

**VILLAGE OF VICTORY  
SARATOGA COUNTY, NEW YORK**

A regular meeting of the Planning Board of the Village of Victory, Saratoga County, New York was convened in public session at the Village Building, 23 Pine Street, Victory Mills, New York on December 22, 2020, at 6:30 o'clock p.m. local time.

The meeting was called to order by Corey Helwig, Planning Board Chair and, upon roll being called, the following members were:

**PRESENT:**

Corey Helwig, Planning Board Chair  
Bill Lloyd, Board Member  
Jake Fort, Board Member  
Tim Fort, Board Member  
Pete Healy, Board Member

**ABSENT:**

None

The following persons were ALSO PRESENT:

Maureen Lewsey, Recording Secretary  
Al Longtin & Kurt Bedore (Longtin Engineering Consulting and Structural Engineers)  
Michael J. Catalfimo, Esq., Village Attorney  
Jaimie Easton (MJ Engineering)

The following resolution was offered by Planning Board Chair, Corey Helwig, seconded by Planning Board Member Bill Lloyd, to wit:

**42 GATES AVENUE MILL BUILDING RENOVATION PROJECT  
SEQRA PART II AND PART III APPROVAL RESOLUTION  
DATED DECEMBER 22, 2020**

**A RESOLUTION APPROVING SEQRA PART II AND PART III NEGATIVE DECLARATION FOR THE 42 GATES AVENUE MILL BUILDING RENOVATION PROJECT IN THE VILLAGE OF VICTORY, SARATOGA COUNTY, NEW YORK.**

**WHEREAS**, Regan Development Corp. (the "Applicant") has proposed to renovate an historic Mill Building currently owned by Riverview Realty LLC/Uri Kaufman and located on property commonly known as 42 Gates Avenue in the Village of Victory, Saratoga County, New York (Tax map. No. 170.30-2-27.1), and to operate such building and property as a mixed-use facility with 186 residential apartments, a commercial brew pub and associated amenities (the "Project"); and

**WHEREAS**, in connection with said Project, the Applicant desires to obtain approvals from various local, county and state agencies (the "Involved Agencies") relative to funding, construction and/or operation of the Project; and

**WHEREAS**, the Victory Village Planning Board (the "Planning Board") is one of the involved agencies from which the Applicant desires an approval in connection with the Project; and

**WHEREAS**, the Planning Board has before it for consideration an application for site plan approval of the Project; and

**WHEREAS**, the State Environmental Quality Review Act ("SEQRA"), Section 8-0103 of the Environmental Conservation Law ("ECL"), provides for the review of government actions to determine the effect of said actions on the environment and for related administrative procedures in 6 NYCRR Part 617 for the implementation of said review; and

**WHEREAS**, the effects of such actions on the environment are to be examined by the Lead Agency in making its determination; and

**WHEREAS**, a full environmental assessment form (the "FEAF") has been prepared by the Applicant and submitted to the Planning Board in connection with the Project; and

**WHEREAS**, a regular meeting of the Planning Board was held on June 18, 2019, at which meeting Part I of the FEAF was duly accepted for filing by the Planning Board and the Planning Board adopted a resolution (i) classifying the Applicant's Project as a Type I action, as defined in 6 NYCRR §§ 617.2(a) and 617.4(b)(9), (ii) determining that a coordinated review of the Project, pursuant to 6 NYCRR 617.6(b)(3), is desirable and appropriate, and (iii) declaring itself lead agency and directing that notification of lead agency status and part I of the FEAF be distributed to all of the involved and interested agencies identified by the Planning Board ("Notice of Establishment of Lead Agency"); and

**WHEREAS**, letters were duly forwarded to all involved and interested agencies on July 2, 2020, enclosing copies of the Notice of Establishment of Lead Agency, Part I of the FEAF, a List of Involved and Interested Agencies and the Project Application; and

**WHEREAS**, the Planning Board has either received the consent of each of the other involved agencies that this Board act as lead agency for this SEQRA review, or at least 30 days have passed since the Notice of Establishment of Lead Agency was provided and no objections to this Board servicing as lead agency have been received; and

