

VILLAGE OF SCHUYLERVILLE

PLANNING BOARD

MEETING

~APRIL 15, 2019~

The Village of Schuylerville Planning Board met for its regular meeting on Monday, April 15, 2019 at the Village Municipal Center. The meeting was called to order by Chairman Robert Foster at 6:32 pm followed by the Pledge of Allegiance lead by Member Myers. Roll Call: Present were Chairman Robert Foster; Members Leona Colvin, Linda Lloyd, Ronalee Myers, and Darren DeMarco; Anna Welfley, Secretary and one resident.

BOUND BY FATE BREWING, LLC

Chairman Foster recognized a new applicant, *Bound by Fate Brewing Co.*, asking to present their proposal. He did explain that this is would be a preliminary presentation. Presenting were Pam Demeler, co-founder and head of operations, Brett Demler, co-founder and head of production, and Evan Demler, co-founder and head of sales. They are proposing the conversion of a barn/carriage house located on their property at 7 Broad Street from residential use to commercial use as a production brewery. They also are seeking board approval on exterior signage and lighting for the retail taproom at 31 Ferry Street. Pam Demler provided the board with a handout and slides laying out the design of the project. They gave a history of how the Demlers began their family, settling in this area, then being drawn away by employment. Loving the area, they returned here after many years. Wanting to settle in this area, they found the perfect property to comfortably accommodate their now three generation family, and are very happy to be residents of Schuylerville.

Brett Demeler explained the production process. In the industry this would be considered a nano brewery. Their plan is to produce four barrels (8 kegs) per week and sell their product at their retail tap room at 31 Ferry Street. They will be very little distributing at the present time. They plan to not change the structure of the future brewery, but to upgrade mechanical services, new windows, doors and new concrete floor. There will be a walk in cooler to store product. The plan for the tap room is to be open five days a week and they are planning to direct the parking to the village lot behind the building.

Chair Foster asked if the quantity of beer produced would be more than they would sell. Mr. Demler responded that following their research, it was determined they feel the amount is correct. Mrs. Demler responded to the question regarding licensing. Everything, including final financing details are on a path to completion.

Member Lloyd asked about deliveries to the brewery with a box truck up the steep narrow hill. They have covered this and the truck will come off Broadway up Grove Street and enter on their current paved driveways.

Member Lloyd asked about disposal of waste. Mr. Demler stated that the spent grain could go to local dairy farms. Cows love it. The plan for waste waters is to set up production to reuse the same water in various processes. They should be virtually no significant waste that does not have a purpose.

Member Colvin asked about odor in the surrounding neighborhood and how far it would travel. Mr. Demler responded that they would be processing two days a week and there may be some odor. They are planning to reach out to the neighbors and have done some already. If they are successful in the future, the business would be relocated, if necessary, to another location. Mrs. Demler stated their desire is to be good neighbors in the community. In speaking with other business owners, the feeling is that the tap room will be a great addition to the village. With all the interest in and plans for the village, the expectations are positive for this addition to the community. They plan the tap room around July 1, five days a week, until 10 pm on weeknights and 12 am on weekends.

To answer other questions from board members ... there will be a good choice of recipes. They will be working toward using 100% of New York State products. Initially, one pallet of grain will be delivered per month by truck. They will have all the appropriate insurances in place, including liability.

Chair Foster thanks them for the material, the slides, and all the background they provided.

APPROVAL OF MINUTES

Member Colvin made a motion to approve the minutes of February 11, 2019, seconded by Member DeMarco. All ayes with the correction that Member Myers appeared in the minutes as present and she was absent. Motion carried 5-0

MEMBER DISCUSSION

Chair Foster engaged then board in discussion about tonights presentation . In the recent past, the Demler family did invite him to view the property and an overview of their plans. He stated that the only jurisdiction the board would have at the tap room is exterior signage. Member Colvin stated that the board should have jurisdiction at the production side, 7 Broad Street , because they are a LLC.

Chair Foster will draft a letter to the Village Attorney for his legal insight .

Member DeMarco made a motion to adjourn the meeting at 7:35 pm, seconded by member Colvin. All ayes. Meeting adjourned.

Respectfully submitted, Anna Welfley, Secretary