



March 13, 2024

Planning 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
Building Elevations – Discussion Item**

2849

Dear Board Members:

On behalf of Indus Real Estate II LLC, we enclose updated Building Elevations for the above-referenced project for a discussion item by the Board at its March 19, 2024, meeting.

The proposed 4-story hotel project is currently on the March 19, 2024 agenda to request a six (6) month extension to the Planning Board Site Plan Approval originally granted on September 20, 2022, and extended for six months thereafter on September 19, 2023. The applicant is in the process of completing the agency review process and obtaining mylar plan signatures, as well as submitting building permit documents.

This project is also on the Town Board's March 27, 2024 agenda for re-approval of the Special Permits issued by the Town Board on July 13, 2022, and approval extended thereafter. Special Permits 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. The current application requests a Special Permit for the 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.

Since Site Plan approval, the proposed project remains the same as previously approved (Site Plan enclosed). The applicant intends to submit plans for the building permit application this month 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.

Please contact our office if you require any additional information.

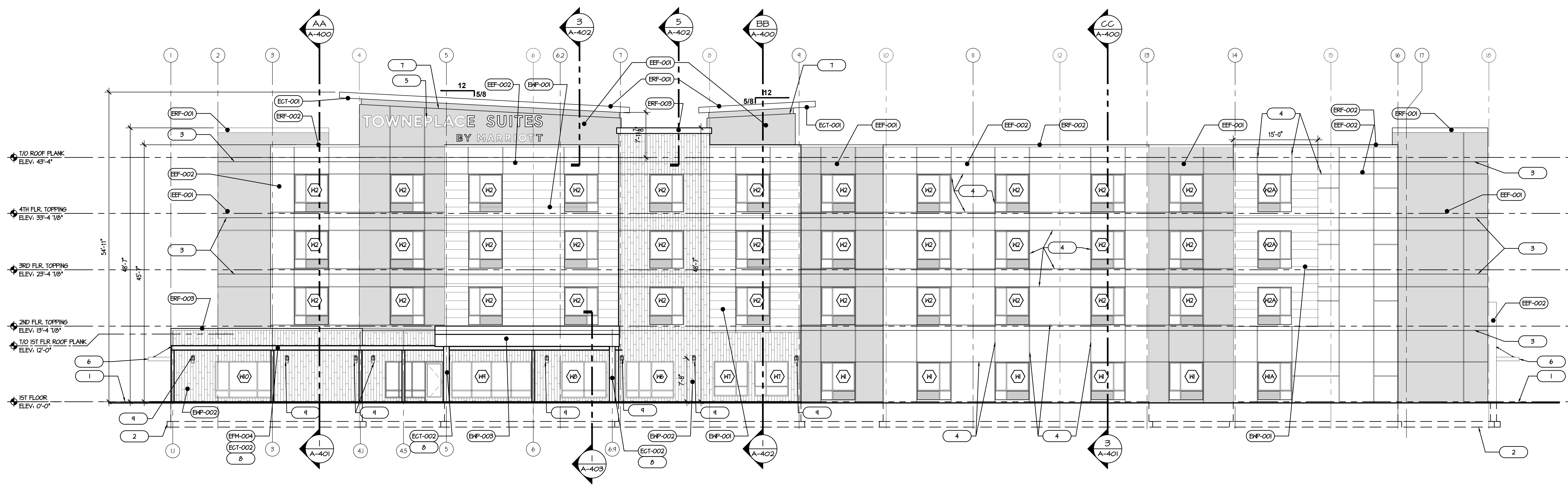
Sincerely,
BME ASSOCIATES



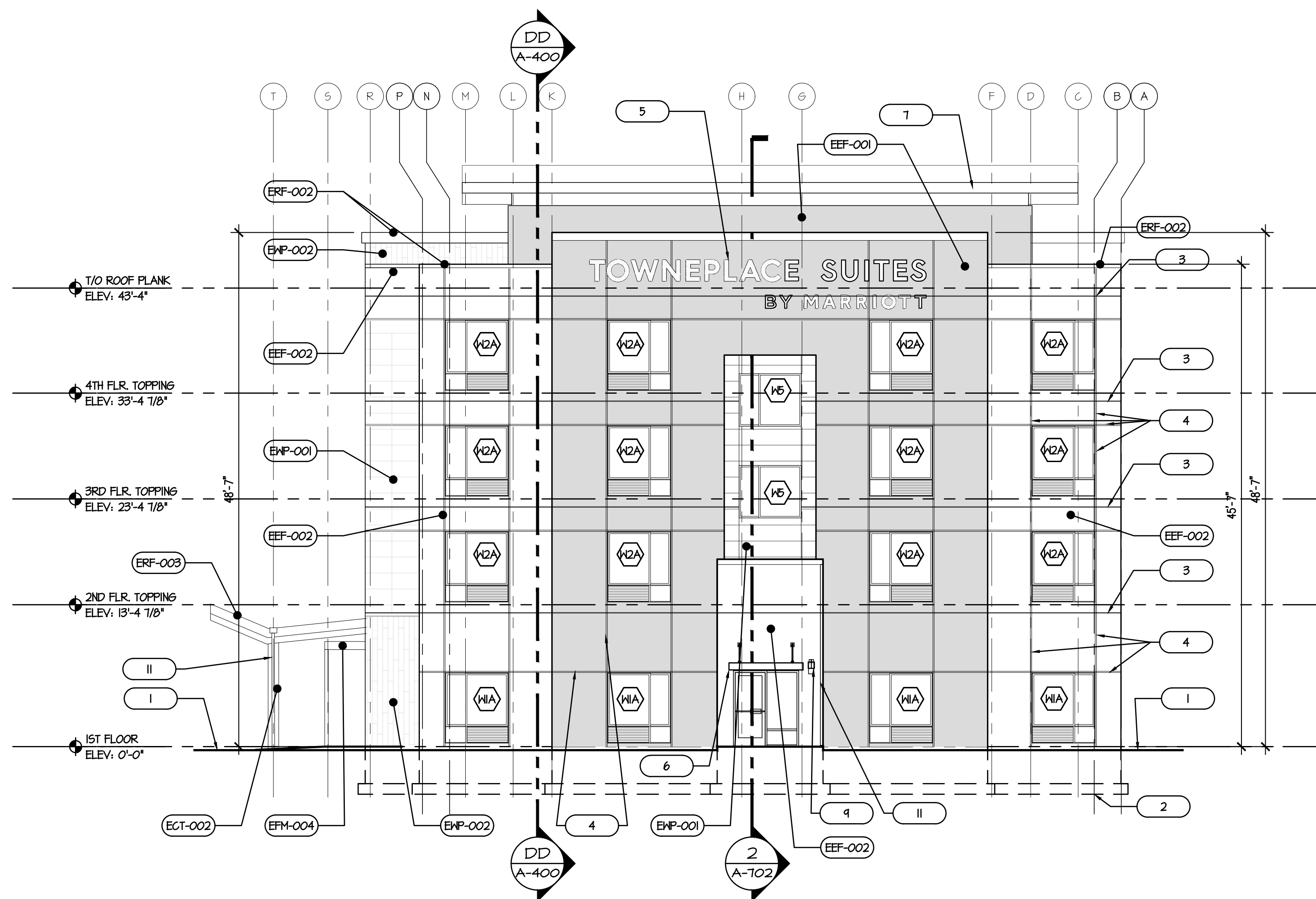
Rebecca R. Spurr, P.E.

Encl.

c: Jett Mehta; Indus Real Estate II LLC



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



EXTERIOR FINISH INDEX

EEF-001:	EIF5 FINISH: DPR COLOR: BENJAMIN MOORE 1627 MANOR BLUE
EEF-002:	EIF5 FINISH: HDP COLOR: BENJAMIN MOORE 2142-60 NOVEMBER RAIN
EHP-001:	NICHHA ILLUMINATION DESIGNER PANEL SIZE: 60"x11"
EHP-002:	FINISH: SMOOTH COLOR: NIGHT SHADE ED6&0-CU5 NICHHA ROUGH SANN SERIES PANEL SIZE: 18"x10"
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
EHP-003:	METAL SOFFIT PANEL @ PORTE COCHERE COLOR: WHITE
EFM-004:	WOOD PERGOLA PAINTED WHITE

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

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

REVISION	DESCRIPTION

NOTICE
This document, the property of, prepared and issued by the architect, is submitted for the specific project named: **TOWNEPLACE SUITES - HENRIETTA, NY** and the recipient by accepting this document assumes custody and agrees that this document will not be copied or reproduced in part or in whole, and any special features peculiar to this design shall not be incorporated in any other project, unless prior agreement has been obtained in writing. These documents will be returned immediately upon completion of the project or upon the request of the architect.

