

AS ACTED UPON DURING A DULY NOTICED OPEN MEETING OF THE TOWN BOARD OF THE TOWN OF HENRIETTA, COUNTY OF MONROE, STATE OF NEW YORK, HELD AT THE HENRIETTA TOWN HALL AT 475 CALKINS ROAD, HENRIETTA, NEW YORK ON MARCH 27, 2024 AT 6:00 P.M.

RESOLUTION #7-117/2024

To approve Special Use Permit Nos. 2024-007/008 to allow the development of a four-story extended stay hotel with an increased maximum building height of 55 feet.

On Motion of
Councilmember Barley

Seconded by
Councilmember Bellanca

WHEREAS, applications were filed with the Town Board of the Town of Henrietta by Indus Real Estate II, LLC (the "Applicant"), regarding the Applicant's proposal to develop property on Kenneth Drive, Tax Account No. 175.11-1-13.21, to be known as TownPlace Suites by Marriott, for which the Applicant requests that the Town Board approve Special Use Permits pursuant to Town Code Section 295-25; and

WHEREAS, they previously received Special Use Permit approvals for Application Nos. 2022-028/029 on July 13, 2022 per Town Board Resolution #16-228/2022 to construct a four-story hotel with approximately 89 rooms (2022-028) with a building height of approximately 52 feet (2022-029); and

WHEREAS, an extension was granted for Special Use Permits 2022-028/029 on June 28, 2023 per Town Board Resolution #14-244/2023; and

WHEREAS, Special Use Permits 2022-028/029 have expired and the Applicant is requesting re-approval of the project through Special Use Permit Application No. 2024-007 to construct a four-story hotel with approximately 89 rooms and Special Use Permit Application No. 2024-008 to now allow an increased building height of 55 feet, whereas it was previously approved for a height of 52 feet, whereas Town Code only permits a height of 40 feet; and; and

WHEREAS, the Town Board has carefully reconsidered all relevant documentary, testimonial, and other evidence submitted, including but not limited to the Special Use Permit applications, Letter of Intent, trip generation calculations, and other materials and information submitted by the Applicant, correspondence and oral testimony from the public, State, County and local agencies, and other information, and the Town Board makes the findings of fact set forth in Schedule "A" attached hereto and made a part hereof; and

WHEREAS, the Town Board has reconsidered each of the criteria for granting of the requested Special Use Permit approvals, as set forth in Town Code Section 295-53, and the Town Board finds that, given the conditions imposed herein, the criteria are satisfied as set forth at Schedule "A," attached hereto and made a part hereof; and

WHEREAS, on July 13, 2022 per Town Board Resolution #16-227/2022, the Town Board as the Lead Agency issued a Negative Declaration for the project in accordance with the New York State Quality Review Act ("SEQR").

THEREFORE, BE IT RESOLVED, that based on the aforementioned information, documentation, testimony, and findings (set forth herein and in Schedule "A"), the Town Board hereby (1) grants Special Use Permit approval for the Project, to construct a hotel with approximately 89 rooms (SP2024-007), and (2) grants Special Use Permit approval to permit the proposed maximum height of 55 feet for the

four stories for the proposed building (SP2024-008), subject to the following conditions:

1. The Project shall be constructed and operated as a hotel.
2. Applicant agrees to construct the buildings in accordance with the Town's draft design guidelines to the maximum extent feasible.
3. The Project shall be developed and operated consistent with the site plans most recently submitted, subject to the conditions imposed at the March 19, 2024 Planning Board meeting.
4. The location of the fire control panel will be installed at a location approved by the Fire Marshal.

Duly put to a vote:

Councilmember Page	Aye
Councilmember Bellanca	Aye
Councilmember Barley	Aye
Councilmember Stafford	No
Supervisor Schultz	Aye

RESOLUTION ADOPTED

SCHEDULE "A"

Town Code Section 295-54 sets forth the criteria to be considered by the board in determining whether to grant a Special Use Permit. The Town Board makes the following findings with respect to each of these criteria, based upon its own knowledge and investigation or from testimony or other information submitted to it:

A. Whether the proposed use is substantially consistent in its scale and character with those uses permitted and the existing built permitted uses in the subject zoning district and neighborhood or will otherwise impair such uses due to inconsistency.

The proposed use of this property will be consistent with the existing uses within the surrounding area. The area is a developed commercial/industrial area of the Town and would be an infill parcel to the Town Centre Drive, Methodist Hill Drive and Kenneth Drive development between Calkins Road and Lehigh Station Road. Immediately adjacent to the south of the proposed develop exists a Taco Bell drive-thru restaurant and a vacant pad for future commercial development. Across the street to the west is a gas station with Dunkin' drive-thru as well as a Super 8 motel and a vacant pad for commercial development. Immediately north of the proposed development are numerous large scale office buildings including EFP Rotenberg and Paychex. To the east of the proposed development is Interstate-390. The development would be surrounded by other commercial uses, including other hotels in the Lehigh Station Road corridor, and abuts Industrial zoned parcels on all sides.

