

Memo

To: Ciaran Hanna
Town Board
Jason Kennedy
Joe LaFay
Mike Doser
Lori Stid
Jim Brasley
Ken Rainis (electronic via Lori)

From: Janelle Reed

Date: July 22, 2025

Re: Revised Application: Thornell Road & NYS Route 96 – Hartwell Heights

Attached is the letter of intent and concept sketch, for the revised application for the proposed Special Use Permit for Thornell Road & NYS Route 96.

A decision is scheduled for August 13, 2025 at the Town Board meeting.

WILMOT DEVELOPMENT GROUP, LLC



July 22, 2025

Ms. Lori Stid
Town of Perinton
1350 Turk Hill Rd.
Fairport, NY 14450

Re: Hartwell Heights

Dear Lori:

Twelve copies and cover letter enclosed.

Sincerely,



Dennis A. Wilmot

 RECEIVED
JUL 23 2025
TOWN OF PERINTON

WILMOT DEVELOPMENT GROUP, LLC



July 22, 2025

Town Board
Town of Perinton
1350 Turk Hill Rd.
Fairport, NY 14450

RECEIVED
JUL 22 2025
TOWN OF PERINTON

Re: Hartwell Heights

Dear Board Members:

After the feedback we have received from the respective Boards in Perinton regarding the proposed Hartwell Heights project, I offer the following accommodations on the attached plan.

1. Rear Buildings - to address the residents of Great Oak Lane's concerns about height, size and privacy of the rear building, we are proposing to replace the original 2-story 10 unit structure with one single level duplex plus one freestanding single level townhome (3 units total). Given the grade differential, proposed rear plantings, and single story of the buildings, the neighbors will maintain privacy and not be able to see the buildings. It should be noted that if we elected to construct 2 level single family homes, the height would be between 35'-40' with a shorter rear setback.
2. Existing House - In accommodation to the HAC's request, the revised plan includes keeping the existing house.
3. Structures Fronting Route 96 - more in character with other freestanding residential buildings in the Basin, we are proposing 4 bungalow style buildings along Route 96.
4. Two Level Structures - Two 10-unit buildings will be located in the center of the parcel and border the 2 commercial properties adjacent to the site, not the residential properties.
5. Density - we reduced the number of units from 30 to 28 (9% reduction). We are well below allowable density per code. Plus, with the larger buildings being located in the center of the property, the visual impact from both Route 96 and Great Oak Lane is minimized.
6. Landscaping - the assertions that this site will be clear cut are patently false. Not only will we preserve any large trees that are not impacted by the design, but a robust landscaping plan will beautify the area fronting route 96 and fill in the areas between the structures. Over time, the growth of the trees and shrubs will be a substantial improvement on what exists today.

Sincerely,

Dennis A. Wilmot

Cc: Jim Barbato
Peter Vars

PO Box 34

PITTSFORD, NY 14534

DENNIS WILMOT
3 FITZPAT GLEN
PITTSFORD, NEW YORK 14534



5. BUILDINGS SHOWN ON THIS PLAN ARE GRAPHICAL REPRESENTATIONS ONLY.
6. THE SETBACK LINES AND NOTES RELATING TO SETBACKS SHOWN HEREON ARE INTENDED TO SHOW APPLICABLE ZONING REQUIREMENTS OF THE TOWN OF PERINTON AS OF THE DATE OF THIS MAP AND ARE NOT INTENDED TO IMPOSE ANY ADDITIONAL RESTRICTIONS OTHER THAN SAID ZONING REQUIREMENTS.
7. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF PERINTON AND THE APPROPRIATE MONROE COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY SURVEY OFFICE.
9. THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCES OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
10. THIS PROPERTY LIES WITHIN A DESIGNATED ZONE X AREA OF MINIMAL FLOOD HAZARD BASED UPON MAPPING INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS PART OF THE NATIONAL FLOOD INSURANCE PROGRAM, TOWN OF PERINTON, COMMUNITY No. 360428, AS SHOWN ON PANEL No. 0386G, DATED AUGUST 28, 2008.
11. UTILITY SERVICE:
MCWA: (6" OR 8" MAIN, SOUTH SIDE OF PITTSFORD-VICTOR ROAD OR SOUTHEAST SIDE OF THORNELL ROAD)
SANITARY: TOWN OF PERINTON (8" GRAVITY SEWER ON PITTSFORD-VICTOR ROAD)

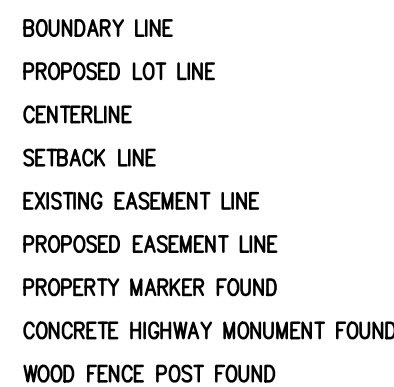
This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

10 LITTLBRIDGE LANE EAST
FAIRPORT, NEW YORK 14450

WWW.BMEPCOM
585-377-7360

2850
DRAWING NO.
SK-8



(IN FEET)
1 inch = 40 ft