

# BME ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

February 26, 2025

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

**Re: Hartwell Heights 2850**  
**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**  
**Special Use Permit Application**

Dear Board Members:

On behalf of WDG2, LLC, the owner/applicant of the subject property(s), we submit this application for a Special Use Permit to allow for a mixed-use development located at 2 Thornell Road which consists of an existing office building and a mixture of proposed residential townhome units and apartment units. We request the Town Board schedule a public hearing for this application pursuant to Section 208-54.B of the Town Code, and we provide twelve (12) copies of the following application materials for your use and review:

- Letter of Intent, dated February 26, 2025
- Special Use Permit Application Form
- Concept Site Plans (BME Dwg. #'s 01 & 02)
- Building Architectural Elevations
- Short Environmental Assessment Form Parts 1, 2 & 3 with Engineer's Narrative Supplement
- Owner's Authorization Form
- Property Deeds
- \$150.00 Special Use Permit Application Fee

The project consists of four (4) tax parcels, totaling  $\pm 3.42$  acres located within the Town of Perinton's Mixed-Use zoning district. The proposal includes 30 new townhome/apartment rental units, and the existing 1,900 sf office building at 2 Thornell Road; all of which are permitted uses within the Mixed-Use District. However, 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."* Therefore, while the proposed residential uses are permitted by the Town Code on the subject property, a Special Use Permit is required from the Town Board since the proposed development area is over 1.0 acres.

The project proposes two lots: a 0.84 acre lot for the existing office building and a 2.58 acre lot for the proposed 30 residential units in 5 buildings. The existing four tax parcels will be consolidated and re-subdivided to create the proposed two lots.

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 is being prepared per the scope identified

through consultation with the Town Department of Public Works. This study will be provided upon its completion.

The Site Plan has been prepared in conformance with the lot standards established for the Mixed-Use District including a 25' setback to NYS Route 96 and a 50' buffer to the adjoining residential districts to the west and south of the property. The project will have a building front presentation to NYS Route 96 as illustrated with the enclosed architectural elevations and will include sidewalk connections from the fronts of these residential units to the existing Route 96 sidewalk.

The project proposes 10 townhome style rental units contained in three blocks, and two 2-story apartment buildings containing 10 units each for a total residential count of 30 dwelling units. The 30 dwelling units represent a density of 8.8 units/acre which is in line with the multi-family density of the Town of Perinton Code. The project will also include the retaining and continued use of the office building at 2 Thornell Road. Off-street parking is provided both for the residential units and the office building.

The proposed building architecture has been prepared in recognition of the property's location within the Bushnell's Basin Historic District, and the applicant acknowledges the requirement to obtain a Certificate of Appropriateness from the Historic Architecture Commission (HAC). The applicant will make the requisite application to the HAC.

Public water and public sanitary sewer is available along the NYS Route 96 frontage to serve the subject property. The project will also include the implementation of a stormwater management plan to be prepared per the Town and NYSDEC requirements. The outline of this plan is provided in the enclosed Engineer's Narrative prepared in support of the EAF.

As required by Town Code Section 208-54.D, we offer the following information to satisfy the twelve (12) standards the Town Board is to consider in reviewing this Special Use Permit request:

- (1) The use will not prevent the orderly and reasonable use of adjacent properties or of properties in adjacent use districts.

**The proposed use will not prevent the orderly and reasonable use of adjacent properties or of properties in adjacent use districts. The proposal will not hinder or affect the current residential uses to the west and south of the property or the existing office use to the east of the property. The property is bound by existing uses on three sides along with the frontage on Thornell Road and Pittsford-Victor Road. No development or encroachment onto adjoining lands will occur with this proposal, and the required buffers and setbacks to the adjoining properties is provided.**

- (2) The public health, safety, general welfare, or order of the Town will not be adversely affected by the proposed use in its location.

**The proposed residential townhome and apartment uses along with the existing office use are permitted uses within the Mixed-Use District and therefore will not adversely affect the public health, safety, general welfare, or order of the Town by issuance of a Special Use Permit. The need for the Special Use Permit is because of the proposed lot size being greater than one acre in the Mixed-Use District; however, this is not out of character in the district as several lots are greater than one-acre in size. The proposed use of a 1,900 sf office building and 30 residential units (8.8 units/acre) for the 3.42 acre site does not exceed Town of Perinton norms for density or intensity of development.**

- (3) The use will be in general harmony with and promote the general purposes and intent of the most recent Comprehensive Plan of the Town and the Zoning Ordinance.

The subject property of the proposed development is designated within the 2021 Town of Perinton Comprehensive Plan's Future Land Use goals as a "Mixed-Use Area" which is described as *"a mix of retail spaces, offices, higher-density residential units, pocket parks, and other uses concentrated in a relatively small area to promote walkability."*

The 2021 Comprehensive Plan Update identifies that the Town is facing a residential housing shortage:

**Comprehensive Plan, page 14 (Demographics):**

*"Overall, the housing market in Perinton is facing a shortage, where high occupancy rates and a limited supply keep housing costs high and act as a barrier to entry for younger families and those on a fixed income. Introducing multi-family units into the market would help expand and diversify supply by creating new housing types and price range options that can appeal to a broader range of potential residents."*

**Comprehensive Plan, page 14 (Key Findings):**

*"Recent residential construction trends in Perinton show increasing construction of Ranch style houses and Townhomes. These options appeal to older residents who are looking to downsize and may also help to retain and attract new families and younger homeowners and renters."*

**Comprehensive Plan, page 14 (Key Findings):**

*"The Town should continue to diversify its housing stock to ensure that Perinton is a livable community for all."*

The proposed residential component of the Hartwell Heights mixed-used development meets several goals and policies of the Town of Perinton's 2021 Comprehensive Plan including:

- **Land Use & Community Character: Goal 1**  
*"Protect the long-term viability of residential areas in the Town."*
- **Land Use & Community Character: Goal 2**  
*"Encourage the development of a range of housing types enhancing access and choice to support a diverse and inclusive population."*
- **Land Use & Community Character, page 66:**  
*"Market forces continue to drive demand for residential and supportive commercial uses. Accommodating future development will require greater focus on design since the majority of growth will likely be in the form of infill development and redevelopment. There is a distinct opportunity to create more compact, walkable mixed-use areas, similar to a village-style aesthetic. This is intended to decrease reliance on the automobile, increase accessibility for all users, and enhance residential livability in the Town."*
- **Land Use & Community Character, page 66:**  
*"Through public engagement, it was apparent Perinton residents would like to see more diverse housing options at smaller scale and a range of price points. Ensuring land use regulations allow for, and facilitate, these types of housing products should be prioritized moving forward."*

- (4) The proposed use will not interfere with the preservation of the general character of the neighborhood in which such building is to be placed or use is to be conducted and that the proposed use will, in fact, be compatible with its surroundings and with the character of the neighborhood and of the community in general, particularly with regard to visibility, scale and overall appearance.

**The proposed use will not interfere with the preservation of the general character of the neighborhood in which it is located. The proposed residential structures will be one and two-story in height consistent with the existing surrounding residential homes and commercial buildings in the area. The proposed architecture has been prepared to be reflective of the existing architecture within the Bushnell's Basin district, both its building massing along Rte 96 and architectural style. (see enclosed architectural elevations for reference).**

- (5) The physical characteristics and topography of the proposed site make it suitable for the proposed special use.

**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.**

- (6) The proposed special use provides sufficient landscaping and/or other forms of buffering to protect surrounding land uses.

**The proposed development has been designed to meet all applicable setback requirements for "Principal Structures" including the required 50' buffer to adjoining residential zoned districts that are required in the Town Code for the Mixed-Use District. Within those setbacks, the existing perimeter vegetation will be preserved where possible and/or supplemented with proposed landscaping to meet the requirements of the Town Code.**

- (7) The property has sufficient, appropriate, and adequate area for the use, as well as reasonably anticipated operation thereof.

**The attached Concept Site Plan shows that the property has sufficient and adequate area to accommodate the proposed development as all setback and buffer requirements are met, required off-street parking is provided, and an adequate vehicular circulation pattern is provided.**

- (8) Access to facilities is adequate for the estimated vehicular and pedestrian traffic generated by the proposed use on public streets and sidewalks, so as to assure public safety and to avoid traffic congestion.

**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 to the existing public road network. A traffic study is being prepared and will be submitted under separate cover. The site plan has also been prepared to take advantage of the existing public sidewalk network along the property's frontage. The residential buildings will front onto NYS Route 96 and provide direct connection to the public sidewalk. This will facilitate and encourage pedestrian mobility of the future residents to the surrounding amenities, services and businesses within the Bushnell's Basin mixed-use district.**

- (9) Adequate parking and internal vehicular and pedestrian traffic circulation can be accommodated on the property in compliance with other sections of the Code, taking into account adequate buffering and landscaping.

**The attached Concept Site Plan shows that the proposed mixed-use residential component of the development meets the parking requirements of the Town Code for townhomes and apartments units. The vehicular access drive through the development has been designed to accommodate the turning movements of emergency vehicles/fire trucks, school buses and garbage trucks. The development connects to the existing Town of Perinton sidewalk system along the NYS Route 96 frontage of the property.**

- (10) Adequate facilities exist or can be integrated into the site development to property deal with stormwater runoff, sanitary sewers, fire protection, electrical power needs, refuse or other waste that may be generated, odors, noise or lights which may go beyond property boundaries.

**Adequate utility services exist to serve the proposed development. Public water, sanitary sewer, gas, and electric utilities are available to serve the proposed development. Stormwater run-off will be managed on site through implementation of a stormwater management plan.**

**The proposed residential development is not anticipated to produce noise or odors which will extend beyond the property boundaries. Site lighting will meet the Town Code requirements and as such will be dark-sky compliant with no off-site light spillage. The existing perimeter vegetation will be preserved where possible and/or supplemented with proposed landscaping to meet the requirements of the Town Code.**

**The private drives within the development have been designed to accommodate emergency/fire vehicles, school buses and garage trucks.**

- (11) The natural characteristics of the site are such that the proposed use may be introduced on the property without undue disturbance or disruption of important natural features, systems, or processes and without negative impact to groundwater and surface waters on and off the site.