Within the same Industrial zoning district within the Town, other multi story hotels, greater than 40' in height exist such as the Hampton Inn, Home2 Suites, and the Double Tree Inn located along Jefferson Road and the RIT Inn and Conference Center located approximately a mile away from the proposed site. Other multi-story buildings greater than the proposed hotel height exist within the Town as well including the approved URMC medical facility tower at Marketplace and buildings within the RIT campus.

The proposed use is not adjacent to residential neighborhoods which are generally located west of West Henrietta Road, north of Calkins Road, and over a mile east from I-390. The residential neighborhoods are buffered by existing various commercial & industrial developments and highway networks including I-390.

The proposed use will develop a now vacant parcel proposed for future commercial use to help complete the development along Kenneth Drive and provide a well needed asset to the community and surrounding area.

B. Whether the proposed use aligns with the vision, goals and recommendations of the Comprehensive Plan and other applicable plans and studies conducted by or on behalf of the Town.

The proposed use does align with the vision, goals and recommendations of the recent Comprehensive Plan conducted on behalf of the Town. The Project is consistent with the Town's zoning of the area, which zoning is based upon the Comprehensive Plan.

Moreover, as stated in the Comprehensive Plan, development of areas north and south of the NYS Thruway are changing the landscape and visual character of the Town as it continues to transition into suburban uses. It is also stated the desire to connect people and places through linked street patterns with pedestrian pathways as well as establishing high quality design with development

standards and guidelines to enhance the look and function of developing areas without sacrificing local character. The Comprehensive Plan shows that the project site and its surrounding properties, while commercial uses, are all within the Industrial zoned district as existing and future land uses. The Plan calls for the development of underutilized and vacant sites, which is accomplished with this Project.

The proposed development would include Marriott's newest TownePlace Suites prototype with updated amenities including public space, suites with updated workspaces, fitness center, meeting spaces, and outdoor patios and recreation area. The applicant is proposing to connect the on-site sidewalk from the hotel to the Kenneth Drive sidewalk system which will link to the commercial parcels to the south. The addition of a fourth floor of the hotel also allows for less of a building footprint and greater lawn and site amenities.

C. Whether the proposed use aligns with the purpose, intent, and applicable design and development standards of the zoning district(s) in which the use is proposed to be located.

The proposed use will be within and is consistent with the Industrial zoning district of the Town. The proposed hotel use allowed with a special use permit within the Industrial district and will be designed according to the Town of Henrietta Town Code and design and development guidelines as well as appropriate County/State agency standards. The proposed use will comply with appropriate building setback requirements as listed in the code.

The code states that non-industrial activities within the districts are allowed and should act as an accessory or complement existing and future industrial uses within the district. Adjacent to the project and throughout the Town are various commercial uses all within the Industrial district, including hotel/motels. The proposed hotel use would complement all existing and future uses within the district.

As part of this Special Permit Application the applicant is requesting to allow the construction of a 4-story hotel which exceeds the maximum 40' allowed. It should be noted that there are other hotels and buildings within the Industrial districts throughout the Town that are greater than 40' in height and thus the proposed hotel is alignment with development within the zoning district.

D. Whether the proposed use will be a nuisance in law or in fact due to its being materially noxious, offensive or injurious by reason of the production of or emission of dust, smoke, refuse, poisonous substances, odors, fumes, noise, radiation, vibration, unsightliness or similar conditions, or will contaminate waters.

The proposed hotel will not be a nuisance or create any of the conditions noted above that are out of the ordinary within the Industrial zoning district in the vicinity of the project. The hotel will be designed and constructed to conform with local, State and County agency requirements as necessary. Allowing the hotel to be greater than 40' not only allows an additional floor for guest rooms but provides adequate screening of rooftop mechanical equipment.

E. Whether the proposed use will create material hazards or dangers to the public or to persons in the vicinity from fire, explosion, electricity, radiation, traffic congestion, crowds, parking of vehicles, or other causes.

The proposed use and building height will not create any hazards or dangers to the public, or

persons in the vicinity of the use. The proposed development will be designed in accordance with the Town of Henrietta and appropriate County/State agency standards. Ample parking of vehicles will be available on-site including adequate ADA accessible spaces.

The hotel check-in and check-out times, which are peak times for the use, generally cause the hotels peak times to be offset from the adjacent street network peak traffic hours, reducing any potential traffic impacts.

F. Whether the proposed use will create materially adverse impacts that cannot be adequately mitigated, such as to adversely impact natural resources or the environment, agriculture, community services or other areas required to be addressed by the State Environmental Quality Review Act (SEQRA).

The proposed use and building height will not create adverse impacts to natural resources, the environment, agriculture, community services or other areas required to be addressed by the State Environmental Quality Review Act (SEQRA) as the site is located on a vacant parcel that is currently overgrown meadow. The surrounding land is developed. The site is immediately adjacent to a Town road and State highway to the west and east, and to the north and south by commercial buildings and parking areas.

Disturbance to the project site is necessary for construction of the hotel, parking lot, utility connections and stormwater management facility and will be completed meeting the NYSDEC requirements to minimize impacts to the environment and surrounding area. The project site is not located within an agricultural district. The proposed building height does not result in any visual impacts as it is consistent with other buildings in the vicinity and zoning district and does not abut any residential zoned districts.

