

Village of Philmont

Zoning Board of Appeals Meeting Minutes

Date: January 22, 2026

Location: Village Meeting Room

Time: 7:00 p.m.

Call to Order

The meeting of the Zoning Board of Appeals was called to order by the Chair.

Attendance

- Stephen Benson, Chair
- Michael Pewtherer
- Doug Quandt
- Michael Sesserman
- Jessica Cropper-Alt

Applicants for 38 Summit St ADU and 53 Summit St ADU were also present

Public Hearing

38 Summit Street – Area Variances (ADU)

The public hearing was opened for an application requesting area variances related to setbacks and size for a proposed accessory dwelling unit (ADU).

The applicant presented the project and reviewed site access, grading, parking, and revised plans. Board members discussed driveway configuration, lot slope, parking adequacy, existing nonconforming conditions, and the relationship of the proposed ADU size to the principal dwelling. The applicant noted the property size and lack of zoning violations.

Public comment was received in support of the application. No objections were raised.

The public hearing was closed at 7:11pm.

Board Action

A motion was made to **approve the requested area variances and set back** for 38 Summit Street, including setback and area relief for the proposed ADU.

Application for area variance for 53 Summit St ADU was accepted. Public hearing set for Thursday, February 19th at 7:00pm.

Motion made by Quandt

Second: Sesserman

Vote: All in favor. Motion carried.

Determination

The area variance for 38 Summit st was approved. The applicant was advised to proceed to the Planning Board and obtain all required permits prior to construction.

Public hearing set for

Adjournment

The meeting was adjourned at 7:22 p.m.