

VILLAGE OF VICTORY
PLANNING BOARD MEETING MINUTES
FEBRUARY 16, 2021

Chairman Corey Helwig called the regular meeting to order at 6:30pm.

Roll Call

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

Announcements

There were no new announcements.

Approval of Minutes

Planning Board member Peter Healy made a motion to approve the monthly meeting minutes dated January 19, 2021 as presented with Planning Board member William Lloyd seconded the motion. Vote: 4-0, all ayes. Motion Passed. Minutes Approved.

Returning Applicant

❖ **Trang Potter Case # 2021-01**

120 Ingersoll Road

Saratoga Springs, NY 12866

Property Address: Schuyler Heights Drive

s/b/l: 157.78-1-4

District: Single Family Residential District – SF 2

Purpose: Phase 2 ~ Proposed 3 Lot Minor Subdivision

Representative Dan Morelli, SRG Architects presented the Phase II subdivision application. The pre-submission conference was held last month of the proposed three lot subdivision.

Mr. Morelli outlined that one lot will be consistent of 100'x370' with the remaining two lots 130'x370. Each lot will eventually have single family dwellings with full basements. The proposed plan is to begin with Lot 3 and all will have similar front setback 30-40'.

The site plan review map provided by SRG reflects a round about at the end of Schuyler Heights Drive that is not actually there and will be corrected. Brief discussion was held on concerns of the drainage and the intent is to maintain and keep the ditch as it currently is being utilized. These areas could not be filled in. Driveways would need a culvert. It was confirmed that public water and sewer is available and Mr. Morelli stated there is natural gas available.

However, discussion was held about a mobile home at the end of the physical roadway. This led the planning board to review the road frontage of the proposed lots. The location is a dead-end road and it was thought that the village roadway goes all the way to the end to the abutting property owned by the National Park Service Aka Victory Woods. The proposed lots: lot 1, lot 2 and lot 3 would be created but it appears that this mobile home is place in front of lot 1 (north end of the parcel) and does not have proper road frontage. Mr. Morelli will be getting a survey done and will show this parcel and have the outline of the mobile home, so it is clear of the location of the mobile home.

Chairman Helwig noted that also the application will need to be referred to the Saratoga County Planning Board. A survey with topo would be necessary as the site plan map does not show the current lot and the detail.

Planning Board member Lloyd stated there was a big issue with drainage in this location. Mr. Morelli was there recently and saw it was flooded and spilling out onto the road and down to other properties. This area has been known to freeze over and FEMA has been involved twice according to Lloyd. They discussed different options for culvert pipe and remedy.

The owners have started grading the property as it is a hill and has been overgrown for years. They are working with CT Male and Mr. Morelli will reach out to them to discuss the stormwater issue/design.

Chairman Helwig asked for more information on the phasing and redevelopment timeline. Lot 3 will be developed first and will begin proceeding to place a modular on the lot. Lot 2 is the location of the water main and likely will need an easement. The exact location is not yet known and could impact the location of the modular and could result in needing a variance if setbacks cannot be met. The water main feeds into Monument Drive providing water to those residents. Lot 1 has some grading issues and is planned to be developed last. There has been no determination if the owner of the property will develop and sell or move in.

The lots currently meet zoning however it is possible to move forward with a conditional approval. This project is in Phase II and will be forwarded to the county for comments and recommendations.

The application was forwarded to the village engineer Al Longtin. Mr. Morelli asked if there were any comments received. It was noted an email was sent marking up the site plan map and will be forwarded to Morelli. Chairman Helwig will reach out to Longtin and discuss the drainage concerns.

Chairman Helwig also notes that each dwelling will require one and half spaces/dwelling unit. (Correction: zoning law requires two parking spaces per single family dwelling.) Morelli replied that each lot will have a separate driveway for off street parking.

Chairman Helwig stated the planning board will move forward on the application by making the referral and continuing next month if the applicant is ready to proceed pending drainage/stormwater plans.

New Applications

There were no new applications.

Old Business

There was no old business outstanding.

New Business

There was no new business to discuss.

Next Meeting

The next meeting is scheduled for March 16, 2021 but a tentative date has been scheduled for March 23, 2021 at 6:30pm if needed.

ADJOURNMENT

Planning Board member Bill Lloyd made a motion to adjourn the meeting with Planning Board Chairman Corey Helwig seconded the motion. Vote: 4-0, all ayes. Motion Passed, meeting adjourned.

Respectfully Submitted,

Maureen Lewsey

Acting Planning Board Secretary