**The property does not contain any identified natural features or natural resources of importance. The property does not contain any Town identified LDD areas, nor are any surface waters and/or wetlands present onsite. The proposed development is anticipated to utilize an infiltration stormwater management practice to filter surface runoff and return it to the groundwater supply naturally.**

- (12) The proposed use can and will comply with all provisions of this chapter and of the Code which are applicable to it and can meet every other applicable federal, state, county and local law, ordinance, rule, or regulation.

**The proposed residential and office uses are permitted within the Mixed-Use District. The project will be designed to meet the applicable Town Code requirements and the applicable federal, state, county and local laws.**

Upon review of the above information, it is our belief the proposal meets the standard established for a Special Use Permit to be permitted in the Mixed-Use District to allow the proposed development on a lot area greater than one acre.

We request the Town Board to declare themselves lead agency for the purposes of conducting the NY State Environmental Quality Review (SEQR). Pursuant to 6NYCRR 617.4 and 617.5, we believe the proposed action is an Unlisted Action. We have prepared the short form Environmental Assessment Form (EAF) Part 1 as required by SEQRA.

To assist the Town in their review pursuant to SEQRA, we also provide an Engineer's Narrative to provide technical information in support of the EAF and concept site plan. Also, at the request of the Town of Perinton, we have prepared and submit a draft of the EAF parts 2 & 3 for informational purposes only.

Upon receipt and review of this application, we request the Town Board accepts this application, and at their March 12, 2025 meeting set a public hearing date for their April 9, 2025 meeting date.

Upon completion of the public hearing, we will look to the Town Board to refer this application to the Conservation Board, Historic Architecture Commission and Planning Board for review at their respective meetings and provide a recommendation back to the Town Board where they will be in a position to consider the requested Special Use Permit.

Please contact our office if you require any additional information concerning this application,

Sincerely,

**BME Associates**



Ryan T, Destro, P.E.

Encl.

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



## TOWN OF PERINTON

1350 TURK HILL ROAD, FAIRPORT, NEW YORK 14450-8796  
(585) 223-0770, Fax: (585) 223-3629, [www.perinton.org](http://www.perinton.org)

NUMBER \_\_\_\_\_ FEE \$ \_\_\_\_\_  
(verify fee with staff)

MEETING DATE \_\_\_\_\_

### APPLICATION FORM – SPECIAL USE PERMIT - Town Board

See attached instructions/requirements

#### 1. APPLICANT

Name WDG2, LLC (Dennis Wilmot) Phone [REDACTED]  
Street& Number PO Box 34 City Pittsford Zip 14534  
Interest in Property: X Owner \_\_\_\_\_ Lessee \_\_\_\_\_ Other \_\_\_\_\_

#### 2. OWNER (if other than applicant)

Name \_\_\_\_\_ Phone \_\_\_\_\_  
Street& Number \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

#### 3. ATTORNEY (If represented)

Name \_\_\_\_\_ Phone \_\_\_\_\_  
Street& Number \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

#### 4. INTEREST: Does any officer or employee of the State of New York, County of Monroe, or Town of Perinton have any interest in the owner/applicant or the subject property?

Yes \_\_\_\_\_ No X Explain INTEREST \_\_\_\_\_

If yes, who? Name \_\_\_\_\_ Address \_\_\_\_\_

#### 5. LOCATION: Street Address or Legal Description (subdivision and lot number)

2 Thornell Road, 589 Pittsford Victor Road, Pittsford Victor Road, 597 Pittsford Victor Road.

#### 6. SIZE OF PARCEL: ±3.42 acres

7. **PRESENT USE OF PROPERTY:** Existing office building & vacant land

8. **ZONING DISTRICT:** Mixed-Use District **TAX ACCOUNT#** 179.09-2-8, 179.09-2-9, 179.09-2-10, and 179.09-2-11.111

9. **Describe specifically the nature of your request** Special Use Permit to allow 30 new townhome/apartment rental units, and the existing 1,900 S.F. office building 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."

10. **Describe the location, use and size of structures and other land use within 100 feet of the boundaries of the subject property** The subject property has frontage along both Thornell Road (County Road 33) and Pittsford Victor Road (NYS Route 96). An existing office (to remain) and an existing single-family house and shed (both to be removed) exist on the subject property. The Erie Canal is located to the north. single-family homes are located to the west and south and the Mixed Use District continues to the east.

11. The criteria used by the Town Board of the Town of Perinton are set forth in Section 208-54 of the Zoning Law. Special Use Permits can only be granted where the proposed is already a permitted use, but requires Town Board approval. That approval can only be given when the applicant offers proof that his proposed use will not violate any of the following factors:

A. You must show that your proposal will be in harmony with the general purpose and intent of the Zoning Ordinance of the Town of Perinton, considering the location, magnitude of the use, the nature and intensity of the operations involved in or conducted in connection with it, and the size of the subject property with respect to the streets giving access to the subject property.

Will your proposed use be detrimental to the neighborhood due to Location? No X Yes \_\_\_\_\_

The nature or magnitude of use? No X Yes \_\_\_\_\_

Inadequate access to property? No X Yes \_\_\_\_\_

If yes to any of above, explain how it will be detrimental. If effect can be lessened in some manner, explain how: \_\_\_\_\_



B. Will your proposed use tend to depreciate adjacent property or alter or be detrimental to the character of the neighborhood? No X Yes \_\_\_\_\_

If yes, explain how it will be detrimental. If effect can be lessened in some manner, explain how: \_\_\_\_\_

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C. Will your proposed use create a hazard to health, or the general welfare of the neighborhood or significantly alter the flow of traffic? No X Yes \_\_\_\_\_

If yes, explain how. If effect can be lessened in some manner, explain how. \_\_\_\_\_

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I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed and the premises used as stipulated in this request.

Signature of  
Applicant: \_\_\_\_\_

Date 2/25/25

Printed name of  
Applicant \_\_\_\_\_

Dennis A. Wilmer

**Property 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 \_\_\_\_\_

3/21/19



## TOWN OF PERINTON

1350 TURK HILL ROAD. FAIRPORT, NEW YORK 14450-8796  
(585) 223-0770, Fax: (585) 223-3629, [www.perinton.org](http://www.perinton.org)

### Owner Authorization to Make Application

I, Dennis Wilmot of WDG2, LLC, authorize  
(print owner name legibly)

BME Associates  
(applicant/engineer name & company name)

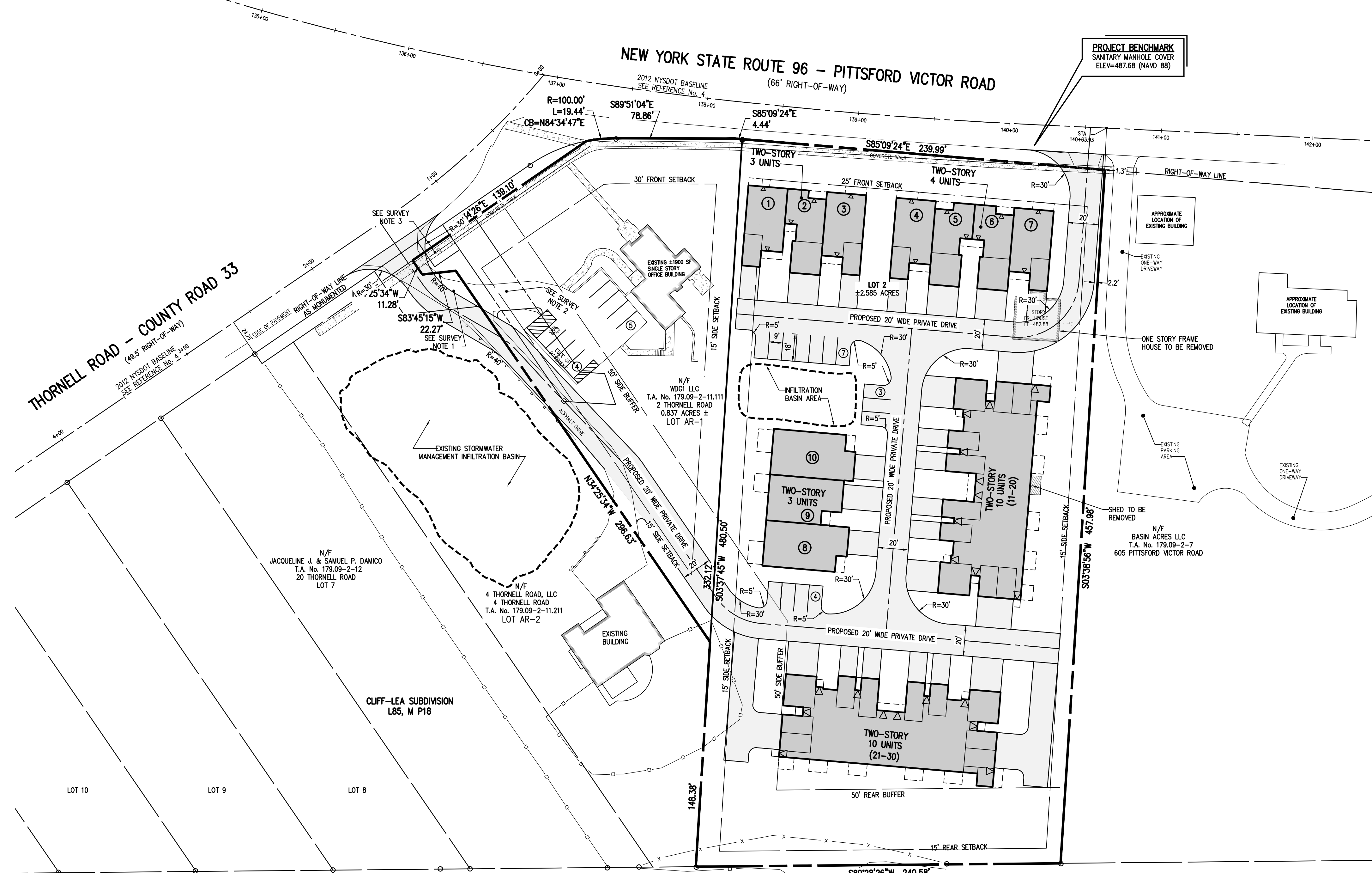
to act as my agent to make application(s) to the Town of Perinton for the purpose of  
Special Use Permit, Site Plan, Subdivision,  
(site plan/subdivision/change of use, etc.)