A full SEQR analysis was completed by the Town, concluding with a Negative Declaration, which is incorporated herein and made a part hereof.

G. Whether the physical conditions and characteristics of the site are suitable for the proposed use considering site size, configuration, location, access, topography, vegetation, soils, and hydrology for effective stormwater management and, if necessary, the ability to be screened from neighboring properties and public roads.

The physical conditions and characteristics of the site are suitable for the proposed use as the site is in a developed commercial/industrial park. This site offers significant assets such as highway access, space for ample parking, pedestrian sidewalk network, as well as space to detain stormwater runoff on site and readily available utility infrastructure. The closest residential homes are east of I-390 and Middle Road. A full SEQR analysis was completed by the Town further assessing these issues, concluding with a Negative Declaration, which is incorporated herein and made a part hereof.

H. Whether there are adequate public infrastructure, utilities, community facilities and emergency services, either existing or to be provided by the applicant or others, to effectively serve the proposed use. A proposed use shall not create or contribute to an existing inadequacy.

The project site offers adequate existing assets, including those listed above, and the proposed

use shall not create or contribute to any known existing inadequacies in the area. The location of the hotel does not require an extension of existing infrastructure or creation of new Town roads. Ample parking will be available for hotel guests and existing sidewalks are available along Kenneth Drive which the hotel will connect to. The adjacent properties are currently served by emergency services and the proposed use does not alter their ability to serve the area. A required 30' wide fire lane will be proposed for the 4-story hotel and adequate space given to emergency vehicles.

There are other hotels within the Town that are of similar height to what is being proposed that are served by local emergency service providers today. The proposed height at $\pm 55'$ is able to be served by the Henrietta Fire District aerial ladder apparatus. The site also provides close proximity to major highways and road networks in order to serve a significant portion of the Town and County. Indus evaluated many different sites around the Rochester area and weighed critical factors such as those listed above, and this site meets all of the objectives quite well.

I. Whether the proposed use will provide, maintain, or enhance, as necessary, safe and efficient vehicular traffic patterns, nonmotorized travel, and pedestrian circulation as well as, where feasible, access to public spaces, parks, recreation, and open space resources.

The proposed use is anticipated to enhance a developed area to provide a new hotel extended stay model to better serve the community. The site will be designed in accordance with the Town design standards to ensure adequate traffic and pedestrian circulation from Kenneth Drive to the site are met. The project will include on-site indoor and outdoor recreational amenities, and will also include a sidewalk network that will connect to the existing sidewalk network along Kenneth Drive within the Calkins Road Professional Park.

Moreover, a full SEQR analysis was completed by the Town, further assessing these issues, concluding with a Negative Declaration, all of which is incorporated herein and made a part hereof.



February 21, 2024

Town Board
Town of Henrietta
475 Calkins Road
Henrietta, NY 14467

**Re: TownePlace Suites by Marriott
Kenneth Drive – T.A. No. 175-11-1-13.2
Special Permit Applications #16-228/2022 (Re-Approval)**

2849

Dear Board Members:

On behalf of Indus Real Estate II LLC, we submit four (4) copies of the enclosed application for re-approval of the Special Permits (Resolution #16-228/2022) issued by the Town Board on July 13, 2022.

Special Permits (No. 2022-028 & 029) were issued pursuant to Town Code Section 295-25 & 27 to allow the development of a 4-story extended stay hotel use within an Industrial zoning district, and an increased maximum building height to be approximately 52 feet, whereas the Town Code permits a height of 40 feet.

On June 28, 2023, the applicant was granted a 6-month extension of the Special Use Permit Nos. 2022-028 and 2022-029 (Resolution #14-244/2023). This application is submitted to re-issue this Special Permit for the use and to re-issue the Special Permit for building height for a revised building height of ± 55 feet in lieu of the previously approved 52' height.

The revised building height is a function of final architectural design of the hotel beyond the prototype elevation provided in the 2022 application. We enclose the current building elevations, which illustrate the proposed building is the same in architectural style, features and materials as originally proposed. The increase in height by less than 3' is a function of final design for structural framing mechanical systems.

Site Plan approval was originally received on September 23, 2022, and the proposed project remains the same as previously approved (site plan enclosed). The applicant intends to submit plans for the building permit application in early March with a goal of starting construction in the spring of 2024. We will also be issuing our final site plan drawings for Town signatures in the near future.

We request to appear at the March 27, 2024, Town Board meeting to present this Special Permit application for re-approval. It is our opinion and understanding that the SEQRA Negative Declaration issued on July 13, 2022 (Resolution #16-227/2022) remains valid and no further action is required pertaining to SEQRA. Please contact our office if you require any additional information.

Sincerely,
BME ASSOCIATES


Rebecca R. Spurr, P.E.

Encl.

c: Jett Mehta; Indus Real Estate II LLC

LEGEND

Table with 2 columns: Symbol and Description. Includes Boundary Line, Proposed Lot Line, Centerline, Setback Line, Existing Easement Line, Proposed Easement Line, Proposed Stormwater Management Area, Proposed Timber Guide Rail, Property Marker Found, Concrete Highway Monument Found, Wood Fence Post Found, Building Entry/Exit.

