



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

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

Appeal No. SP2024-007  
 Date 2/21/24

Applicant: Indus Real Estate II LLC  
 Name \_\_\_\_\_ Email \_\_\_\_\_  
950 Panorama Trail South Rochester NY 14625 \_\_\_\_\_  
 No. & Street City State Zip Code Phone Number  
 Business Owner: John Ott (member)  
 Name \_\_\_\_\_ 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

✓ Property Owner: same as applicant  
 Name \_\_\_\_\_ Email \_\_\_\_\_

Architect/Engineer: BME Associates (engineer)  
 Name \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone Number \_\_\_\_\_  
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 NY 14467  
 No. & Street City State Zip Code  
175-11-1-13.21 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: John Ott Signature: \_\_\_\_\_  
T Wenzel \_\_\_\_\_  
 Received By Date of Meeting\* Time  
March 27, 2024 6:00 pm  
 (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.



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

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

Appeal No. SP2024-008  
 Date 2/21/24

Applicant: Indus Real Estate II LLC [Redacted]  
 Name Email  
950 Panorama Trail South Rochester NY 14625 [Redacted]  
 No. & Street City State Zip Code Phone Number  
 Business Owner: John Ott (member) same as applicant  
 Name Email  
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: same as applicant  
 Name Email

No. & Street City State Zip Code Phone Number  
 Architect/Engineer: BME Associates (engineer) [Redacted]  
 Name Email  
10 Liftbridge Lane East Fairport NY 14450 [Redacted]  
 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 NY 14467  
 No. & Street City State Zip Code  
175-11-1-13.21 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: John Ott Signature: \_\_\_\_\_

TWenzel Received By March 27, 2024 Date of Meeting\* 6:00 pm 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.

**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:

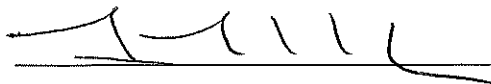
- 1) I/We am/are the applicant and owner with respect to an application to the Town of Henrietta.
- 2) I/We have been advised of, are aware of and agree to comply with the obligation to reimburse the Town of Henrietta for any and all professional and consulting fees incurred by the Town in conjunction 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: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_



February 21, 2024

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

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

**2849**

Dear Board Members:

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

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

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

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

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

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

Sincerely,  
**BME ASSOCIATES**

  
Rebecca R. Spurr, P.E.

Encl.

c: Jett Mehta; Indus Real Estate II LLC

# Owner Authorization to Make Application

I, Indus Real Estate II LLC, authorize  
(print owner name legibly)

BME Associates

(engineer company name)

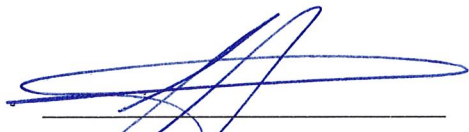
to act as my agent and make application(s) to the Town of Henrietta for the purpose of

Special Use Permits Re-approval, and any future approvals and applications associated with this project as necessary.

(variances, special use permits, site plan/subdivision/change of use, etc.)

TA No. 175-11-1-13.21

for the property that I own located at Kenneth Drive, Henrietta, NY.

  
Signature

02/21/24  
Date

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)

CONTRACTOR TO COORDINATE WITH TOWN OF HENRIETTA IF EXISTING POST (WITH NO SIGN) IS TO REMAIN. SEE TOWN OF HENRIETTA PAVEMENT SECTION DETAIL (WITHIN R.O.W.)(SUBJECT TO DPW R.O.W. PERMIT).

CONTRACTOR TO REPLACE EXISTING ±76' OF CONCRETE SIDEWALK WITH AT-GRADE SIDEWALK AND RAMPS PER ADA AND TOWN OF HENRIETTA STANDARDS (SEE DETAILS).

BEGIN 1" CURB, 6' LONG CURB TRANSITION ALONG SIDEWALK RAMP.

LIMIT OF SIDEWALK RECONSTRUCTION WORK, CURB AND SIDEWALK TO MEET FLUSH WITH EXISTING.

EXISTING FULL DEPTH INTEGRAL CURB & SIDEWALK PER TOWN DETAIL (TYP).

EXISTING 15" WIDE WATERMAIN EASEMENT TO MOWA (LIBER 12796 OF DEEDS, PAGE 118).

