

Letter of Intent

Proposed Storage Building Replacement

Date: 1/15/26

Town of Perinton Planning Board
1350 Turk Hill Road
Fairport, NY 14450

Re: Letter of Intent – Application to Replace Existing Storage Building

Property Address: 1344 Macedon Center Road, Fairport, NY 14450

Tax Parcel ID: 154.04-1-1.1

Dear Members of the Planning Board,

I am submitting this letter of intent in support of an application to construct a new storage building on the above-referenced property, located in the Town of Perinton. The proposed project involves replacing an existing dilapidated storage structure with a new building measuring approximately **35 feet by 70 feet**.

The current structure on the property is in poor condition and no longer suitable for safe or efficient use. The proposed new building will serve the same general purpose as the existing structure — storage related to ongoing site operations — but will provide a safer, more durable, and visually improved facility. The replacement building is intended to maintain the functional needs of the property while improving overall site appearance and structural integrity.

The new structure will be located south of the existing building and will be constructed in compliance with applicable zoning, setback, and building code requirements. No change in property use is proposed as part of this project.

We respectfully request the Planning Board's review and consideration of this application and look forward to working with Town staff and board members throughout the process. Please feel free to contact me if any additional information is required.

Thank you for your time and consideration.

Sincerely,

Nick Optis
Country Club of Perinton

585 478-6124

PLANNING BOARD APPLICATION

To: Town of Perinton
1350 Turk Hill Road
Fairport, NY 14450
(585) 223-0770

Please note that members of Town staff and reviewing Board members may visit your property to review your request. Please review Perinton Town Code requirements at:

<http://www.perinton.org/codes/>

PROJECT NAME _____ Country Club of Perinton Modifications

Location Perinton Golf Course

APPLICANT Country Club of Perinton

Phone _____ mailing address 1344 Macedon Center Road

City Fairport Zip 14450 Fax _____ e-mail _____

OWNER Waste Management of NY, LLC

Phone (585) 223-6132 mailing address 425 Perinton Parkway

City Fairport Zip 14450 Fax _____ e-mail _____

Person appearing at public hearing for
application Nick Optis

Phone _____ mailing address 1344 Macedon Center Road

City Fairport Zip 14450 Fax _____ e-mail _____

REASON FOR APPEARING

Subdivision Approval: _____ Concept _____ Preliminary _____ Final

Site Plan Approval: Preliminary Final FEE _____ SQ.FT. _____

Change of Use From _____ to _____

TYPE OF PROJECT Construction

Is this parcel in a flood plain? No Conservation Easement? Yes

Size of parcel in acreage 66.2 Tax Account Number(s) 154.04-1-1.1

Present Zoning Residential Transition RT-1.2.5, Residential B Zoning

Applicant Signature - sign & print name

NICKOLAS P OPTIS

Owner Signature (if other than applicant) - sign & print name

Marc Meyer

PRELIMINARY SITE PLAN REVIEW

PROJECT NAME Country Club of Perinton Modifications

This CHECKLIST is for use by the applicant as a guide to insure that all necessary information has been provided on the maps.

The checklist should be completed by the applicant and submitted along with the application sheet.

If the applicant is proposing a new project of a sizeable nature or a significant change to a current project, it may be to their best interest to appear before the Board for an informal discussion prior to preparing the detailed plans as required below.

If variances will be required from the Zoning Board of Appeals, the applicant should first appear before the Planning Board on an informal basis to obtain a recommendation to the Zoning Board of Appeals. This should help to minimize any future conflicts later on.

This proposal may be required to be reviewed by Monroe County, pursuant to Section 239m of the General Municipal Law. The appropriate referral form may be obtained from the Town of Perinton Planning Board Secretary.

1. Area map of applicant's entire holding, showing subdivisions, streets and easements within 100 feet of applicant's property. Adjacent land use including buildings, pavement, landscaping, topography, ownership and zoning should also be shown.

Shown N/A

X

2. Topographic Map with 5 feet elevation contours if grades exceed 3% or susceptibility to erosion, flooding or ponding. Otherwise, contours and spot elevations at 1 or 2-foot intervals should be shown.

