The Main Street Program

The Philmont Beautification, Inc., Main Street Program has assisted more than 41 public/private investment revitalization projects in the Village of Philmont to date, including 22 building restorations consisting of 2 farm-to-table commercial re-adapts, 10 affordable housing renovations, the opening of 4 restaurants, an 8-room historic hotel, a small community resource center, a seasonal Main St. farmers market, a local brew public house, a direct-market & commercial kitchen, a public park restoration, and streetscape improvement projects. PBI received a "model program" citation from NYS Homes and Community Renewal in 2010.

The program increased small business employment opportunities, local contractor involvement, economic development, and a reinvestment of pride in the community. Priority was given to buildings that had experienced sustained physical deterioration, decay, neglect, and were located in a concentrated area that had a significant number of substandard buildings and storefronts.
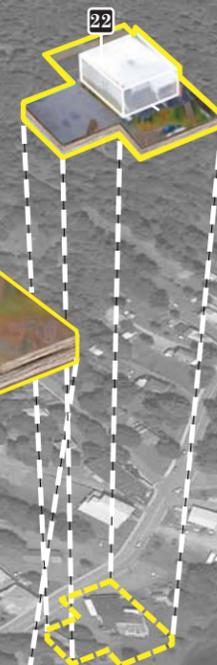
Map produced by:
Cosmo Design Factory

1. 7 Main St. Senior home roof replacement
2. 9 Main St. 2 L.I. apts. multi-family roof replacement
3. 12 Main St. Gut-rehab of existing bar into farm-to-pub & restaurant, streetscape & exterior deck
4. 23 Main St. 6 L.I. apts. multi-family roof replacement
5. 98 Main St. Streetscape mural project with THHS artist in residency

6. 100 Main St. Streetscape landscaping and financial advisory for Philmont Public Library Pavilion
7. 105 Main St. 2 L.I. apts. gut-rehab, new roof, new porch, facade restoration
8. 107 Main St. 2 L.I. apts. gut-rehab, new roof, new porch, facade restoration
9. 111 Main St. Commercial gut-rehab of auto shop into farm-to-table restaurant Local 111 Restaurant.
10. 113 Main St. Redesign gut-rehab of gareden shed into storefront, green energy applications, new retaining wall and landscaping

11. 117 Main St. New Design of Public Pocket Park, Streetscape permaculture & landscaping
12. 119 Main St. 2 L.I. apts. gut-rehab, storefront gut-rehab, facade restoration, parking lot restoration, window weatherization
13. 125 Main St. 1 L.I. apt. gut-rehab, facade restoration, new front porch
14. 102-104 Main St. 1 L.I. apt. gut-rehab, double storefront redesign and facade restoration
15. 108-110 Main St. 2 L.I. apts. & storefront gut-rehab, facade restoration

16. 112-114 Main St. 24 senior unit assisted living, facade restoration
17. 116 Main St. Gut-rehab & re-adapt of convenience store to local Philmont Market & Cafe Cooperative, commercial kitchen and streetscape landscaping
18. 124 Main St. Streetscape & Victorian benches, landscaping at the Village Office
19. 140 Main St. New heating system, code compliance and facade restoration

20. 144 Main St. 2 L.I. apts. gut rehab, new heating system, code compliance and facade restoration
21. 148 Main St. 2 L.I. apts. gut-rehab, new heating system, code compliance and facade restoration
22. 161 Main St. The Vanderbilt House Hotel, Eligible for SHPO State Historic Listing, review of architectural plans, financial loan advisory for small business