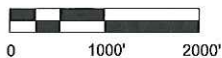


QUADRANGLE LOCATION



SCALE 1" = 2000'

NORTH



**Figure 1. Site Location**

NYS DOT Topographic Map

Victor Quadrangle 1979  
 Fairport Quadrangle 1980







**LEGEND**

- Wetland
- Intermittent Stream
- On-Site Drainage Divides

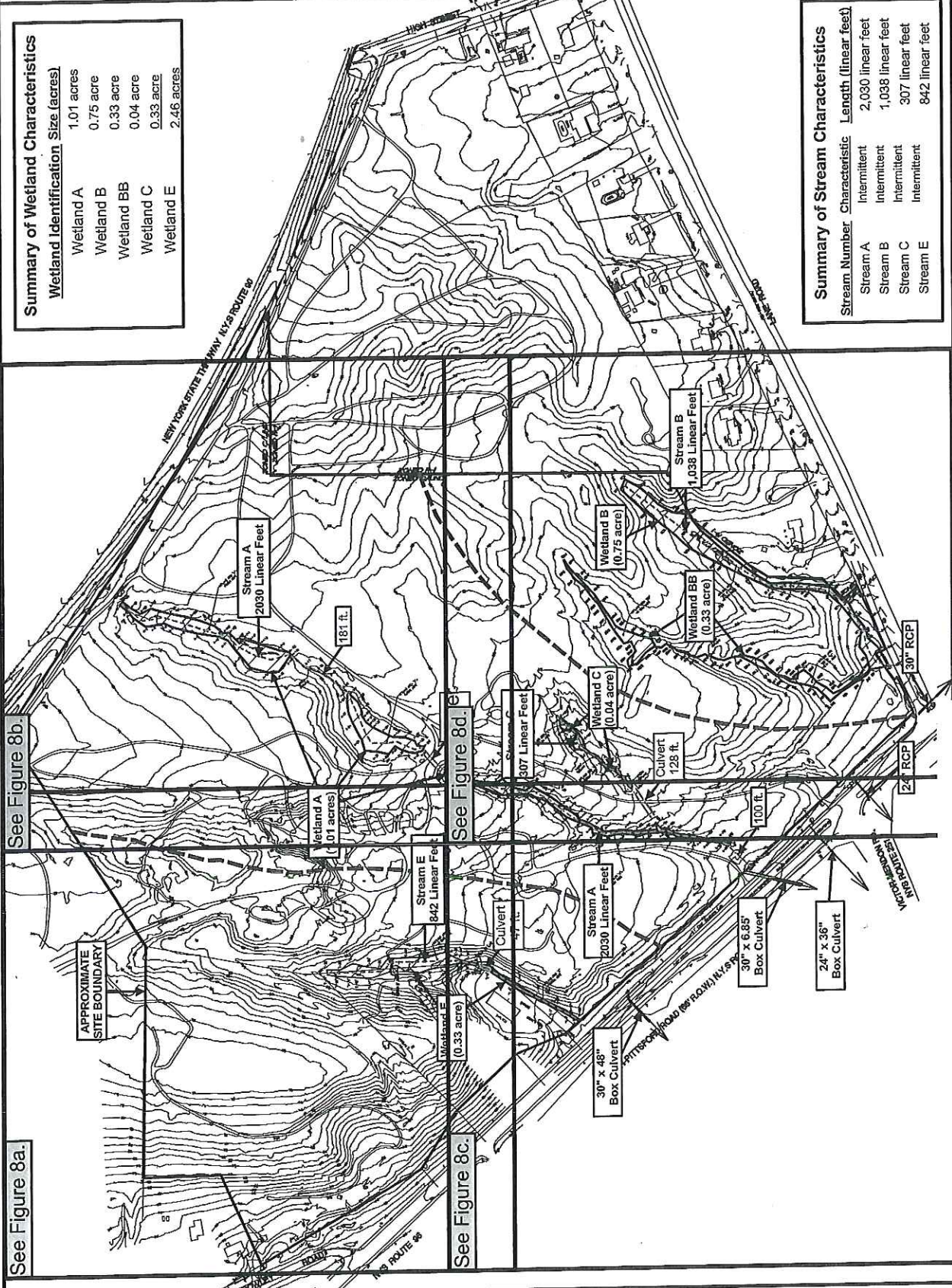
NORTH

0 150' 300'

APPROXIMATE SCALE IN FEET

Figure Prepared by  
Terrestrial Environmental  
Specialists, Inc.

Base Map Provided by  
Costich Engineering



**Summary of Wetland Characteristics**

Wetland Identification	Size (acres)
Wetland A	1.01 acres
Wetland B	0.75 acre
Wetland BB	0.04 acre
Wetland C	0.33 acre
Wetland E	2.46 acres

**Summary of Stream Characteristics**

Stream Number	Characteristic	Length (linear feet)
Stream A	Intermittent	2,030 linear feet
Stream B	Intermittent	1,038 linear feet
Stream C	Intermittent	307 linear feet
Stream E	Intermittent	842 linear feet

**Figure 8.**  
**Wetland Location Map**  
(Overview)

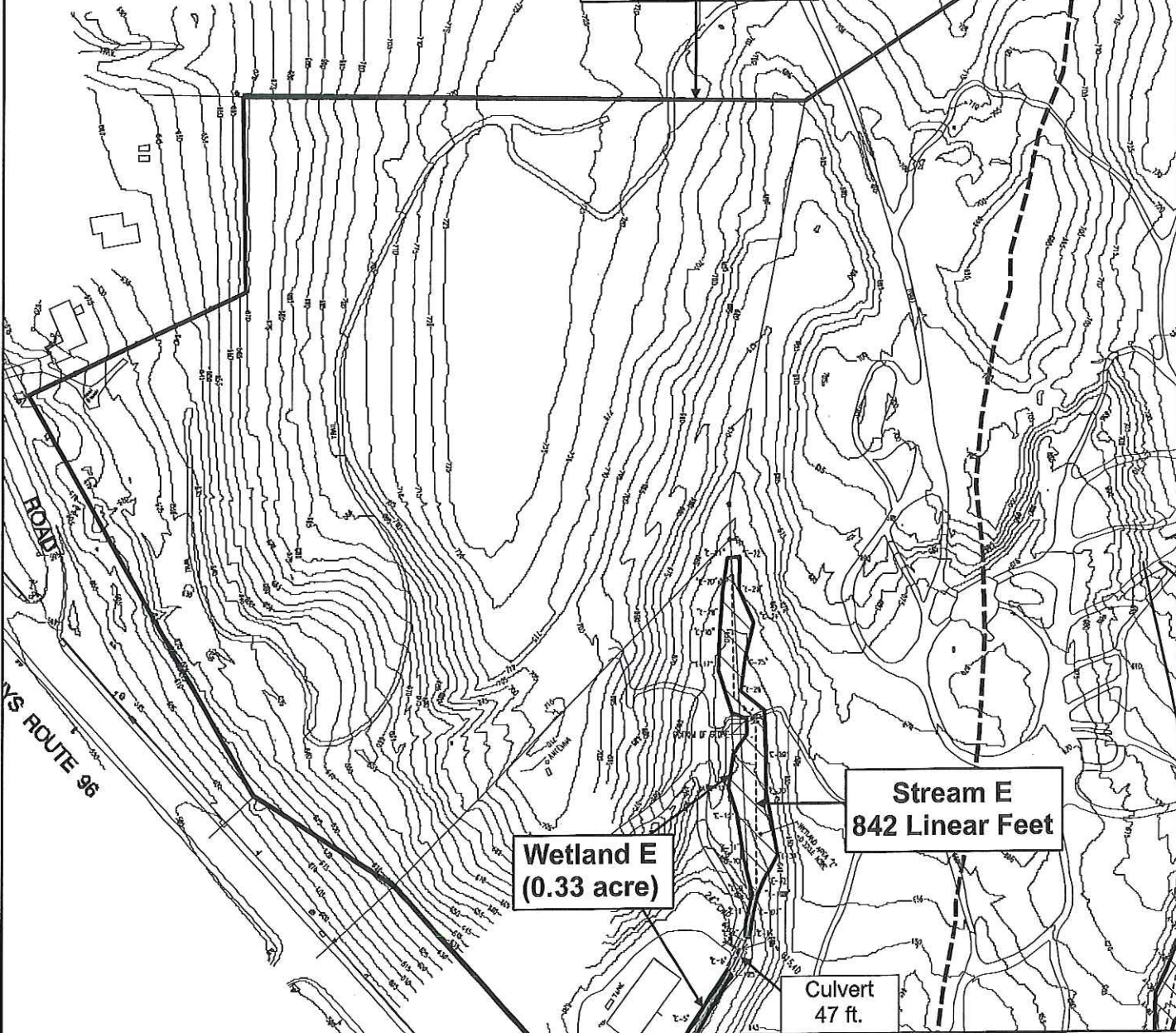
(Revised December 2, 2008 to remove area of intermittent stream from total wetland acreage)