Shown N/A

3. Also to include:

a. Title of drawing	<input checked="" type="checkbox"/> Shown	<input type="checkbox"/> N/A
b. Name and address	<input checked="" type="checkbox"/> Shown	<input type="checkbox"/> N/A
c. North point, scale and date	<input checked="" type="checkbox"/> Shown	<input type="checkbox"/> N/A
d. Boundaries of the property, plotted to scale	<input checked="" type="checkbox"/> Shown	<input type="checkbox"/> N/A
e. Existing watercourses, Town LDD limits and State Wetland with buffer area must be shown	<input checked="" type="checkbox"/> Shown	<input type="checkbox"/> N/A
f. Proposed use and height of all buildings	<input checked="" type="checkbox"/> Shown	<input type="checkbox"/> N/A
g. Show parking and truck loading areas, provide breakdown as per square foot uses in the building to meet parking ordinance.	<input checked="" type="checkbox"/> Shown	<input type="checkbox"/> N/A
h. Show access and egress drives	<input checked="" type="checkbox"/> Shown	<input type="checkbox"/> N/A
i. Location of all outdoor storage	<input type="checkbox"/> Shown	<input checked="" type="checkbox"/> N/A

4. Show existing and/or proposed site improvements:

a. Sidewalk easement	<input type="checkbox"/> Shown	<input checked="" type="checkbox"/> N/A
b. Sidewalk	<input type="checkbox"/> Shown	<input checked="" type="checkbox"/> N/A
c. Drains	<input type="checkbox"/> Shown	<input checked="" type="checkbox"/> N/A
d. Culverts	<input type="checkbox"/> Shown	<input checked="" type="checkbox"/> N/A

e. Retaining walls and fences	<input type="checkbox"/> Shown	<input checked="" type="checkbox"/> N/A
f. Storm water drainage	<input type="checkbox"/> Shown	<input checked="" type="checkbox"/> N/A
g. Sanitary sewage	<input type="checkbox"/> Shown	<input checked="" type="checkbox"/> N/A
h. Size and location of all signs	<input type="checkbox"/> Shown	<input checked="" type="checkbox"/> N/A
i. Buffer areas	<input type="checkbox"/> Shown	<input checked="" type="checkbox"/> N/A
j. Design and location of lighting facilities	<input type="checkbox"/> Shown	<input checked="" type="checkbox"/> N/A
k. Show building area for retail sales	<input type="checkbox"/> Shown	<input checked="" type="checkbox"/> N/A
l. Curbs	<input type="checkbox"/> Shown	<input checked="" type="checkbox"/> N/A
5. Landscape plan shall be included	<input type="checkbox"/> Shown	<input checked="" type="checkbox"/> N/A
6. Erosion control plan shall be included	<input type="checkbox"/> Shown	<input checked="" type="checkbox"/> N/A
7. Conservation Easement	<input type="checkbox"/> Shown	<input checked="" type="checkbox"/> N/A
8. Limited Development District, areas indicated	<input checked="" type="checkbox"/> Shown	<input type="checkbox"/> N/A

SITE PLAN MAPS

Special attention should be given to the following items, as they are more often excluded from the site plan. Section 208-53B(3) requires these items to be part of the approval process but does not limit consideration to just these items. If an applicant is looking to expedite an application, it is most important that these details are shown on the site plan. Exclusion results in time and money loss with dissatisfied clients.

1. LANDSCAPING - include location, caliber, species, differentiate between existing and proposed. Show planting schedule.
2. LIGHTING – include height of pole, style of fixture, foot-candles, area coverage per fixture and location. Poles shall not exceed 16 feet in height.
3. DUMPSTERS AND REFUSE – location, landscaping, building material enclosure and elevations. Enclosure should be compatible with building.
4. SIGNAGE – location, true colored rendering drawn to scale showing size of sign, size of lettering, type of construction, lighting, structural details when attached to building, elevation drawing of building face to scale. In addition, signage requires a separate application to the Planning Board Sign Committee.
5. SIDEWALKS – location, construction, easements. Check Town Sidewalk Map to verify if required.
6. MECHANICALS – show building or ground mounted locations, show enclosure elevations and construction materials or landscaping to protect from visual pollution on the site and off the side.