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

CONTRACTOR TO REPLACE EXISTING ±76' OF CONCRETE SIDEWALK WITH AT-GRADE SIDEWALK AND RAMPS PER ADA AND TOWN OF HENRIETTA STANDARDS (SEE DETAILS).

BEGIN 1" CURB, 6' LONG CURB TRANSITION ALONG SIDEWALK RAMP.

LIMIT OF SIDEWALK RECONSTRUCTION WORK, CURB AND SIDEWALK TO MEET FLUSH WITH EXISTING.

EXISTING FULL DEPTH INTEGRAL CURB & SIDEWALK PER TOWN DETAIL (TYP).

EXISTING 15" WIDE WATERMAIN EASEMENT TO MOWA (LIBER 12796 OF DEEDS, PAGE 118).

CONTRACTOR TO COORDINATE WITH TOWN OF HENRIETTA IF EXISTING POST (WITH NO SIGN) IS TO REMAIN. SEE TOWN OF HENRIETTA PAVEMENT SECTION DETAIL (WITHIN R.O.W.)(SUBJECT TO DPW R.O.W. PERMIT).

CONTRACTOR TO REPLACE EXISTING ±76' OF CONCRETE SIDEWALK WITH AT-GRADE SIDEWALK AND RAMPS PER ADA AND TOWN OF HENRIETTA STANDARDS (SEE DETAILS).

BEGIN 1" CURB, 6' LONG CURB TRANSITION ALONG SIDEWALK RAMP.

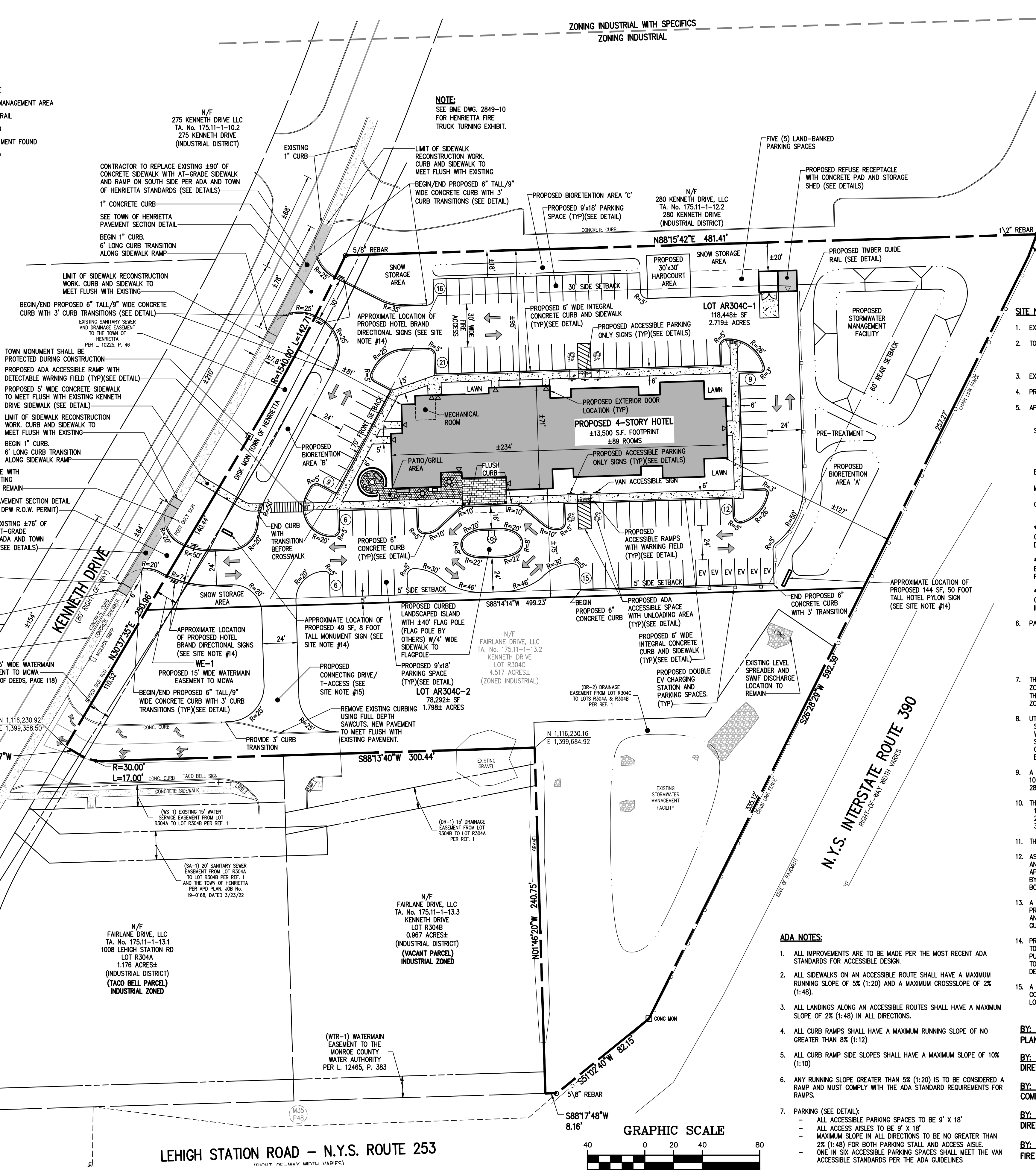
LIMIT OF SIDEWALK RECONSTRUCTION WORK, CURB AND SIDEWALK TO MEET FLUSH WITH EXISTING.