TSS File: CDSS-20080505wetlandlocatn.dwg Date: 10/25/14





**APPROXIMATE  
SITE BOUNDARY**






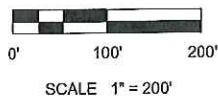
**Stream E  
842 Linear Feet**

**Wetland E  
(0.33 acre)**

**Culvert  
47 ft.**

**LEGEND**

-  Wetland
-  Intermittent Stream
-  On-Site Drainage Divides

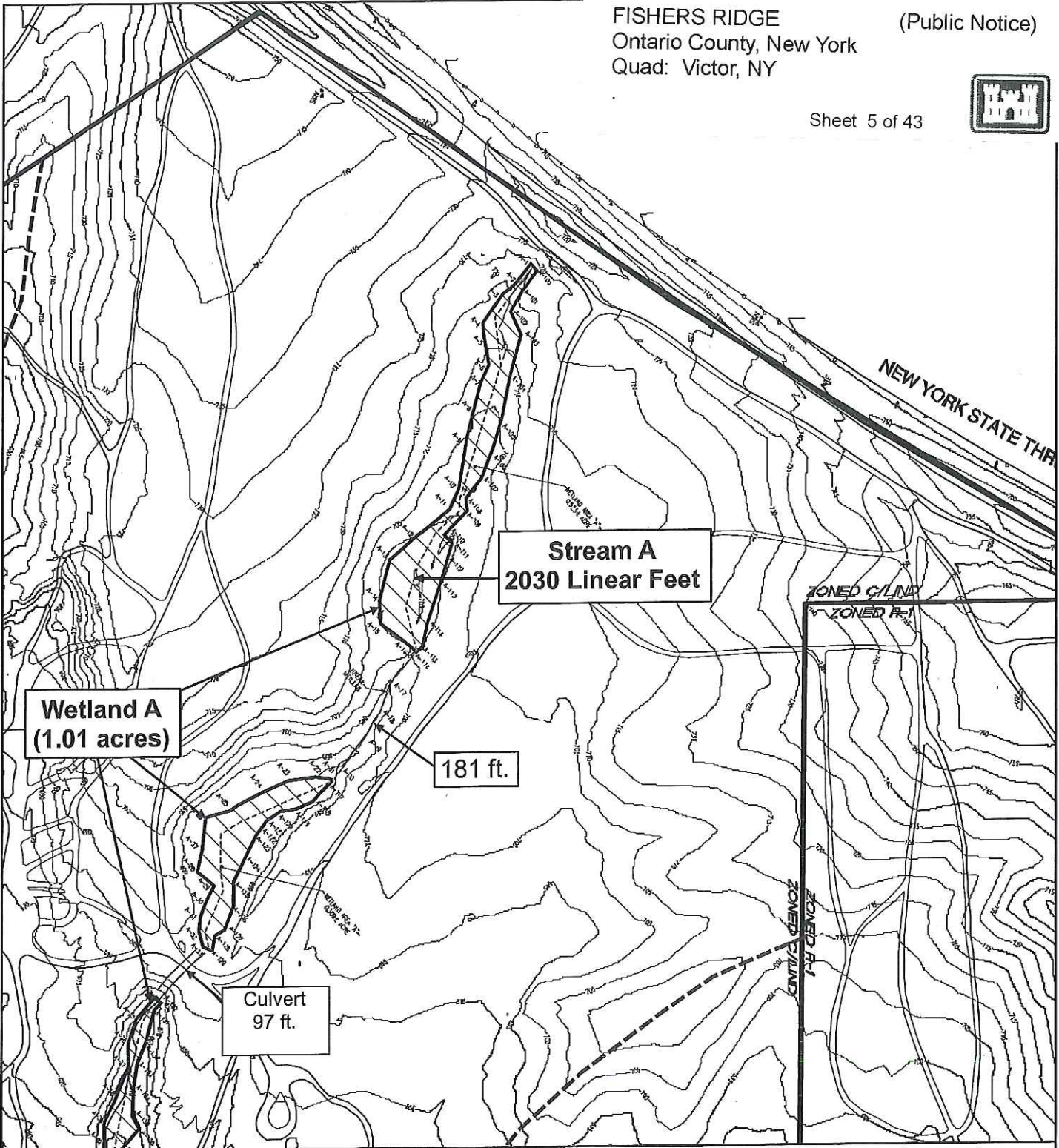
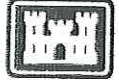


**Figure 8a.**




**Wetland Location Map Details**

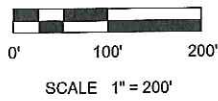
Sheet 1 of 4





**LEGEND**

-  Wetland
-  Intermittent Stream
-  On-Site Drainage Divides



**Figure 8b.**

**Wetland Location Map Details**

Sheet 2 of 4



Wetland E  
(0.33 acre)

Culvert  
47 ft.

30" x 48"  
Box Culvert

Stream A  
2030 Linear Feet

Culvert  
128 ft.

PITTSFORD ROAD (66' R.O.W.) N.Y.S RD

30" x 6.85'  
Box Culvert

100 ft.

24" x 36"  
Box Culvert

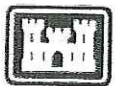
VICTOR-MENDON RD.  
NYS ROUTE 251

24" RCP

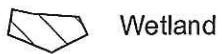
FISHERS RIDGE  
Ontario County, New York  
Quad: Victor, NY

(Public Notice)

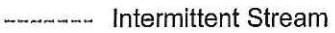
Sheet 6 of 43



**LEGEND**



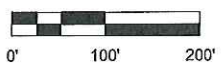
Wetland



Intermittent Stream



On-Site Drainage Divides



SCALE 1" = 200'

