

BME ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

August 11, 2025

Town Board
Town of Perinton
1350 Turk Hill Road
Fairport, New York 14450

**Re: Hartwell Heights
Special Use Permit Application**

Dear Board Members:

On behalf of the applicant, WDG2 LLC, we provide the Town Board the following supplemental information in support of the application for a Special Use Permit for the proposed mixed-use development at 2 Thornell Road. These additional materials are provided to assist you in your review in response to comments received from the Planning Board. We enclose the following items:

1. Lot Coverage Exhibit, dated August 6, 2025
2. Comparative Rendering Exhibit, dated August 11, 2025
3. Historical Aerial Photo Compilation

The Lot Coverage Exhibit illustrates that the proposed development of Hartwell Heights is well below the median development intensity/density of Bushnell's Basin. The proposed lot coverages of 45% for the total development site, and 50% for the residential portion of the project, are well below the median lot coverage for Bushnell's Basin of 60% and the average lot coverage of 58%. The Hartwell Heights development lot coverage is also well below the maximum allowed coverage of 75% as established by Town Code for the Mixed-Use District. As such, any contention that the proposal is too intense or dense for the property and Bushnell's Basin is not supported by the facts.

The proposed residential density of 28 units, including the **existing** residential structure which will be renovated for occupancy, is 10.8 units/acre for the proposed 2.60-acre residential lot within the development. This density has been the standard for the Town of Perinton for multi-family residential development for decades, and the proposed plan is consistent with this standard. The residential density is 8.2 units/acre for the overall 3.42-acre property.

The Comparative Rendering Exhibit provides a graphic illustration side-by-side of the plan revisions proposed as a result of review of the original concept plan by the Town Board, Conservation Board, Historic Architecture Commission, and the Planning Board. These improvements to the plan were in response to the comments provided by the respective Boards and are outlined in the letter submitted by

WDG2 LLC dated July 22, 2025. We will review this plan with the Town Board at the upcoming meeting on August 13, 2025.

The Historical Aerial Photo Compilation confirms the subject property is not the site of a mature or old growth forest. The photos from 1930 – 2025 clearly show the property at one time was cleared of vegetation between the 1950's and 1970's, and the growth present today is successional secondary growth as the property went dormant in the 1980's. The property is not identified as an open space, park, or natural feature resource by the Town of Perinton, and the proposed development is consistent with the Town of Perinton Town Code and Comprehensive Plan.

If you require any additional information, or have any questions concerning the information enclosed herein, please contact our office.

Thank you.

