TOWN OF PERINTON
1350 TURK HILL ROAD. FAIRPORT, NEW YORK 14450-8796
(585) 223-0770, Fax: (585) 223-3629, www.perinton.org

NUMBER _____ **FEE $** _____
(verify fee with staff)

MEETING DATE _____

APPLICATION FORM – REZONING – TOWN BOARD

See attached instructions/requirements/procedures

1. APPLICANT

Name DAVID MARTZ, PANNELL ROAD LLC **Phone** [redacted]

Street & Number [redacted] **City** [redacted] **Zip** [redacted]

Interest in Property: X **Owner** _____ **Lessee** _____ **Other** _____

2. OWNER (if other than applicant)

Name SAME **Phone** _____

Street& Number _____ **City** _____ **Zip** _____

3. ATTORNEY (If represented)

Name NOT APPLICABLE **Phone** _____

Street& Number _____ **City** _____ **Zip** _____

4. INTEREST: Does any officer or employee of the State of New York, County of Monroe, or Town of Perinton have any interest in the owner/applicant or the subject property?

Yes _____ **No** X **Explain INTEREST** _____

If yes, who? Name _____ **Address** _____

5. LOCATION: Street Address or Legal Description (subdivision and lot number)

8200 PITTSFORD PALMYRA ROAD (T.A.N. 181.02-1-10)

6. **SIZE OF PARCEL:** 10.11 ACRES

7. **PRESENT USE OF PROPERTY:** VACANT WOODS AND MEADOW

8. **ZONING DISTRICT:** RB **TAX ACCOUNT#** 181.02-1-10

9. **Describe specifically the nature of your request** CHANGE ZONING FROM RB TO IND. FOLLOWING REZONING I INTEND TO RELOCATE READY MIX CONCRETE SOLUTIONS FROM FARMINGTON TO THE PARCEL

10. **Describe the location, use and size of structures and other land use within 100 feet of the boundaries of the subject property** ADJACENT LANDS TO THE WEST AND NORTH OF THE PARCEL CONTAIN WOODS AND FARMLAND. ADJACENT LAND TO THE EAST CONSIST PRIMARILY OF WOODED WETLANDS WITH A RESIDENTIAL BUILDING ALONG THE STREET. LANDS ON THE OPPOSITE SIDE OF PITTSFORD PALMYRA ROAD ARE RESIDENTIAL.

11. The criteria used by the Town Board of the Town of Perinton are set forth in Section 265 of the Town Law.

A. You must show that your proposal will be in harmony with the general purpose and intent of the Zoning Ordinance of the Town of Perinton, considering the location, the nature and intensity of the operations involved in or conducted in connection with it, and the size of the subject property with respect to the streets giving access to the subject property.

Will your proposed use be detrimental to the neighborhood due to Location? NO X YES_____

The nature or magnitude of use? NO X YES_____

Inadequate access to property? NO X YES_____

If yes to any of above, explain how it will be detrimental. If effect can be lessened in some manner, explain how:

B. Will your proposed use tend to depreciate adjacent property or alter or be detrimental to the character of the neighborhood?

NO X YES_____

If yes , explain how it will be detrimental. If effect can be lessened in some manner, explain how:

C. Will your proposed use create a hazard to health, or the general welfare of the neighborhood or significantly alter the flow of traffic? NO X YES _____

If yes, explain how. If effect can be lessened in some manner, explain how. _____

12. You must show that your proposal will be in harmony with the general purpose and intent of the Comprehensive Plan of the Town of Perinton. Please provide a brief narrative that describes to relation of the proposal to the most recent update of the comprehensive plan.

SEE ATTACHED

I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed and the premises used as stipulated in this request.

Signature of Applicant: _____ **Date** _____

Printed name of Applicant _____

Property Owner (If other than applicant)
I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

Signature of property owner David Mz **Date** 10/22/26

Printed Name of property owner David Martz

3/23/19

Application to Rezone 8200 Pittsford Palmyra Road from
RB Restricted Business District to IND Industrial District

The parcel included in this rezoning application is situated on the north side of Pittsford Palmyra Road (NYS Route 31) close to the Wayne County line. The parcel is currently vacant and contains heavily wooded areas, Federal wetlands, and inactive agricultural fields. The entirety of the 10.115 acre parcel is currently zoned RB Restricted Business as are adjacent lands to the east and west. Adjacent lands to the north are zoned IND Industrial.

