

VILLAGE OF PHILMONT
COLUMBIA COUNTY, NEW YORK

Planning Board

Date: March 26, 2025

Present: Robert Macfarlane, Judy Tice, Thomas Paino, Richard Osborn, Richard Kellerhouse, Secretary Jessica Thomas, Engineer Paul McCreary, Village Attorney Robert Fitzsimmons, and Board Liaison Debra Gitterman

Call to order: 7:00 p.m.

Motion: to approve the February 2025 meeting minutes; made by Judy Tice, 2nd by Richard Kellerhouse. All Ayes, No Nays.

Tonight is the public hearing for 27 Summit St LLC, Redevelopment of the Summit Mill located at 27 Summit Street, Tax Map No.: 113.13-1-54.

A presentation is shown.

Brandee: The level of service analysis for the intersections showed no decrease in the level of service. The current level would be sustained.

Questions presented by members of the audience:

-Will the theater space have access egress to the stage? Are there any backstage facilities? Storage?

Designed to be a very flexible space. The stage and seating can be rearranged. There is a spot at the cellar level where a tent could be set up. They have lots of room for storage.

-They are surprised to hear this will primarily be a performing/event space. They were hoping for a restaurant or brewery for a community space.

The applicants did not want to take anything away from other businesses. There will be pop-up chefs, and everything is there for a full kitchen down the road.

-Who will be the liquor license holder?

The operator, the Oberon Group, will hold the license.

-Where is the parking located on Summit St?

Two lots will be used: one is a municipal lot, and there will be an overflow lot at 49 Summit St. The traffic study and signage are discussed.

-Have the applicants talked to the local fire company to see if they have any concerns.

The applicants have been working with the Village to bring everything to code. That involves sprinklers and a fire alarm system.

-How long are the applicants estimating construction to take?

They are estimating between 16-24 months.

-The applicants should set up a walk-through with the local fire company.

-Will the Village be required to have a ladder truck with a building that large? This will need to be looked into.

-The applicants are working on preserving the building and working with the condition of the building.

-Is there a projection of how this will be a tax benefit for the Village?

There will be more revenue with everyone coming into the Village and new jobs created. The historic tax credit will wear off after a certain number of years, and property taxes will slowly increase after that.

Will there be any space to explain the history of the mill and Philmont?

The applicants are actively working on that.

Will the old paddle wheel still exist for hydroelectric?

The applicants are exploring it, and hopefully, they will be able to do it down the road.

What is the contractual relationship between the applicants and their operator?

The operator will be managing the day-to-day operations, and the applicants will be working with them. The lease will be around 10 years.

Are there any limitations on the hours of operation?

They will be following the current laws of the Village. They have not requested any exceptions.

Will the property have a full-size commercial kitchen?

Yes, it will.

Will there be accessibility and parking options for someone who is not able to walk?

Yes, there will be a few ADA parking spaces at the building. There will also be the option of shuttles from the parking lots.

What is the capacity?

They are currently at 327, with a goal of being around 490 in a best-case scenario. They are pursuing more options for parking.

Can we get clarification on the public nature of the property?

Outside of operations hours, the grounds will be private property.

The applicant's goal is to start construction toward the end of the year.

There are houses that are landlocked, and they need to have 24/7 unobstructed access. Safety is going to be very important and needs to be stressed.

Several members of the public applauded the project and are excited about it.

Motion: to adjourn the public hearing; made by Richard Osborn, 2nd by Judy Tice. All Ayes, No Nays, Motion Carried.

The contract for the parking lot is emailed to Attorney Fitzsimmons.

The applicants have talked with the water and sewer department.

B. Nelson- They reevaluated the distribution of traffic. This resulted in a 2% increase. They also conducted a level of service intersection analysis on the intersections at Main St. and Summit St. They looked at the peak traffic to which they would be adding to. The operations levels of the intersections were looked at before the project and also with the traffic from the project. It looks at how long a driver has to spend at the intersection before they can depart the intersection. It did not change the level of service from the existing level. There would be a very slight increase in the delay.

There is a drop-off area at the front door. There will be staff and wayfinders around to direct traffic. The village will not be responsible for any security.

There are no answers to change or modify on part 1 of the SEQRA form.

Part 2 of SEQRA:

Question 1: Impact on land- Yes. Sub questions- no or small impact

Question 2: Geological features- No

Question 3: Surface water- No

Question 4: Groundwater- Yes. Sub questions- no or small impact

Question 5: Flooding- No

Question 6: Air- No

Question 7: Plants and animals- No

Question 8: Agricultural Resources- No

Question 9: Aesthetic Resources- No

Question 10: Historic and Archeological Resource -Yes. Sub questions- no or small impact

Question 11: Open Space and Recreation- No

Question 12: Critical Environmental Areas- No

Question 13: Transportation- Yes. Sub questions- no or small impact

Question 14: Energy- Yes. Sub questions- no or small impact

Question 15: Noise, Odor, And Light-Yes. Sub questions- no or small impact

Lighting will be on sight, with pathway lighting for the meander and downward-directed lighting on the building.

Applicants are asking that non-security lighting be kept on for an hour after operational hours. All lights will be dark sky compliant. Operational hours will be 8 am- midnight.

There is a commitment by the applicants to stay within the noise laws.

Question 16: Human Health- No

Question 17: Consistency with Community Plans- No

Question 18: Consistency with Community Character- No

Motion: to issue a negative declaration for the purpose of SEQRA; made by Richard Osborn, 2nd by Judy Tice. All Ayes, No Nays, Motion Carried.

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

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

Adjournment: 9:21 p.m.

Next Meeting: April 15, 2025

Respectfully submitted,

Jessica Thomas
Planning Board Secretary