

**State Environmental Quality Review
Notice of Completion of Draft
and
Notice of SEQR Hearing**

Lead Agency: Town of Victor Planning Board**Project Number:** 1-SP-15**Address:** 85 East Main Street
Victor, NY 14564**Date:** May 12, 2015

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law. (and local law # N/A if any)

A Draft Environmental Impact Statement has been completed and accepted for the proposed action described below. Comments are requested and will be accepted by the contact person until July 17, 2015. A public hearing on the Draft EIS will be held on 6/23/2015 at 7:00pm (date and time) at Victor Town Hall, 85 East Main Street (place).

Name of Action:

Fishers Ridge

Description of Action:

The proposed mixed use project, known as "Fishers Ridge", is on a 95-acre site on the north side of NYS Route 96, just west of Lane Road in the Town of Victor. The Planning Board previously classified the proposed project as being a Type I SEQR Action. The project includes three phases of development. Phase 1 consists of a 132,200 square foot retail sporting goods store, Bass Pro, with an attached 17,400 square foot restaurant, mass grading of the entire site, installation of the stormwater management system, the construction of access roads and the installation of utilities, sidewalks and landscaping.

Later phases will consist of a 200-room hotel, a mixed-use town center, a multi-family residential complex and several out parcels. The town center would be the heart of the Fishers Ridge community consisting of 248,200 square feet of retail/restaurant uses, 134,300 square feet of office/fitness space and 240 rental, residential units. The project would also include 250 dwelling units in several 3-story buildings with a combination of underground and surface parking. Seven separate out parcels, totalling 35,300 square feet are planned to be developed near the Route 96 frontage on the southern portion of the site.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

NYS Route 96, west of Lane Road, Town of Victor, Ontario County

Potential Environmental Impacts:

The Applicant has advised that any phases beyond Phase 1 are conceptual in nature only. Therefore, the DEIS is only addresses those phases beyond Phase 1 in a general, conceptual nature. To the extent future phases are developed and questions relating to significant material environmental issues arise which were not sufficiently addressed in this subject DEIS (due to lack of specificity/information because the future phases are conceptual at the time of this DEIS), further environmental review via a supplemental EIS may be required at a later time.

As more fully detailed in the November 14, 2007 Positive Declaration:

The proposed action will result in a potentially large physical change to the project site. The entire site would be graded, and steep slope areas would require extensive cut and fill. The applicant had intended to fill a strip of Federal Wetlands located down the middle of the project site. The proposed project would alter surface water runoff and may cause substantial erosion.

The proposed action would induce 1,000 or more vehicle trips in any given hour. According to the applicant, it projects 3,000 vehicle trips in any given hour. This is potentially a large impact to air quality.

As the majority of the site will be graded, the existing plant and animal habitat will be eliminated.

Given the legend concerning Native American activity on the site further impact on historic and archeological resources is warranted.

A copy of the Draft / Final EIS may be obtained from:

Contact Person: Kim Kinsella

Address: 85 East Main Street, Victor, NY 14564

Telephone Number: 585-742-5040

A copy of this notice must be sent to:

Department of Environmental Conservation, 625 Broadway Albany, New York 12233-1750

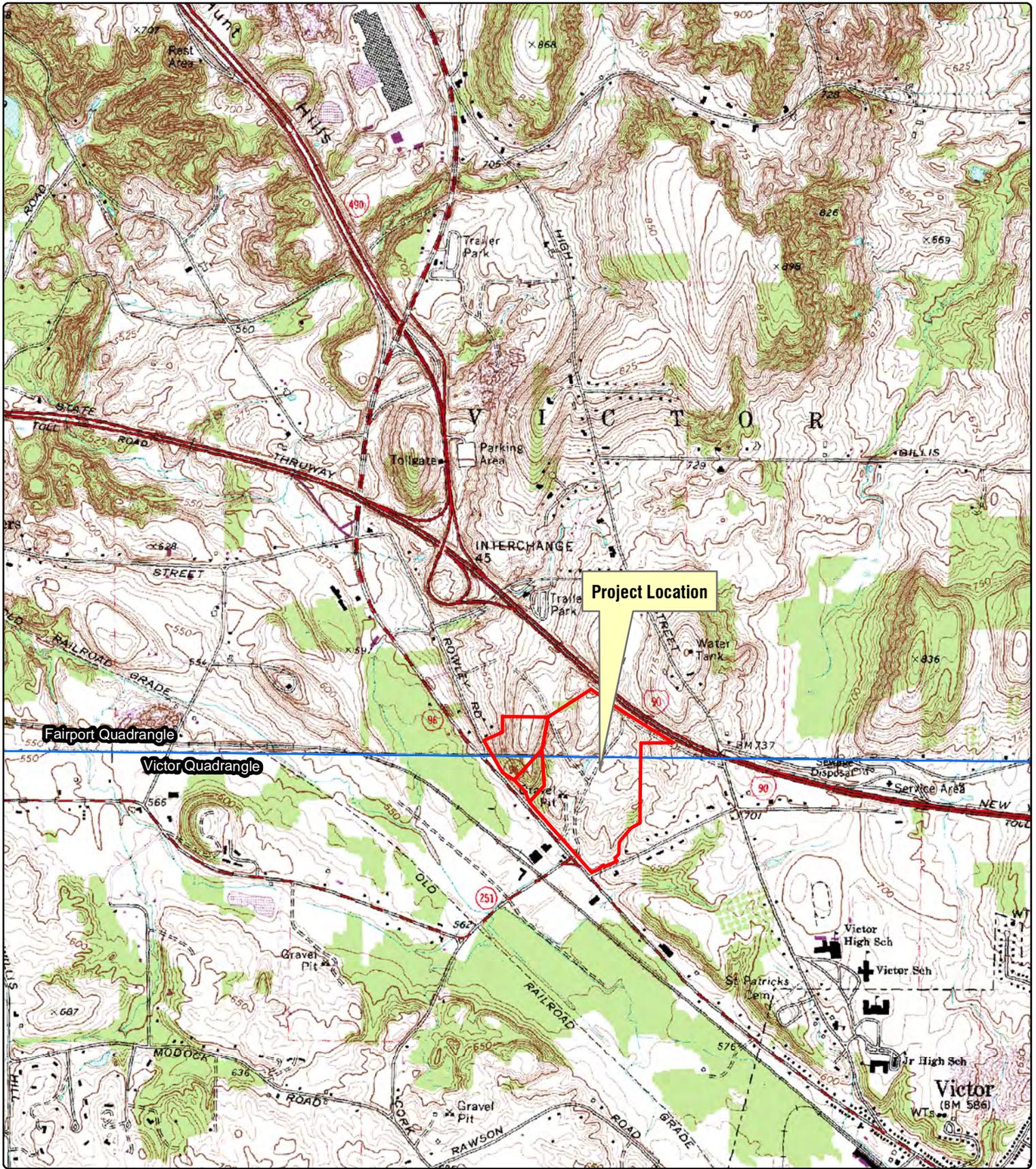
Chief Executive Officer, Town/~~City/Village~~ of Victor

Any person who has requested a copy of the Draft / Final EIS

Any other involved agencies

Environmental Notice Bulletin 625Broadway Albany, NY 12233-1750

Copies of the Draft EIS must be distributed according to 6NYCRR 617.12(b).



FISHERS RIDGE LOCATION MAP

May 2015

New York State Route 96



1:24,000 USGS, Fairport and Victor Quads

1 inch = 2,000 feet