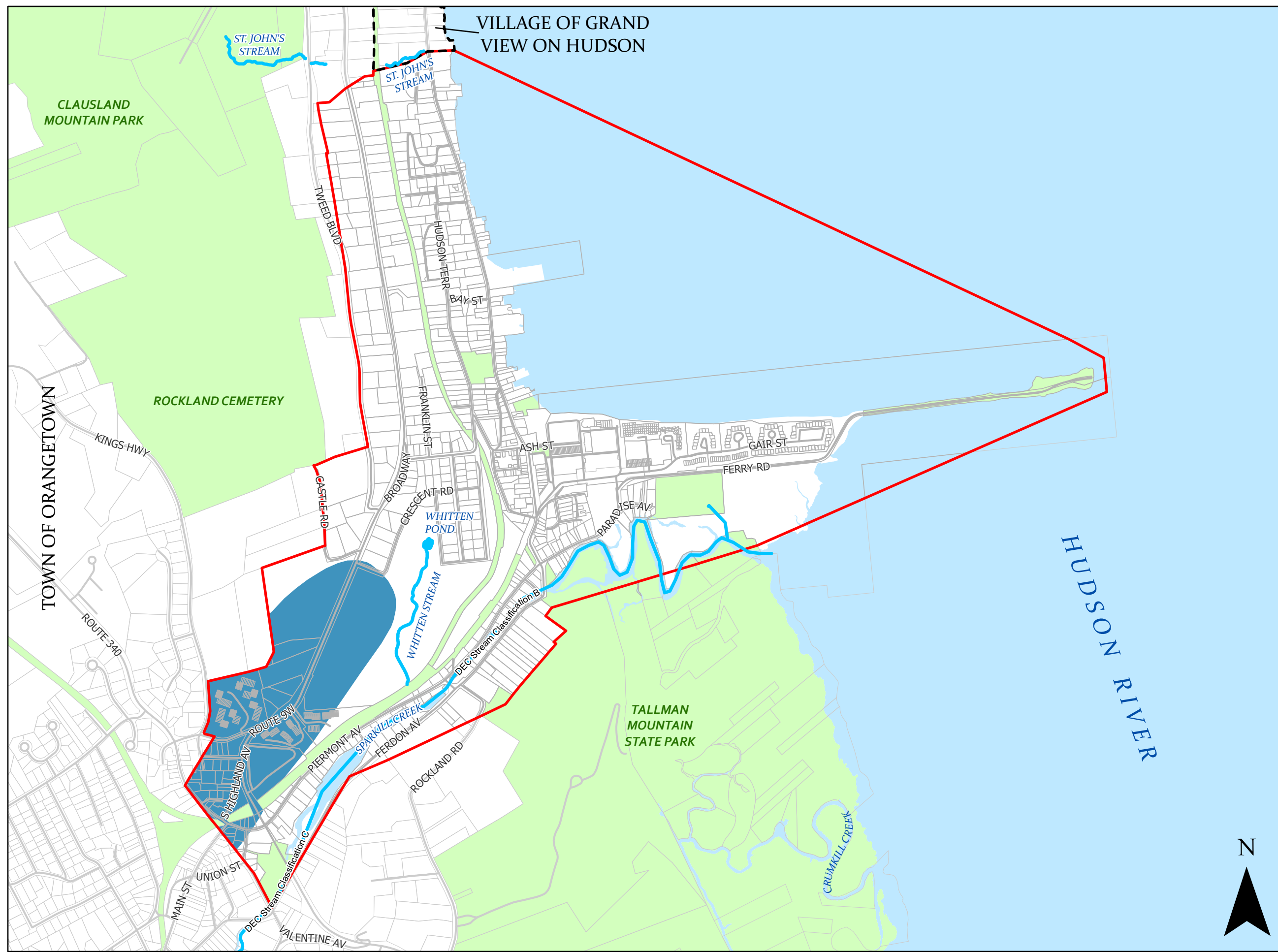
Legend

-  Village Boundary
-  Surrounding Municipalities
-  Tax Parcels
-  Streets
-  Parks and Open Space
-  Streams
-  Ponds
-  Aquifers

Sources: Rockland County GIS Portal, NYS GIS Clearinghouse.
Date: June 2023.
Scale: 1 inch equals 0.2 miles.

Note: For planning purposes only, exact boundaries of features should be subject to site-specific data analysis.

0 0.1 0.2
Miles



VILLAGE OF GRAND
VIEW ON HUDSON

ST. JOHN'S
STREAM

ST. JOHN'S
STREAM

CLAUSLAND
MOUNTAIN PARK

ROCKLAND CEMETERY

TOWN OF ORANGETOWN

WHITTEN
POND

WHITTEN
STREAM

TALLMAN
MOUNTAIN
STATE PARK

HUDSON RIVER

CRUMKILL CREEK

ROUTE 9W

PIERMONT AV

SPARKILL CREEK

FERDON AV

ROCKLAND RD

VALENTINE AV

UNION ST

MAIN ST

SHIGHLAND AV

ROUTE 340

KINGS HWY

TWEED BLVD

BROADWAY

CRESCENT RD

FRANKLIN ST

HUDSON TERR

BAY ST

ASH ST

PARADISE AV

FERRY RD

GAIR ST

DECEMBER 15, 2023

VILLAGE OF PIERMONT

Comprehensive Plan

Map XX Historic Resources

Legend

-  Village Boundary
-  Surrounding Municipalities
-  Tax Parcels
-  Streets
-  Streams and Rivers
-  Parks and Open Space
-  Rockland Road Bridge Historic District
-  Locally Significant Historic Locations
- NRHP Eligibility**
-  Listed
-  Eligible
-  Undetermined

Sources: Rockland County GIS Portal, NYS GIS Clearinghouse, Historic resource and National Register data courtesy of NY State Historic Preservation Office.
Date: June 2023.
Scale: 1 inch equals 0.2 miles.

Note: For planning purposes only, exact boundaries of features should be subject to site-specific data analysis.

0 0.1 0.2 Miles

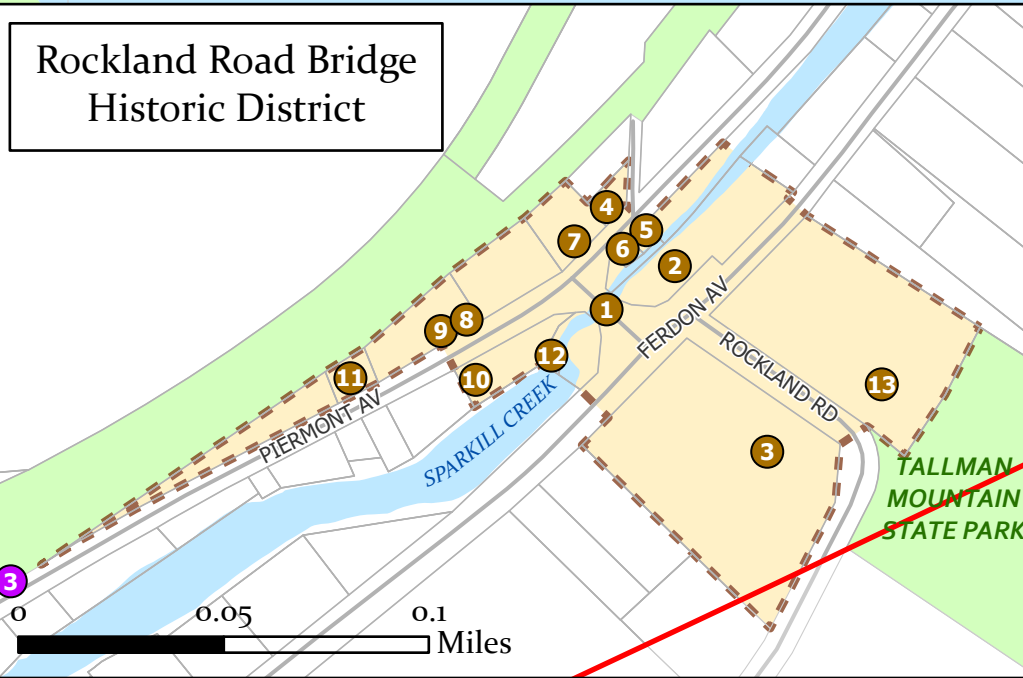
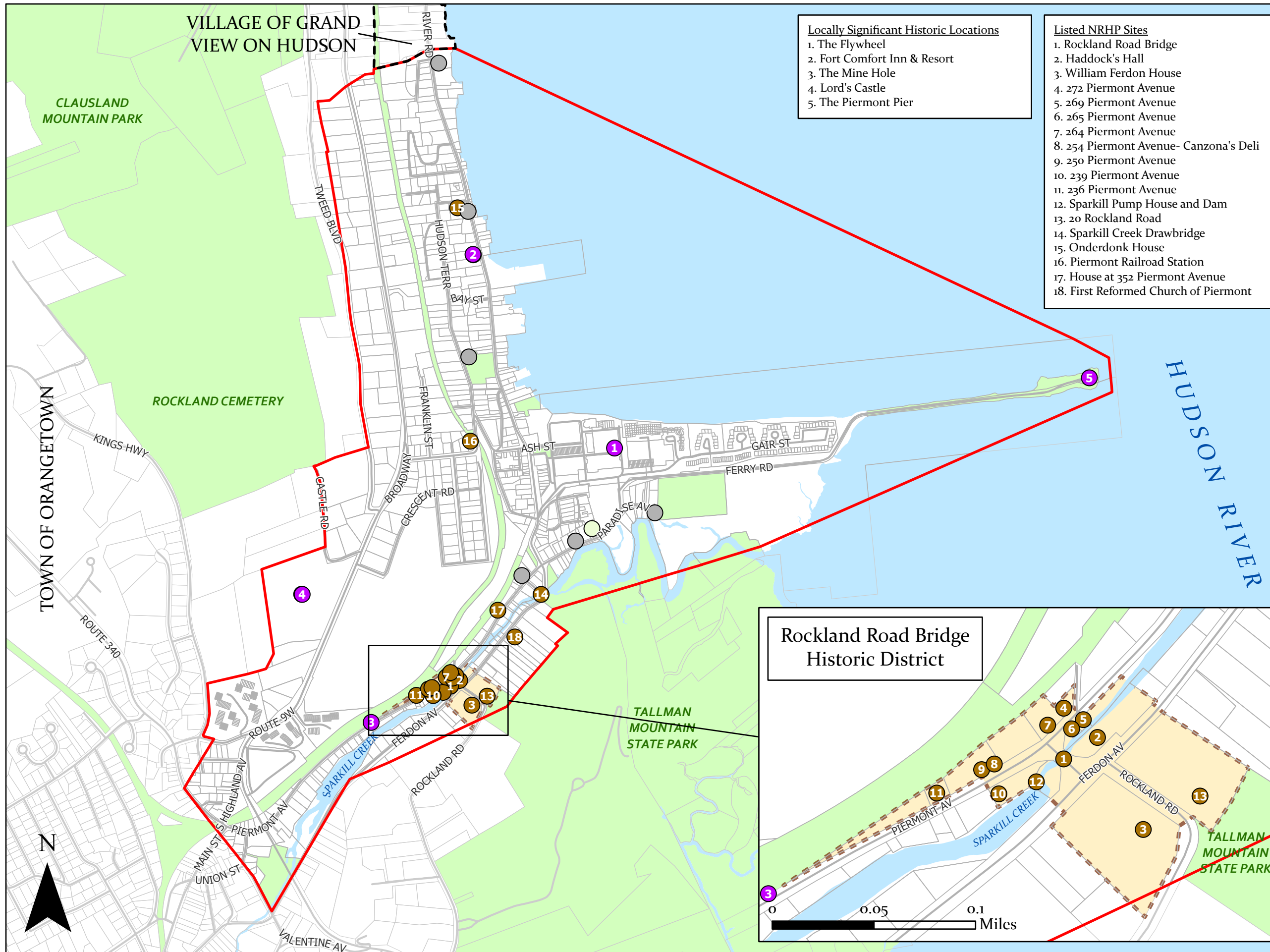