REFERENCES:

- 1. A PLAN ENTITLED "TACO BELL-HENRIETTA, NY, RE-SUBDIVISION OF CALKINS ROAD PROFESSIONAL BUSINESS PARK, SECTION 3, BEING PART OF LOT 15 OF THE FOURTH RANGE, TOWNSHIP 12, RANGE 7 OF THE PHELPS AND GORHAM PURCHASE, TOWN OF HENRIETTA, MONROE COUNTY, STATE OF NEW YORK..."
2. A PLAN ENTITLED "CALKINS ROAD PROFESSIONAL BUSINESS PARK, SECTION 3" AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 324 OF MAPS, PAGES 15 AND 16.
3. AN ABSTRACT OF TITLE PREPARED BY STEWART TITLE INSURANCE COMPANY, ORDER No. 81209124, DATED MAY 12, 2022.

SIGHT DISTANCE TABLE

POSTED SPEED LIMIT KENNETH DRIVE: 30 MPH

REQUIRED DISTANCES (DESIGN SPEED 35 MPH):

Table with 2 columns: Required Distance and Value. Includes Required Intersection Sight Distance (390'), Required Stopping Sight Distance (250').

PROVIDED DISTANCES (NORTH ACCESS):

Table with 3 columns: Intersection Sight Distance, North, South. Values: > 500', > 500', > 500'.

PROVIDED DISTANCES (SOUTH ACCESS):

Table with 3 columns: Intersection Sight Distance, North, South. Values: > 500', 400', > 500'.

N/F GURU HOTELS LLC, TA. No. 175.11-1-14.2, 355 KENNETH DRIVE (INDUSTRIAL DISTRICT)

N/F PEM LLC, TA. No. 175.11-1-14.1, 375 KENNETH DRIVE (INDUSTRIAL DISTRICT)

N/F FAIRLANE DRIVE, LLC, TA. No. 175.11-1-13.1, 1008 LEHIGH STATION RD LOT R304A, 1.176 ACRES (INDUSTRIAL DISTRICT) (TACO BELL PARCEL) INDUSTRIAL ZONED

N/F FAIRLANE DRIVE, LLC, TA. No. 175.11-1-13.3, KENNETH DRIVE LOT R304B, 0.967 ACRES (INDUSTRIAL DISTRICT) (VACANT PARCEL) INDUSTRIAL ZONED

LEHIGH STATION ROAD - N.Y.S. ROUTE 253

ZONING INDUSTRIAL WITH SPECIFICS
ZONING INDUSTRIAL

NOTE: SEE BME DWG. 2849-10 FOR HENRIETTA FIRE TRUCK TURNING EXHIBIT.

SITE NOTES:

- 1. EXISTING ZONING: INDUSTRIAL
2. TOTAL PROJECT AREA (LOT R304C): 24.517 ACRES (+/-196,740 SF)
PROPOSED HOTEL (LOT AR304C-1): 22.719 ACRES (+/-118,448 SF)
REMAINING LANDS (LOT AR304C-2): 1.797 ACRES (+/-78,292 SF)
3. EXISTING USE: VACANT PARCEL
4. PROPOSED USE (LOT AR304C-1): 4-STORY HOTEL WITH 489 ROOMS (+/-13,500 SF FOOTPRINT)
5. APPLICABLE DEVELOPMENT STANDARDS: INDUSTRIAL DISTRICT

Table with 3 columns: Setbacks, Required, Provided. Includes Front, Side, Rear setbacks and Buffer to Residential District.

* A SPECIAL USE PERMIT FROM THE TOWN OF HENRIETTA TOWN BOARD PER SECTION 295-25A.16) WAS GRANTED ON JULY 13, 2022 (SUP #2022-028) TO ALLOW A HOTEL USE WITHIN THE INDUSTRIAL ZONING DISTRICT.

** A 70' FRONT SETBACK TO KENNETH DRIVE AND A 30' SIDE SETBACK TO THE NORTH PROPERTY LINE WERE ESTABLISHED PER APPROVAL OF CALKINS ROAD PROFESSIONAL BUSINESS PARK, SECTION 3, LIBER 324, PAGE 16, FILED JUNE 6, 2005.

*** A SPECIAL USE PERMIT FROM THE TOWN OF HENRIETTA TOWN BOARD PER SECTION 295-27 WAS GRANTED ON JULY 13, 2022 (SUP #2022-029), TO ALLOW A 4-STORY HOTEL TALLER THAN 40' WITHIN THE INDUSTRIAL ZONING DISTRICT.

6. PARKING REQUIREMENTS: REQUIRED: 1 SPACE PER ROOM (89 ROOMS) + 1 SPACE PER 2 EMPLOYEES (5 EMPLOYEES) = 94 SPACES PROVIDED: 99 SPACES (INCLUDING 4 ADA SPACES) (+5 LANDBANKED PARKING SPACES) PARKING STALL MIN SIZE: 9'x18' (162 S.F.)

