



orig

May 8, 2025

Mr. Ciaran Hanna
Supervisor – Town of Perinton
1350 Turk Hill Road
Fairport, NY 14450

RECEIVED
MAY 13 2025
TOWN OF PERINTON

Re: Special Use Permit Request
The Place at WillowBrook
Town of Perinton, Monroe County

Dear Ciaran,

On behalf of our client, Christa Development Corp., we are submitting a request for a Special Use Permit for the proposed redevelopment of a portion of WillowBrook Office Park. As you know, these parcels were recently rezoned from I: Industrial to RB: Restricted Business by the Town Board on April 23, 2025, and a coordinated SEQR Negative Declaration determined to facilitate this development.

WillowBrook Office Park fronts on Route 96 across from the Woodcliff Drive entrance with an address of 1407-1451 Pittsford Victor Road. Our client plans to redevelop and upgrade the office park maintaining the office use but also incorporating mixed-use development with residential and amenity spaces as well.

The proposed Special Use Permit is also consistent with the Town of Perinton Comprehensive Plan 'Future Land Use' figures and description (Page 48). The proposal satisfies many of the goals stated in Chapter 3 and especially policy areas 1 (Land Use + Community Character), 2 (Transportation + Circulation), and 6 (Economic Development).

Specific goals anticipated to be satisfied from the Comprehensive Plan outlined above and supported by the permit are:

- Page 67, Actions 1 and 2. *'...Implement zoning amendments to encourage a greater mix of uses, such as commercial and residential development...'*
'Market available underutilized buildings and sites for redevelopment, such as office parks along the I-490 and Route 96 corridor...'
- Page 71, Goal 3 *'Improve access to transit options throughout the Town, with an emphasis near mixed-use and higher density areas'* The project is located within the Pittsford/Eastview on demand zone for RTS.
- Page 90, *'...envision single-use office and commercial spaces to permit a mix of uses, including multi-unit residential and commercial infill development, resulting in viable site re-uses and the attraction of a range of business types...'*

Going the distance for you.

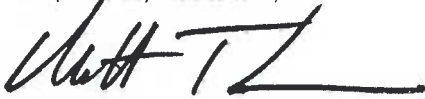
Special Use Permit Request
The Place at WillowBrook
Town of Perinton, Monroe County
05/08/2025

Attached with this letter please find (including original of each):

- 12 copies of this Letter of Intent
- 12 copies of the Application Form
- 12 copies of the Owner Authorization Letter
- 12 copies of the Special Use Permit Plans (11x17)
- 1 check in the amount of \$150

We look forward to presenting the Special Use Permit request to the Town Board at its upcoming meeting. If there are any questions or additional information is requested, please contact our office at (585) 458-7770.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Matt Tomlinson', with a stylized flourish at the end.

Matt Tomlinson, Partner
MARATHON ENGINEERING

cc: Christa Development Corp.



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

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

MEETING DATE _____

APPLICATION FORM – SPECIAL USE PERMIT - Town Board

See attached instructions/requirements

1. APPLICANT

Name Dave Christa, Christa Development Phone [REDACTED]
Street& Number 64 Commercial St, Suite 401 City Rochester Zip 14614
Interest in Property: ☐ Owner ☐ Lessee ☒ Other _____

2. OWNER (if other than applicant)

Name The Uniland Partnership of Delaware LP Phone _____
Street& Number 100 Corporate Pkwy, Suite 500 City Amherst Zip 14226

3. ATTORNEY (If represented)

Name TBD 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 ☒ Explain INTEREST _____
If yes, who? Name _____ Address _____

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

1407, 1451 Pittsford Victor Rd - WillowBrook Office Park, Buildings 100, 150, 200, 300, 400, 500, 600, 700

6. SIZE OF PARCEL: 29.03 ac

7. **PRESENT USE OF PROPERTY:** Office park with office buildings, parking and landscaping

8. **ZONING DISTRICT:** I-Industrial **TAX ACCOUNT#** see above

9. **Describe specifically the nature of your request** _____
Special Use Permit to allow for mixed-use development.