EXISTING FULL DEPTH INTEGRAL CURB & SIDEWALK PER TOWN DETAIL (TYP).

EXISTING 15" WIDE WATERMAIN EASEMENT TO MOWA (LIBER 12796 OF DEEDS, PAGE 118).

CONTRACTOR TO COORDINATE WITH TOWN OF HENRIETTA IF EXISTING POST (WITH NO SIGN) IS TO REMAIN. SEE TOWN OF HENRIETTA PAVEMENT SECTION DETAIL (WITHIN R.O.W.)(SUBJECT TO DPW R.O.W. PERMIT).

CONTRACTOR TO REPLACE EXISTING ±76' OF CONCRETE SIDEWALK WITH AT-GRADE SIDEWALK AND RAMPS PER ADA AND TOWN OF HENRIETTA STANDARDS (SEE DETAILS).



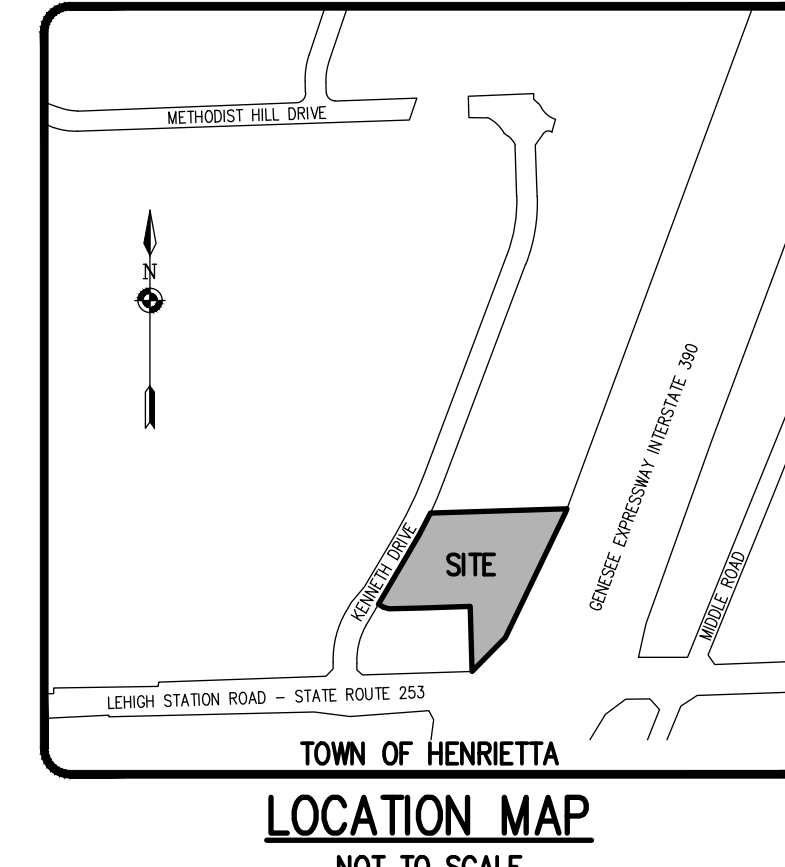
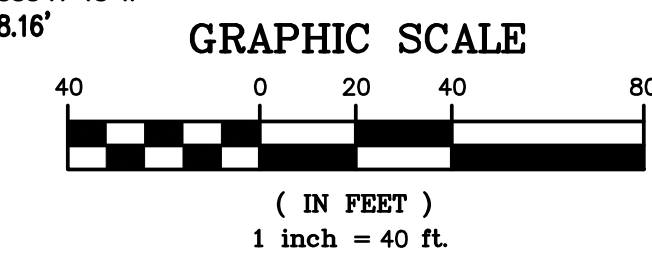
NOTE: SEE BME DWG. 2849-10 FOR HENRIETTA FIRE TRUCK TURNING EXHIBIT.