The applicant proposes to rezone the parcel to the IND Industrial District to permit relocation of his Ready Mix Concrete Solutions business from Farmington, NY. Ready Mix Concrete Solutions is a small business employing 8 people currently operating within the rear yard of a residential property. Services provided include delivery of onsite batched concrete, construction of concrete flatwork, and site preparation. The new facility on Pittsford Palmyra Road will include a minor commercial driveway, a storage/office/garage building, aggregate storage bins, dry cement silos, water tank, operations yard, and a stormwater pond. The facility will be mostly shielded from the street by extensive wooded areas that will be preserved, and with proposed landscape screening along the residential property to the east. Truck traffic and associated noise generated by the facility is expected to be insignificant with only 10 passenger vehicles and 10 heavy trucks anticipated during an 8 to 10 hour workday. It is also noted that the facility will not be equipped with conveyors or mixing equipment that would produce nuisance noise throughout the day.

The proposed extension of the Industrial District southward to Pittsford Palmyra Road seems appropriate since vehicular access can be provided from the heavily trafficked street that is capable of supporting such associated development. The lack of nearby residential development and the lack of public sewers in this area also seem to support such a zoning change. Furthermore, the Town's 2021 Comprehensive Plan has determined that this area within the Town would best support low density rural and agricultural use, not high density or commercial development. Development of an industrial use such as the Ready Mix Concrete Solutions Headquarters facility within the planned rural agricultural area would not appear to be inconsistent with the Comprehensive Plan.

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(585) 223-0770, Fax: (585) 223-3629, www.perinton.org

Owner Authorization to Make Application

I, DAVID MARTZ (PANNELL ROAD LLC), authorize
(print owner name legibly)

GLENN THORNTON WITH THORNTON ENGINEERING
(applicant/engineer name & company name)

to act as my agent to make application(s) to the Town of Perinton for the purpose of

REZONING 8200 PITTSFORD PALMYRA ROAD TO IND,
(site plan/subdivision/change of use, etc.)

for the property that I own located at 8200 PITTSFORD PALMYRA ROAD.

David Martz
Signature

10/22/20
Date

form date – 3/29/12

October 20, 2026

Supervisor Jenn Townsend and Town Council Members
Town of Perinton
1350 Turk Hill Road
Fairport, NY 14450

Re: Letter of Intent
Application to Rezone
8200 Pittsford Palmyra Road

Dear Supervisor Townsend and Town Council Members:

I recently purchased two vacant land parcels totaling 16.115 acres along the north side of Pittsford Palmyra Road near the Wayne County line. The majority of the land is included in the RB Restricted Business zoning district with only a small portion included in the IND Industrial zoning district.

I acquired the property with the intent to relocate my business, Ready Mix Concrete Solutions, from its current location at 1552 New Michigan Road in Farmington, NY, to the easternmost parcel identified as 8200 Pittsford Palmyra Road which is fully within the RB Restricted Business Zoning District. Since Town of Perinton zoning regulations do not allow this type of commercial activity within the RB district, I hope that the Town will consider rezoning the 10.115 acre parcel (8200 Pittsford Palmyra Road) so it is within the IND district which will allow relocation of Ready Mix Concrete Solutions. Thank you.

Sincerely,

David A. Martz
Managing Member
Pannell Road LLC

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 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

Name of Action or Project:
Ready Mix Concrete Solutions Headquarters

Project Location (describe, and attach a location map):
8200 Pittsford Palmyra Road, Town of Perinton, NY (T.A.N. 181.02-1-10)

Brief Description of Proposed Action:
Proposed rezoning of 8200 Pittsford Palmyra Road from the RB Restricted Business District to the IND Industrial District to support construction of the Ready Mix Concrete Solutions Headquarters.

