

VILLAGE OF VICTORY PLANNING BOARD

MINUTES

June 18, 2025

Call Meeting to Order

Chairman Nazarenko called the meeting to order and led the pledge of allegiance.

Roll Call

Present: Chairman John Nazarenko, planning board members Tim Fort, Pete Healy and Greg Arsenault. Also, present Maureen Lewsey as planning board secretary.

Absent: Noah Chieco.

Announcements

None

Approval of Minutes

Planning Board member Arsenault made a motion to approve the monthly meeting minutes for May 21, 2025, as presented with Chairman Nazarenko second the motion. Vote: 4-0, all ayes. Motion Passed.

Returning Applicant

None

New Applications

None

Old Business

Bylaw Policy and Procedures review: The planning board members all agreed to meet on the third Wednesday of each month but changing the time from 7:00pm to now 6:30pm. Also, a final check of any typographical errors will be done. The final Bylaws will be sent out and are expected to be approved at the July 16, 2025 meeting.

New Business:

Review of past Planning Board Applications and Village Zoning Law: Secretary Lewsey will email a sample of past applications for board review. This will assist in outlining the steps taken in accordance to the village zoning law. **Chairman Nazarenko made a motion to table any review of past applications during the meeting with Planning Board member Arsenault second the motion. Vote: 4-0, all ayes. Motion Passed to table the review.**

It was also noted that many documents are available on the village website from the 2019 application process on the redevelopment of the mill site. There was an extensive review process, but the history will be beneficial as the village creates the highest and best use study using the strategic planning grant.

A brief history was provided by past mayor Pat Dewey who attended as part of the strategic planning committee. Chairman Nazarenko asked about what ideas had come forth for that mixed use project. Planning board member Fort offered latest ideas that has been discussed such as senior housing, businesses on the bottom floor and perhaps supporting businesses such as restaurant, brewery and breakfast establishments.

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Dewey discussed potential growth sharing the housing/residential and commercial space. He also discussed the IDA/PILOT program and tax credits involved in that project. The revenues would have been ten times the current tax amount. The property will be considered tax exempt once the village obtains ownership and will be off the tax roll. However, the redeveloper will get back on the assessment roll and with a higher assessment. The village is currently just over thirty million in assessed evaluation.

Lastly, the village board approved last week the proposal from 4ward Planning working with the village engineering group Barton and Loguidice. There was a brief discussion of that timeline.

Next Meeting:

The next Monthly Meeting has been scheduled for July 16, 2025, at 6:30pm.

ADJOURNMENT

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

Respectfully Submitted,

Maureen Lewsey
Planning Board Secretary