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BIDDING & PERMITTING

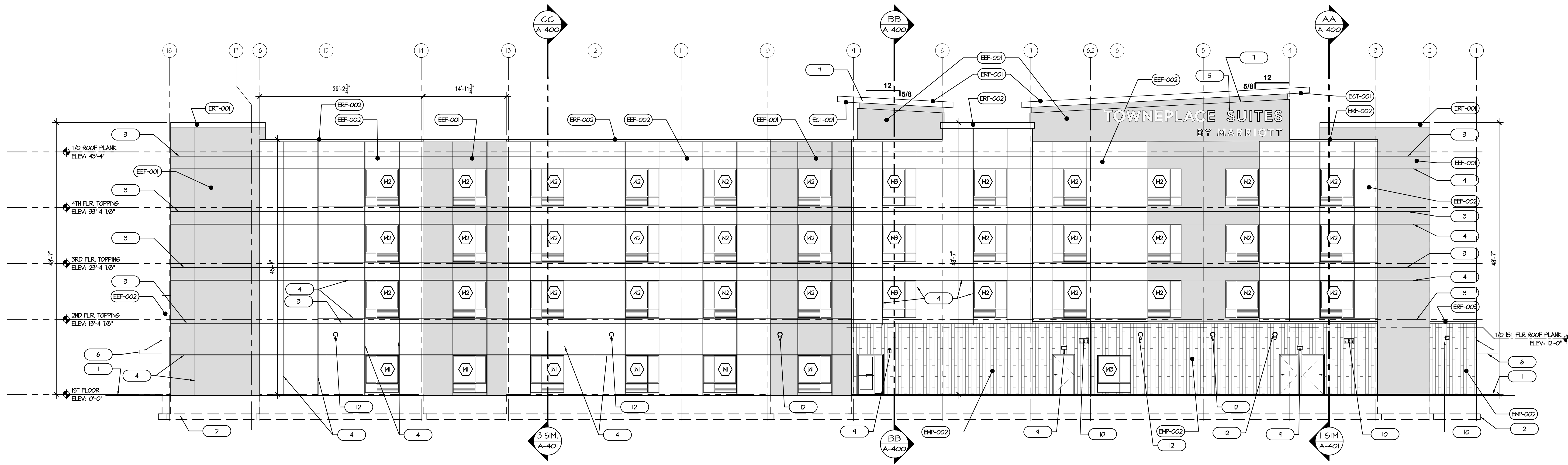
TOWNEPLACE SUITES BY MARRIOTT
KENNETH DRIVE
TOWN OF HENRIETTA, NY

ELEVATIONS - EXTERIOR

MUSSACHIO ARCHITECTS
30 NORTH FOREST RD.
WILLIAMSVILLE, NEW YORK 14221
www.MussachioArchitects.com
(716) 631-9949 TEL
(716) 631-0521 FAX