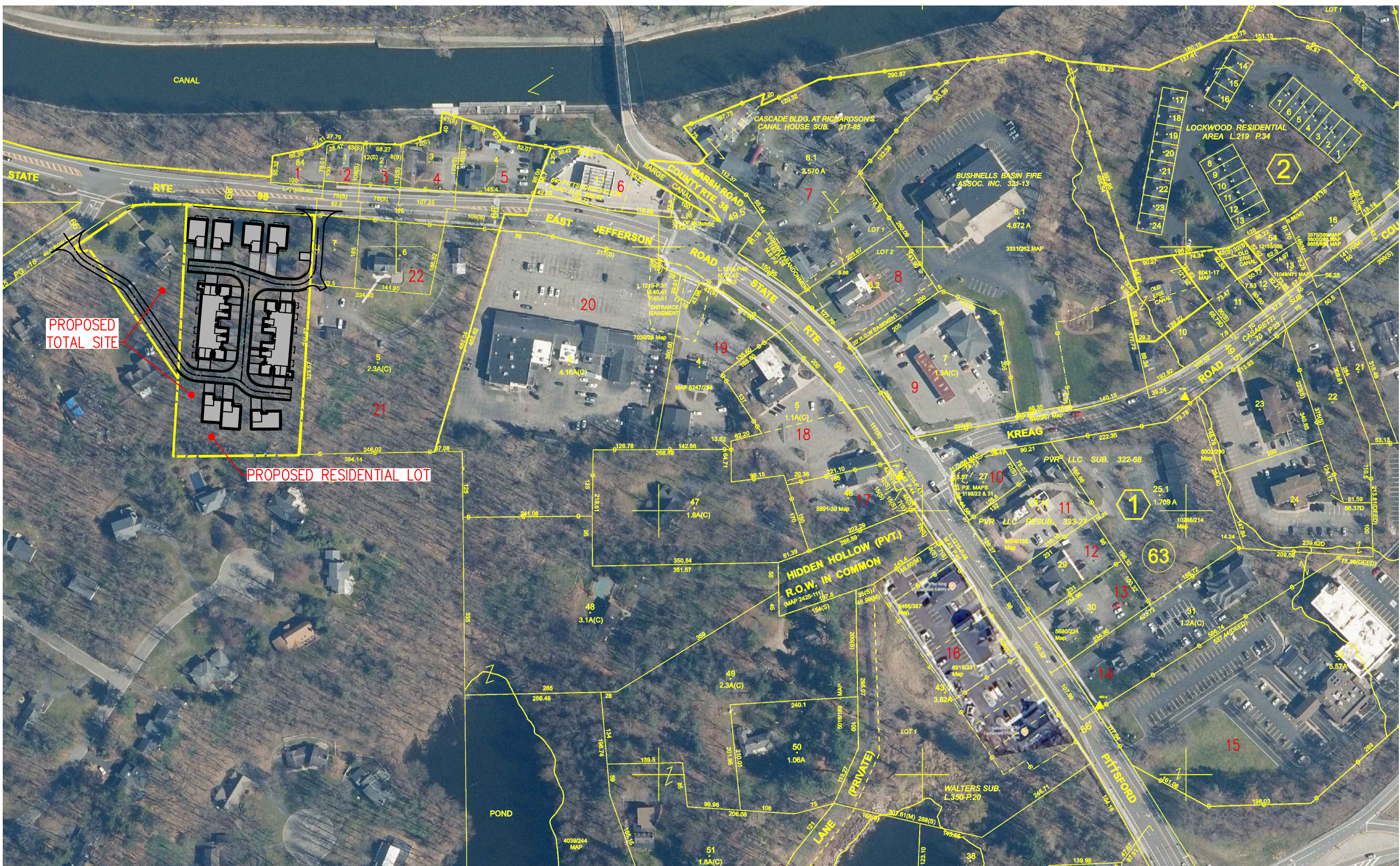
BME Associates



Peter G. Vars, P.E.

Enc.

c: D. Wilmot
J. Barbato



P:\2850\Drawings\Final\2850 Lot Coverage Exhibit Base.dwg

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Scale:
1"=200'
FIGURE
01

HARTWELL HEIGHTS
Pittsford Victor Road Lot Coverage
(Bushnell's Basin Historic District)
Town of Perinton, Monroe County, New York

Date: 8/6/25
Project Number: 2850



Percentage of Impervious Cover on Pittsford Victor Road Lots (Bushnell's Basin Historic District)

Assigned Lot Number (Red)*	Address (Pittsford Victor Road)	Lot Size (Acres)	Impervious Cover (Acres)	% Impervious Cover
6	640	0.50	0.46	92%
2	604	0.12	0.10	83%
9	690	1.30	0.99	76%
18	683	1.10	0.83	75%
11	720	0.73	0.55	75%
20	649	4.16	3.09	74%
4	616	0.29	0.21	72%
5	624	0.42	0.27	64%
8	680	0.68	0.42	62%
15	800	5.60	3.45	62%
19	665	0.98	0.59	60%
3	610	0.10	0.06	60%
12	732	0.50	0.30	60%
14	748-750	1.20	0.66	55%
1		0.15	0.08	53%
7	1474 Marsh Rd.	2.58	1.34	52%
Residential Lot		2.60	1.31	50%
17	707	0.54	0.26	48%
10	716	0.26	0.12	46%
13	740	0.50	0.23	46%
Total Site		3.42	1.55	45%
16	721-751	3.82	1.22	32%
22	613	0.50	0.07	14%
21	623	2.30	0.27	12%
Existing Lot Average		1.29	0.71	55%

*Red lot numbers were assigned by BME to pertain to the **Pittsford Victor Road Lot Coverage (Bushnell's Basin Historic District) Exhibit** only.

Existing Lot Average		1.29	0.71	55%
Residential Lot		2.60	1.31	50%
Total Site		3.42	1.55	45%



1. PRESERVE EXISTING HOUSE
2. PROPOSING DETACHED SINGLE STORY FRONTAGE UNITS
(3 UNIT REDUCTION)
3. RELOCATED 10-UNIT 2-STORY BUILDING OFF SOUTH
PROPERTY LINE. PROPOSING 3 SINGLE STORY UNITS
4. PROPOSED SHARED DRIVEWAY WITH ADJACENT PROPERTY

