

VILLAGE OF VICTORY

PLANNING BOARD MINUTES

DECEMBER 22, 2020

Call Regular Meeting to Order 6:30pm

Roll Call: Chairman Corey Helwig, William Lloyd, Tim Fort, Jake Fort. Absent: Pete Healy (attended meeting late). Also attending; Secretary Maureen Lewsey, Attorney Michael Catalfimo, Engineer Al Longtin, Project Engineer Jamie Easton, MJ Engineering and one person from public body in attendance.

Announcements:

- ❖ None

Approval of Minutes:

- ❖ Monthly Meeting – April 21, 2020: **Planning Board member Lloyd made a motion to approve the April 21, 2020 minutes with Planning Board member Tim Fort seconded the motion. Vote: 3-1 (abstention/Jake Fort). Motion Passed.**
- ❖ Monthly Meeting – June 16, 2020: **Planning Board member Tim Fort made a motion to approve the June 16, 2020 minutes with Planning Board member Lloyd seconded the motion. Vote: 4-0, all ayes. Motion Passed.**
- ❖ Monthly Meeting – July 21, 2020: **Planning Board member Lloyd made a motion to approve the July 21, 2020 minutes with Planning Board member Fort seconded the motion. Vote: 3-1 (abstention/Tim Fort). Motion Passed.**
- ❖ Special Meeting – August 13, 2020: **Planning Board member Lloyd made a motion to approve the August 13, 2020 minutes with Planning Board member Jake Fort seconded the motion. Vote: 3-1 (abstention/Tim Fort). Motion Passed.**
- ❖ Public Hearing/Monthly Meeting – August 17, 2020: **Planning Board member Lloyd made a motion to approve the August 17, 2020 minutes with Planning Board member Jake Fort seconded the motion. Vote: 4-0, all ayes. Motion Passed.**
- ❖ Special Meeting – August 20, 2020: **Planning Board member Lloyd made a motion to approve the August 20, 2020 minutes with Planning Board member Healy seconded the motion. Vote: 3-2 (abstention/Tim Fort and Jake Fort). Motion Passed.**
- ❖ Monthly Meeting – September 15, 2020: **Planning Board member Jake Fort made a motion to approve the September 15, 2020 minutes with Planning Board member Lloyd seconded the motion. Vote: 3-2 (abstention/Corey Helwig and Pete Healy). Motion Passed.**
- ❖ No Meetings were held in October 2020 or November 2020.

Returning Applicant:

❖ Regan Development represented by MJ Engineering, Jamie Easton
Chairman Helwig opened the discussion to continue into the final process of the application process.

Planning Board Attorney Michael Catalfimo outlined the State Environmental Quality Review Act (SEQRA) process noting it will be followed up by the Site Plan Resolution. The planning board was provided packets of information and he stated it was basically the same information provided in August with few changes. Added agreements were Abutting Property Life and Safety Hazards that updated some of the other documents. Catalfimo inquired with the Planning Board if they had a chance to review the documents as now would be a good time to ask any technical questions on a legal standpoint.

Catalfimo outlined the first item to consider is the Environmental Impact followed by voting on the application. The planning board already considered Part I and Part II for potential impacts, then completion finalized with Part III. The project determines whether a significant environmental impact is due to the project. A negative declaration or positive declaration determination is declared in Part III.

Both Attorney Catalfimo and Engineer Al Longtin agree with the Negative Declaration and will now end the environmental review process. The first step is a board motion, second then discussion and vote.

Catalfimo notes that the Resolution on the Site Plan Application provides for a conditional approval with a layout of the roadmap of conditions. This allows the applicant to move forward with the lender on funding of the project. A March 2021 closing is anticipated. After this timeline, the village would expect to get a demolition permit for removal of Building #8 followed with a building permit application on the renovation and conversion of manufacturing space to residential space.

One item adjusted is the Wastewater Disposal letter to NYSDEC (DEC) from the Village of Schuylerville. This is now satisfactory to DEC for the residential purposes of the improvement only. Any future improvement of the remaining proposed commercial space would require the applicant to return to the planning board to discuss the needs and impact of that space. The applicant must return to the planning board to further discuss the impacts on the wastewater system and DEC to support the additional use of the space.

Jamie Easton stated that DEC reviewed the capacity issue and initially had a concern but once the commercial space was removed, as it is not known or a determination of the use of that space, some of the politics was removed. Department of Health approved the water line extension and permit for stormwater. Department of Transportation permitting has been a slow process and the second entrance is still not approved and considered outstanding. The project is still looking for two points of access. As noted by the planning board there is currently two separate entrances.

Catalfimo outlined the next steps to happen within thirty days, the SEQRA documents will be executing and delivering the impact (example Negative Declaration) and that the agreements; Water System and Abutting Property Life and Safety Hazards related to Building #8 need to be executed by all parties. A separate agreement was put into place between the Mill owner, Regan Development and the Hydro plant on the demolition of the building. Catalfimo added that the Land Bank Agreement will open a portion of the parking but will leave a portion as green space until the village sees the additional need for development. The Agreements will be signed and acknowledge by filing with Saratoga County.

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Chairman Helwig asked if there were any other questions by the planning board before moving forward. There were none from the planning board but Longtin confirmed the latest site plan map date as August 19, 2020. Easton confirmed that date and added small modifications could be made regarding DEC, DOH and DOT. Those comments would be noted.

Chairman Helwig made a motion to declare a Negative Declaration on the SEQRA review with Planning Board member Lloyd seconded that motion. Vote: 5-0, all ayes. Motion Passed. Helwig asked for any additional questions before moving on. Having none, Catalfimo review the formal vote.

Chairman Helwig made a motion to offer and approve with conditions the Site Plan application as outlined in the resolution with Planning Board member Lloyd seconded the motion. Vote: 5-0, all ayes. Motion Passed. Helwig again asked if there were any questions or need for discussion. There were none.

Chairman Helwig commented with the approvals finally in place he thanked Jamie Easton, MJ Engineering for hanging in there during this long process. Chairman Helwig then thanked Al Longtin and Michael Catalfimo for getting the village planning board through this process. He also thanked the Village Board as they were a huge asset especially Mayor Dewey. Lastly Helwig thanked the Planning Board for the participation and their time. Chairman Helwig stated this project was the main reason he was a part of the Planning Board.

New Applications:

❖ None

Old Business:

❖ None

New Business:

❖ None

Next Meeting:

❖ Monthly Meeting: January 19, 2021 at 6:30pm
(Pre-submission Conference for 3 lot subdivision on Schuyler Heights Drive/Phase 1)

ADJOURNMENT:

Planning Board member Pete Healy made a motion to adjourn the meeting with Planning Board member Bill Lloyd seconded the meeting. Vote: 5-0, all ayes. Motion Passed. Meeting Adjourned.

Respectfully Submitted,

Maureen Lewsey

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Acting Planning Board Secretary