

# VILLAGE OF VICTORY PLANNING BOARD

## MINUTES April 22, 2025

### Call Meeting to Order

### Roll Call

Present: Board members Pete Healy, John Nazarenko, Noah Chieco and new member Greg Arsenault. Planning Board member Tim Fort was absent (but arrived later at the meeting). Also present, Secretary Maureen Lewsey.

### Announcements:

We welcome the new member, Greg Arsenault to the Planning Board.

### Approval of Minutes:

- ❖ Monthly Meeting – March 19, 2023: **Board member John Nazarenko approved the minutes from last month's meeting for March 19, 2025 as presented with Board member Noah Chieco seconded the motion. Vote: 3-1 (abstention/Arsenault as he was not a board member last month) Motion Passed. Minutes approved.**

**Returning Applicant:** None

**New Applications:** None

**Old Business:** None

### New Business:

#### A. Appointment of Planning Board Chairman

There was a brief discussion regarding the new appointment of the position of Chairman due to the resignation last month by Corey Helwig as his term for Village Mayor would be a conflict of interest.

Planning Board member John Nazarenko stated he had a conversation with Mayor Helwig and expressed his interest in becoming Chair. It was also stated that perhaps Board member Tim Fort may be interested. Since the board wished to move on, **Board member Pete Healy made a motion to nominate John Nazarenko for the 1-year term of Chairman with Board member Greg Arsenault seconded the motion. Vote: 4-0, with Nazarenko accepting the position. Motion Passed.**

#### B. Review of the Planning Board Bylaws

Last month, it was suggested to start the review of the Planning Board Bylaws starting with sections I/II and III.

Board member Arsenault stated he found that "York" was missing but otherwise didn't see any item that needed a change or correction.

Some planning board members asked if the whole document had been sent but Secretary Lewsey noted only the sections under review but will send the whole document before the next meeting.

The bylaws define that a Vice Chairman will also be nominated and accepted. Since this position is vacant, **Chairman Nazarenko made a motion to TABLE the decision of a Vice Chairman until the full board was present for further discussion and interest, with Board member Arsenault seconded the decision. Vote: 4-0, all ayes. Motion Passed to table the Vice Chairman nomination.**

### **C. Discussion about Village Board Committee for the Mill Site Project with ESD**

Mayor Helwig and Chairman Nazarenko discussed establishing a committee for the Mill Site including past Mayor Dewey and interested land use members. Chairman Nazarenko said he felt it would be useful to be able to walk the mill property as a group. This appointment is expected to take place at the next village monthly meeting on May 13, 2025.

Chairman Nazarenko reviewed the project funding with Empire State Development at 4.6 million to the village, and remaining of the 10 million, or 5.4 to the future developer. The Strategic Planning Grant will provide for a study on the best use of the site. The 6.6-acre parcel has an opportunity to draw visitors to the natural resources of Fish Creek and connect both trails; Siege Trail and Victory Woods and the Two Brothers Park on Evans Street.

It has been supported to share the property with a mixed-use development including both retail and residential adding to the tax base. A discussion of the proximity of the row houses and parking issues was also held.

The meeting was recapped to include a review of the Bylaws policy and procedures and a review of the Mill Site for next meeting.

### **Next Meeting:**

- ❖ Monthly Meeting: May 21, 2025 at 6:30pm

### **ADJOURNMENT**

**Board member Arsenault made a motion to adjourn the meeting with Chairman Nazarenko seconded the meeting. Vote: 4-0, all ayes. Motion Passed. Meeting Adjourned.**

Respectfully Submitted,

*Maureen Lewsey*  
Planning Board Secretary