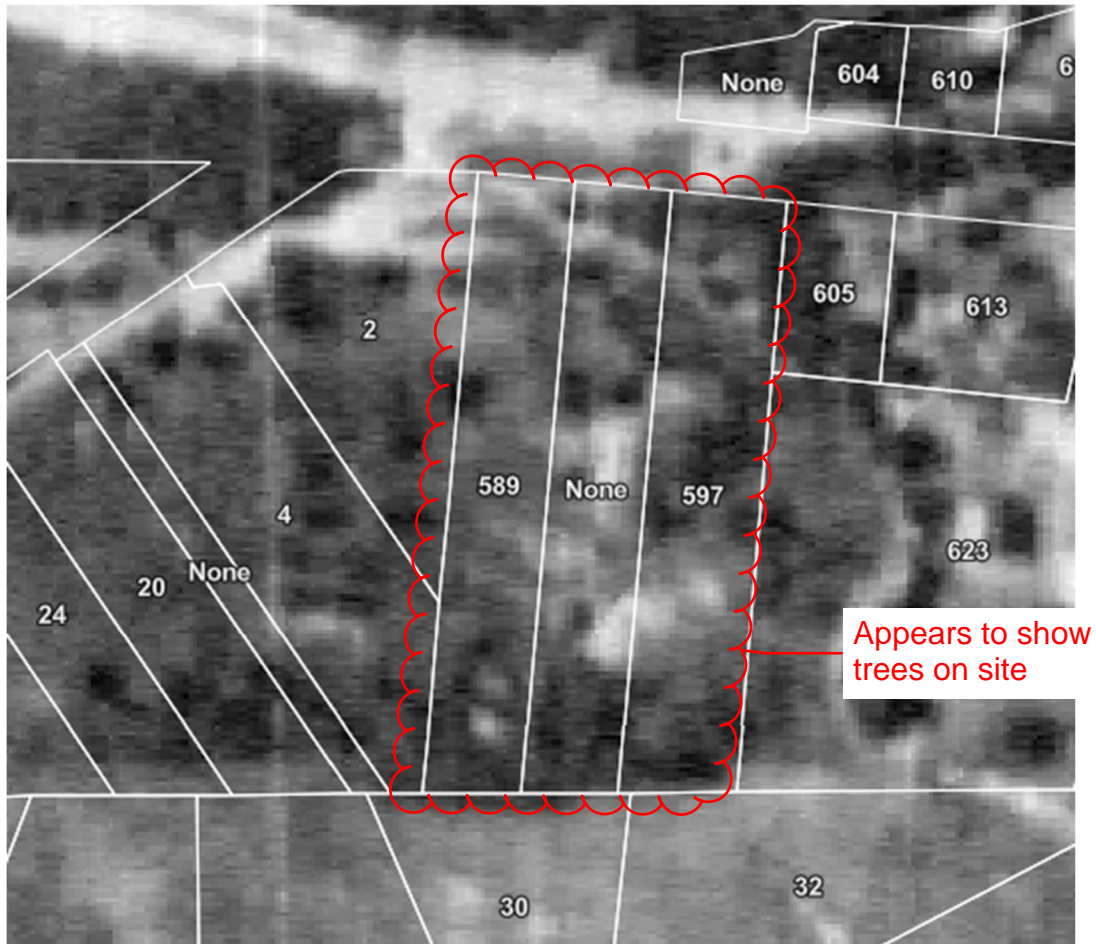
HARTWELL HEIGHTS

CONCEPT SITE PLAN

TOWN OF PERINTON, MONROE COUNTY, NEW YORK

PREPARED FOR:
WDG2, LLC.
P.O. BOX 34
PITTSFORD, NEW YORK 14534

1930



1951



1961



1970



1980



1988



1999



2002



2005



Current Imagery



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

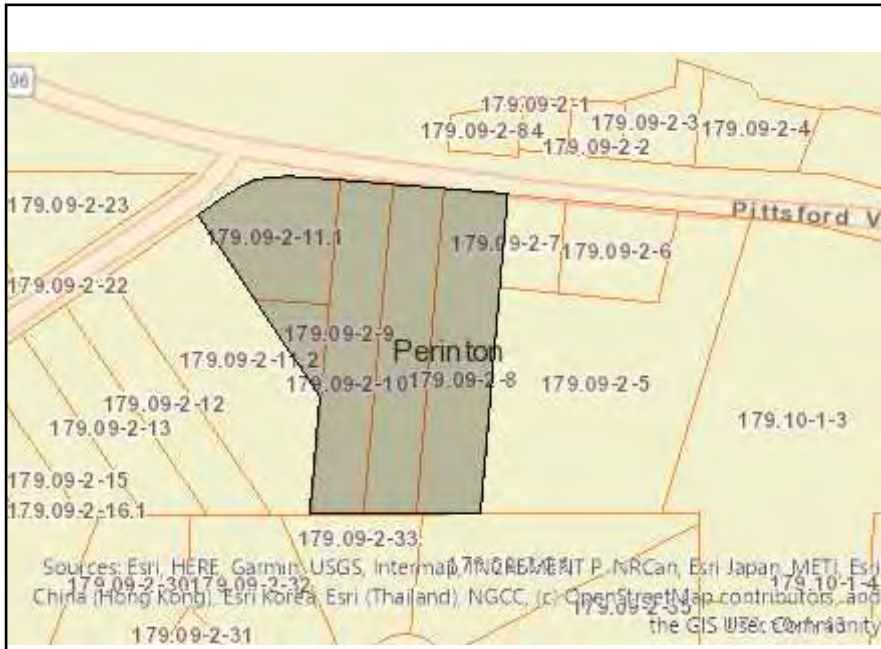
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Name of Action or Project: Hartwell Heights			
Project Location (describe, and attach a location map): 597 Pittsford-Victor Road, Pittsford, NY 14534			
Brief Description of Proposed Action: The proposed action is a request for a Special Use Permit to allow (27) new residential units consisting of: two (2) 10-unit multi-family apartment buildings, one (1) 2-unit townhome structure, and five (5) single-family, single-story cottages. The proposed action also includes an existing single-family home and an existing ±1,900 SF office building (both of which are proposed to remain) at 2 Thornell Road on ±3.42 acres in the Mixed-Use District. Per §208-43.C.(1) of the Perinton Town Code: "Lot areas greater than one acre shall require a special use permit issued by the Town Board."			
Name of Applicant or Sponsor: WDG2, LLC		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: P.O. BOX 34			
City/PO: Pittsford		State: NY	Zip Code: 14534
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: Perinton Town Board - Special Use Permit Perinton Planning Board - Site Plan Approval		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		±3.42 acres	
b. Total acreage to be physically disturbed?		±2.6 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		±3.42 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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			

5. Is the proposed action,	NO	YES	N/A
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" 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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 type="checkbox"/>	<input checked="" 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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____ The nearest adjacent waterbody/wetland area is the Erie Canal to the north on the opposite side of NYS Route 96. No wetlands or waterbodies are mapped on the subject property, and no disturbances are proposed to any wetlands or waterbodies. _____			