Locally Significant Historic Locations

1. The Flywheel
2. Fort Comfort Inn & Resort
3. The Mine Hole
4. Lord's Castle
5. The Piermont Pier

Listed NRHP Sites

1. Rockland Road Bridge
2. Haddock's Hall
3. William Ferdon House
4. 272 Piermont Avenue
5. 269 Piermont Avenue
6. 265 Piermont Avenue
7. 264 Piermont Avenue
8. 254 Piermont Avenue- Canzona's Deli
9. 250 Piermont Avenue
10. 239 Piermont Avenue
11. 236 Piermont Avenue
12. Sparkill Pump House and Dam
13. 20 Rockland Road
14. Sparkill Creek Drawbridge
15. Onderdonk House
16. Piermont Railroad Station
17. House at 352 Piermont Avenue
18. First Reformed Church of Piermont










VILLAGE OF PIERMONT

Comprehensive Plan

Map XX Scenic Views

Legend

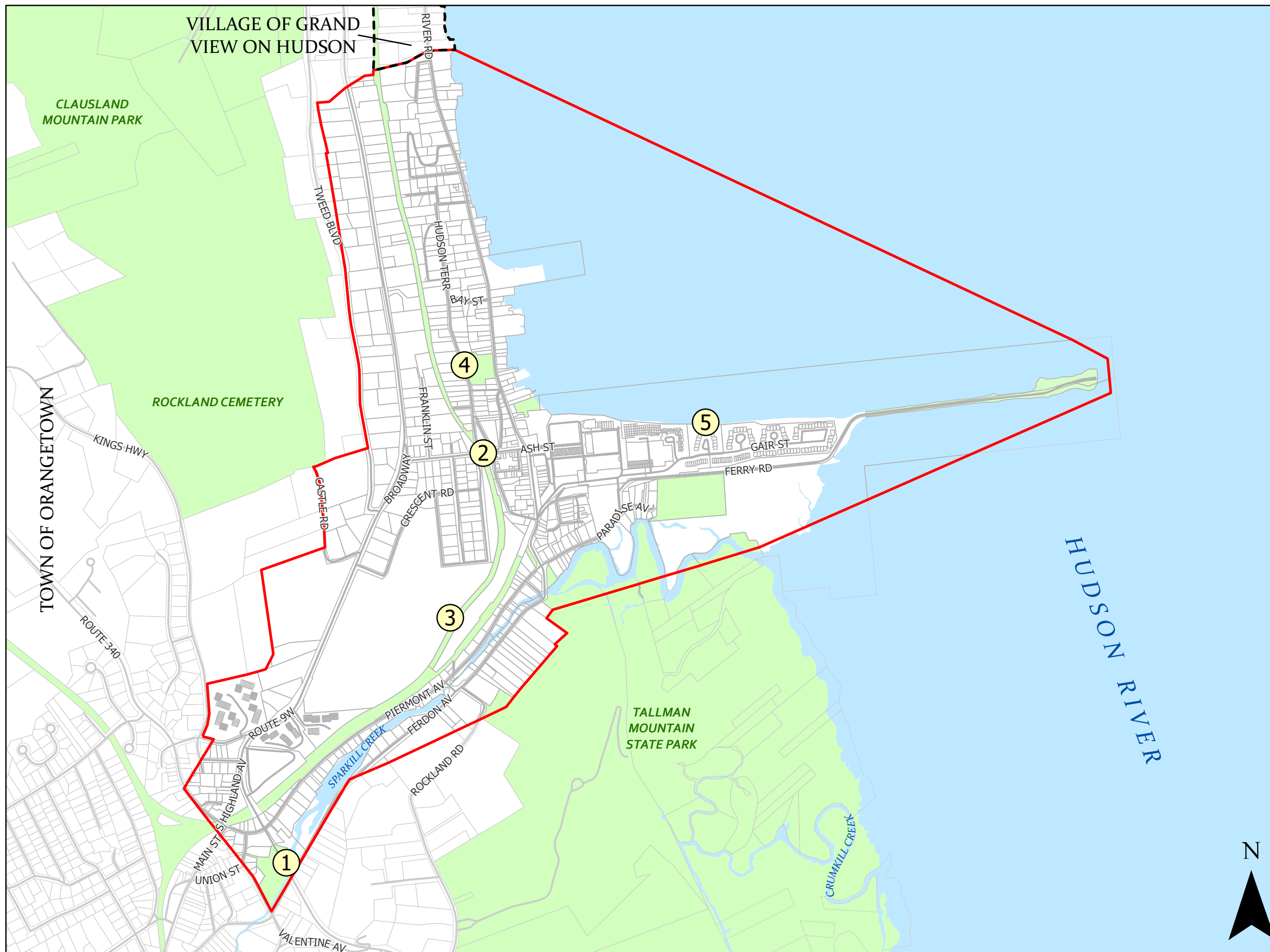
-  Village Boundary
-  Surrounding Municipalities
-  Tax Parcels
-  Streets
-  Streams and Rivers
-  Parks and Open Space
-  Scenic View Locations

Sources: Rockland County GIS Portal, NYS GIS Clearinghouse, Village of Piermont LWRP (2018).

Date: June 2023.
Scale: 1 inch equals 0.2 miles.

Note: For planning purposes only, exact boundaries of features should be subject to site-specific data analysis.