**WHEREAS**, the Planning Board, as Lead Agency, has reviewed Part I of the FEAF as prepared by the Applicant; and

**WHEREAS**, the Planning Board's consulting engineers, Longtin Engineering, PLLC (the "Consulting Engineers") have completed a proposed Part II of the EAF, giving information about the Action and its potential effects on the environment; and



**WHEREAS**, a special meeting of the Planning Board was held on August 13, 2020, at which the Planning Board reviewed the proposed Part II of the EAF and examined in detail the criteria for criteria for classification and review contained in 6 NYCRR § 617.6, the criteria for findings and decision making contained in 6 NYCRR 617.7 (a) and (b), and the criteria for determining significance set forth in 6 NYCRR 617.7(c); and

**WHEREAS**, the Planning Board has referred the proposed Action to the Saratoga County Planning Board pursuant to New York General Municipal Law 239-m and received and reviewed the reply received from the Saratoga County Planning Board; and

**WHEREAS**, the Planning Board has held a public hearing on the proposed Action pursuant to the provisions and requirements of the Village Law and Municipal Home Rule Law of the State of New York and considered the comments of all those persons attending and wishing to be heard—including, without limitation, any comments addressed to the environmental impact of the proposed Action;

**NOW, THEREFORE, be it**

**RESOLVED**, by the Planning Board of the Village of Victory as follows:

1. That based upon (a) the materials submitted and accepted as part of the record, (b) an examination of the FEAF, and (c) the criteria set forth in 6 NYCRR Part 617, this Board makes the following findings:
  - 1.1. The proposed Action has been determined to be a Type I action which requires the preparation of a Full Environmental Assessment Form and an assessment of its potential impact upon the environment;
  - 1.2. This Board has either received the concurrence from the other involved agencies that this Board act as Lead Agency for this Project or more than 30 days has elapsed since Notice of Establishment of Lead Agency was provided to such agencies;
  - 1.3. This Board has referred the proposed Action to the Saratoga County Planning Board pursuant to New York General Municipal Law 239-m and has received and reviewed the reply received from the Saratoga County Planning Board;
  - 1.4. No potentially significant adverse impacts on the environment were noted on Part I of the FEAF and none were identified by any of the involved agencies;
  - 1.5. A potentially significant adverse impact on the environment was noted on Part II, paragraphs “4h” and “16m”, of the FEAF by this Board, but such impact has been adequately mitigated by virtue of the conditions imposed in granting approval of the Applicant’s site plan application;

- 1.6. A public hearing on the proposed Action was held on August 17, 2020 pursuant to the provisions and requirements of the Village Law and Municipal Home Rule Law of the State of New York, at which this Board considered the comments of all those persons attending and wishing to be heard—including, without limitation, any comments addressed to the environmental impact of the proposed Action;
- 1.7. The applicant has provided adequate responses to SEQRA issues raised by this Board during the application review process;
- 1.8. Based upon all information reviewed by this lead agency in its SEQRA analysis, including a thorough “hard look” and consideration of the applicant’s entire submission, and upon all board and public comments received, it is appropriate, in the opinion of this Lead Agency, to make a finding that the proposed action will result in no adverse environmental impacts and that any identified adverse environmental impacts will not be significant, or where identified, are sufficiently mitigated by virtue of the conditions imposed in granting approval; and
- 1.9. The preparation of a Draft Environmental Impact Statement is not required.
2. The Notice of Determination of Non-Significance attached hereto is hereby adopted and accepted by this Board as its Negative Declaration in connection with this Project and is hereby incorporated into this Resolution by reference, as though the same were hereinafter set forth in its entirety; and
3. All subsequent notices concerning this Project shall note that this Board has issued a Negative Declaration.

