



TOWN OF HENRIETTA
 County of Monroe
 State of New York
 475 Calkins Road, Rochester, NY 14623
 (585) 334-7700 • www.henrietta.org

TOWN OF HENRIETTA
 APPLICATION TO TOWN BOARD
 - SPECIAL USE PERMIT -

Appeal No. SP-2022-028
 Date 6/7/22

Applicant: Indus Development Company LLC

Name: _____ Email: _____
950 Panorama Trail South Rochester NY 14625 _____
 No. & Street City State Zip Code Phone Number

Business Owner: Jett Mehta Email: same as applicant
same as applicant same as applicant
 No. & Street City State Zip Code Phone Number

Business Name: Indus Hospitality Group

Business Address: same as applicant

No. & Street City State Zip Code

Property Owner: Fairlane Drive, LLC Director of Development
Abelina Mihe McCracken _____
 Name Email .COM

745 South Garfield Road, Suite A Traverse City Michigan 49686 _____
 No. & Street City State Zip Code Phone Number

Architect/Engineer: BME Associates

Name Email
10 Liftbridge Lane East Fairport NY 14450 _____
 No. & Street City State Zip Code Phone Number

Hereby request from the Town Board for a Special Use Permit for the property located at:

Kenneth Drive Henrietta Rochester NY 14467-14623
 No. & Street City State Zip Code
~~175-11-1-13.2~~ 175.11-1-13.2 Industrial
 Tax Map No. Zoning District

If property is under a purchase option, indicate date option expires: _____

Under the Zoning Ordinance, a Special Permit is requested pursuant to:

Article: VIII Section: 295 Subsection: 25 Paragraph: A.(16) of the Zoning Ordinance.

Description of Proposal: A special use permit is being sought to allow a commercial hotel use
within the Industrial district for the development of a 4-story Towneplace Suites by Marriott
extended stay hotel and associated site amenities.

Multiple Dwelling Applications – Dwelling Units per Acre: n/a

Does this exceed allowed amount per Henrietta Code §295-13[E](1)(b) Yes No

Printed Name: Jett Mehta Signature: _____

D. Fried 7/13/22 TBD
 Received By Date of Meeting* Time
 (unless rescheduled)

*A meeting date will be assigned when applications are turned in but if the application is deemed incomplete, it will not be scheduled and the Applicant will be notified.



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TOWN OF HENRIETTA
 APPLICATION TO TOWN BOARD
 - SPECIAL USE PERMIT -

Appeal No. SP-2022-029
 Date 6/7/22

Applicant: Indus Development Company LLC
 Name _____ Email _____
950 Panorama Trail South Rochester NY 14625 _____
 No. & Street City State Zip Code Phone Number
 Business Owner: Jett Mehta _____
 Name Email
same as applicant _____
 No. & Street City State Zip Code Phone Number

Business Name: Indus Hospitality Group

Business Address: same as applicant

Property Owner: Fairlane Drive, LLC _____
 Name Email
745 South Garfield Road, Suite A Traverse City Michigan 49686 _____
 No. & Street City State Zip Code Phone Number
 Director of Development
Michele McCracken _____
 Name Email

Architect/Engineer: BME Associates _____
 Name Email
10 Liftbridge Lane East Fairport NY 14450 _____
 No. & Street City State Zip Code Phone Number

Hereby request from the Town Board for a Special Use Permit for the property located at:

Kenneth Drive Henrietta Rochester NY 14467-14623
 No. & Street City State Zip Code
175-11-1-13.2 175.11-1-13.2 Industrial
 Tax Map No. Zoning District

If property is under a purchase option, indicate date option expires: _____

Under the Zoning Ordinance, a Special Permit is requested pursuant to:

Article: VIII Section: 295 Subsection: 27 Paragraph: _____ of the Zoning Ordinance.
 Description of Proposal: A special use permit is being sought to allow the development of a 4-story Towneplace Suites by Marriott extended stay hotel to be greater than the allowed 40' maximum building height.

Multiple Dwelling Applications – Dwelling Units per Acre: n/a

Does this exceed allowed amount per Henrietta Code §295-13[E](1)(b) Yes No

Printed Name: Jett Mehta Signature: _____

 Received By Date of Meeting* Time
J. Fried 7/13/22 TBD
 (unless rescheduled)

*A meeting date will be assigned when applications are turned in but if the application is deemed incomplete, it will not be scheduled and the Applicant will be notified.

**Statement of Applicant and Owner with Respect to Reimbursement
of Professional and Consulting Fees**

In conjunction with an application made to the Town of Henrietta, the undersigned states, represents and warrants the following:

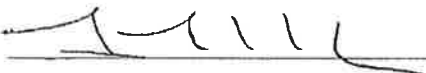
- 1) I/We am/are the applicant and owner with respect to an application to the Town of Henrietta.
- 2) I/We have been advised of, are aware of and agree to comply with the obligation to reimburse the Town of Henrietta for any and all professional and consulting fees incurred by the Town in conjunction with this and any other applications by me/us, including but not limited to engineering and/or legal fees, all as more fully set forth in the Henrietta Town Code.
- 3) I/We have been provided with, or have otherwise reviewed the Henrietta Town Code provisions related to the obligation to reimburse the Town with respect to professional and consulting fees, and agree to comply with the same.
- 4) I/We understand that this obligation shall not be dependent upon the approval or success of the application.
- 5) I/We further agree that in the event the Town of Henrietta is required to refer for collection an outstanding debt for such professional and/or consulting fees due to the Town of Henrietta, I/we shall be obligated to pay the reasonable attorney's fees incurred as a result of the Town's efforts to collect such fees. Reasonable attorney's fees shall also include any and all disbursements that may result from the commencement of litigation.
- 6) Each party to the application, including the applicant and the owner, shall be jointly and severally liable for all consulting and professional fees and expenses incurred in conjunction with the application.

Applicant: Indus Development Company LLC

By: Jett Mehta

Title: President

Dated: 5-27-22

Signed: 

Owner: Fairlane Drive LLC

By: Martin J. Lobdell

Title: Manager

Dated: 6/7/22

Signed: 



May 31, 2022

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 Use Permits Application

2849

Dear Board Members:

On behalf of the applicant, Indus Development Company LLC, we submit the enclosed applications for Special Use Permits to allow a 4-story (>40' in height) commercial hotel use within an Industrial zoned district. The property is located on the eastern side of Kenneth Drive just north of the newly constructed Taco Bell on the north side of Lehigh Station Road.