Name of Applicant or Sponsor:	Telephone: [redacted]
David Martz (Pannell Road LLC)	E-Mail: [redacted]

Address:
[redacted]

City/PO:	State:	Zip Code:
[redacted]	[redacted]	[redacted]

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYSDOT, MCWA water service, MCHD OWTS	☐	☑

3. a. Total acreage of the site of the proposed action? 10.1 acres
   b. Total acreage to be physically disturbed? 2.5 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 16.1 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ■ Commercial ■ Residential (suburban)
   ■ Forest ■ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☑	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify:	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____		
Proposed onsite wastewater treatment system	☑	☐

	NO	YES
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?	☐	☑
Former house within 8146 Pittsford Palmyra Road may have had historical significance.	☑	☐
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?		

	NO	YES
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?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
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:

☐ Shoreline ◪ Forest ■ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? 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)?	☐	☑
If Yes, briefly describe: All runoff will be discharged to an existing drainage swale		
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)? If Yes, explain the purpose and size of the impoundment: Proposed stormwater management pond (200,000 gallons)	☐	☑
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☑	☐
If No, could impacts from the project affect a disadvantaged community?	☑	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		

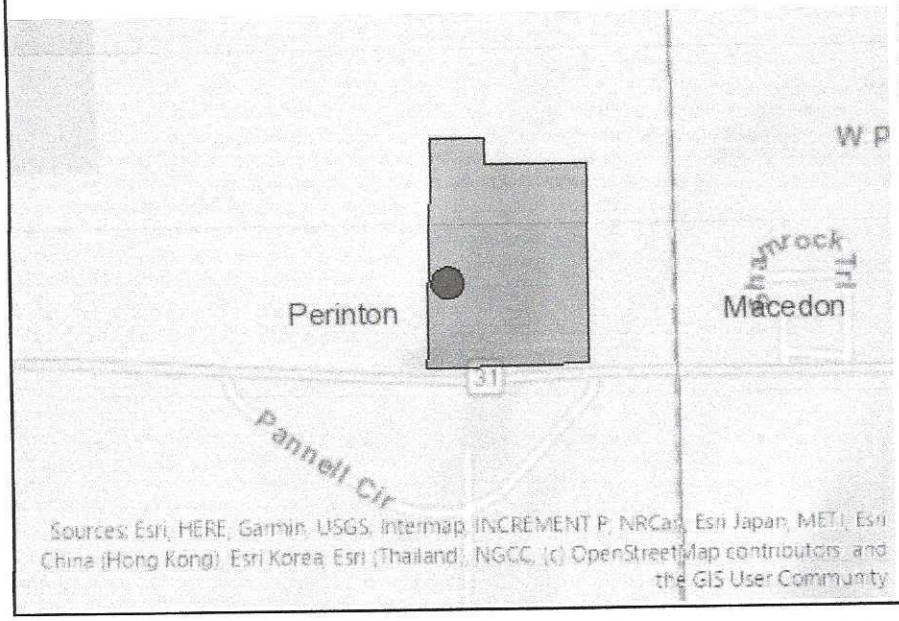
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: David Martz (Pannell Road LLC) Date: 10/20/26

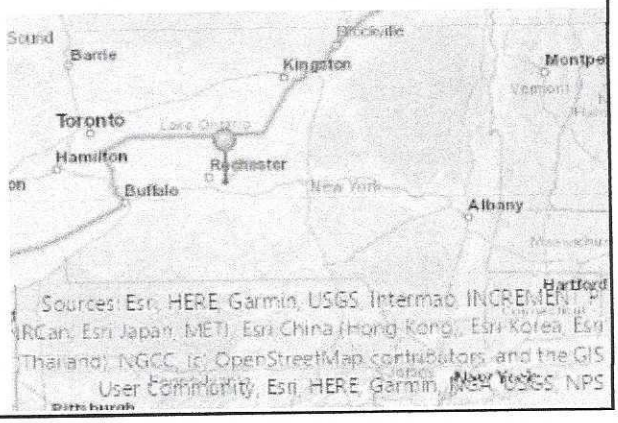
Signature: David Martz Title: Owner

EAF Mapper Summary Report

Tuesday, September 8, 2026 4:11 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No

Agency Use Only [If applicable]	
Project:	
Date:	

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?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
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?	☒	☐
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?	☒	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐
12. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the [illegible]?	☒	☐
13. Will the proposed action cause or increase a pollution burden within a disadvantaged community?	☒	☐

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment FormPart 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.

