

Your thoughts on Philmont Today

Describe some of Philmont's strengths and weaknesses today...

What are some of Philmont's assets that we can build upon? How about study area assets?

What do you feel are some potential barriers to attracting people to live, work or play in Philmont?



What are some of Philmont's assets that we can build upon?
How about study area assets?

What do you feel are some of the potential barriers to attracting people to live, work and play in Philmont?

Assets

Recreation & Environment

- Reservoir
- Summit Lake
- Scenic beauty of Summit Lake (the Reservoir)
- Lake, open areas, parks, need biking/hiking trail on rail trail
- Lake
- Lake
- Summit Lake
- Lake
- Valley Rail Trail
- Rail trail
- Rail Trail
- High Falls
- High Falls
- Natural beauty
- Nature
- Physical beauty
- Rod & Gun Club
- Outdoor activities & education
- Natural resources: water, mt. views, clean air
- Conservation land

Business & Economic Development

- Store fronts
- Storefronts
- Sidewalks on Main Street
- Mill as an anchor
- Restaurants and Pub
- Access to local food
- Independent businesses
- Central to organic/bio-dynamic agriculture and spin-off businesses
- Affordable
- Independent businesses
- Availability to turn into a destination
- Promising future attracting many people, visitors

People & Culture

- Diversity of people
- People
- The people
- Youth
- Nice community for rising children
- History
- Creative leadership
- Ambition to grow change
- Influx of new people with energy, education, ideas

Location

- Near Hudson and Amtrak
- Close proximity to Hudson
- Close to Hudson
- Between Hudson and Harlemville
- Near Hawthorne Valley
- Close proximity to Waldorf School in Harlemville and the farm store
- Convenience to Parkway
- Location accessible to Taconic & south
- Location: center of County

Infrastructure

- Hydro power potential
- Water power
- Excellent water supply
- Solid infrastructure & facilities wealth
- Fairly solid infrastructure
- Decent services (post office, DPW, etc)
- Building stock

Agriculture

- Good local food supply
- Farms

Housing & Neighborhoods

- Victorian homes

Barriers

Housing & Neighborhoods

- Slumlords
- Non-owner occupied housing
- Too much trash and junk in people's backyards
- Landlords that don't maintain rental properties for tenants
- Relatively cheap, inexpensive rent
- Reputation: a lot of rentals which don't always prove pride of homeownership
- Slumlords
- Low income housing
- Not attractive housing on Main Street
- Good rental housing and good landlords
- Landlords that local business won't support

Business & Economic Development

- Need more local businesses
- Lack of local jobs
- Jobs
- Need to develop town as a destination
- Education
- Employment opportunities for cross section of population
- Opportunities for educational growth
- More variety of local businesses
- Need more businesses/activities on Main Street
- Depressed area
- No stores (especially grocery store)
- Need ways to bring people in
- Many go shop elsewhere (Hudson, Albany, etc)

Infrastructure

- Transportation
- Transportation
- Transportation connectivity to Hudson
- Need improved water pressure

Government

- Support local businesses and initiatives rather than killing them with regulations
- Too many regulations
- More team spirit in building/inspection regulation
- A village Board that is willing to improve Philmont

General

- Lack of outreach to newcomers
- Too much crime
- Litter on streets

Business & Economic Development

- Fill storefronts
- Storefronts
- Destination for food and recreation
- Shopping
- Connect Main Street to Rail Trail development
- Shopping
- Dining
- New businesses
- Grocery store
- Business to fill empty store fronts
- Quality shops
- Fairtrade goods store
- Clothing store
- Finish storefront coop
- More ownership (literal and metaphorical)
- Small businesses
- Laundry mat
- Grocery
- Tourism and resource expansion
- Destination location
- Economic opportunity
- Jobs
- Fix up and re-use mills
- Economic growth
- Brewery
- Destination
- Stores
- Expansion
- Mill renovations
- Mills and waterfront redeveloped sensitive to history
- “Economic Corridors”
- Operational mill, multi-functional
- Make better the things that we already have
- Need wine store
- Filled storefronts
- Revitalized
- Vibrant
- Aldi’s Store
- Pet store
- Veterinarian
- Shoe store
- Five Below
- Like Millerton, NY
- Better grocery store
- More activity on Main Street – commercial and cooperative
- Fro-Yo Shop

