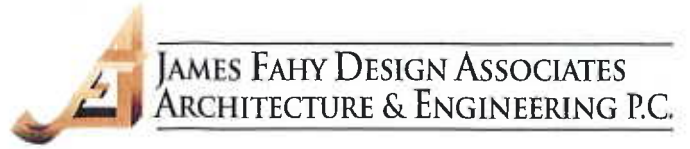


February 23, 2026



JAMES FAHY DESIGN ASSOCIATES
ARCHITECTURE & ENGINEERING P.C.

Town of Perinton
Historic Architecture Commission
1350 Turk Hill Road
Fairport, New York 14450

Attention: Mr. Michael Montalto, Chairman
and fellow HAC Board Members

RECEIVED
FEB 23 2026
TOWN OF PERINTON

Re: Amended Application for Certificate of Appropriateness
Hartwell Heights
Thornell Road & NYS Route 96
T.A. #'s 179.09-2-8, 179.09-2-9, 179.09-2-10 and 179.09-2-11.111

Dear Mr. Montalto & fellow Board Members,

On behalf of WDG2, LLC, owner of the subject properties, we are herewith submitting this amended application for a Certificate of Appropriateness for the referenced mixed-use development to be presented at the Historic Architecture Commission (HAC) meeting March 10, 2026. The proposed Hartwell Heights community will be comprised of an existing office building located at 2 Thornell Road, an existing single-family dwelling at 597 NYS Route 96 and twenty-three (23) new dwellings consisting of five (5) single family cottages, one (1) two-family dwelling, one (1) 6-unit and one (1) 10-unit two story private entry apartment building.

In support of this letter of intent and HAC application we are resubmitting nine (9) copies of the entire amended presentation package for clarity, including the following:

- Project site layout, site grading plan and landscape & lighting plan
- Photo simulations of the Hartwell Heights community as viewed from Thornell Road and NYS Route 96 using Google Earth imagery
- Proposed building elevations and floor plans specifying exterior material finishes
- Neighborhood Exterior Material Palette noting materials, colors and manufacturer for each building including a key plan summarizing the palette across the Hartwell Heights Community
- 3-d color front elevation of each proposed building, color matched to the materials as specified in the exterior material palette. (3-d color rear elevations included for the 6 and 10-unit buildings)
- Photographs of all four (4) exterior elevations of the existing home on-site to be renovated.

In addition to the package summarized above we are submitting one (1) full sized (1/4-scale) set of building exterior elevations and floor plans along with one (1) set of the Exterior Material Product Cut Sheet package. Please let me know if any additional information is need prior to the HAC meeting. We look forward to discussing Hartwell Heights in detail on March 10th.

Sincerely,


James E. Fahy, P.E.

file

HISTORIC ARCHITECTURE COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

To: Building Department
Town of Perinton
1350 Turk Hill Road
Fairport, New York 14450

RECEIVED
FEB 23 2026 ka
TOWN OF PERINTON

RECEIVED
FEB 10 2026 ka
TOWN OF PERINTON

9 copies of this application shall be accompanied by 9 copies of all maps, plans, and drawings, folded with the project name shown.

PROJECT NAME Hartwell Heights

Location southeast corner of Thornell Rd & Pittsford-Victor Rd.

Tax Account Number 179.09-2-10W 99

OWNER WDGI LLC

Address & zip 2 Thornell Rd P.O. Box 34 Pittsford, NY 14534

APPLICANT WDG2 LLC

Address & zip (see above)

PERSON APPEARING FOR APPLICATION Dennis Wilmot Phone 585-721-7463

Address & zip (above)

PROJECT PRESENT USE mixed use

PROJECT PROPOSAL OR CHANGE maintain mixed use

Is this parcel in an historic district? yes a designated landmark? yes

Size of parcel in acreage 3.4

Present zoning MU - mixed use

Does this project require either Zoning Board of Appeals or Planning Board approval? P.B.

What hardship, if any, might you incur if work is not allowed? _____

If Planning Board approval is required for these changes, plans must be prepared by a licensed State of New York engineer, architect, landscape architect, or surveyor.

I certify that the information supplied on this application is complete and accurate and that the project described will be completed as stipulated in this request to the best of my knowledge.

Signature of Applicant  Date 2/10/25

Printed name of Applicant DENNIS A. WILMOT

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 _____ Date _____

Printed name of Property Owner _____

Received by _____

Date _____

Approved _____

Date _____

CERTIFICATE OF APPROPRIATENESS CHECKLIST

PROJECT NAME Hartwell Heights

These checklists are for use by the applicant and the Building Department as a guide to insure that all necessary information has been provided. Applicant should note that different information is required for major alteration projects and new construction than is needed for minor changes, such as light fixtures, fences, or windows that do not involve size changes.

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

The applicant should be aware that he/she might be required to appear before other boards such as the Zoning Board of Appeals or the Planning Board.

When applications have been approved by the Planning or Zoning Board of Appeals, indicate date granted and type of approval: _____

	To be completed by applicant	Office use only
	_____	_____
*1. Site plan of the project indicating building locations, pavement, landscaping, sidewalks, topography, adjacent land use, & lighting. (9 copies)		
a. name & address of applicant	_____ X _____	_____
b. northpoint; scale, & date	_____ X _____	_____
c. boundaries of property, plotted to scale	_____ X _____	_____
d. parking & truck-loading areas	_____ X _____	_____
e. access & egress drives	_____ X _____	_____
f. outdoor storage & dumpsters	_____ X _____	_____
2. Building elevations, drawn to scale. (9 copies)		
a. name & address of applicant	_____ X _____	_____
b. orientation & date	_____ X _____	_____
c. proposed changes, indicating building height, proposed elevation, proposed materials	_____ X _____	_____
3. Submit catalog cuts of each proposed architectural element: doors, windows, shutters, lighting fixtures, awnings, fences. Submit labeled samples of each new or		

replacement material such as siding, shingles, brick, paving stones (one sample per item). Samples should be at least 6" x 6"

*Indicates material which may be unnecessary for minor alterations. If in doubt, check with the Building Department.

Applicant	Office use
_____	_____
_____ X _____	_____

4. Submit one set of color photographs of all relevant elevations of present structures including all architectural details (doors, windows, moldings, clapboard reveal, etc.) and all materials presently used.

Application for a Certificate of Appropriateness must include the following information when applicable:

Landscaping – include location, caliper, species of major plant material. Differentiate between existing and proposed landscaping. Submit catalog cuts or photographs of unusual plant material.

Lighting – include placement on building or in ground and/or height and diameter/thickness of pole. Include catalog cuts of fixtures. Include lighting characteristics (amount of illumination, where light spills, foot candles).

Steps and Ramps – location, materials to be used, placement on building façade. Include railing style, size, height, catalog cuts.

Awnings – placement on building facades, materials used, catalog cuts, drawing to scale, height from grade, color of materials.

Roofing, Siding, Trim – clapboard reveal of present siding and proposed siding, present and proposed roofing and trim materials (submit sample), preparation of structure for roofing, siding and/or trim.