for the property that I own located at 2 Thornell Road, 589 Pittsford Victor Road,  
Pittsford Victor Road, 597 Pittsford Victor Road.  
T.A #'s 179.09-2-8, 179.09-2-9, 179.09-2-10,  
and 179.09-2-11.111

  
Signature

2/25/25  
Date

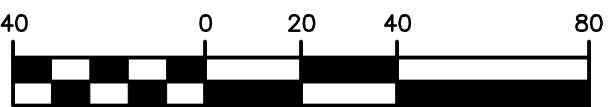




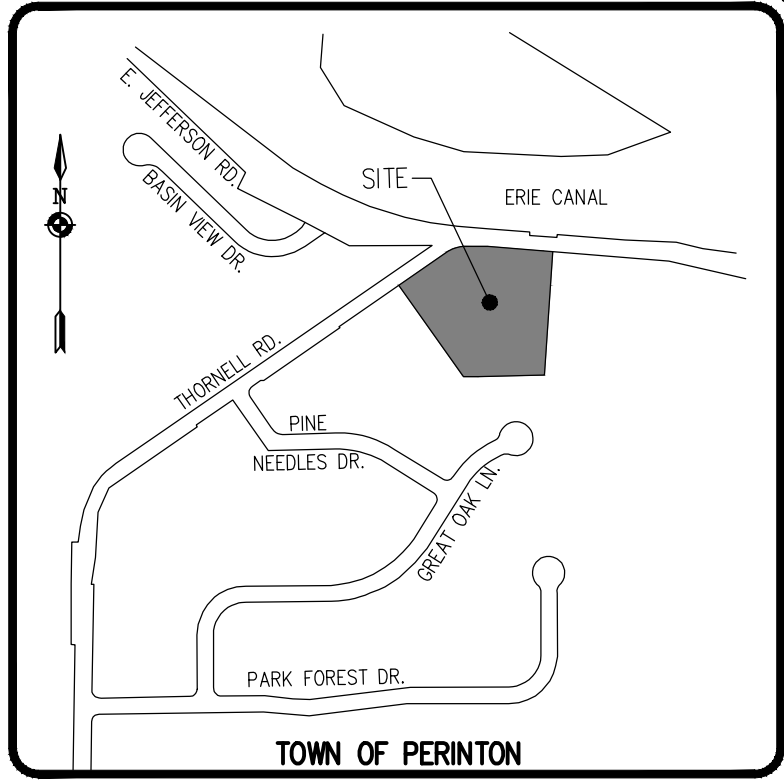
LEGEND

- |       |                                 |
|-------|---------------------------------|
| ===== | BOUNDARY LINE                   |
| ----- | PROPOSED LOT LINE               |
| ----- | CENTERLINE                      |
| ----- | SETBACK LINE                    |
| ----- | EXISTING EASEMENT LINE          |
| ----- | PROPOSED EASEMENT LINE          |
| ----- | PROPERTY MARKER FOUND           |
| ○     |                                 |
| △     | CONCRETE HIGHWAY MONUMENT FOUND |

### GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.



**LOCATION MAP**  
NOT TO SCALE

**CONCEPT SITE NOTES:**

1. EXISTING ZONING: MUD: MIXED-USE DISTRICT
2. TOTAL PROPERTY AREA:  $\pm 3.42$  ACRES ( $\pm 149,030$  S.F.)  
LOT 1: 0.837 ACRES  
LOT 2: 2.585 ACRES
3. PROPOSED DEVELOPMENT:  
LOT 1:  
 $\pm 1,900$  SF OFFICE BUILDING  
LOT 2:  
TWO (2) 10-UNIT MULTI-FAMILY APARTMENT BUILDINGS (20 UNITS TOTAL)  
ONE (1) 4-UNIT TOWNHOUSE BUILDING (4 UNITS TOTAL)  
TWO (2) 3-UNIT TOWNHOUSE BUILDINGS (6 UNITS TOTAL)  
30 RESIDENTIAL UNITS TOTAL
4. APPLICABLE DEVELOPMENT STANDARDS PROPOSED ARE AS FOLLOWS

	REQUIRED (MUD)	PROPOSED
MIN. LOT SIZE	10,000 SF	≥ 36,460 S.F. (±0.84 AC.)
MIN. LOT WIDTH	80'	≥ 200'
SETBACKS		
FRONT	10' MIN./30' MAX.	25'
SIDE	15'	15'
REAR	15'	15'
SIDE AND REAR ABUTTING RESIDENTIAL	50'	50'
MAX. LOT COVERAGE	75%	≤ 50%
MIN. BLDG. HEIGHT	22'	> 22'
MAX. BLDG. HEIGHT	40'	< 40'
PARKING STALL SIZE:	9'x18'	9'x18'
PARKING STALL QTY:		
TOWNHOUSES:	2 SPACES/UNIT 1 GUEST SPACE/UNIT 10 UNITS=30 SPACES	
MULTI-FAMILY:	2 SPACES/UNIT ½ GUEST SPACE/UNIT 20 UNITS=50 SPACES	

OFFICE: 4.5 SPACES/1000 SF  
1900 SF = 8.55 (9) SPACES  
INCLUDING (1) ADA SPACE

TOTAL REQUIRED: 89 SPACES 97 SPACES

5. BUILDINGS SHOWN ON THIS PLAN ARE GRAPHICAL REPRESENTATIONS ONLY.
6. THE SETBACK LINES AND NOTES RELATING TO SETBACKS SHOWN HEREIN 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. 03866, DATED AUGUST 28, 2008.
11. UTILITY SERVICE:  
MCWA: (6" & 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)

SURVEY NOTES:

1. T.A. No. 179.09-2-11.111 IS BENEFITED BY AN INGRESS/EGRESS EASEMENT PER REFERENCE 2.
2. T.A. No. 179.09-2-11.111 IS SUBJECT TO A UTILITY EASEMENT TO LOTS 1 & 2 PER REFERENCE 2.
3. T.A. No. 179.09-2-11.111 IS SUBJECT TO A WATER MAIN EASEMENT PER LIBER 11575 OF DEEDS PAGE 296 AS FILED IN THE MONROE COUNTY CLERKS OFFICE.
4. THE PROJECT BOUNDARY SURVEY WAS MADE USING PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 20,000 (1:20,000) OR BETTER PROPORTIONAL ACCURACY AND A NETWORK POSITIONAL ACCURACY AT 95% CONFIDENCE LEVEL NOT EXCEEDING 0.05 FEET.
5. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCE TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE, TRANSVERSE MERCATOR PROJECTION, NAD 83 (2011) UTILIZING GLOBAL POSITIONING SYSTEM (GPS) (OR) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS FROM NYSDOT REFERENCE NETWORK CORS STATION (NYFF 0032).

<u>MONUMENTATION:</u>	<u>PUBLISHED NAD '27:</u>	<u>MEASURED NAD '83:</u>
STATION TP 9134 (1982)	N = 1,116,519.33 E = 793,104.25	N = 1,116,558.83 E = 1,441,462.63
STATION TP 4739 (1982)	N = 1,117,070.96 E = 795,958.39	N = 1,117,110.57 E = 1,444,316.83

BEARINGS SHOWN HEREON ARE GRID  
DISTANCES SHOWN HEREON ARE GRID  
COMBINED FACTOR = 1.000012

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.

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1			
	REVISIONS	DATE	BY

BME ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

10 LIFTBRIDGE LANE EAST  
FAIRPORT, NEW YORK 14450

WWW.BMEPC.COM  
585-377-7360



## HARTWELL HEIGHTS

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

PROJECT	LOCATION	CLIENT	DRAWING
PROJECT MANAGER			
P. VARS			
PROJECT ENGINEER			
R. DESTRO			
DRAWN BY			
A. D'ANGELO			
SCALE		DATE ISSUED	
1" = 40'		FEBRUARY 26, 2025	
PROJECT NO.			