7. EROSION CONTROL PLANS

8. LIMITED DEVELOPMENT DISTRICT AREAS – show flooding and ponding, wooded areas; steep slopes subject to erosion, areas where development poses a threat to the public health, safety and welfare of the Town of Perinton.

9. EASEMENTS AND DIMENSION – show and label.

10. VARIANCES OR SPECIAL PERMITS – when granted by the Board of Appeals, indicate on site plan date granted and type of approval.

The above items DO NOT EXCLUDE other items as described under Article X Section 208-53 Site Plan Approval.

Review Completed By _____ Date _____

Map No. _____ Date _____

12/9/2019

FINAL SITE PLAN REVIEW

PROJECT NAME Country Club of Perinton Modifications

This CHECKLIST is for use by the applicant as a guide to insure that all necessary information has been provided on the maps.

The checklist should be completed by the applicant and submitted along with the application sheet.

Preliminary Site Plan Approval was granted on _____. If more than six (6) months has lapsed since Preliminary Approval was granted, the Planning Board and/or the applicant may ask to rehear the Preliminary before proceeding with a Final Site Plan hearing.

1. The Final Plan must contain all information as required under the Preliminary phase.
 Shown N/A
2. The plan shall address all conditions of Preliminary Approval in accordance with the minutes of that approval and any subsequent meetings or discussions.
 Shown N/A
3. All required Zoning Board variances should have been obtained and must be shown in tabular form on the site plan drawing.
 Shown N/A
4. If the project is located on a State or County Highway, the applicant must provide some form of acknowledgement from that agency indicating their acceptance for the proposed site plan.
 Shown N/A

The Final set of plans includes the following sheets:

Barton and Loguidice project 5070.001.001

Sheet 1 and 2 dated January 2026

Final Site Plan Approval Expiration Date

Final Site Plan Approval expires one year from the date of approval.
Subsequently re-approval from the Planning Board would be required.
Date

Review Completed By _____ Date _____

Map No. _____ Date _____
/2005

Short Environmental Assessment Form

Part 1 - Project Information

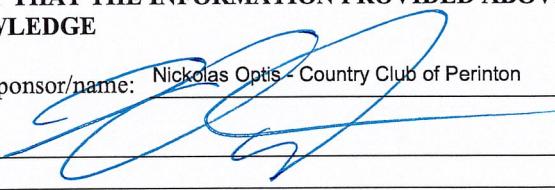
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information		
Country Club of Perinton - New Storage Barn		
Name of Action or Project: Demo of existing storage barn and erection of new storage barn in an alternate location		
Project Location (describe, and attach a location map): 1344 Macedon Center Road, Fairport, NY 14450		
Brief Description of Proposed Action: Demo of existing storage barn and erection of new 35x70 storage barn in an alternate location. Building will have same use as the building being removed.		
Name of Applicant or Sponsor: Nickolas Optis - Country Club of Perinton		Telephone: [REDACTED]
Address: 1344 Macedon Center Road,		E-Mail: [REDACTED]
City/PO: Fairport	State: NY	Zip Code: 14450
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO <input type="checkbox"/> YES <input type="checkbox"/>
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO <input type="checkbox"/> YES <input type="checkbox"/>
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/> <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 66.2 acres b. Total acreage to be physically disturbed? _____ 1 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 66.2 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland		