We request to be placed on your June 9, 2022 Town Board meeting to initiate the Special Use Permit review process, which would commence with the Town Board declaring their intent to be lead agency under SEQRA for the coordinated review of this Unlisted Action for the proposed hotel. We have enclosed 14 copies of the following application materials for your review:

- Letter of Intent
- Letter of Authorization from Property Owner
- Special Use Permit Application Form (Use)
- Special Use Permit Application Form (Hotel building height)
- Statement of Professional and Consulting Fees
- Part I of the Long Form Environmental Assessment Form
- Trip Generation Calculations Memo Dated 5/20/22
- Preliminary Concept Site Plans
- Preliminary Architectural Drawings
- \$300 Application Fee (Commercial - \$150 x 2 applications)

Indus is proposing to subdivide a single ± 4.5 -acre parcel into two lots and develop a 4-story ($\pm 13,500$ sf footprint) Townplace Suites by Marriott hotel that allows extended stays on a ± 2.7 acre lot. The site improvements will include associated parking areas, pedestrian sidewalk circulation, and additional hotel guest amenities on site. One new curb cut to Kenneth Drive is proposed to serve the hotel and the other access point will be from the south from an existing internal private drive from Kenneth Drive. Existing public utilities are available along Kenneth Drive for the hotel's services to connect, and stormwater will be detained and treated on site. The applicant will own and operate the proposed hotel.

We are requesting the Special Use Permits per Article VII, §295-25 (A) (16) and §295-27 of Town Code to allow the proposed hotel use and a proposed building height greater than 40' within the Industrial district. We acknowledge that there are factors that the Town Board must consider per §295-54 of Town

Code when reviewing a special permit request. For your consideration, we offer the following information to assist you in your review of the criteria:

- 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. 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 it's surrounding properties, while commercial uses, are all within the Industrial zoned district as existing and future land uses.

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 the Industrial zoning district of the Town. The proposed hotel use is not prohibited 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. Trip generation calculations and proposed traffic patterns will be reviewed by the Town traffic consultant and

NYS DOT to determine if any mitigation or additional studies are needed which would be addressed during the site plan review process.

- 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 Part I Long Form Environmental Assessment Form is enclosed with this application and the proposed action is classified as an Unlisted Action.

- 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.

- 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 $\pm 52'$ 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.*

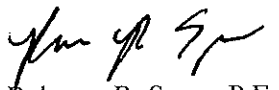
The proposed use is anticipated to enhance a developed area to provide a new hotel extended stay model to better serve the community. The site will be designed in accordance with the Town design standards to ensure adequate traffic and pedestrian circulation from Kenneth Drive to the site are met. The 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.

We have enclosed a conceptual Site Plan showing the proposed development, which includes the 13,500 sf building footprint, 89 parking spaces, porte-cochere and patio/grille area, sidewalks to Kenneth Drive, space allocated for stormwater management and a designated outdoor area as an amenity for guests. Also included are typical prototype architectural elevations and renderings illustrating the intent of the proposed hotel. These plans will be subject for a formal Site Plan review before the Town Planning Board upon completion of the Special Use Permits process.

We look to the Town Board to declare its intent to act as lead agency at your June 9, 2022 meeting and begin the coordinated review process for this project, which is an Unlisted Action under SEQRA. We would also request at the June 9, 2022 meeting that the Town Board call for a public hearing on this application for your July 13, 2022 meeting.

Please contact our office if you require any additional information concerning the Special Use Permit application prior to the meeting.

Sincerely,
BME ASSOCIATES


Rebecca R. Spurr, P.E.

Encl.

c: Jett Mehta; Indus Development Company LLC

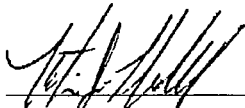
SCHEDULE "B"

FORM OF PROPERTY OWNER AUTHORIZATION

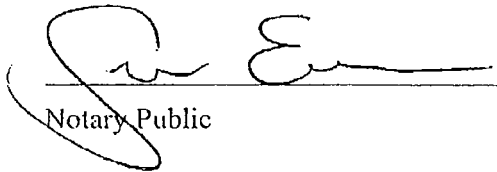
STATE OF MICHIGAN)
COUNTY OF Washtenaw) ss:

The undersigned certifies that it is the sole owner of the property on Kenneth Drive, Tax Account No. 175.11-1-13.2, in the Town of Henrietta, Monroe County, New York, being the subject of the Purchase Contract ("Contract") dated March 10, 2022 between Fairlane Drive LLC ("Seller"), and Indus Hospitality Group Inc. ("Buyer"). We hereby authorize the Buyer, its successors and assigns, and their agents, contractors, engineers, architects, counsel, consultants and/or employees, to apply on our behalf to all relevant governmental or other entities for any licenses, permits, certifications and/or approvals associated with Buyer's commercial development of and use of the portion of the property subject to such Contract, including but not limited to, any subdivision approval and/or rezoning, subject to the terms of said Contract.

Fairlane Drive LLC

By: 
Name: Martin J. Lobdell
Title: Manager

Sworn and subscribed before me this
7 day of March, 2022.