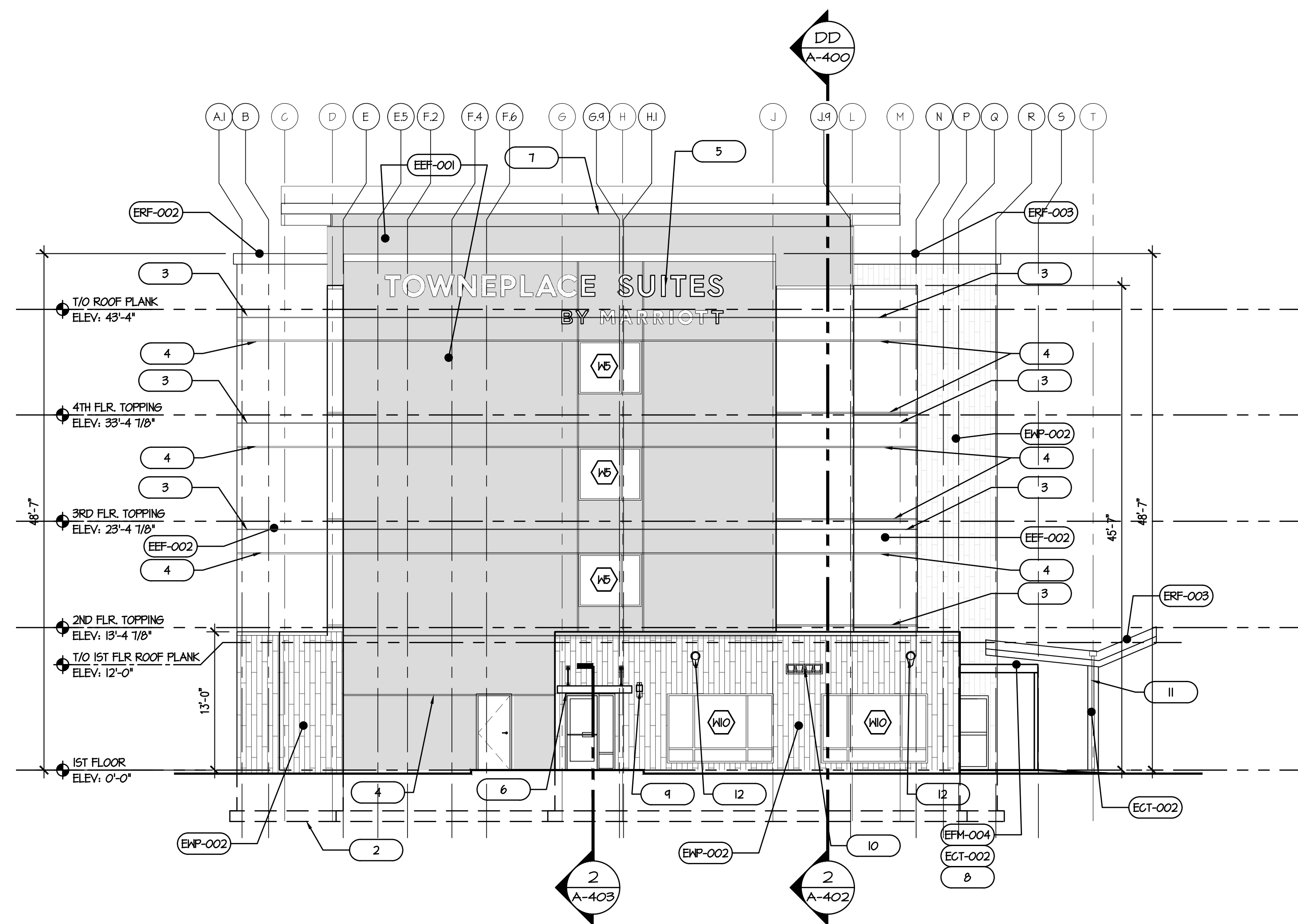
CHECKED BY: [Signature]
DRAWN BY: [Signature]

JOB # **222068**
DATE **12-11-23**
REVISION: [Signature]



NORTH ELEVATION

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



WEST ELEVATION

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

EXTERIOR FINISH INDEX

- EEF-001: EIFS
FINISH: DFR
COLOR: BENJAMIN MOORE 162T
MANOR BLUE
- EEF-002: EIFS
FINISH: HDP
COLOR: BENJAMIN MOORE 2142-60
NOVEMBER RAIN
- EMP-001: NICHIA ILLUMINATION DESIGNER PANEL
FINISH: SMOOTH
COLOR: NIGHT SHADE ED680-CUS
- EMP-002: NICHIA ROUGH SAWN SERIES PANEL
FINISH: SMOOTH
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
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BEAMS
COLOR: WHITE
- EMP-003: METAL SOFFIT PANEL @ PORTE COCHERE
COLOR: WHITE
- EFM-004: WOOD PERGOLA PAINTED WHITE

KEYNOTES:

1. GRADE
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4. V-JOINT- ALIGN W/ WINDOW FRAMES, U.N.O.
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BIDDING & PERMITTING

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KENNETH DRIVE
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(716) 631-0521 FAX

CHECKED BY: _____ DRAWN BY: R-94

SHEET: **A-301**

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

REVISION: _____

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," PREPARED BY DAVID LARUE, L.S. AND APD ENGINEERING & ARCHITECTURE, AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 360 OF MAPS, PAGE 43.
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: Distance Type, North, South. Includes Intersection Sight Distance (> 500'), Stopping Sight Distance (> 500').