0 0.1 0.2
Miles



VILLAGE OF PIERMONT

Comprehensive Plan

Bicycle Trails Map

Legend

Existing Trails

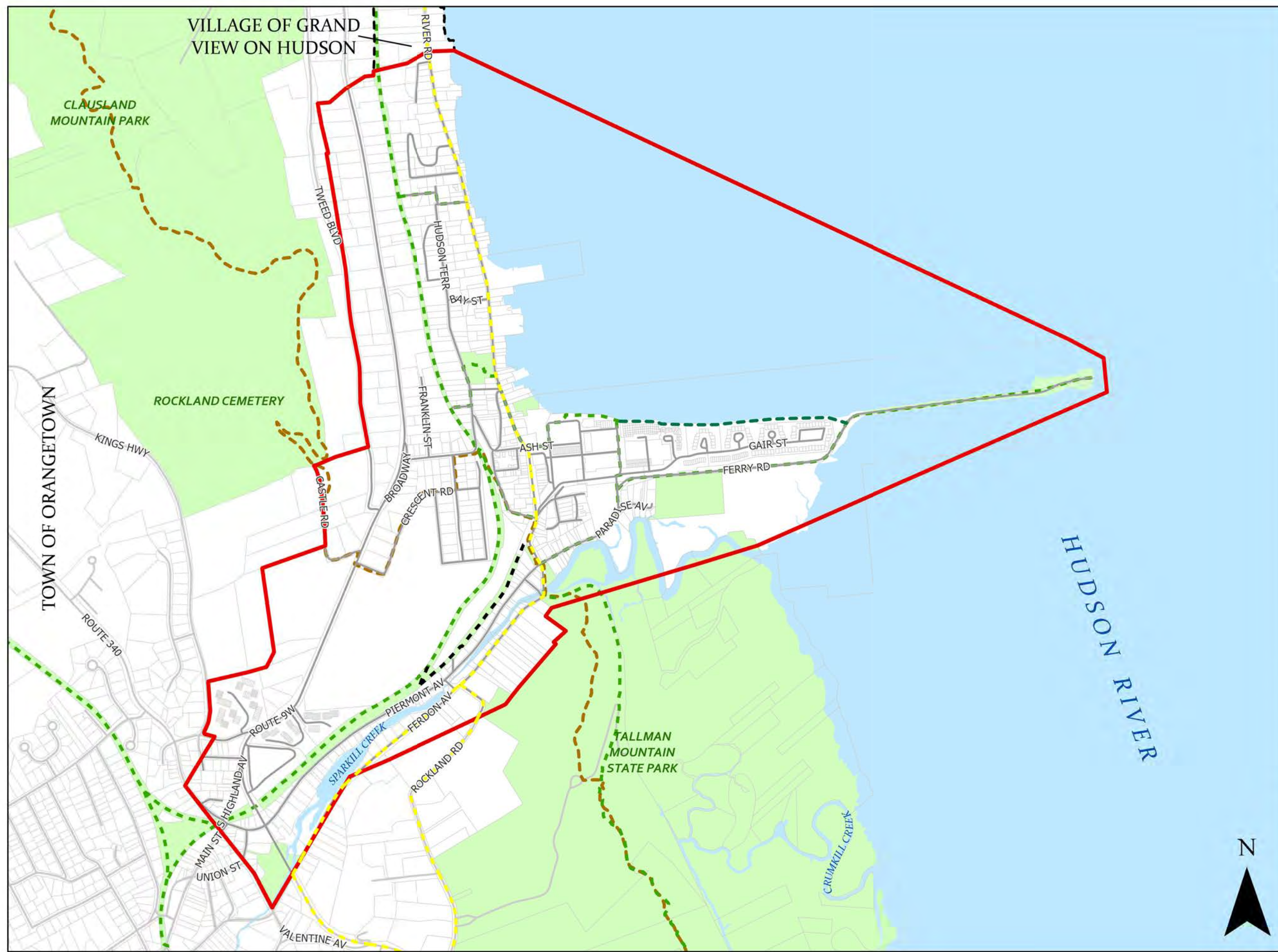
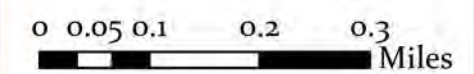
- Designated Greenway Trail
- Long Path
- Route 9W Bike Path
- North Shore Walkway
- Piermont Industrial Track

Other Features

- Village Boundary
- Surrounding Municipalities
- Streams and Rivers
- Parks and Open Space

Sources: Rockland County GIS Portal, NYS GIS Clearinghouse.
Date: September 2023.
Scale: 1 inch equals 0.2 miles.

Note: For planning purposes only, exact boundaries of features should be subject to site-specific data analysis.



VILLAGE OF GRAND
VIEW ON HUDSON

CLAUSLAND
MOUNTAIN PARK

ROCKLAND CEMETERY

TALLMAN
MOUNTAIN
STATE PARK

HUDSON RIVER

TOWN OF ORANGETOWN

VILLAGE OF GRAND
VIEW ON HUDSON

RIVER RD

TWEED BLVD

HUDSON TERR

BAY ST

FRANKLIN ST

ASH ST

GAIR ST

FERRY RD

CASLER RD

BROADWAY

CRESCENT RD

PARADISE AV

KINGS HWY

ROUTE 340

ROUTE 9W

PIERMONT AV

FERDON AV

ROCKLAND RD

MAIN ST

UNION ST

VALENTINE AV

SPARKILL CREEK

CRUMKILL CREEK

VILLAGE OF PIERMONT

Comprehensive Plan

Estimated Downtown Parking Demand

Legend

-  2023 Estimated Parking Demand - Village of Piermont
-  Number of Apartments Located Above Businesses
-  Streets
-  Tax Parcels
-  Parks and Open Space

Sources: Rockland County GIS Portal, NYS GIS Clearinghouse.
Date: September 2023.
Scale: 1 inch equals 73.9 feet.

Note: For planning purposes only, exact boundaries of features should be subject to site-specific data analysis.

0 20 40 80
Feet



VILLAGE OF PIERMONT

Comprehensive Plan

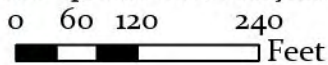
Parking Map

Legend

-  Village Boundary
-  Surrounding Municipalities
-  Parks and Open Space
- Parking Lots**
-  Private
-  Reserved
-  Public
-  Private Roadway

Sources: Rockland County GIS Portal, NYS GIS Clearinghouse.
Date: July 2023.
Scale: 1 inch equals 0 miles.

Note: For planning purposes only, exact boundaries of features should be subject to site-specific data analysis.



0 60 120 240 Feet



VILLAGE OF PIERMONT

Comprehensive Plan

Parking Map

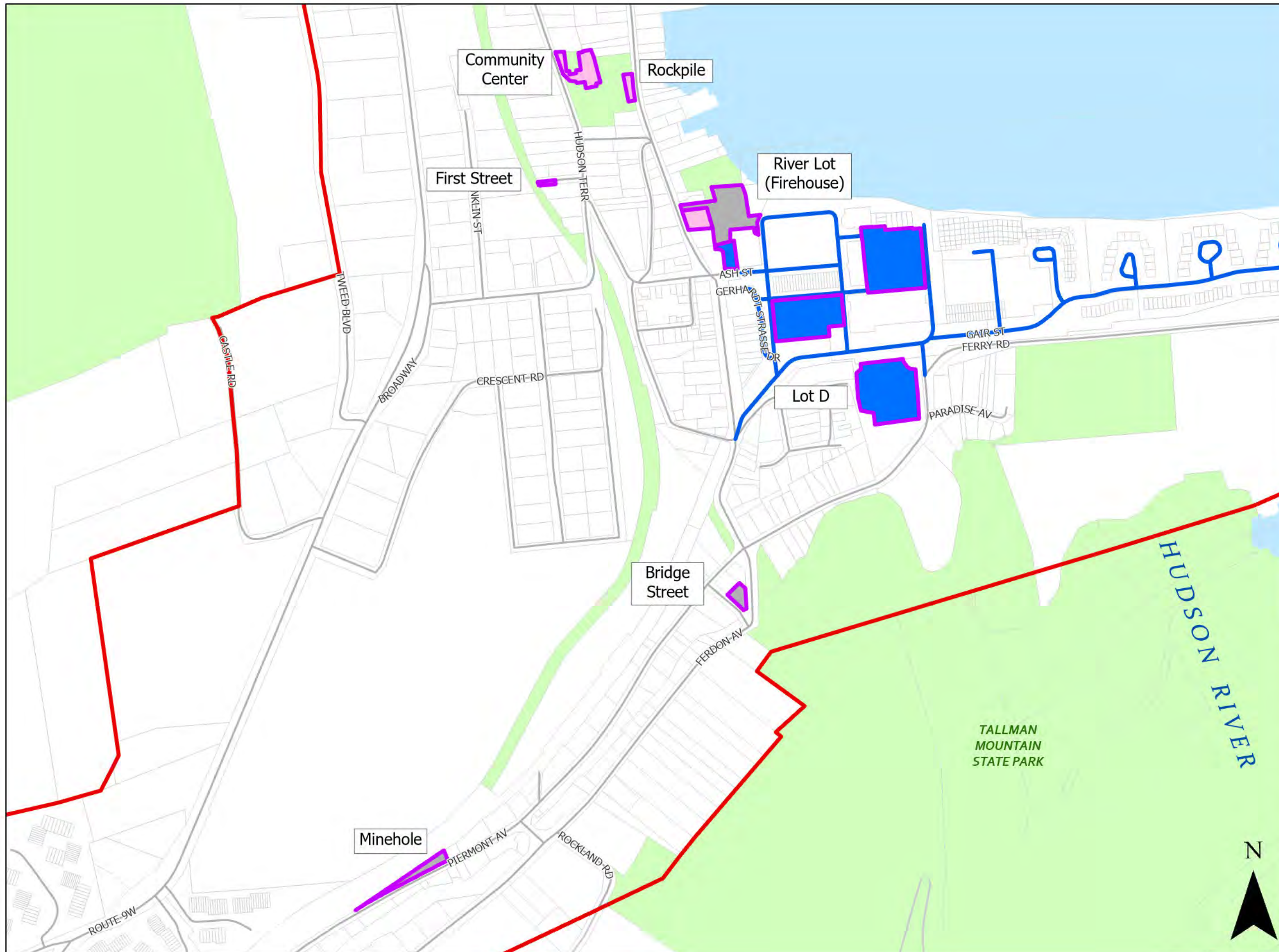
Legend

-  Village Boundary
-  Surrounding Municipalities
-  Parks and Open Space
- Parking Lots**
-  Private
-  Reserved
-  Public
-  Private Roadway

Sources: Rockland County GIS Portal, NYS GIS Clearinghouse.
Date: July 2023.
Scale: 1 inch equals 0.1 miles.

