

VILLAGE OF PHILMONT  
COLUMBIA COUNTY, NEW YORK

**Planning Board**

Date: March 20, 2024

Present: Robert Macfarlane, Judy Tice, Richard Kellerhouse, Richard Osborn, Thomas Paino, Secretary Jessica Thomas, and Village Attorney Robert Fitzsimmons

Call to order: 7:00 p.m.

Tonight, we have an application from 27 Summit St. LLC, a site plan, and a special use permit application.

Alex Freedman, Alex Hammerschlag, and Antonia Salisbury show a presentation on some of the basics of the building and what they are asking for.

They are hoping to bring the mill building back to life and make it more open and accessible to users. They are looking for operators for the building. A potential concept would be an event space with a stage, a full-functioning kitchen with food and drinks, office space, and an art gallery. They have had interest from a couple of operators and will continue to update everyone as they develop the design more.

Ryan Morrison from Tighe and Bond explains that the main issue is whether they understand the Village Code and whether the use they are proposing is consistent with the code. Everything is preliminary right now. Before enduring financial responsibilities, they want to make sure the use is appropriate. Parking and planning details will need to be talked about at a later date.

Planning board members ask about the insulation of the building, the roofing, parking, and noise.

Rob Fitzsimmons reads, from Village law, that in the mill district, a restaurant is permitted by a special use permit.

Tom Paino informs the applicants about the NYS Energy Stretch Code that Philmont has adopted.

The board is in agreement that the use they are suggesting fits. The applicant will come back with a complete application within a couple of months.

**Motion to Adjourn:** made by Judy Tice, 2<sup>nd</sup> by Richard Kellerhouse. All Ayes, No Nays.

Adjournment: 7:43 p.m.

Respectfully Submitted,

Jessica Thomas  
Planning Board Secretary