INCORPORATED VILLAGE OF PIERMONT
478 PIERMONT AVENUE * PIERMONT, NEW YORK 10968 * (845) 359-1258
FAX (845) 359-0466

PLEASE TAKE NOTICE that a Public Hearing will be held by the PLANNING BOARD OF THE VILLAGE OF PIERMONT, in the Piermont Village Hall, 478 Piermont Avenue, Piermont, County of Rockland, State of New York, on MONDAY , SEPTEMBER 11, 2023 at 7:00 P.M. to consider the following applications:

POSTPONED ITEM:

PB#23-04: Application of Phil Griffin (Piermont Village Green) for a four-lot residential subdivision Final Subdivision Plat review (Chapter 174.5) subdivision of a 6.1-acre parcel, development will occur on 2.1 acres and 4 acres will remain undisturbed and become a conservation easement. The applicant shall comply with Piermont Code §§ 174-18 and 174-19 and with §§ 7-728 and 7-730. The property is on the west side of Piermont Avenue, zero feet south of the intersection of Tate Avenue, Piermont, New York and are identified on the Orangetown Tax Map as Section 75.62, Block 1, Lots 22 & 39 ; R -10 zoning district.

NEW ITEM:

PB#23-06: Application of Nicholas Cyprus for a Special Permit from Section 210-135 of the Village of Piermont for use of a houseboat located at 695 Piermont Avenue, Piermont New York as an Air B & B rental: Boat Information: Board 1969 DR/CR 2290BZ expires 03/31/2024 registered to Nicholas A. Cyprus, 14 Johnson Road, Lagrangeville, New York 12540.

OTHER BUSINESS:

The Village Board would like the Planning Board to render a report and recommendation regarding the petition for a zone change for property owned by Valentina Tarasenko, identified on the Orangetown Tax Map as Section 76.62, Lot 1, Block 19.1 & 19.2 in the R-10 zoning district; the petitioner would like to have her property included in the recently adopted CBM zone. The Planning Board will engage its planner for this matter and establish an escrow for same from the applicant.

MAYOR BRUCE TUCKER
TRUSTEES MARK BLOMQUIST, ROB BURNS, NATE MITCHELL AND MICHAEL WRIGHT
VILLAGE CLERK-TREASURER JENNIFER DEYORGI MAHER VILLAGE ATTORNEY LINO SCIARRETTA

ZBA #2306

PERMIT EXPIRES ONE YEAR AFTER ISSUANCE. EXPIRATION DATE: / /

Permit #

Permit Issue Date:

Village of Piermont Building Department

APPLICATION FOR BUILDING/DEMOLITION PERMIT

Phone: 845-359-1258

ZONE:

1 Yr. Extension ($175)

Entire form must be filled out prior to submitting. Incomplete applications will not be accepted.

All Applicants are required to submit contractors and sub-contractors: Rockland County Home Improvement License, Workers Comp and Disability Insurance. Acord forms are not acceptable. Architects and Engineers seals must be clearly stamped on supplied drawings.

ADDRESS: 695 Piermont Ave Piermont, NY EMAIL: NicholasCyprus2020@gmail.com

SECTION: — BLOCK: — LOT: —

OWNER / LEGAL OCCUPANT: Nicholas Cyprus. PHONE 917-622-5042

I, (PRINT NAME) Nicholas Cyprus, BEING DULY SWORN, DEPOSE AND STATE THAT I AM THE OWNER (LESSEE, ENGINEER, SURVEYOR, ARCHITECT, BUILDER, OR AGENT OF THE OWNER) IN FEE OF THE PREMISES TO WHICH THIS APPLICATION APPLIES; THAT I (THE APPLICANT) AM DULY AUTHORIZED TO MAKE THIS APPLICATION AND THAT THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HEREIN ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE WORK WILL BE PERFORMED IN THE MANNER SET FORTH IN THE APPLICATION AND IN THE PLANS AND SPECIFICATIONS FILED THEREWITH, AND IN ACCORDANCE WITH THE STATE UNIFORM BUILDING CODE AND ALL OTHER APPLICABLE LAWS, ORDINANCES AND REGULATIONS OF THE MUNICIPALITY. I GRANT PERMISSION FOR THE REQUIRED NYS INSPECTIONS TO BE MADE AS REQUIRED AND SCHEDULED BY THE INDIVIDUALS HIRED TO PERFORM WORK. I ALSO DECLARE THAT THE STRUCTURE OR AREA DESCRIBED IN THIS APPLICATION WILL NOT BE OCCUPIED OR USED UNTIL I HAVE OBTAINED A CERTIFICATE OF OCCUPANCY.

Notary/Inspector: _____ Date: 7-26-03 Signature: _____

ARCHITECT/ENGINEER _____ PHONE: _____

ADDRESS: _____ LICENSE # _____

BUILDER/CONTRACTOR _____ PHONE: _____

ADDRESS: _____ LICENSE # _____

PLUMBER _____ PHONE: _____

ADDRESS: _____ LICENSE # _____

ELECTRICIAN _____ PHONE: _____

ADDRESS: _____ LICENSE # _____

HVAC _____ PHONE: _____

ADDRESS: _____ LICENSE # _____

Existing Use of ~~Structure or Land~~: Boathouse

Proposed project square footage: _____

Type of work (check all that apply and how many): Interior Renovation____; Addition____; Deck____; Roof____; Window(s)____;

Entry Door(s) ____; Kitchen(s)____; Bath(s) ____; Shed(s)____; Landing/Steps____; Portico____; Garage____; Pool____;

