

VILLAGE OF PHILMONT
COLUMBIA COUNTY, NEW YORK

Planning Board

Date: August 15, 2023

Present: Robert Macfarlane, Richard Osborn, Judy Tice, Richard Kellerhouse and Thomas Paino

Call to order: 7:02 p.m.

Applications to be considered:

56 Main Street, The Hopkins House. Further restore the former hotel by adding a restaurant.

105 Main, adjacent to the library. Remodel two accessory structures and add an apartment in each.

Lee Armstrong Architect presents site plans for 56 Main St. The ground floor would go back to its original use as a restaurant. The basement space would be a party room. Parking is discussed. There will be a parking spot for deliveries during the day which can be used for parking at night. They would like the handicapped parking spot for the commercial space to be moved out back. They are hoping to work with private property owners for additional parking spaces.

Hours of the restaurant are questioned and discussed.

Lighting is discussed. All lights will be low voltage and on controls.

There will be a 4" water line going in. Sprinklers will be installed.

Chairman Macfarlane: We will need a short form SEQRA.

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

There will be a public hearing on September 19th at 7.

Next order of business- 105 Main Street

Bill Trusiewicz- There are two buildings on the property. He would like to put in a small one-bedroom apartment and a three-bedroom apartment.

R. Macfarlane- Accessory buildings are only allowed one bedroom. The only way around it is to go to the Zoning Board of Appeals and ask for a variance.

Discussion continues regarding code requirements.

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

Adjournment: 7:47 p.m.

Respectfully Submitted,

Jessica Thomas
Planning Board Secretary