

VILLAGE OF VICTORY PLANNING BOARD MINUTES

OCTOBER 19, 2021
6:30pm

Call Regular Meeting to Order 6:30pm

Roll Call

Chairman Corey Helwig – absent, Planning Board members present: Bill Lloyd, Pete Healy and Tim Fort. There is a vacant seat on the planning board and no alternate. Also present Acting Secretary Maureen Lewsey.

Bill Lloyd agreed to conduct the meeting since it was not clear if there was an appointment last year designating the Vice Chair.

Announcements

- ❖ None

Approval of Minutes

- ❖ Monthly Meeting – February 16, 2021: **Planning Board member Pete Healy made a motion to approve the minutes from the February 16, 2021 meeting as presented with Planning Board member Tim Fort seconded the motion. Vote: 3-0, all ayes. Motion Passed.**
- ❖ May 2021 meeting was canceled therefore there are no minutes to approve.

Returning Applicant

- ❖ None

New Applications

- ❖ None

Old Business

- ❖ None

New Business

New Appointments:

Appoint Planning Board Chairman, Vice Chairman and Secretary (1 year appointment)

As a part of beginning the new year several appointments shall be made. The positions of Chairman, Vice Chairman and Secretary are all one-year appointments made by the Planning Board when no appointment was made at the Village Board's organizational meeting.

Position of Chairman: Nomination - **Corey Helwig to remain by motion of Pete Healy and seconded by Tim Fort. Vote: 3-0, all ayes.**

Position of Vice Chairman: Nomination – **Bill Lloyd by motion of Pete Healy and seconded by Tim Fort. Vote: 3-0, all ayes.**

Position of Secretary: Nomination – **Maureen Lewsey by motion of Pete Healy and seconded by Tim Fort. Vote: 3-0, all ayes.**

The By Laws were handed out as part of the annual review for any changes in the meeting schedule etc. This was table until next month when the Chairman returns and an opportunity for full review.

Information

Angelo Rosse is a real estate developer on Virginia Place off Homestead Road. He is present to discuss his proposed development on Gates Avenue. Rosse is interested in purchasing the 12+ acres off Gates Avenue (owned by Revolutionary Land Corporation). Rosse is not yet under contract to purchase the property but is working on it. His architect Williams & Williams provided sample renderings of typical homes ranging 1100 sf to 1300 sf.

Rosse explained he met with Secretary Lewsey and discussed some issues of the property and its boundary. There is some encroachment. He also notes that while waiting for the meeting he met Dave Roberts and a conversation was held. Roberts was inquisitive about the plans, and they discussed the previous subdivision approval of 24 lots that was never filed. Roberts explained to Rosse that he would owe him \$20,000. for the sewer and water improvements brought to the roadway and that he owned the fire hydrant. This was Phase I & 2 of the Hill Manor Development. Rosse listened to the information, and he noted that beside the "roadway" Roberts owns three lots with frontage on the roadway.

A second meeting was held with Secretary Lewsey and Bill Lloyd between him and his wife to review the sewer as built mylar maps and for location of possible sewer connections. Rosse wanted more information on the property and the land dedication of roads for Hill Manor was also discussed.

Tim Fort stated there was prior interest but there was no movement on that proposed development and Rosse was aware of that information as mentioned by Roberts.

Rosse added that he is aware of a contract with the landowners that was backed out about 3-4 months ago by someone on King Road. There was a problem with the corporation tax not paid. Fort noted that the only subdivision approved beforehand was the 24-lot plan in 2006. Rosse is aware and is interested in those records.

Rosse discussed the sewer connection with David Klingebiel who he has used for counsel in the past. Klingebiel felt there would be no issue on getting a clearance letter to connect the sewer for his development. It was noted that there is a joint municipal agreement between Victory and Schuylerville on the number of the connections and a formula for each connection over that amount. Rosse still felt comfortable getting the clearance letter.

In each development that would fit, Rosse has built a home for a disabled veteran. He has not always been able to do it depending on the structure of the development.

The title of the project is called Community Development vs Housing Development. He expects that the development would become a part of the existing community feel and not a separate development. To that effect, he will construct a dedicated park and include a fenced in dog park that will be double gated. He will be making a huge investment in the community and will be taking land out for the parks. He doesn't mind doing it. The homes would range in the mid to high 200's to start and are considered starter homes/simple housing.

Rosse wanted to discuss the option of a PDD (Planned Development District) that zoning permits. He is aware of the Morgan's Run development in Schuylerville that has paved driveways and some without garages.