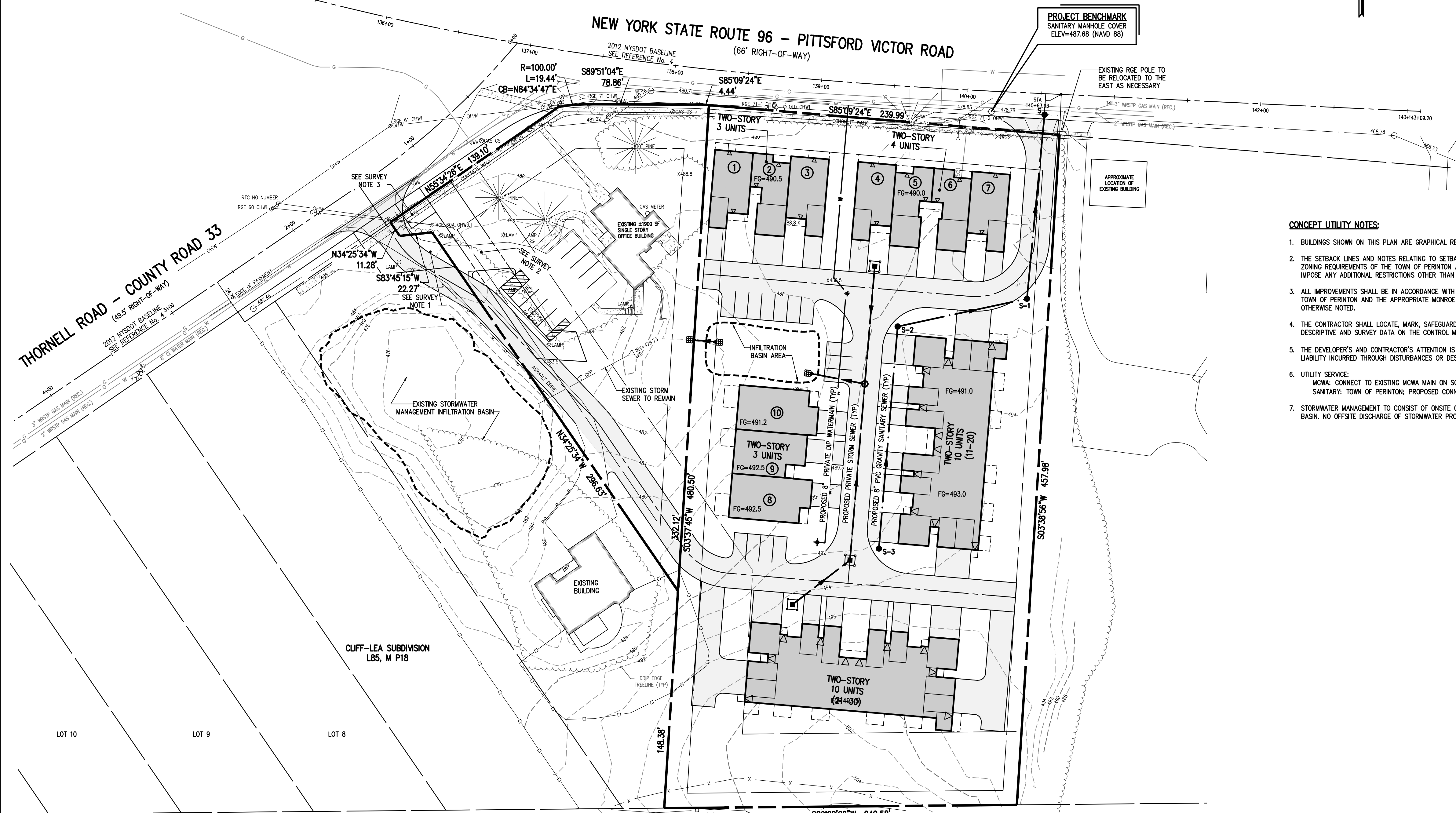
**2850**

DRAWING NO.

01



P:\2850 Drawings\Final\2850 Concept Base.dwg

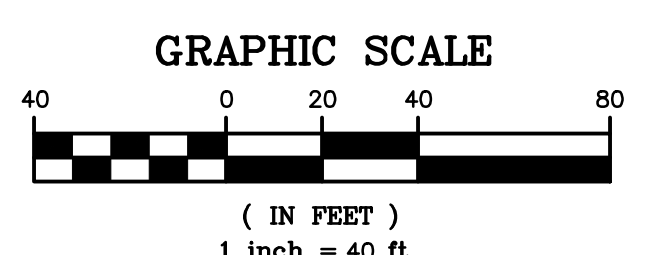


**LEGEND**

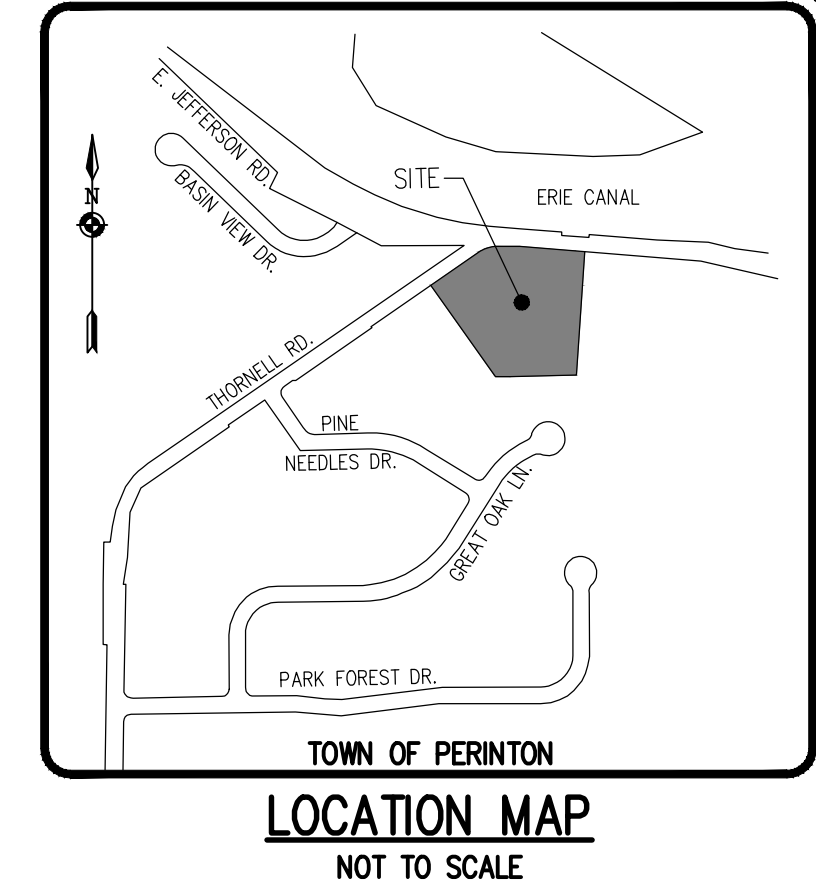
	BOUNDARY LINE
	PROPOSED LOT LINE
	CENTERLINE
	EXISTING WATERMAIN, HYDRANT, AND VALVE
	PROPOSED WATERMAIN, HYDRANT, AND VALVE
	EXISTING STORM SEWER, MANHOLE, AND INLET
	PROPOSED STORM SEWER, MANHOLE, AND INLET
	EXISTING SANITARY SEWER AND MANHOLE
	PROPOSED SANITARY SEWER AND MANHOLE
	EXISTING TREE LINE
	EXISTING CONTOUR W/ ELEVATION
	EXISTING SPOT ELEVATION

**CLIFF-LEA SUBDIVISION**  
L85, M P18

**PARK FOREST SUBDIVISION**  
L189, M P38



- CONCEPT UTILITY NOTES:**
- BUILDINGS SHOWN ON THIS PLAN ARE GRAPHICAL REPRESENTATIONS ONLY.
  - 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.
  - UTILITY SERVICE:  
MCWA: CONNECT TO EXISTING MCWA MAIN ON SOUTH SIDE OF PITTSFORD-VICTOR ROAD  
SANITARY: TOWN OF PERINTON; PROPOSED CONNECTION TO 8" GRAVITY SEWER ON PITTSFORD-VICTOR ROAD
  - STORMWATER MANAGEMENT TO CONSIST OF ONSITE COLLECTION SYSTEM, BIORETENTION AREA, AND INFILTRATION BASIN. NO OFFSITE DISCHARGE OF STORMWATER PROPOSED.



REVISIONS	DATE	BY
7		
6		
5		
4		
3		
2		
1		

**BME ASSOCIATES**

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

WWW.BMEPC.COM  
565-377-7360

10 LIFEBRIDGE LANE EAST  
FAIRPORT, NEW YORK 14450



**HARTWELL HEIGHTS**

TOWN OF PERINTON, MONROE COUNTY, NEW YORK

**CONCEPT UTILITY PLAN**

PROJECT: HARTWELL HEIGHTS  
LOCATION: TOWN OF PERINTON, MONROE COUNTY, NEW YORK  
CLIENT: WDCS, LLC, P.O. BOX 14534, PITTSFORD, NEW YORK 14534

DRAWING TITLE: CONCEPT UTILITY PLAN

PROJECT MANAGER: P. VARS  
PROJECT ENGINEER: R. DESTRO  
DRAWN BY: A. D'ANGELO

SCALE: 1" = 40'

