

Village of Victory
Planning Board Minutes
May 19, 2020

Call Meeting to Order:

Planning Board Chairman Cory Helwig called the meeting to order and led the pledge of allegiance.

Roll Call:

Chairman Cory Helwig, William Lloyd, Peter Healy, Tim Fort and Jake Fort.

Also attending: Acting Secretary Maureen Lewsey, village engineer Al Longtin-Longtin Engineering via Zoom, Kurt Bedore-Longtin Engineering via Zoom and Alison Yovine, MJ Engineering via Zoom.

Announcements: None

Approval of Minutes:

Board member Lloyd made a motion to approve the February 18, 2020 minutes with Board member Healy seconded the motion. Vote: 5-0, all ayes. Motion Passed.

Minutes for the April 21, 2020 meeting are pending.

Returning Applicant:

Regan Development, applicant

MJ Engineering, representative for applicant

Planning Board Chairman Helwig reviewed comments received from Longtin Engineering's Original Technical Design Review noted by item #'s 1 through item # 30 and the outline of new comments on some of the items.

#1/Survey: Chairman Helwig inquired about adding to the site plan the existing easement with the hydro plant. Alison Yovine commented that the survey team has the site observation and measurements and Al Longtin notes that it is not labeled.

#2/Fall Zone: Chairman Helwig comments that according to NFPA the fall zone should be one and half times the building height and would like to know the type of barrier which would prevent people from entering this site. Representative Yovine replied that it was not the applicant's problem. Chairman Helwig notes that the village attorney cannot allow construction within the zone of the unsafe structure. They discussed the field survey and the height of the building etc. and the fall zone does extend into the pumping/lift station area. Longtin comment that the map needs to be identified accordingly and that the planning board is reluctant to make a decision due to the public safety issue and the potential access. The planning board intent is to request and start discussion on taking the building down and to eliminate safety hazards. There was a brief discussion among the planning board about being in a standstill to resolve the removal of the building that is known as building #8 and noted that it has been in litigation with the village on the removal of it.

#4/Water Study Report: The water study report will be completed on the next submission of documents.

#10/Banked Parking: There has been a discussion on the banked parking and the development of it. Yovine notes that the intention is to have the building being removed and the parking as it stands on the site plan would be sufficient. Longtin confirmed that it is a high priority to have that building down before the project. The fall zone area effects several parking spaces and the north parking lot expansion should be done.

#13 & #14/Signage/Lighting: The signage and lighting plan was approved at the last meeting with exception being subjected to the zoning law and building permitting process. The light should be photometrics for entrances and walkways.

#6 & #7/Building code variance: Yovine requested to get a copy of the building code variance.

#17/Grants/Funding Sources: The building will be permitted to file for historic tax credits. Yovine notes that there is a state statutory submission through NYSHCR funding with a deadline of June for holding a public hearing. Longtin commented that he hasn't seen anything related to the funding requirements or an application.

#16/Parking Lot: Longtin's preference is not for a phased development of the parking lot. Chairman Helwig had a concern over who makes that judgment in developing it into phases and if there would be a discrepancy in the lack of parking. It was discussed that the total number of parking is not accurate factoring in the commercial space. The commercial space was reduced from 5,000 sf to 4,800 sf this along with the zoning variance on the parking meets the required 1 space for every 100 sf (commercial space). Yovine stated there was a strong preference to not phase the north and south parking areas.

#18/Sidewalks: Chairman Helwig again addressed the village sidewalk in front of the property to the south, the corner and then a short distance on Bridge Street. He would like all of this incorporated along with the new sidewalk planned for the project. Although the plans do not reflect for all of this to be done there was a verbal agreement bringing the sidewalk to the corner. Helwig strongly requested to complete the section around the corner which is approximately twenty more feet. No final decision was made. Longtin to review and continue to keep the topic open.

Item #19 – will wait on this item.

Item #23 – Response from CDTA: they replied they do not foresee the creation of a bus stop since the ridership is very low. A designated space can be discussed for future pick up or drop off zone.

#24/Environmental Report: Chairman Helwig referred to Longtin on this issue. Longtin mentions the DEC/Brownfield Cleanup Program and requested that the planning board be carbon copied on the process. An open hearing was held May 29, 2020 on the BCP application.

#27/Chaseway conduit: This was to identify with notes on the structure in a "U" shape outside of the project boundary. This item is closed.

