

**VILLAGE OF SCHUYLERVILLE****PLANNING BOARD****MEETING****~MAY 20, 2019~**

The Village of Schuylerville met for its regular meeting on Monday, May 20, 2019 at the Village Municipal Center. The meeting was called to order by Chairman Foster at 6:37 pm followed by the Pledge of Allegiance. Roll Call: Present were Chairman Robert Foster; Members Leona Colvin, Darren DeMarco, Linda Lloyd, and Ronalee Myers; Anna Welfley, Secretary and one resident.

***231 BROAD STREET***

There is a new application before the board from Michael Davidson of Lebanon, NH to convert the single family residential home, at 231 Broad Street, to six unit apartment building. The conversion is planned to include all new bathrooms, kitchenettes, electrical up-grades and code improvements. There will be no structural additions. The exterior of the building will be painted, and any exterior repairs and paint will be appropriate to the era of the house. The interior will contain three studio apartments and three one bedroom apartments. Three of the units will be on the first floor and three on the second floor. There will be six parking spaces and an additional sidewalk installed.

Mr. Davidson was unable to attend the meeting. He did designate David D'Amore of *Architecture & Design*, located in Saratoga Springs, to act as his agent. Mr. D'Amore was unable to attend this meeting and sent Architect Mark Patterson. He had provided blueprint copies to the board of the footprint of the home and the property.

The board did have questions for Mr. Patterson. Chair Foster requested that the board see the parking area dimensions. Member Lloyd asked about access to each apartment and repair of the roof and porch. She also asked about handicap accessible. Mr. Patterson stated it would be challenging in this renovation. Member DeMarco asked about time frame for the renovation. Mr. Patterson stated they want to start immediately. Chair Foster suggested a board function of visiting the sight as a group. That will be coordinated.

**PUBLIC HEARING*****Bound by Fate Brewing, LLC***

Chairman Foster opened the Public Hearing at 6:55 pm. Representing the company were Pam Demler, Co-Founder and head of operations and Brett Demler, Co-Founder, head of production. In addition to the Board being present, there was one resident, John Allen. Mrs. Demler spoke and wrapped up questions and concerns previously discussed. Their third partner, Evan Demler, is attending the water board meeting tonight to finalize plans for water service. Code Enforcement Officer Gil Albert will be vetting all the production. They will be using propane, as running gas lines was complicated and very expensive. All the equipment is stainless steel. Chair Foster asked about any odor problems and neighborhood contact concerning their brewery. The Demler's have addresses the odor problem and brought in a sample for the board to test. They have contacted 20 residents on Grove, Pearl and Burgoyne Streets. Member Colvin asked about concerns of safety and the response was that nothing at or about the brewery is harmful. Member Colvin complimented the Demler's for being very good about addressing questions and being very well prepared in their presentation. Chair Foster suggested that the board check again in two years to see how the business is going.

There were no further questions or comments and Chairman Foster closed the Public Hearing at 7:20 pm.

**Member Lloyd made a motion to approve the application of the Bound by Fate Brewing, LLC, to convert a barn located at 7 Broad Street into new nano brewery, seconded by member Colvin. All ayes. Motion passed 5-0**

#### **MINUTES**

**Member Colvin made a motion to approve the minutes of April 15 , 2019 as presented, Seconded by Member DeMarco. All ayes. Motion carried 5-0**

Chair Foster commented that there has been no response from the village office to his communication regarding the need for two alternates for the Planning board. There was a brief board discussion on the need the village to do an updated comprehensive plan. The last one was in 2005

**Member DeMarco made a motion to adjourn the meeting at 7:37 pm, seconded by Member Myers. All ayes. Meeting adjourned.**

Respectively submitted,

Anna Welfley, Secretary