SITE NOTES:

- 1. EXISTING ZONING: INDUSTRIAL
2. TOTAL PROJECT AREA (LOT R304C): ±4.517 ACRES (±196,740 SF)
PROPOSED HOTEL (LOT AR304C-1): ±2.719 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 ±89 ROOMS (±13,500 SF FOOTPRINT) \*
5. APPLICABLE DEVELOPMENT STANDARDS: INDUSTRIAL DISTRICT
SETBACKS: FRONT 70' \*\*, SIDE 5'/30' \*\*, REAR 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 295-25A.16) WAS GRANTED ON JULY 13, 2022 (SUP #2022-028) TO ALLOW A HOTEL USE WITHIN THE INDUSTRIAL ZONING DISTRICT.
\*\* A 70' FRONT SETBACK TO KENNETH DRIVE AND A 30' SIDE SETBACK TO THE NORTH PROPERTY LINE WERE ESTABLISHED PER APPROVAL OF CALKINS ROAD PROFESSIONAL BUSINESS PARK, SECTION 3, LIBER 324, PAGE 16, FILED JUNE 6, 2005.
\*\*\* A SPECIAL USE PERMIT FROM THE TOWN OF HENRIETTA TOWN BOARD PER SECTION 295-27 WAS GRANTED ON JULY 13, 2022 (SUP #2022-029), TO ALLOW A 4-STORY HOTEL TALLER THAN 40' WITHIN THE INDUSTRIAL ZONING DISTRICT.
6. PARKING REQUIREMENTS:
REQUIRED: 1 SPACE PER ROOM (89 ROOMS) + 1 SPACE PER 2 EMPLOYEES (5 EMPLOYEES) = 94 SPACES
PROVIDED: 99 SPACES (INCLUDING 4 ADA SPACES) (+5 LANDBANKED PARKING SPACES)
PARKING STALL MIN SIZE: 9'x18' (162 S.F.)
7. THE SETBACK LINES AND NOTES RELATING TO SETBACKS SHOWN HEREON ARE INTENDED TO SHOW APPLICABLE ZONING REQUIREMENTS OF THE TOWN OF HENRIETTA FOR THE TOWN'S INDUSTRIAL DISTRICT REQUIREMENTS AS OF THE DATE OF THIS MAP AND ARE NOT INTENDED TO IMPOSE ANY ADDITIONAL RESTRICTIONS OTHER THAN SAID ZONING REQUIREMENTS.
8. UTILITIES:
SANITARY SEWER: TOWN OF HENRIETTA SEWER
WATERMAIN: MONROE COUNTY WATER AUTHORITY
STORM SEWER: TOWN OF HENRIETTA DEDICATED SEWERS
GAS: RGA&
ELECTRIC: RGA&
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.

ADA NOTES:

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



Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way if on item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall file with the Town Clerk a copy of the alteration, and a specific description of the alteration.

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

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



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

APPROVALS table with columns for Role, Name, Date. Includes Planning Board Chairman, Director of Engineering and Planning, Commissioner of Public Works, Director of Building & Fire Prevention, Fire Marshal, Highway Superintendent.