And be it further

**RESOLVED**, that the record of this Action shall be placed on file in the offices of the Planning Board of the Village of Victory and the Clerk of the Village of Victory and shall be disseminated to those units of government as required by law and be made available to the public for inspection; and be it further


**RESOLVED**, that the Planning Board Secretary and Village Clerk are hereby authorized and directed to cause a copy of the Negative Declaration to be published in the Environmental News Bulletin; and be it further

**RESOLVED**, that this Resolution shall take effect immediately upon its adoption.

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

Corey Helwig	Voting: <u>AYE</u>
Bill Lloyd	Voting: <u>AYE</u>
Jake Fort	Voting: <u>AYE</u>
Tim Fort	Voting: <u>AYE</u>
Pete Healy	Voting: <u>AYE</u>

The foregoing resolution was thereupon declared duly adopted.

  
\_\_\_\_\_  
MAUREEN LEWSEY, Recording Secretary



SEQR Negative Declaration

State Environmental Quality Review  
**NEGATIVE DECLARATION**  
Notice of Determination of Non-Significance

Project Number \_\_\_\_\_

Date December 22, 2020

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Village of Victory Planning Board, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: **42 GATES AVENUE MILL BUILDING RENOVATION PROJECT  
SITE PLAN APPROVAL APPLICATION**

SEQR Status: Type I ☒  
Unlisted ☐

Conditioned Negative Declaration: ☐ Yes  
☒ No

Description of Action: The applicant is seeking site plan approval to renovate an historic Mill Building currently owned by Riverview Realty LLC/Uri Kaufman and located on property commonly known as 42 Gates Avenue in the Village of Victory, Saratoga County, New York (Tax map. No. 170.30-2-27.1), and to operate such building and property as a mixed-use facility with 186 residential apartments, a commercial brew pub and associated amenities (the "Project").

Location: 42 Gates Avenue, Victory Mills, New York (Tax Map Parcel No. 170.30-2-27.1).

Reasons Supporting This Determination:

(See 617.6(g) for requirements of this determination; see 617.6(h) for Conditioned Negative Declaration)

**See Attached Reasons**

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed.

For Further Information:

Contact Person: Corey Helwig, Chairman, Village of Victory Planning Board  
Address: P.O. Box 305, 23 Pine Street, Victory Mills, New York 12884  
Telephone Number: (518) 695-3808

SEQR Negative Declaration

**For Type I Actions and Conditioned Negative Declarations, a Copy of this Notice Sent to:**

Environmental Notice Bulletin (ENB), 625 Broadway, Albany, NY 12233-1750 for publication in the ENB.

Appropriate Regional Office of the Department of Environmental Conservation

Office of the Chief Executive Officer of the political subdivision in which the action will be principally located.

Applicant: Regan Development, 1055 Saw Mill Pkwy, Ardsley, NY 10502  
Email: larry@regandevelopment.com

Other involved agencies: **See Attached SEQR Distribution List**

**ATTACHMENT TO NEGATIVE DECLARATION  
REASONS SUPPORTING DETERMINATION  
(42 Gates Avenue Mill Building Restoration Project)**

The Planning Board cites the following reasons supporting this Negative Declaration:

The Planning Board has:

1. Reviewed and considered the Full Environmental Assessment Form (“FEAF”), dated June 5, 2019, the site plan application and all supporting drawings, specifications, reports and other written materials submitted by the applicant in connection with the proposed Project;
2. Reviewed and considered the criteria for classification and review contained in 6 NYCRR § 617.6, and the criteria for findings and decision making contained in 6 NYCRR 617.7 (a) and (b);
3. Considered the relevant areas of environmental concern relative to the proposed action including, but not limited to, the issues set forth in items 1 through 18 of Part 2 of the FEAF and the criteria for determining significance identified in 6 NYCRR § 617.7(c);
4. Referred the proposed action to the Saratoga County Planning Board pursuant to New York General Municipal Law § 239 and received and reviewed the reply received from the Saratoga County Planning Board;
5. Held a public hearing on the proposed action pursuant to the provisions and requirements of the Town Law of the State of New York and considered the comments of all those persons attending and wishing to be heard—including, without limitation, any comments addressed to the environmental impact of the proposed action;
6. Reviewed and considered the comments and advice of the Planning Board’s Consulting Engineers, Longtin Engineering, PLLC;
7. Reviewed and considered the comments (if any) received from involved and interested agencies;
8. Considered the presentations made by the Applicant at Planning Board meetings held on January 22, 2019, May 21, 2019, June 18, 2019, November 26, 2019, May 19, 2020, June 16, 2020, July 12, 2020, August 13, 2020 and August 17, 2020, together with the observations, comments and advice of the Village’s Consulting Engineers pertaining thereto;
9. Considered the merits of the Project, including the potential environmental impacts of the Project, at additional meetings of the Planning Board held on October 15, 2019, December 18, 2019, January 21, 2020, April 21, 2020 and December 22, 2020;