10. **Describe the location, use and size of structures and other land use within 100 feet of the boundaries of the subject property** 1433 Pitts-Vict Rd - 14k sq ft florist & 14k sq ft hobby shop
1501 Pitts-Vict Rd - 14k sq ft kitchen remodeling studio
1595 Pitts-Vict Rd - 1k sq ft utility shed

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 ☒ Yes ☐

The nature or magnitude of use? No ☒ Yes ☐

Inadequate access to property? No ☒ 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 ☒ Yes ☐

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

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 ☒ Yes ☐

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

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 5/9/25

Printed name of Applicant Dave Christa, Christa Development

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 SEE AUTHORIZATION FORM

3/21/19



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AUTHORIZATION

Uniland Development, record property owner of WillowBrook Office Park in the Town of Perinton, NY, hereby authorizes Christa Development to file a rezoning application along with any necessary supporting documentation, with the Town of Perinton in connection with a proposed rezoning to the property. This includes the properties at 100, 150, 200, 300, 400, 500, 600 and 700 WillowBrook.

Please feel free to contact us should you need any additional information or have any questions.

By: K. B. Kirk

Kevin B. Kirk, RA – Director of Planning &
Design at Uniland Development

On behalf of Uniland Development

Dated: 11/15/24

Short Environmental Assessment Form
Part 1 - Project Information

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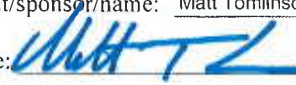
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

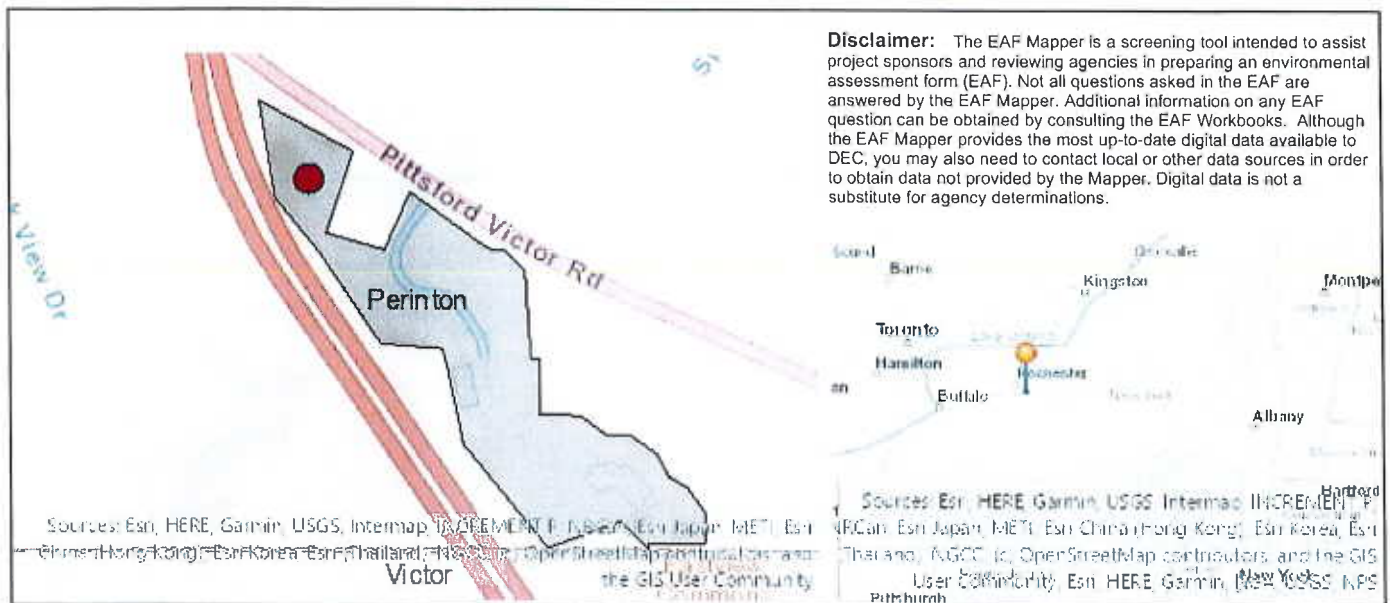
Part 1 – Project and Sponsor Information							
Name of Action or Project: WillowBrook Mixed-Use Development							
Project Location (describe, and attach a location map): 1407, 1451 Pittsford Victor Rd, Perinton NY 14564							
Brief Description of Proposed Action: Client wishes to obtain a Special Use Permit in order to facilitate mixed-use development. The proposed project is as described in the recent rezoning approved by the Town Board on 04/28/2025.							
Name of Applicant or Sponsor: Dave Christa, Christa Development		Telephone: [REDACTED]					
		E-Mail: [REDACTED]					
Address: 64 Commercial St, Suite 401							
City/PO: Rochester		State: NY	Zip Code: 14614				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			<table border="1" style="width: 100%; text-align: center;"><tr><td>NO</td><td>YES</td></tr><tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr></table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: See below*			<table border="1" style="width: 100%; text-align: center;"><tr><td>NO</td><td>YES</td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr></table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		29.03 acres					
b. Total acreage to be physically disturbed?		4.5± acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		29.03 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" 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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Potential stream crossing for driveway ~1200sf _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing stream on-site and existing storm sewer system within the office park.		
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 checked="" type="checkbox"/>
stormwater management facility		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Matt Tomlinson, Marathon Engineering, as Agent</u> Date: <u>05/12/2025</u> Signature: <u></u> Title: <u>Project Manager</u>		

