

BME | ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

March 6, 2026

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

Attn: Ken Rainis, Chair

**Re: Hartwell Heights
Response to Comments**

2850

Dear Ken:

On behalf of WDG2, LLC, the owner/applicant of the subject property, we have reviewed your comments for the above-referenced project in the letter dated March 5, 2026. On behalf of the applicant, we offer the following responses for consideration:

1. An updated landscape plan to include:

- A. Consideration of topography (undulations, berms) along site borders that could alter view impacts of proposed buildings.

Several mitigation measures have been implemented based on municipal board and neighbor feedback throughout the SUP review and current site plan review process. The mitigation measures implemented to reduce the visual impact of the proposed structures include:

- **The original two-story, 10-unit apartment building at the southern limits of the project has been replaced with (1) single story, single-family home and (1) single story, two-unit townhome structure. It is important to note that the Mixed-Use District allows for a 40' maximum building height and two-story structures have historically existed within Bushnell's Basin (i.e Richardson's House) and on the adjacent properties to the south which include two-story single-family homes. The proposed single-story structures are also located approximately 10' lower than the existing grade at the south property line.**
- **The proposed landscape screen at the southern limits of the property consists of a mixture of various size/height evergreens and deciduous trees. The proposed trees have been placed to provide a visual buffer below the existing tree canopy. Currently there is little visual buffer at the ground level provided by the existing locust trees in this area.**
- **The two-story apartment structures are centrally located on the subject property. The new single-story structures and proposed vegetation will further break up the massing and visibility of the two-story apartment buildings from the adjoining residential properties to the south and from NYS Route 96 to the north.**

- Berms were not considered around the perimeter of the property in order to allow RG&E to service the units from the rear of the structures, as typical for a mixed-use residential development.
 - A 50' building setback is provided from the south (rear) property line per the requirements of the Mixed-Use district. One (1) single story, single-family residential home and (1) single story, two-unit residential townhome structure will abut the existing two-story, single family residential homes to the south. It is important to note that if the subject parcel was zoned Residential A as the existing adjoining lots are to the south, only a 15' rear setback would be required between the similar residential uses rather than the 50' rear setback provided.
 - The site plan has been prepared to locate the units in a cluster fashion to the interior of the subject property in order to maximize the outside perimeter buffer area for planting purposes. The units proposed along Rte 96 were clustered in order to preserve the existing pine trees along Rte 96 east of the Thornell Road intersection.
- B. Identification on the plan of current mature trees that will be saved, possibly, within the area(s) of/near construction. Inclusion of these trees to lessen initial visual impacts during construction and provide aesthetic impacts following.

The (4) large existing pine trees surrounding the existing office building are proposed to be saved. Landscape Note #10 has also been added to the enclosed Landscape and Lighting Plan (BME dwg #2850-11) which states: “Owner, engineer, and contractor to use best efforts to preserve any healthy trees that are not impacted by grading, structures and utilities prior to commencing construction.” As noted above, the proposed trees buffer along the southern property limits have been placed to provide a visual buffer below the existing tree canopy. Currently there is little visual buffer at the ground level provided by the existing locust trees in this area, and the proposed plantings will infill this understory.

- C. Increased diversity in numbers and kinds of planting materials (caliber- larger & smaller mixed in and specimen type), including a more diverse evergreen type selection.

The goal is to:

- (A) Mitigate building massing.
 (B) Support the unique character of the Basin- heavily wooded / screened areas that 'hide' area structures.

The mixture of evergreens has been updated to include two new species, for a total of four evergreen species now proposed. A mixture of sizes/heights of the evergreens and deciduous trees are now proposed on the enclosed updated Landscape and Lighting Plan. Three additional oak trees have been added along the east property line. Proposed utility easements limit the opportunity for additional trees/plantings in front of the cottages and 2-story buildings.

As noted, the applicant has not only listened to the input provided by the municipal boards and by the public but has implemented many measures to address the visual impact of the proposed structures/building massing as described above. The proposed architecture has also been designed to be compatible with the existing architecture futures historically found within Bushnell’s Basin. The enclosed Landscape and Lighting Plan has been designed to provide an aesthetically pleasing, dense green buffer to reduce the visual impact of the proposed development to the adjoining properties.