PROVIDED DISTANCES (SOUTH ACCESS):

Table with 3 columns: Distance Type, North, South. Includes Intersection Sight Distance (> 500'), Stopping Sight Distance (> 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 (70', 5'/30', 60'), Buffer to Residential District (50'), Max. Building Height (40'), Greenspace (N/A).

* A SPECIAL USE PERMIT FROM THE TOWN OF HENRIETTA TOWN BOARD PER SECTION 295-25.A(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 REGULATIONS 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: RGAZ ELECTRIC: RGAZ

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.

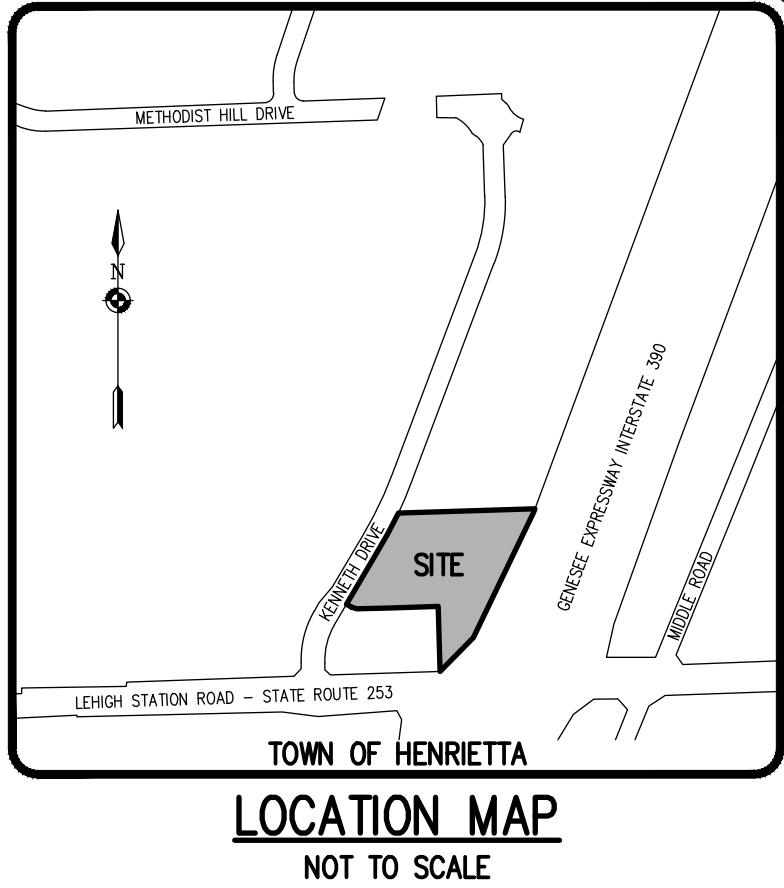
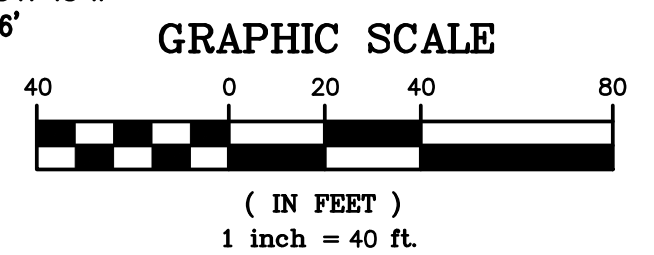
15. A SEPARATE EASEMENT AGREEMENT WILL BE RECORDED BETWEEN LOTS AR304C-1 AND AR304C-2 FOR THE CONSTRUCTION, MAINTENANCE AND ACCESS OF THE CONNECTING DRIVEWAY AND T ACCESS BETWEEN THE TWO LOTS AND LOCATED ON LOT AR304C-2, IN ADDITION TO ANY OFFSITE GRADING NECESSARY ON LOT AR304C-2.

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 CROSS-SLOPE 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, Revisions, Date. Includes entries for 10/12/23, 4/29/23, 2/15/23, 1/19/23, 12/14/22.

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