DATE ISSUED: FEBRUARY 26, 2025

PROJECT NO.: 2850

DRAWING NO.: 02

**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.





**Bushnell's Basin Mixed Use**  
 Wilmot Development Group LLC  
 Pittsford, NY

**Street View Along Rt. 96**  
 Looking Northwest



**James Fahy Design Associates**  
 Architecture & Engineering P.C.  
 Rochester, NY





**Bushnell's Basin Mixed Use**  
 Wilmot Development Group LLC  
 Pittsford, NY

**Front Elevation**  
 4 Unit Brownstone



**James Fahy Design Associates**  
 Architecture & Engineering P.C.  
 Rochester, NY





**Bushnell's Basin Mixed Use**  
 Wilmot Development Group LLC  
 Pittsford, NY

**Front Elevation**  
 3 Unit Brownstone



**James Fahy Design Associates**  
 Architecture & Engineering P.C.  
 Rochester, NY





**Bushnell's Basin Mixed Use**  
 Wilmot Development Group LLC  
 Pittsford, NY

**Front Elevation**  
 10 Unit Apartment



**James Fahy Design Associates**  
 Architecture & Engineering P.C.  
 Rochester, NY





**Bushnell's Basin Mixed Use**  
 Wilmot Development Group LLC  
 Pittsford, NY

**Front Elevation**  
 3 Unit Townhome



**James Fahy Design Associates**  
 Architecture & Engineering P.C.  
 Rochester, NY



# *Short Environmental Assessment Form*

## *Part 1 - Project Information*

### Instructions for Completing

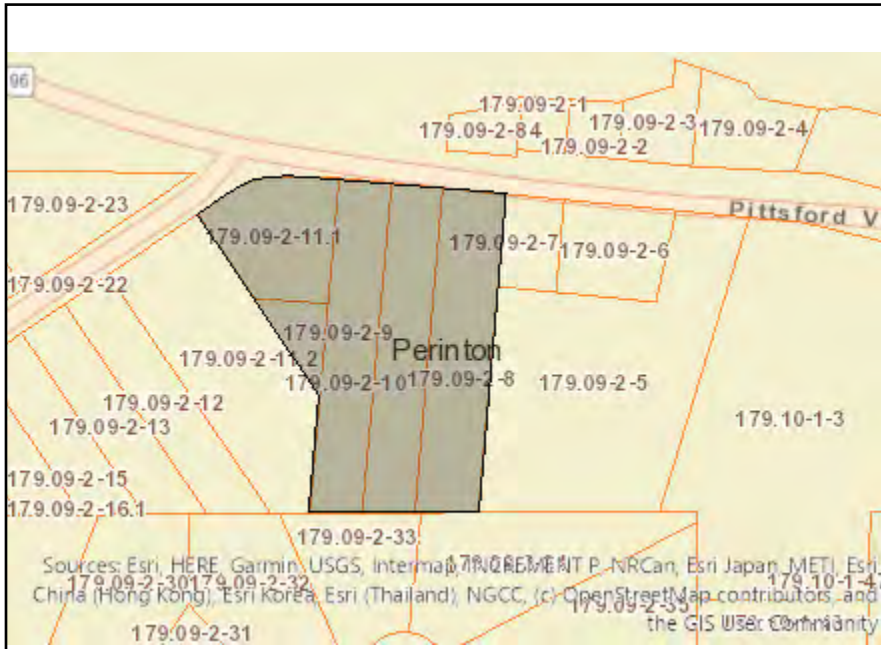
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone: <span style="background-color: black; color: black;">[REDACTED]</span>	
			E-Mail: <span style="background-color: black; color: black;">[REDACTED]</span>	
Address:				
City/PO:		State:	Zip Code:	
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 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:			<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. Urban	Rural (non-agriculture)	Industrial	Commercial	Residential (suburban)
<input type="checkbox"/> Forest	Agriculture	Aquatic	Other(Specify):	
<input type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO  <input type="checkbox"/>  <input type="checkbox"/>	YES  <input type="checkbox"/>  <input type="checkbox"/>	N/A  <input type="checkbox"/>  <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO  <input type="checkbox"/>	YES  <input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO  <input type="checkbox"/>	YES  <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	YES  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO  <input type="checkbox"/>	YES  <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO  <input type="checkbox"/>	YES  <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO  <input type="checkbox"/>	YES  <input 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? 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?	NO  <input type="checkbox"/>  <input type="checkbox"/>	YES  <input type="checkbox"/>  <input 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO  <input type="checkbox"/>  <input type="checkbox"/>	YES  <input type="checkbox"/>  <input type="checkbox"/>	

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    Agricultural/grasslands    Early mid-successional Wetland <input type="checkbox"/> Urban    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 <input type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
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 <input type="checkbox"/>	YES <input type="checkbox"/>
49. 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 <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: _____ Date: _____  Signature: _____ Title: _____		



**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

Project:

Date:

**\* 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.**

## *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?		

Project:

Date:

**\* 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.**

### ***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:*



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

February 26, 2025

BME Project #2850



## **Table of Contents**

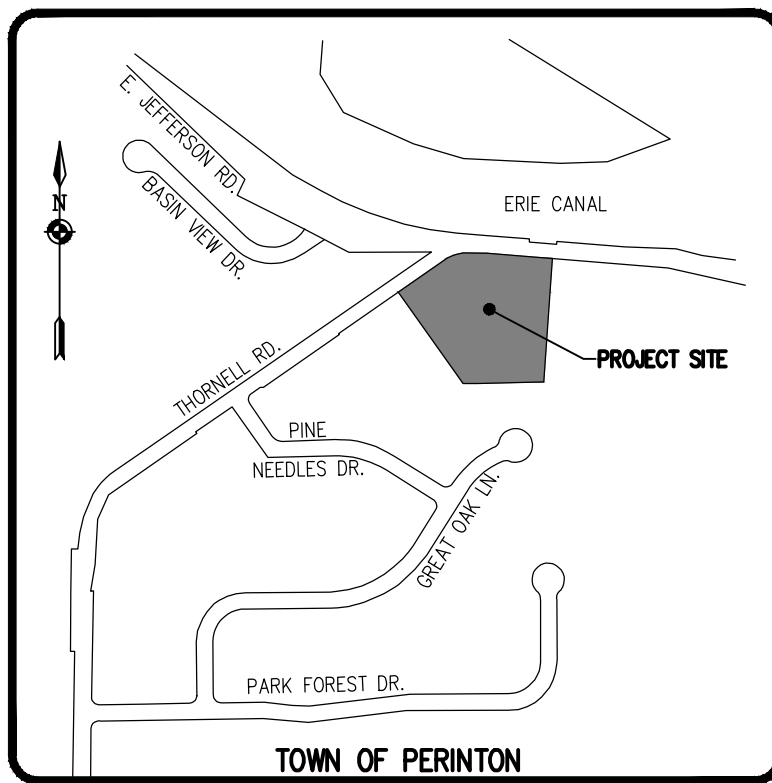
Figure 01 – Location Map

Figure 02 – Aerial Photo Exhibit

1)	Introduction.....	1
2)	Existing Conditions / Description of Site .....	1
3)	Description of Proposed Project .....	1
4)	Appearance / Visibility .....	1
5)	Amenities .....	2
6)	Access & Parking.....	2
7)	Utilities.....	2
8)	Drainage and Stormwater Management.....	3
9)	Lighting.....	3
10)	Easements .....	3
11)	Wetlands .....	3
12)	Floodplains.....	3
13)	SHPO .....	4
14)	Conclusion .....	4

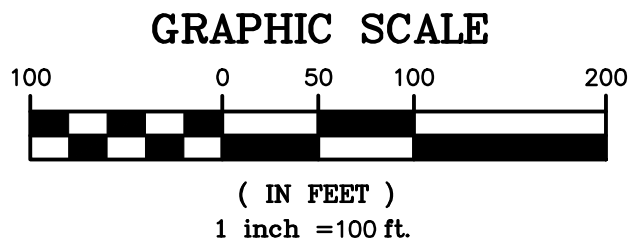
## **Appendices**

1. FEMA Flood Insurance Rate Map #36055C0386G
2. NYSDEC CRIS Map Exhibit



**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**

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

10 LIFTBRIDGE LANE EAST  
FAIRPORT, NEW YORK 14450

WWW.BMEPC.COM  
565-377-7360

**HARTWELL HEIGHTS**

TOWN OF PERINTON, MONROE COUNTY, NEW YORK

PROJECT LOCATION CLIENT DRAWING TITLE

WGS2, LLC  
P.O. BOX 14534  
PITTSFORD, NEW YORK 14534

**AERIAL EXHIBIT**

PROJECT MANAGER  
P. VARS

PROJECT ENGINEER  
R. DESTRO

DRAWN BY  
A. D'ANGELO

SCALE DATE ISSUED  
1" = 100' FEBRUARY 25, 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  $\pm 3.42$  acres located within the Town of Perinton's Mixed-Use zoning district. The proposal includes 30 new townhome/apartment rental units, and the existing 1,900 sf office building at 2 Thornell Road; all of which are permitted uses within 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."* The project proposes two lots; a 0.84 acre lot for the office building and a 2.58 acre lot for the 30 residential rental units in 5 buildings. 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 and shed at 597 Pittsford Victor Road (both of which are proposed to be removed) to allow for the proposed mixed-use 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 30 new townhome/apartment rental units, and the existing 1,900 sf office building at 2 Thornell Road on  $\pm 3.42$  acres in the Town of Perinton's Mixed-Use zoning district. The residential component will consist of 10 townhome style 2-story townhome units in three blocks and two 2-story apartment buildings containing 10 units each. 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 utilize the existing driveway to Thornell Road and will provide parking for up to nine cars.

## **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 townhome buildings will be set at the 25' setback 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 townhome units, 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 is being prepared per the scope identified through consultation with the Town Department of Public Works and NYSDOT. This study will be provided upon its completion.

## **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. Stormwater management facilities will be designed and constructed on-site 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 proposed infiltration stormwater management practice will be designed to 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 ( $\pm 3.42$  acres). The proposed residential uses (townhome units 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.

# **Appendices**

**FEMA Flood Insurance Rate Map #36055C0386G  
NYSDEC CRIS Map Exhibit**



## 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, GR80 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, NGS12  
National Geodetic Survey  
SSMC-3, #202  
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 orthorectified 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 Zones A, AE, AH, AO, AR, AV, VE, and V. 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 AR9** 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.

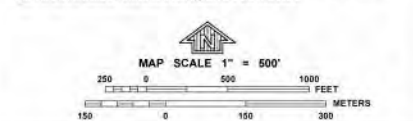
- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood 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
- ① Cross section line
- ② Limited detail cross section line
- ③ Truncated line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1,000-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
- DX5510 x
- M 1.5 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 1-800-638-6625.



**NATIONAL FLOOD INSURANCE PROGRAM**

**PANEL 0386G**

**FIRM**  
FLOOD INSURANCE RATE MAP

for MONROE COUNTY, NEW YORK  
(ALL JURISDICTIONS)

**CONTAINS:**

COMMUNITY	NUMBER
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)

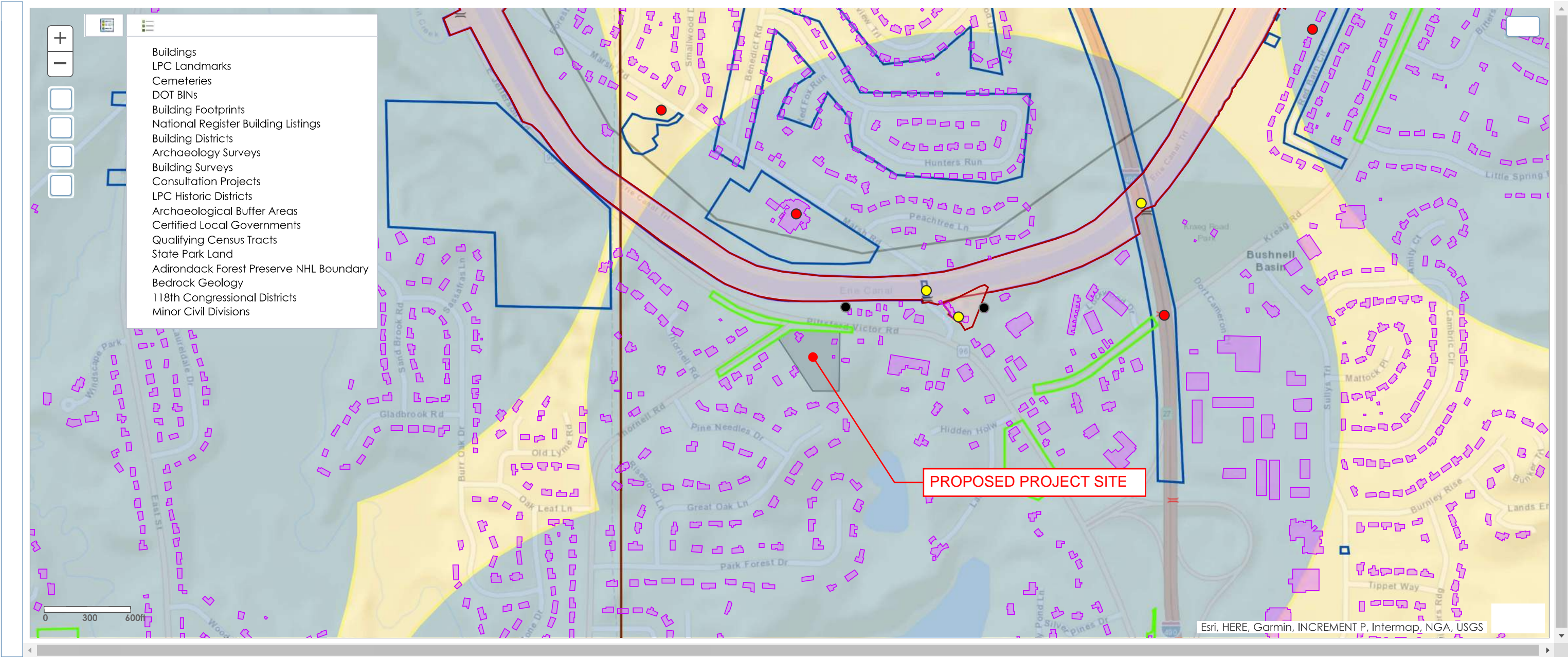
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
36055C0386G

**EFFECTIVE DATE**  
AUGUST 28, 2008

Federal Emergency Management Agency





MONROE COUNTY CLERK'S OFFICE

THIS IS NOT A BILL. THIS IS YOUR RECEIPT.

