

BME ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

December 9, 2025

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

RECEIVED
DEC 9 2025
TOWN OF PERINTON

**Re: 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
(Updated Landscape Plan and Site Plan Color Rendering)**

2850

Dear Board Members:

On behalf of WDG2, LLC, the owner/applicant of the subject property(s), the Preliminary/Final Site Plan application for the above referenced project was presented to the Conservation Board at their December 2, 2025 public meeting. Based on feedback provided by the Conservation Board at that meeting, the applicant is now proposing additional landscaping to be installed as a buffer to the adjacent residential uses to the south and southwest of the proposed Hartwell Heights development. As a result, an additional ten (10) trees have been added to the site plans from what was submitted to the Planning Board as part of the Preliminary/Final Site Plan application materials on November 14, 2025.

We have enclosed thirteen (13) copies of the following updated materials for your use and review:

- Updated Landscape Plan (Revision Date 12/8/25)
- Updated Site Plan Color Rendering w/ Aerial Image

Please contact our office if you require any additional information concerning this application in advance of the December 17, 2025 Planning Board meeting.

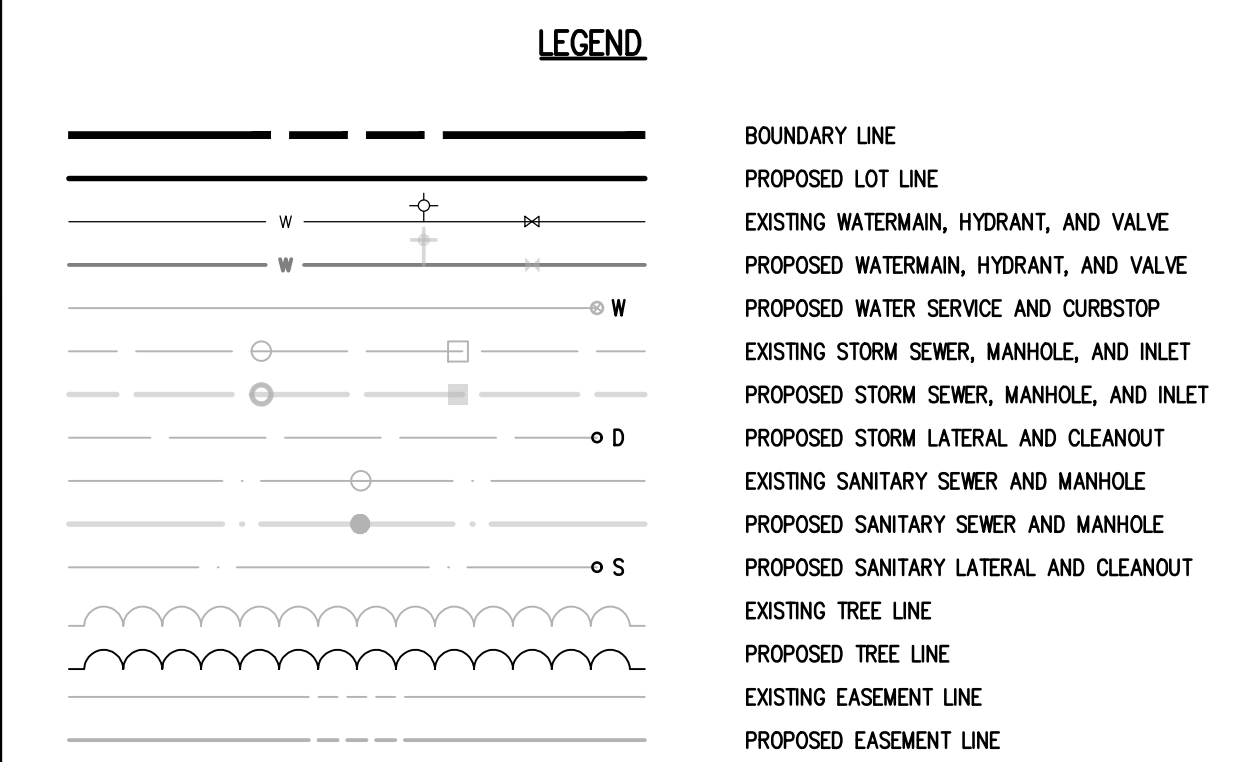
Sincerely,
BME Associates



Ryan T, Destro, P.E.

Encl.

c: Dennis Wilmot, WDG2, LLC
James P. Barbato, Pride Mark Homes

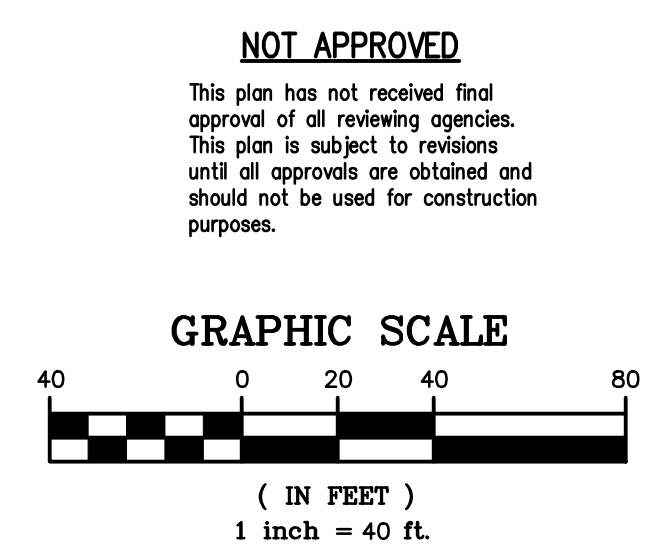
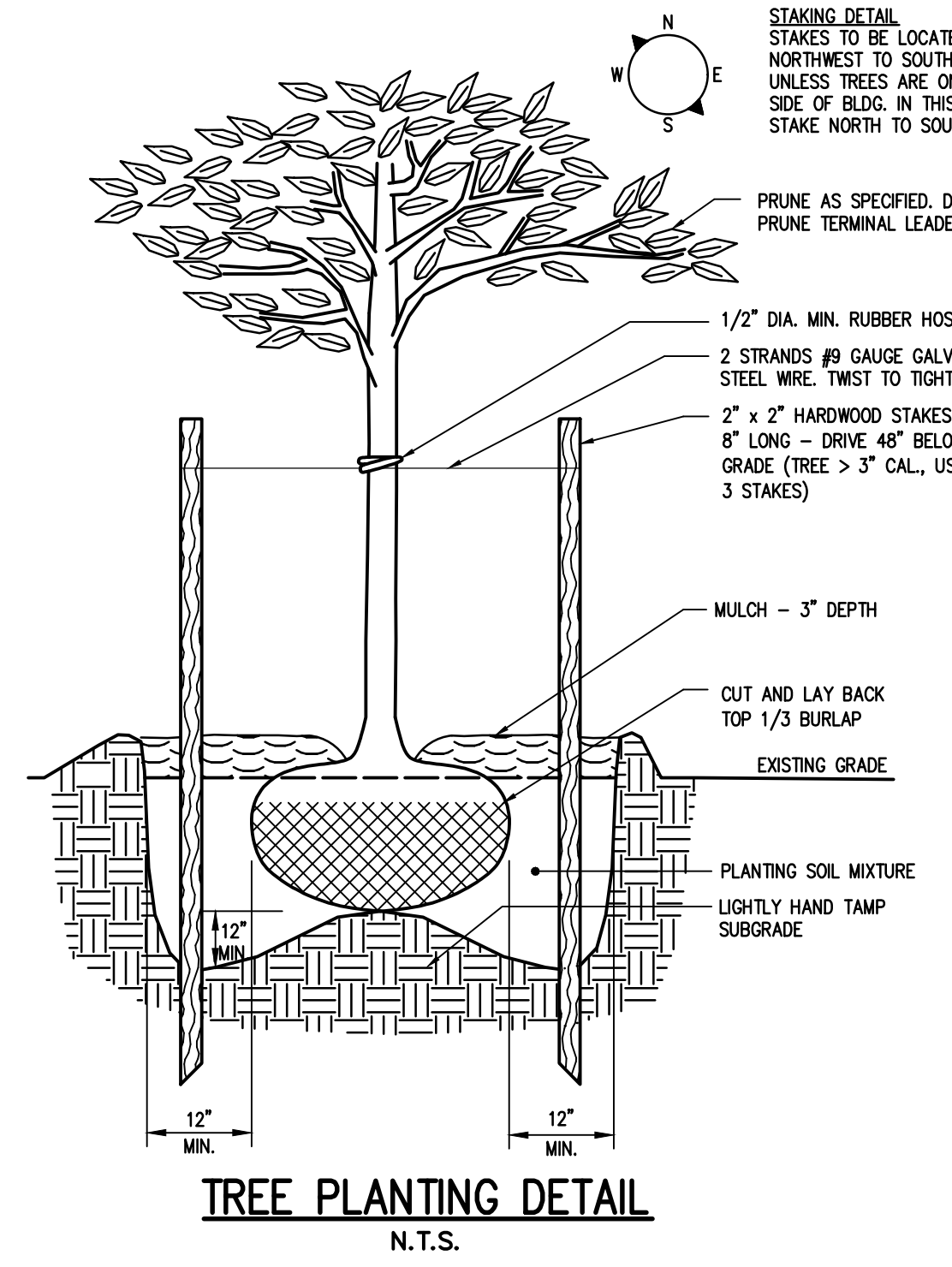
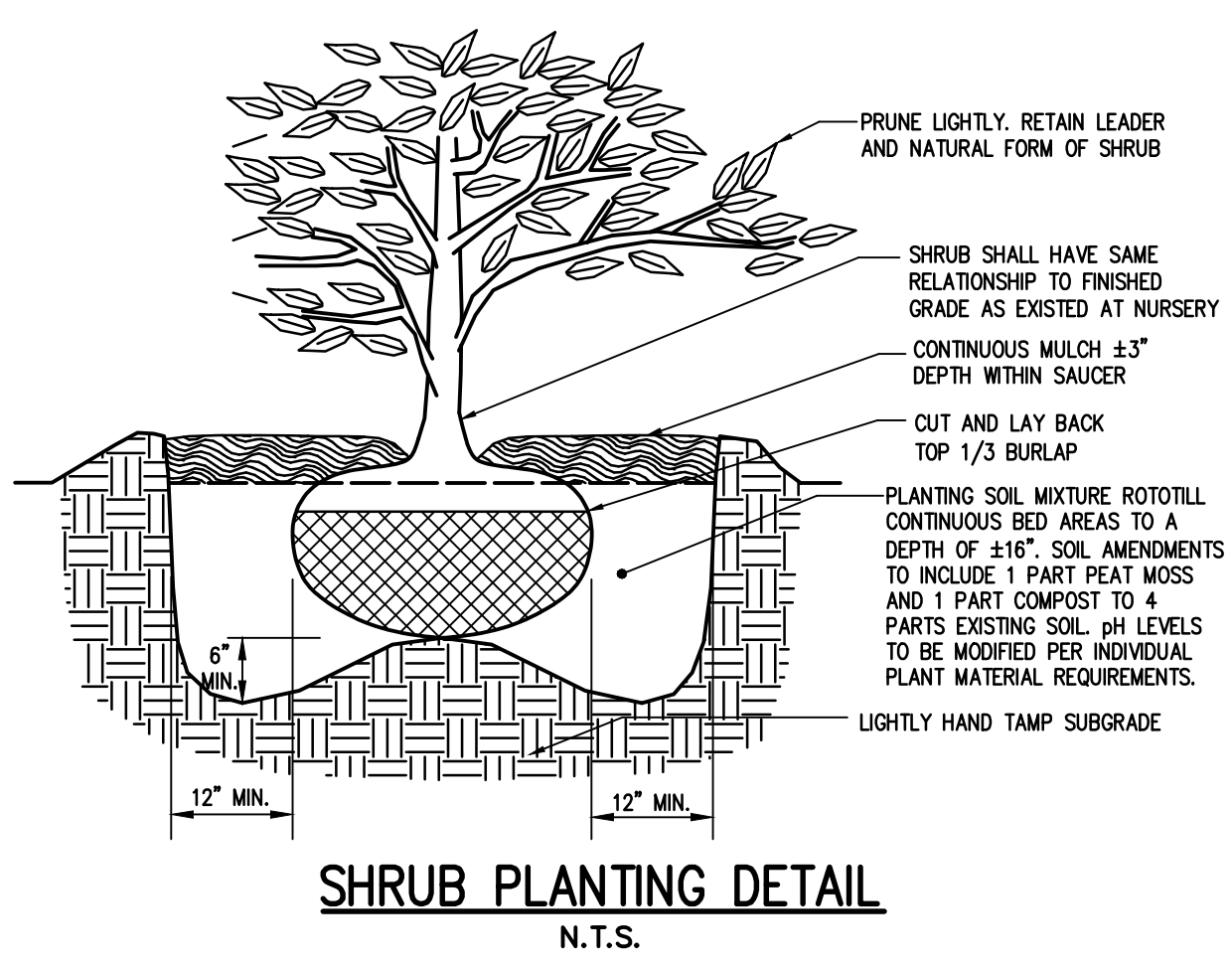


SITE PLANT MATERIALS LIST					
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
TREES					
7	AC	Abies concolor	Concolor Fir	5-6' Ht.	B&B
5	AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2-2.5" cal	B&B
4	GT	Gleditsia triacanthos var. inermis 'Shademaster'	Thornless Honeylocust	2-2.5" cal	B&B
7	PG	Picea glauca	Black Hills Spruce	5-6' Ht.	B&B
6	QR	Quercus rubra	Red Oak	2-2.5" cal	B&B

GROUNDCOVER SEEDING LEGEND

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

- 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', 'OTATION' & 'MORNING STAR' | LBS/ACRE | % BY PURITY | % GERM |
|---------------------------------------|----------|-------------|--------|
| PERENNIAL RYE GRASS | 35 | 85 | 85 |
| 'JAMESTOWN II', 'FORTRESS', 'ENSVLVA' | 35 | 97 | 80 |
| RED FESCUE | 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.
 - 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.



APPROVALS

BY: _____ DATE: _____
TOWN ENGINEER

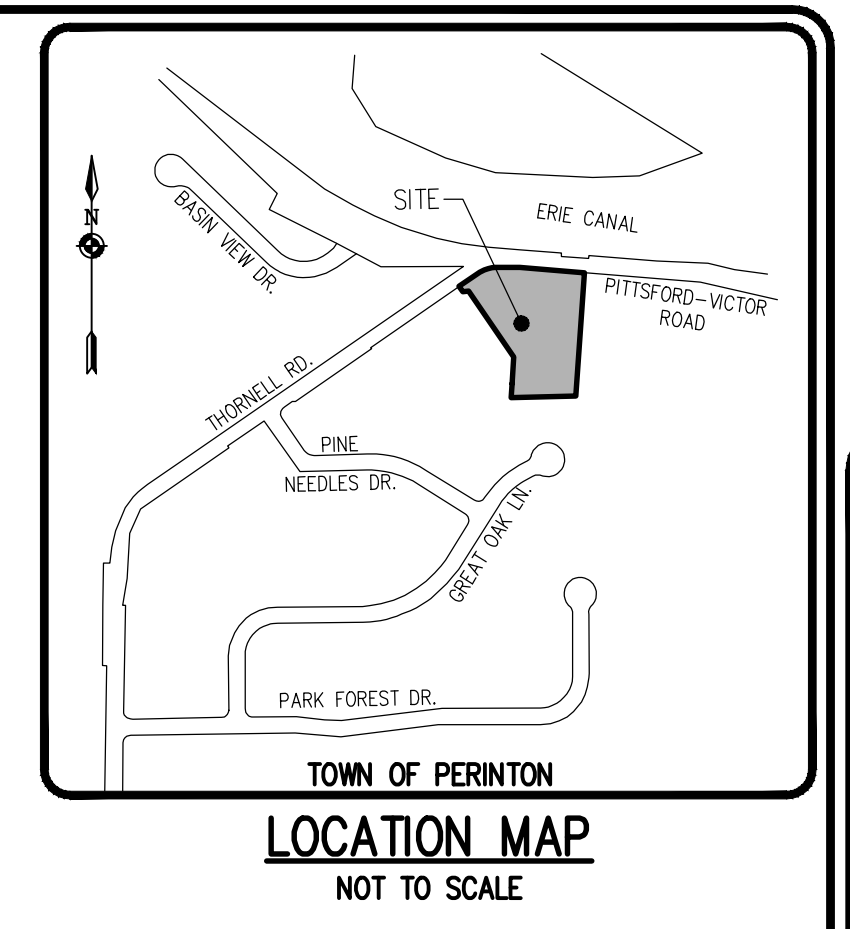
BY: _____ DATE: _____
COMMISSIONER OF PUBLIC WORKS

BY: _____ DATE: _____
PLANNING BOARD ATTORNEY

BY: _____ DATE: _____
FIRE CHIEF

BY: _____ DATE: _____
CHAIRMAN OF THE PLANNING BOARD

BY: _____ DATE: _____
TOWN CLERK



PHELPS & GORHAM 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

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."

	REVISIONS	DATE	BY
1	REVISED PER TOWN COMMENTS	12/2/25	MS
2	REVISED TO ADD ADDITIONAL TREE PLANTING	12/8/25	MS
3			
4			
5			
6			
7			

BME ASSOCIATES

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PITTSFORD, NY 14650
WWW.BMEINC.COM

PHONE 585-377-7360
FAX 585-377-7309

HARTWELL HEIGHTS

TOWN OF PERINTON, MONROE COUNTY, NEW YORK STATE

INCHES U.S.
P.O. BOX 54
PITTSFORD, NY 14634

LANDSCAPE PLAN

PROJECT LOCATION CLIENT DRAWING TITLE

PROJECT MANAGER
P. VARS/R. DESTRO

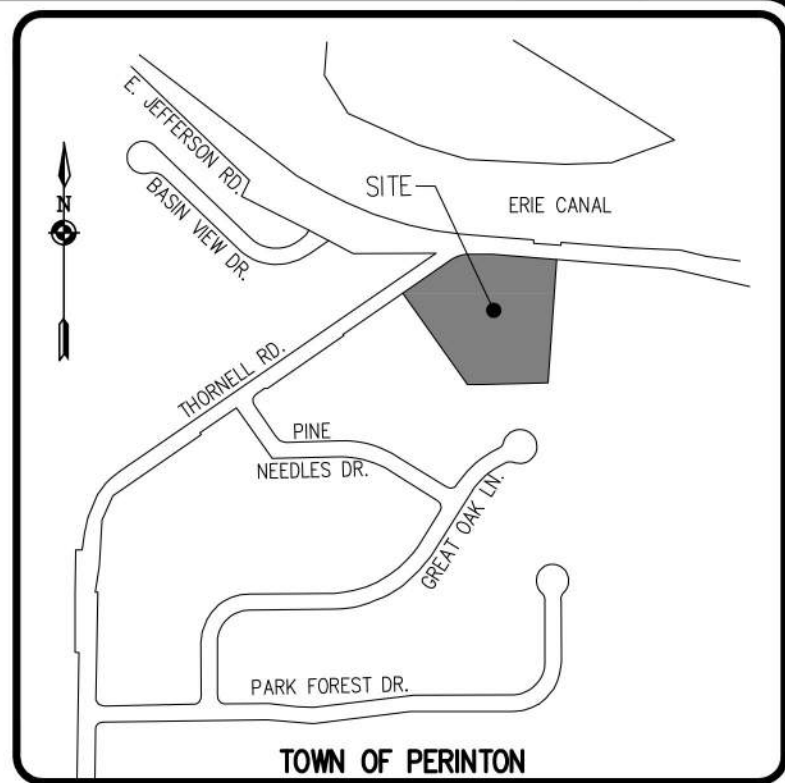
PROJECT ENGINEER
F. SHELLEY

DRAWN BY
J. SQUIER

SCALE DATE ISSUED
1" = 40' NOVEMBER 14, 2025

PROJECT NO.
2850

DRAWING NO.
11



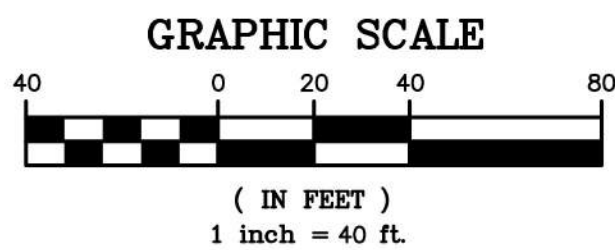
LOCATION MAP
NOT TO SCALE

SITE NOTES:

- EXISTING ZONING: MU: MIXED-USE DISTRICT
- TOTAL PROPERTY AREA: ± 3.4 ACRES ($\pm 149,572$ S.F.)
- PROPOSED DEVELOPMENT: ONE (1) 10-UNIT 2-STORY MULTI-FAMILY APARTMENT BUILDINGS (10 UNITS TOTAL)
ONE (1) 6-UNIT 2-STORY MULTI-FAMILY APARTMENT BUILDINGS (6 UNITS TOTAL)
ONE (1) 2-UNIT, TOWNHOUSE BUILDING (SINGLE-STORY) (2 UNITS TOTAL)
ONE (1) EXISTING SINGLE-FAMILY HOME (TO REMAIN) (1 UNIT TOTAL)
FIVE (5) SINGLE-FAMILY COTTAGES (SINGLE-STORY) (5 UNITS TOTAL)
24 RESIDENTIAL UNITS TOTAL

ONE EXISTING OFFICE STRUCTURE (TO REMAIN)
- APPLICABLE DEVELOPMENT STANDARDS PROPOSED ARE AS FOLLOWS

	REQUIRED (MUD)	PROPOSED
MIN. LOT SIZE	10,000 SF	$\pm 36,460$ S.F. (LOT 1)
MIN. LOT WIDTH	80'	$\pm 200'$
SETBACKS		
FRONT	10' MIN./30' MAX.	20'
SIDE	15'	15'
REAR	15'	15'
SIDE AND REAR		
ABUTTING RESIDENTIAL	50'	50'
MAX. LOT COVERAGE	75%	$\pm 47\%$ TOTAL (LOT 1 = 35.1%, LOT 2 = 50.3%)
MIN. BLDG. HEIGHT	22'	$\geq 22'$
MAX. BLDG. HEIGHT	40'	$< 40'$
PARKING STALL SIZE:	9'x18'	9'x18'
PARKING STALL QTY:		
TOWNHOUSES:	2 SPACES/UNIT 1 GUEST SPACE/UNIT 2 UNITS = 6 SPACES	8 SPACES PROVIDED. (2 SPACES PER GARAGE) (2 SPACES PER DRIVEWAY)
MULTI-FAMILY:	2 SPACES/UNIT $\frac{1}{2}$ GUEST SPACE/UNIT 16 UNITS = 40 SPACES	47 SPACES PROVIDED.
SINGLE-FAMILY:	2 SPACES/UNIT 6 UNITS = 12 SPACES	22 SPACES PROVIDED. (2 SPACES PER GARAGE) (2 SPACES PER DRIVEWAY)
- 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.
- 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.
- 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.
- 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.
- 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. 03866, DATED AUGUST 28, 2008.
- THE PERINTON TOWN BOARD GRANTED A SPECIAL USE PERMIT TO ALLOW THE PROPOSED MIXED USE DEVELOPMENT ON AUGUST 13, 2025.



HARTWELL HEIGHTS

SITE PLAN

TOWN OF PERINTON, MONROE COUNTY, NEW YORK

PREPARED FOR:
WDG2, LLC.

P.O. BOX 34
PITTSFORD, NEW YORK 14534

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PHONE 585-377-7360
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DATE ISSUED: DECEMBER 2025