

VILLAGE OF PHILMONT
COLUMBIA COUNTY, NEW YORK

Planning Board

Date: May 21, 2024

Call to order: 7:00 p.m.

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

Tonight, we have three applications. One is from Columbia Greene Habitat for a lot line adjustment in a residential high-density, a home business in a hamlet one, and the other is the mill district project.

Habitat for Humanity will start first. They would like to adjust the lot line to make the properties as equal as possible for the two houses.

Motion: to accept the application; made by Judy Tice, 2nd Richard Kellerhouse. All Ayes, No Nays, Motion Carried.

There will be a public hearing on June 18th.

The next application is by Sally Rapport on Summit St. Ext. She has a home business in her house. There is a separate entrance, and the hours of operation would be Monday–Friday, 8 a.m.–6 p.m. She is estimating 15 patients a week at a maximum. There is a turnaround for parking. A discussion continues regarding the turnaround. She must research to see if she has a legal right to use the turnaround. She is looking for a special permit.

Motion: to accept the application for a special permit; made by Judy Tice, 2nd Richard Kellerhouse. All Ayes, No Nays, Motion Carried.

There will be a public hearing on June 18th.

27 Summit St.: They are there to initiate the SEQRA process and ensure the application is complete. A slide show is shown. They will be requesting waivers or clarification about landscape buffers/screening, noise ordinance, operating hours, and the loading dock height. They are asking for operating hours of 11 p.m. on weekdays and midnight on weekends and a waiver of the noise ordinance during certain times. The current loading dock is a foot out of the existing code. Due to its historic nature, they would like to keep it that way. A discussion continues regarding the noise ordinance and how to test the noise best. T. Paino states three major items must be discussed: parking, loading/ traffic issues, and noise. The problems need to be addressed.

Talk continues regarding traffic and deliveries.

Motion: to start the SEQRA process with the intent to declare the Village of Philmont Planning Board as the lead agent; made by Judy Tice, 2nd by Thomas Paino. All Ayes, No Nays.

Motion to Adjourn: made by Judy Tice, 2nd by Richard Kellerhouse. All Ayes, No Nays.

Adjournment: 8:00 p.m.

Respectfully Submitted,

Jessica Thomas
Planning Board Secretary