Retaining Wall____; Site Work____; New Dwelling____; Other AIRBNB

VALUE OF PROJECT $_____ RECEIPT #_____ INITIALS _____

CHECK AMOUNT $_____ CHECK #_____ CHECK DATE ____/____/____

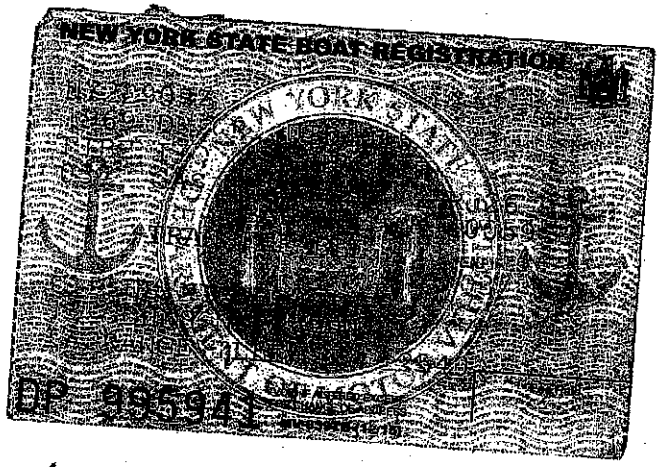
OFFICE USE ONLY BELOW THIS LINE

Reviewed by:

DENIAL - Date ____/____/____: SEE ATTACHED DENIAL

APPROVAL - Date ____/____/____:

REVIEW NOTES:



Boat AirBnB

Nicholas Cyprus
(917)622-5042

nicholascyprus2020@gmail.com



Replace Documents
Not Available
Why?

Status: Too Early for Renewal
View Details

2290BZ

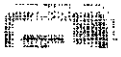
BOAT
1969 DR/CR
Registration Expires: 03/31/2024

CYPRUS,NICHOLAS,A
14 JOHNSON RD
LAGRANGEVILLE, NY 12540

Residence County: DUTC

Change Address

Fuel Type: G **Propulsion:** I/O
Hull ID Number (HIN): UTD4015
Hull Material: FIBE **Length:** 34 **Use:** PLE/

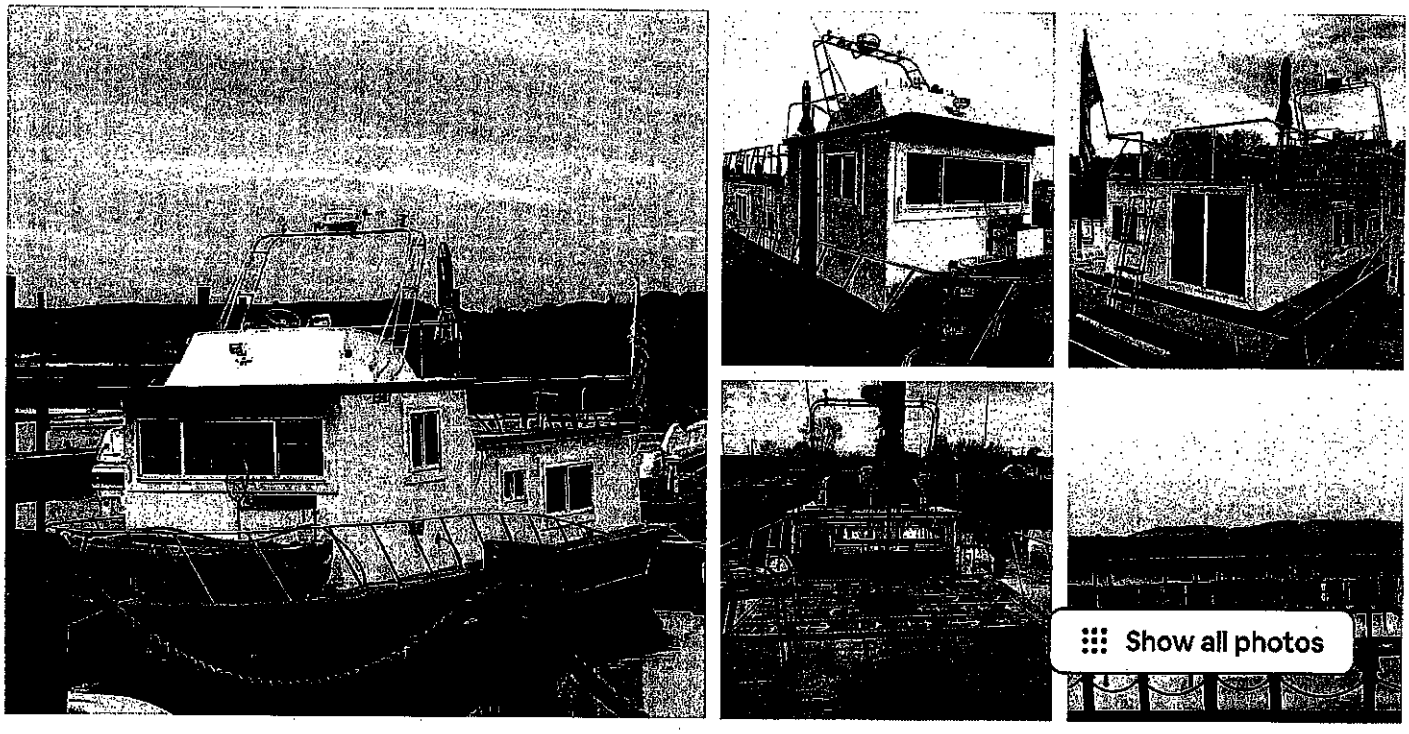


Is this legal?

Houseboat on the Hudson

★ 4.86 · 208 reviews · Superhost · Piermont, New York, United States

Share Save



Boat hosted by Nick

2 guests · 1 bed · 1 bath

Nick is a Superhost
Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Great location
95% of recent guests gave the location a 5-star rating.

Great check-in experience
95% of recent guests gave the check-in process a 5-star rating.

$175 night

★ 4.86 · 208 reviews

CHECK-IN	CHECKOUT
Add date	Add date

GUESTS
1 guest

Check availability

Report this listing

Backyard

~~Carbon monoxide alarm~~

Show all 52 amenities

Select check-in date

Add your travel dates for exact pricing

★ 4.86 · 208 reviews

Cleanliness	4.7
Accuracy	4.9
Communication	5.0

for the weekend, but fortunately we were able to order takeout and enjoy our food on the boat....

Show more >

Amy
October 2022

This was an amazing place to stay! My husband and I had several good laughs as he is 6ft 3inches and he had to duck and squeeze to fit in the small area, but we loved every bit of it!! Such a unique place to stay! Nick was super helpful and kind when checking us in and marking sure we knew ho...