Please contact our office if you have any additional comments or if you require any additional information.

Sincerely,
BME Associates

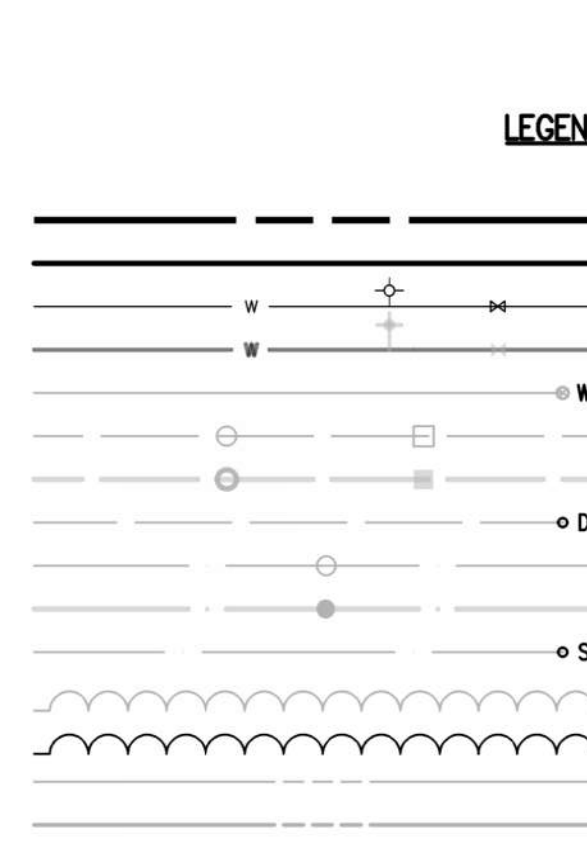
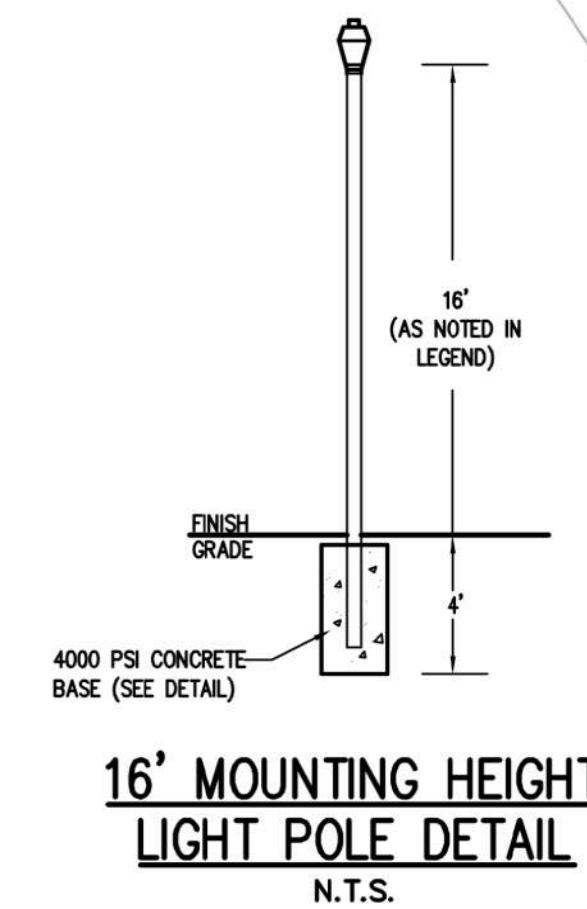
