

Village of Philmont Zoning Board of Appeals

Meeting Minutes

Date: October 27, 2025

Time: 7:00 PM

Location: Philmont Village Hall, 124 Main Street, Philmont, NY 12565

1. Call to Order

The meeting was called to order by Chairperson Benson at 7:00 PM.

2. Roll Call

Present:

- Stephen Benson
- Michael Pewtherer
- Doug Quandt
- Michael Seserman- Designated as substitute for Jessica Cropper-Alt
- **Absent:**
- Emily Noonan
- Jessica Cropper-Alt

Also Present:

Jason Detzel- ZBA Liaison for the Board of Trustees

- Representatives of the applicant, Glassblowing Studio, 160 Main Street

3. Public Hearing – Interpretation of Zoning Use Classification

Applicant: Glassblowing Studio, 160 Main Street, Philmont, NY

Purpose: Appeal of the Code Enforcement Officer's determination regarding the classification of a proposed glassblowing studio under the Village Zoning Code.

The Chair opened the public hearing at 7:00 PM and read a statement summarizing the matter for the record.

The Chair explained that the applicants were denied an opportunity to proceed to the Planning Board for a required special permit due to a question regarding the studio's classification within the Table of Permitted Uses. The appeal before the ZBA was to determine whether such an establishment should be classified as **“Non-Nuisance Industry”** or as **“Manufacture of Goods on Premises.”**

It was noted that this interpretation would not only affect this specific applicant but could influence similar artisanal or small-scale craft enterprises in the future.

The Board had discussed the matter at a prior meeting and reached a consensus that the more appropriate designation would be **“Non-Nuisance Industry.”** This classification would allow the applicant—and others engaged in similar artisanal crafts—to apply to the Planning Board for a special permit within the **Mill-2** and **General Business** districts.

It was emphasized that this interpretation **does not grant approval** for the glassblowing studio itself; it only clarifies that such a use is eligible to seek a special permit through the normal site plan and public hearing process before the Planning Board.

Proposed Interpretation (Read into the Record):

“Non-Nuisance Industries,” as defined in the Philmont Zoning Code Section 160-35, include enterprises that are traditionally viewed as artisanal crafts. Such crafts involve:

1. The production of quality, distinctive products made in small batches or quantities by skilled artisans;
2. Incidental storage of those products; and
3. The sales and distribution of those products.

Typical artisanal enterprises include, but are not limited to, jewelry making, upholstery, ceramics/pottery, printmaking, quilting, papermaking, glassblowing, and leatherworking.

Public Comment:

Members of the public were invited to speak. No additional comments or objections were raised.

Motion:

Motion by Pewtherer to adopt the proposed interpretation designating artisanal craft activities, including glassblowing, as **“Non-Nuisance Industry”** under the zoning code.

Seconded by Seserman.

The Chair noted that this determination allows the applicants to proceed to the Planning Board for consideration of a special permit.

Public hearing closed at 7:05pm.

4. Regular Meeting

Motion:

Motion by Pewtherer to adopt the proposed interpretation designating artisanal craft activities, including glassblowing, as **“Non-Nuisance Industry”** under the zoning code.

Seconded by Seserman.

The Chair noted that this determination allows the applicants to proceed to the Planning Board for consideration of a special permit.

Vote:

All members voted **Aye**.

Motion carried unanimously.

a. Approval of Minutes:

Members reviewed the minutes of the previous meeting. One correction was noted: in paragraph B, a quotation mark needed to be changed from double to single, and another double quotation mark added after the word “products.”

Motion by Quandt to approve the minutes as amended.

Seconded by Pewtherer.

All in favor. Motion carried.

5. Other Discussion Items

Board members briefly discussed procedural items related to communication between the ZBA, Planning Board, and Code Enforcement Office, particularly regarding notice of determinations and file documentation.

Members noted that some prior planning board minutes were not yet posted online, and staff agreed to follow up to ensure copies are made available.

6. Adjournment

Motion by Quandt to adjourn the meeting at 7:13pm.

Seconded by Pewtherer.

All in favor. Motion carried.

Respectfully submitted,

Morgan Klima

Zoning Board Secretary