

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
February 17, 2026 – 6:30 pm**

A regular meeting of the Town of Victor Conservation Board was held on February 17, 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: Andrew Phillips, Matt Matteson, Tim Norman, Alexis Ogra; Town Board Member, David Nankin,

ABSENT: Keith Parris, Patrick Coleman

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

PROJECTS TO BE REVIEWED:

WOODS AT VALENTOWN

01-PS-2026

SECTION 2-4 PRELIMINARY SUBDIVISION

Applicant is requesting preliminary approval for 71 for-sale townhouse units, and one 4-story apartment building with 100 units within Section 2-4. This will also include two Home Owners Association lots for this project.

The Victor Conservation Board reviewed the preliminary subdivision application for Woods at Valentown (Sections 2–4). The proposal includes 71 for-sale townhouse units, a four-story apartment building containing 100 units, and two homeowners' association (HOA) parcels. Section 1 of the development has previously been reviewed by the Board. Members noted that the project has changed ownership since earlier discussions and expressed a strong preference that the applicant attend a future meeting to present the updated vision and address outstanding questions directly.

The Board discussed the previously filed 2007 conservation easement associated with Woods at Valentown and requested clarification as to whether any changes to that easement are proposed. Members noted that any revision would require Town Board review. Given the steep slopes present on the site, the Board emphasized the importance of detailed grading plans and erosion and runoff control measures. Specifically, members requested clarification regarding the extent of any additional grading, the timing and phasing of such work, and the stabilization methods to be employed, including grading, blanketing, and seeding of steep slopes. A site walk, potentially in the spring and weather permitting, was suggested to better evaluate existing conditions.

Additional clarification was requested regarding the extent of tree clearing and the measures that will be implemented to protect remaining trees during construction, particularly in light of prior documentation addressing tree protection. The Board also inquired about the proposed planting plan, including the use of native species consistent with Town guidance, and requested

confirmation regarding the status of northern long-eared bat habitat, which had been noted in prior discussions.

As the project is located within a Planned Development District (PDD), it is not subject to a standard conservation easement requirement but must satisfy the 50% open space provision. The Board requested clarification on the structure and responsibilities of the proposed HOAs, including whether there will be one or two associations, ownership of the open space lands, and responsibility for maintenance and long-term stewardship. Members also noted the previously proposed Victor Hiking Trail connection through the site and requested further detail regarding how that feature will be incorporated.

Questions were raised regarding the proximity of proposed townhomes to adjacent existing single-family homes, and it was suggested that mapping resources be consulted for clarification.

Following discussion, the Conservation Board agreed to grant conditional preliminary approval, allowing the application to proceed to the Planning Board on February 24. This approval is contingent upon the applicant returning to address the Board's questions and provide additional clarification prior to final approval. The Board does not recommend halting the project at this time but anticipates further discussion once the requested information is provided.

OTHER BUSINESS:

- The minutes for February 3, 2026, were APPROVED on a motion made by Matt Matteson and seconded by Andrew Phillips

On a motion by Tim Norman and seconded by Andrew Phillips the meeting was adjourned at approximately 6:54 pm.