

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

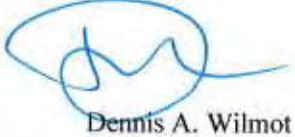
Ms. Lori Stid
Town of Perinton
1350 Turk Hill Rd.
Fairport, NY 14450

Re: Hartwell Heights

Dear Lori:

Twelve copies and cover letter enclosed.

Sincerely,



Dennis A. Wilmot

RECEIVED

TOWN OF PERINTON

WILMOT DEVELOPMENT GROUP, LLC



July 22, 2025

RECEIVED

JUL 22 2025

TOWN OF PERINTON

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

Re: Hartwell Heights

Dear Board Members:

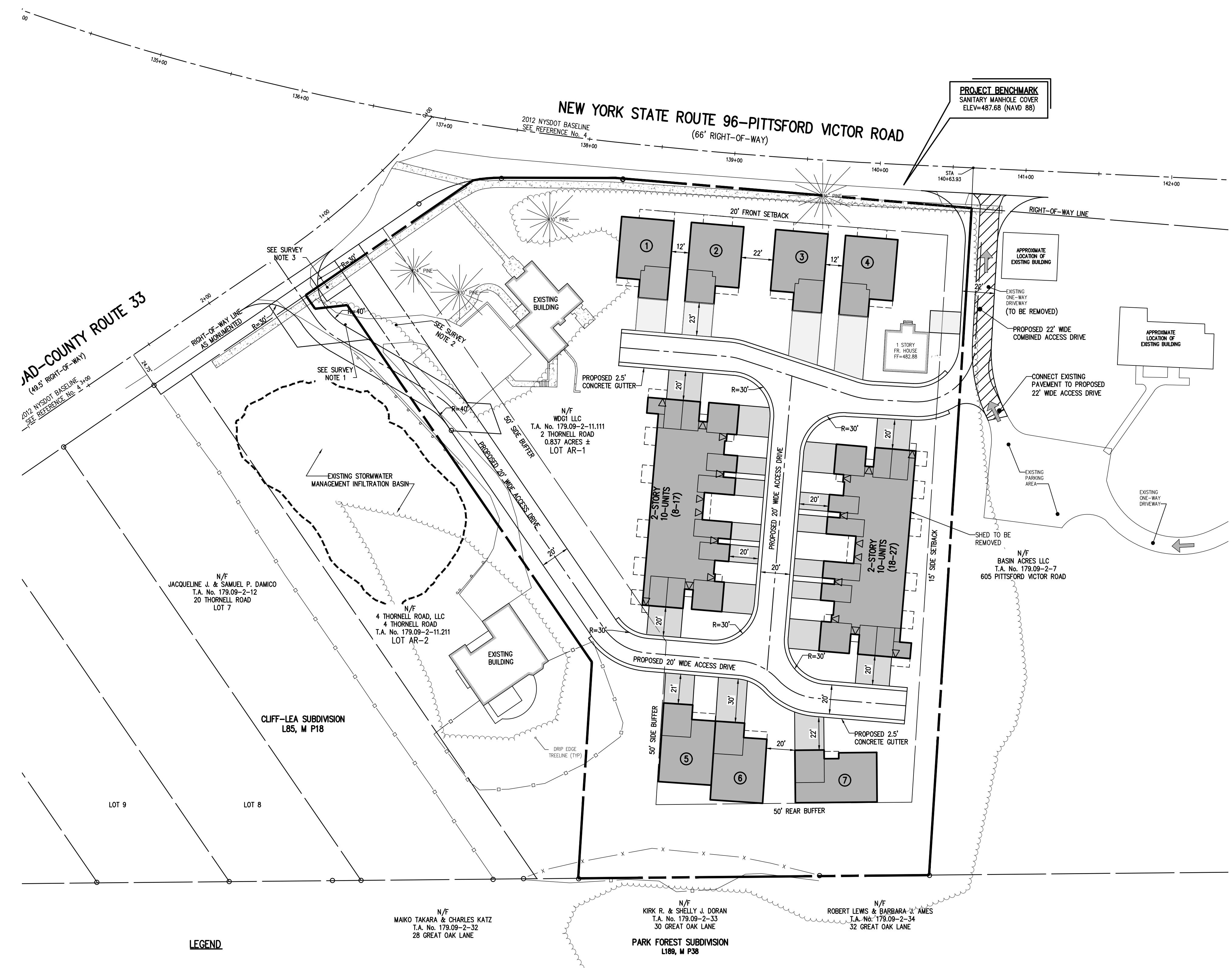
After the feedback we have received from the respective Boards in Perinton regarding the proposed Hartwell Heights project, I offer the following accommodations on the attached plan.