Notary Public

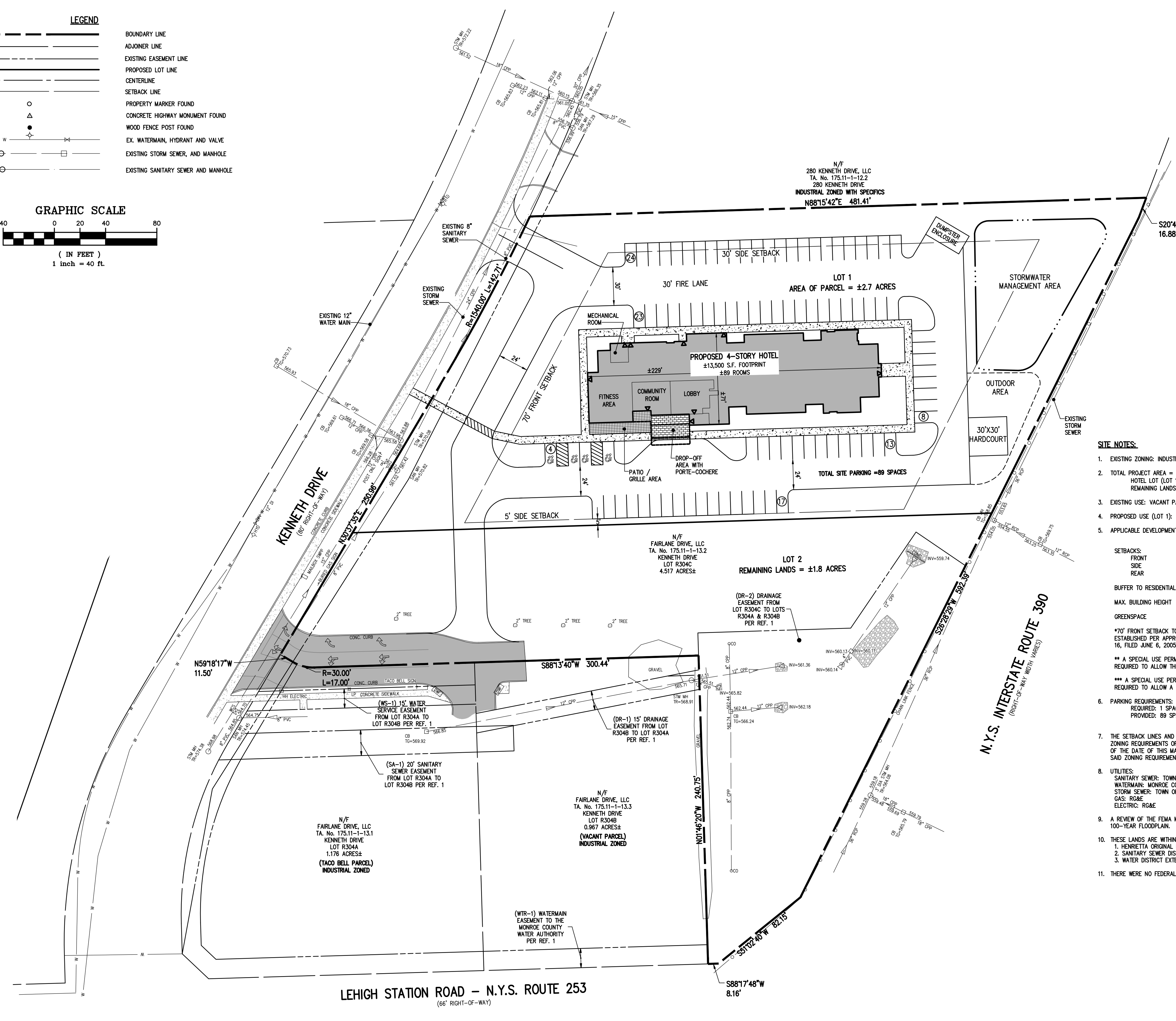
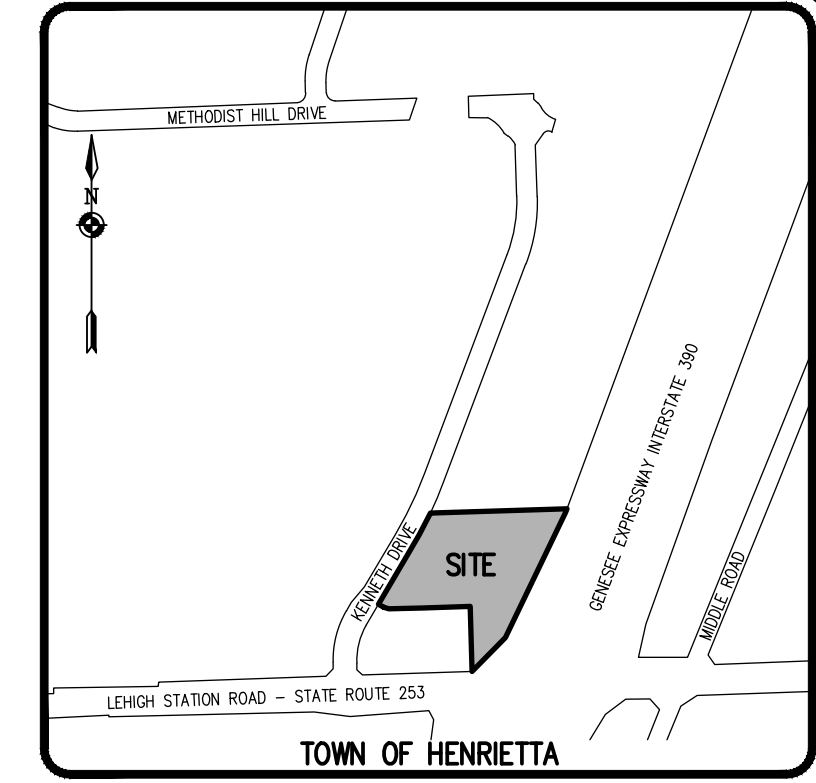
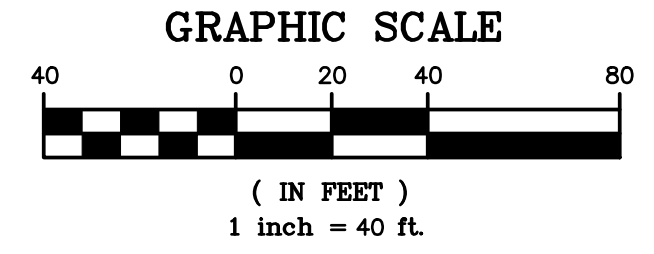
SUSAN EVANS
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires 08-26-2026
Acting In the County of Washtenaw

PSA Fairlane Drive LLC

P:\2849 Drawings\Plan\2849 Layout Base.dwg

LEGEND

- BOUNDARY LINE
- ADJOINER LINE
- EXISTING EASEMENT LINE
- PROPOSED LOT LINE
- CENTERLINE
- SETBACK LINE
- PROPERTY MARKER FOUND
- △ CONCRETE HIGHWAY MONUMENT FOUND
- WOOD FENCE POST FOUND
- EX. WATERMAIN, HYDRANT AND VALVE
- EXISTING STORM SEWER, AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE



SITE NOTES:

- EXISTING ZONING: INDUSTRIAL
 - TOTAL PROJECT AREA = ±4.5 ACRES (LOT R304C)
HOTEL LOT (LOT 1) = ±2.7 ACRES
REMAINING LANDS (LOT 2) = ±1.8 ACRES
 - EXISTING USE: VACANT PARCEL
 - PROPOSED USE (LOT 1): 4-STORY HOTEL WITH ±89 ROOMS (±13,500 SF FOOTPRINT)**
 - APPLICABLE DEVELOPMENT STANDARDS: INDUSTRIAL DISTRICT
- | SETBACKS: | REQUIRED | PROPOSED |
|--------------------------------|----------|----------------------|
| FRONT | 70' | >70' ± |
| SIDE | 5'/30' | >5'/30' ± |
| REAR | 60' | >60' ± |
| BUFFER TO RESIDENTIAL DISTRICT | 50' | N/A |
| MAX. BUILDING HEIGHT | 40' | 4-STORIES (±52') *** |
| GREENSPACE | N/A | ±55% (HOTEL LOT) |
- *70' FRONT SETBACK TO KENNETH DRIVE AND 30' SIDE SETBACK TO THE NORTH PROPERTY LINE 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 295-25.A.(16) WILL BE REQUIRED TO ALLOW THE HOTEL USE WITHIN THE INDUSTRIAL ZONING DISTRICT
- *** A SPECIAL USE PERMIT FROM THE TOWN OF HENRIETTA TOWN BOARD PER SECTION 295-27 WILL BE REQUIRED TO ALLOW A 4-STORY HOTEL TALLER THAN 40' WITHIN THE INDUSTRIAL ZONING DISTRICT.
- PARKING REQUIREMENTS:
REQUIRED: 1 SPACE PER ROOM = 89 SPACES
PROVIDED: 89 SPACES (INCLUDING 4 ADA SPACES)
 - 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.
 - UTILITIES:
SANITARY SEWER: TOWN OF HENRIETTA SEWER
WATERMAIN: MONROE COUNTY WATER AUTHORITY
STORM SEWER: TOWN OF HENRIETTA DEDICATED SEWERS
GAS: RG&E
ELECTRIC: RG&E
 - A REVIEW OF THE FEMA MAPS INDICATES THAT NO PORTION OF THIS PROPERTY WAS RECOGNIZED TO BE IN A 100-YEAR FLOODPLAIN.
 - THESE LANDS ARE WITHIN THE FOLLOWING UTILITY EXTENSIONS:
1. HENRIETTA ORIGINAL DRAINAGE DISTRICT
2. SANITARY SEWER DISTRICT 163
3. WATER DISTRICT EXTENSION 129
 - THERE WERE NO FEDERAL WETLANDS DELINEATED WITHIN THE SUBJECT PROPERTY LIMITS.

