

Village of Philmont Zoning Board of Appeals

Meeting Minutes

Date: November 15, 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
- Jessica Cropper-Alt

Also Present:

- Applicants for 38 Summit St ADU

3. Application Review – Area Variance

The Board reviewed an application related to a **site plan for an accessory dwelling unit (ADU)**. The Chair clarified that the **ZBA's review was limited to the requested area variances**, specifically:

The Board generally agreed that the proposal would not create an undesirable change in neighborhood character and appeared consistent with local and county housing goals.

4. Motion

Motion: To accept the application and proceed to a public hearing.

Moved by: Pewtherer

Seconded by: Quandt

Vote: All in favor. Motion carried.

5. Public Hearing Scheduling

The Board scheduled the public hearing for the **regular January meeting**, to be held:

- **Date:** January 8, 2025

- **Time:** 7:00 p.m.
- **11. Adjournment**
- **Motion:** To adjourn the meeting.
Moved by: Pewtherer
- **Seconded by:** Cropper-Alt
Vote: All in favor.
- The meeting was adjourned at approximately **7:25p.m.**

Respectfully submitted,

Morgan Klima
Zoning Board Secretary