NORTH

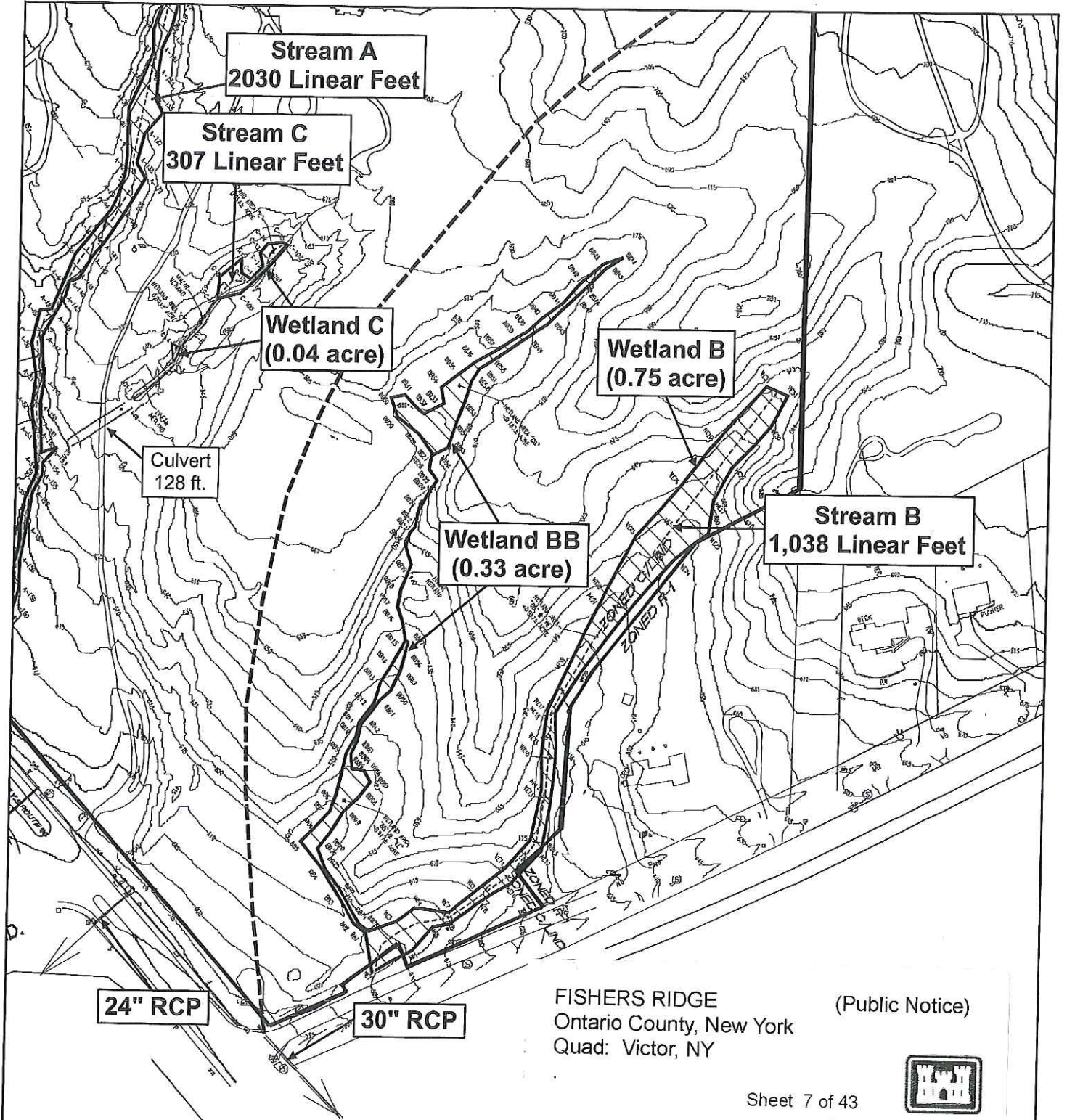


**Figure 8c.**

**Wetland Location Map Details**

Sheet 3 of 4








FISHERS RIDGE  
 Ontario County, New York  
 Quad: Victor, NY

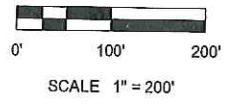
(Public Notice)

Sheet 7 of 43



**LEGEND**

-  Wetland
-  Intermittent Stream
-  On-Site Drainage Divides



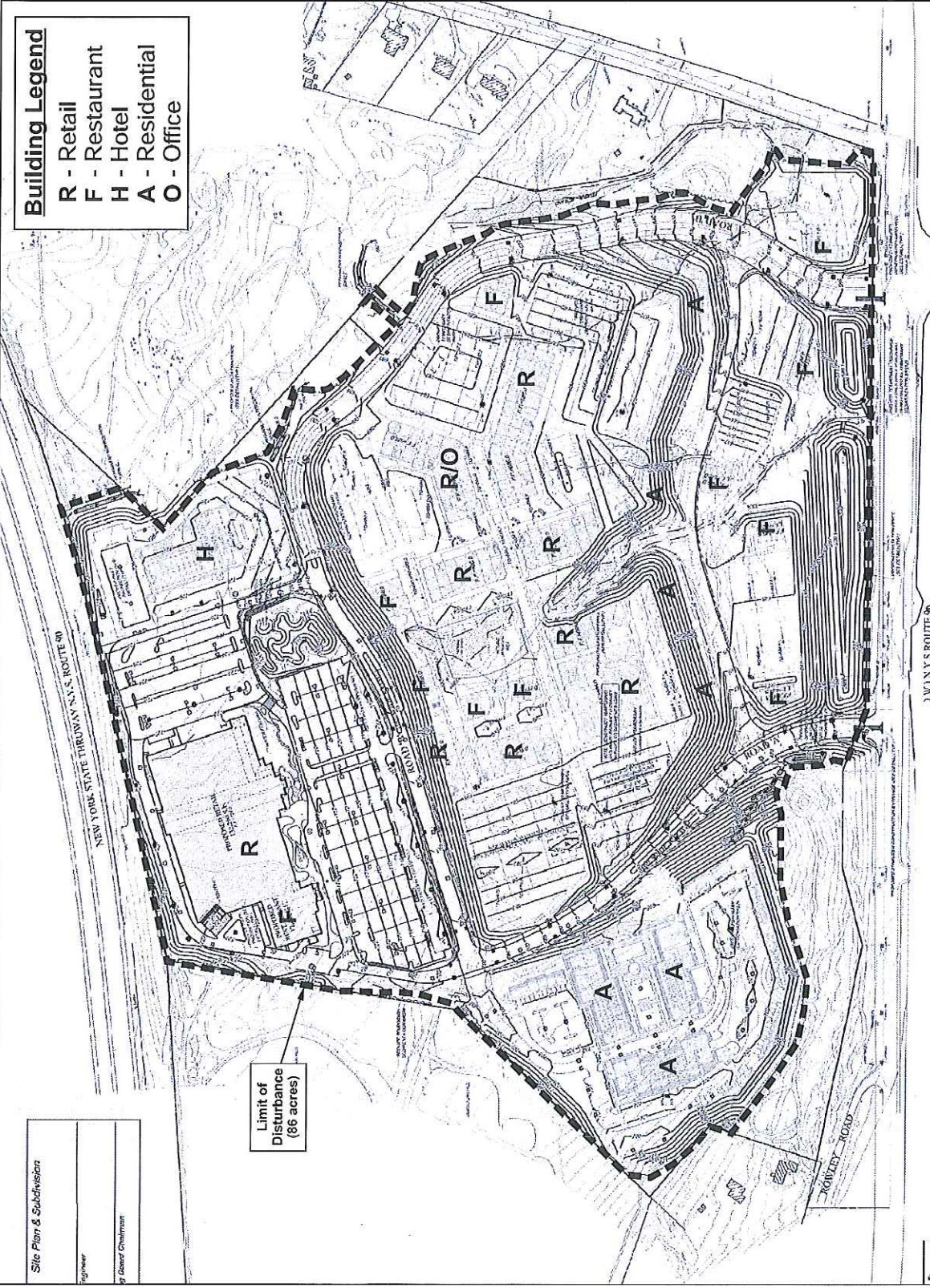
**Figure 8d.**

**Wetland Location Map Details**

Sheet 4 of 4

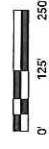


**Building Legend**  
 R - Retail  
 F - Restaurant  
 H - Hotel  
 A - Residential  
 O - Office



Site Plan & Subdivision  
 Engineer  
 of State Chairman

Limit of Disturbance (86 acres)



APPROXIMATE SCALE IN FEET

Base Drawing Provided by  
 Costich Engineering

Figure Prepared by  
 Terrestrial Environmental  
 Specialists, Inc.

Limit of Disturbance  
 Approximately 86 acres

TES File: CDS-3000350.dwg  
 2004-10-14 10:16:36 AM  
 2004-10-14 10:16:36 AM

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 Ontario County, New York  
 Quad: Victor, NY





Summary of Wetland/Waters Impacts		
Wetland	Impact Acreage	Stream Impacts
Wetland A	0.91 acre	1,558 linear feet
Wetland B	none	none
Wetland BB	0.33 acre	n/a
Wetland C	0.04 acre	307 linear feet
Wetland E	0.33 acre	842 linear feet
Totals	1.61 acres	2,707 linear feet

Building Legend	
R	- Retail
F	- Restaurant
H	- Hotel
A	- Residential
O	- Office



**LEGEND**

- Impacted Wetlands
- Unimpacted Wetlands
- Intermittent Streams

**NORTH**

0 125' 250'

APPROXIMATE SCALE IN FEET

Figure Prepared by  
Terrestrial Environmental  
Specialists, Inc.