EAF Mapper Summary Report

Wednesday, November 20, 2024 3:49 PM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
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

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form **Part 2 - Impact Assessment**

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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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<hr/>	
Name of Lead Agency	Date
<hr/>	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr/>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

File: 1780-24 Concept.dwg, Plot Date: 12/13/2024, By: MTOMLINSON



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ENGINEERING
ROCHESTER LOCATION
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ITHACA LOCATION
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ITHACA, NY 14850
607-281-2917
www.marathoneng.com

JOB NO: 1780-24
SCALE: 1" = 100'
DESIGNED: MT
DATE: 12/13/24

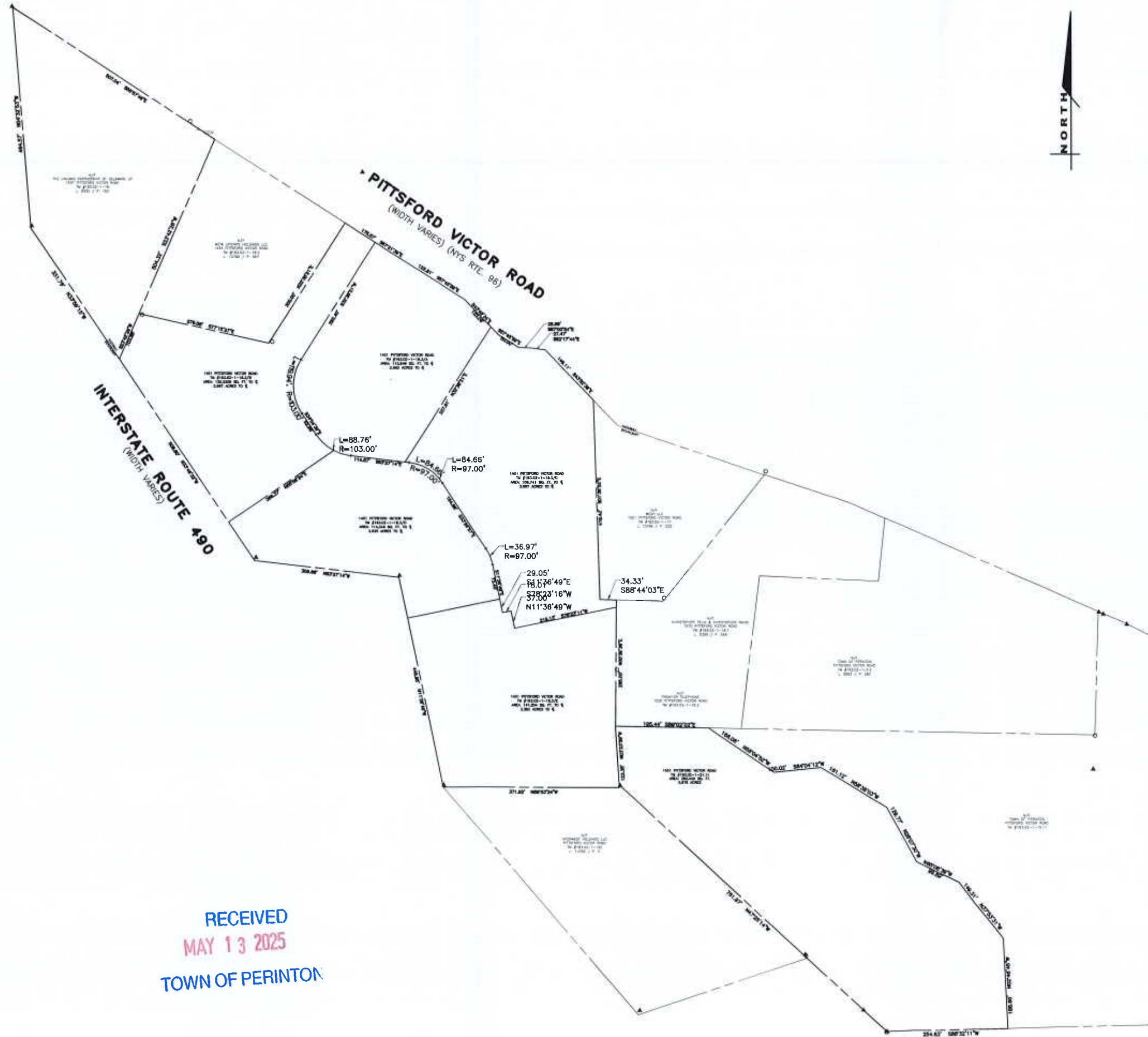
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TITLE:

CONCEPT PLAN
THE PLACE at WILLOWBROOK
CHRISTA DEVELOPMENT
TOWN OF PERINTON MONROE COUNTY NEW YORK

File: S:\Drawings\Monroe County\Perinton\Willowbrook Office Park Working.dwg, Last saved: 12/17/2024, Plot Date: 12/17/2024, By: MTOMLINSON, Plot Scale: 1"=100'



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39 CASCADE DRIVE
ROCHESTER, NY 14604
585-438-7778
THACKA LOCATION
840 HANSHAW RD, STE 6
ITHACA, NY 14850
607-343-3517
www.marathoneng.com

INSTRUMENT SURVEY
for
THE PLACE at WILLOWBROOK
CHRISTA DEVELOPMENT CORP.

TOWN OF PERINTON
1407-1451 PITTSFORD-VICTOR ROAD
MONROE COUNTY
STATE OF NEW YORK

JOB NO: 1780-24
SCALE: 1"=100'
DRAWN: MY
DATE: 12/17/24

REVISIONS		
DATE	BY	REVISION

1. This drawing is a preliminary drawing and should not be used for construction or other purposes without the approval of the engineer. It is the responsibility of the user to verify the accuracy of the information and to obtain the necessary permits and approvals from the appropriate authorities. The engineer assumes no liability for any errors or omissions in this drawing.

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DRAFT

DRAWING TITLE:
INSTRUMENT SURVEY FOR REZONING

1 of 1 SHEET No	IS-1.0
1780-24 JOB No	
DRAWING No	

File: 1780-24 Rezoning Figure.dwg, Plot Date: 12/17/2024, By: MTOMLINSON



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JOB NO: 1780-24
SCALE: 1" = 200'
DESIGNED: MT
DATE: 12/13/24

- | | |
|--|---|
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RESIDENTIAL/ MIXED-USE/ OFFICE/ AMENITY |
| | PROFESSIONAL OFFICE |
| | FUTURE DEVELOPMENT AREA
RESIDENTIAL/ MIXED-USE/ OFFICE |

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TITLE:

REZONING LAND USE PLAN THE PLACE at WILLOWBROOK CHRISTA DEVELOPMENT

TOWN OF PERINTON MONROE COUNTY NEW YORK