10. Considered the offers of voluntary mitigation offered by the Applicant with respect to various issues of environmental concern identified by the Planning Board throughout the Project review process;
11. Reviewed and considered the Applicant's initial site plan application and the entire record of submissions following the application;
12. Made the following determinations on the basis of the foregoing:

- (a) **Impact on Land. The Proposed Action will not have a significant adverse environmental impact as the result of any physical change to the project site.**

The Property is located in the MUV (Mixed Use Village Center) Zoning District and is currently improved with an unoccupied four-story historic brick mill building and gravel off-street parking area. The Property is fully developed. However, it is presently unoccupied and in a state of significant disrepair. The Proposed Action will fully renovate the existing building on the Property and convert the building for residential and commercial uses; improve the existing parking on the Property; and enhance the landscaped areas on the Property. This development will involve a substantial physical alteration of the land surface of the Project Site, but no long term adverse environmental impacts are anticipated to result from such alteration and the expected short-term adverse environmental impacts will be sufficiently mitigated by virtue of the conditions imposed in granting approval of the Project.

- (b) **Impact on Geological Features. The Proposed Action will not have a significant adverse environmental impact on any unique or unusual land forms on the site.**

There are no unique geological features on the Property.

- (c) **Impact on Surface and Ground Water. The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.**

The Project does not include or require wastewater discharged to groundwater.

The Project will be connected to the existing public water distribution and sanitary sewer systems. The anticipated water demand and sanitary sewer discharge is 31,000+/- gallons per day.

Adequate sewer capacity exists and there is sufficient public water supply for the Proposed Action.

Potential adverse impacts to water pressure and the integrity of a water main in the vicinity of the Project have been adequately mitigated by virtue of the conditions imposed in granting approval of the Applicant's site plan application

and the Applicant's voluntary payment of a water system impact mitigation fee to be used for future needed capital repairs or improvements to the system.

- (d) Impact on Flooding. **The Proposed Action will not have a significant adverse environmental impact on or alter drainage flows or patterns, or surface water runoff.**

The proposed plans demonstrate that storm drainage will be captured and directed to public storm drains. The Project will not have a significant adverse impact on or alter drainage flows or patterns, or on surface water runoff.

- (e) Impact on Air. **The Proposed Action will not have a significant adverse environmental impact on air quality.**

Construction activities associated with grading and excavation could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by project construction because the construction activities will be temporary and confined to the Property. Construction vehicles will emit certain air pollutants through engine exhaust. There is also the potential for fugitive dust to be created during the construction period from site preparation activities, including removal of existing impervious surfaces and vegetation, and site grading. Fugitive dust emissions will be mitigated by wetting and stabilizing soils to suppress dust generation. Other dust suppression methods will include the spraying of soil stockpiles during dry periods and covering trucks carrying solid and other dry materials. These unavoidable short-term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with all applicable federal, state and local codes. It is anticipated that nearby properties will experience temporary fugitive dust and an elevation in vehicle emissions from construction vehicles throughout occasional periods during construction of the proposed project. This is a temporary, construction-related, unavoidable impact that is not significant.

- (f) Impact on Plants and Animals. **The Proposed Action will not have a significant adverse environmental impact on flora or fauna.**

The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna; substantially interfere with the movement of any resident or migratory fish or wildlife species; impact on a significant habitat area; impact a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources.