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 checked="" 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater runoff will be collected via private storm sewers and conveyed to an on-site stormwater management facility prior to off-site discharge		
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:	NO	YES
Proposed stormwater infiltration facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>WDG2 LLC. (Dennis Wilmot)</u> Date: <u>August 11, 2025</u> Signature: <u></u> BME Associates Title: <u>Project Engineer</u> <div style="text-align: center;">(Agent for WDG2 LLC.)</div>		



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 in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

*** NOTE: THIS IS A DRAFT OF PART 2 OF THE SHORT EAF PREPARED BY BME ASSOCIATES FOR INFORMATIONAL PURPOSES ONLY PER TOWN REQUEST. THE LEAD AGENCY SHALL REVIEW & COMPLETE AS PART OF THE SEQR REVIEW.**

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?		

*** NOTE: THIS IS A DRAFT OF PART 3 OF THE SHORT EAF PREPARED BY BME ASSOCIATES FOR INFORMATIONAL PURPOSES ONLY PER TOWN REQUEST. THE LEAD AGENCY SHALL REVIEW & COMPLETE AS PART OF THE SEQR REVIEW.**

Project:

Date:

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.

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

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from Responsible Officer)

Engineer's Narrative for Special Use Permit

for

Hartwell Heights

Located in:

Town of Perinton
Monroe County, New York

Prepared for:

WDG2, LLC.
P.O. Box 34
Pittsford, New York 14534

Prepared by:

BME | ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

10 Liftbridge Lane East
Fairport, NY 14450
(585) 377-7360

February 26, 2025

Last Revised August 5, 2025

BME Project #2850

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Appendices

- A. FEMA Flood Insurance Rate Map #36055C0386G
- B. NYSDEC CRIS Map Exhibit
- C. MCDOT: May 19, 2025 Correspondence Email - Review of the Traffic Report
- D. NYSDOT: July 2, 2025 Correspondence Letter - Review of the Traffic Report

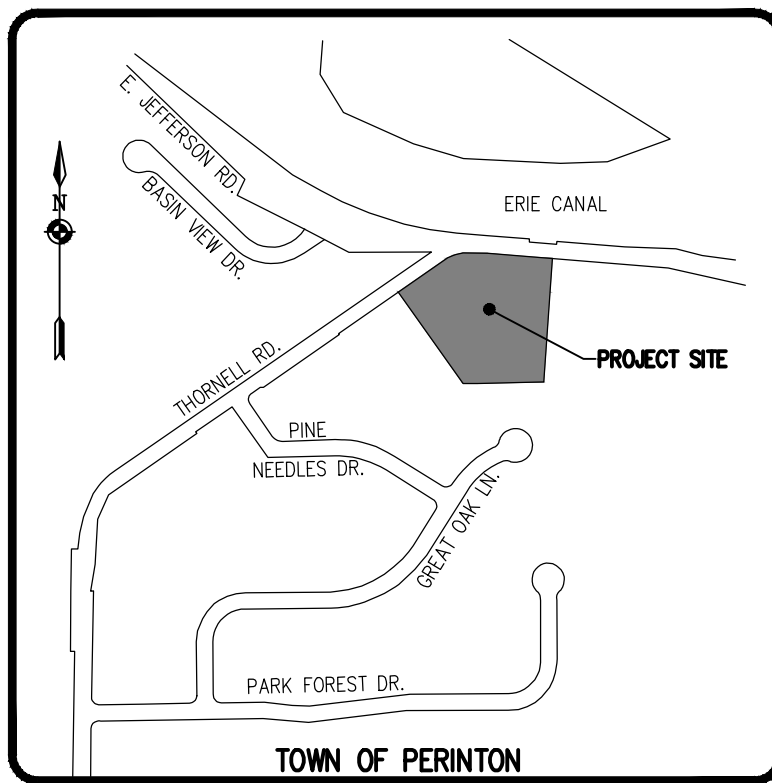
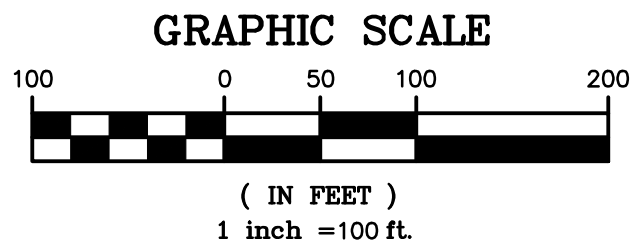


FIGURE 01 – LOCATION MAP
NOT TO SCALE



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.



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 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 seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration."

7	6	5	4	3	2	1	REVISIONS	DATE	BY

BME ASSOCIATES

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FAIRPORT, NEW YORK 14450

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HARTWELL HEIGHTS

TOWN OF PERINTON, MONROE COUNTY, NEW YORK

WEISS, J.L.C.
P.O. BOX 14534
PITTSFORD, NEW YORK 14534

AERIAL EXHIBIT

PROJECT LOCATION CLIENT DRAWING TITLE

PROJECT MANAGER
P. VARS

PROJECT ENGINEER
R. DESTRO

DRAWN BY
J. SQUIER

SCALE DATE ISSUED
1"=40' AUGUST 6, 2025

PROJECT NO.