Show more >

Show all 208 reviews

Where you'll be

Piermont, New York, United States

Plenty of restaurants and shopping around the area.

Show more >

Hosted by Nick

Joined in September 2016

Carbon monoxide alarm not reported

Smoke alarm
Not suitable for children and infants

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Explore other options in and around Piermont

New City
Newark
New Haven
Washington
New York
The Hamptons
Long Island
Pocono Mountains
Hoboken
Philadelphia
Jersey City
Boston

Other types of stays on Airbnb

Piermont vacation rentals
Home rentals with a Pool in United States
Luxury rentals in United States
Piermont monthly stays
Houseboats

Airbnb > United States > New York > Rockland County > Piermont

① INSURANCE
② BOAT - CANT MOORED/CANNOT LICENSE -
③ - REVIEW - INSURANCE -

Village of Piermont

LOCAL LAW NO. __ OF 2021

A LOCAL LAW AMENDING VILLAGE CODE BY ADDING CHAPTER 210 ("ZONING"), ARTICLE XXII – ZONING REGULATING SHORT-TERM RENTALS OF RESIDENTIAL DWELLINGS BY SPECIAL PERMIT

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

Section 1. Authority

This local law is adopted pursuant to the New York State Constitution and Section 10 of the Municipal Home Rule Law.

Section 2. Title, Intent and Purpose.

This local law shall be known and cited as "a Local Law amending Chapter 210 to add Article XXIII Regulating Short-Term Rentals."

The intent of this local law to amend Chapter 210 of the Village Code of the Village of Piermont is to advance the public health, safety, and welfare of the Village of Piermont, its residents, and visitors. The purpose of this local law is to prevent unregulated tourist or transient oriented uses within all permitted and pre-existing nonconforming single-family, two-family, and multi-family dwellings and in residential districts and traditional residential neighborhoods, to protect and ensure the safety of the Village's current and future residents and visitors to the Village, as well as protect and preserve the Village's appropriately balanced commercial and residential nature and unique, tranquil neighborhood character as promoted by the Village's zoning, subdivision, property maintenance and related local laws.

Section 3. Amendment Chapter 210 shall be hereby amended to add the following:

Article XXIII Regulation of Short-Term Rentals in Residential Dwellings

§ 210-133 Purpose. It is the purpose of the zoning law to advance the public health, safety, and welfare of the Village of Piermont, its residents, and visitors. The purpose of this local law is to prevent unregulated tourist or transient-oriented uses within all permitted and pre-existing

nonconforming single-family, two-family, and multi-family dwellings and in residential districts and traditional residential neighborhoods, in order to protect and ensure the safety of the Village's current and future residents and visitors to the Village, as well as protect and preserve the Village's appropriately balanced commercial and residential nature and unique, tranquil neighborhood character as promoted by the Village's zoning, subdivision, property maintenance and related local laws.

§ 210-134 Definitions. As used in this article, the following terms shall have the meanings indicated:

IMMEDIATE FAMILY MEMBER Any parent, grandparent, child, grandchild, sibling, spouse, domestic, and any other immediate relative by blood, marriage, or adoption (i.e., cousin, niece, nephew, aunt, uncle, inlaw, and step-child).

LIVING ACCOMMODATION A dwelling or premise or portion thereof with a bed or beds and bathroom facilities for the use of the person or persons occupying the dwelling premises, or portions thereof.

MONETARY COMPENSATION Cash, check, money order, credit card, bitcoin, barter, or other valuable consideration.

OCCUPANT A person, other than the premises owner of record filed in the Rockland County Clerk's Office or an immediate family member of the premises owner, occupying living accommodations with the premises owner's express or implied consent.

OFFER TO RENT To personally or through an agent, referral service, representative or other entity or person, communicate or advertise, verbally, in writing, or through electronic means or otherwise, including the Internet, the availability for rental or similar use of any living accommodations, or to knowingly allow, commission, authorize, or permit such communication or advertisement.

PERSON Any individual, partnership, corporation, joint limited liability company, limited liability company, trust or other entity, stock association, and includes any trustee, receiver, assignee, or personal representative thereof, including but not limited to any booking or reservation service, lawful lessees, and premises owners.

PREMISES Immovable property owned or leased by the premises owner or lawful lessee, as applicable.

PREMISES OWNER A person having lawful ownership title or interest to the premises or an immediate family member of said person.

SHORT-TERM RENTAL A dwelling unit that is rented, in whole or in part, to any person or entity for a period of less than 29 consecutive nights. "Rental" means an agreement, written or oral, granting use or possession of a residence, in whole or in part, to a person in exchange for monetary compensation. "Short-term rental" shall also mean the selling of shares, time-share ownership or the establishing of other ownership, tenancy or use arrangement in which a person obtains a right of occupancy in all or any portion of a residential dwelling unit.

MULTIPLE DWELLING A dwelling which is either rented, leased, let or hired out, to be occupied or is occupied as the permanent residence or home of three or more families living independently of each other and is occupied for permanent residence purposes. "Multiple dwelling" shall include "apartment" dwellings.

APARTMENT That part of a multiple dwelling consisting of one or more rooms containing at least one bathroom and arranged to be occupied by the members of a family, which room or rooms are separated and set apart from all other rooms within a multiple dwelling.

TRANSIENT A rental period of 29 nights or less.

§210-135 Short-term rentals prohibited unless authorized under a Special Permit.

A. It shall be unlawful for any person in any residentially zoned district within the Village to rent or license, or offer to rent or license, any living accommodations for monetary compensation or other valuable consideration for a period of less than 29 consecutive nightsif the living accommodations are not lawfully licensed or permitted for such use under a Special Permit issued by the Planning Board.

B. No occupant, visitor, transient, or other person, may use, reside, dwell, or otherwise remain in any living accommodations for a period of less than 29 consecutive nights in exchange for monetary compensation or other valuable consideration if the living accommodations are not lawfully licensed or permitted for such use under a Special Permit issued by the Planning Board.

