

**VILLAGE OF VICTORY
PLANNING BOARD MINUTES
JANUARY 19, 2021**

The meeting was called to order by Chairman Corey Helwig at 6:30pm.

Roll Call: Chairman Corey Helwig, William Lloyd, Tim Fort and Jake Fort. Absent: Peter Healy (but arrived during discussion of the new application.) Also attending acting Secretary Maureen Lewsey.

Announcements:

None

Approval of Minutes:

Planning Board member Lloyd made a motion to approve the monthly meeting minutes dated December 22, 2020 with Planning Board member Jake Fort seconded the motion. Vote: 4-0, all ayes. Motion Passed.

Returning Applicant:

None

New Applications:

Case # 2021-01

Owner and Applicant, Trang Potter

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: Pre-Submission Conference ~ Proposed 3 Lot Minor Subdivision

The applicant submitted the application for a pre-submission conference to present the proposed three lot subdivision on lands located on Schuyler Heights Drive. Chairman Helwig reviewed the minimum lot sizes in the SF-2 district. The zoning law outlines a minimum of 12,000 sf with 100' road frontage. The total lot is 37,000 sf and the proposed subdivision appears to be able to meet the minimum requirement and would not need a variance from the zoning board of appeals. Ms. Potter explained that one of the lots will be improved by a modular home as per sample drawing from Farrell Homes.

Planning Board member Lloyd informed the applicant about a water main that runs through the property to Monument Drive. It is not known if an easement agreement is in effect, but Lloyd pointed out that an easement would be necessary so that access could allow for maintenance of the water main by the water department. Lloyd pointed out where he thought it was located and said that needs to be in consideration of the boundaries of the subdivision. He also stated that the water main was either a 6" or an 8" main.

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The next step will be Phase 2 for the preliminary site plan review of the proposed subdivision map as prepared by a licensed engineer. This will also verify if the lot sizes conform to the zoning law. Chairman Helwig inquired if similar homes were planned for the other two lots and the applicant replied yes. If there are any questions the applicant can reach out to Secretary Lewsey. The applicant will move forward on getting the survey and engineered drawings.

Also discussed was the ditch that runs along the east side of Schuyler Heights Drive. Board members agreed that the section of the pipe must remain on this property. Lloyd added that at times the ditch takes on a lot of water so it would need to remain open and cannot be filled. Driveways would need to allow for culvert pipe beneath to allow for the proper drainage.

Chairman Helwig asked if there were any other questions by the board. Having none he stated it was a minor process going forward.

Old Business:

None

New Business:

None

Next Meeting:

The next monthly meeting is scheduled for February 16, 2021 at 6:30pm.

Adjournment:

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

Respectfully Submitted,

Maureen Lewsey

Acting Planning Board Secretary