Items #25 - #30: Chairman Helwig notes the planning board is waiting on MJ Engineering.

Item #28: Longtin inquired about the asbestos main on the water and sewer construction. There was a question the condition of the pipe. Longtin also questions the water quality issue due to construction and if DOH would have any issue with the project. This item was tabled and its ongoing with the water report expected soon.

Planning board member Lloyd stated he did not think there would be an issue during construction on the asbestos pipe. Both Lloyd and member J. Fort stated the area is wet down while cutting open the pipe and it is common to flush the line before placing back into service.

Longtin and Bedore questioned the outfall design. There is a significant grade at the outfall. The design was based on a 100-year storm. The concern of erosion at the higher level will be reinforced with medium stone fill down to Fish Creek to normal water mark. Also asked if ACOE (Army Corp of Engineers) would need to issue permit if it is disturbed at the high-water line. Should be reinforced with stone at the spillway to reduce erosion.

An overall question on who owns the shoreline and if there was an easement, it would be good stewardship to address the issue.

Connector Sidewalk (on the north end of the parking lot): Discussion was held about the north entryway where you leave the sidewalk and enter the parking area (pedestrian traffic.) Longtin and Bedore both mention that there should be some type of connector for safety reasons. Yovine replied there are two different grades to work with there and this area exceeds the percentage of slope for the ADA requirement. She does not recommend doing it. Bedore stated that it does not have to be a straight run, but some other plan could be done. Longtin added that whatever the plan it should tie into the new sidewalk there. Yovine offers that the grade cannot be in excess of 1" for every 12'. This sloped area is closer to 5% grade change. Bedore then offered that it did not have to be in the form of a sidewalk perhaps it could be stairs or a ramp. The concern is that one set of entrance way on the south side was not adequate for full capacity. Yovine to look at options. Longtin noted to make it walkable.

DOT: Yovine commented that they have reached out to the Mayor on this issue. Apparently, that was the point of contact.

Water System: Chairman Helwig stated again they are waiting for the report. Yovine notes that its almost complete but she has not read it.

Fall Zone: Chairman Helwig mentions that there is a big concern for the safety of the residents, and this is a problem still must be addressed.

Impact on Emergency Services: Chairman Helwig has discussed this with the Village Mayor and they both note the project will increase the village population up to 25% and this will also impact the call volume to the village fire department.

Chairman Helwig finalizes the discussion on the review of items for next meeting. Yovine states that a public hearing is needed by June 30, 2020 for a state application to be submitted for financing on the project. There are a few outstanding items before a public hearing can be scheduled. A referral to the Saratoga County Planning Board needs to be done with a response, there are still outstanding items to get from MJ Engineering and to have a public hearing scheduled by the end of June is not a good date. He will keep that as a possibility but could not commit to being ready for it.

Longtin added that the infrastructure needs remain with documentation on the timeline of removing the building unlikely to be ready the end of next month. The site plan review is close to being completed.

Chairman Helwig replied that the June meeting is an important meeting to all with the outstanding items being closed and documentation. A public hearing maybe scheduled at the July meeting.

Bedore offers that MJ Engineering needs to address the big three (items). The water pressure and its impact of infrastructure is a concern and interested how this will be addressed.

The next submission is due the Friday before the next meeting on June 16, 2020. Any possible special meeting will wait until this meeting to determine if ready for a public hearing on June 30, 2020.

Yovine reviewed the items the planning board was looking for additional options; the water infrastructure and its impact, building #8 on securing the site and concern of safety without the removal and the emergency services. Yovine commented that with improving the building and its redevelopment that is what is being offered to the community. She does not see a change with the developer on any of these items.

Chairman Helwig again noted that he cannot allow for the improvement with the major danger of Building #8. Longtin suggests its time to have a direct conversation with Larry Regan and possibly the owner of the Hydro plant in order to have a goal on addressing removing that building. The planning board has only been addressing these issues with MJ Engineering and Regan Development has not been in contact with the planning board.

Chairman Helwig noted that he did get the engineering report of Building #8 and asked if there was anything else to review with Yovine. She commented no.

New Applicants: none

Open Floor: none

Next Meeting: June 16, 2020 at 6:30pm

Adjournment: **Planning board member Pete Healy made a motion to adjourn the meeting with board member Bill Lloyd seconded the motion. Vote: 5-0, all ayes. Motion passed.**

Respectfully Submitted,

Maureen Lewsey

Acting Planning Board Secretary