PHELPS & CORHAM PURCHASE, TOWNSHIP 12, RANGE 7, TOWN LOT 13 & 15, TAX MAP NUMBER 175.11-1-13.2

TOWNEPLACE SUITES BY MARRIOTT

PROJECT: TOWN OF HENRIETTA, MONROE COUNTY, NEW YORK STATE
LOCATION: INDUS DEVELOPMENT COMPANY, LLC
CLIENT: 340 PANAMA TRAIL S., ROCHESTER, NY

DRAWING TITLE: CONCEPT SITE PLAN

PROJECT MANAGER: P. VARS
PROJECT ENGINEER: R. SPURR
DRAWN BY: R. SPURR
SCALE: 1"=40'
DATE ISSUED: MAY 20, 2022
PROJECT NO.: 2849
DRAWING NO.: 01

BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

10 LIFT BRIDGE LANE EAST, SUITE 1450
WWW.BMEPC.COM

PHONE: 565-577-7380
FAX: 565-577-7389

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			



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

REFERENCE NOTES

- A. REFER TO DESIGN STANDARDS 'SITE & BUILDING EXTERIOR' CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- B. REFER TO BUILDING SITE + EXTERIOR BUILDING PRODUCT MANUAL FOR MATERIALS AND COLORS. AND ALSO FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL LOUVER COLOR, DOOR FRAMES, PORTE COCHERE AND CANOPY STRUCTURE FINISHES, ETC.
- C. REFER TO THE EXTERIOR SIGNAGE SPECIFICATIONS - EXTERIOR GRAPHICS PACKAGE FOR REQUIREMENTS RELATED TO SIGNAGE SHOWN ON THIS SHEET.

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

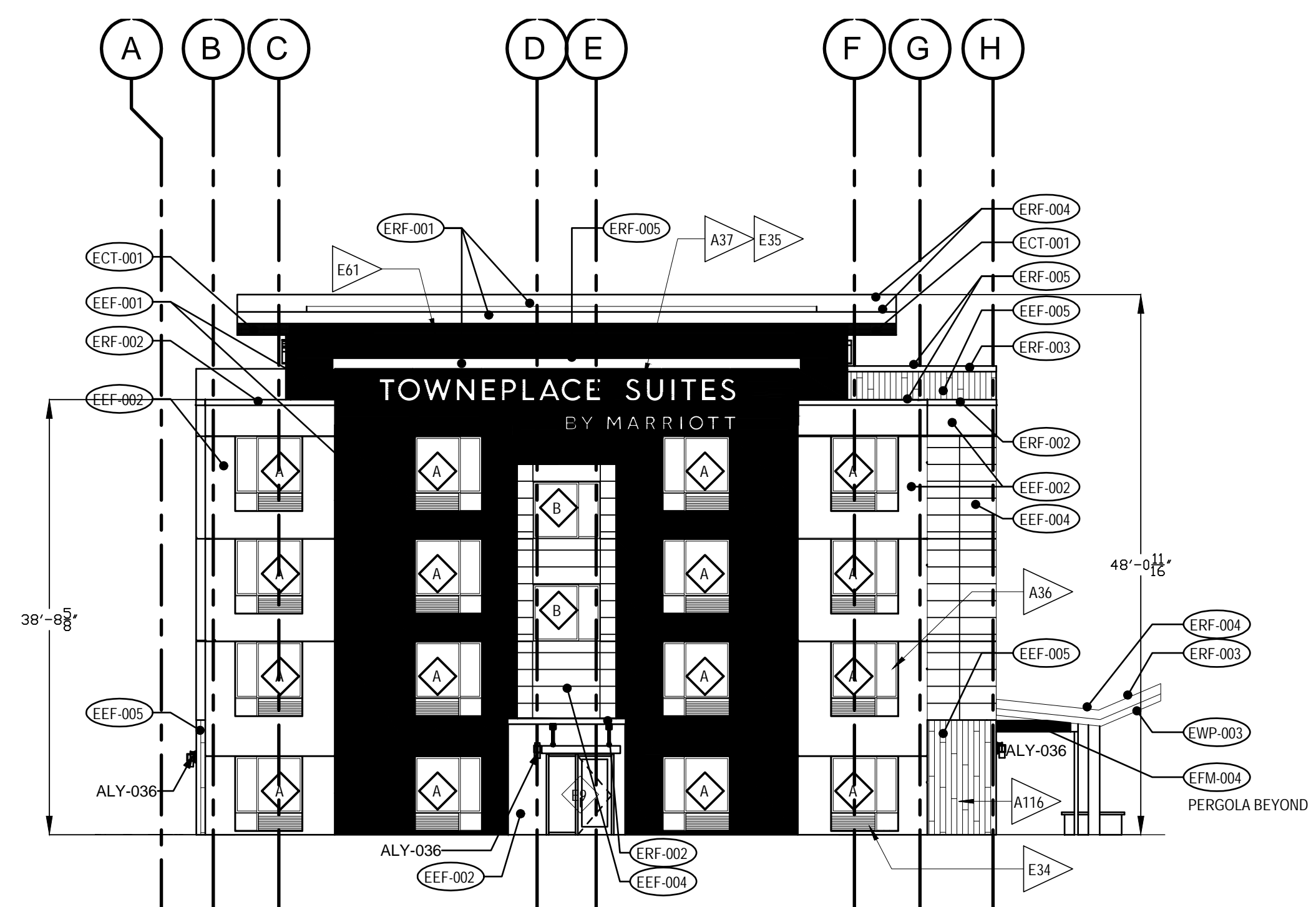
GENERAL NOTES

1. BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED ON STRUCTURAL SYSTEM.
2. PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.
3. CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.
4. ALL DOWNSPOUTS MUST HAVE CLEANOUTS.
5. PROVIDE INTERNAL DOWNSPOUTS, GUTTERS, ROOF DRAINS AND OVERFLOWS AS REQUIRED FOR LOCAL RAINFALL. PROVIDE SECONDARY OVERFLOWS TO DAYLIGHT IN AREAS THAT WILL NOT DRAIN ACROSS WALKING SURFACES.

