

VILLAGE OF VICTORY PLANNING BOARD MINUTES

March 19, 2025

Call Meeting to Order

Chairman Corey Helwig called the meeting to order.

Roll Call

Present: Chairman Corey Helwig, Board members Tim Fort and Pete Healy. We also welcome new board members John Nazarenko and Noah Chieco. Also present Secretary Maureen Lewsey.

Announcements:

Chairman Helwig notes that he will not be able to continue his participation as a board member due to the recent village election and the results in becoming Village Mayor starting April 1, 2025. He offers his verbal resignation effective March 31, 2025.

Approval of Minutes:

- ❖ Monthly Meeting – August 15, 2023 (Member who could approve Helwig/Lloyd/Healy) **Draft minutes will remain, as a quorum cannot be met to approve.**
- ❖ Monthly Meeting – September 26, 2023 (Member who could approve Lloyd/Fort/Healy) **Draft minutes will remain, as a quorum cannot be met to approve.**
- ❖ Monthly Meeting – June 18, 2024: **Chairman Corey Helwig made a motion to approve the minutes as presented with Planning Board Member Tim Fort seconded the minutes. Vote: 3-2 (abstentions/Nazarenko and Chieco as new members). Motion Passed.**

Returning Applicant: None

New Applications: None

Old Business: None

New Business:

A. 2025 Outline of Saratoga County Planning Board Meeting and Submittal Dates

Secretary Lewsey provided the planning board with the information received from Saratoga County Planning Board outlining the meeting dates and submittal deadlines, the action referral form and instructions.

B. Village Planning Board Bylaws to review and Update

Chairman Helwig stated it would be a good idea to review the planning board bylaws and to discuss the procedures as outlined. The timeline for an applicant to get on the agenda was discussed but the applicant has to be ready with all requirements. Chairman Helwig suggested to review sections 1/2/3 to discuss at the April 22, 2025 meeting. He also encouraged the review of the village's comprehensive plan as this will set up the review and potential amendment of the zoning law.

C. Discussion of the Mill Site Project with the Village

Chairman Helwig outlined that Mayor Dewey and the Village Board worked with Empire State Development (ESD) to secure 10 million to remain in the village for addressing the mill site. As Helwig explained the most recent application in February 2020 when the planning board spent 14 months reviewing development plans, declaring a negative declaration, approved the project only to have the epidemic effect Regan Development in pursuing the project.

Currently the mill building is in a state of disrepair. The village is going to take ownership of the 6.6 parcel and provide a 5 million incentive for development. The village will sell either all or a portion of the parcel for development that will once again go through the village planning board for the approval process.

He would like to see a way to honor the original history of the site and the mill but mentioned the village planning board can guide that project. Ideas for the site could include sharing the space with recreation and development. Helwig notes he originally got involved in the planning board because of the mill.

There are steps that have been underway with ESD and discussion of creating a study for strategic planning to determine the best use of the site. The building is on the historic registry and agencies will get involved like SHPO, factors that have been necessary to address.

Ideas of workforce housing with management on site were a plus and he would like the planning board to keep in mind. He had concerns based on what he has seen in a nearby city and the conditions are not those that would work in Victory.

Helwig encouraged the planning board to look at a mixed use of the parcel and to include the Siege Trail and adding to that corridor but also to include some type of business. He also stated the village would utilize a professional consultant in creating the study and offer guidance.

Planning Board member John Nazarenko added the discussion of the viewshed of the Siege Trail by improving this site and allowing access for some type of recreation of the water (Fish Creek). Future improvement could be realized with site redevelopment of the “row houses” in the village.

A general discussion was held on the inclusion of this parcel for tax revenues including utility services. It has a historic aspect with connection to the trails as a plus.

D. Resignation: Chairman Corey Helwig

Chairman Helwig officially states this is his last meeting effective March 31, 2025 as outlined in the announcement section.

Other Business:

Chairman Helwig notes the voting requirements on the zba and planning boards, how quorum works and mentioned he would leave it up to the planning board to determine the Chair of the board.

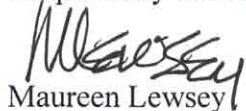
Next Meeting:

❖ Monthly Meeting: April 22, 2025 at 6:30pm

ADJOURNMENT

Planning Board Member John Nazarenko made a motion to adjourn the meeting with Planning Board Member Peter Healy who seconded the motion. Vote: 5-0, all ayes. Meeting adjourned.

Respectfully submitted,



Maureen Lewsey
Planning Board Secretary