DRAWING NO. **2850**

FIGURE-02

1) Introduction

The enclosed information and materials are provided in support of the Special Use Permit (SUP) application submitted to the Town of Perinton Town Board for the Hartwell Heights project, located at 2 Thornell Road. The project consists of four (4) tax parcels, totaling ± 3.42 acres located within the Town of Perinton's Mixed-Use zoning district. The proposal includes (27) new residential units consisting of: two (2) 10-unit multi-family apartment buildings, one (1) 2-unit townhome structure, and five (5) single-family, single-story cottages. The proposed action also includes an existing single-family home and an existing $\pm 1,900$ SF office building at 2 Thornell Road (both of which are proposed to remain).

Per §208-43.C.(1) of the Perinton Town Code: "Lot areas greater than one acre shall require a special use permit issued by the Town Board. The project proposes two lots; a 0.84 acre lot for the office building and a 2.58 acre lot for the 27 new residential rental units in 9 structures. Therefore, a Special Use Permit is required from the Town Board to allow a lot within the district to be greater than one-acre in size.

The subject property has frontage along both Thornell Road (County Road 33) and Pittsford Victor Road (NYS Route 96). A conceptual site plan and building elevations have been included with the enclosed SUP application materials.

To assist the Town in their review pursuant to SEQRA, this Engineer's Narrative has been prepared to provide technical information in support of the EAF and concept site plan. Also, we have prepared and submitted a draft of the EAF parts 2 & 3 for informational purposes only as requested by the Town.

2) Existing Conditions / Description of Site

The project site contains an existing office building (to remain) at 2 Thornell Road and an existing vacant single-family home at 597 Pittsford Victor Road, which is also proposed to remain and be incorporated into the proposed development. The existing office parcel has been developed and primarily includes lawn/landscaped areas. The remainder of the site, where the residential component is proposed, includes a combination of lawn area and wooded area.

The property primarily includes gentle slopes ($<5\%$) with the highest elevations located at the southern limits and transitioning to lower elevations at the northern limits of the site. The physical characteristics and gentle sloping topography at the subject property allow for the proposed residential development to be constructed on site.

3) Description of Proposed Project

The mixed-use development proposal includes (27) new residential units consisting of: two (2) 10-unit multi-family apartment buildings, one (1) 2-unit townhome structure, and five (5) single-family, single-story cottages. The proposed action also includes an existing single-family home and an existing $\pm 1,900$ SF office building at 2 Thornell Road (both of which are proposed to remain). Each residential unit will be provided an individual garage and driveway to provide a minimum of 2 parking spaces per unit. The existing office building will continue to utilize the existing parking lot and the driveway access to Thornell Road.

4) Appearance / Visibility

The subject property is currently vacant and is not within an existing identified viewshed or scenic vista; however, the property is located within the Bushnell's Basin Historic District. The property represents one of the last vacant parcels in this area of the mixed-use district. The property is bounded to the west and

south by residential development, and to the east and to the north, across NYS Route 96, with commercial development.

The site plan has been prepared to provide a front door presence to the NYS Route 96 frontage as required within the district. The single-family cottages will be set at the 20' setback along the NYS Route 96 frontage and provide direct pedestrian connection to the existing sidewalk system. The proposed residential buildings will not exceed 2-stories in height, thus being consistent with the existing residential structures in the area. The proposed building heights will meet the mixed-use district height requirements of being a minimum 22' in height but no more than 40' in height.

The proposed residential building architecture is compatible with the surroundings and with the character of the NYS Route 96 corridor of the neighborhood (see enclosed architectural elevations for reference). The proposed building mass and scale has been prepared to be reflective of the mix of commercial and residential uses in the immediate area. The majority of the residential development will be located behind the frontage single-family cottages, minimizing the appearance of the residential units from the Thornell Road and NYS Route 96 corridors.

The proposed development has been designed to meet all applicable setback requirements for "Principal Structures" that are noted in the Town Code for the Mixed-Use District. The layout also provides the required 50' buffer to adjoining residential zoned areas, and it is the intent to preserve the existing perimeter vegetation where possible along the edges of this buffer zone.

5) Amenities

Site amenities will include off-street visitor parking spaces to supplement the parking provided for each residential unit, pedestrian connections to the public sidewalk system along NYS Route 96 and site landscaping and lighting amenities.

6) Access & Parking

The subject property has frontage along both Thornell Road (County Road 33) and Pittsford Victor Road (NYS Route 96). The subject property includes an existing access onto Thornell Road (currently serving the office located at 2 Thornell Road & a single-family home at 4 Thornell Road), and another existing curb cut onto NYS Route 96. Both access points are proposed to remain to serve the development with 2-way vehicular access and to allow pedestrian access to the existing Town of Perinton public sidewalk system along the limits of the property frontage.