7. THE SETBACK LINES AND NOTES RELATING TO SETBACKS SHOWN HEREON ARE INTENDED TO SHOW APPLICABLE ZONING REQUIREMENTS OF THE TOWN OF HENRIETTA FOR THE TOWN'S INDUSTRIAL DISTRICT REQUIREMENTS AS OF THE DATE OF THIS MAP AND ARE NOT INTENDED TO IMPOSE ANY ADDITIONAL RESTRICTIONS OTHER THAN SAID ZONING REQUIREMENTS.

8. UTILITIES: SANITARY SEWER: TOWN OF HENRIETTA SEWER WATERMAIN: MONROE COUNTY WATER AUTHORITY STORM SEWER: TOWN OF HENRIETTA DEDICATED SEWERS GAS: RCG& ELECTRIC: RCG&

9. A REVIEW OF THE FEMA MAPS INDICATES THAT NO PORTION OF THIS PROPERTY WAS RECOGNIZED TO BE IN A 100-YEAR FLOODPLAIN AND IS DESIGNATED ZONE X IN FEMA FLOODPLAIN PANEL 03426, EFFECTIVE DATE AUGUST 28, 2008.

10. THESE LANDS ARE WITHIN THE FOLLOWING UTILITY EXTENSIONS: 1. HENRIETTA ORIGINAL DRAINAGE DISTRICT 2. SANITARY SEWER DISTRICT 163 3. WATER DISTRICT EXTENSION 129

11. THERE WERE NO FEDERAL WETLANDS DELINEATED WITHIN THE SUBJECT PROPERTY LIMITS.

12. AS AN INTEGRAL PART OF THIS APPROVAL, THE PLANNING BOARD EXPRESSLY APPROVES THE COLOR, TEXTURES, AND FINISH OF THE BUILDING AS DEPICTED ON SITE ELEVATIONS OR OTHER DOCUMENTS SUBMITTED WITH THIS APPLICATION. ANY PROPOSED CHANGE IN COLOR, TEXTURE, OR FINISH OF THE BUILDING FROM THAT APPROVED BY THE PLANNING BOARD SHALL REQUIRE A RE-APPLICATION FOR REVIEW AND APPROVAL OF THE PLANNING BOARD.

13. A RECORD SITE PLAN MUST BE PROVIDED TO THE TOWN ENGINEERING DEPARTMENT UPON COMPLETION OF THE PROJECT. SWING THE DIAGRAMS WILL BE INDICATED FOR THE EXISTING AND PROPOSED WATER CURB BOXES, VALVES AND ALL LATERAL CLEANOUTS. THE RECORD SITE PLAN WILL ALSO INCLUDE ALL IMPROVEMENTS, SUCH AS GUTTERS, CURBS, ETC. ALL STRUCTURES WILL BE SHOWN WITH TIES TO THE PROPERTY LINES ON ALL SIDES.

14. PROJECT SIGNAGE BOTH BUILDING MOUNTED AND FREE STANDING WILL BE PER SEPARATE APPLICATION TO THE TOWN. SIGN VARIANCES MAY BE REQUIRED AND SIGNS SHOWN ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES. SIGNS LOCATED IN THE SANITARY SEWER EASEMENT ALONG THE KENNETH DRIVE R.O.W. WILL REQUIRE TOWN OF HENRIETTA DPW APPROVAL. A SEPARATE BUILDING PERMIT WILL BE REQUIRED FROM THE BUILDING DEPARTMENT.

