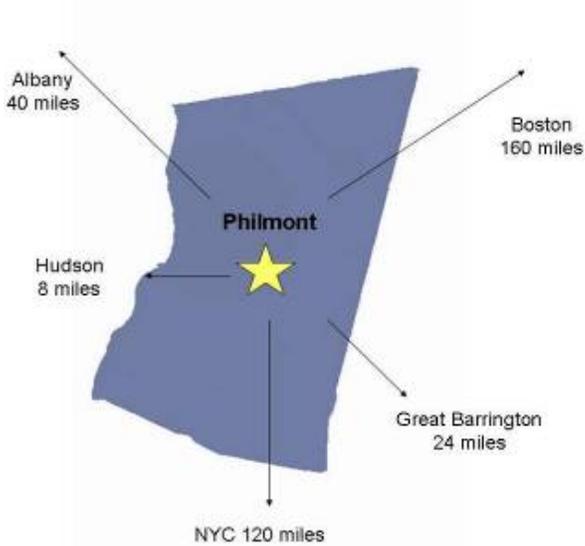




## THE PLACE FOR BUSINESS

Philmont, the village located in the center of beautiful Columbia County, allows an enjoyment of a quality-of-life not easily found anymore while offering a place to do business with the modern amenities you need. The rural setting is quiet and relaxing, the people are friendly, the internet is fast, and the potential is clear.



Philmont.....the geographic center of Columbia County. It is 15 minutes away from both Hudson and Chatham. Close to the Taconic State Parkway and 15 minutes from the NY State Thruway Berkshire Spur. Plus, Philmont is only 40 miles from Albany.

- AMENITIES/SERVICES:
  - o DSL and Cable internet ready
  - o Over 30 new trees have been planted in the Main Street business district.
  - o Newly opened [High Falls Conservation Area](#), where one can see the 150' water fall.
  - o Approved housing development of 70 additional homes currently underway.
  - o Near the [Hawthorne Valley Association](#) complex with Waldorf school, farm and stores.



## Village Services and Support



In 2003, the Comprehensive Plan was accepted and is currently being updated.

Village Water and sewer systems.

Our library is part of the Mid-Hudson Library System.

Columbia County Sheriffs are full time and Village Police are part time.

Garbage and Recyclables are collected weekly.

Volunteer Fire Company and local Rescue Squad.

Philmont Local Development Corporation, 501c4

Services and business listings can be found at [www.philmont.org](http://www.philmont.org).

Active Main Street Events Committee, an active Community Center, and our Village Green public park

- **REASONABLE RENTS:** Storefronts rents for approximately \$1/square foot, and apartments tend to be less. The main street commercial district is adjacent to the mixed use commercial/residential Mill District zone. Both include a mix of commercial and residential space. Buildings are new to 200 years old.



- **DEMOGRAPHICS:** The Village of Philmont is situated in the Town of Claverack (pop. 6400) in Columbia County (pop. 63,600). Encompassing only 1.8 miles, Philmont has a population reminiscent of small town denser villages, with 1,480 inhabitants within about 450 buildings.
- **HISTORY:** The Village of Philmont was settled in the early 1800's and incorporated in 1892. It was first important as a manufacturing center with direct rail links to Boston, Albany and New York City. The Agawamuck Creek, with its spectacular 150 foot drop, powered the mills through an extensive system of hydraulics, and can be appreciated today for its rugged beauty. Several mill building still survive, some converted to new commercial uses; in addition, a large stock of late 19<sup>th</sup> and early 20<sup>th</sup> century house, many carefully restored and rehabilitated – fill the Village.