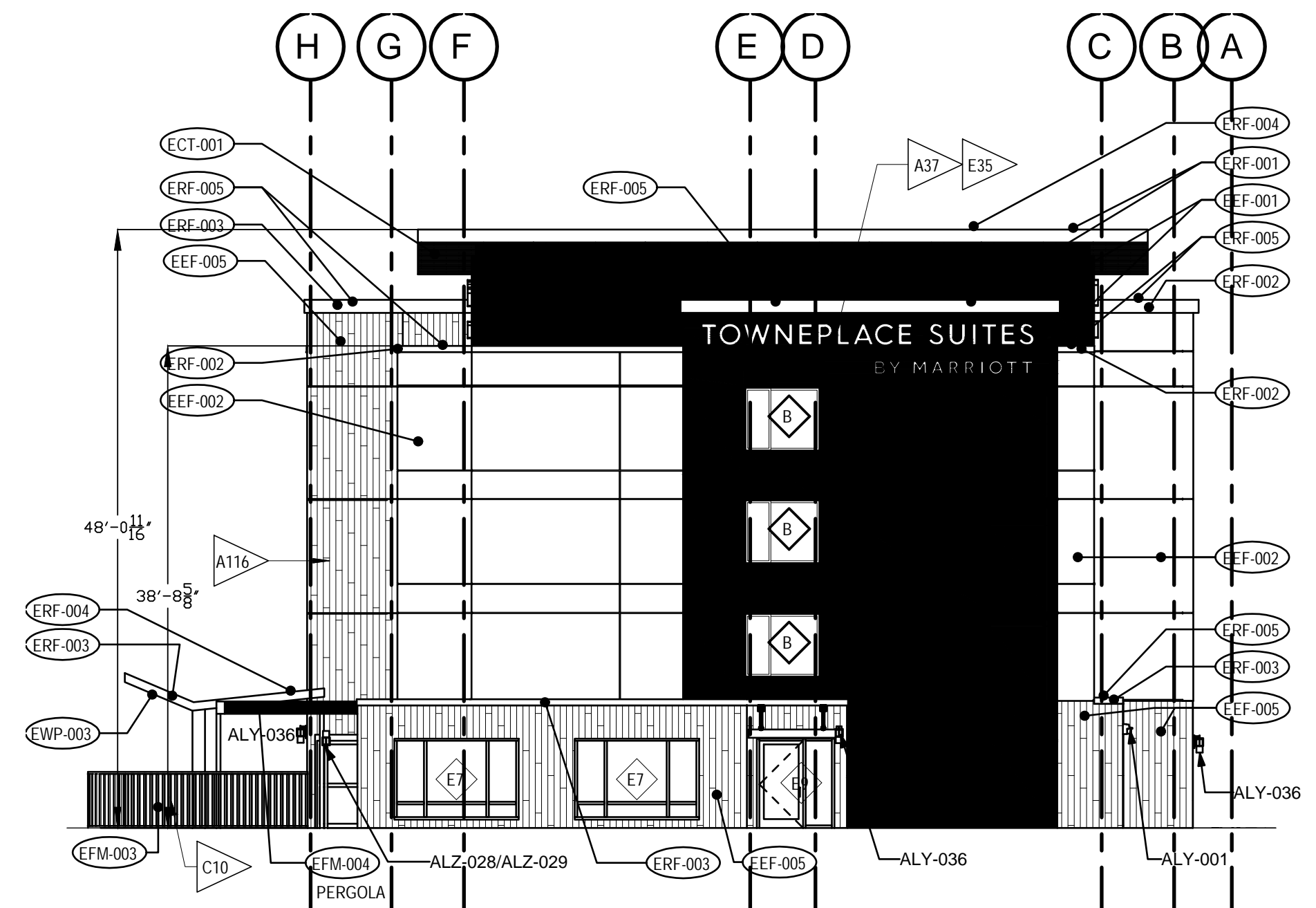
CRITERIA NOTES

CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.

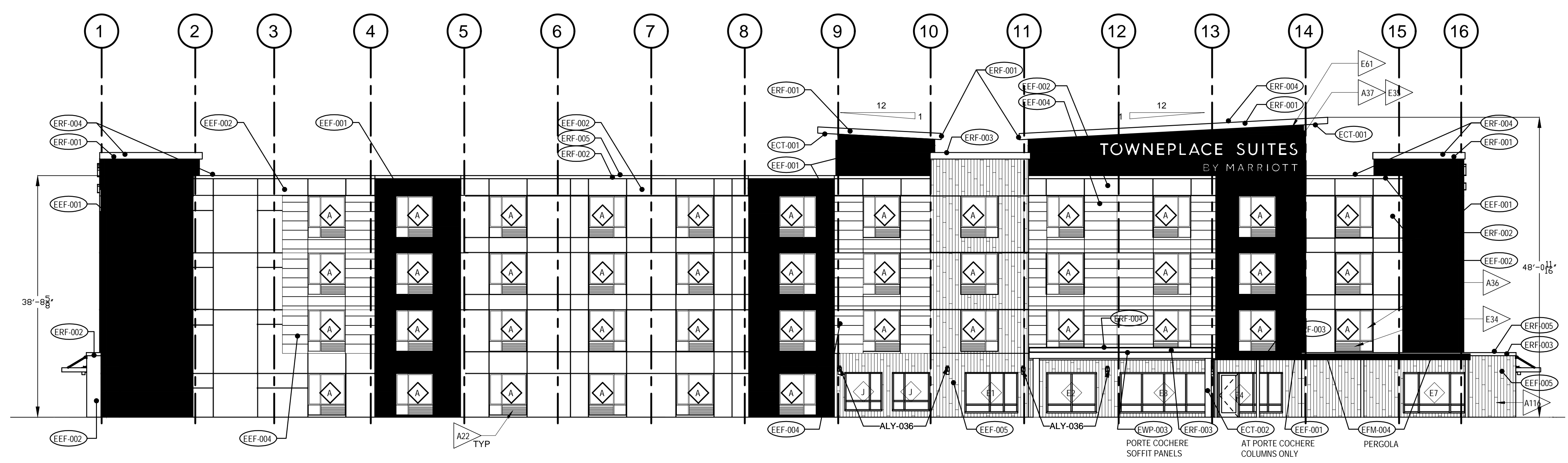
- A22 REFER TO GUESTROOM PLANS FOR HOLD-TO DIMENSIONS BETWEEN PTAC UNIT AND INTERIOR WALL NOTED.
- A36 TYPICAL GUESTROOM WINDOW
- A37 CHANNEL LETTER SIGNAGE AT FACE OF BUILDING. SEE EXTERIOR SIGNAGE SPECIFICATIONS FOR REQUIREMENTS. PROVIDE ADEQUATE BLOCKING BEHIND WALL FOR SIGNAGE
- A116 EIFS REVEALS AT EF5 PREFERRED WIDTH IS 8". WIDTH SHALL NOT BE GREATER THAN 12"
- E34 PTAC LOUVER INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME.
- E35 AT EXTERIOR SIGNAGE PROVIDE ACCESS FOR MOUNTING ELECTRICAL COMPONENTS AND MAKING FINAL ELECTRICAL CONNECTIONS. PROVIDE ADEQUATE DEDICATED CIRCUITRY BROUGHT TO SIGN LOCATION FROM ELECTRICAL PANEL.
- E61 FOR STANDARD LINEAR LIGHT FIXTURE. SEE DWGS FOR MARK NUMBER. PROVIDE CONTINUOUS BAND OF LIGHT TO ILLUMINATE BOTTOM OF SOFFIT.
- C10 DECORATIVE METAL SLAT FENCE AT FIRE PIT OPTIONAL. REFER TO BUILDING SITE + EXTERIOR BPM. SEE DWGS. FOR FINISH NO.