- (g) Impact on Agricultural Resources. **The Proposed Action will not have a significant adverse environmental impact on Agricultural Resources.**

The proposed action will not have any significant adverse impact on agricultural resources. The project involves the redevelopment of an abandoned mill and will result in a net increase in permeable surface. This project does not involve



conversion of agricultural land or use of Prime Soils, or Other Soils of Statewide Significance. Based on the foregoing, no substantial change in the use of agricultural land or intensity of use of agricultural land is expected from the proposed Project. As a result, the proposed redevelopment will not create any significant adverse impacts to agricultural resources.

- (h) Impact on Aesthetic Resources. **The Proposed Action will not have a significant adverse environmental impact on Aesthetic Resources.**

The proposed action will not have any significant adverse impact on important aesthetic resources. The potential aesthetic impacts from the restoration and redevelopment of the existing Mill Building and Project site have been reviewed and the Project in its final form will be essentially unchanged except for the improvements that will be incorporated into a functioning multi-use structure. Based on the foregoing, the proposed action will not have any significant adverse visual or aesthetic impacts.

- (i) Impact on Historic and Archeological Resources. **The Proposed Action will not have a significant adverse environmental impact on Historic or Archeological Resources.**

The Proposed Action was identified as a Type I action due, in part, to the fact that the Mill Building on the Property is listed on the National Register of History Places. The application was submitted to the New York State Historic Preservation Office (SHPO) for comment. By letter dated October 16, 2019, SHPO acknowledged receipt and review of a report of a Phase I Archeological Investigation of the Property prepared by Hartgen Archeological Associates, Inc. (“HAA”) and advised its concurrence with HAA’s recommendation that no additional archaeological investigations of the Property are warranted.

- (j) Impact on Open Space and Recreation. **The Proposed Action will not have a significant adverse environmental impact on Open Space and Recreation.**

The area of the Proposed Action is not designated as open space by the Village of Victory. The Proposed Action will not result in the loss of a current or future recreational resource, eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource.

- (k) Impact on Critical Environmental Areas. **The Proposed Action will not have a significant adverse environmental impact on a Critical Environmental Area.**

The proposed action is located in an urban area and is not within or adjacent to a Critical Environmental Area and will therefore, not impair the environmental characteristics of a Critical Environmental Area.



- (l) Impact on Transportation. **The Proposed Action will not have a significant adverse environmental impact on Transportation.**

A traffic impact study was prepared for the Project and indicates that the redevelopment of this site to include apartments and a brewpub will not have an adverse impact on traffic in the vicinity of the Project Site.

- (m) Impact on Energy. **The Proposed Action will not have a significant adverse environmental impact on Energy.**

The existing energy infrastructure will adequately serve the additional demand. The Proposed Action does not require a new, or an upgrade to any existing substation.

- (n) Impact on Noise, Odor and Light. **The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.**

The Proposed Action is not anticipated to generate any noxious odors. Noise impacts associated with the proposed Project will be limited to temporary impacts generated during construction. Temporary noise impacts associated with construction will be mitigated by limiting construction activities to the hours between 7:00 a.m. and 7:00 p.m. It is not anticipated that blasting will be necessary during the proposed construction. If blasting does become necessary, it will be performed in accordance with all applicable state and local requirements.

No significant post-construction noise impacts are anticipated. The project owner will follow the Village Noise Ordinance, which currently enforces quiet hours from 11:00 p.m. to 7:00 a.m.

- (o) Impact on Human Health. **The Proposed Action will not have a significant adverse environmental impact on Human Health from exposure to new or existing sources of contamination.**

- The project is located within an existing Brownfield remediation site (C546047) and a Brownfield remediation study is currently underway. However, the Applicant has agreed to remove any Brownfield contamination discovered on the project site in accordance with NYS DEC Brownfield cleanup procedures.
- The Project is located adjacent to a three (3) story brick structure ("Mill Building #8") which is structurally unsound and in danger of partial or complete collapse. An uncontrolled collapse of Mill Building #8 could cause bricks, slate, steel, wood and other building materials to fall onto the Project Site from a height of over forty (40) feet, thereby creating a significant risk of damage to property and injury or death to persons located thereon. Depending

on the composition of the construction elements and materials now in Mill Building #8, such a collapse could also potentially result in the release of contaminants into the air, soil or water which are hazardous or harmful to the health of humans or animals.