People & Culture

- Diversity
- Culture
- Drugs off the streets
- Underwear museum: get underwiring support from foundations
- Culture
- Welcome influx of new people
- Cultural opportunities to attract new people
- Diversity
- Community
- Town fair
- Less crime
- Cultural and social upgrade
- Socialization hub
- More cultural opportunities to bring people together
- Need bridge to connect social, cultural economic factors
- Historic mill waterworks walking tours
- Kiosk or display describing unique features of Philmont’s mill waterworks
- A place that is affordable to all – diversity in population, having all we need to live within walking, use of our lake, business opportunities for employment, classes for people/children, community events for all, a revitalized Main Street and side streets



Housing & Neighborhoods

What do you feel are the advantages to living in Philmont compared to other surrounding communities?

- Close to organic farms
- Hawthorne Valley, Miller's Crossing, etc. for local food
- Many local artists, beautiful geographic setting
- Important history
- Some good architecture left
- No grocery store
- We need community involvement in events
- Advantages – a walkable community, bank, library, stores, etc.
- Challenges – apathy of locals to new ideas
- We need events to draw people (like the library dedication)
- Landlords – make them accountable for lack of repairs
- High taxes in Village defers many buyers
- We get the overrun of questionable residents from Hudson now
- Residents don't know Philmont is part of Claverack!
- Building inspectors could cultivate more of a cooperative and encouraging attitude for initiative and new comers
- No stores, laundromat, etc.
- Reputation is a problem
- Advertise housing to young couples who can help revitalize
- Future: Co-housing so seniors can live at home longer!
- Great thing of Philmont: 20 minutes from anywhere in Columbia County, between Hudson and Great Barrington, Massachusetts
- Convenience
- Location
- Restaurants R/E Agents don't talk up Philmont housing
- Challenge – lack of community
- Advantage – walk to things
- Need businesses to draw people in – lack of arts/culture
- Sketchy reputation
- Public transportation is a problem for many
- Shopping
- Transportation
- Advantages – views small, no traffic easy parkway access location, NYC, Boston, Adirondacks
- Very quiet community
- Lack of amenities to keep people into the Village

- Steep terrain
- Can be challenging
- Accessible to conservation land
- Asbestos issues in older houses
- Schools, Taconic Hills HS
- Beautiful facilities, admin not so good
- Hawthorne Valley, Waldolf School
- Rehab/demo houses on Ellsworth (except Mark.)
- Challenge: Availability of qualified rentals
- Advantages of feeling of neighbors
- Easy access to other places
- Landscape/beauty geographical
- Stigma – could be holding off investments
- Challenge as Hudson grew low-income, social services population in Philmont grew
- Philmont has stigma
- Let the stigma be there because it allows a secret to be preserved, ok? Let the stigma protect the secret for as long as it makes sense!
- Rent – high landlords could maintain property a little better
- Walkability – Village ambiance is already good and can be improved
- Inability to rid the Village of derelict buildings w/out spending big taxpayer's money.
- Lots of shops
- Rent is too high
- No services and food store
- Empty buildings
- More opportunity for ownership of a small home so older folks can downsize and remain in the community
- Good Police presence
- Great water and sewer services
- Need to raise the graduation rate
- Overall education
- Cultural awareness of the residents
- Diversity of people
- Need more stores and options for basic needs
- Need larger community center
- Key props on Main Street for reinvestment
- Props near McNans
- No reason to spend large amount of time here
- Not enough rural beauty
- Awful home values