C. Any provision of a lease or rental agreement purporting to waive any provision of this Section is unlawful.

D. Nothing in this Section shall be construed as invalidating or impairing the operation of, or the right of a landlord to restrict occupancy in order to comply with federal, state or local laws, regulations, ordinances, or codes.

E. A person or entity (including a principal of any entity) who rents property from a premises owner or lawful lessee who is in violation of this Section shall be deemed to be an accessory to the offense provided herein.

F. Any person who shall violate any provision of this Section shall first receive a warning of said violation from the Building Inspector. Each violation issued thereafter shall be subject to a fine of up to $250 per day for each day of non-compliance.

G. In addition to the criminal penalties contained herein, it shall be the right of the Village to seek injunctive relief in any civil court having jurisdiction over this matter to prevent any violation or violations of this

Section. 4 -

§210-136 Applicability.

A. The prohibition on short-term rentals shall apply to all single-family, two-family, and multiple-family residential dwellings within the Village.

B. The prohibition on short-term rentals shall not apply to a commercial hotel/motel business or bed-and-breakfast establishment operating exclusively as such and which is lawfully licensed or permitted for such use pursuant to the Village Zoning Code and regulated by applicable state, county and local law or ordinance.

C. The prohibition on short-term rentals shall not preclude the creation of a mortgage, lien, easement or other similar interest that encumbers a residential property as a whole to secure a loan or for any other legitimate purpose.

Section 5 – Special Permit Requirement

§210-137 **Permit required; fee; period of validity.**

A.

No living accommodation shall be used as a Short Term Rental unless:

(1)

It operates under a Special Permit issued by the Planning Board pursuant to Village Zoning Code Article VIII.

(2)

An annual application for a Short Term Rental Special Permit is filed with the Building Inspector with a filing fee in the amount established by resolution of the Piermont Village Board, which

fee may be changed in the Board's discretion. Each annual application shall contain, in addition to any other requirements of the Building Inspector, proof of ownership via a current deed to the premises.

B.

Following an inspection of the premises, the Building Inspector issues a Short Term Rental Special Permit when he finds the residence meets all the requirements and/or conditions of the Special Permit issued by the Planning Board, and any other applicable laws, codes or regulations.

C.

All Short Term Rental Special Permits shall be valid for a period of one year from the anniversary date of issuance of the original issue date. Absent renewal, a Short Term Rental annual permit shall automatically terminate; provided, however, that such permit may be renewed annually if the applicant is in compliance with the provisions of the existing Special Permit, this article, and files an application for renewal with all required documentation and fees no later than one month prior to the anniversary date of the issuance of the permit.

D.

In addition to compliance with the provisions of Article VIII of the Zoning Code, all Short Term Rentals shall:

>Have adequate off street parking for the # of guests

>The number of bedrooms available for registered guests shall not exceed _____.

-The number of registered guests occupying the premises at any one time shall not exceed ___.

>The residence must have a minimum of two parking spaces. When four or more parking spaces are provided and the parking layout is changed from that previously existing on the site, site plan approval from the Planning Board shall be required, and the parking area shall be screened from direct view of any adjacent residential use.

>The building shall be in compliance with all applicable zoning, building, fire, electrical and plumbing codes. The owner shall provide the Building Inspector with all approvals required by the Rockland County Health Department, if any.

>No signage shall be permitted at the premises

>A Short Term Rental use established hereunder shall be deemed a commercial use, and shall comply with any and all regulatory requirements set forth in the New York State Fire Prevention and Building Code.

>As condition of any Short Term Rental Special Permit, the owner consents to the Building Inspector having a right of entry to the premises, upon reasonable notice, to verify compliance with the requirements of this article.

{add in additional use regulations}

Section 6. Severability.

If any clause, sentence, paragraph, section, or part of this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder hereof, but shall be confined in its operation to the clause, sentence, paragraph, section or part hereof directly involved in the controversy in which such judgment shall have been rendered.

Section 7. Repeal, Amendment, and Supersession of Other Laws.

All other resolutions, ordinances, or local laws of the Village of Piermont, which conflict with the provisions of this Local Law are hereby superseded or repealed to the extent necessary to give this Local Law full force and effect.

Section 8.

Effective Date. This Local Law shall take effect immediately upon filing in the office of the Secretary of State in accordance with Section 27 of the New York Municipal Home Rule Law.

Other Business

The Law Office of Amy Mele

Ira Emanuel, Esq., Of Counsel

100 Dutch Hill Road, Suite 330
Orangeburg, New York 10962
(845) 596-8260
Amy@AmyMeleLaw.com

RECEIVED
AUG - 4 2023
BY:

Via Federal Express

August 3, 2023

Village of Piermont
Village Clerk
478 Piermont Ave
Piermont NY 10968

RE: Valentina Tarasenko – Petition for zone Change
Tax lots 75.62-1-19.1 and 75.62-1-19.2

Dear Ms. DeYorgi Maher:

Enclosed please find an original and ten (10) copies of a Petition for Zone Change in connection with the above-referenced parcels, along with a Short Form Environmental Assessment Form. Petitioner respectfully requests that this matter be placed on the next available Village Board of Trustees agenda for consideration.

If there are any fees associated with this filing, please contact me and I will ensure that they are paid promptly.

Thank you.

Very truly yours,

Amy Mele, Esq.

cc: Client
Lino Sciaretta, Esq. (via email)

VILLAGE BOARD: VILLAGE OF UPPER NYACK

----------x

In the Matter of the Application of

VALENTINA TARASENKO

PETITION FOR ZONE CHANGE TO CBM

for an Amendment to the Zoning Local Law by rezoning certain property from R-10 to CBM

----------x

TO THE HONORABLE VILLAGE BOARD OF THE VILLAGE OF PIERMONT:

The Petition of VALENTINA TARASENKO, respectfully shows to the Honorable Village Board as follows:

1. At all times hereinafter mentioned your Petitioner is the fee owner of certain parcels of land known on the Tax Map of the Village of Piermont as tax lots 75.62-1-19.1 ("Lot 1") and 75.62-1-19.2 ("Lot 2" together, referred to as the "Parcels"). As shown on the map attached hereto as Exhibit A the Parcels are contiguous. Both Parcels are currently located in the R-10 zoning district. A 6-unit apartment complex is currently located on Lot 2 as a pre-existing non-conforming use. Lot 1 is currently vacant. Lot 1 is approximately 11,741 square feet. Lot 2 is approximately 6,566 square feet.