Note: For planning purposes only, exact boundaries of features should be subject to site-specific data analysis.

0 125 250 500
Feet



VILLAGE OF PIERMONT

Comprehensive Plan

Transportation Map

Legend

NYS DOT Functional Classification - Roads

- Urban Minor Arterial
- Urban Major Collector
- Urban Principal Arterial
- Other
- Local

Pedestrian / Water Routes

- Greenway Water Trail - Access
- Greenway Trail
- Long Path
- North Shore Walkway
- Piermont Industrial Track

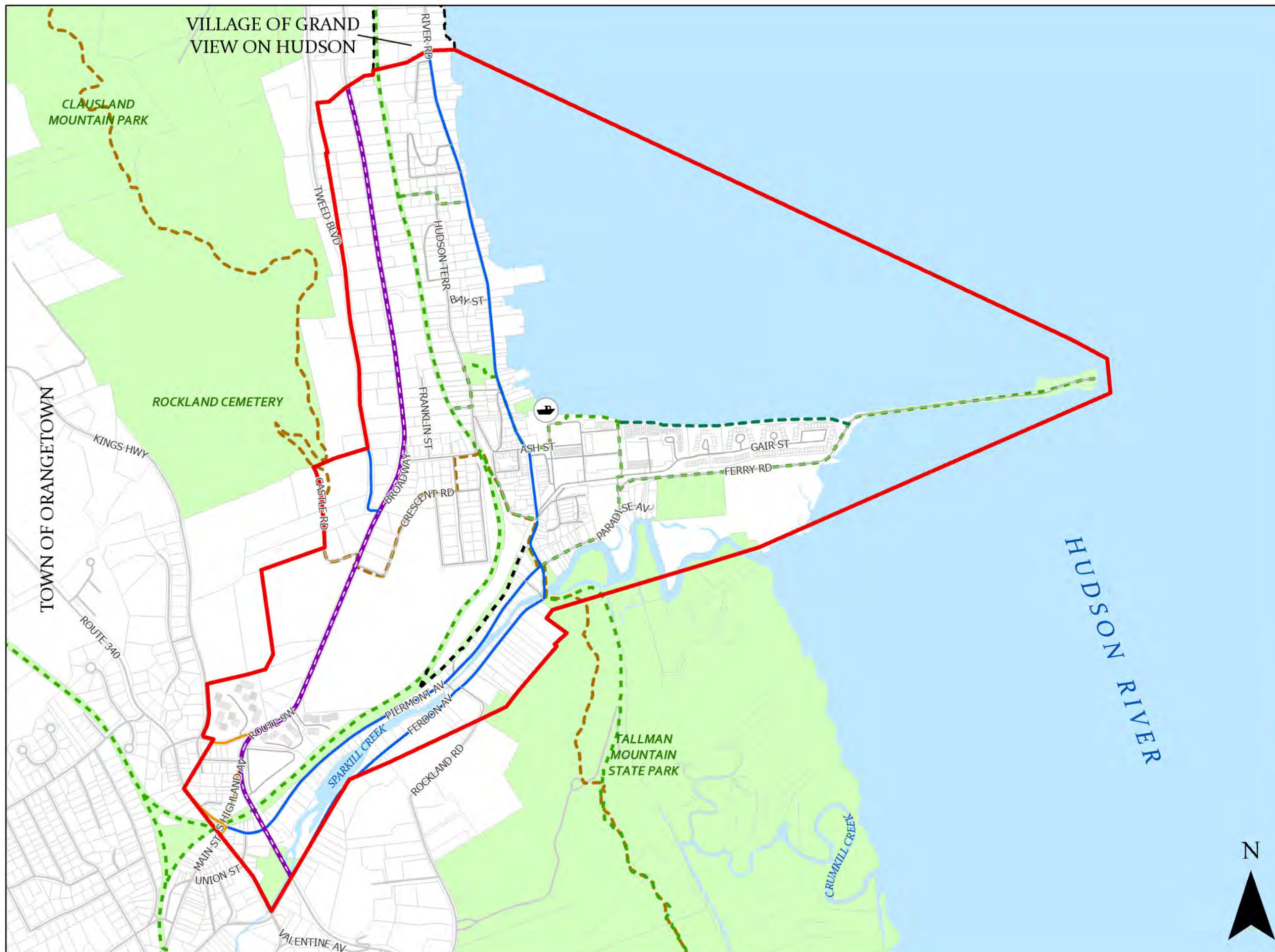
Other Features

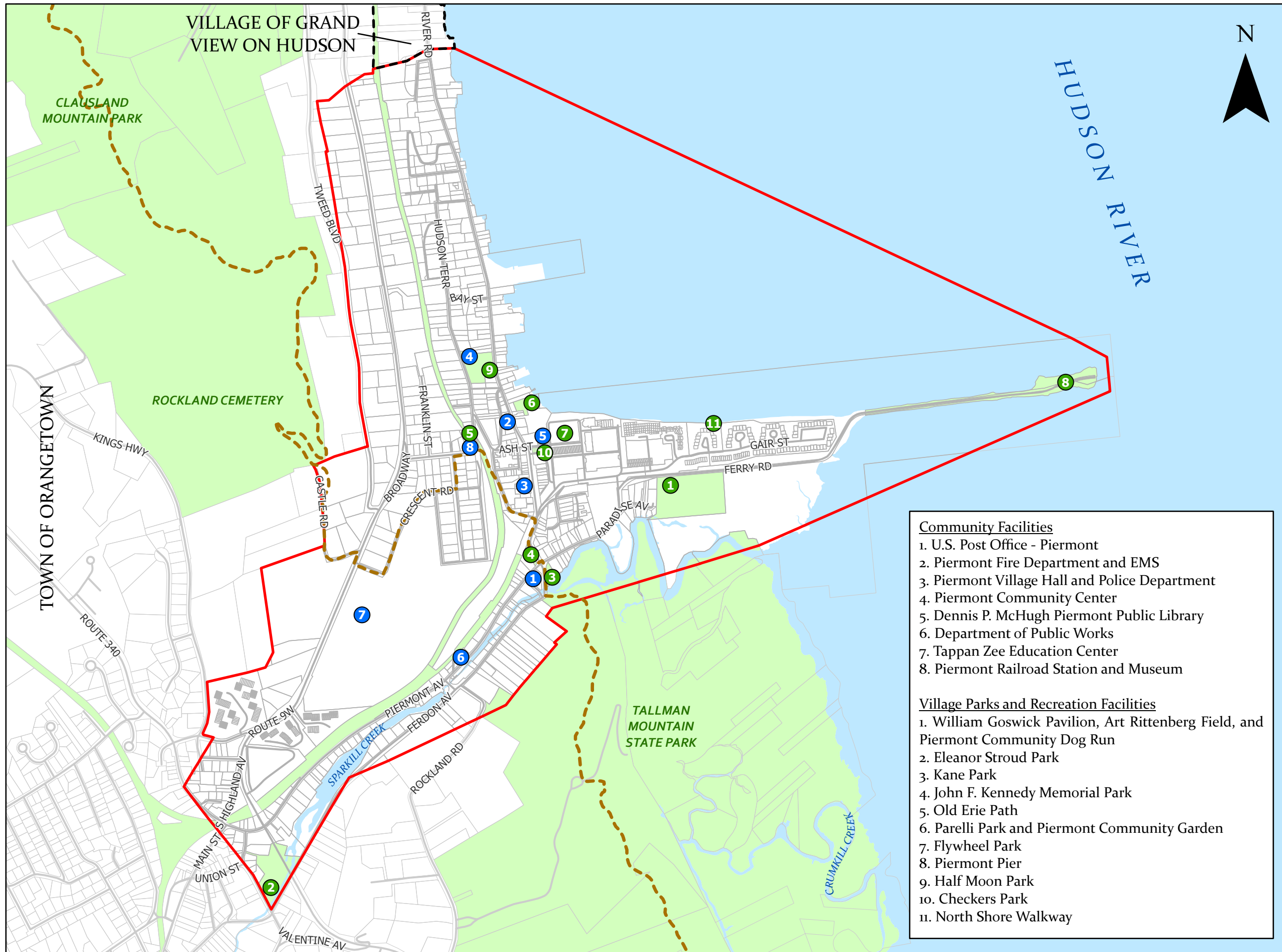
- Village Boundary
- Surrounding Municipalities
- Streams and Rivers
- Parks and Open Space

Sources: Rockland County GIS Portal, NYS GIS Clearinghouse.
Date: July 2023.
Scale: 1 inch equals 0.2 miles.