3 LEFT SIDE ELEVATION
 SCALE: 3/32" = 1'-0" REFERENCED FROM: B200



2 RIGHT SIDE ELEVATION
 SCALE: 3/32" = 1'-0" REFERENCED FROM: B200



1 FRONT ELEVATION
 SCALE: 3/32" = 1'-0" REFERENCED FROM: B200

EXTERIOR FINISH INDEX

- ERF-001 EFIS
- ERF-002 EFIS
- ERF-004 EIFS (EEF-004 OPTION: EWP-001)
- ERF-005 EIFS (EEF-005 OPTION: EWP-002)
- ERF-001 ALUMINUM COPING
- ERF-002 ALUMINUM COPING - COLOR TO MATCH ADJACENT SURFACE
- ERF-003 ALUMINUM COPING
- ERF-004 MEMBRANE ROOFING - SLOPED
- ERF-005 MEMBRANE ROOFING
- ECT-001 PAINTED SURFACE @ EXTERIOR HM DOORS & FRAMES
- ECT-002 PAINTED SURFACE @ PORTE COCHERE COLUMNS
- EWP-003 METAL SOFFIT PANEL @ PORTE COCHERE
- EFM-003 METAL FENCE @ FIRE PIT
- EFM-004 PERGOLA

TOWNEPLACE SUITESSM BY MARRIOTT

DESIGN GUIDELINE DRAWINGS

ISSUE DATE: 11/13/19
 REVISION DATE: 08/30/2021
 GENERATION: 5 - 89 UNITS
 DECOR: Real Living

BUILDING EXTERIOR ELEVATIONS

B211

NOT FOR CONSTRUCTION

REFERENCE NOTES

- A. REFER TO DESIGN STANDARDS 'SITE & BUILDING EXTERIOR' CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- B. REFER TO BUILDING SITE - EXTERIOR BUILDING PRODUCT MANUAL FOR MATERIALS AND COLORS; AND ALSO FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL LOUVER COLOR, DOOR FRAMES, PORTE COCHERE AND CANOPY STRUCTURE FINISHES, ETC.
- C. REFER TO THE EXTERIOR SIGNAGE SPECIFICATIONS - EXTERIOR GRAPHICS PACKAGE FOR REQUIREMENTS RELATED TO SIGNAGE SHOWN ON THIS SHEET.

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

GENERAL NOTES

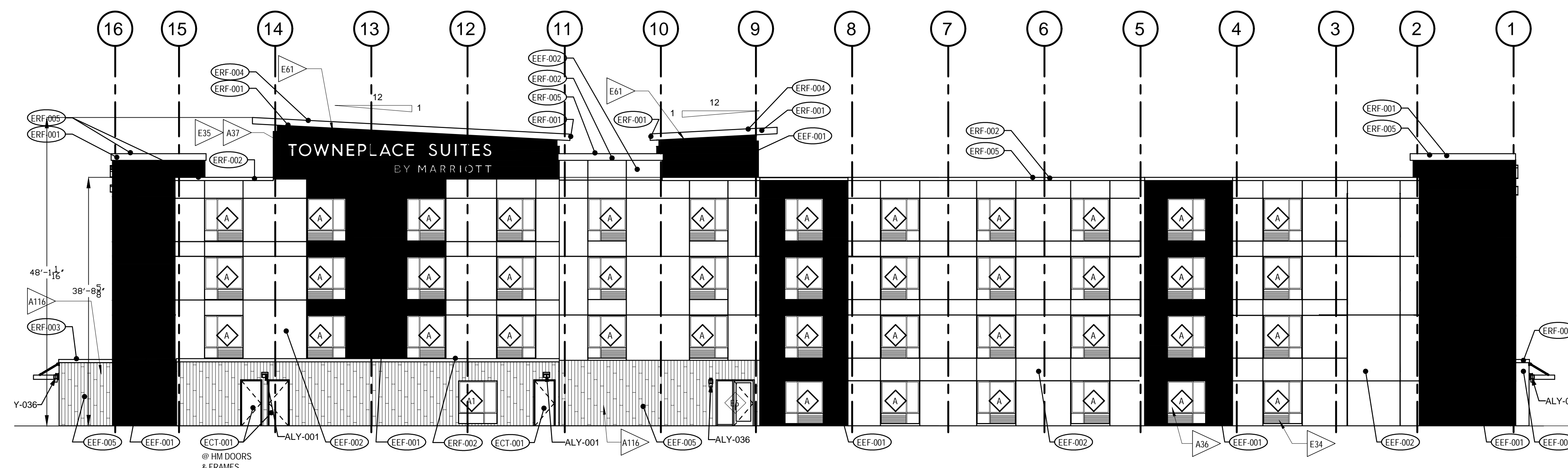
1. BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED ON STRUCTURAL SYSTEM.
2. PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.
3. CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.
4. ALL DOWNSPOUTS MUST HAVE CLEANOUTS.
5. PROVIDE INTERNAL DOWNSPOUTS, GUTTERS, ROOF DRAINS AND OVERFLOWS AS REQUIRED FOR LOCAL RAINFALL. PROVIDE SECONDARY OVERFLOWS TO DAYLIGHT IN AREAS THAT WILL NOT DRAIN ACROSS WALKING SURFACES.