2. The Petitioner has owned the Parcels since the 1960's. The six unit apartment building has been in existence since approximately 1965.

3. In 2023, the Village Adopted Local Law #8. The preamble to the law, in legislative findings, recognizes that there are several exclusively multi-family structures within the downtown, with no ground story commercial which is not a permitted use in the Business B district, and that the "intent of the local law is to correct the disparity between existing Business B District requirements and the built environment and to promulgate regulations reflective of the existing built environment." Section 1.B and D.

4. The local law amended the zoning map to designate "[a]ll lots having frontage on the

west side of Piermont Avenue south of Ash Street and north of Tate Avenue as CBM." Attached hereto as Exhibit B is the map depicting the CBM zone, with Petitioner's parcels identified. For reference, attached as Exhibit C is a printout of the Rockland County GIS map of Petitioner's parcel and the surrounding parcels.

5. The new zoning map does not include Petitioner's Parcels, which are both located on Tate Avenue, one of which has a six unit multifamily dwelling, in the new zone. As such, the multifamily use on Lot 2 remains pre-existing non-conforming, and Lot 1, which would be eligible for multi-family, remains relegated to a single family lot.

6. Petitioner's parcels are located on the south side of Tate Avenue, one lot away from the intersection of Tate and Piermont Avenue. There are only three parcels on the south side of Tate Avenue – two of which are Petitioner's. Thus, amending the law would not affect a large area or a large number of parcels.

7. It is respectfully submitted that extending the CBM zone to include Petitioner's property is entirely consistent with the intent of the Village Board in creating the zone. Indeed, it makes sense to extend the zone to the parcels on the south side of Tate Avenue which are currently non-conforming. Such action would be entirely consistent with the Village Board's legislative intent to "correct the disparity between existing Business B District requirements and the built environment and to promulgate regulations reflective of the existing built environment."

8. Finally, it is respectfully submitted that granting the relief requested in the Petition will not adversely affect the character of the neighborhood – rather, it would result in zoning with is reflective of the current conditions in the neighborhood. It is anticipated that the Petitioner will develop Lot 1 into multifamily housing consistent with the Village's existing housing stock, thereby providing much needed housing in the Village. Petitioner understands that she must return to the Planning Board for approval of any development on Lot 1.

9. Submitted herewith and made a part hereof are a survey and a short form EAF.

10. The Petitioner affirms and agrees that upon approval it will comply with all other requirements and execute any and all documents required by the Village of Piermont in connection with all zoning and site plan approvals.

WHEREFORE, the Petitioner respectfully requests that the Town Board grant the relief requested in this Petition.

[SIGNATURE PAGE AND VERIFICATION TO FOLLOW]

Dated: Nyack, New York
August 3, 2023

Valentina Tarasenko
Valentina Tarasenko

VERIFICATION

VALENTINA TARASENKO duly affirms the following: I am the Petitioner in the proceeding herein. I have read the annexed Petition and know the contents thereof; and the same are true to my knowledge, except those matters therein which are stated to be alleged on information and belief and as for those matters I believe them to be true.