Note: For planning purposes only, exact boundaries of features should be subject to site-specific data analysis.

0 0.05 0.1 0.2 0.3 Miles





VILLAGE OF GRAND VIEW ON HUDSON

CLAUSLAND MOUNTAIN PARK

ROCKLAND CEMETERY

TOWN OF ORANGETOWN

TALLMAN MOUNTAIN STATE PARK

HUDSON RIVER



VILLAGE OF PIERMONT

Comprehensive Plan

Map XX Community Services and Facilities

Legend

- Village Boundary
- Surrounding Municipalities
- Tax Parcels
- Streets
- Streams and Rivers
- Parks and Open Space
- Community Services and Facilities
- Village Parks and Recreation Facilities
- Long Path

Community Facilities

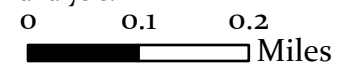
1. U.S. Post Office - Piermont
2. Piermont Fire Department and EMS
3. Piermont Village Hall and Police Department
4. Piermont Community Center
5. Dennis P. McHugh Piermont Public Library
6. Department of Public Works
7. Tappan Zee Education Center
8. Piermont Railroad Station and Museum

Village Parks and Recreation Facilities

1. William Goswick Pavilion, Art Rittenberg Field, and Piermont Community Dog Run
2. Eleanor Stroud Park
3. Kane Park
4. John F. Kennedy Memorial Park
5. Old Erie Path
6. Parelli Park and Piermont Community Garden
7. Flywheel Park
8. Piermont Pier
9. Half Moon Park
10. Checkers Park
11. North Shore Walkway

Sources: Rockland County GIS Portal, NYS GIS Clearinghouse, New York-New Jersey Trail Conference.
Date: June 2023.
Scale: 1 inch equals 0.2 miles.

Note: For planning purposes only, exact boundaries of features should be subject to site-specific data analysis.















VILLAGE OF PIERMONT

Comprehensive Plan

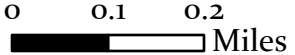
Map XX. Parks and Protected Open Space

Legend

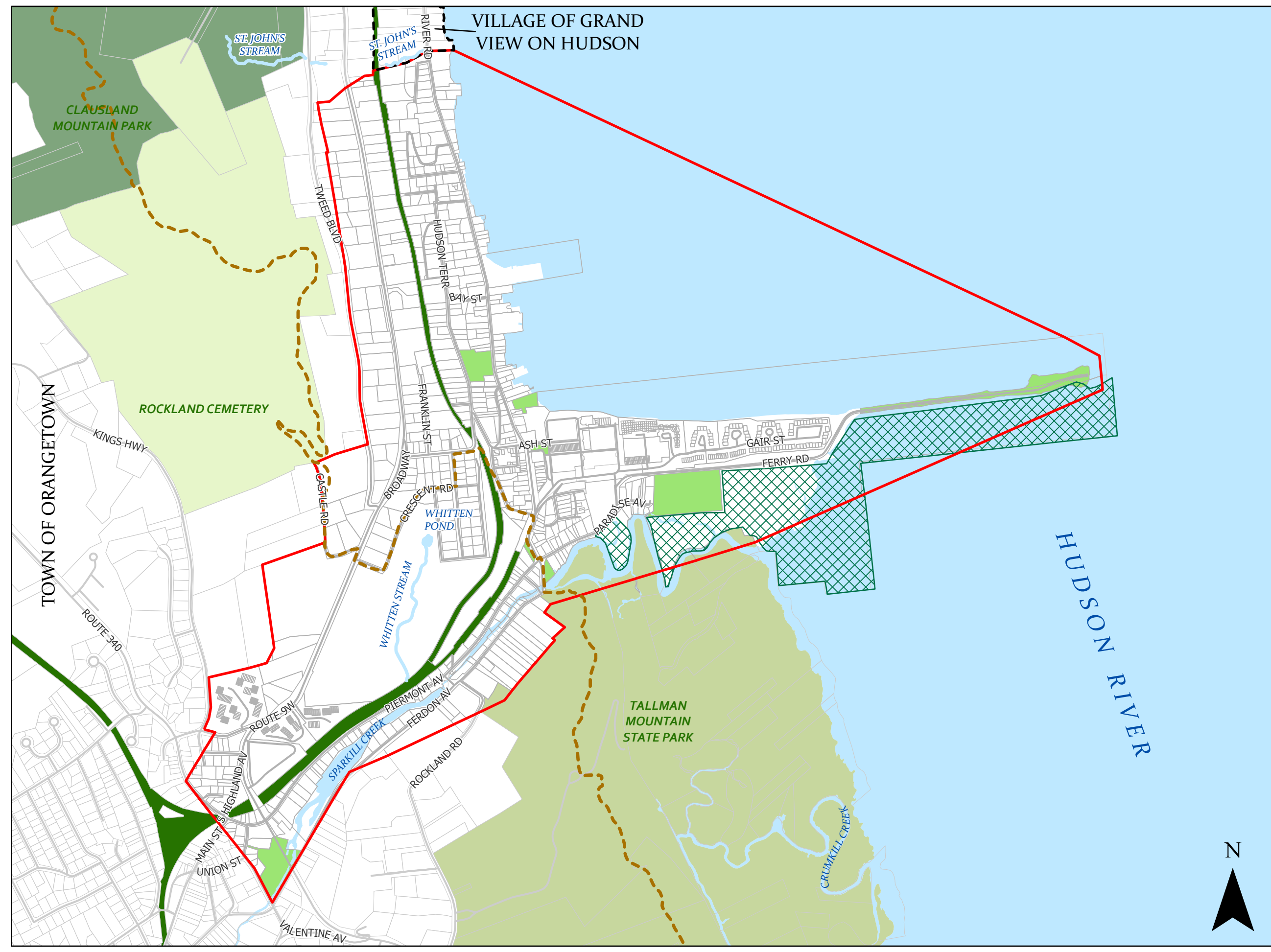
-  Village Boundary
-  Surrounding Municipalities
-  Tax Parcels
-  Streets
-  Streams and Rivers
-  Piermont Parks and Open Space
-  Erie Path
-  Orangetown Open Space
-  Rockland County Parks
-  New York State Parks
-  DEC Owned Land
-  Long Path

Sources: Rockland County GIS Portal, NYS GIS Clearinghouse.
Date: June 2023.
Scale: 1 inch equals 0.2 miles.

Note: For planning purposes only, exact boundaries of features should be subject to site-specific data analysis.



0 0.1 0.2
Miles



VILLAGE OF PIERMONT

Comprehensive Plan

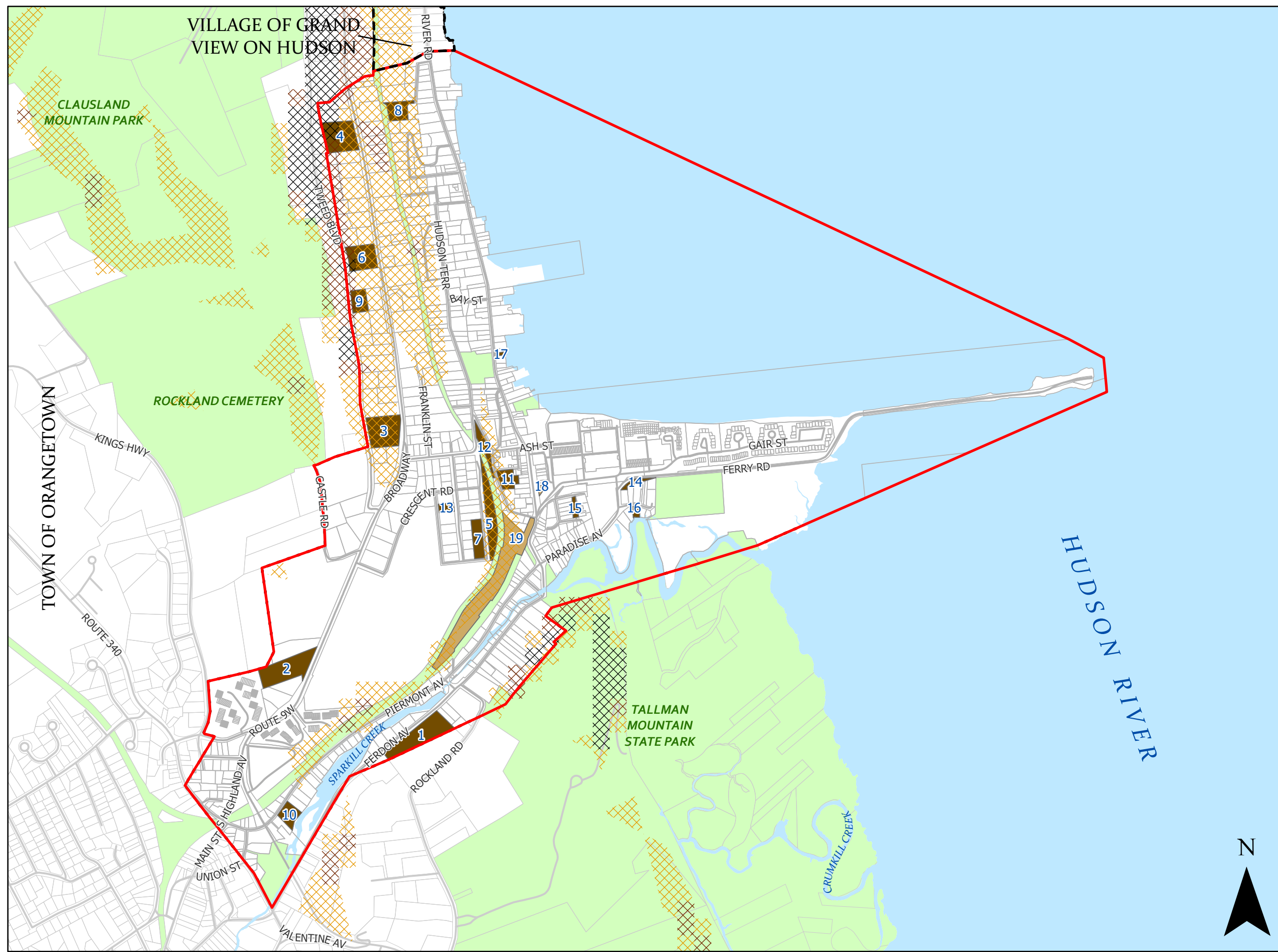
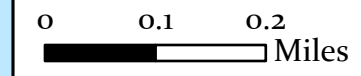
Map XX Development Potential