The Applicant's Project, if approved, would require substantial construction activity to take place on the Property, including the use of heavy construction machinery to excavate large quantities of soil, cut trees and remove concrete sidewalks and various existing structures. This construction activity will generate seismic vibrations of the substrate which may extend to the foundation of Mill Building #8, thereby further impairing the structural integrity of the building and potentially causing an uncontrolled collapse of the structure to occur.

The Applicant has acknowledged, in presentations made to the Planning Board in support of the Application, that the condition of Mill Building #8 presents a life and safety hazard to (i) the laborers, materialmen and others involved in the performance, supervision and inspection of construction work on the Property, and (ii) the tenants, guests, visitors, patrons, employees and other persons who may reside at, visit, work at, patronize businesses at, or otherwise be present in the Project Building and on the Property after the construction of the Project, together with their motor vehicles and other items of personal property (the "Abutting Property Life and Safety Hazards").

The Planning Board, has identified the Abutting Property Life and Safety Hazards as (i) moderate to large environmental impacts on human health, and (ii) potentially small impacts on groundwater; and has determined that the preparation of an environmental impact statement is warranted unless the Hazards are abated. However, the Applicant has proposed to voluntarily abate the Abutting Property Life and Safety Hazards (the "Proposed Mitigation") in conformance with an Environmental Impact Mitigation Agreement (Abutting Property Life and Safety Hazards) dated as of December 22, 2020, made by and between the Applicant, the Village, the Planning Board and the Owner (the "EIMAP Agreement"); and the Planning Board has determined that such abatement serves to adequately mitigate the adverse environmental impacts to health and safety identified in Part II, Paragraphs "4h" and "16m" of the FEAF.

13. Determined that:

- (a) The proposed action will not create a material demand for other actions that would result in one of the above consequences.
- (b) The proposed action will not involve changes in two or more elements of the environment, no one of which has a significant adverse impact on the environment, but when considered together result in a substantial adverse impact on the environment.

(c) The proposed action does not include two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in 6 NYCRR 617.7(c)(1); and

14. Determined, based upon the foregoing, that the Proposed Action will not result in any significant adverse environmental impacts. This negative declaration indicates that no environmental impact statement need be prepared and that the SEQRA process is complete.



**REGAN DEVELOPMENT**  
**Site Plan Application – 42 Gates Avenue Mill Building Rehabilitation Project**

**SEQR DISTRIBUTION LIST**  
**6/30/2020**

<b>APPLICANT</b>	<b>LEAD AGENCY</b>
Larry Regan, President Regan Development Corp. 1055 Saw Mill Pkwy Ardsley, NY 10502 Email: <a href="mailto:larry@regandevelopment.com">larry@regandevelopment.com</a>	Planning Board, Village of Victory 23 Pine Street, P.O. Box 305 Victory Mills, New York 12884
<b>CURRENT PROPERTY OWNER</b>	<b>NOTIFICATION</b>
Uri Kaufman, Manager Riverview Realty LLC 90 State Street, Suite 700 Albany, New York 12207 Email: <a href="mailto:urikaufman50@gmail.com">urikaufman50@gmail.com</a>	Village of Victory Website: <a href="http://www.villageofvictory.com">www.villageofvictory.com</a>