Valentina Tarasenko
Valentina Tarasenko

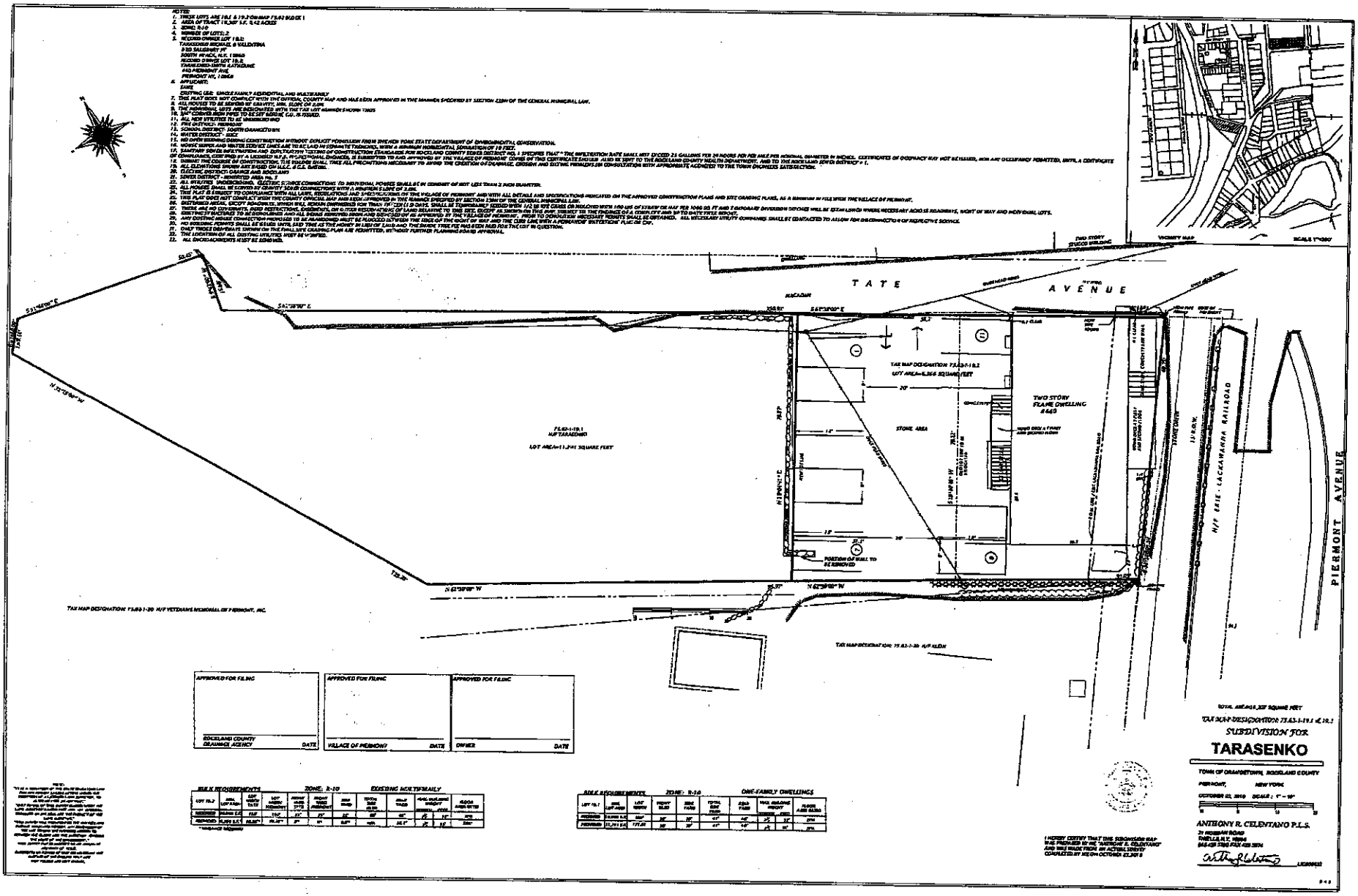
ACKNOWLEDGEMENT

STATE OF NEW YORK)
) ss.:
COUNTY OF ROCKLAND)

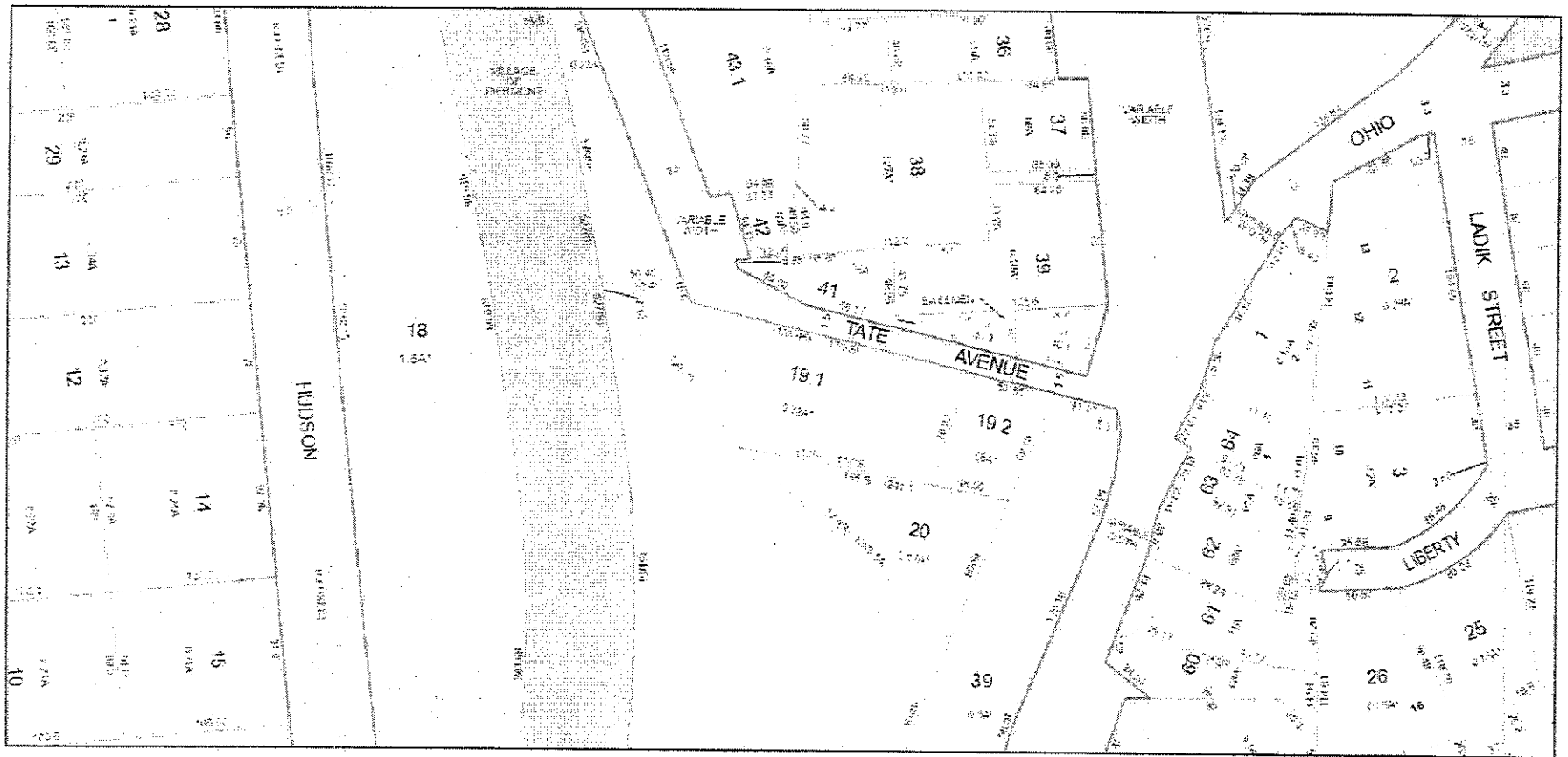
On this 3 day of August 2023, before me, the undersigned, a notary public in and for said state, personally appeared Valentina Tarasenko, personally known to me, or proved to me on the basis of satisfactory evidence, to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

ARMAND P. MELE
Notary Public, State of New York
No. 02ME6304462
Qualified in Rockland County
Commission Expires 5/27/2026