Legend

- Village Boundary
- Surrounding Municipalities
- Tax Parcels
- Streets
- Streams and Rivers
- Parks and Open Space
- Sites**
 - Undeveloped Land
 - In Review
- Slope Classification**
 - Type II
 - Type III
 - Type IV

Sources: Rockland County GIS Portal, NYS GIS Clearinghouse.
Date: June 2023.
Scale: 1 inch equals 0.2 miles.

Note: For planning purposes only, exact boundaries of features should be subject to site-specific data analysis.



VILLAGE OF PIERMONT

Comprehensive Plan

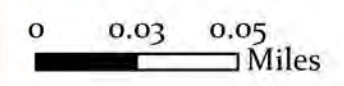
Columbia University
Hudson River Flood Impact
Decision Support Tool
2050
30 Inches
High Sea Level Rise Projection



- ▬ Village Boundary
- Tax Parcels
- Streets
- ▬ Streams and Rivers
- ▬ Parks and Open Space
- ▬ High Projection, No Storm
- ▬ High Projection, 100 Year Storm
- ▬ High Projection, 500 Year Storm

Sources: Rockland County GIS Portal, NYS GIS Clearinghouse, www.ciesin.columbia.edu/ Hudson-River-Flood-Map
Date: August 2023.
Scale: 1 inch equals 0.05 miles.

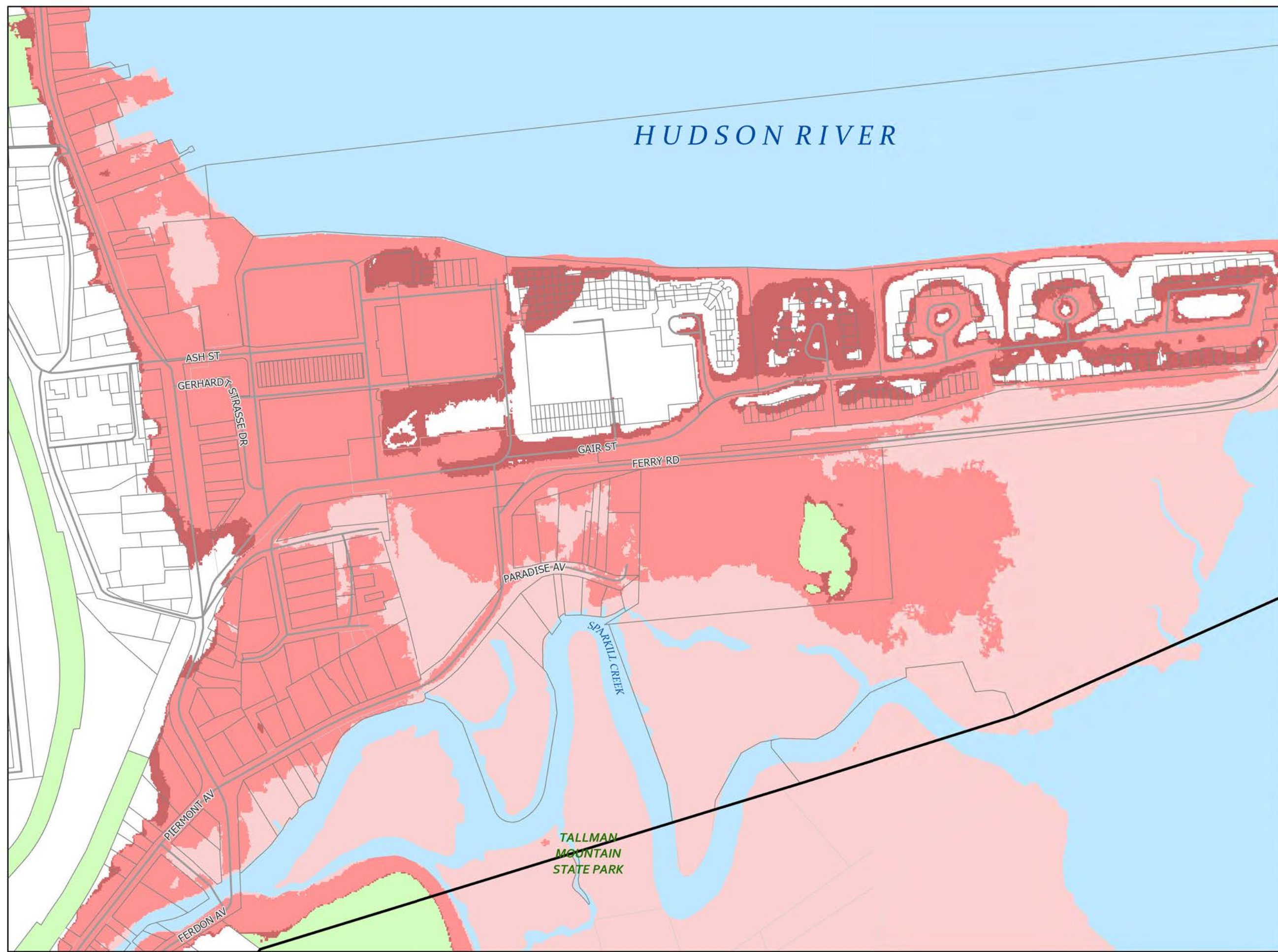
Note: For planning purposes only, exact boundaries of features should be subject to site-specific data analysis.



VILLAGE OF PIERMONT

Comprehensive Plan

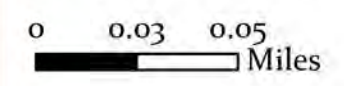
Columbia University
Hudson River Flood Impact
Decision Support Tool
2050
18 Inches
Medium Sea Level Rise Projection



- ▬ Village Boundary
- Tax Parcels
- Streets
- ▬ Streams and Rivers
- ▬ Parks and Open Space
- ▬ Medium Projection, No Storm
- ▬ Medium Projection, 100 Year Storm
- ▬ Medium Projection, 500 Year Storm

Sources: Rockland County GIS Portal, NYS GIS Clearinghouse, www.ciesin.columbia.edu/ Hudson-River-Flood-Map
Date: August 2023.
Scale: 1 inch equals 0.05 miles.





Note: For planning purposes only, exact boundaries of features should be subject to site-specific data analysis.