CRITERIA NOTES

CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.


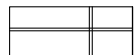
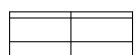

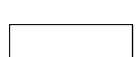
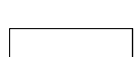


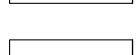
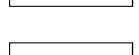
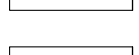
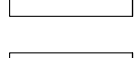

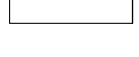
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1 REAR ELEVATION
 SCALE: 3/32" = 1'-0"

EXTERIOR FINISH INDEX

	EEF-001	EFIS
	EEF-002	EFIS
	EEF-004	EIFS (EEF-004 OPTION: EWP-001)
	EEF-005	EIFS (EEF-005 OPTION: EWP-002)
	ERF-001	ALUMINUM COPING
	ERF-002	ALUMINUM COPING - COLOR TO MATCH ADJACENT SURFACE
	ERF-003	ALUMINUM COPING
	ERF-004	MEMBRANE ROOFING - SLOPED
	ERF-005	MEMBRANE ROOFING
	ECT-001	PAINTED SURFACE @ EXTERIOR HM DOORS & FRAMES
	ECT-002	PAINTED SURFACE @ PORTE COCHERE COLUMNS
	EWP-003	METAL SOFFIT PANEL @ PORTE COCHERE
	EFM-003	METAL FENCE @ FIRE PIT
	EFM-004	PERGOLA

TOWNEPLACE SUITESSM
 BY MARRIOTT

DESIGN GUIDELINE DRAWINGS
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BUILDING EXTERIOR ELEVATIONS

B212

NOT FOR CONSTRUCTION

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: TownePlace Suites by Marriott		
Project Location (describe, and attach a general location map): Kenneth Drive, Town of Henrietta. North of Lehigh Station Road, and West of I-390		
Brief Description of Proposed Action (include purpose or need): The proposal is subdivide a +/-4.5 acre parcel into 2 lots for the development of a 4-story (+/-13,500 sf footprint), +/-89 room Marriott hotel on +/-2.7 acres in the Town. Access to the hotel will be from two entrances off Kenneth Drive. The site improvements will include associated parking areas, along with utility services and proposed stormwater management area. A Special Use Permit for maximum building height (>40' allowed) and the hotel use within the Industrial district are being requested from the Town of Henrietta Town Board.		
Name of Applicant/Sponsor: Indus Development Company LLC (Jett Mehta)	Telephone: [REDACTED]	E-Mail: [REDACTED]
Address: 950 Panorama Trail South		
City/PO: Rochester	State: NY	Zip Code: 14625
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Fairlane Drive, LLC	Telephone: [REDACTED]	E-Mail:
Address: 745 South Garfield Road, Suite A		
City/PO: Traverse City	State: Michigan	Zip Code: 49686

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Board - Special Use Permits (building height & allowed use)	June 2022
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Planning Board - Site Plan & Subdivision	July 2022
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town DPW - Highway & sewer permit	July 2022
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Monroe County Pure Waters - sewer connection MCWA & MCDPH - Water service connection	July 2022
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT - Traffic review	June 2022
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): NYS Heritage Areas: West Erie Canal Corridor	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Industrial

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Rush-Henrietta Central School District

b. What police or other public protection forces serve the project site?
Monroe County Sheriff and NYS Police

c. Which fire protection and emergency medical services serve the project site?
Henrietta Fire District

d. What parks serve the project site?
Martin Road Park, Veterans Memorial Park, Kenwick Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial (hotel)

b. a. Total acreage of the site of the proposed action? +/- 4.5 acres
b. Total acreage to be physically disturbed? +/- 2.7 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 2.7 acres (hotel lot to be owned by applicant)

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Commerical
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? 2 (1 new)
iv. Minimum and maximum proposed lot sizes? Minimum +/- 1.8 Maximum +/- 2.7

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____ 1

ii. Dimensions (in feet) of largest proposed structure: +/- 52' height; +/- 71' width; and +/- 229' length

iii. Approximate extent of building space to be heated or cooled: _____ +/- 50,490 square feet (total gross building area)

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: stormwater quantity / quality treatment

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ tbd million gallons; surface area: _____ 0.2 acres

v. Dimensions of the proposed dam or impounding structure: _____ tbd height; _____ tbd length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Earth fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ +/-9,790 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: MCWA , Town Water District 129
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ +/-9,790 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
sanitary wastewater _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: Van Lare Treatment Plant
- Name of district: Monroe County Pure Waters / Town of Henrietta Sewer District 163
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ 1.5 acres (impervious surface)
 _____ Square feet or _____ 2.7 acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
 on-site detention stormwater management facility/structures

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes: *(Based on trip generations calculations/memo provided to the Town)*

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
 refuse & delivery vehicles for routine services

iii. Parking spaces: Existing _____ 0 _____ Proposed _____ +/- 89 _____ Net increase/decrease _____ + 89

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
two access points are proposed, 1 from Kenneth Dr. and 1 south to an internal private drive

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
 to be determined upon final mechanical design of hotel

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
local electricity provider (RG&E)

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 am - 7 pm _____ • Saturday: _____ 7 am - 5 pm _____ • Sunday: _____ if needed 7 am to 5 pm _____ • Holidays: _____ n/a _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24 hours _____ • Saturday: _____ 24 hours _____ • Sunday: _____ 24 hours _____ • Holidays: _____ 24 hours _____
---	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 Noise from construction activities over the ambient noise levels is anticipated during the construction phase of the project listed herein. Operational noise levels are not anticipated to exceed ambient noise levels.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 Proposed dark sky compliant LED fixtures within proposed parking areas and building mounted lighting as appropriate.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: current vacant (not wooded) parcel.

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):
 Pesticides may be used for typical lawn and landscape maintenance

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____
 • Operation: _____
 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____
 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:
 Commercial Uses, Office Buildings, I-390, Truck /Trailer Dealer , hotels

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	+/- 1.5 acres	+ 1.5 acres
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	+/- 2.6 acres	+/- 0.1 acres	- 2.5 acres
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	+/- 0.2 acres (pond)	+ 0.2 acres
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawn _____	+/- 0.1	+/- 1 acres	+ 0.9 acres

+/- 2.7 acres (hotel lot) +/- 2.7 acres (hotel lot)

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ > 12 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Cayuga Silt Loam (D soils)	_____	90 %
Hilton Loam (B/D Soils)	_____	10 %
_____	_____	_____ %

d. What is the average depth to the water table on the project site? Average: _____ > 12 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained 100 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: small mammals (rabbits / squirrels) _____ _____ _____	_____ _____ _____
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. 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"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name BME Associates (agent for applicant) Date 5/20/22

Signature *Rebecca Spurr* Title Project Engineer
 Rebecca Spurr, P.E.