NOTES:
1. TREE LOTS ARE 19.1 & 19.2 On MAP 73.63 BLOCK 1
2. AREA OF TRACT 19_NOT 1.E. 1.43 ACRES
3. ZONE: R-10
4. NUMBER OF LOTS: 2
5. RECORD OWNER LOT 19.1:
TARASENKO NICHOLAS & VALLENTINA
9 SO SALISBURY ST
SOUTH HYACK, N.Y. 10960
RECORD OWNER LOT 19.2:
TARASENKO SMITH KATHERINE
440 PIEDMONT AVE.
PIERMONT NY, 10968
6. APPLICANT:
SAME
EXISTING USE: SINGLE FAMILY RESIDENTIAL AND WATERWAY
7. THIS PLAT DOES NOT CONFLICT WITH THE OFFICIAL COUNTY MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239H OF THE GENERAL MUNICIPAL LAW.
8. ALL HOUSES TO BE SEWERED W/ GRAVITY, MIN. SLOPE OF 1.0%
9. THE HORIZONTAL LINES ARE ADJUSTED WITH THE TAX LOT NUMBER SHOWN THUS
10. 24" CORNER IRON PIPES TO BE SET WHERE Cor. IS MISSED.
11. ALL NEW UTILITIES TO BE UNDERGROUND
12. FIRE DISTRICT: PIERMONT
13. SCHOOL DISTRICT: SOUTH ORANGETOWN
14. WATER DISTRICT: NYC
15. NO CHANGE GRADING DURING CONSTRUCTION WITHOUT EXPLICIT CONSULTATION FROM RIVERKEEPER, INC. AND NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
16. WHERE SEPTIC AND WATER STOCK ICE 2 FEET ARE TO BE LAID IN STRAIGHT TRENCHES, WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET.
17. SANITARY SEWER INFILTRATION AND EXFILTRATION TESTING OF CONSTRUCTION STANDARDS FOR ROCKLAND COUNTY SEWER DISTRICT NO. 1 SPECIFIES THAT " THE INFILTRATION RATE SHALL NOT EXCEED 25 GALLONS PER 24 HOURS PER MILE PER NOMINAL DIAMETER IN INCHES. CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED, NOR ARE OCCUPANCY PERMITTED, UNTIL A CERTIFICATE OF COMPLIANCE, CERTIFIED BY A LICENSED N.Y.S. PROFESSIONAL ENGINEER, IS SUBMITTED TO AND APPROVED BY THE VILLAGE OF PIERMONT COPIES OF THIS CERTIFICATE ENCLOSED. ALSO BE SENT TO THE ROCKLAND COUNTY HEALTH DEPARTMENT, AND TO THE ROCKLAND SEWER DISTRICT # 1.
18. DURING THE COURSE OF CONSTRUCTION, THE BUILDER SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID THE CREATION OF DRAINAGE, EROSION AND SILTING PROBLEMS OR CONSULTATION WITH APPROPRIATE AGENCIES TO THE TOWN ENGINEERS SATISFACTION.
19. ALL ELEVATIONS SHOWN ARE BASED ON U.S.C. & G.S. DATUM.
20. ELECTRIC DISTRICT: ORANGE AND ROCKLAND
21. SEWER DISTRICT: MUNICIPAL AREA No. 2
22. ALL WIRING SHOWN ON THIS PLAT IS UNDERGROUND. ELECTRIC SERVICE CONNECTIONS: TO INDIVIDUAL POWERS SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
23. ALL HOUSES SHALL BE SEWERED BY GRAVITY SEWER CONNECTIONS WITH A MINIMUM SLOPE OF 2.0%.
24. THIS PLAT IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS AND SPECIFICATIONS OF THE VILLAGE OF PIERMONT AND WITH ALL DETAILS AND SPECIFICATIONS INDICATED ON THE APPROVED CONSTRUCTION PLANS AND SITE GRADING PLANS, AS A MINIMUM IN FILE WITH THE VILLAGE OF PIERMONT.
25. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239H OF THE GENERAL MUNICIPAL LAW.
26. DISTURBED AREAS, UNCUT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR THAN 90 DAYS, SHALL BE TEMPORARILY SEEDED WITH 1/2 LB PER CENT OR MULCHED WITH 1.50 LBS OF STRAW OR HAY PER 1000 SQ. FT. AND TEMPORARY DIVERSION DITCHES WILL BE ESTABLISHED WHERE NECESSARY ACROSS ROADWAYS, RIGHT OF WAY AND INDIVIDUAL LOTS.
27. THERE ARE NO EASEMENTS, DEED RESTRICTIONS, COVENANTS, OR IN OTHER RESTRICTIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON THIS MAP SUBJECT TO THE ENDANGER OF A DEED OF LAND NOT TO DATE THIS MAP.
28. EXISTING STRUCTURES TO BE DEMOLISHED AND ALL DEBRIS REMOVED FROM LAND DEPOSED OF AS APPROVED BY THE VILLAGE OF PIERMONT. PRIOR TO DEMOLITION, NECESSARY PERMITS SHALL BE OBTAINED. ALL NECESSARY UTILITY COMPANIES SHALL BE CONTACTED TO ALLOW FOR DISCONNECTION OF RESPECTIVE SERVICE.
29. ANY EXISTING CONNECTIONS ENCOUNTERED TO BE ABANDONED MUST BE PLUGGED BETWEEN THE EDGE OF THE RIGHT OF WAY AND THE CURB LINE WITH A CORPORATE STATESTONE PLUG OR DIV.
30. NO BUILDING PERMITS SHALL BE ISSUED UNTIL SAID TREE AS THE MONEY IN LIEU OF LAND AND THE SHADE TREE FEE HAS BEEN PAID FOR THE LOT IN QUESTION.
31. ONLY THOSE DRIVEWAYS SHOWN ON THE FINAL SITE GRADING PLAN ARE PERMITTED, WITHOUT FURTHER PLANNING BOARD APPROVAL.
32. THE LOCATION OF ALL EXISTING UTILITIES MUST BE VERIFIED.
33. ALL ENCROACHMENTS MUST BE REMOVED.
VICINITY MAP
SCALE 1"=1000'
TWO STORY STUCCO BUILDING
TATE AVENUE
PIERMONT AVENUE
TAX MAP DESIGNATION 73.63-1-19.1
LOT AREA=6,966 SQUARE FEET
TWO STORY FRAME DWELLING #440
STONE AREA
POSITION OF WALL TO BE REMOVED
73.63-1-19.1 N/F TARASENKO
LOT AREA=11,241 SQUARE FEET
TAX MAP DESIGNATION 73.63-1-20 N/F VETERANS MEMORIAL OF PIERMONT, INC.
TAX MAP DESIGNATION 73.63-1-20 N/F KLEIN
N/F ERIE - LACKAWANNA RAILROAD
STONE DRIVE
N 63°39'00" W
S 21°46'00" E
S 63°39'00" E
N 21°46'00" W
APPROVED FOR FILING
ROCKLAND COUNTY DRAINAGE AGENCY DATE
APPROVED FOR FILING
VILLAGE OF PIERMONT DATE
APPROVED FOR FILING
OWNER DATE
BULK REQUIREMENTS ZONE: R-10 EXISTING MULTIFAMILY
LOT REQUIREMENTS ONE-FAMILY DWELLINGS
TOTAL AREA=6,307 SQUARE FEET
TAX MAP DESIGNATION 73.63-1-19.1 & 19.2
SUBDIVISION FOR
TARASENKO
TOWN OF ORANGETOWN, ROCKLAND COUNTY
PIERMONT, NEW YORK
OCTOBER 10, 2010 SCALE: 1" = 10'
ANTHONY R. CELENTANO P.L.S.
71 HOGAN ROAD
THIELLS, N.Y. 10984
845-429-7366 FAX-429-3974
I HEREBY CERTIFY THAT THIS SUBDIVISION MAP WAS PREPARED BY ME, "ANTHONY R. CELENTANO" AND WAS MADE FROM AN ACTUAL SURVEY CONDUCTED BY ME ON OCTOBER 23,2010