☐ 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.

☐ 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.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer in Lead Agency
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

DESCRIPTION OF LANDS INCLUDED IN THE
READY MIX CONCRETE SOLUTIONS HEADQUARTERS
REZONING APPLICATION

PITTSFORD PALMYRA ROAD, TOWN OF PERINTON, NEW YORK

All that tract or parcel of land, situate in the Town of Perinton, County of Monroe, State of New York and being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Pittsford Palmyra Road (NYS Route 31), said point being the southeast corner of T.A.N. 181.02-1-10, and said point also being 379.27 feet westerly from the Monroe-Wayne County line; thence,

1) N 89°28’34” W, along the northerly right-of-way line of Pittsford Palmyra Road (NYS Route 31), a distance of 390.78 feet to a point; thence,

2) N 86°32’38” W, along said northerly right-of-way line, a distance of 85.46 feet to a point, said point also being the southwest corner of T.A.N. 181.02-1-10; thence,

5) N 01°10’45” W, along the westerly line of T.A.N. 181.02-1-10, a distance of 915.00 feet to a point, said point also being the northwest corner of T.A.N. 181.02-1-10; thence,

6) N 88°49’15” E, along the northerly line of T.A.N. 181.02-1-10, a distance of 475.78 feet to a point, said point also being the northeast corner of T.A.N. 181.02-1-10; thence,

7) S 01°10’45” E, along the easterly line of T.A.N. 181.02-1-10, a distance of 933.52 feet to the Point of Beginning.

