

**REGULAR MEETING OF THE  
TOWN OF VICTOR CONSERVATION BOARD  
February 3, 2026 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on February 3, 2026, at 6:30pm in the Veteran's Room 85 East Main Street, Victor, NY 14564, with the following members present:

The YouTube link to access the meeting is: <https://www.youtube.com/c/townofvictornewyork>

ATTENDING: Patrick Coleman, Matt Matteson, Tim Norman, Keith Parris, Alexis Ogra; Town Board Member, David Nankin, Greg McMahan, Craig Wallace

ABSENT: Andrew Phillips

Patrick Coleman called the meeting to order at 6:30 pm and explained the role of the conservation board to the guests.

PROJECTS TO BE REVIEWED:

**WALLACE MINOR SUBDIVISION**

01-MS-2026

Applicant is requesting approval to subdivide a 6.3-acre parcel into 2 lots.

The applicant, represented by Greg McMahan (McMahan LaRue), presented a proposal to subdivide a 6.3-acre parcel into two lots. Lot 1 contains an existing residence; Lot 2 would accommodate a new single-family home. The project was described as a minor subdivision.

Wetlands on the property have been formally delineated within the last two years, and a 100-foot wetland buffer is shown on the plans. The applicant stated that all proposed development—including the house footprint and a conventional septic system—is located outside the 100-foot wetland buffer. Percolation tests have been conducted, witnessed by the Town Engineer, with satisfactory results. Public water is available at the road.

The Conservation Board focused its discussion on the subdivision only, noting that detailed site plan and construction issues would be addressed at a later stage if referred back by the Planning Board. Board members generally found the subdivision to be straightforward and raised no objections to the subdivision itself.

One member noted that, during future site plan review, attention should be paid to the proximity of the proposed house to the wetland buffer, including how the buffer will be protected during construction, potential grading impacts, tree removal, and construction access. These concerns were identified as future considerations, not impediments to subdivision approval.

The applicant noted that planting within the buffer may be permissible and referenced potential future DEC regulatory changes related to limited single-family residential activities in wetland buffers, while acknowledging these changes are not currently in effect.

Conclusion:

The Conservation Board raised no formal comments or objections regarding the proposed subdivision of the parcel into two lots. The Board anticipates that the Planning Board may refer the site plan back to the

Conservation Board for further review related to wetlands, grading, buffer protection, and tree removal at a later stage.

OTHER BUSINESS:

- The minutes for October 21, 2025 were approved on a motion made by Tim Norman and seconded by Matt Matteson
- Tim Norman was elected as the new Chairperson for 2026 on a motion made by Matt Matteson and seconded by Keith Parris

On a motion by Patrick Coleman and seconded by Tim Norman the meeting was adjourned at approximately 6:43 pm.