VILLAGE OF PIERMONT

Comprehensive Plan

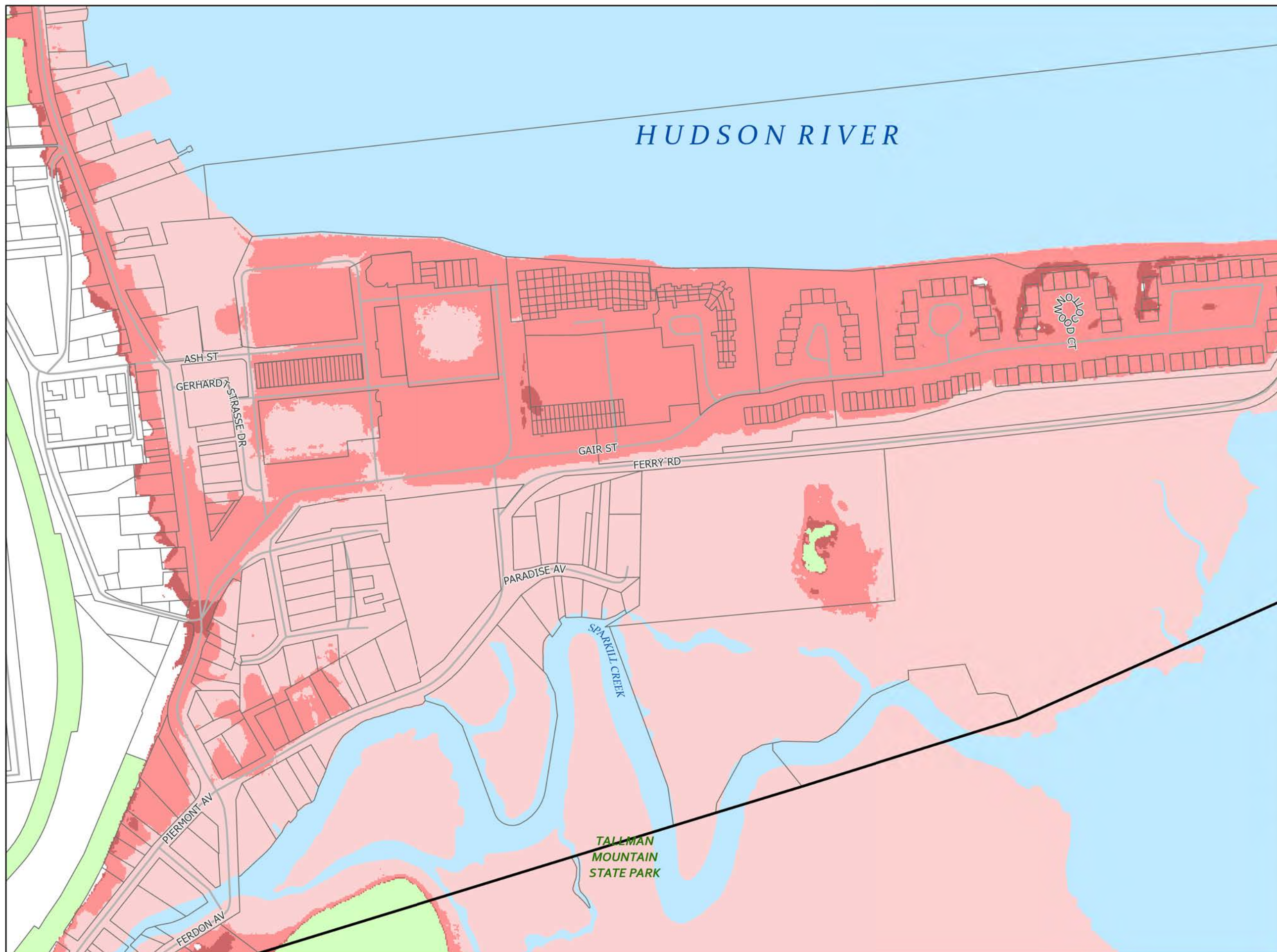
Columbia University
Hudson River Flood Impact
Decision Support Tool
2080
60 Inches
High Sea Level Rise Projection

-  Village Boundary
-  Parcels
-  Streets
-  Streams and Rivers
-  Parks and Open Space
-  High Projection, No Storm
-  High Projection, 100 Year Storm
-  High Projection, 500 Year Storm

Sources: Rockland County GIS Portal, NYS GIS Clearinghouse, www.ciesin.columbia.edu/hudson-river-flood-map
Date: August 2023.
Scale: 1 inch equals 0.05 miles.

Note: For planning purposes only, exact boundaries of features should be subject to site-specific data analysis.

0 0.03 0.05
Miles



VILLAGE OF PIERMONT

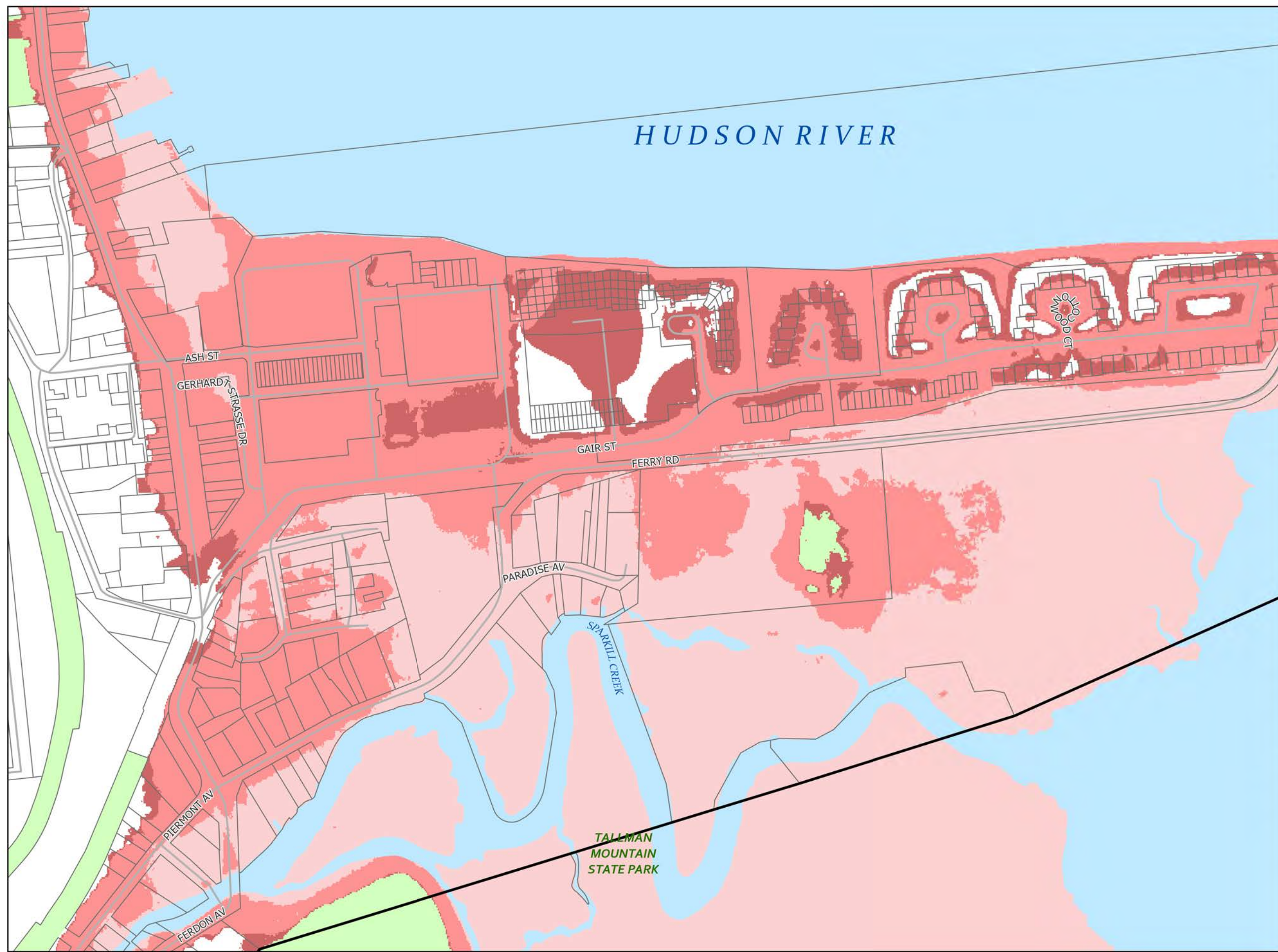
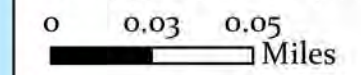
Comprehensive Plan

Columbia University
Hudson River Flood Impact
Decision Support Tool
2080
30 Inches
Medium Sea Level Rise Projection

- Village Boundary
- Parcels
- Streets
- Streams and Rivers
- Parks and Open Space
- Medium Projection, No Storm
- Medium Projection, 100 Year Storm
- Medium Projection, 500 Year Storm

Sources: Rockland County GIS Portal, NYS GIS Clearinghouse, www.ciesin.columbia.edu/hudson-river-flood-map
Date: August 2023.
Scale: 1 inch equals 0.05 miles.