Base Map Provided by  
Costich Engineering

**Figure 15.**  
**Wetland/Waters Impacts**  
(revised Mar. 2015)

2015-03-05 10:00 AM  
2015-03-05 10:00 AM  
2015-03-05 10:00 AM

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Ontario County, New York  
Quad: Victor, NY

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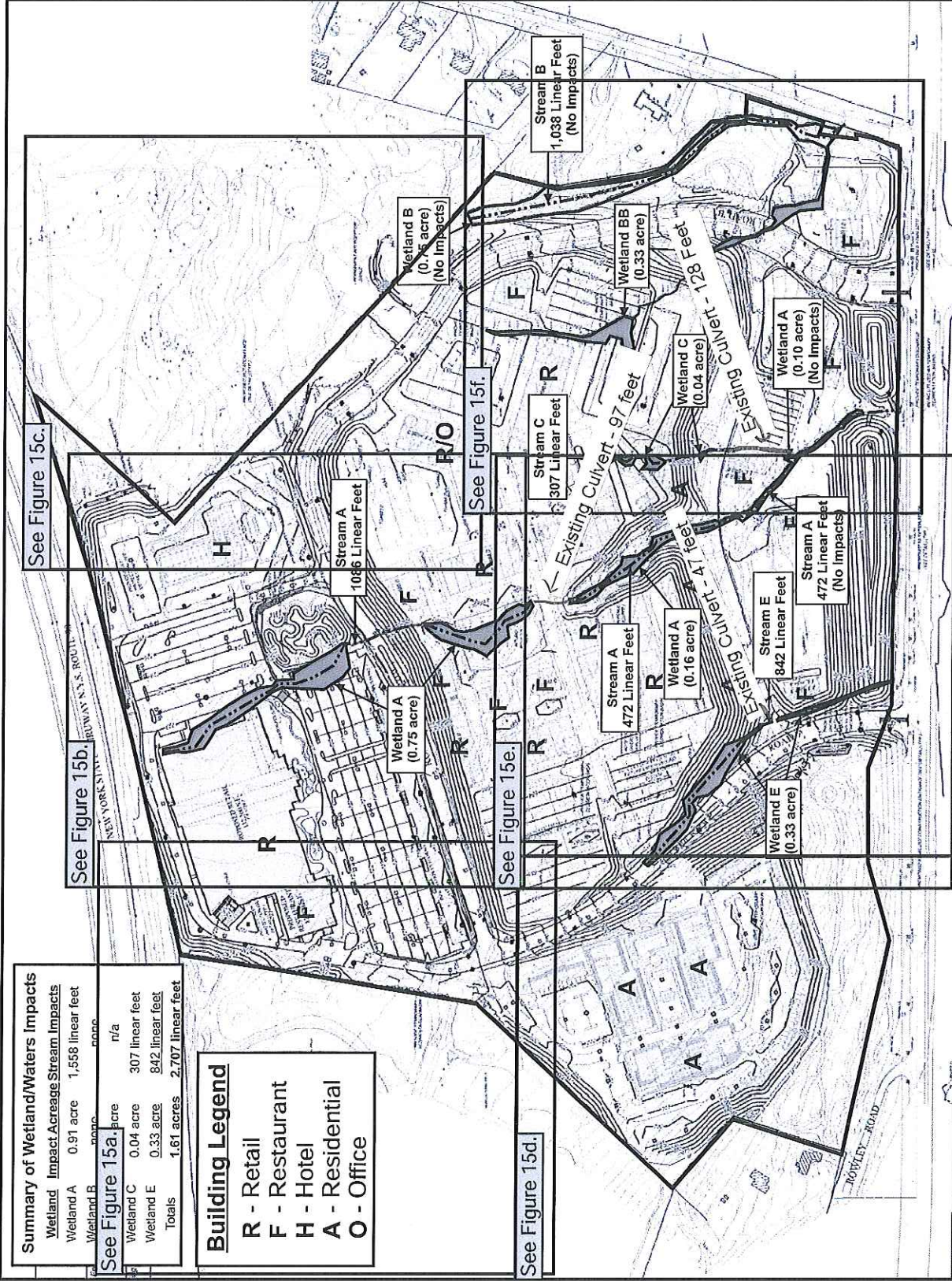
**Summary of Wetland/Waters Impacts**

Wetland	Impact	Acres	Stream	Linear Feet
Wetland A	0.91 acre	1,558 linear feet		
Wetland B	n/a			
Wetland C	0.04 acre	307 linear feet		
Wetland E	0.33 acre	842 linear feet		
Totals	1.61 acres	2,707 linear feet		

**See Figure 15a.**

**Building Legend**

- R - Retail
- F - Restaurant
- H - Hotel
- A - Residential
- O - Office



**LEGEND**

- Impacted Wetlands
- Unimpacted Wetlands
- Intermittent Streams



Figure Prepared by  
Terrestrial Environmental  
Specialists, Inc.

Base Map Provided by  
Costich Engineering

**Figure 15.**

**Wetland/Waters Impacts**  
(details key)

(revised Mar. 2015)

2015:ImprWetWdrBldgSubstImpacts030502.mxd:R15:000000011113  
TES File: CDS-31051-0105-02.mxd

(Public Notice)

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Ontario County, New York  
Quad: Victor, NY



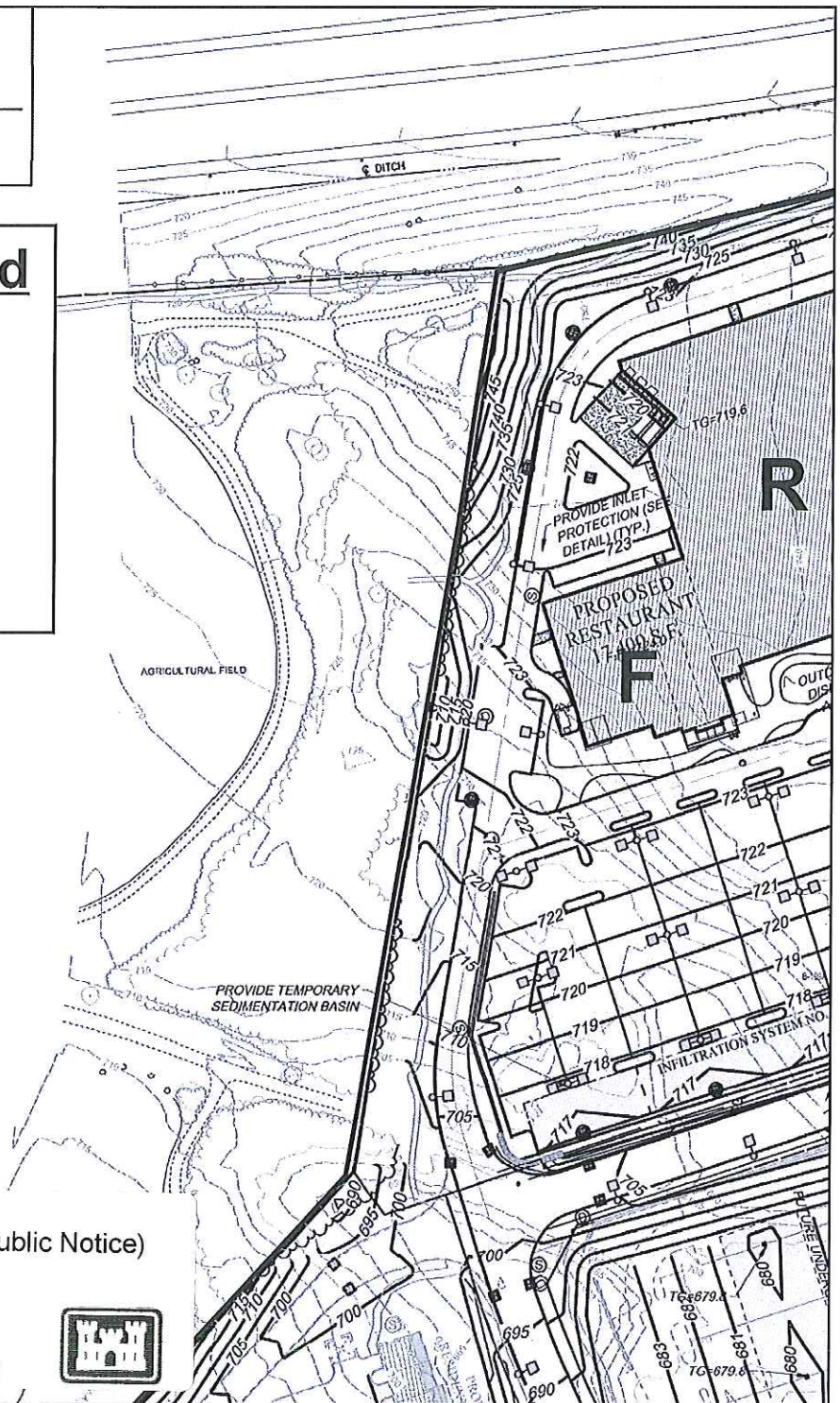


Engineer

ng Board Chairman

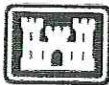
### Building Legend

- R - Retail
- F - Restaurant
- H - Hotel
- A - Residential
- O - Office



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Ontario County, New York  
Quad: Victor, NY