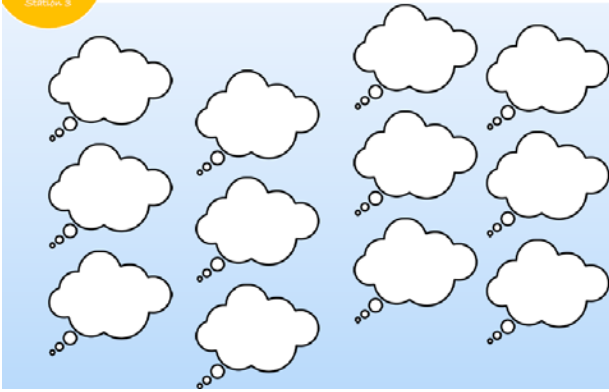


Recreation & Environment

Where are there opportunities to strengthen and showcase the recreation & environmental aspects of Philmont?

- Create a pool coming off of the reservoir (see picture)
- Trails
- Walkway to top of falls
- Boating lessons
- Docks
- Benches
- Old street light
- Hiking/biking trails
- Swimming in reservoir
- Hiking around reservoir
- High falls, Lake, Parks, connect these better
- Clara Harder Youth Center – need to bring something like the Center
- Youth and adults combine
- Rod & Gun Club
 - Bring people from outside for shooting events, fishing, derby approximately 500 people/yr)
- Rail trail
- Reuse Bus for rail trail, lake access, package for RJ
- Reservoir bring back to life: fishing, swimming, roof-top, boating, ice skating
- Memorial field (Church St.)
- Softball leagues
- Trail maintenance - upkeep of the trails
- Rebuild Village beach like Rudd Pond
- Rec Center Enhanced, children
- High Falls Rail trail
- Harlem RR bike trail is facing resistance in North “that’s my backyard”
- Have Philmont coop compost and Garden Club
- More children activities
- Ball field
- Reservoir
- Fishing, boating, outdoor activities including Rod and Gun Club
- Complete rail trail
- Promote parks
- Hold sports events to bring people here

- Community green house or member owned
- Clean up houses surrounding park
- Many people come for hiking (weekenders part-timers) (Mass and access the ____)
- Community center director should be required to live in Village – people in the village need to be offered these types of jobs first.
- Reservoir is huge undersized resource. Peaceful fishing views. Concerned about impact of busses on reservoir
- Trails on N. side of lake
- Dredge lake
- Need better access to the falls and south side of the reservoir from the Village
- Hiking trail to falls
- Finish the skate park
- Swimming
- Kayak rentals
- Community center
- Skating reservoir revitalized
- Community Center on Lake needs much improvements, programs are poor, need to invigorate this program maybe should be run by someone who lives here
- Improve community center area for summer activities coupled with reservoir use
- Better, move access to High Falls loop around trail Can swimming be safe?
- Make a closer skate and bike park
- Boat rentals
- Dredge reservoir
- Build museum
- Create rec. act. on reservoir, more trees, better signage, improve building facades
- Free Columbia
- Free Columbia and all their workshops, courses, etc.
- HVRTA
- More sport opportunities for all ages
- Golf – Columba Golf and Country Club, Copake Country Club
- Enhanced opportunity for youth and kids to come together
- Claverack Park
- Close to Village
- Rojan Soccer Blub (Columbia United)
- Turn the old mill into a new museum



Business & Economic Development

Are there specific products, services, or experiences that you believe would be successful in Philmont?