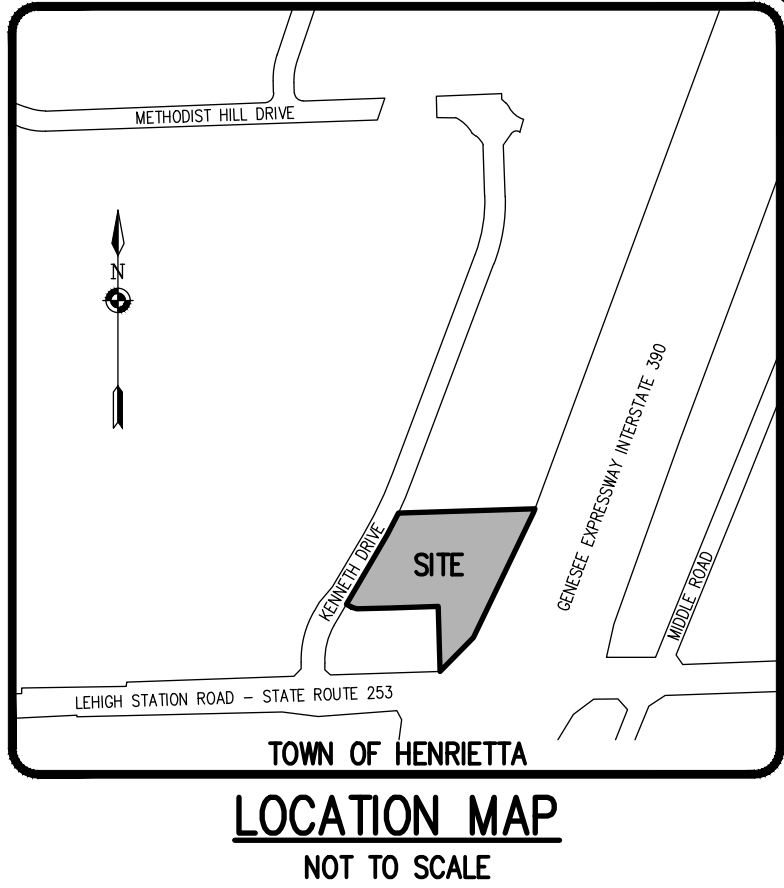
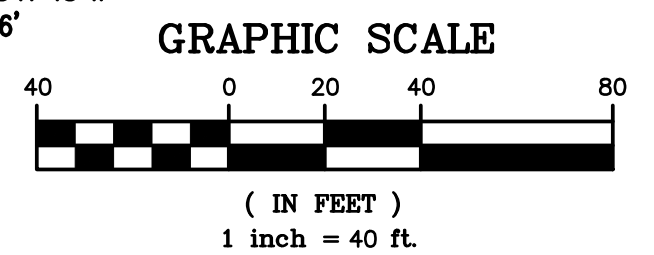
15. A SEPARATE EASEMENT AGREEMENT WILL BE RECORDED BETWEEN LOTS AR304C-1 AND AR304C-2 FOR THE CONSTRUCTION, MAINTENANCE AND ACCESS OF THE CONNECTING DRIVEWAY AND T ACCESS BETWEEN THE TWO LOTS AND LOCATED ON LOT AR304C-2, IN ADDITION TO ANY OFFSITE GRADING NECESSARY ON LOT AR304C-2.

APPROVALS

Table for Approvals with columns: BY, DATE. Includes Planning Board Chairman, Director of Engineering and Planning, Commissioner of Public Works, Director of Building & Fire Prevention, Fire Marshal, Highway Superintendent.

ADA NOTES:

- 1. ALL IMPROVEMENTS ARE TO BE MADE PER THE MOST RECENT ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. ALL SIDEWALKS ON AN ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% (1:20) AND A MAXIMUM CROSSSLOPE OF 2% (1:48).
3. ALL LANDINGS ALONG AN ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM SLOPE OF 2% (1:48) IN ALL DIRECTIONS.
4. ALL CURB RAMPS SHALL HAVE A MAXIMUM RUNNING SLOPE OF NO GREATER THAN 8% (1:12)
5. ALL CURB RAMP SIDE SLOPES SHALL HAVE A MAXIMUM SLOPE OF 10% (1:10)
6. ANY RUNNING SLOPE GREATER THAN 5% (1:20) IS TO BE CONSIDERED A RAMP AND MUST COMPLY WITH THE ADA STANDARD REQUIREMENTS FOR RAMPS.
7. PARKING (SEE DETAIL): ALL ACCESSIBLE PARKING SPACES TO BE 9' X 18' ALL ACCESS AISLES TO BE 9' X 18' MAXIMUM SLOPE IN ALL DIRECTIONS TO BE NO GREATER THAN 2% (1:48) FOR BOTH PARKING STALL AND ACCESS AISLE. ONE IN SIX ACCESSIBLE PARKING SPACES SHALL MEET THE VAN ACCESSIBLE STANDARDS PER THE ADA GUIDELINES.
8. PARKING SIGNAGE: ALL ACCESSIBLE PARKING SPACES AND ACCESS AISLES TO BE PROVIDED SIGNAGE PER THE MOST RECENT ADA STANDARD REQUIREMENTS. (SEE SIGN DETAIL).



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 on item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall file with the Town Clerk a copy of the alteration, and a specific description of the alteration.

Table with 4 columns: Date, Description, By, Date. Includes entries for Revised Per Marriott Comments, Updated Building Footprint, Updated Per ADA Guidelines, Revised Per Town Comments.

BME ASSOCIATES logo and contact information: ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS. 10 LIFT BRIDGE LANE EAST, HENRIETTA, NY 14450. WWW.BMEGROUP.COM



TOWNEPLACE SUITES BY MARRIOTT logo and project information: PROJECT: TOWNEPLACE SUITES BY MARRIOTT, LOCATION: MONROE COUNTY, NEW YORK STATE, CLIENT: INDUS DEVELOPMENT COMPANY LLC, 540 PANAMA TRAIL S, ROCHESTER, NY 14625. PRELIMINARY/FINAL SITE PLAN.

Project Manager: P. VARS, Project Engineer: R. SPURR, Drawn By: R. SPURR/A. BEYLER, Scale: 1"=40', Date Issued: AUGUST 17, 2022, Project No.: 2849, Drawing No.: 04.

PHELPS & GORHAM PURCHASE, TOWNSHIP 12, RANGE 7, TOWN LOT 15, TAX MAP NUMBER 175.11-1-13.2



2 REAR PERSPECTIVE GREY
NO SCALE



1 FRONT PERSPECTIVE GREY
NO SCALE

These design guidelines and all materials, procedures, systems and content herein contained or depicted (the "Design Guidelines") have been prepared for and/or developed by Marriott International, Inc. or its affiliate ("Marriott"), and are the sole and exclusive property of Marriott, which owns all right, title and interest therein, including all copyright, and which reserves all rights herein. All contents should be used only as authorized by Marriott and should not be copied either in whole or in part without its written consent.