Receipt # 3086935

Book Page D 12666 0603

No. Pages: 4

Instrument: DEED OTHER

Control #: 202205240783

Ref #: TT0000019195

Date: 05/24/2022

Time: 1:00:33 PM

Return To:  
Harris Beach PLLC  
99 Garnsey Rd  
Pittsford, NY 14534

ME PROPERTY HOLDINGS LLC,

WDG1 LLC,

Recording Fee	\$26.00	
Pages Fee	\$15.00	
State Fee Cultural Education	\$14.25	
State Fee Records	\$4.75	Employee: ED
Management		
TP-584 Form Fee	\$5.00	
RP-5217 County Fee	\$9.00	
RP5217 State Equal Addit Fee	\$241.00	
Total Fees Paid:	\$315.00	

State of New York

MONROE COUNTY CLERK'S OFFICE  
WARNING – THIS SHEET CONSTITUTES THE CLERKS  
ENDORSEMENT, REQUIRED BY SECTION 317-a(5) &  
SECTION 319 OF THE REAL PROPERTY LAW OF THE  
STATE OF NEW YORK. DO NOT DETACH OR REMOVE.

Consideration: \$1.00

JAMIE ROMEO

MONROE COUNTY CLERK



Please record and return to:

### BARGAIN AND SALE DEED

**THIS INDENTURE** made this 12<sup>th</sup> day of May, 2022, between

**ME PROPERTY HOLDINGS LLC**, a New York limited liability company, with an address of 4380 Lincolnwood Drive, Canandaigua, New York 14424,

party of the first part, and

**WDG1 LLC**, a New York limited liability company, with an address of 4380 Lincolnwood Drive, Canandaigua, New York 14424,

party of the second part,

**WITNESSETH**, that the parties of the first part, in consideration of One and 00/100 Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, their heirs and assigns forever,

**ALL THAT PARCEL OF LAND**, situate in the Town of Perinton, County of Monroe and State of New York, being more particularly bounded and described on Schedule A attached hereto and made a part hereof (hereinafter called the "Property").

Tax ID No.: 179.09-2-11.1

Property Address: 2 Thornell Road, Perinton, New York 14534

Tax Mailing Address: PO Box 34, Pittsford, NY 14534.

**BEING** the same premises conveyed to the parties of the first part by Bryce Realty, LLC by Warranty Deed dated January 21, 2010 and recorded in the Monroe County Clerk's Office on February 1, 2010 in Liber 10841 of Deeds at Page 172.

**SUBJECT TO** all covenants, conditions, easements and restrictions of record and the state of facts a current survey and/or inspection of the premises would reveal.

**TOGETHER** with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, his heirs and assigns forever.

**AND**, the parties of the first part covenants that the parties of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.


**AND**, the parties of the first part covenants that, in compliance with Section 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of

Please record and return to:

the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

**IN WITNESS WHEREOF**, the parties of the first part has duly executed this deed as of the day and year first above written.

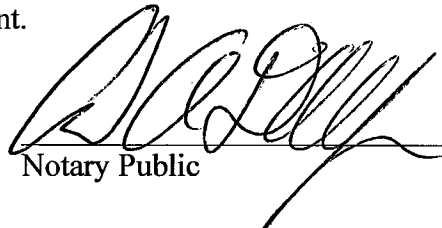
**ME PROPERTY HOLDINGS LLC**

  
Molly Branch Shill, Sole Member

STATE OF NEW YORK     )  
  ) ss.:  
COUNTY OF Monroe     )

On the 12 day of May, in the year 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared **Molly Branch Shill**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Armand A. D'Alfonso  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02DA6407596  
Qualified in Monroe County  
Commission Expires     June 22, 2024

  
Notary Public

**Schedule A**

## Legal Description

Property Address: 2 Thornell Road, Town of Perinton, New York 14534

Tax Account No.: 179.09-2-11.1

**2 Thornell Road: (Tax ID: 179.09-2-11.1)**

**ALL THAT TRACT OR PARCEL OF LAND**, SITUATE IN THE TOWN OF PERINTON, COUNTY OF MONROE AND STATE OF NEW YORK, DESCRIBED AS FOLLOWS:

LOT 1 OF THE H. ROBERT SCHOENBERGER SUBDIVISION AS SHOWN ON A MAP OF THE SUBDIVISION FILED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 304 OF MAPS, PAGE 36.

TOGETHER WITH THE BENEFITS AND SUBJECT TO THE BURDENS OF EASEMENTS ESTABLISHED BY

DECLARATION DATED MAY 23, 2000 AND RECORDED MAY 26, 2000 IN LIBER 9314 OF DEEDS, PAGE 121.

MONROE COUNTY CLERK'S OFFICE

THIS IS NOT A BILL. THIS IS YOUR RECEIPT.

Receipt # 3172428

Book Page D 12709 0413

No. Pages: 4

Instrument: DEED OTHER

Control #: 202208220240

Ref #: TT0000001538

Date: 08/22/2022

Time: 10:05:38 AM

Return To:  
Harris Beach PLLC  
99 Garnsey Rd  
Pittsford, NY 14534

WDG4 LLC,

WDG1 LLC,

Recording Fee	\$26.00	
Pages Fee	\$15.00	
State Fee Cultural Education	\$14.25	
State Fee Records	\$4.75	Employee: XC
Management		
TP-584 Form Fee	\$5.00	
RP-5217 County Fee	\$9.00	
RP5217 State Equal Addit Fee	\$241.00	
Total Fees Paid:	\$315.00	

State of New York

MONROE COUNTY CLERK'S OFFICE  
WARNING – THIS SHEET CONSTITUTES THE CLERKS  
ENDORSEMENT, REQUIRED BY SECTION 317-a(5) &  
SECTION 319 OF THE REAL PROPERTY LAW OF THE  
STATE OF NEW YORK. DO NOT DETACH OR REMOVE.

Consideration: \$1.00

JAMIE ROMEO

MONROE COUNTY CLERK



R&R to:

Harris Beach PLLC  
99 Garnsey Road  
Pittsford, NY 14534  
Attn: Kevin Overton, Esq.

QUIT CLAIM DEED

THIS INDENTURE, made the 15th day of August, 2022, between

WDG4 LLC, a New York limited liability company, having an address of 3 Fitzmot  
Glen, Pittsford, New York 14534,

Grantor,

WDG1 LLC, a New York limited liability company, having an address of 3 Fitzmot  
Glen, Pittsford, New York 14534,

Grantee;

WITNESSETH, that Grantor, in consideration of One Dollar lawful money of the United States and other good and valuable consideration paid by Grantee, does hereby remise, release and quitclaim unto Grantee, its successors and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Perinton, County of Monroe and State of New York as set forth and described in SCHEDULE "A" attached hereto and made a part hereof.

SUBJECT to all covenants, easements and restrictions of record, if any affecting said premises.

BEING and hereby intending to convey a part of the premises conveyed to Grantor by deed dated May 12, 2022 and recorded in the Monroe County Clerk's Office on May 24, 2022 at Liber 12666 of Deeds, page 607.

Part of Tax Map Number: 179.09-2-11.2

Part of Property Address: 4 Thornell Road  
Pittsford, NY 14534

Consideration for this conveyance is less than \$100.00.

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to said premises.



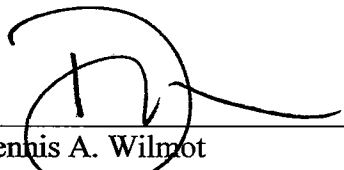
TO HAVE AND TO HOLD the premises herein granted unto Grantee, its successors and assigns forever.

The Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, Grantor has executed this deed the day and year first above written.

WDG4 LLC, a New York limited liability company

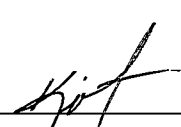
By: Wilmot Development Group, LLC  
Its: Sole Member

By:   
Name: Dennis A. Wilmot  
Title: Sole Member

STATE OF NEW YORK )

COUNTY OF MONROE ) ss.:

On the 22<sup>nd</sup> day of August in the year 2022 before me, the undersigned, a notary public in and for said state, personally appeared DENNIS A. WILMOT, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacities, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

KEVIN L. OVERTON  
Notary Public, State of New York  
No. 020V6278256  
Qualified in Ontario County  
Commission Expires March 25, 2025

## SCHEDULE A

### Parcel 1 to be conveyed to WDG1 LLC

All that tract or parcel of land situated in Town Lot 63, Township 12, Range 4, Phelps and Gorham Purchase, Town of Perinton, County of Monroe, State of New York, bounded and described as follows:

Beginning at the northeast corner of Lot 2 of the H. Robert Schoenberger Subdivision as filed in Liber 304 of Maps, at page 36;

- 1) thence South 34°25'34" East for a distance of 35.41 feet to a point;
- 2) thence South 83°45'15" West for a distance of 33.62 feet to a point;
- 3) thence North 34°25'34" West for a distance of 19.53 feet to a point;
- 4) thence North 55°34'26" East for a distance of 29.63 feet to the point of beginning;

said parcel having an area of 814 square feet, 0.019 acres more or less.