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ N/A - Cold Storage Barn _____			
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		
<input checked="" type="checkbox"/> <input type="checkbox"/>		
16. Is the project site located in the 100-year flood plan?		
<input checked="" type="checkbox"/> <input type="checkbox"/>		
17. Will the proposed action create storm water discharge, either from point or non-point sources?		
<input checked="" type="checkbox"/> <input type="checkbox"/>		
If Yes,		
a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		
<input checked="" type="checkbox"/> <input type="checkbox"/>		
If Yes, briefly describe:		
<hr/> <hr/>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?		
<input type="checkbox"/> <input type="checkbox"/>		
If Yes, explain the purpose and size of the impoundment:		
<hr/> <hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?		
<input checked="" type="checkbox"/> <input type="checkbox"/>		
If Yes, describe:		
<hr/> <hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?		
<input checked="" type="checkbox"/> <input type="checkbox"/>		
If Yes, describe:		
<hr/> <hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Nickolas Optis - Country Club of Perinton</u> Date: <u>1/15/26</u>		
Signature: <u></u> Title: <u>Partner</u>		

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: <ol style="list-style-type: none"> public / private water supplies? public / private wastewater treatment utilities? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
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Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

DEED

THIS INDENTURE, made as of the 31st day of March, 2025

BETWEEN ..

PATRICK ALAN ROCCO, TRUSTEE OF THE PATRICK ARMOND ROCCO AND MARY FRANCES ROCCO DECLARATION OF TRUST dated January 22nd 1987, having an address at 1344 Macedon Center Road, Fairport, NY 14450, the party of the first part, and

WASTE MANAGEMENT OF NEW YORK, LLC, a Delaware limited liability company having an address at c/o Corporate Real Estate Department 720 East Butterfield Road, 4th Floor Lombard, IL 60148, the party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being more particularly described in Exhibit A annexed hereto.

Said premises being known as and by the street number: 1344 Macedon Center Road, Fairport, NY 14450; County: Monroe

Tax Mailing Address: P.O. Box 1450, Chicago, IL 60690

Tax ID#: 154.04-1-1

Being and intended to be the same premises described in a deed to the party of the first part, dated 1/22/1987, and recorded on 1/22/1987 in the Monroe County Clerk's Office in Liber 7958, Page 133.

SUBJECT ONLY to those matters set forth on Exhibit B attached hereto (the "Permitted Exceptions") to the extent the same are validly existing and applicable to the Property.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center line thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

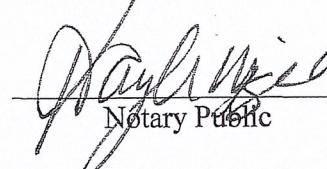
IN PRESENCE OF:

THE PATRICK ARMOND ROCCO AND MARY FRANCES ROCCO DECLARATION OF TRUST

By: Patrick Alan Rocco, Trustee
Name: Patrick Alan Rocco
Title: Trustee

State of New York FL)
) ss.:
County of New York Manhattan)

On the 28 day of March, 2025, before me, the undersigned, personally appeared PATRICK ALAN ROCCO, TRUSTEE OF THE PATRICK ARMOND ROCCO AND MARY FRANCES ROCCO DECLARATION OF TRUST DATED JANUARY 22, 1987 personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.



Kayler McGinnis
Notary Public

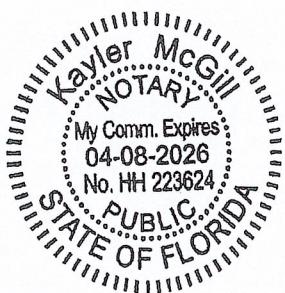


Exhibit A
Legal Description

All that tract or parcel of land situate in the Town of Perinton, County of Monroe and State of New York, being a part of Lot 5 in said town and more particularly described as being Lots 1 and 2 as shown on a map of the Rocco Subdivision filed in the Monroe County Clerk's Office in Liber 369 of Maps at page 32.

Exhibit B
Permitted Exceptions

1. Reservations contained in Deed recorded June 20, 1940, in Liber 2014, Page 460.
2. Easement granted to Rochester Gas and Electronic Corporation and Rochester Telephone Corporate by Instrument Dated October 16, 1945, and recorded October 29, 1945, in Liber 2282 of Deeds, Page 397.
3. Conservation Easement granted to Town of Perinton by instrument dated February 22, 2019, and recorded February 27, 2019, in Liber 12152 of Deeds, at page 122.



