

**REGULAR MEETING OF THE
TOWN OF VICTOR CONSERVATION BOARD
March 3, 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: Tim Norman Andrew Phillips, Matt Matteson, , Keith Parris, Alexis Ogra; Town Board Member, David Nankin, James Cretkos

ABSENT: 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.

James Cretkos of BME Associates presented the application on behalf of the project team. He provided a detailed history of the overall High Point Business Park development, noting that the original SEQR process began in 2003 and concluded around 2005, encompassing the office buildings, High Point Drive, retail components, and related infrastructure. The area under current consideration represents the final section of that long-term development. He explained that previous approvals included approximately 295–300 apartment units under a Planned Development District amendment in 2017–2018. However, due to significant construction cost increases during and after COVID, the previously approved apartment-heavy configuration became economically infeasible. In 2025, the Town Board approved further PDD modifications to reintroduce for-sale townhouse units and reduce overall density.

The current proposal includes 71 for-sale townhouse units and one four-story, 100-unit apartment building, for a total of 250 units—representing a reduction of 39 units from the previously approved plan. Mr. Cretkos explained that the revised layout consolidates density into a single four-story apartment building located within a valley area, thereby reducing its visibility from public roadways. The top of the apartment building is expected to be approximately level with the finished floor elevation of some townhouse units situated uphill. In Section 4, the proposal replaces previously approved three-story apartment buildings with two-story townhouses, significantly reducing building height and intensity adjacent to existing single-family homes. Townhouse setbacks near neighboring residential properties will be a minimum of 50 feet, exceeding the 40-foot requirement in Town Code.

The Board and applicant discussed site topography, grading, and steep slopes. Internal drives will include grades of approximately 10 percent in certain areas. Slopes will be limited to two-on-one maximums for stabilization, though flatter slopes will be pursued where feasible to improve long-term maintenance. A retaining wall is proposed along the eastern end of the apartment building parking area to reduce the need

to cut further into the slope and to preserve vegetation between development sections. The applicant indicated that earthwork across the site is expected to be near balance, with minimal material leaving the site, though excess topsoil is anticipated due to stripping operations.

Tree clearing and vegetation preservation were discussed at length. The applicant stated that clearing limits will be field staked prior to construction and that adjustments may be made in the field to preserve individual trees where possible. Additional tree removal will be necessary due to revised sanitary sewer requirements from Farmington Water and Sewer, which now require manholes to be located outside of roadways. In areas adjacent to existing homes, particularly along the eastern boundary, the applicant acknowledged that some tree removal will occur within the development footprint but indicated that buffering measures such as fencing, supplemental plantings, and HVAC screening for townhouse units are being considered to mitigate visual and potential noise impacts. Board members emphasized the importance of thoughtful buffering and preservation of mature trees wherever feasible.

Wetlands and stormwater management were reviewed. The applicant confirmed that no new wetland disturbances are proposed. Previous wetland impacts associated with earlier phases of High Point Drive were mitigated through construction of a replacement wetland and completion of DEC monitoring requirements in 2018. An existing infiltration basin within the project area exceeds current runoff requirements. Because the overall impervious area differs slightly from earlier approvals, additional bioretention practices are proposed to address incremental increases. The project continues under an open SPDES permit. Mr. James noted that if the project were being designed from scratch today, the infiltration basin alone would meet requirements, but the team is incorporating additional treatment measures to address current standards and prior commitments.

Conservation easements were a central topic of discussion. The applicant explained that certain existing easements in Sections 2–4 will be dissolved and re-established to reflect the revised layout. Central wooded areas and wetland corridors will remain protected, and the intent is to match or closely replicate the acreage of previously protected lands. A formal conservation easement plan will be prepared and submitted at the final plan stage. Areas within the New York Power Authority transmission corridor cannot be placed under conservation easement due to NYPA's retained rights, though those areas will remain undeveloped open space. The applicant indicated that the site overall retains approximately 80 percent green space. The Conservation Board emphasized the importance of clear delineation and compliance with Town Code requirements for conservation easements.

The Board also discussed proximity to neighboring residential properties, including parcels owned by the Jeanette Rose Family Trust. The applicant stated that townhouse buildings will comply with setback requirements and that distances from proposed structures to neighboring homes will be substantial, generally exceeding 150 feet to existing dwellings. A drainage swale is proposed behind certain townhouse lots to manage runoff and direct water away from adjacent properties. The Board indicated that a site walk would be helpful to better understand topography, tree density, and slope transitions in these areas.

Trail connectivity and open space planning were reviewed in coordination with Victor Hiking Trails and Parks and Recreation representatives. The applicant reported that discussions have included development of looped natural surface trails within the office park and connections along High Point Drive. Two trail connections are proposed within Sections 2–4, with maintenance and limited parking accommodations near Section 1. Trails will be publicly accessible and maintained by the applicant or successor entities. Due to the 10 percent road grades and winter maintenance concerns, natural surface trails are proposed rather than continuous sidewalks along steeper segments. However, sidewalks will be incorporated within townhouse areas, and adjustments to building placement may be made to accommodate them.

Architectural elevations for the four-story apartment building were presented, showing a peaked roof design and articulated façade. The building will include underground parking with approximately 100 covered spaces and ADA accessibility. Townhouse units will be two-story Rock Homes products, with exterior color selections made by purchasers. Private drives and common areas will be owned and maintained by the HOA, while other areas will remain under the broader project ownership structure.

Construction sequencing was briefly discussed. If approved, townhouse sections would likely begin first, potentially in the summer, with earth moved internally to balance grading. The applicant noted that northern long-eared bat restrictions are no longer triggered under current state screening procedures.

Following discussion, the Board agreed that a site walk would be beneficial prior to further recommendations. A site visit was scheduled for Monday, March 9, 2026 at 4:30 PM.

OTHER BUSINESS:

- The minutes for February 17, 2026, were APPROVED on a motion made by Matt Matteson and seconded by Andrew Phillips.
- Alexis Ogra (Town Board) provided updates regarding a municipal salt shortage due to delivery delays under a county contract with American Rock Salt. The Highway Department is conserving salt supplies, prioritizing intersections, and to date no significant increase in weather-related accidents has been observed. It was clarified that Interstate 490 is maintained by NYSDOT. Additional updates included replacement of the playground at Dryer Road Park, with delivery anticipated March 11 weather permitting, and expanded accessibility and shade features planned. The Town is also preparing for a July 2 event marking the kickoff of the Summer Concert Series and the America 250 celebration, with fireworks under discussion.

On a motion by Tim Norman and seconded by Andrew Phillips the meeting was adjourned at approximately 7:19 pm.