

Village of Philmont

Columbia County, New York

ZONING BOARD OF APPEALS

Meeting Minutes

Date: October 14, 2025

Time: 7pm

Location: Village of Philmont Library

Members Present:

- Stephen Benson, Chair
- Michael Pewtherer
- Doug Quandt
- Michael Seserman (alt)- Designated to substitute for Jessica Cropper-Alt

Members Absent:

- Emily Noonan
- Jessica Cropper-Alt

Others Present:

None

1. Call to Order

The meeting was called to order by Benson at 7 pm.

2. Agenda

a. 160 Main Street

Request: Interpretation for artisanal glass blowing business re Philmont Zoning Code 160-35 and Table 2-Permitted Uses and Special Use Permits

b. For interpretive purposes, it was agreed to propose language similar to the following which would go into the record: “Activities such as glass blowing fall under the rubric of ‘Artisanal Crafting’ and would general fall into the classification of ‘Non-nuisance industry’. Such activities would include the production of quality, distinctive products made in small batches or quantities by a skilled artisan or artisans, processes characterized by manufacture of finished products, as well as the incidental storage, sales and distribution of such products.”

Quandt made a motion for a negative declaration on the State Environmental Quality Review 2nd by Pewtherer, All Ayes, No Nays, Motion carried.

Pewtherer made a motion to propose the adoption of interpretive language similar to that cited above for Non-nuisance industry. 2nd by Seserman, All Ayes, No Nays, Motion carried.

3. Adjournment

Motion to adjourn by Quandt, 2nd by Pewtherer, All Ayes, No Nays. Adjourned at 7:43pm

Public Hearing: Monday, October 27 2025 at 7:00 PM at the Village Hall

Respectfully Submitted,
Morgan Klima, Zoning Board Secretary
October 20, 2025