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,

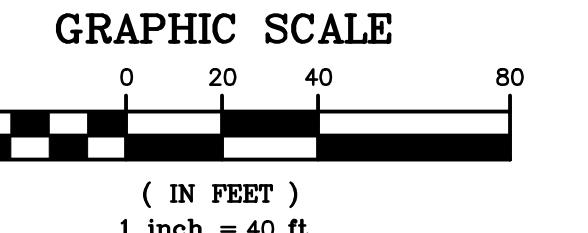
Dennis A. Wilmot

Cc: Jim Barbato
Peter Vars



LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- CENTERLINE
- SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPERTY MARKER FOUND
- CONCRETE HIGHWAY MONUMENT FOUND
- WOOD FENCE POST FOUND



BME ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

WWW.BMEPC.COM

585-377-7360

BUSHNELL'S BASIN MIXED USE

TOWN OF PERINTON, MONROE COUNTY, NEW YORK

DENNIS M. WILNOT

JEFFREY G. BROWN

PITTSFORD, NEW YORK 14534

CONCEPT SITE PLAN

PROJECT

LOCATION

CLIENT

DRAWING TITLE

NOT APPROVED

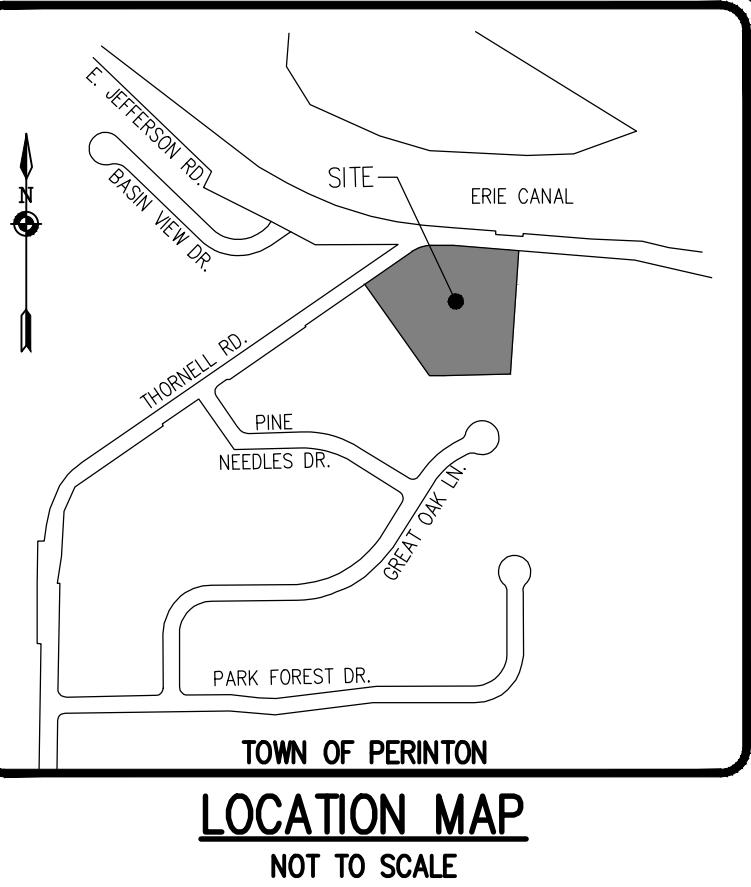
This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

PROJECT NO.

2850

DRAWING NO.

SK-8



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
engineer or land surveyor to alter any
item in any way on an item or drawing
when the original survey or drawing
is altered, the altering engineer or land
surveyor shall affix to the item or drawing
the alteration, affix his or her seal
by his signature and the date of such
alteration, and state a specific description
of the alteration.

REVISIONS	DATE	BY
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