TOWNEPLACE SUITES by MARRIOTT
Marriott International Inc.
10400 Fernwood Road
Bethesda, MD 20817
(301) 380-3000

TOWNEPLACE SUITES[®]
BY MARRIOTT

DESIGN GUIDELINE DRAWINGS

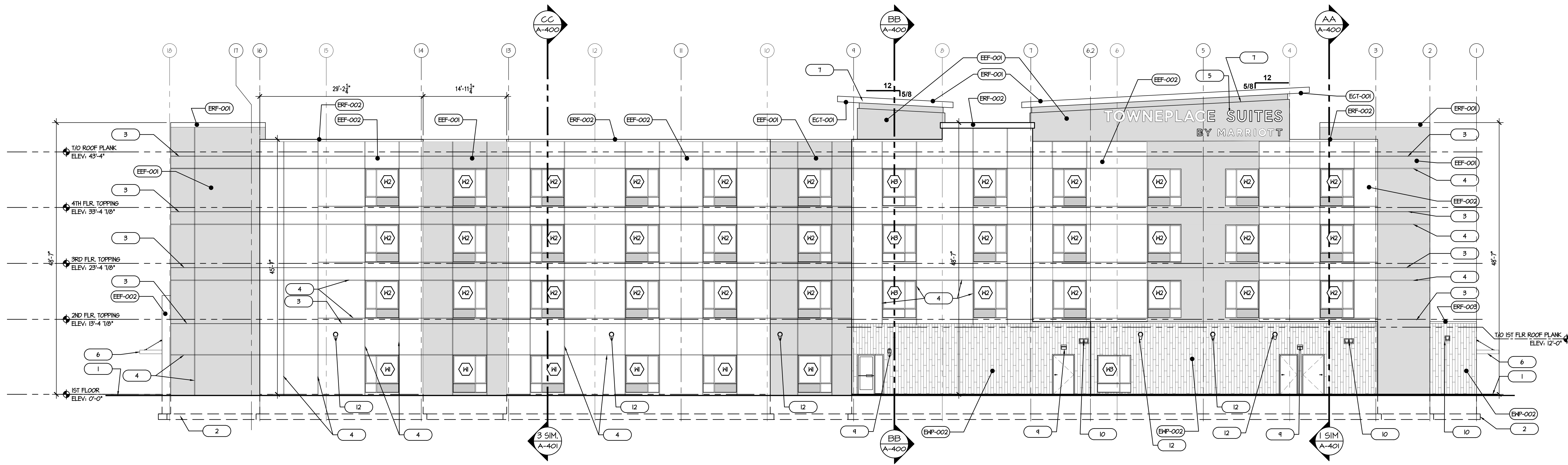
ISSUE DATE: 11/13/19
REVISION DATE:
GENERATION: 5 - 89 UNITS
DECOR: Real Living