### Parcel 2 to be conveyed to WDG1 LLC

All that tract or parcel of land situated in Town Lot 63, Township 12, Range 4, Phelps and Gorham Purchase, Town of Perinton, County of Monroe, State of New York, bounded and described as follows:

Beginning at the southeast corner of Lot 1 of the H. Robert Schoenberger Subdivision as filed in Liber 304 of Maps, at page 36;

- 5) thence South 03°38'54" West for a distance of 80.00 feet to a point;
- 6) thence North 37°32'14" West for a distance of 106.30 feet to a point;
- 7) thence South 86°21'04" East for a distance of 70.00 feet to the point of beginning;

said parcel having an area of 2800 square feet, 0.064 acres more or less.

MONROE COUNTY CLERK'S OFFICE

THIS IS NOT A BILL. THIS IS YOUR RECEIPT.

Receipt # 3504239

Book Page D 12840 0219

No. Pages: 4

Instrument: CORRECTION DEED

Control #: 202307201575

Ref #: TT0000020767

Date: 07/20/2023

Time: 5:04:31 PM

Return To:  
Harris Beach PLLC  
99 Garnsey Rd  
Pittsford, NY 14534

WDG4 LLC,

WDG1 LLC,

Recording Fee	\$26.00	
Pages Fee	\$15.00	
State Fee Cultural Education	\$14.25	
State Fee Records	\$4.75	Employee: NB
Management		
TP-584 Form Fee	\$5.00	
RP-5217 County Fee	\$9.00	
RP5217 State Equal Fee	\$116.00	
Total Fees Paid:	\$190.00	

State of New York

MONROE COUNTY CLERK'S OFFICE  
WARNING – THIS SHEET CONSTITUTES THE CLERKS  
ENDORSEMENT, REQUIRED BY SECTION 317-a(5) &  
SECTION 319 OF THE REAL PROPERTY LAW OF THE  
STATE OF NEW YORK. DO NOT DETACH OR REMOVE.

Consideration: \$1.00

JAMIE ROMEO

MONROE COUNTY CLERK



R&R to:

Harris Beach PLLC  
99 Garnsey Road  
Pittsford, NY 14534  
Attn: Kevin Overton, Esq.

CORRECTION QUIT CLAIM DEED

[This instrument is being presented to correct the instrument recorded in the Yates County Clerk's Office on July 7, 2023 in Liber 12834 of Deeds, page 332. This instrument corrects the grantor, grantee and property address of the property to be conveyed.]

THIS INDENTURE, made the 18 day of July, 2023, between

WDG4 LLC, a New York limited liability company, having an address of 3 Fitzmot Glen, Pittsford, New York 14534,

Grantor,

WDG1 LLC, a New York limited liability company, having an address of 3 Fitzmot Glen, Pittsford, New York 14534,

Grantee;

WITNESSETH, that Grantor, in consideration of One Dollar lawful money of the United States and other good and valuable consideration paid by Grantee, does hereby remise, release and quitclaim unto Grantee, its successors and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Perinton, County of Monroe and State of New York as set forth and described in SCHEDULE "A" attached hereto and made a part hereof.

SUBJECT to all covenants, easements and restrictions of record, if any affecting said premises.

BEING and hereby intending to convey a part of the premises conveyed to Grantor by deed dated May 12, 2022 and recorded in the Monroe County Clerk's Office on May 24, 2022 at Liber 12666 of Deeds, page 603.

Part of Tax Map Number:	part of 179.09-2-11.21
Part of Property Address:	4 Thornell Road (part of - .16 acres) Pittsford, NY 14534
Tax Mailing Address:	3 Fitzmot Glen Pittsford, New York 14534

Consideration for this conveyance is less than \$100.00.

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to said premises.

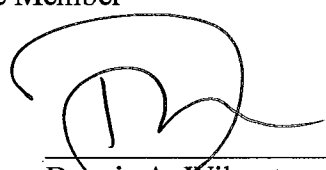
TO HAVE AND TO HOLD the premises herein granted unto Grantee, its successors and assigns forever.

The Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, Grantor has executed this deed the day and year first above written.

WDG4 LLC , a New York limited liability company

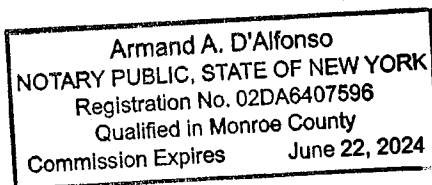
By: Wilmot Development Group, LLC  
Its: Sole Member


By:   
Name: Dennis A. Wilmot  
Title: Sole Member

STATE OF NEW YORK )

COUNTY OF MONROE ) ss.:

On the 18 day of July in the year 2023 before me, the undersigned, a notary public in and for said state, personally appeared DENNIS A. WILMOT, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacities, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



  
Notary Public



SCHEDULE A

## Description of Area to be Conveyed from Lot R-2 to Lot R-1

ALL THAT TRACT OR PARCEL OF LAND containing 0.168 Acre more or less, situate in the Phelps and Gorham Purchase, Township 12, Range 4, Town Lot 63, Town of Perinton, County of Monroe, and State of New York, as shown on the map entitled "H. Robert Schoenberger Resubdivision of Lots R-1 & R-2," having dwg No. 2850-100 last revised 5/9/23, being more particularly bounded and described as follows:

Commencing at the intersection of the westerly boundary line of Lot R-1 with the southerly right-of-way line of Thornell Road – County Road 33 (66' Right-of-Way); thence;

A. S 34°25'34" E, along said westerly boundary line of Lot R-1, a distance of 11.28 feet to a point; thence

N 83°45'15" E, continuing along said westerly boundary line of Lot R-1, a distance of 22.27 feet to the Point of Beginning; thence

1. N 83°45'15" E, a distance of 11.35 feet to a point; thence

2. S 34°25'34" E, a distance of 105.85 feet to a point; thence

3. S 86°21'04" E, a distance of 36.47 feet to a point; thence

4. S 37°32'14" E, a distance of 106.30 feet to a point; thence

5. S 03°38'56" W, a distance of 72.12 feet to a point; thence

6. N 34°25'34" W, a distance of 296.63 feet to the Point of Beginning.

MONROE COUNTY CLERK'S OFFICE

THIS IS NOT A BILL. THIS IS YOUR RECEIPT.

Receipt # 3086935

Book Page D 12666 0611

No. Pages: 4

Instrument: DEED OTHER

Control #: 202205240785

Ref #: TT0000019197

Date: 05/24/2022

Time: 1:00:35 PM

Return To:  
Harris Beach PLLC  
99 Garnsey Rd  
Pittsford, NY 14534

THORNELL PROPERTIES LLC,

WDG2 LLC,

Recording Fee	\$26.00	
Pages Fee	\$15.00	
State Fee Cultural Education	\$14.25	
State Fee Records	\$4.75	Employee: ED
Management		
TP-584 Form Fee	\$5.00	
RP-5217 County Fee	\$9.00	
RP5217 State Equal Addit Fee	\$241.00	
Total Fees Paid:	\$315.00	

State of New York

MONROE COUNTY CLERK'S OFFICE  
WARNING – THIS SHEET CONSTITUTES THE CLERKS  
ENDORSEMENT, REQUIRED BY SECTION 317-a(5) &  
SECTION 319 OF THE REAL PROPERTY LAW OF THE  
STATE OF NEW YORK. DO NOT DETACH OR REMOVE.

Consideration: \$1.00

JAMIE ROMEO

MONROE COUNTY CLERK



**BARGAIN AND SALE DEED**

**THIS INDENTURE** made this 12<sup>th</sup> day of May, 2022, between

**THORNELL PROPERTIES, LLC**, a New York limited liability company, with an address of 4380 Lincolnwood Drive, Canandaigua, New York 14424,

party of the first part, and

**WDG2 LLC**, a New York limited liability company, with an address of 4380 Lincolnwood Drive, Canandaigua, New York 14424,

party of the second part,

**WITNESSETH**, that the parties of the first part, in consideration of One and 00/100 Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, their heirs and assigns forever,

**ALL THAT PARCEL OF LAND**, situate in the Town of Perinton, County of Monroe and State of New York, being more particularly bounded and described on Schedule A attached hereto and made a part hereof (hereinafter called the "Property").

Tax ID No.: 179.09-2-10

Property Address: 589 Pittsford Victor Road, Perinton, New York 14534

Tax Mailing Address: PO Box 34, Pittsford, NY 14534.

**BEING** part of the same premises conveyed to the parties of the first part by Hitching Post Plaza LLC by Warranty Deed dated April 3, 2014 and recorded in the Monroe County Clerk's Office on April 4, 2014 in Liber 11375 of Deeds at Page 565.

**SUBJECT TO** all covenants, conditions, easements and restrictions of record and the state of facts a current survey and/or inspection of the premises would reveal.

**TOGETHER** with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, his heirs and assigns forever.

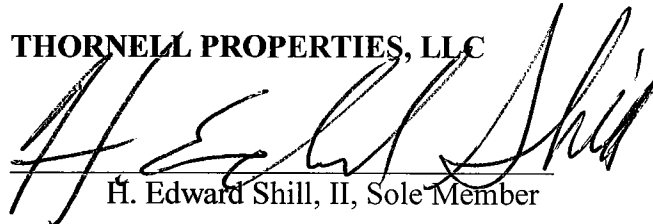
**AND**, the parties of the first part covenants that the parties of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

**AND**, the parties of the first part covenants that, in compliance with Section 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of

the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

**IN WITNESS WHEREOF**, the parties of the first part has duly executed this deed as of the day and year first above written.