He wanted to further discuss some concessions for this investment such as a break on sewer connections, water connections and payment in lieu of land dedication park fees. He will invest with the infrastructure and intends to provide trash bins and baggies in the dog park. He brainstormed with his wife before the meeting on the type of development.

There are encroachment issues on the parcel such as a tractor trailer, fire pit and pool. He would like this to be addressed but mainly noted for the planning board. In the past he has done a lot line adjustment to resolve some matters. The tractor trailer owner has created a roadway off their property onto this property and will need to be removed entirely. He will approach the owner of the trailer or what appears to be the owner of the trailer directly and should be able to work with them on getting this resolved.

A Phase 1 & 2 EAF (Environmental Assessment Form) is costly to do by CT Male and engineer for the project. A visual can be done for phase 1 and a walk through on the property will have to be done. He is concerned with any dumping that may have occurred around the site of the trailer of construction materials like sheetrock and/or shingles.

He discussed the location and the parcel sizes in Hill Manor currently and the cost of connecting to utilities and the fee for the park land. For each lot the sewer application fee is \$200.00, the water application fee is approximately \$1000-\$1200 and its \$1000 for payment in lieu of land dedication. Rosse asked if previous interested individuals had approached the village board about PDD. The reply was they had not.

Vice Chairman Lloyd inquired as to when he would proceed on the contract to purchase. Rosse replied they are not too far apart on agreeing. The owner of the property is not making the decisions but rather the daughter who has POA due to health issues. Rosse is meeting with the realtor, Charlie Goodrich and the seller's agent and is hoping for a contract with contingencies. Rosse will let them know how the meeting went and it could allow to set up for proper planning board meeting. There is a delay due to delinquent corporation taxes that must be addressed. He should be ready by next month and is aware of the deadline ten days before the meeting.

Rosse stated that the proposed major subdivision that was approved before was a nice plan, but he can't do the same. Planning Board member Healy asked how many he was looking to do. He is proposing 38 lots, with a proposal of 60' road frontage vs required 100', 10' for each side lot vs required 20' and 20' rear vs 20-25 required. He is going to need a little help on the number of units. Planning Board member Fort asked who would determine the fees? It was stated the village board and the water board respectively.

Rosse offered that the seller wants a quick sale and he has placed an offer for a cash sale. He notes that the cost for infrastructure is estimated at 900,000-1.2 million. He said it would be a nice fit for what is there. It was confirmed a public hearing would be held. Rosse is planning on average 1200 sf homes. He said the average cost of homes would be approximately 275,000 and will be structured for first time home buyers with few choices. Each roof will be the same color, all accessories(trim) will be white leaving a choice on the exterior color.

The renderings provided are sample homes but are not set on design. They are typical like homes that range between 1100-1300 sf. Once he has a contract he will move forward and have more actual plans.

Vice Chair Lloyd asked if there was any further information to provide at this time. At this time that is all he had. He in turn asked if there were any further question for him. There were none.

Next Meeting

❖ Monthly Meeting: November 16, 2021 at 6:30pm

Secretary Lewsey explained the current number of board members at four with one vacancy. It requires three board members to meet a quorum and to hold a meeting. Healy confirmed that Rosse will be meeting with realtor to discuss the land contract and he will come back and provide more substantive details the development. The PDD is more involved and will need to have a different application than for the subdivision. Deadline for the November meeting would be due November 6th so say Monday November 8th.

Additional discussion on the sewer connections for the previously approved 24 lot subdivision. Discuss connection and manhole on Route 32/Gates Avenue. Discuss map and the connecting “roadway” owned by Roberts and the other three lots he owns that has road frontage from the “roadway” parcel.

There was a continuing discussion about lot size in the proposed development. He is proposing 60’ road frontage. Lloyd asked about storm drains and he said that would be a part of the infrastructure. Lloyd confirmed catch basins in the road and asking about curbing. Rosse stated he likes to use the “wings” and has done them off Homestead Road, Virginia Place development. Lloyd was going to check that out as prefers curbing.

If all goes well Rosse plans to break ground in April 2022.

Adjournment

Vice Chairman Bill Lloyd made a motion to adjourn the meeting with Planning Board member Pete Healy seconded the motion. Vote: 3-0, all ayes. Motion Passed. Meeting Adjourned.

Respectfully Submitted,

Maureen Lewsey
Planning Board Secretary