

Schuylerville NY Forward Revitalization Goals



Improve infrastructure for pedestrians and bicyclists



Embrace infill development and renovations focused on local businesses and workforce housing



Expand public amenities for outdoor recreation and gathering along the trail and river



Craft a welcoming identity through promotion of the arts and placemaking



NY Forward



Convert 7 Broad Street into the Inn at 9 Gables



Project Location:
7 Broad Street

Project Type:
Rehabilitation of an Existing Building / New Development

Project Sponsor:
The Historic Inn

Property Ownership:
The Demler Family

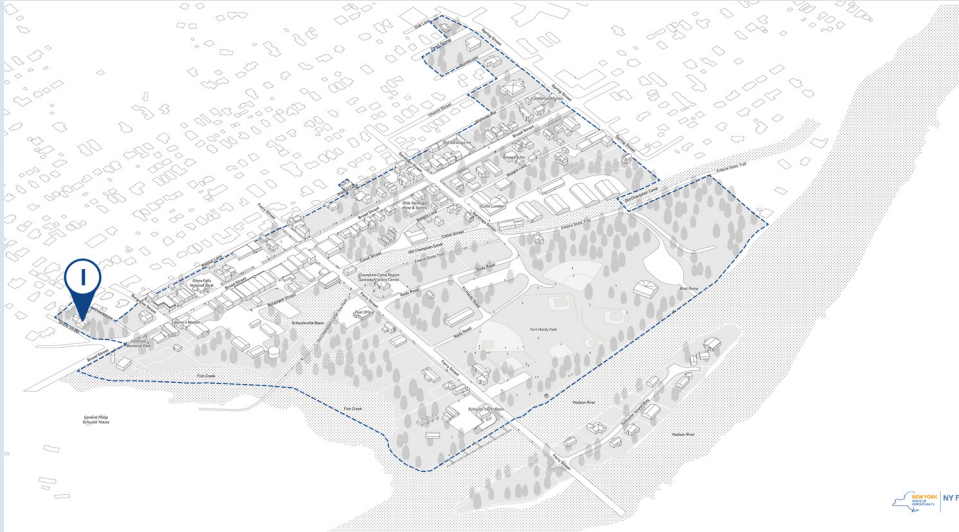
Funding Estimate:
\$750,000
Total Project Cost
\$560,000
Total NYF Funds Requested
25%
Sponsor Match %

Project Overview:

This project aims to transform this historic private residence into a beautiful destination that will serve as an anchor business to increasing economic revitalization, historic preservation and community engagement, by preserving and celebrating the rich history and bright future of the Village of Schuylerville.

The goal of this project is to complete minor renovations on the main house (4,800 sf), add outdoor amenities (patio & pool) to the property and build 2 apartment units (caretaker/private quarters less than 3,000 sf) that in the future can be used for long term housing rental and worker housing.

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Above: Street view of property from Pine Lane, showing all 3 existing buildings

Existing Site Conditions:

Today the 0.87 acre property contains three buildings. The main house (9 Gables) and small cottage serves as the private residence of three generations of Demlers. The Carriage House serves as Bound By Fate Brewing's Production Facility.

Capacity and Partners:

The Sponsors have experience in successful business building and operation through Bound by Fate Brewing, as well as experience with grant administration at the local, state, and federal levels.

Alignment with Vision and Goals:

The project will contribute to the goals of **Development** and **Placemaking** by attracting visitors and generating economic activity and by providing spaces for hosting small arts, cultural and historic events, as well as a venue for local artists and performers.

Readiness and Timeframe:

This project is in the preliminary design phase. A site survey has already been conducted and private funding has been secured. The project is expected to be completed by June 2027.



Above: Main house interior



Above: Main house patio

Project Category:



Rehabilitation of an Existing Building, New Development

Project Size:



Medium

NYF Funds Requested:



\$560,000