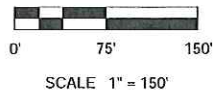
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Figure Prepared by  
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Base Map Provided by  
Costich Engineering

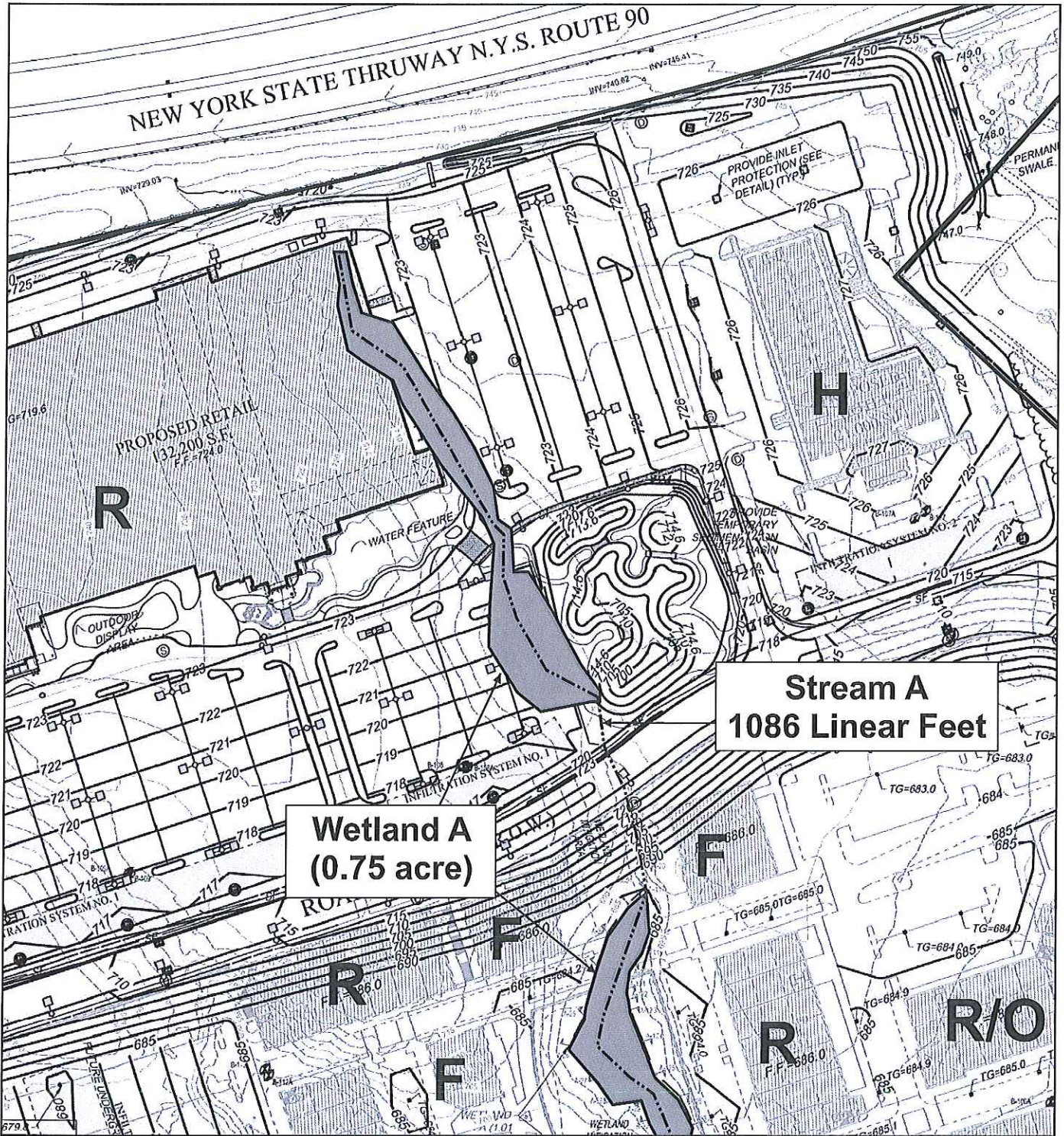


### Figure 15a.

### Wetland/Waters Impact Map Details

Sheet 1 of 6

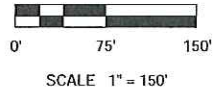




**Stream A  
1086 Linear Feet**

**Wetland A  
(0.75 acre)**

Figure Prepared by  
Terrestrial Environmental  
Specialists, Inc.

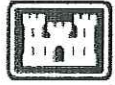


**Figure 15b.  
Wetland/Waters Impact Details**

Sheet 2 of 6

FISHERS RIDGE  
Ontario County, New York  
Quad: Victor, NY

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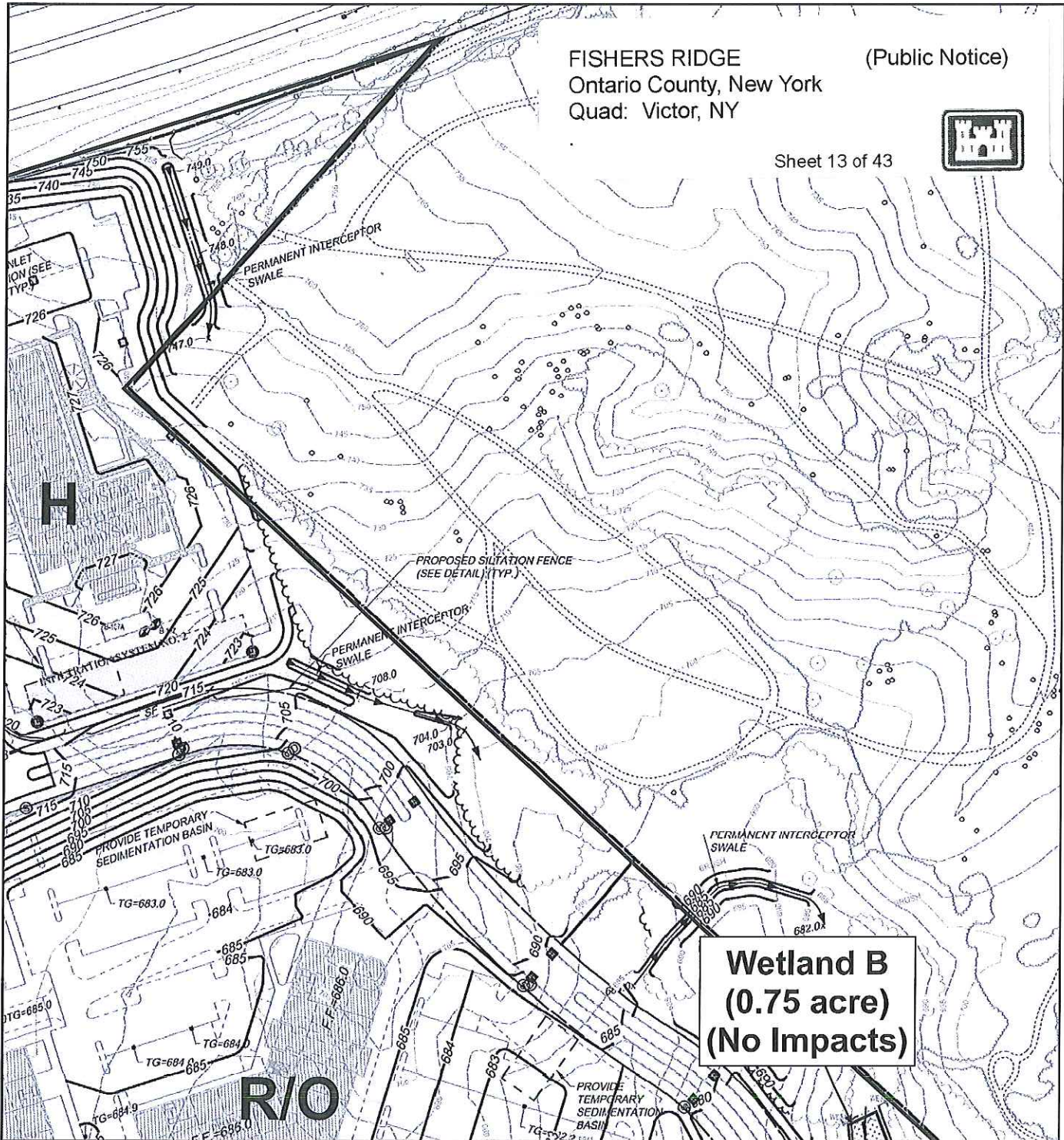
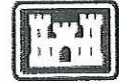


Figure Prepared by  
Terrestrial Environmental  
Specialists, Inc.