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.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No

E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

MEMORANDUM

To: Chris Martin, P.E.; Town of Henrietta

From: Rebecca Spurr, P.E.; BME Associates *RS*

Date: May 20, 2022

Re: **TownePlace Suites by Marriott - Kenneth Drive**
Trip Generation Calculations

2849

The following information relating to the proposed site generated traffic is provided to the Town for review and sharing with the New York State Department of Transportation, in order to obtain an opinion on the need for additional traffic analysis of the area transportation network as a result of this proposed project.

Indus Development Company LLC is proposing to subdivide a single ±4.5-acre parcel into two lots and develop a 4-story (±13,500 sf footprint) Townplace Suites by Marriott hotel that allows extended stays on a ±2.7-acre lot. The project site is located on the eastern side of Kenneth Drive, adjacent to I-390 to the east, north of Lehigh Station Road and the newly constructed Taco Bell. Access to the site will be via a new curb cut to Kenneth Drive and an internal connection to the existing private drive serving Taco Bell.

In discussions with the proposed owner and operator of the proposed hotel, the AM peak hours for the hotel are 6 AM to 8 AM, and the PM peak hours are 6 PM to 8 PM. These peak times are historically when guests tend to check in and check out of hotels of similar type to the proposed.

The trip generations for the site are summarized in the table below based upon the ITE Trip Generation Manual (10th Edition). Enclosed are the ITE data reports for the AM and PM peak hour based upon 89 occupied hotel rooms.

Trip Generation Calculation Table - ITE Trip Generation 10th Edition Manual Research Data:

Type of Land Use	ITE Code	Unit	Weekday AM Peak			Weekday PM Peak		
			Enter	Exit	Total	Enter	Exit	Total
Hotel	310	89 Occupied Rooms	Generation Rate = 0.65			Generation Rate = 0.73		
			55%	45%	100%	57%	43%	100%
			32	26	58	37	28	65
Total Site Generated Trips (based upon a fully occupied hotel)			32	26	58	37	28	65

Given these relatively low peak hour volumes and the spread of the peak hour trips over a larger time frame, we do not believe any additional analysis of the Kenneth Drive/Lehigh Station Road intersection is necessary. The Town is in possession of ample information on the operation of this intersection and the associated volumes; such that it can be concluded the additional projected traffic will not adversely alter the operations of the intersection.

Please contact our office if you require any additional information.
 Encl.

Hotel (310)

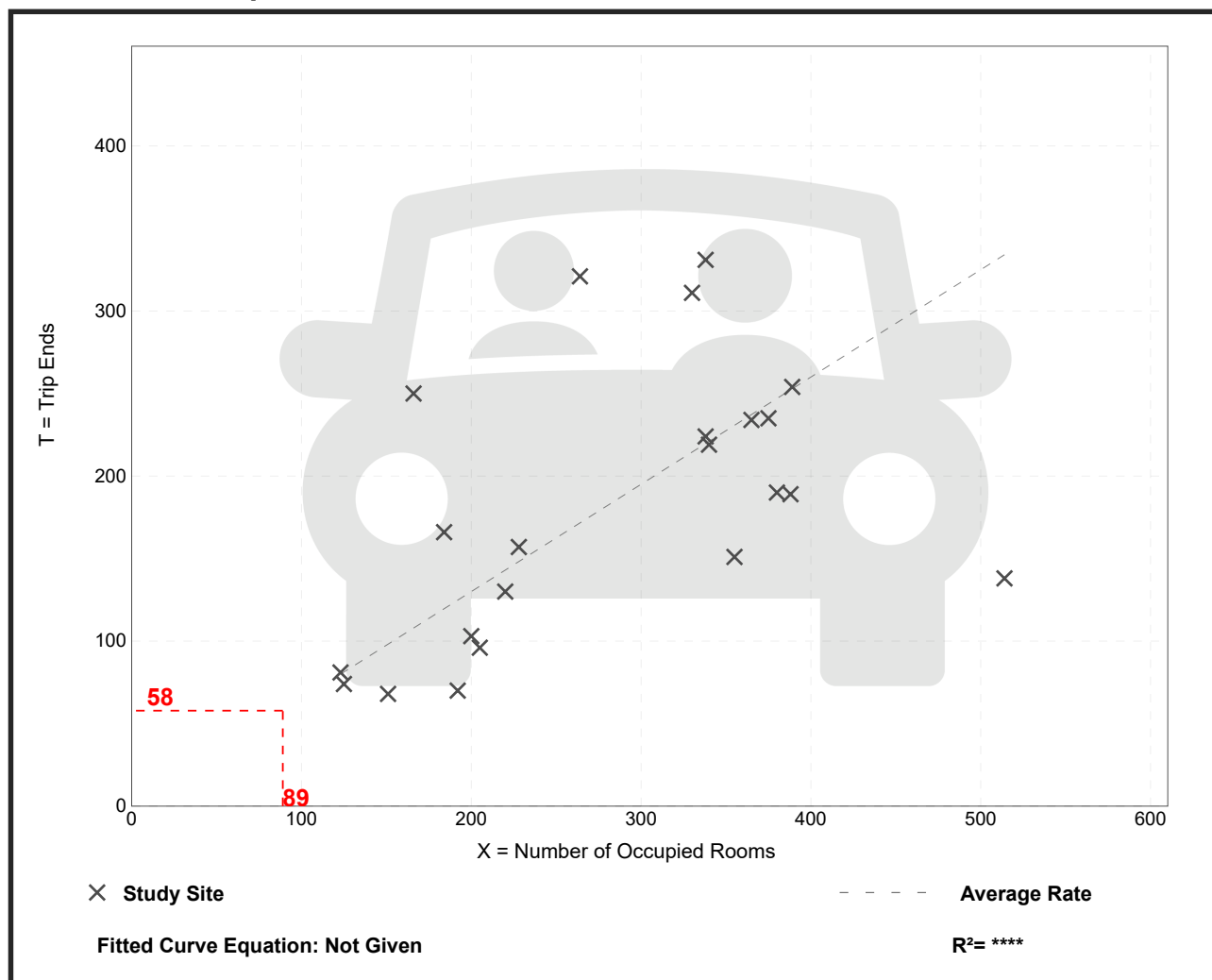
Vehicle Trip Ends vs: Occupied Rooms
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 22
 Avg. Num. of Occupied Rooms: 280
 Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
0.65	0.27 - 1.51	0.27

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Occupied Rooms
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 22
 Avg. Num. of Occupied Rooms: 280
 Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
0.73	0.25 - 1.07	0.23

Data Plot and Equation

