

**VILLAGE OF VICTORY
PLANNING BOARD
Special Meeting Minutes
February 21, 2017**

Call Special Meeting to Order 6:00pm with the Pledge of Allegiance

1. Roll Call: Chairman Corey Helwig, Members William Lloyd, Tim Fort and Pete Healy. Also attending were Jessica Arceri and Sean Carroll from the Saratoga Peanut Butter Company.

2. Announcements – None at this time

3. Approval of Minutes – Monthly Meeting – February 21, 2017. **A motion was made by Member Lloyd and seconded by Member Fort to approve the minutes from the regular monthly meeting of February 21, 2017 as submitted. All in favor – aye. Motion passed.**

4. Returning Applicant: None

5. New Applicant: Saratoga Peanut Butter Company, 41 Gates Avenue, Victory Mills presented to the Planning Board an Application for Special Use Permit and Short Environmental Assessment Form (Part 1) – SEQ. Chairman Helwig stated that the Planning Board needs to refer the Applicant to the Zoning Board as they will need a Use Variance. The reason for this referral to the Zoning Board is that when the Zoning Law was put in place, there was no light manufacturing business anticipated and therefore not included in the mixed-use section of the Law. The Zoning Board is aware of this referral forthcoming and is expecting your attendance and the proper paperwork be brought to the next Zoning Board meeting on March 20, 2017 at 6:30pm. Chairman Helwig also requested the applicant bring a sketch of the building plans. Mr. Carroll state he would take care of these plans and bring them to the Village Office. **Member Bill Lloyd made a motion which was seconded by Member Tim Fort to refer the applicant to the Zoning Board. All in favor – aye. Motion passed.**

Chairman Helwig also made a motion which was seconded by Member Lloyd that the Village of Victory Planning Board take Lead Agency in this process. All in favor – aye. Motion passed.

The applicant was also made aware that they are responsible for notifying all homeowners within a 500' radius of 41 Gates Avenue of their intentions, and that a public hearing is necessary.

A question also arose during general conversation if individuals in nearby residences in the Village need to be concerned about peanut allergies. The response was negative, absolutely no problems, as some of their employees have allergies to peanuts and also there is no exhaust fumes emitted. Also, responding to another question, they stated no sales would be taking place at this address as Route 32 does not have the traffic to bear this type of business.

6. Old Business: None

7. Other Business: None

8. Next Meeting: March 21, 2017 at 6:30pm

9. Adjournment: A motion was made by Member Healy and seconded by Member Lloyd to adjourn the meeting. All in favor – aye. Motion passed.