Base Map Provided by  
Costich Engineering

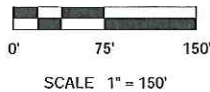
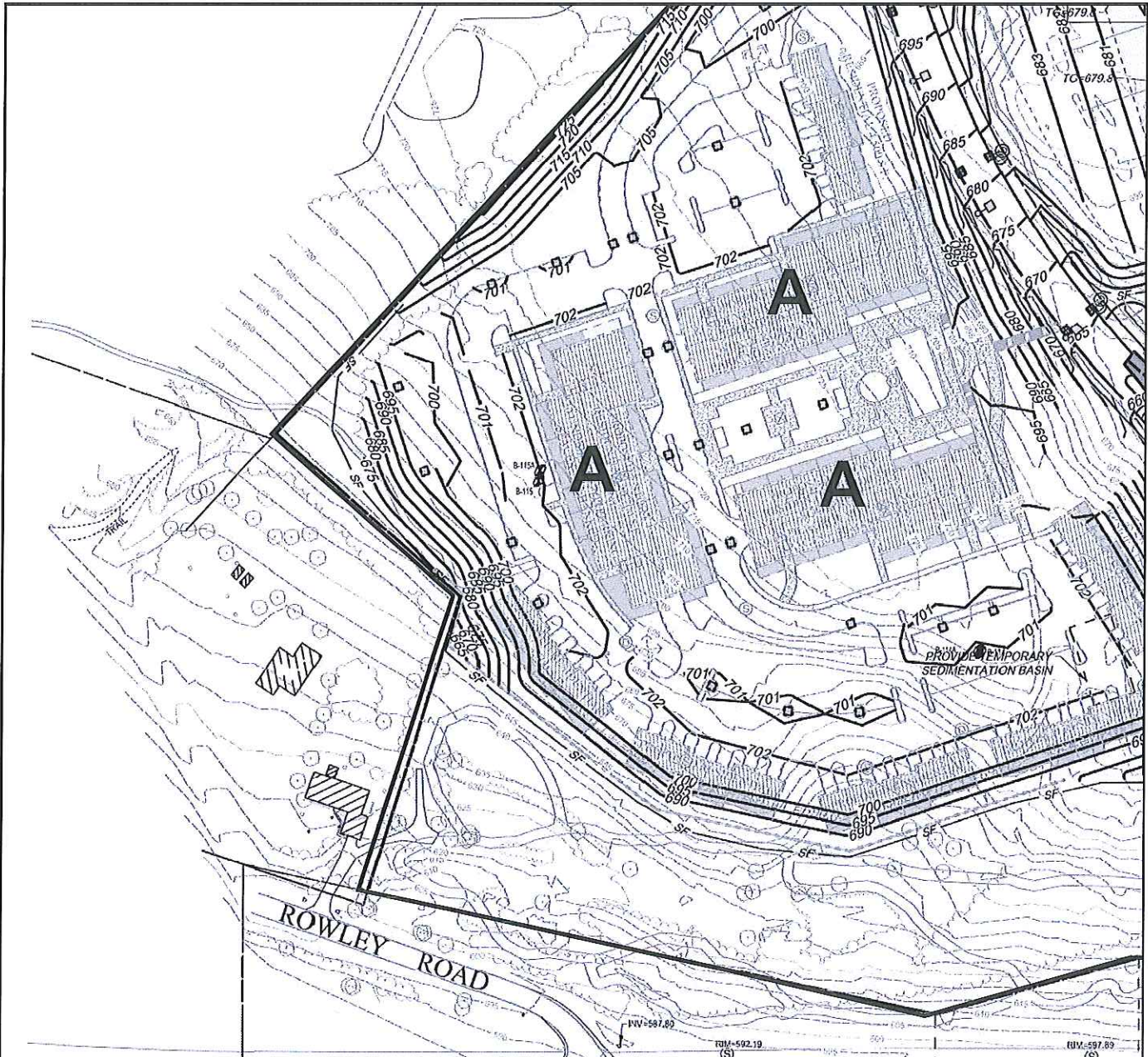


Figure 15c.

Wetland/Waters Impact Details

Sheet 3 of 6





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 Ontario County, New York  
 Quad: Victor, NY

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Figure Prepared by  
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Base Map Provided by  
 Costich Engineering

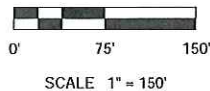
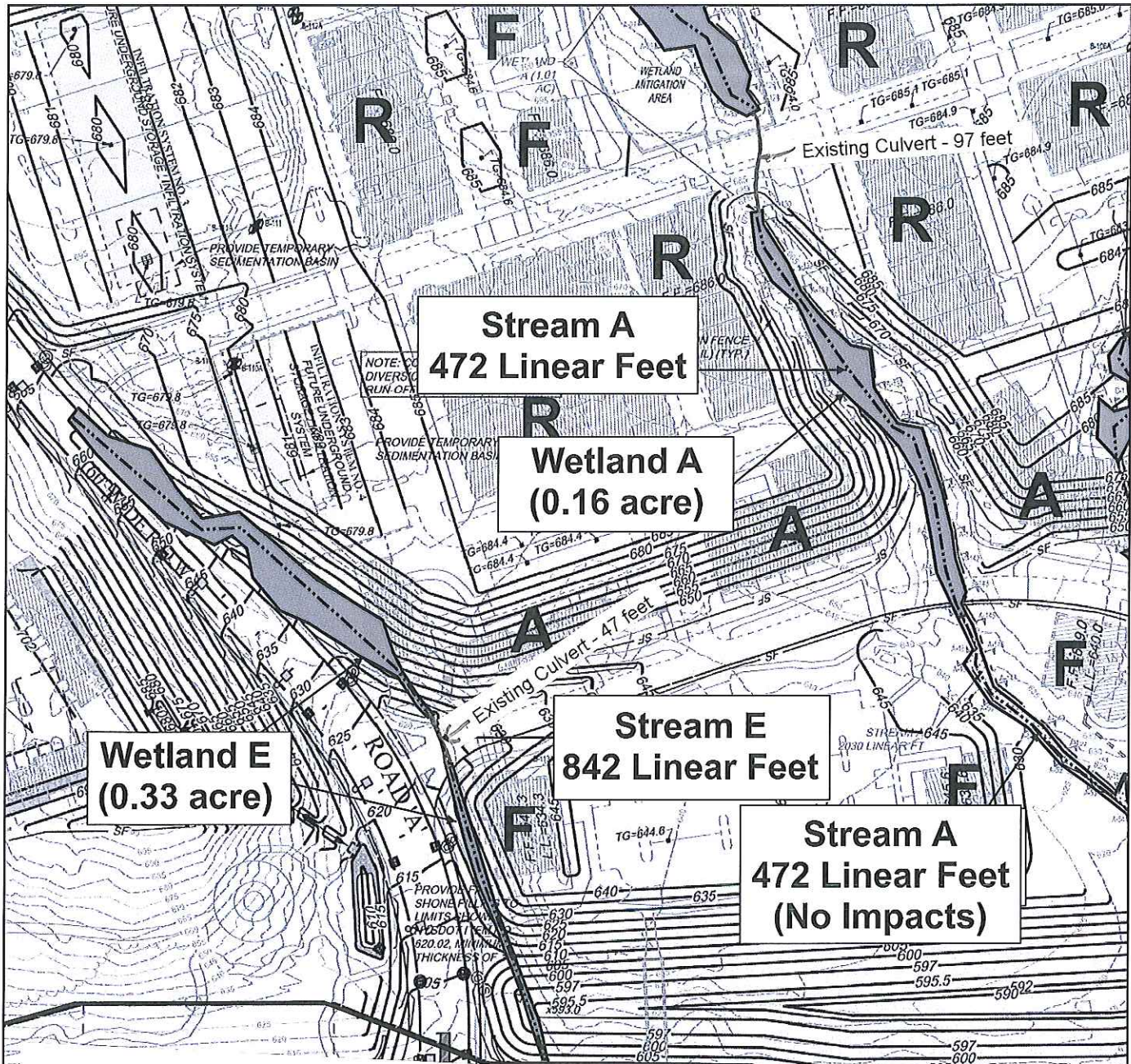