- Entrepreneurship Resources
 - County Economic Development Ken Flood
- Start a small college or training program that brings people in “idea farm”
- Create a business incubator
- Allow people to come together to share ideas, collaborate
- Quasi-public space at Mark’s house
- Use Ark Street?
- Vanderbilt (some local food)
- Local 111 (Upscale) Local foods
- Gabriel’s (pizza and relaxed)
- Main Street public house (eclectic, good mix of Hawthorne Valley Farm brands) (local foods)
- Movie theater
- Gift shop
- Hardware store
- Bake stand
- Laundromat?
- Craft shop with lessons
- Philmont market and Café co-op (116 Main Street)
- Co-op Curbside Café
- More childcare options
- Bike shop, bakery, local food shop
- Need to break down barriers between various groups within Village
- Make use of The Mill maybe arts
- Food coop stores, small business services, good food available
- Artists gathering place
- Variety of eateries
- We need unique merchandise that gives a reason for people to stop here
- Grocery Store
- Handmade craft store
- What about a pop-up at holidays (if not all year)
- Shared community resource group:
 - Put “into” system to be used by others i.e.: ladder, food, pet sitting, garden
- Woodworker’s
 - ED asset
 - High end cabinetry
 - Above church

- More cooperative activities Garden house repair share activities
- Artist Follies at Mark’s house
- Retention of Artists
- Build opportunity to bring in surrounding ag for sake, process, distribution
- Need laundromat
 - But sewer/water needs to be more affordable
 - Some rentals cannot have washer because of money
- Grocery store
- Wine store
- Import subs____ (people go to Hudson for goods and services)
- Continued improvement to telecommunications
- Need affordable healthy food stores
- Farmers’ Market good for summer months
- Grow home-based businesses
- General store
- Veteran’s service
- Good bakery
- People looking for new places
- Philmont still affordable
- 100 business in Village of Philmont
- Home health aides
- Assisted living arrangements
- Healthy meals to go, or for delivery to home bound
- Entering into village could be more attractive from Mellenville
- Grocery store
- Performance space
- Indoor sports facility
- Canoe rental
- Business incubator
- Motorcycle repair shop
- Develop one of the old mills (hotels) into an affordable shared rental space for NGOs and NFP explicitly
- Shopping/transportation services for seniors or those without cars
- More senior facilities (like Richardson Hall)
- Business ____ of shops already in town
- What about a good children’s and women’s consignment where toys and clothe are available
- Summit Mill - Performance space 1st floor
- Exposes people to reservoir
- Philmont Co-op can facilitate the development of local food products
- Storefronts available for business
- Food and entertainment bring people to the Village and good library
- Brewery – arts/culture
- Bridge Hawthorne Valley store, farm, school to Philmont Village
 - Mini-store front
 - Link to local artisans
- Groceries, laundry, hardware, liquor store

Initiative Ideas	Description
Alternative Health Alliance ✓ ✓ ✓	Many different alternative practitioners close by – help people find them and connect to others outside the village
Coordinated Main Street Marketing Plan ✓	
Summit/ Canal Mills Re-development ✓	Brewery, Heritage Grains Mill, Commercial Kitchen, Artisan Coop, performance center ✓ , hydro power for street lights and municipal buildings
Artisan Coop ✓	
Commercial Processing Kitchen & Manufacturing Hub ✓ ✓	PB Inc. at Stewarts - 116 Main St.
Heritage Granary & Mill ✓	This could be a nice attraction – combine some historic info with an operating mill (check out stone ground mills in NE (RI) for model) ✓
Coordinated Agricultural Development ✓	Take adverting of regional strategies, example, goat focus Green Horns – Faith Gilbert Partnership with Hawthorn Valley Farm ✓
Support hub for creative home-based business ✓	Entrepreneurship skills; Shared business services (e.g., *copying, secretarial, bookkeeping); Support to support movement from informal to formal business entity. Etsy could help educate people/small biz (especially craft ____). Brian Yorck (interested leader) – attractive space across from Cumberland Farms
Wine store	
Bakery Café ✓ ✓	Breakfast place – cheaper food and diner type
Expand Philmont Market + Café coop ✓	Coop curbside café to extend hours PMCC collaborating with PB Inc.
Solar power arrays	Coop or municipal owned + operated (Dave Bolevice)
Water power	Bring water back so Philmont has their own home grown energy [second this!]
Start a small college or training program that brings people in	