ArcGIS Web Map



8/3/2023, 9:00:59 AM

Find Parcel with Parcel ID_Query result

Parcel

Parcel ROWs

1:700

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Web AppBuilder for ArcGIS

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Valentina Tarasenko

Name of Action or Project:
Petition for Zone Change

Project Location (describe, and attach a location map):
Village of Piermont as tax lots 75.62-1-19.1 ("Lot 1") and 75.62-1-19.2 ("Lot 2" together, referred to as the "Parcels")

Brief Description of Proposed Action:
Petition for an Amendment to the Zoning Local Law by rezoning certain property from R-10 to CBM

Name of Applicant or Sponsor:	Telephone: 845-596-8260
Valentina Tarasenko c/o Amy Mele, Esq.	E-Mail: amy@amymelelaw.com

Address:
100 Dutch Hill Road Suite 330

City/PO:	State:	Zip Code:
qOrangeburg	NY	10962

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☐	☑
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	NO ☐	YES ☐

3. a. Total acreage of the site of the proposed action? _____ acres
   b. Total acreage to be physically disturbed? _____ acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☐

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: Name:Palisades Slope, Name:Sparkill Creek, Name:Piermont Pier, Reason:Protect open space & aesthetic beauty, Agency:Piermont, Village of, Date:4-24-85	☐	☑

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☐	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water:	☐	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment:	☐	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Least Bittern, Pied-billed ...	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☐	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☐	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

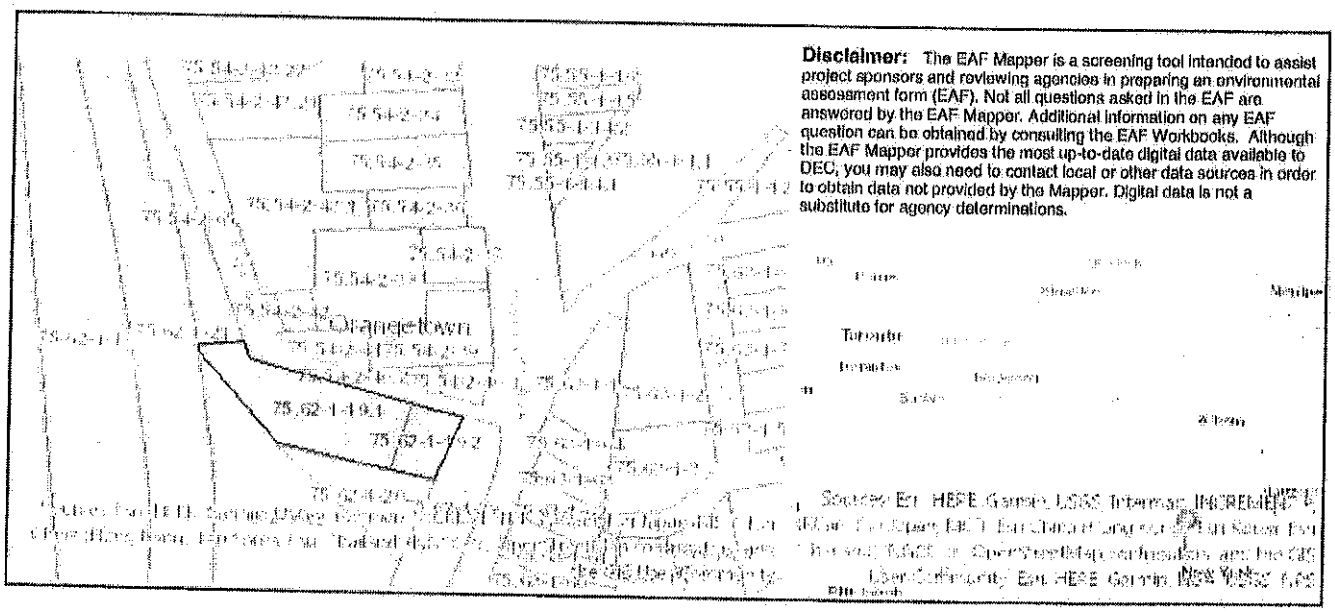
Applicant/sponsor/name: Corey Mele Date: 8/3/23

Signature: Corey Mele Title: Atty for Applicant

PRINT FORM

EAF Mapper Summary Report

Thursday, August 3, 2023 9:07 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Palisades Slope, Name:Sparkill Creek, Name:Piermont Pier, Reason:Protect open space & aesthetic beauty, Agency:Piermont, Village of, Date:4-24-85
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Least Bittern, Pied-billed Grebe, Bald Eagle, Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes