

VILLAGE OF VICTORY PLANNING BOARD  
Special Meeting Minutes  
AUGUST 17, 2020

Chairman Corey Helwig outlined the meeting rules of procedures for the public hearing. He placed a two-minute time limit on public comments and instructed that he would take comments from those in attendance first and then proceed to any public comments requested through the virtual ZOOM application.

OPEN PUBLIC HEARING by motion ~ 6:00pm

**Planning Board member William Lloyd made a motion to open the public hearing at 6:03pm with Planning Board member Peter Healy seconded the motion. Vote: 5-0, all ayes. Motion Passed.**

Mill Redevelopment Project ~ Presentation by Jaime Easton, MJ Engineering

Mr. Easton provided a summary of the Mill Project and the site plan procedure to date stating it has been an eighteen-month process. The project is being completed by Larry Regan and is part of a family run business for thirty years with expertise in rehabilitation of buildings. He has refurbished mills before located in Binghamton and Buffalo. The project cannot be completed as a normal developer, he will be the owner for a minimum of thirty years and will be part of the community for a long time. Easton notes that the Victory Mill Project is on 6.6 acres, a four-story historic building and will be developed into 186 residential units comprised mostly of one-bedroom units with approximately 40 two-bedroom units. The sidewalk will be replaced and will go to and around a portion on Bridge Street. Two hundred sixty parking spaces will be developed as phase 1. A new fence will be installed along the parking lot. The parking lot will be six to ten feet lower allowing the building to be the focal point and to be seen and not the parking lot itself. The amphitheater is a community space and can be used for concerts etc., a vision that was part of the village comprehensive plan. Stormwater will be collected on site and into the ground or to Fish Creek. On traffic impact Easton stated that there is not a lot of traffic on Gates Avenue right now and is considered low traffic volume. You will see one car per minute which could be sixty cars per hour. Financing will be through HCR "Housing Community Resources" and is designed to provide tax credits to developers. The project will have fixed rent prices that are sixty percent of dictated formula and is based on income levels. Using Saratoga Springs as an example rent normally is \$800.-\$1,100. would be then at 60%. It is a workforce housing project which is state supplemental and will not be a tax burden to the community. The commercial space has not yet been identified. Whether it will be a brewpub/restaurant, just not sure yet. The project will take almost two years but will return to get site plan/special permit approval for the commercial space. Impact to water and sewer departments are low.

**Public Hearing Comments:**

Open Floor (in attendance)

1. Leona Colvin, 64 Pearl Street, Schuylerville: Inquired about the parking lot and specifically how will the snow removal be handled. Easton replied that it will be privately handled and will be pushed to each side. The parking lot varies in grade; 5% for the south end and 7% for the north end. Also, he noted that the parking lot itself is at the same elevation as the lower floor or first floor and will be even with that entry way. A brief discussion was held about the concern of the amount of a snow fall could produce and concern of being able to remove it the way that was described.
2. Dave Roberts, 7 Horicon Avenue, Victory Mills: Noted he was the President of the Chamber of Commerce and owns nine buildings in Schuylerville. He supports this project and hopes it goes as planned. He asked about the relocation of the historic sign. He also asked about the building (#8) is down, in the basement, there is an industrial piece that should be removed and preserved. He provided a brief historic summary of the area and the story of the two brothers meeting on the west side and east side of the Fish Creek during a pause in fighting.

He also mentions the Siege Trail loop through the village and the ties into Victory Woods trail supporting the pocket parks, heritage and tourism. He asked about the financing through the Brownfield credit and what impact downstream if any. Chairman Helwig replied that the planning board required the historic sign to be preserved and displayed as part of the project and a plan to do that has been provided. He also supports the history of the village and the community and strives for the future while holding onto the past. Roberts replied that the trails are important.

3. Whitney Colvin, 64 Pearl Street, Schuylerville: Thanked the Planning Board for keeping the public informed. The project will be good for the area and will boost the economy. Appreciates being informed as a Village of Schuylerville Trustee.

ZOOM comments: There was only one individual who attended in the virtual meeting and there were no comments from that attendee.

CLOSE PUBLIC HEARING by motion

**Planning Board member William Lloyd made a motion to close the public hearing with Planning Board member Peter Healy seconded the motion. Vote: 5-0, all ayes. Motion Passed.** Public Hearing closed.

Jaime Easton explained the Brownfield's program. Regan Development has hired a firm, PVE to do a study of the property and not much has been found. There was some lead and mercury found over a foot below ground level. It is slightly elevated at 10-15% on the surface and inside the building. The soil will be removed and then replaced with clean material.

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CALL THE MONTHLY MEETING TO ORDER

Roll Call:

Chairman Corey Helwig, Planning Board members; William Lloyd, Peter Healy, Jake Fort and Tim Fort.

Also attending: Mayor Patrick Dewey, Acting Planning Board Secretary Maureen Lewsey, Planning Board Attorney Michael Catalfimo, Planning Board Engineers Al Longtin and Kurt Bedore. Village technical support company representative, ADKtechs, Rob Barret was on hand to ensure there were no issues with the ZOOM connection. MJ Engineering Jaime Easton, project engineer also attended. A small group of interested individuals attending had registered to attend in person.

Announcements:

- ❖ None

Approval of Minutes:

- ❖ Monthly Meeting – April 21, 2020/Pending
- ❖ Monthly Meeting – June 16, 2020/Pending
- ❖ Monthly Meeting – July 21, 2020/Pending
- ❖ Special Meeting – August 13, 2020/Pending

All minutes are pending.

Returning Applicant:

Regan Development LLC, Larry Regan, as applicant  
Riverview Realty LLC, as owner  
Proposed Development: Mill Redevelopment/186 units/Site Plan Review  
District: MUVC

Jamie Easton asked if there were any other thoughts or needed discussion. He added that the water department's master plan was vague as it did not outline any history or breaks for the reasoning on why the water main was determined critical. As far as the sewer main, it is considered ACP and that type of pipe came out in the late forties to early fifties. There was no specific issue relating the need to any specific issue as in documented breaks. Easton stated that there was no factual information that he could ascertain from the report that would require replacement of either main at this time.

Chairman Helwig comments that the planning board would like to hold off the vote until Thursday allowing the board to review any discrepancies. He expects the planning board to be able to vote on the SEQR declaration and a final vote on the project. He has scanned everything, and nothing jumps out. He asked if there were any more comments from the board, legal or engineering at this time. Having none, he outlined the upcoming meeting schedule.

New Applications:

- ❖ None

Old Business:

- ❖ None

New Business:

- ❖ None

Next Meeting:

- ❖ Special Meeting - Thursday, August 20, 2020 at 1:00pm
- ❖ Monthly Meeting - Tuesday, September 15, 2020 at 6:30pm

ADJOURNMENT

**Planning Board member William Lloyd made a motion to adjourn the meeting at 6:38pm with Planning Board member Peter Healy seconded the motion. Vote: 5-0, all ayes. Motion Passed. Meeting Adjourned.**

Respectfully Submitted,

*Maureen Lewsey*

Acting Planning Board Secretary