A traffic study was prepared per the scope identified through consultation with the Town Department of Public Works and NYSDOT. Following their review of the traffic study for the proposed development, the Monroe County Department of Transportation (MCDOT) issued an email response on May 19, 2025 which states: *"MCDOT has reviewed the Traffic Study for the referenced project. The proposed trips does not meet MCDOT's threshold for a full traffic study, and we agree that the proposed project will not result in any significant adverse traffic impacts."*

The NYSDOT also reviewed the traffic study for the proposed development and issued a comment letter on July 2, 2025 which states: *"We agree there will not be any significant impacts to the intersections of Route 96 with Thornell Road, Marsh Road, or Kreag Road as a result of this development."*

7) Utilities

Public water and sanitary sewer service will be extended into the subject property via connections to the existing public watermain and existing public sanitary sewer mains along the NYS Route 96 frontage. Electric service is provided by Fairport Electric, and gas service is provided by RGE; both of which are available along the NYS Route 96 frontage.

8) Drainage and Stormwater Management

Stormwater runoff will be analyzed as part of a comprehensive stormwater management plan which will be developed per the Town of Perinton Code and Design Standards and the regulations set forth by the New York State Department of Environmental Conservation (NYSDEC) and its SPDES General Permit GP-0-25-001. A Stormwater management facility will be designed and constructed on-site (if necessary) to provide the required water quality and quantity controls and to discharge the post-development peak runoff rates below the pre-development peak rates as required by the Town Code and NYSDEC guidelines.

The proposed development is anticipated to utilize an infiltration stormwater management practice to meet the necessary water quality volume, runoff reduction volume, and stormwater quantity controls requirements. The infiltration stormwater management practice will filter the surface runoff and allow it to naturally recharge the groundwater supply. The final design will include calculations and a detailed analysis of the proposed stormwater design.

9) Lighting

A combination of building mounted lighting and/or access drive/parking lot lighting will be provided as part of the proposed improvements. The light fixtures will be dark sky compliant and will not result in light spillage over the property limits. The existing perimeter vegetation will be preserved where possible and/or supplemented with proposed landscaping to meet the requirements of the Town Code.

A site lighting plan will be provided as part of the site plan application to the Planning Board.

10) Easements

Utility easements are anticipated for the proposed onsite public sanitary sewer and for the public portion of the proposed watermain onsite. A cross-access easement will also be provided over the proposed access drive which will serve the proposed residential component of the mixed-use development, the existing office at 2 Thornell Road and the existing single-family home located at 4 Thornell Road.

11) Wetlands / LDD

The project site does not contain any visible or identified surface water features, regulated wetland areas or Town identified LDD areas. Therefore, no disturbance is proposed to any surface water features, LDD areas and/or wetlands.

12) Floodplains

Per the FEMA Flood Insurance Rate Map (map number 36055C0386G with an Effective Date of August 28, 2008), the subject property does not contain a mapped FEMA Floodway or associated 100-year floodplain area. A copy of the Flood Insurance Rate Map is enclosed as Appendix 1 for reference.

13) SHPO

The property is located within an archeologically sensitive area per the NYSDEC Cultural Resource Information System (CRIS). A copy of the available mapping from the CRIS website is enclosed in Appendix 2 for reference.

14) Conclusion

As described in this narrative, the requested Special Use Permit will allow for the proposed mixed-use project to be developed on a lot area greater than 1.0 acres (± 3.42 acres). The proposed residential uses (townhome units, single-family cottages, and apartment units) and existing office use are permitted in the Town of Perinton's Mixed-Use District.

The proposed improvements are not expected to have any impact on the adjacent single-family homes to the west and south, or to the Mixed-Use District parcels to the east and north of the subject property. The proposed development will be completed as discussed above to be in compliance with all local, county and state requirements to address any potential impacts of development.

The proposed residential uses will not interfere with the general character of the neighborhood in which it is located. The proposed architecture is compatible with the surroundings and with the character of the neighborhood.

Appendix A

FEMA Flood Insurance Rate Map #36055C0386G

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.7 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 18N. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NNGS12
National Geodetic Survey
SSMC-3, #3202
1315 East-West Highway
Silver Spring, Maryland 20910-3182
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was derived from digital orthophotography provided by the New York State Office of Cyber Security & Critical Infrastructure Coordination. This information was provided as 30-centimeter and 60-centimeter resolution natural color orthomage from photography dated April-May 2004.