<b>INVOLVED AGENCIES</b>	<b>INTERESTED PARTIES</b>
Zoning Board of Appeals, Village of Victory 23 Pine Street, P.O. Box 305 Victory Mills, New York 12884	
NYS Department of Transportation, Region 1 50 Wolf Road, Suite 1s50 Albany, New York 12232 Attn: Kristina (Tina) L. Crowley, P.E. Email: <a href="mailto:Kristina.Crowley@dot.ny.gov">Kristina.Crowley@dot.ny.gov</a>	
Village of Victory P.O. Box 305 23 Pine Street Victory Mills, NY 12884 Attn: Mayor Patrick Dewey	
NYSDEC – Environmental Remediation 625 Broadway, 12 <sup>th</sup> Floor Albany, NY 12233-7015 Attn: Jared Donaldson Email: <a href="mailto:Jared.Donaldson@dec.ny.gov">Jared.Donaldson@dec.ny.gov</a>	
NYSDOH Glens Falls District Office 77 Mohican Street Glens Falls, NY 12801 Attn: Kevin Kenyon, Professional Engineer 1 Email: <a href="mailto:kevin.kenyon@health.ny.gov">kevin.kenyon@health.ny.gov</a>	

INVOLVED AGENCIES	INTERESTED PARTIES
Saratoga County Planning Board 50 West High Street Ballston Spa, NY 12020 Attn: Jeffrey Williams	
NYS Department of State Capital Region – Syracuse Board of Review One Commerce Plaza 99 Washington Avenue Albany, NY 12231-0001 Attn: C. Thomas Parsons	
Village of Schuylerville 35 Spring Street Schuylerville, NY 12871 Attn: Mayor Dan Carpenter	
Town of Saratoga 12 Spring Street Schuylerville, NY 12871 Attn: Town Supervisor Thomas N. Wood III	
Saratoga County IDA 50 West High Street Ballston Spa, NY 12020 Attn: Mike Valentine	
NYS Homes and Community Renewal Hampton Plaza 38-40 State Street Albany, New York 12207 Attn: Rebecca Gillman Crimmins Email: <a href="mailto:Rebecca.Crimmins@nysher.org">Rebecca.Crimmins@nysher.org</a>	
NYS OPRHP Division of Historic Preservation P.O. Box 189 Waterford, NY 12188-0189 Attn: Weston Davey, Historic Site Restoration Coordinator Email: <a href="mailto:Weston.davey@parks.ny.gov">Weston.davey@parks.ny.gov</a>	

**VILLAGE OF VICTORY**

**CERTIFICATE OF RECORDING OFFICER**

The undersigned hereby certifies that:

(1) She is the duly qualified and acting Clerk of the Village of Victory, New York (hereinafter called the "Village") and the custodian of the records of the Village, including the minutes of the proceedings of the Planning Board; and is duly authorized to execute this certificate.

(2) Attached hereto is a true and correct copy of a resolution duly adopted at a meeting of the Planning Board held on the 22nd day of December, 2020 and entitled:

**42 GATES AVENUE MILL BUILDING RENOVATION PROJECT  
SEQRA PART II AND PART III APPROVAL RESOLUTION  
DATED DECEMBER 22, 2020**

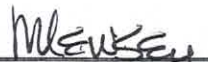
**A RESOLUTION APPROVING SEQRA PART II AND PART III NEGATIVE  
DECLARATION FOR THE 42 GATES AVENUE MILL BUILDING RENOVATION  
PROJECT IN THE VILLAGE OF VICTORY, SARATOGA COUNTY, NEW YORK.**

(3) Said meeting was duly convened and held and said resolution was duly adopted in all respects in accordance with law and the regulations of the Village. To the extent required by law or said regulations, due and proper notice of said meeting was given. A legal quorum of members of the Planning Board of the Village of Victory was present throughout said meeting, and a legally sufficient number of members (3/5 of the Planning Board) voted in the proper manner for the adoption of the resolution. All other requirements and proceedings under law, said regulations, or otherwise, incident to said meeting and the adoption of the resolution, including any publication, if required by law, have been duly fulfilled, carried out and otherwise observed.

(4) The seal appearing below constitutes the official seal of the Village and was duly affixed by the undersigned at the time this certificate was signed.

**IN WITNESS WHEREOF**, the undersigned has hereunto set her hand this 22nd day of December, 2020.

[SEAL]

  
\_\_\_\_\_  
MAUREEN LEWSEY, Village Clerk