



Philmont Waterfront District
for the
SUMMIT LAKE RESERVOIR BOA AREA
Village of Philmont

Executive Steering Committee:

- Larry Ostrander, Village of Philmont, Co-Chair
- Barbara Sagal, Village of Philmont, Co-Chair
- Kathy Abeyatunge, PB Inc., Project Management Assistant
- Sally Baker, PB Inc., Project Management and Administrator
- Jean Giblette, High Falls Gardens
- Peter Paden, Columbia County Land Conservancy
- Thomas Paino, Resident
- Chris Reed, Resident
- Christine Vanderlan, Columbia County Land Conservancy

Project Consultant Team:

- [Elan Planning, Design & Landscape Architecture PLLC](#)
- Elan.3 Consulting
- Economic Transformations Group, Inc.
- CT Male Associates (Engineering)
- Harris Beach PLLC (Attorneys)
- HydroPower Consulting (Hydro power assessment)
- Renewage Inc (Water filtration feasibility study – Summit Lake)

12/14/2015 Report to the Village of Philmont

Produced By: Philmont Beautification, Inc.

The BOA grant project is on track for delivering the draft of the Nomination for the Philmont Waterfront District to the Mayor and Village Trustees in January, 2016.

Entered into the Village Correspondence for this Village Board meeting are three important documents which will be a part of the Appendices to the Nomination:

Philmont Demographics – Elan Planning

Summit Lake Reservoir Watershed Assessment – Columbia County Soil and Water

Open House Summary Notes – Elan Planning

The Open House was held on Nov 18th in the Village Hall attracting a strong community turn out representing a broad and diverse mix of people including several business owners, home owners, and representation by people working in Village Departments.

The list of comments received at the Open House are included on the last page of the Open House Summary Notes. There does appear to be some concern from community members who attended about how the Village Govt' will proceed with ownership of the BOA plan and developing a strategy to implement the plan.

Overall, the Open House was a success. The concept maps and plans all received green dots for approval, and the day all event received significant positive feedback from those who attended. The Open House documents and maps have been uploaded to the project web page at www.pbinc.org/summit

As the planning process is now entering it's last furlong before finalizing the Nomination draft, we will be receiving several more planning documents, reports, and assessments as a part of the planning documents.

These include:

1. An assessment of hydro-power capacity being done by HydroPower Consulting
2. A feasibility study by Renewage Inc addressing how to address the overgrowth of plant life in the Summit Lake Reservoir and restoration of the damaged wetlands at the easterly section of the reservoir
3. A site inventory compiled by Elan Planning of properties within the project areas
4. Specific area site assessments, including the Canal St mills, the Summit Mill, and the 3rd area including the Johnston & Pulver Bus Company and the site which was the previous train depot
5. A final draft of the Market Analysis
6. A 3D model of the Summit Lake area including key buildings and the course of the historic waterway used for powering the industrial mills.
7. A 3D map of the bathymetric measurements taken by CTMALE in the survey of the Summit Lake Reservoir.

Elan Planning will be conducting a few more meetings with the Steering Committee from now until the end of January, including scheduling a follow up meeting with the Mayor and Trustees discussed in August as wanting to take place before the BOA plan is finalized.

SUMMARY OF THE SUMMIT LAKE RESERVOIR AREA PLAN PROJECT

The primary community objectives to be achieved by this project include: creating a sustainable community in Philmont and the Summit Lake Reservoir Area, to minimize immediate and long-term impacts on the environment. Because this project is a district wide revitalization strategy based on existing brownfield sites, the plan will be largely driven by the reuse potential of these strategic sites as catalysts for revitalization. A key component of this project is to engage the community to help create a community-based plan that builds both momentum and ownership among the residents, businesses and elected leaders of Philmont.

Project Objectives

The primary community revitalization objectives to be achieved by this project include, among other objectives:

1. Creating a sustainable community in Philmont and the Summit Lake Reservoir Area to minimize immediate and long-term impacts on the environment.
2. Creating a community-based informed revitalization blue print for the area to include a thorough and in-depth analysis of existing conditions in the area.
3. Producing an economic analysis that recognizes current trends in Philmont, such as, local farming, farm based education, alternative health care and practitioners, and the resurgence of fine craft based enterprises.
4. Produce a plan for the reuse potential for properties located in the area with an emphasis on the identification and reuse potential of strategic brownfield sites as catalysts for revitalization.