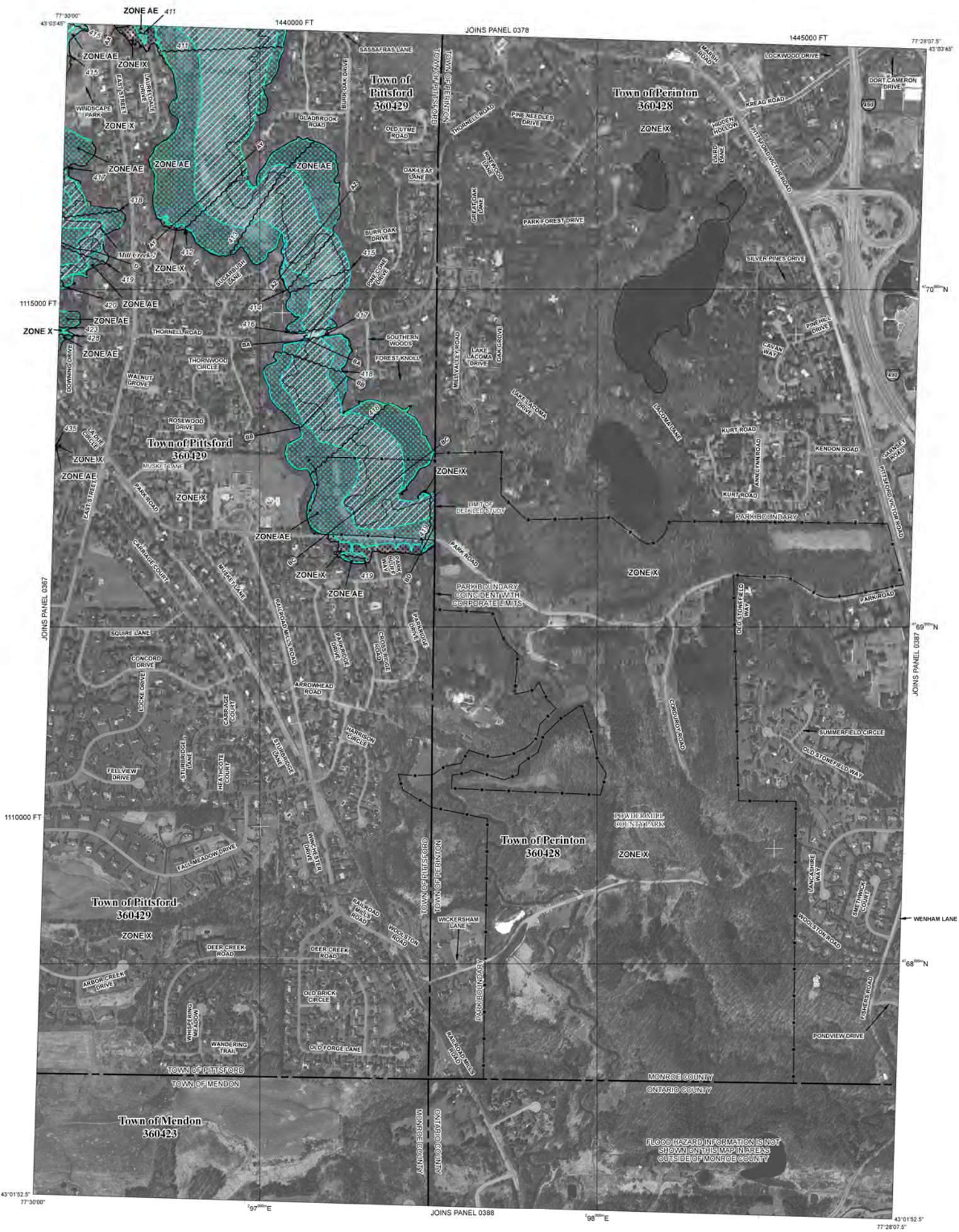
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations** and **floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unreviewed streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://msc.fema.gov>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently described. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS
ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS
ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
OTHERWISE PROTECTED AREAS (OPAs)

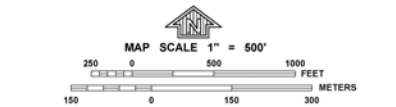
CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet
- Base Flood Elevation value where uniform within zone; elevation in feet

- * Referenced to the North American Vertical Datum of 1988
- Cross section line
- Limited detail cross section line
- Transect line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1000-meter Universal Transverse Mercator grid values, zone 18N
- 5000-foot grid ticks: New York State Plane coordinate system, West zone (FIPSZONE 3103), Transverse Mercator projection
- Bench mark (see explanation in Notes to Users section of this FIS report)
- River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index.
EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
August 28, 2008
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-636-6620.



NFIP **PANEL 0386G**

FIRM
FLOOD INSURANCE RATE MAP

for MONROE COUNTY, NEW YORK
(ALL JURISDICTIONS)

CONTAINS:	NUMBER
COMMUNITY	
MENDON, TOWN OF	360423
PERINTON, TOWN OF	360428
PITTSFORD, TOWN OF	360429

PANEL 386 OF 528
MAP SUFFIX: G
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