Figure 15d.  
 Wetland/Waters Impact Details

Sheet 4 of 6





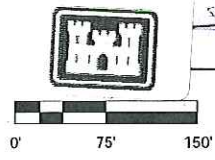
FISHERS RIDGE  
Ontario County, New York  
Quad: Victor, NY

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Figure Prepared by  
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Base Map Provided by  
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**Figure 15e.**  
**Wetland/Waters Impact Details**

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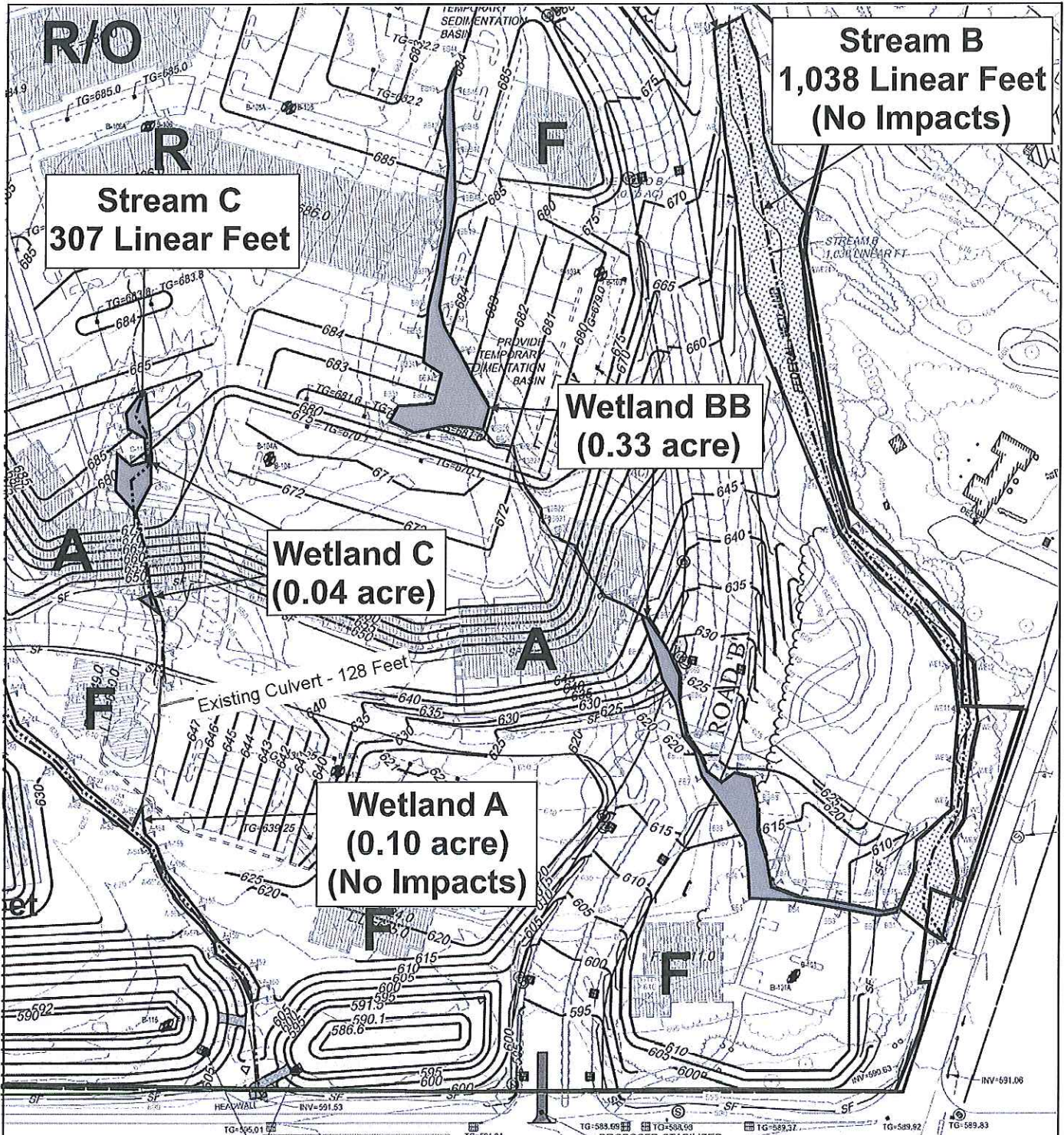
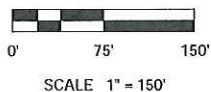


Figure Prepared by  
Terrestrial Environmental  
Specialists, Inc.



NORTH

FISHERS RIDGE  
Ontario County, New York  
Quad: Victor, NY

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Figure 15f.

Wetland/Waters Impact Details

Sheet 6 of 6



**Alternative Site Identification and Analysis,  
Fishers Ridge Site, Town of Victor, Ontario County, New York**

	Proposed	Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5
Location	Route 96 & Lane Road	Route 96 near 251	Middle Road and Rte. 90	Route 96 & Pratt Road	Hackett Road & 21	Outlet Road and 21
Town	Victor	Victor	Henrietta	Manchester	Manchester	Manchester
County	Ontario	Ontario	Monroe	Ontario	Ontario	Ontario
Acreage	96	87	90.4	81.5	128	72
Wetlands	2.75	60	50	15	25	5
Zoning	Commercial/Light Industrial	Multiple Dwelling/Light Industrial	R-1-15	Agricultural A-1, Commercial C-1	Agricultural A-1, Light Industrial M-2	Agricultural A-1
Agricultural District	None	None	None	None	Ag District 8	Ag District 8
Visibility	Excellent	None	Excellent	Good	Poor	Excellent
Site Accessibility	Excellent	Fair	Decent	Good	Good	Good
Second Major Highway	490	490	390	None	None	None
Feeder Road	96	96	Middle Road	21 & 96	21	21
Ownership	Owned by Developer	6 parcels, 6 owners	5 parcels, 5 owners	9 parcels, 8 owners	5 parcels, 5 owners	7 parcels, 7 owners
Current Use	Vacant Land	Businesses and Vacant Land	Vacant Land	Homes	Farm	Homes

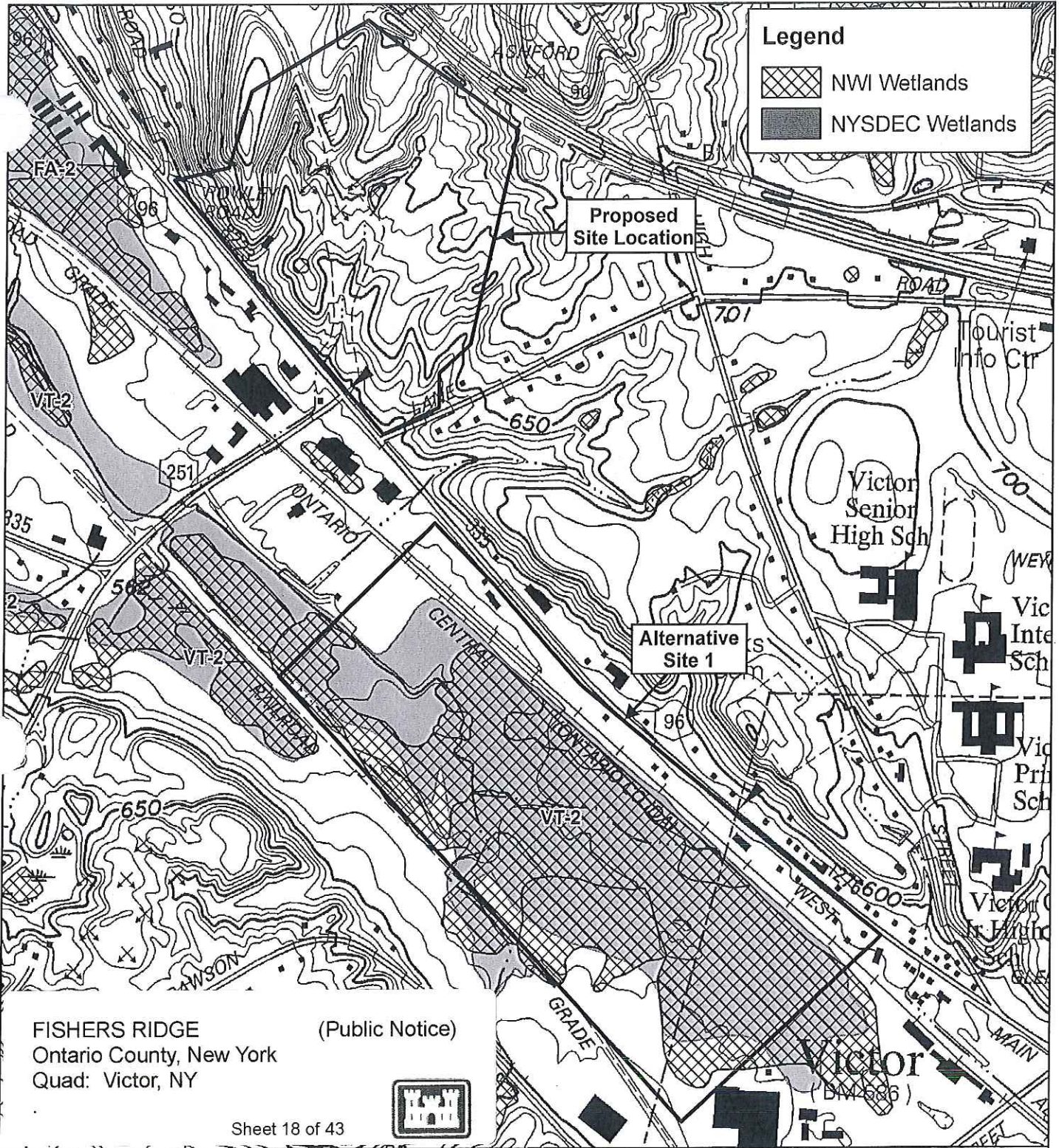
**Ranking Matrix**

Scale of 0-5, 5 Being Best, 0 Being Worst  
Maximum Score 50 Points

	Proposed	1	2	3	4	5
Proximity to Population	4	4	5	1	1	1
Developable Acreage	5	0	0	3	5	3
Wetland Impact	4	0	0	2	2	3
Zoning	5	5	1	1	3	1
Agricultural District	5	5	5	5	0	0
Interstate Visibility to 90	5	0	5	5	3	5
Site Accessibility	5	3	3	4	4	4
Secondary Highway	5	5	5	0	0	0
Significant Feeder Road	5	5	2	3	3	3
Acquisition	5	1	1	1	1	1
<b>TOTAL SCORE</b>	<b>48</b>	<b>28</b>	<b>27</b>	<b>25</b>	<b>22</b>	<b>21</b>
<b>AVERAGE SCORE</b>	<b>4.80</b>	<b>2.80</b>	<b>2.70</b>	<b>2.50</b>	<b>2.20</b>	<b>2.10</b>

Wetland Impact Rank	6	1	2	4	3	5
% Land Impacted	3%	69%	55%	18%	20%	7%
Developable Acres	93.25	27	40.4	66.5	103	67
Conclusion	Least environmentally damaging practicable alternative.	Not a suitable alternative due to wetland encumbrance.	Not a suitable alternative due to present zoning, access and wetland encumbrance.	Not a suitable alternative due to wetland encumbrance.	Not a suitable alternative due to district designation.	Not a suitable alternative due to ag district designation.

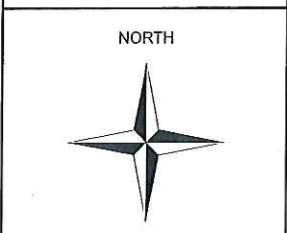
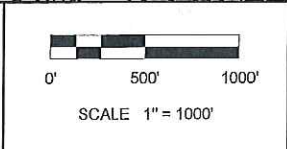
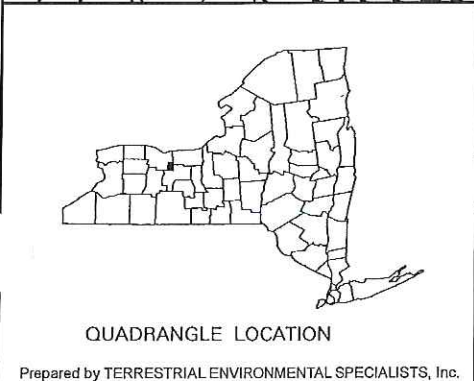




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Quad: Victor, NY

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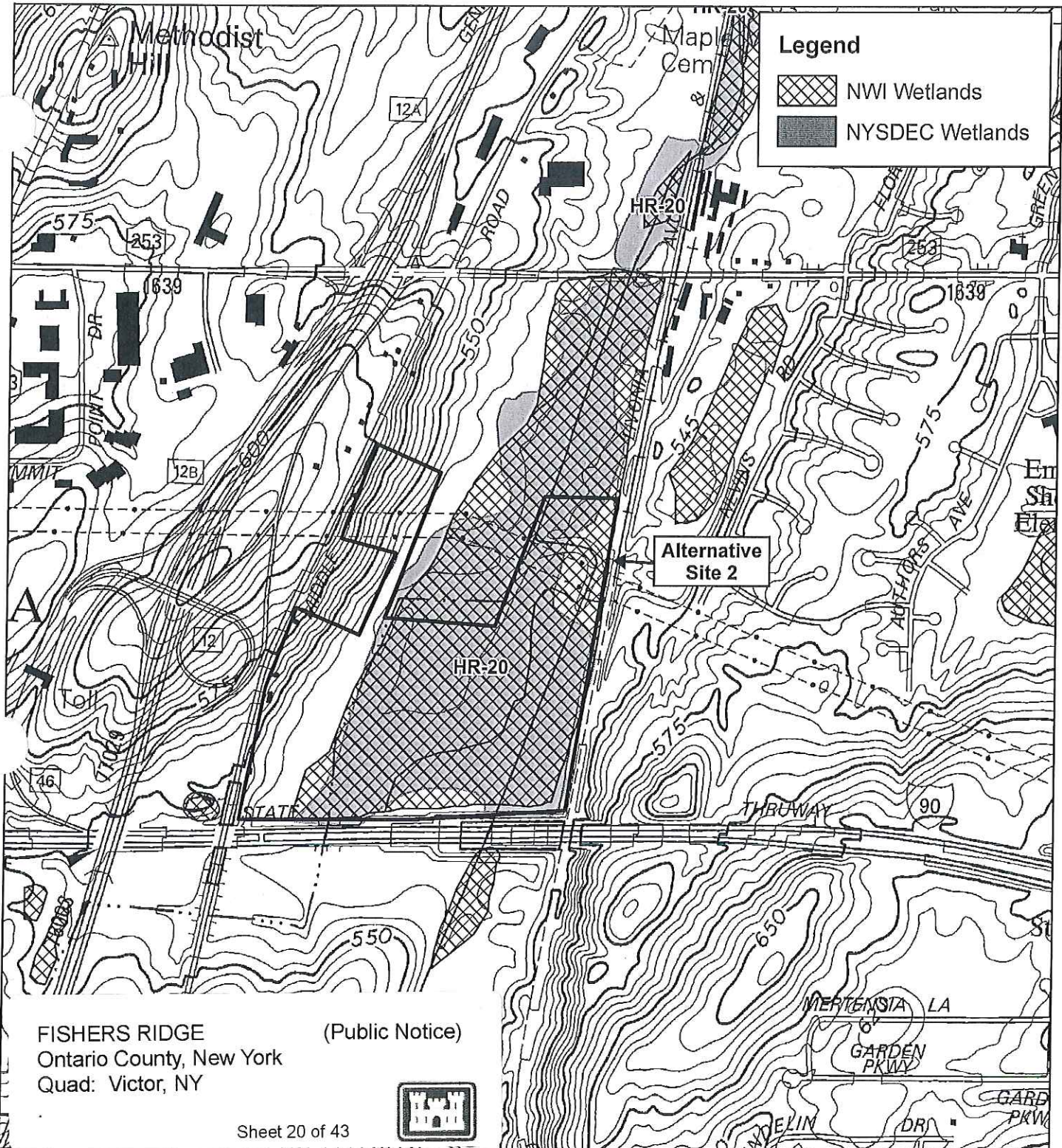


**Figure 9A.**  
**Wetlands Map of Alternative Site 1**



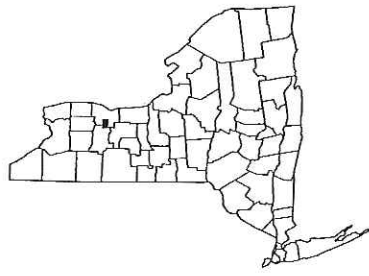




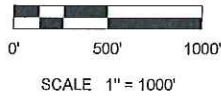


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QUADRANGLE LOCATION



**Figure 10A.**  
**Wetlands Map of Alternative Site 2**