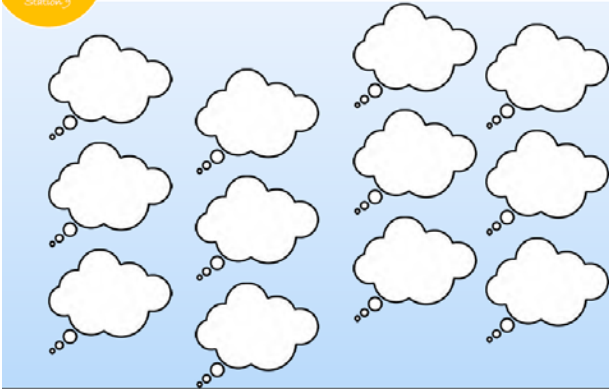
Sustainability

What are some of your thoughts regarding how sustainability can be integrated into Philmont? (i.e. energy efficiency, renewable energy, green space, innovative food policies, trail connectivity)

- Wind power
- Hydro power
- Solar power
- Hydro heating and cooling
- Use of reservoir for power
- Careful with Village budgets to help and with affordable village taxes
- Work with local solar company to build municipal solar
- Legalize cost of energy via renewables
- Speaks with Lotus Energy in Hudson
- Envision inviting young green building enthusiasts and work with village on modernization of code and to offer homeowners with “green” improvements
- Welcome the future in a way that is economically viable in the long run
- Support development of solar energy in all new buildings
- Develop community gardens (e.g. Ellsworth Street, Canal Street)
- Need a plan for future development of micro-hydro. Make it a public utility with revenues held in the community.
- Micro-hydro
- Solar on Village municipal buildings and library
- Use solar or can we make use of the flowing water?
- Rail trail
- Pot. Asset
- Micro hydro
- How much horse power?
- Stuyvesant Falls Example micro hydro
- Solar, windpower, hydro power – Falls
- Rail trail – good, but some concern about adjacent property (i.e. people, pets wandering off trail)
- Need more green energy opportunities i.e. solar panels, promote programs
- Grocery store
- Handmade craft store
- What about a pop-up at holidays (if not all year)

Places & Spaces

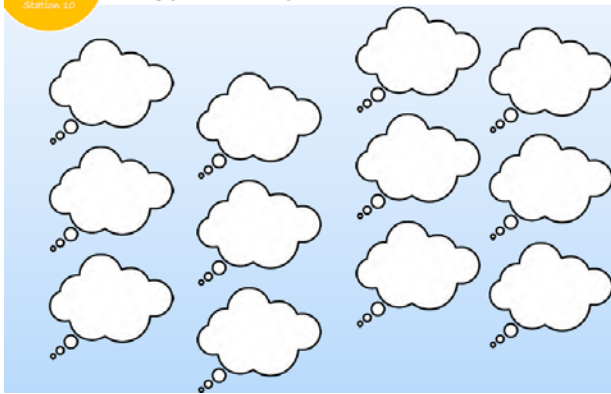
In the thought bubbles below and on the map provided, tell us about and show us the special places within the study area that we should enhance, restore or protect?



Places & Spaces

In the thought bubbles below and on the map provided, tell us about and show us the special places within the study area that we should enhance, restore and protect.

- Park by the lake that is irresistible
- Protect and also enhance the waterfront
- Make a beautiful park
- Protect the hillside bordering the reservoir by buying the Summit Heights development property from Philmont Ventures, LLC
- We need to clean up Main Street side of creek behind houses
- Refurbish historic buildings
- Fill stores on Main St.
- Housing for students
- Enhance parks
- Reservoir
- Main Street
- Restore the brick building next to the reservoir
- Create pocket parks in other parts of the village – Summit Street, Eagle Street with swing set + basketball court
- Speed's Garage is the gateway to the Village: looks ugly and probably toxic on creek banks, parked vehicles leaking, etc
- Speed's Garage is full of character. Speed's Garage has saved my sanity over the past 9 years. Without Speed's Garage I would have fallen victim to mechanics who charge lots of money without even fixing the problem. In the old days Speed's was a little cheaper. He does charge, but he has years of competent experience and has literally saved me from freaking out and has even given me rides home when the car needed to be left! Please don't knock Speed's Garage. You can't just say, "Oh, it's ugly, off with its head!" Be fair please. It was there long before you came here. Leave it alone. Speed's Garage saved my panicked life.