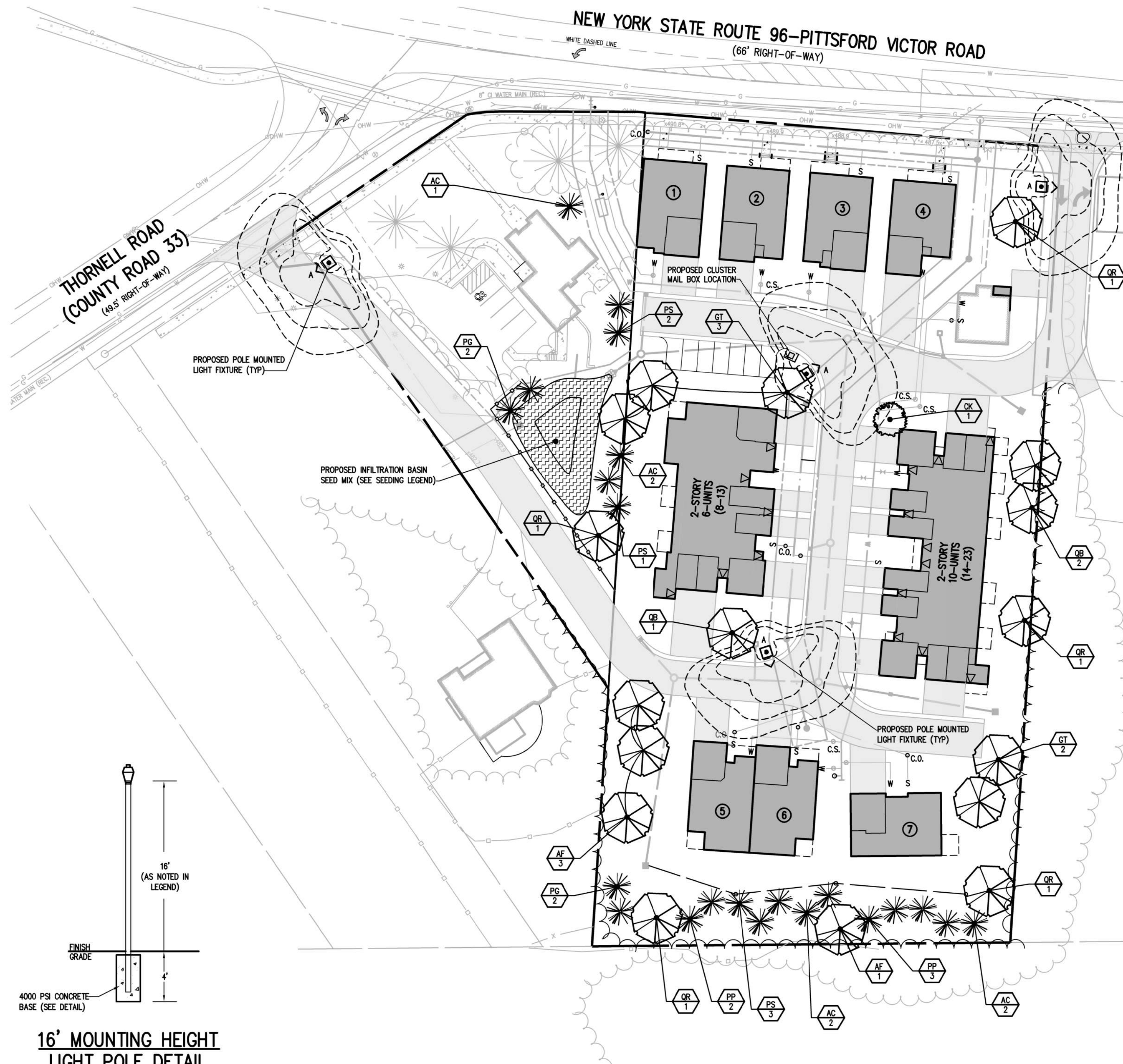
A handwritten signature in blue ink that reads "Ryan T. Destro". The signature is written in a cursive style with a horizontal line underlining the name.

