



INCORPORATED VILLAGE OF PIERMONT

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There has recently been some confusion in our community, and we wanted to take the opportunity to try and clarify a few things to our residents.

In Piermont, all our Boards are composed of residents just like you, who serve for little or no compensation except the gratification of having contributed to the betterment of our wonderful community. We all share the love of this special place, our rich and storied history, our connection with the river, creek, and marsh, and the vibrance of nature in our numerous parks and paths. We all walk, ride, and drive our streets daily, and take pride in being a part of such a special community. None of us want to see that lost, and yet we must acknowledge that long term trends require us to evolve to survive.

In the coming years, as climate change marches inexorably upward and into our community, we will need to adapt and find new ways to allow our Village to thrive. To meet this challenge, and after years of securing funding, in 2023 a group of volunteers, with the assistance of a planning consultant, formed our Comprehensive Plan Committee to examine these challenges and opportunities with our residents. That Committee is currently working on a draft of the report, and we hope to have it finalized early this summer. We appreciate all the input and feedback that our residents shared during our community outreach and have worked diligently to incorporate everyone's perspectives. This plan will outline steps we should pursue to update our zoning and codes in a manner that supports our residents and business community into the uncertain future. An example would be permitting higher total building height to allow for elevation above flood zones as it becomes required, but there are many considerations besides flooding, such as preservation of green spaces.

50 years ago, we were a blue-collar community of modest homes in the shadow of an expiring factory, with minimal zoning limitations. In our next chapter, we saw the factory replaced with upscale development, and a gentrification of existing housing stock, as well as the introduction of new zoning restrictions. Some of these restrictions prohibited the construction or reconstruction of buildings identical to existing structures,

so we retained a professional planner to guide us in addressing those issues. The recommendation of the planner was to create a new zoning district called Central Business Multiuse, encompassing a portion of our main street that was largely filled with structures constructed prior to our zoning laws, which did not conform to existing zoning restrictions. The recommendation was made that we reduce the density allowed by right to 80% of the preexisting structures for new construction, and also create a way to allow first floor residential instead of requiring only commercial. Both of these changes reduced or eliminated the non-compliance of many of the existing historical structures in the new district, where first floor residential use and FARs exceeding 100% already existed. After consultation with our Planning Board, referral to relevant agencies for comment, and a Public Hearing March 8, 2023, our Village Board accepted the planner's recommendations. On March 8, 2023, our Village Board unanimously enacted the new zoning district to facilitate updating and improving existing structures, and the possibility of developing new structures in keeping with the character of the community and architecture of neighboring structures.

It has never been the intention of any of our Boards, or the CBM district, to facilitate overdevelopment, but rather redevelopment that matches the types of structures that give our downtown its' unique character and charm. We need to come together as a community to work to ensure that we can build on our strengths and develop responsibly, and we would like to clarify that this is an ambition we share. We welcome your input, as do all our Boards, and are taking steps such as moving public comment up on our meetings agendas to find better ways to help residents get involved, informed, and engaged with Village affairs. We work for you, our constituents. It's tough work, and sometimes thankless, but that is what we have taken an Oath to do, and what we try to do every day.

Thank you,

Bruce Tucker, Mayor
 Mark Blomquist, Deputy Mayor
 Rob Burns, Trustee
 Nathan Mitchell, Trustee
 Michael Wright, Trustee