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VILLAGE OF PIERMONT

Comprehensive Plan

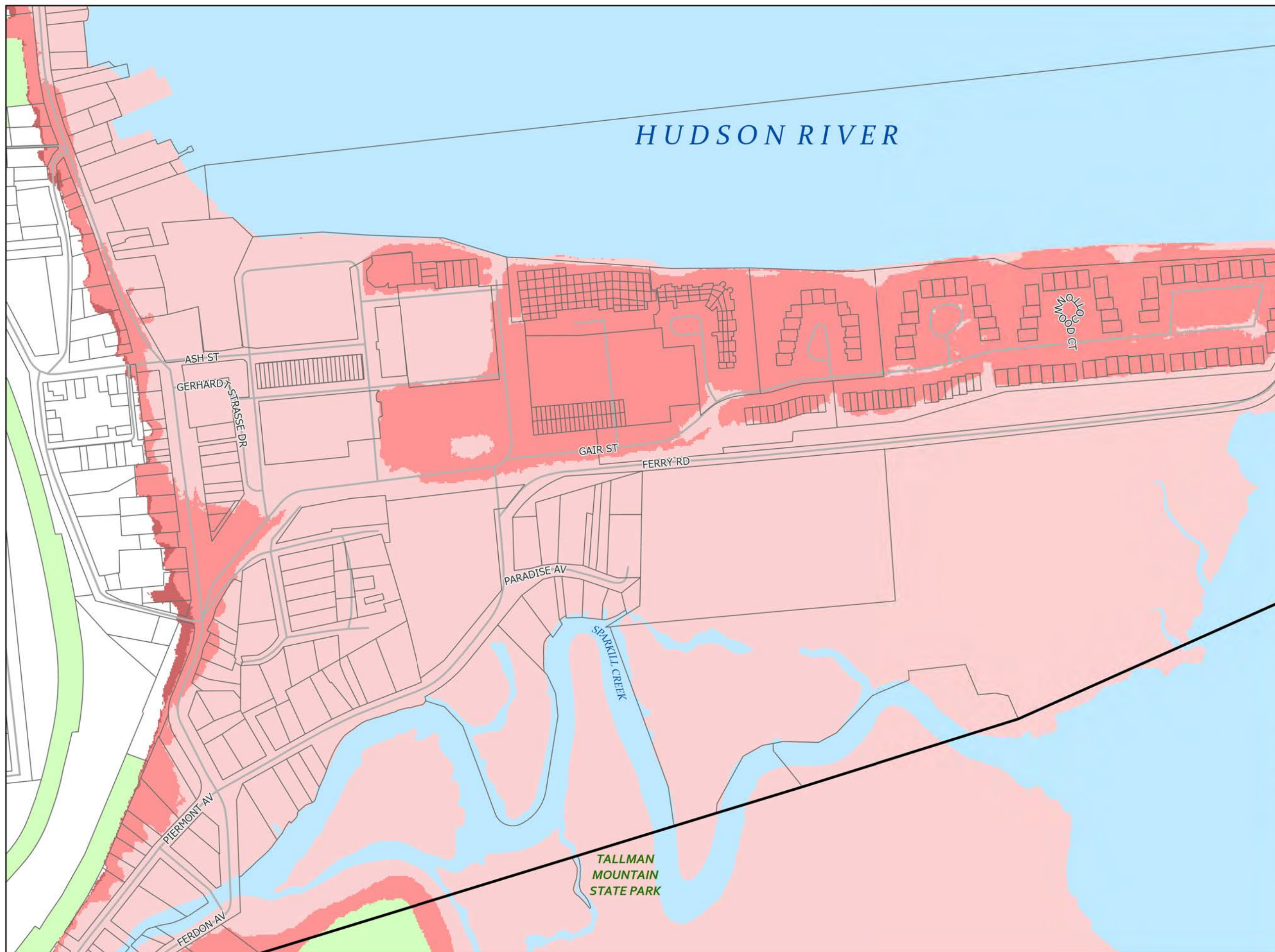
Columbia University
Hudson River Flood Impact
Decision Support Tool
2100
72 Inches
High Sea Level Rise Projection

-  Village Boundary
-  Parcels
-  Streets
-  Streams and Rivers
-  Parks and Open Space
-  High Projection, No Storm
-  High Projection, 100 Year Storm
-  High Projection, 500 Year Storm

Sources: Rockland County GIS Portal, NYS GIS Clearinghouse, www.ciesin.columbia.edu/hudson-river-flood-map
Date: August 2023.
Scale: 1 inch equals 0.05 miles.

Note: For planning purposes only, exact boundaries of features should be subject to site-specific data analysis.









0 0.03 0.05 Miles



VILLAGE OF PIERMONT

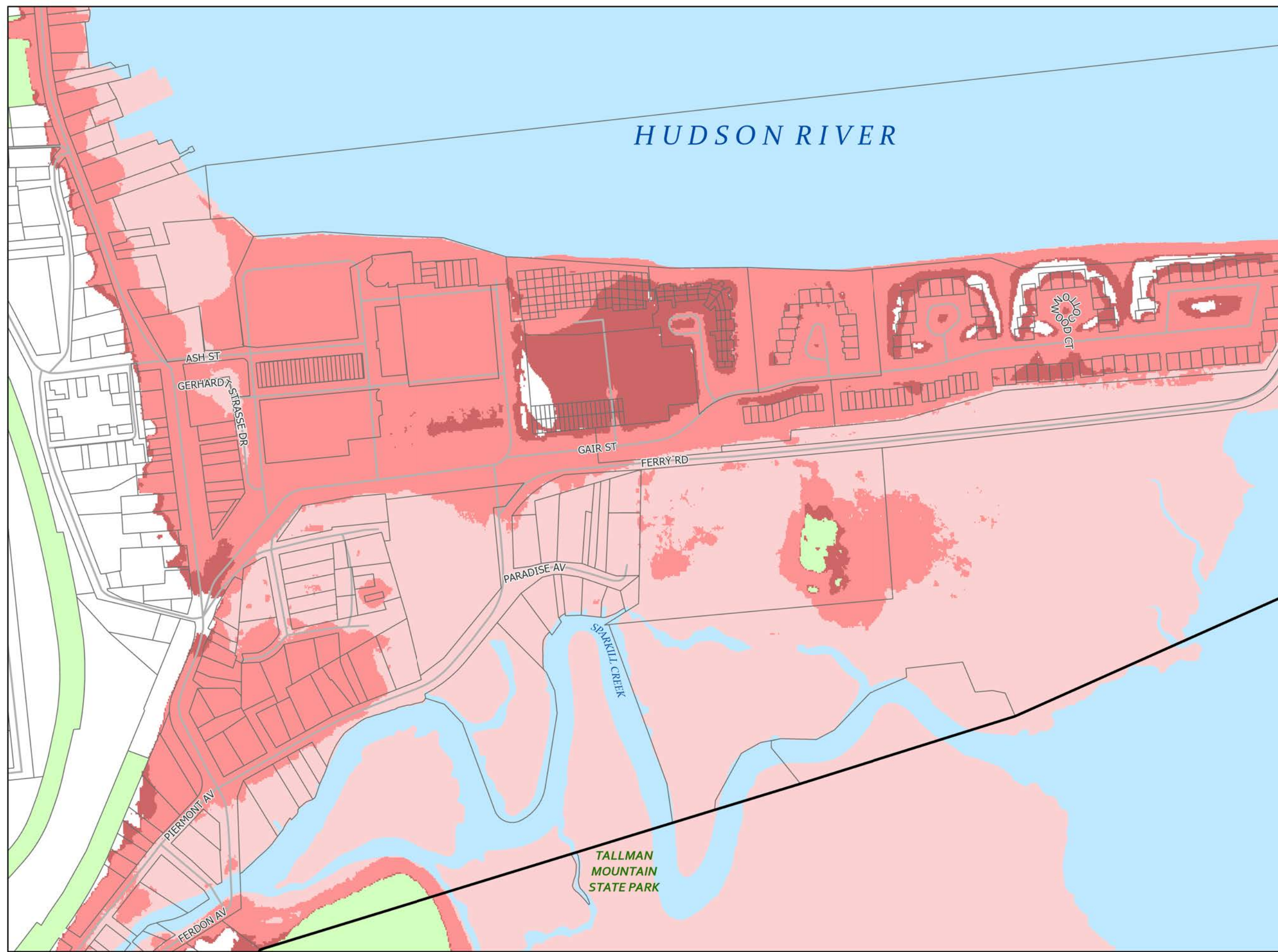
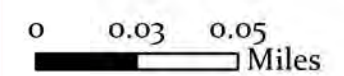
Comprehensive Plan

Columbia University
Hudson River Flood Impact
Decision Support Tool
2100
48 Inches
Medium Sea Level Rise Projection

-  Village Boundary
-  Parcels
-  Streets
-  Streams and Rivers
-  Parks and Open Space
-  Medium Projection, No Storm
-  Medium Projection, 100 Year Storm
-  Medium Projection, 500 Year Storm

Sources: Rockland County GIS Portal, NYS GIS Clearinghouse, www.ciesin.columbia.edu/hudson-river-flood-map
Date: August 2023.
Scale: 1 inch equals 0.05 miles.


Note: For planning purposes only, exact boundaries of features should be subject to site-specific data analysis.



VILLAGE OF PIERMONT

Comprehensive Plan

NOAA Sea Level Rise Data
Visualization of 10ft.
Sea Level Rise
(Approximately Equivalent to
2100 Very High Projection
From the Proposed 6 NYCRR
Part 490 Amended Projections
Under Consideration,
Not Yet Adopted)

-  Village Boundary
-  Tax Parcels
-  Streets
-  Streams and Rivers
-  Parks and Open Space
-  NOAA Sea Level Rise Data - 10ft.

Sources: Rockland County GIS
Portal, NYS GIS Clearinghouse,
coast.noaa.gov/slrdata/
Date: August 2023.
Scale: 1 inch equals 0.05 miles.

Note: For planning purposes
only, exact boundaries of
features should be subject to
site-specific data analysis.

0 0.03 0.05
Miles