Ryan T. Destro, P.E.

Encl.

c: Dennis Wilmot, WDG2, LLC

P:\2850\Drawings\Firm\2850 Landscape Base.dwg



QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
TREES						
3	AC	Abies concolor	Concolor Fir	6'-8' Ht.	B&B	
4	"	"	"	5'-6' Ht.	B&B	
4	AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3-3.5' cal	B&B	
1	CK	Cornus kousa	Kousa Dogwood	1.5-2' cal	B&B	
5	GT	Gleditsia triacanthos var. inermis 'Shademaster'	Thornless Honeylocust	2-2.5' cal	B&B	
2	PG	Picea glauca 'Black Hills'	Black Hills Spruce	6'-8' Ht.	B&B	
2	"	"	"	5'-6' Ht.	B&B	
2	PP	Picea pungens	Colorado Blue Spruce	6'-8' Ht.	B&B	
3	"	"	"	5'-6' Ht.	B&B	
3	PS	Pinus strobus	Eastern White Pine	6'-8' Ht.	B&B	
3	"	"	"	5'-6' Ht.	B&B	
3	QB	Quercus bicolor	Swamp White Oak	2-2.5' cal	B&B	
2	QR	Quercus rubra	Red Oak	3-3.5' cal	B&B	
3	"	"	"	2-2.5' cal	B&B	