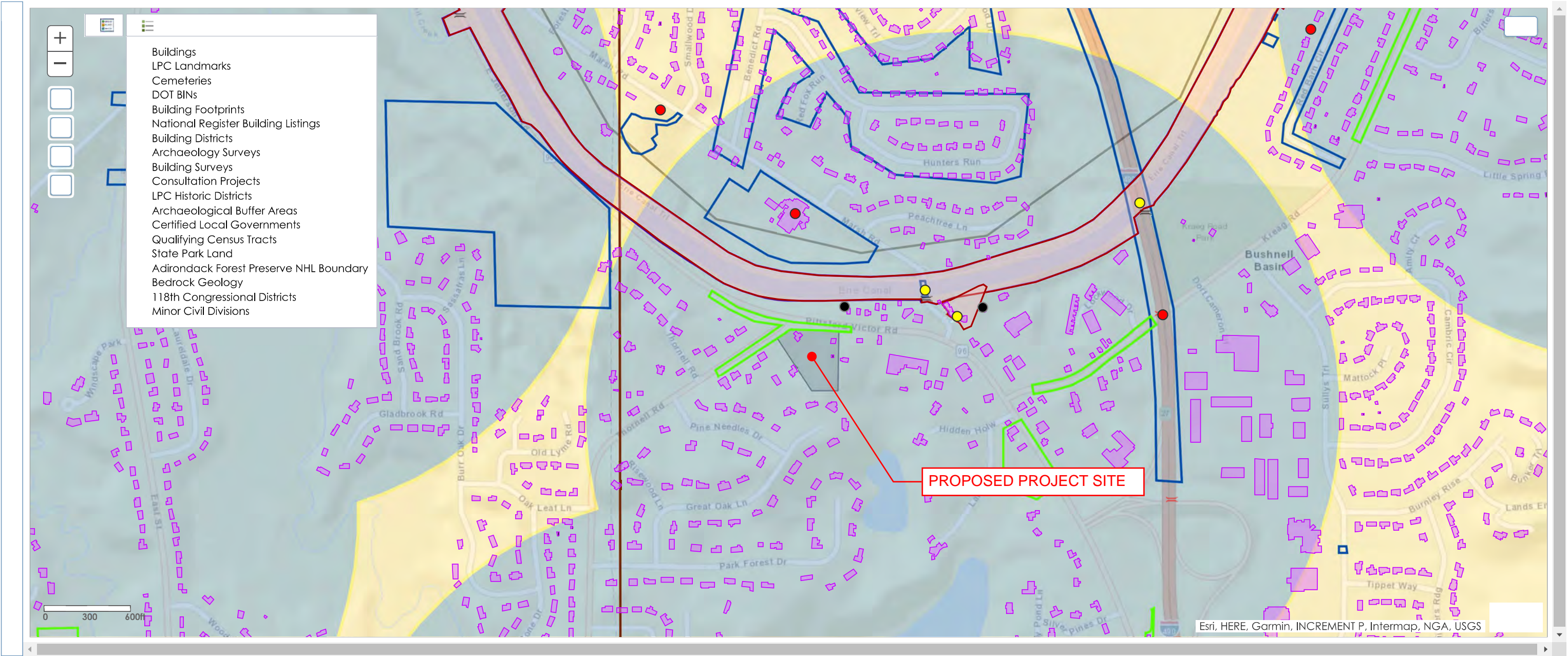
MAP NUMBER
36055C0386G

EFFECTIVE DATE
AUGUST 28, 2008

Federal Emergency Management Agency

Appendix B

NYSDEC CRIS Map Exhibit



Appendix C

MCDOT

May 19, 2025 Correspondence Email - Review of the Traffic Report

Ryan Destro

From: Raymond, John D <[REDACTED]>
Sent: Monday, May 19, 2025 9:45 AM
To: David Kruse; Rob Kozarits
Cc: Peter Vars; Ryan Destro; Dennis Wilmot; Oravec, Matthew C (DOT); Herdzik, Henry
Subject: RE: Hartwell Heights - Perinton - Traffic Report

This message was sent securely using Zix®

David & Rob,

MCDOT has reviewed the Traffic Study for the referenced project. The proposed trips does not meet MCDOT's threshold for a full traffic study, and we agree that the proposed project will not result in any significant adverse traffic impacts.

John D. Raymond
Permits Engineer
Monroe County Department of Transportation
City Place, Suite 6100
50 W. Main St
Rochester, NY 14617
Office: 585-753-7711
Fax: 585-324-4326
[REDACTED]

From: David Kruse [REDACTED]
Sent: Tuesday, May 6, 2025 2:16 PM
To: Rob Kozarits <rkozarits@perinton.org>; Oravec, Matthew C (DOT) [REDACTED] Raymond, John D [REDACTED] Herdzik, Henry [REDACTED]
Cc: Peter Vars [REDACTED]; Ryan Destro [REDACTED]; Dennis Wilmot [REDACTED]
Subject: Hartwell Heights - Perinton - Traffic Report

CAUTION: This email originated from outside Monroe County systems. Exercise caution when opening attachments or clicking links, especially from unknown senders.

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Good afternoon,

Passero was retained for traffic services for the proposed Hartwell Heights project in Bushnell's Basin at NY-96 and Thornell. Our traffic report and Synchro file are attached for your review.

Please let us know if you have any questions. We look forward to hearing from you. Thank you.

Sincerely,

David Kruse, AICP, PTP, RSP<sup>1</sup>



## PASSERO ASSOCIATES

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# **Appendix D**

**NYSDOT**

**July 2, 2025 Correspondence Letter - Review of the Traffic Report**





**Department of  
Transportation**

**ANDREW M. CUOMO**  
Governor

**PAUL A. KARAS**  
Acting Commissioner

**KEVIN BUSH, P.E.**  
Regional Director

July 2, 2025

Mr. David Kruse  
Passero Associates  
242 West Main St, Suite 100  
Rochester, NY 14614

Re: Hartwell Heights  
Town of Perinton  
Monroe County

Dear Mr. Kruse,

We have completed our review of the Traffic Impact Study for the referenced project. Our review is limited to the impacts to the NYSDOT highway network. In response, we have the following comments.

We agree there will not be any significant impacts to the intersections of Route 96 with Thornell Road, Marsh Road, or Kreag Road as a result of this development. We also agree with limiting the proposed access driveway to Route 96 to a right/left in and a right out. Additionally, we support the future access consolidation between adjacent property owners and the desire to reduce the number of driveways in the corridor.

If there are any questions regarding our review, please contact me at (585) 272-3460.

Sincerely,

*Matthew C. Oravec*

Matthew C. Oravec, P.E.  
Regional Traffic Engineer

MCO