

**Village of Victory**  
**Planning Board Minutes**  
Special Meeting/SEQR review/Part 2  
AUGUST 13, 2020

Call Regular Meeting to Order 6:00pm

Roll Call: Chairman Corey Helwig, William Lloyd, Jake Fort and Acting Secretary Maureen Lewsey. Absent: Tim Fort and Peter Healy.

Also attending: Planning Board Attorney Michael Catalfimo, Al Longtin and Kurt Bedore, Longtin Engineering.

Announcements:

- ❖ None

Approval of Minutes:

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

All minutes were tabled as they are pending at this time.

Returning Applicant:

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

Jaime Easton thanked the planning board for scheduling the special meeting.

Review Alternate Site Plan/Fall Protection Zone Building #8:

Easton provided an updated site plan on July 22, 2020, outlining the fall zone with the plans remaining the same as before. Applicant's goal is to take down the building by working with the Hydro Electric plant. The owner of building #8 has been reached and has signed a release. The hydro plant needs to reinforce with concrete the pen stocks, then Regan will take the building down.

Mike Catalfimo outlined that the completion of this goal was by the certificate of occupancy. It would be practical to be accomplished sooner. Inquired if there was any update on the status of discussion between the owners of the Hydro, Regan Development and Hashkediya concerning the timeline. The consent is incomplete from Hashkediya since demolition permit has not been received. There has been no communication from Hydro's counsel. Easton replied that the building will be taken down as quickly as possible. The Hydro can get concrete to fill in and this can happen between two events: building permit and certificate of occupancy. Catalfimo asked if taking the building down is not an issue, how long before financing is complete and a shovel in the ground.

Easton described the timeline for financing. An application is due by September 1<sup>st</sup>. Home and Community Renewal has a checklist. They will start the review and it takes about three months. Once that is done you are placed in the credit program. Then in two to three months a survey will be done, and lawyers will meet from multiple

multiple firms. It's about five months once an application is in. After release of funds construction begins. Building permit in the next month and half. The goal is to have permit by end of November/December.

Catalfimo asked about the site plan to satisfy the basic condition for DEC/DOT and water system. Is there time to do this. Easton replied yes. Easton explained that Tina with DOT has been working on this but its been a slow process. DEC is under review as its been submitted to them. DOH is actively working on it. Conditions can be met to satisfy before permit. Catalfimo asked if there has been any conversation with Hydro on building #8. Easton did not ask that question. Catalfimo replied then what you are proposing to do with the Hydro, is leaving yourself exposed. Related to SEQR (unlisted action) the demolition could be issued. An alternative measure of the project circumvents the matter. Longtin offered his only comment, should the barrier encircle the building. Easton stated that if it is a part of the condition it will be done.

Easton discussed the energy model needed. The electric alone does not meet regulations and they will need natural gas for the energy code regulation to be met. They will work with National Grid to bring in the line.

Bedore inquired about the location of the dumpster and if that could be relocated so that the sidewalk is not in front of it. Easton replied they will move it yes.

Longtin inquired about what condition would have to be met to start the south end parking lot. Easton replied that its market driven. Concern if there isn't enough space, tenants would move out and with the commercial space it will require more. He does not see the south end begin done unless or until full capacity. Longtin asked about the percentage of occupancy rate. Easton stated that typically they expect 92%-95% or higher. The income level typically would not permit multiple vehicles. 280 parking spaces are planned. A stipulation could be in place to implement the banked parking.

In receipt of the Survey Map:

Chairman Helwig noted that the survey map has been received and is on file. Longtin adds it was broken out of the site plan.

Discuss Water System Upgrades: (Water main on Gates Avenue & Booster Pumps)

Discussion was held about the recently completed Master Plan by CT Male who is working with the S/V BOWM. The report is dated May 2020. The plan identifies necessary improvements and outlined the 6" water main in front of a section of the project as critical. It is questionable if this would fix the flow rates. Part of the Master Plan identifies Phase 1 between 5-10 years to replace this section of the water main. Grants will be applied for in the next few years. Longtin discussed flow rates at a 1000 GPM and the impact to area homes and businesses, rupture of lines and the reduction of flow ratio. He also discussed the possibility of on-site water storage to reduce the loss of water pressure. He realizes this is the twelfth hour to bring the subject up, but he just became aware of the Master Plan and its recommendations. Easton stated they are installing an 8" line on the property that will feed into a 6" line. Longtin replied about the impact again and said it was generally an entire village issue. He will send the report (master plan) to Easton tomorrow. A general discussion was held about the water tank pressure, it was not agreed to whether there was an impact to infrastructure from this project. Easton stated that there will always be an impact from everyone/other improvements. Also discussed was the installation of a sprinkler system and the certification of such system. The system is tested initially but no formal live test each

year as part of the certification, just a pressure test after construction. Also, the sprinkler system was upgraded from residential to commercial Helwig added. An allocation of funds is being provided for booster pump  
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improvements in residences in Victory nearest to water tank. A listing was in the Master Plan but also a list was provided from MJ Engineering. The allotment will be issued to the Village of Victory to administer and oversee the installation of booster pumps. The Master Plan completed by CT Male recommended fifteen homes, whereas the list from MJ Engineering listed thirty homes.

Review SEQRA Part 2:

At this part of the meeting Chairman Helwig went line for line from Part 2 of the SEQR form.

- 1- Impact on Land-yes, little or no impact
- 2- Impact on Geographical features-no impact
- 3- Impact on Surface Water-no impact
- 4- Impact on Groundwater-yes adding to item h. hazardous materials/groundwater
- 5- Impact to Flooding-yes, but little to no impact
- 6- Impact to Air-no
- 7- Impact to Plants and Animals-no
- 8- Impact to Agricultural Resources-no
- 9- Impact to Aesthetic Resources-yes, but little to no impact
- 10- Impact to Historic and Archeological Resources-yes, but little to no impact
- 11- Impact on Open Space and Recreation-no
- 12- Impact on Critical Environmental Areas-no
- 13- Impact on Transportation-no
- 14- Impact on Energy-yes, but little to no impact
- 15- Impact on Noise, Odor and Light-yes, but little to no impact
- 16- Impact on Human Health-yes, Chairman Helwig read the draft summary of potential items to be placed in the final part 2 EAF. This was related to the adjacent structure and the risk and likelihood of collapse. Any risk could be eliminated by demolition and clean up of Building #8.
- 17- Consistency with Community Plans-no, not consistent with the adopted land use plan.
- 18- Consistency with Community Character (if ...inconsistent to existing community...) - no

Chairman Helwig asked if there was a need for further discussion. Catalfimo also asked if the planning board need to discuss anything further.

Chairman Helwig stated that the biggest issue has been the same all along and that is building #8. It remains to be addressed to the satisfaction of the planning board.

Bedore added that there is going to be a change in energy with natural gas line being brought in and is worth monitoring.

New Applications:

- ❖ None

Old Business:

- ❖ None

New Business:

- ❖ None

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Next Meeting:

- ❖ Monday, August 17, 2020
  - Public Hearing 6:00pm (Mill Project)
  - Regular Meeting to follow
- ❖ Tuesday, September 15, 2020 at 6:30pm

ADJOURNMENT

**Planning Board member William Lloyd made a motion to adjourn the meeting with Planning Board member Jake Fort seconded the meeting. Vote: 3-0, all ayes. Meeting Adjourned.**

Respectfully Submitted,

*Maureen Lewsey*

Acting Planning Board Secretary