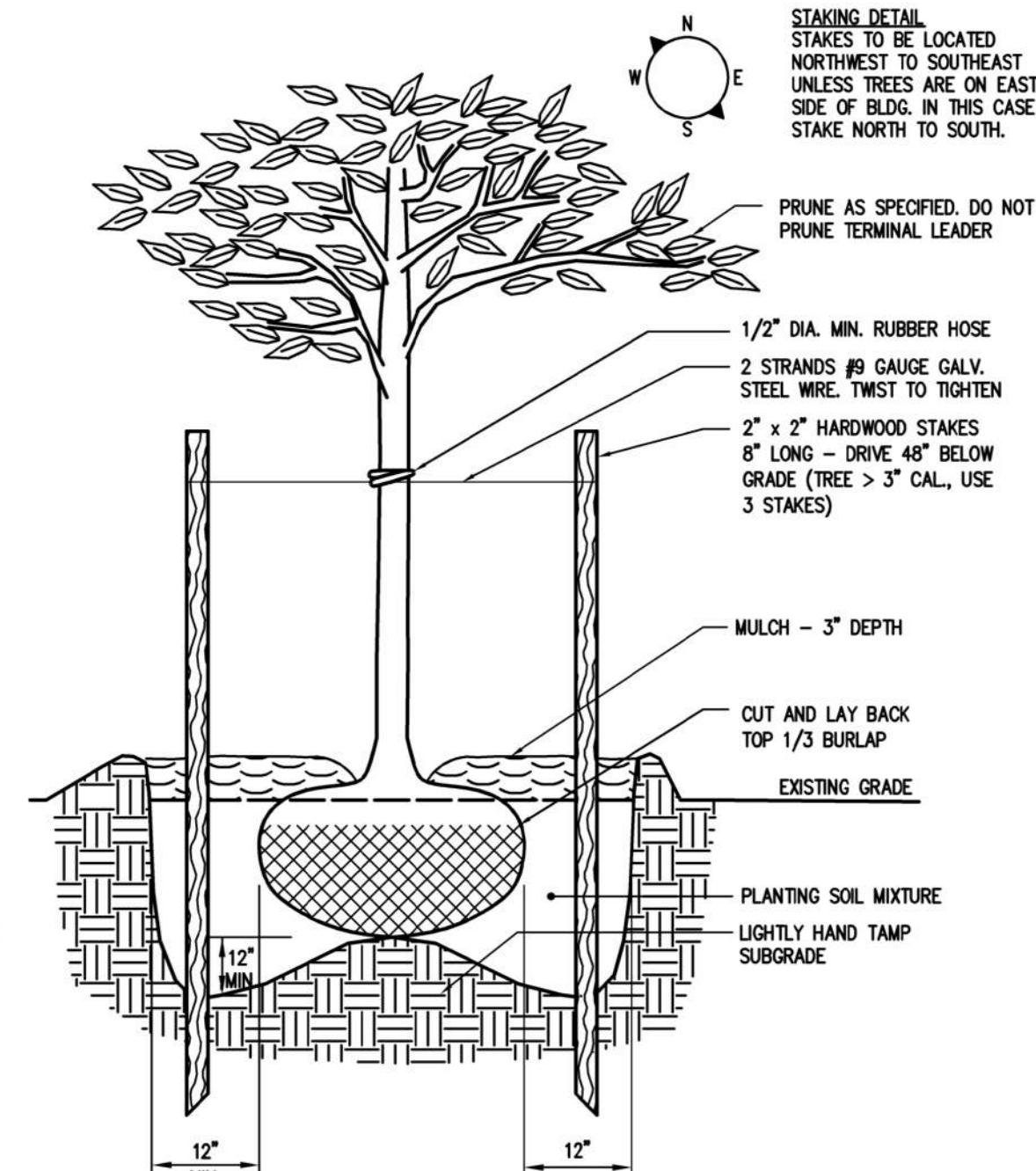
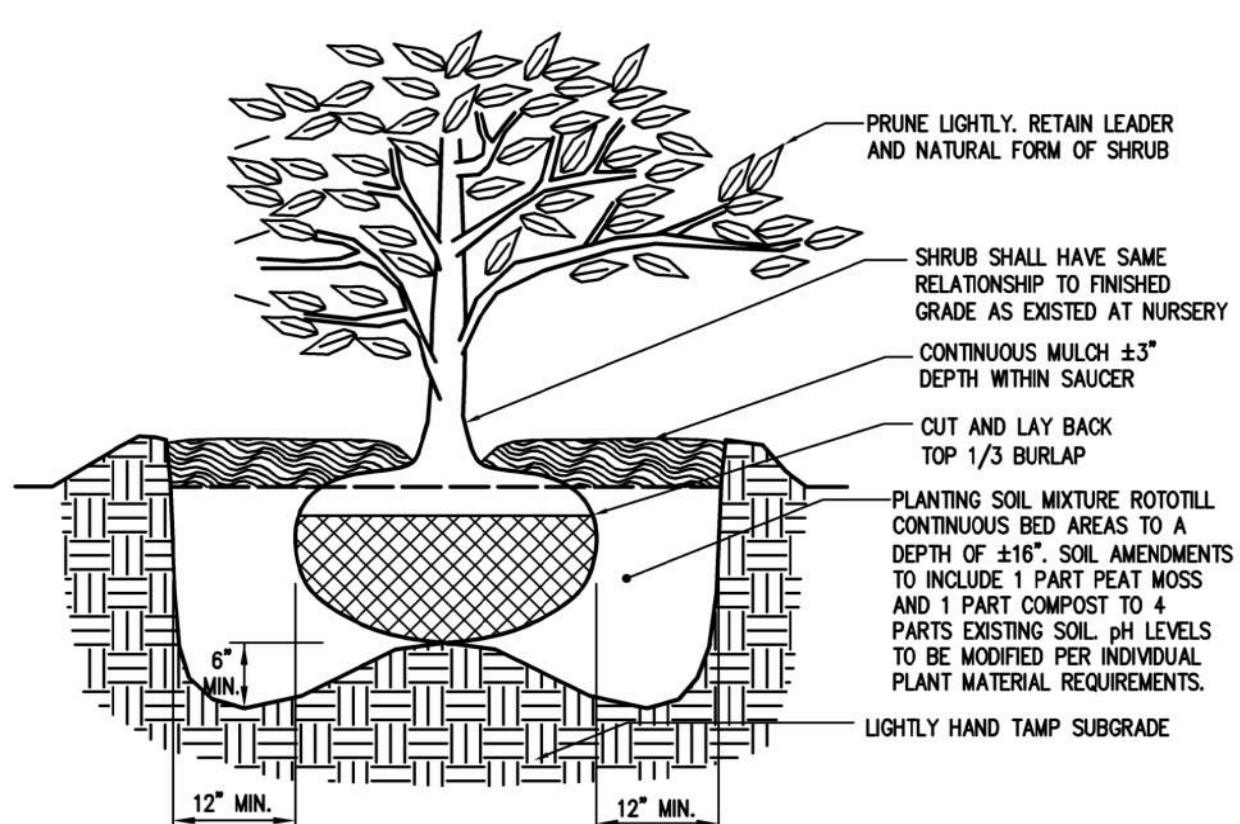
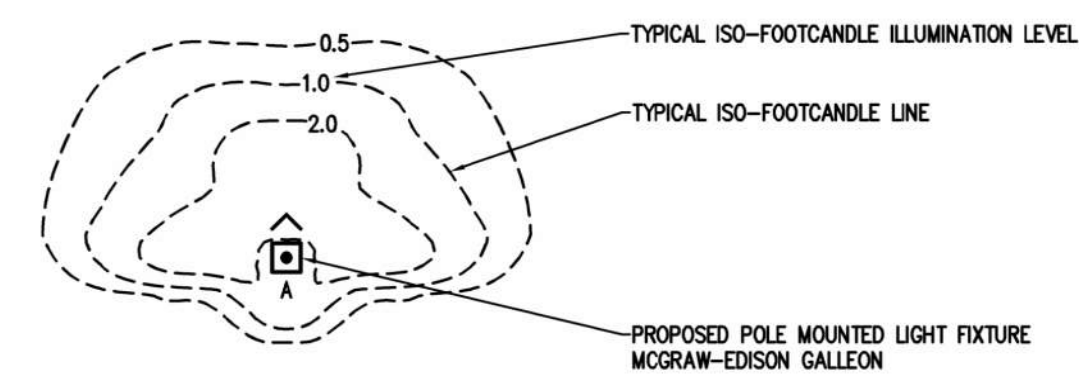
GROUNDCOVER SEEDING LEGEND
 STORMWATER MANAGEMENT INFILTRATION BASIN SEED MIX;
 "THREE-WAY TALL FESCUE MIX", ERNST CONSERVATION SEEDS,
 ERNMIX-136; SEEDING RATE: 7-10 LBS/1,000 S.F.

KEY	SYMBOL	QTY.	MANUFACTURER CATALOGUE NUMBER	WATTAGE	LUMENS/WATT	ARRANGEMENT	MH	POLE	BUG RATING	DESCRIPTION
A	[Symbol]	4	UTLD-PAT-100-740-U-T4W-BK	96	107	SINGLE	16'	20'	B2-U0-G3	POLE MOUNTED AREA LIGHT FIXTURE

LUMINAIRE SCHEDULE

LANDSCAPE NOTES:

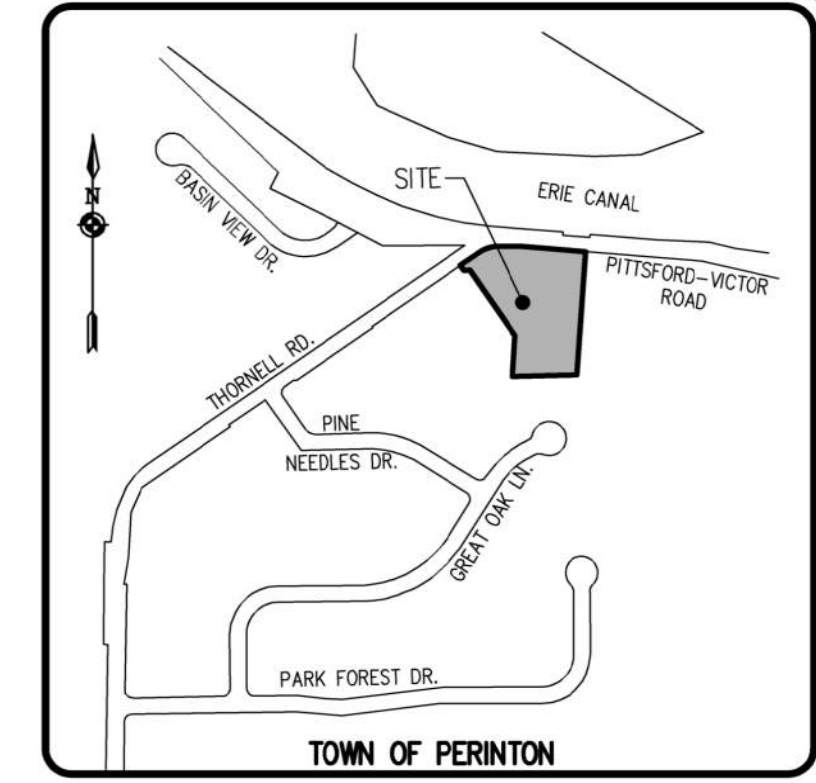
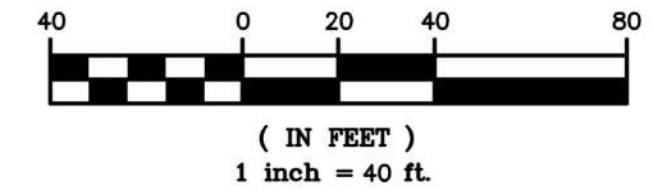
- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, ANSI Z60.1-2004.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFFS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 - ALL TREES SHALL BE LOCATED A MINIMUM DISTANCE OF FIVE FEET (5') FROM THE HORIZONTAL LINE OF UNDERGROUND UTILITIES TO THE PLANT BALL.
 - ALL TREES SHALL BE LOCATED A MINIMUM DISTANCE OF TEN FEET (10') FROM THE HORIZONTAL LINE OF OVERHEAD UTILITIES TO THE PLANT BALL.
 - PLANTING SOIL MIXTURE SHALL HAVE A RATIO BY VOLUME OF FOUR PARTS TOPSOIL TO ONE PART COMPOST. SOIL AMENDMENTS TO BE MODIFIED PER INDIVIDUAL PLANT MATERIAL REQUIREMENTS.
 - STAKE TREES IMMEDIATELY AFTER PLANTING. REFER TO DETAIL.
 - SEED ALL AREAS NOT PAVED, PLANTED OR SPECIFIED OTHERWISE WITH LAWN SEED.
- LAWN SEED MIXTURE SHALL BE PROVIDED AS FOLLOWS:
- | 'REPELL', 'CITATION' & 'MORNING STAR' PERENNIAL RYE GRASS | 35 | 85 | 85 |
|-----------------------------------------------------------|----|----|----|
| 'JAMESTOWN II', 'FORTRESS', 'ENSYLVA' RED FESCUE | 35 | 97 | 80 |
| 'BARON' & 'MIDNIGHT' KENTUCKY BLUEGRASS | 30 | 85 | 80 |
- SEEDING RATE: 6.0 LBS PER 1,000 SF.
 MULCH: STRAW AT TWO TONS PER ACRE, OR WOOD FIBER MULCH USED WITH A HYDROSEEDING APPLICATION METHOD, WITH TACKIFIER.
 STARTING FERTILIZER: 5:10:10 AT 20 LBS PER 1,000 SF.
- PLEASE REFER TO BME DRAWING # 2850-09 / EROSION CONTROL PLAN FOR FURTHER SEEDING REQUIREMENTS IE. : TEMPORARY SEEDING AND SPECIALIZED SEED MIXES.
- PROPOSED PLANT MATERIALS SHALL BE FIELD LOCATED, AND THE CONTRACTOR SHALL PERFORM A ROUGH STAKEOUT OF PLANTINGS FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
 - OWNER, ENGINEER, AND CONTRACTOR TO USE BEST EFFORTS TO PRESERVE ANY HEALTHY TREES THAT ARE NOT IMPACTED BY GRADING, STRUCTURES AND UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF PLANT MATERIALS AND SEEDED AREAS UNTIL FINAL ACCEPTANCE.
 - A MINIMUM 1 YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM DATE OF FINAL ACCEPTANCE.



NOT APPROVED

This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

GRAPHIC SCALE



LIGHTING NOTES:

- SITE LIGHTING TO BE PROVIDED AS DETAILED IN PROVIDED LUMINAIRE SCHEDULE, OR APPROVED EQUIVALENT.
 - ALL FIXTURES TO HAVE BLACK FINISH.
 - ALL SITE LIGHTING TO BE DARK SKY COMPLIANT.
 - ALL SITE LIGHTING TO BE CONTROLLED WITH DUSK TO DAWN PHOTO CONTROLS.
 - ALL POLES TO BE PROVIDED A 120 VOLT LIGHTING CIRCUIT.
 - ALL LIGHT POLES TO BE COOPER LIGHTING ROUND STRAIGHT STEEL POLES OR APPROVED EQUIVALENT (SEE LIGHT POLE DETAILS).
- FIXTURE 'A' POLE CATALOGUE NUMBER: RSS-20-3-11-AB
- CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES AND TAKEOFFS.
 - OWNER / CONTRACTOR IS RESPONSIBLE FOR ALL ELECTRICAL SERVICE DISTRIBUTION AND LIGHTING CIRCUITRY DESIGN.
 - CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING MOUNTED LIGHT FIXTURE LOCATIONS.
 - IF AN EQUIVALENT FIXTURE IS PROPOSED, THE CONTRACTOR SHALL SUPPLY SPEC SHEETS FOR ALL LIGHT FIXTURES AND LIGHT POLES. CONTRACTOR SHALL SUPPLY LIGHTING PLAN FOR EQUIVALENT FIXTURES FOR OWNER REVIEW AND APPROVAL PRIOR TO INSTALLATION.