EXTERIOR PERSPECTIVE

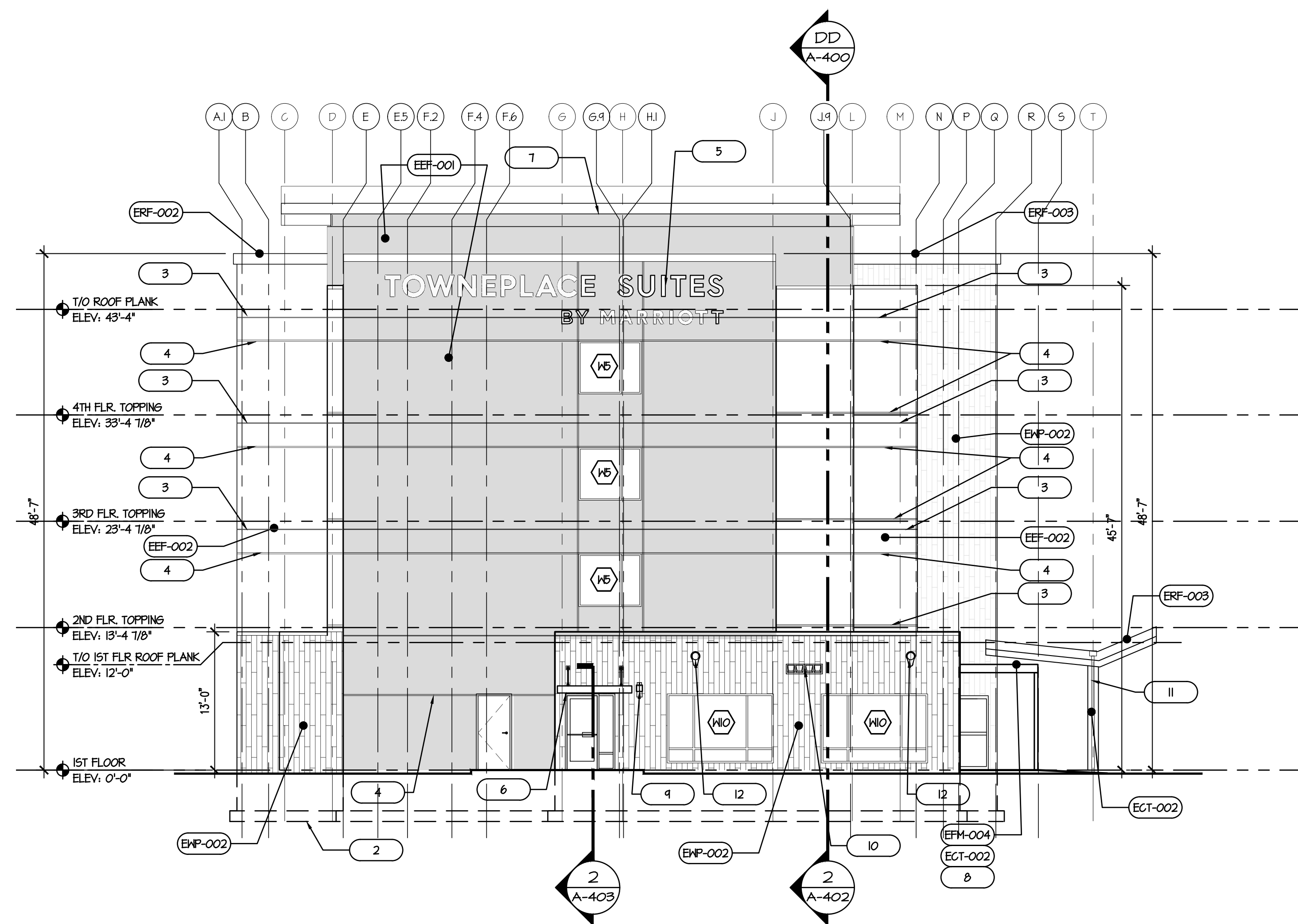
B210

NOT FOR CONSTRUCTION

FILE NAME: 05-T-05-B210-Ext Perspective-89



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH INDEX	
EEF-001:	EIFS FINISH: DPR COLOR: BENJAMIN MOORE 162T MANOR BLUE
EEF-002:	EIFS FINISH: HDP COLOR: BENJAMIN MOORE 2142-60 NOVEMBER RAIN
EMP-001:	NICHIA ILLUMINATION DESIGNER PANEL SIZE: 60"x11" FINISH: SMOOTH COLOR: NIGHT SHADE ED680-CUS
EMP-002:	NICHIA ROUGH SAWN SERIES PANEL SIZE: 18"x10" COLOR: TOBACCO EPC24TN
ERF-001:	ALUMINUM COPING COLOR: MATCH BENJAMIN MOORE 2112-30 STONE BROWN
ERF-002:	ALUMINUM COPING TO MATCH ADJACENT SURFACE
ERF-003:	ALUMINUM COPING COLOR: WHITE
ECT-001:	PAINTED SURFACE @ EXTERIOR H.M. DOORS & FRAMES COLOR: TO MATCH WINDOWS FINISH: SEMI-GLOSS
ECT-002:	EPOXY PAINTED SURFACE STEEL COLUMNS & BEAMS COLOR: WHITE
EMP-003:	METAL SOFFIT PANEL @ PORTE COCHERE COLOR: WHITE
EFM-004:	WOOD PERGOLA PAINTED WHITE

KEYNOTES:	
1.	GRADE
2.	FOUNDATION WALL
3.	EXPANSION JOINT
4.	V-JOINT- ALIGN W/ WINDOW FRAMES, U.N.O.
5.	CHANNEL LETTER EXTERIOR SIGNAGE. PROVIDE PLYWOOD BACKING SUPPORT AND ELECTRICAL AS REQUIRED BY SIGN MFG.
6.	PRE-FAB ROOF CANOPY
7.	CONTINUOUS LED FIXTURE @ UNDERSIDE OF PARAPET. REFER TO SECTION DETAILS.
8.	EPOXY PAINTED TUBE STEEL
9.	EXTERIOR HALL SCOFF
10.	EXHAUST VENT PER MECHANICAL DRAWINGS.
11.	DOWNSPOUT - TIE INTO STORM
12.	OVERFLOW SCUPPER

GENERAL NOTES:	
1.	ALUMINUM WINDOWS, DOORS & FRAME SHALL BE POWDER COATED FINISH TO MATCH CLEAR ANODIZED.
2.	HOLLOW METAL DOORS AND FRAMES SHALL BE PAINTED PER COLOR INDICATED.
3.	EXTERIOR MECHANICAL GRILLES AND VENTS SHALL MATCH FINISH OF EXTERIOR MATERIAL THEY ARE LOCATED ON.

REVISION	DESCRIPTION

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BIDDING & PERMITTING

TOWNEPLACE SUITES BY MARRIOTT
KENNETH DRIVE
TOWN OF HENRIETTA, NY

ELEVATIONS - EXTERIOR

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JOB # **222068**
DATE **12-11-23**