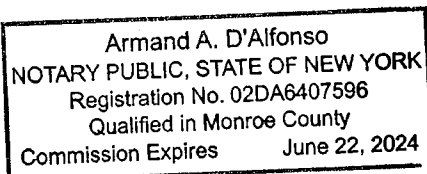
**THORNELL PROPERTIES, LLC**

  
H. Edward Shill, II, Sole Member

STATE OF NEW YORK     )  
  ) ss.:  
COUNTY OF Monroe     )

On the 12 day of May, in the year 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared **H. Edward Shill, II**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public



**Schedule A**

## Legal Description

Property Address: 589 Pittsford Victor Road, Town of Perinton, New York 14534

Tax Account No.: 179.09-2-10

**589 Pittsford Victor Road: (Tax ID: 179.09-2-10)**

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF PERINTON, MONROE COUNTY, NEW YORK, KNOWN AS LOT 3 OF THE CLIFF-LEA SUBDIVISION AS SHOWN ON A MAP THEREOF FILED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 85 OF MAPS, AT PAGE 18. SAID PREMISES ARE SITUATE ON THE SOUTH SIDE OF THE PITTSFORD-VICTOR ROAD AND ARE OF THE DIMENSIONS AS SHOWN ON SAID MAP.



MONROE COUNTY CLERK'S OFFICE

THIS IS NOT A BILL. THIS IS YOUR RECEIPT.

Receipt # 3086935

Book Page D 12666 0615

No. Pages: 4

Instrument: DEED

Control #: 202205240786

Ref #: TT0000019198

Date: 05/24/2022

Time: 1:00:36 PM

Return To:  
Harris Beach PLLC  
99 Garnsey Rd  
Pittsford, NY 14534

THORNELL PROPERTIES LLC,

WDG3 LLC,

Recording Fee	\$26.00	
Pages Fee	\$15.00	
State Fee Cultural Education	\$14.25	
State Fee Records	\$4.75	Employee: ED
Management		
TP-584 Form Fee	\$5.00	
Deed Notice Fee	\$10.00	
RP-5217 County Fee	\$9.00	
RP5217 State Equal Fee	\$116.00	
Total Fees Paid:	\$200.00	

State of New York

MONROE COUNTY CLERK'S OFFICE  
WARNING – THIS SHEET CONSTITUTES THE CLERKS  
ENDORSEMENT, REQUIRED BY SECTION 317-a(5) &  
SECTION 319 OF THE REAL PROPERTY LAW OF THE  
STATE OF NEW YORK. DO NOT DETACH OR REMOVE.

Consideration: \$1.00

JAMIE ROMEO

MONROE COUNTY CLERK



**BARGAIN AND SALE DEED**

**THIS INDENTURE** made this 12<sup>th</sup> day of May, 2022, between

**THORNELL PROPERTIES, LLC**, a New York limited liability company, with an address of 4380 Lincolnwood Drive, Canandaigua, New York 14424,

party of the first part, and

**WDG3 LLC**, a New York limited liability company, with an address of 4380 Lincolnwood Drive, Canandaigua, New York 14424,

party of the second part,

**WITNESSETH**, that the parties of the first part, in consideration of One and 00/100 Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, their heirs and assigns forever,

**ALL THAT PARCEL OF LAND**, situate in the Town of Perinton, County of Monroe and State of New York, being more particularly bounded and described on Schedule A attached hereto and made a part hereof (hereinafter called the "Property").

Tax ID No.: 179.09-2-8

Property Address: 597 Pittsford Victor Road, Perinton, New York 14534

Tax Mailing Address: PO Box 34, Pittsford, NY 14534.

**BEING** part of the same premises conveyed to the parties of the first part by Hitching Post Plaza LLC by Warranty Deed dated April 3, 2014 and recorded in the Monroe County Clerk's Office on April 4, 2014 in Liber 11375 of Deeds at Page 565.

**SUBJECT TO** all covenants, conditions, easements and restrictions of record and the state of facts a current survey and/or inspection of the premises would reveal.

**TOGETHER** with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, his heirs and assigns forever.

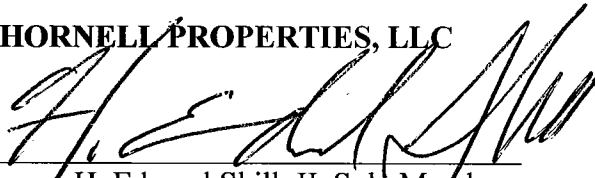
**AND**, the parties of the first part covenants that the parties of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

**AND**, the parties of the first part covenants that, in compliance with Section 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of

the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

**IN WITNESS WHEREOF**, the parties of the first part has duly executed this deed as of the day and year first above written.

**THORNELL PROPERTIES, LLC**

  
H. Edward Shill, II, Sole Member

STATE OF NEW YORK     )  
  ) ss.:  
COUNTY OF Monroe     )

On the 12 day of May, in the year 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared **H. Edward Shill, II**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Armand A. D'Alfonso
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02DA6407596
Qualified in Monroe County
Commission Expires     June 22, 2024

  
Notary Public

**Schedule A****Legal Description**

Property Address: 597 Pittsford Victor Road, Town of Perinton, New York 14534

Tax Account No.: 179.09-2-8

**597 Pittsford Victor Road: (Tax ID: 179.09-2-8)**

**ALL THAT TRACT OR PARCEL OF LAND** SITUATE IN THE TOWN OF PERINTON, MONROE COUNTY, NEW YORK, KNOWN AS LOT 1 OF THE CLIFF-LEA SUBDIVISION AS SHOWN ON A MAP THEREOF FILED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 85 OF MAPS, AT PAGE 18. SAID PREMISES ARE SITUATE ON THE SOUTH SIDE OF THE PITTSFORD-VICTOR ROAD AND ARE OF THE DIMENSIONS AS SHOWN ON SAID MAP.

MONROE COUNTY CLERK'S OFFICE

THIS IS NOT A BILL. THIS IS YOUR RECEIPT.

Receipt # 3086935

Book Page D 12666 0619

No. Pages: 4

Instrument: DEED OTHER

Control #: 202205240787

Ref #: TT0000019199

Date: 05/24/2022

Time: 1:00:37 PM

Return To:  
Harris Beach PLLC  
99 Garnsey Rd  
Pittsford, NY 14534

THORNELL PROPERTIES LLC,

WDG5 LLC,

Recording Fee	\$26.00	
Pages Fee	\$15.00	
State Fee Cultural Education	\$14.25	
State Fee Records	\$4.75	Employee: ED
Management		
TP-584 Form Fee	\$5.00	
RP-5217 County Fee	\$9.00	
RP5217 State Equal Addit Fee	\$241.00	
Total Fees Paid:	\$315.00	

State of New York

MONROE COUNTY CLERK'S OFFICE  
WARNING – THIS SHEET CONSTITUTES THE CLERKS  
ENDORSEMENT, REQUIRED BY SECTION 317-a(5) &  
SECTION 319 OF THE REAL PROPERTY LAW OF THE  
STATE OF NEW YORK. DO NOT DETACH OR REMOVE.

Consideration: \$1.00

JAMIE ROMEO

MONROE COUNTY CLERK





**BARGAIN AND SALE DEED**

**THIS INDENTURE** made this 12<sup>th</sup> day of May, 2022, between

**THORNELL PROPERTIES, LLC**, a New York limited liability company, with an address of 4380 Lincolnwood Drive, Canandaigua, New York 14424,

party of the first part, and

**WDG5 LLC**, a New York limited liability company, with an address of 4380 Lincolnwood Drive, Canandaigua, New York 14424,

party of the second part,

**WITNESSETH**, that the parties of the first part, in consideration of One and 00/100 Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, their heirs and assigns forever,

**ALL THAT PARCEL OF LAND**, situate in the Town of Perinton, County of Monroe and State of New York, being more particularly bounded and described on Schedule A attached hereto and made a part hereof (hereinafter called the "Property").

Tax ID No.: 179.09-2-9

Property Address: 0 Pittsford Victor Road, Perinton, New York 14534

Tax Mailing Address: PO Box 34, Pittsford, NY 14534.

**BEING** part of the same premises conveyed to the parties of the first part by Hitching Post Plaza LLC by Warranty Deed dated April 3, 2014 and recorded in the Monroe County Clerk's Office on April 4, 2014 in Liber 11375 of Deeds at Page 565.

**SUBJECT TO** all covenants, conditions, easements and restrictions of record and the state of facts a current survey and/or inspection of the premises would reveal.

**TOGETHER** with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, his heirs and assigns forever.

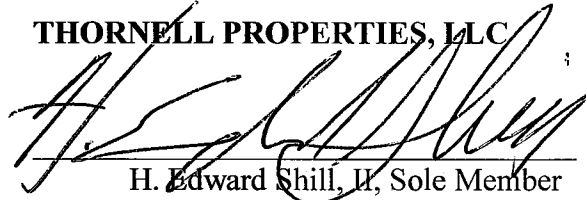
**AND**, the parties of the first part covenants that the parties of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

**AND**, the parties of the first part covenants that, in compliance with Section 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of

the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

**IN WITNESS WHEREOF**, the parties of the first part has duly executed this deed as of the day and year first above written.

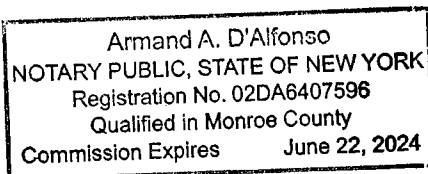
**THORNELL PROPERTIES, LLC**



H. Edward Shill, II, Sole Member

STATE OF NEW YORK     )  
COUNTY OF Monroe     ) ss.:

On the 12 day of May, in the year 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared **H. Edward Shill, II**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

**Schedule A**

## Legal Description

Property Address: 0 Pittsford Victor Road, Town of Perinton, New York 14534

Tax Account No.: 179.09-2-9

**0 Pittsford Victor Road: (Tax ID: 179.09-2-9)**

**ALL THAT TRACT OR PARCEL OF LAND** SITUATE IN THE TOWN OF PERINTON, MONROE COUNTY, NEW YORK, KNOWN AS LOT 2 OF THE CLIFF-LEA SUBDIVISION AS SHOWN ON A MAP THEREOF FILED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 85 OF MAPS, AT PAGE 18. SAID PREMISES ARE SITUATE ON THE SOUTH SIDE OF THE PITTSFORD-VICTOR ROAD AND ARE OF THE DIMENSIONS AS SHOWN ON SAID MAP.