APPROVALS

BY: TOWN ENGINEER DATE: _____
 BY: COMMISSIONER OF PUBLIC WORKS DATE: _____
 BY: PLANNING BOARD ATTORNEY DATE: _____
 BY: FIRE CHIEF DATE: _____
 BY: CHAIRMAN OF THE PLANNING BOARD DATE: _____
 BY: TOWN CLERK DATE: _____

Drawing Alteration
 The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
 "It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way if on item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation 'altered by' followed by his signature and the date of each alteration, and a specific description of the alteration."

NO.	REVISIONS	DATE	BY
7	REVISED PER TOWN COMMENTS	12/2/25	ARS
6	REVISED PER CONSERVATION BOARD COMMENTS	3/5/26	ARS
5	REVISED PER GENERAL COMMENTS	2/20/26	ARS
4	REVISED PER GENERAL COMMENTS	1/29/26	ARS
3	REVISED TO ADD ADDITIONAL TREE PLANTING	12/9/25	ARS
2	REVISED PER TOWN COMMENTS	12/2/25	ARS
1	REVISED PER TOWN COMMENTS		ARS

BME ASSOCIATES
 ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
 10 LIFT BRIDGE LANE EAST PITTSFORD, NY 14650
 WWW.BMEARCH.COM
 PHONE: 565-377-7360
 FAX: 565-377-7309



HARTWELL HEIGHTS
 TOWN OF TOWN OF PERINTON, MONROE COUNTY, NEW YORK STATE
 INCS, L.L.C.
 P.O. BOX 54
 PITTSFORD, NY, 14634

PROJECT LOCATION CLIENT DRAWING TITLE

LANDSCAPE AND LIGHTING PLAN

PROJECT MANAGER: P. VARS/R. DESTRO
 PROJECT ENGINEER: F. SHELLEY
 DRAWN BY: J. SQUIER
 SCALE: 1" = 40'
 DATE ISSUED: NOVEMBER 14, 2025
 PROJECT NO.: 2850
 DRAWING NO.: 11

PHELPS & CORHAM PURCHASE, TOWNSHIP 12, RANGE 4, TOWN LOT 63, TAX MAP NUMBER 179.09-2-8, 179.09-2-9, 179.09-2-10, 179.09-2-11, 111



RECEIVED
MAR 5 2026
TOWN OF PERINTON

**Perinton Conservation Board
1350 Turk Hill Road
Fairport, NY 14450**

March 5, 2026

Ryan Destro
BME Associates

RE: Hartwell Heights

Dear Mr. Destro:

Based on your appearance at our March 3, 2026 meeting, and our discussion, the Perinton Conservation Board (PCB) requests the following:

- 1) An updated landscape plan to include:
 - (A) Consideration of topography (undulations, berms) along site borders that could alter view impacts of proposed buildings.
 - (B) Identification on the plan of current mature trees that will be saved, possibly, within the area(s) of / near construction. Inclusion of these trees to lessen initial visual impacts during construction and provide aesthetic impacts following.
 - (C) Increased diversity in numbers and kinds of planting materials (caliber - larger & smaller mixed in) and specimen type), including a more diverse evergreen type selection.

The goal is to:

- (A) Mitigate building massing.
- (B) Support the unique character of the Basin - heavily wooded / screened areas that 'hide' area structures.

As discussed, the PCB will not make a formal recommendation to the Planning Board, until it has had an opportunity to review an updated landscape plan., We anticipate receiving this information from you as soon as possible, and will be adding you to the Conservation Board meeting on March 17, 2026 at 7 PM.

Regards,

Ken Rainis
Chair, Perinton Conservation Board