INSTRUMENT SURVEY MAP

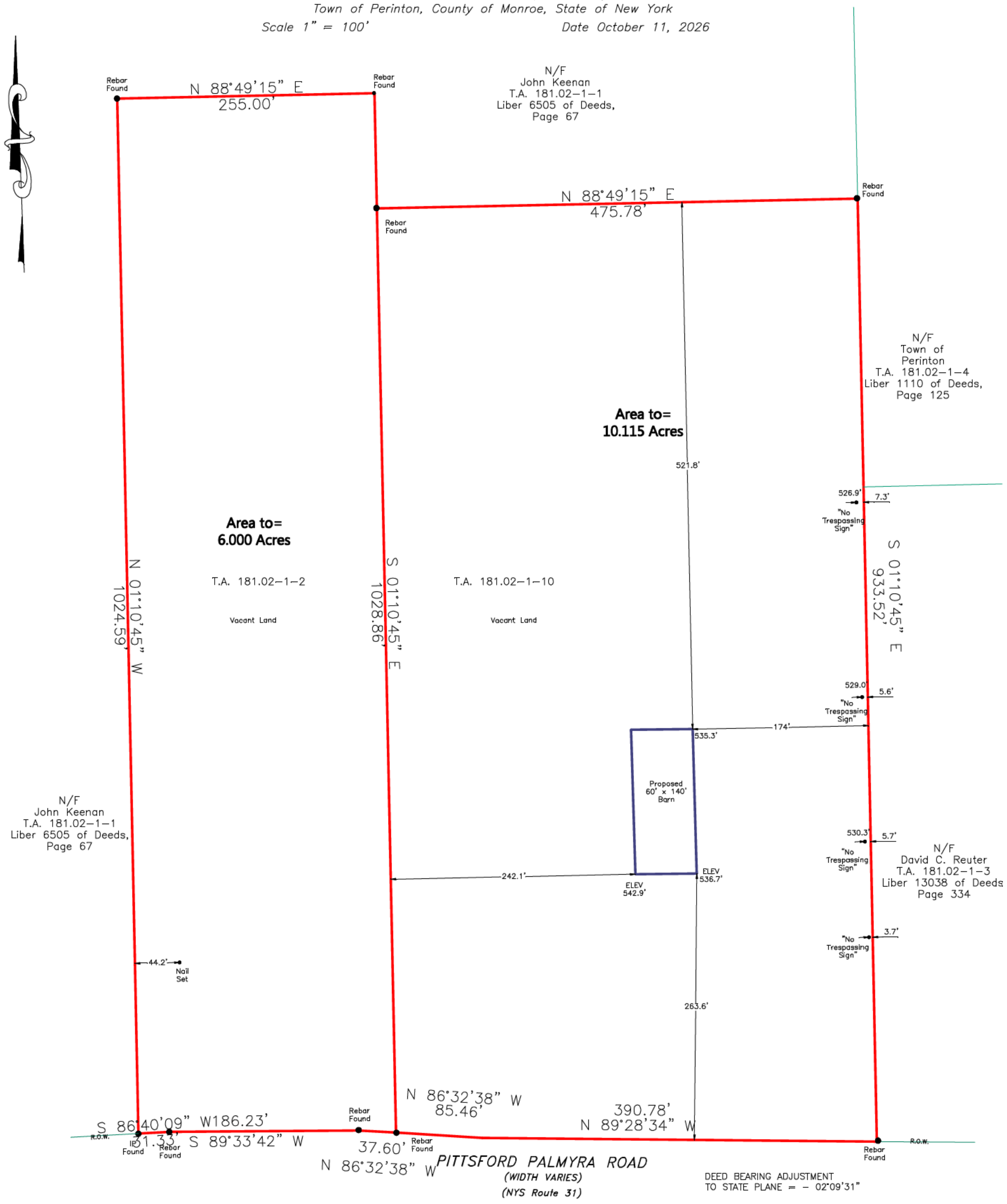
Showing a Parcels of Land of

PANNELL ROAD LLC

~situate in:~

Part of Town Lot 3, Township 12, Range 4,
Town of Perinton, County of Monroe, State of New York

Scale 1" = 100' *Date October 11, 2026*



REFERENCES:

8146 Pittsford Palmyra Road
Tax Account No. 181.02-01-2
1. Liber 11357, Page 448

Unauthoried alteration or addition to a survey map bearing a licensed Land Surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.

Only copies from the original of this survey marked with an original of the Land Surveyor's embossed seal shall be considered to be valid true copies.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for land surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on behalf to the title company, governmental agency, and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

The certifications hereon are not transferable.

The locations of underground improvements or encroachments are not always know and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.