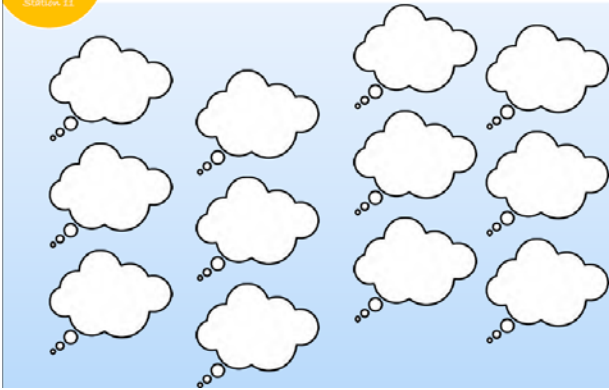
Creative & Open Thinking...

Is there something else that you would like to add to the discussion regarding the *Remaking of the Philmont Waterfront*?

- Have docks for canoe and kayak launching ✓ ✓ ✓ Yes!!!
- Make the waterfront very accessible for water activities and skating in the winter
- Old fashion-style carousel for children in a beautiful park w/herb garden
- Busing out? For people who need rural busing-for people without transportation
- Bring in some sort of concert series
 - Should not be brought in. Should be grass roots + local. Should come from Philmont area musicians. Please do not bring in from outside.
- Create local museum that depicts the history of Philmont.
 - Great idea!
- Get back to "old school" roots
- Parks need to be patrolled better
- Clean up parks
- Create opportunity for cross-generation integration
- More creative children's programming
- Local Philmont museum great idea
- Transportation to Hudson for those without cars
- Dump sites along the creek – downstream from High Falls (village side)...two houses farther down (Mellenville) dump sites also
- Need to clean Philmont up – educate landlords on tenant screening. Together we can change the Village.
- Sometimes really good tenants can be denied due to screening. You have to find out who the person is and what they are about. Someone might fail a screening requirement even when that person is a responsible tenant. "Screening" itself could be a little more humane, taking the whole person into account, not just whether the answer to certain requirements is Yes or No.
- Carousel for children and older folks too?
- Community destination
- Collaborate with Nature Institute (Craig Holdredge)

From the Kids...

Using the bubbles and sheets of paper below, tell us what's cool about Philmont and/or what's needed to make it more fun. Feel free to either use words or draw pictures.



From the Kids...

Using the bubbles and the sheets of paper below, tell us what's cool about Philmont and/or what's needed to make it more fun. Feel free to either use words or draw a picture.

- Swimming pool
- Close baseball field
- Amusement park/fair
- Claverack Park
- Riding bikes
- Swimming!

Help Us Give the Project Area a Name...

Part of our process is to give this study area a distinctive name. Some ideas have already been generated by Committee Members and others. Take a look at those already proposed. Using the dots provided, place a dot next to the name you like best. Or, if you have another idea, use the blank table below to write in your new idea.

Summit Reservoir Area Revitalization Plan	
Summit Reservoir Area District	
Summit Area Revitalization Plan	
Summit Area Plan	
Factory Hill Waterfront District	
Philmont Waterfront District	

Do you have a name for the Study Area?

Answers to Past History Questions
1.C 2.A 3.D 4.A 5.B 6.B
7. Strand Theater

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Summit Reservoir Area Revitalization Plan	●●
Summit Reservoir Area District	
Summit Area Revitalization Plan	
Summit Area Plan	
Factory Hill Waterfront District	●●●●●
Philmont Waterfront District	●●●●●●●

Write in ideas from the public

Summit Waterfront	●●●●
Philmont Awesome Are	●