STATE OF NEW YORK
PETER F. OFFERMANN
050783
LICENSED LAND SURVEYOR

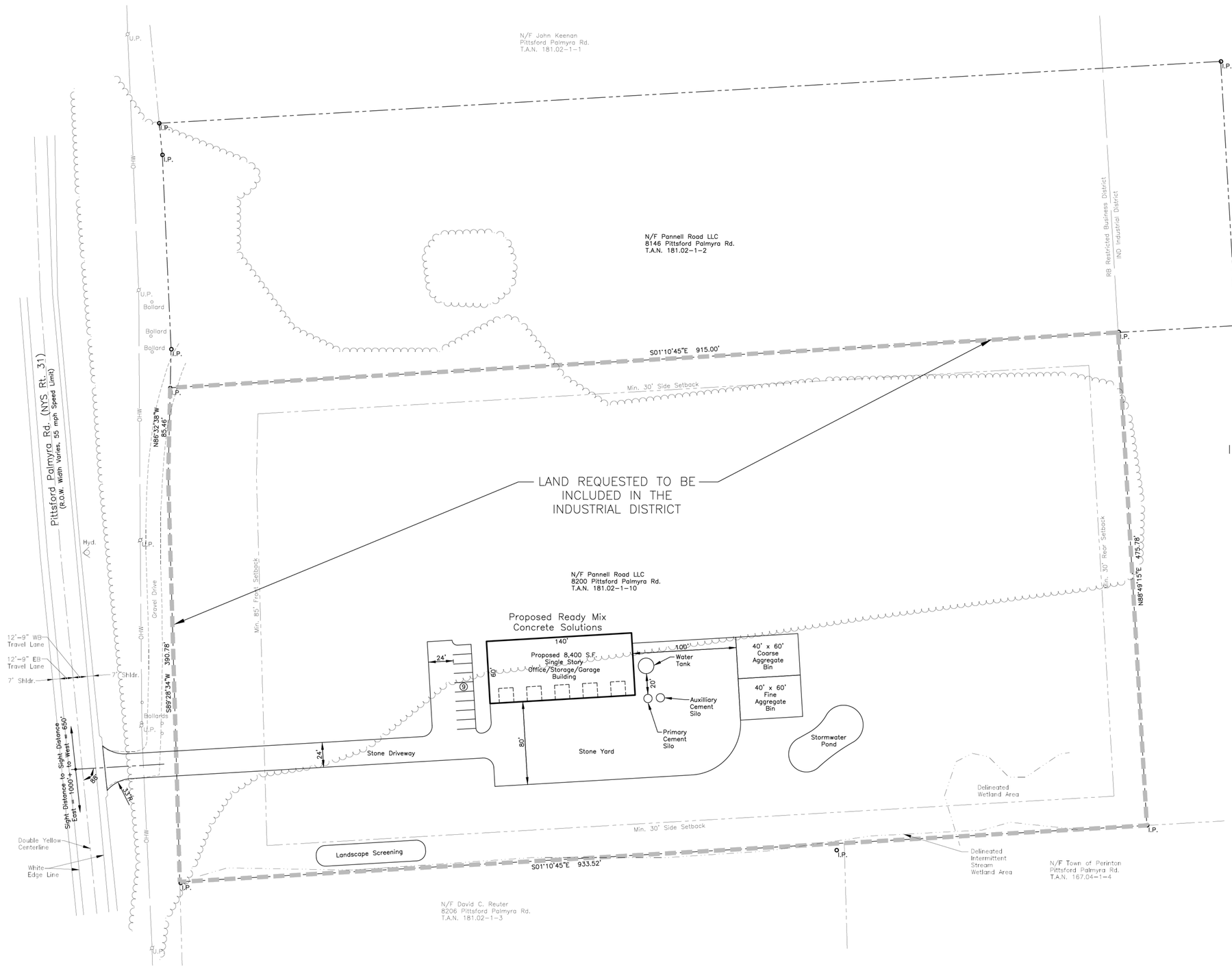
I, Peter F. Offermann do hereby certify this map was completed from notes from an instrument survey completed on October 5, 2026.

Peter F. Offermann PLS #050783 *Date*

©Copyright 2026

Peter Offermann Land Surveying

Peter F. Offermann, P.L.S.
4 Nyby Road, Rochester, New York 14624
Phone (585) 235-4342 Cell (585) 831-9242.
Email surveyortemp@yahoo.com



CONCEPT PLAN FOR REZONING APPLICATION

SCALE: 1" = 50'

SCALE (FEET)

0 50 100

REVISIONS

NO.	DESCRIPTION	DATE	BY

NOT APPROVED FOR CONSTRUCTION

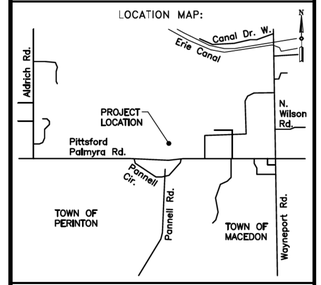
It is a violation of New York State Education Law Article 145 Section 7209 for any person, unless he or she is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his or her seal and the notation "altered by" followed by his or her signature and the date of such alteration, and a specific description of the alteration.

THORNTON ENGINEERING LLP
30 Assembly Drive, Suite 106
Mendon, New York 14506
Tel. 585-624-4810
Consultant Engineers

LICENSED PROFESSIONAL ENGINEER GLENN F. THORNTON No. 055268 STATE OF NEW YORK

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LOCATION MAP:



PROJECT NAME:

Ready Mix Concrete Solutions Headquarters

8200 Pittsford Palmyra Rd.
Town of Perinton
Monroe County, NY

DRAWING TITLE:

Concept Plan for Rezoning Application

FILE NAME: CONCEPTPLAN.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: OCTOBER 2026
SCALE: 1" = 50'	PROJECT NO.: 26-1083
SHEET NO.: 1 OF 1	DRAWING NO.: C-1