**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<sup>®</sup>**  
BY MARRIOTT

DESIGN GUIDELINE DRAWINGS

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

EXTERIOR PERSPECTIVE

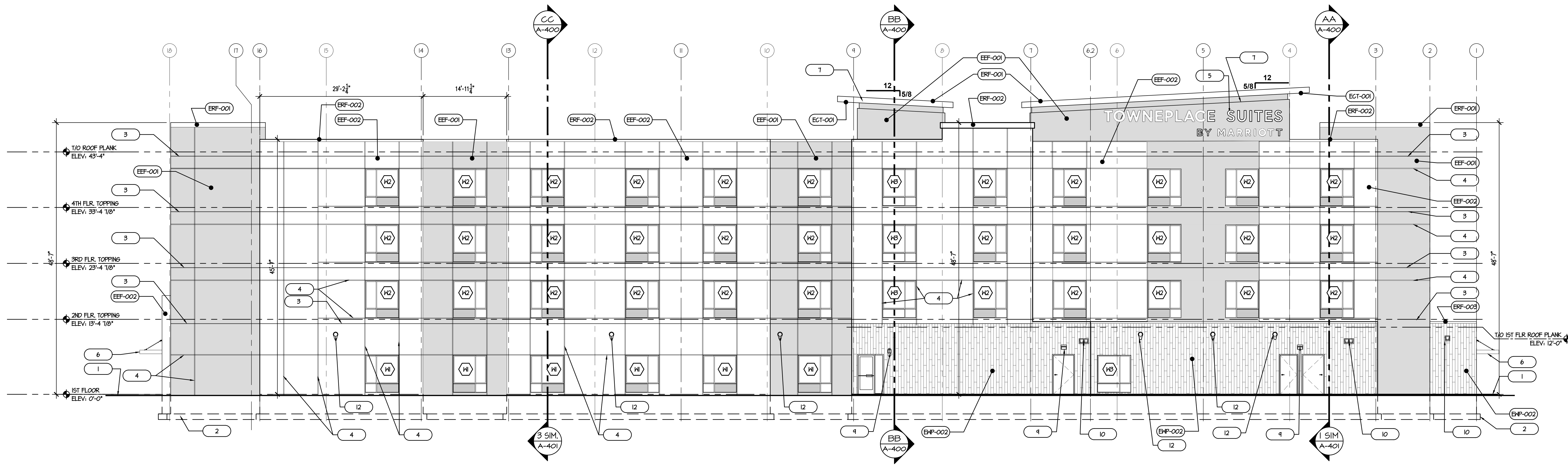
**B210**

NOT FOR CONSTRUCTION

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

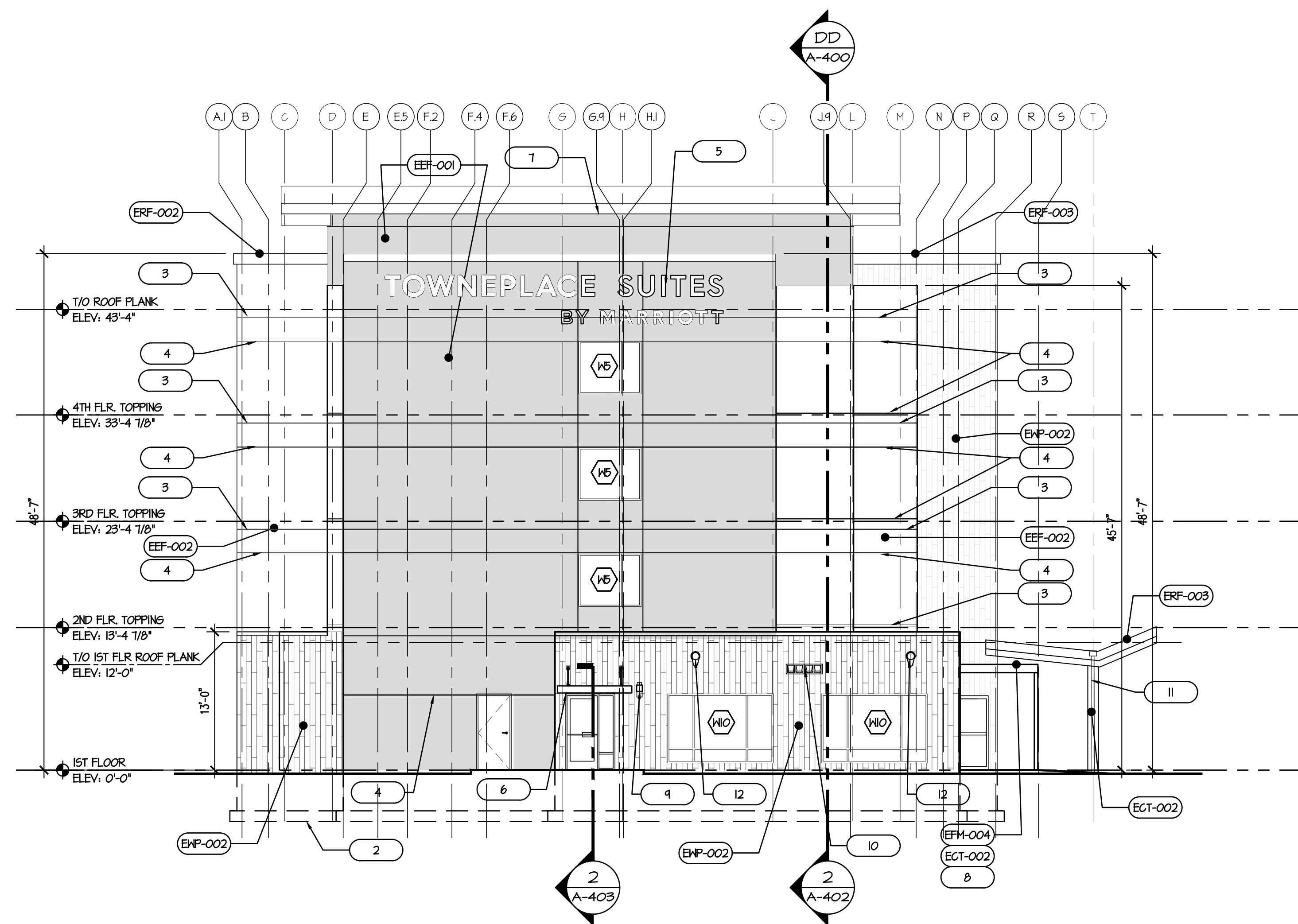






**NORTH ELEVATION**

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



**WEST ELEVATION**

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

**EXTERIOR FINISH INDEX**

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

**KEYNOTES:**

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

**GENERAL NOTES:**

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

REVISION	DESCRIPTION

**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.

This document is the exclusive property of the architect, no rights to ownership are transferable, or shall be lost by the filing of this document with any and all public authorities for the purpose of compliance with Codes and/or Ordinances, i.e Building permit, etc.

Property rights of these documents shall NOT be lost under Bankruptcy, or foreclosure actions that may arise at any time during the execution of this project.

**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**

© 2023 MUSSACHIO ARCHITECTS P.C.

**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: 585-248-2440	E-Mail: jmehta@indushg.com
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: 315-218-8146 (Owner's Attorney)	E-Mail:
Address: 745 South Garfield Road, Suite A		
City/PO: Traverse City	State: Michigan	Zip Code: 49686

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
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**

<b>C.1. Planning and zoning actions.</b>	
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"> <li>• <b>If Yes</b>, complete sections C, F and G.</li> <li>• <b>If No</b>, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
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: \_\_\_ +/- 55' height; \_\_\_ +/- 71' width; and \_\_\_ +/- 234' length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ +/- 54,000 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 (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ 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"> <li>• Monday - Friday: <u>7 am - 7 pm</u></li> <li>• Saturday: <u>7 am - 5 pm</u></li> <li>• Sunday: <u>if needed 7 am to 5 pm</u></li> <li>• Holidays: <u>n/a</u></li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>24 hours</u></li> <li>• Saturday: <u>24 hours</u></li> <li>• Sunday: <u>24 hours</u></li> <li>• Holidays: <u>24 hours</u></li> </ul>
---	---



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 covertypes on the project site.

Land use or Coverture	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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: i. Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If yes, give a brief description of how the proposed action may affect that use: _____ _____	
<b>E.3. Designated Public Resources On or Near Project Site</b>	
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> 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>i.</i> Describe possible resource(s): _____	
<i>ii.</i> 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>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> 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>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> 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 \_\_\_\_\_

Signature \_\_\_\_\_ Title \_\_\_\_\_



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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** **2849**  
**Trip Generation Calculations**

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 (10<sup>th</sup> 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 10<sup>th</sup> 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	<b>58</b>	37	28	<b>65</b>

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)

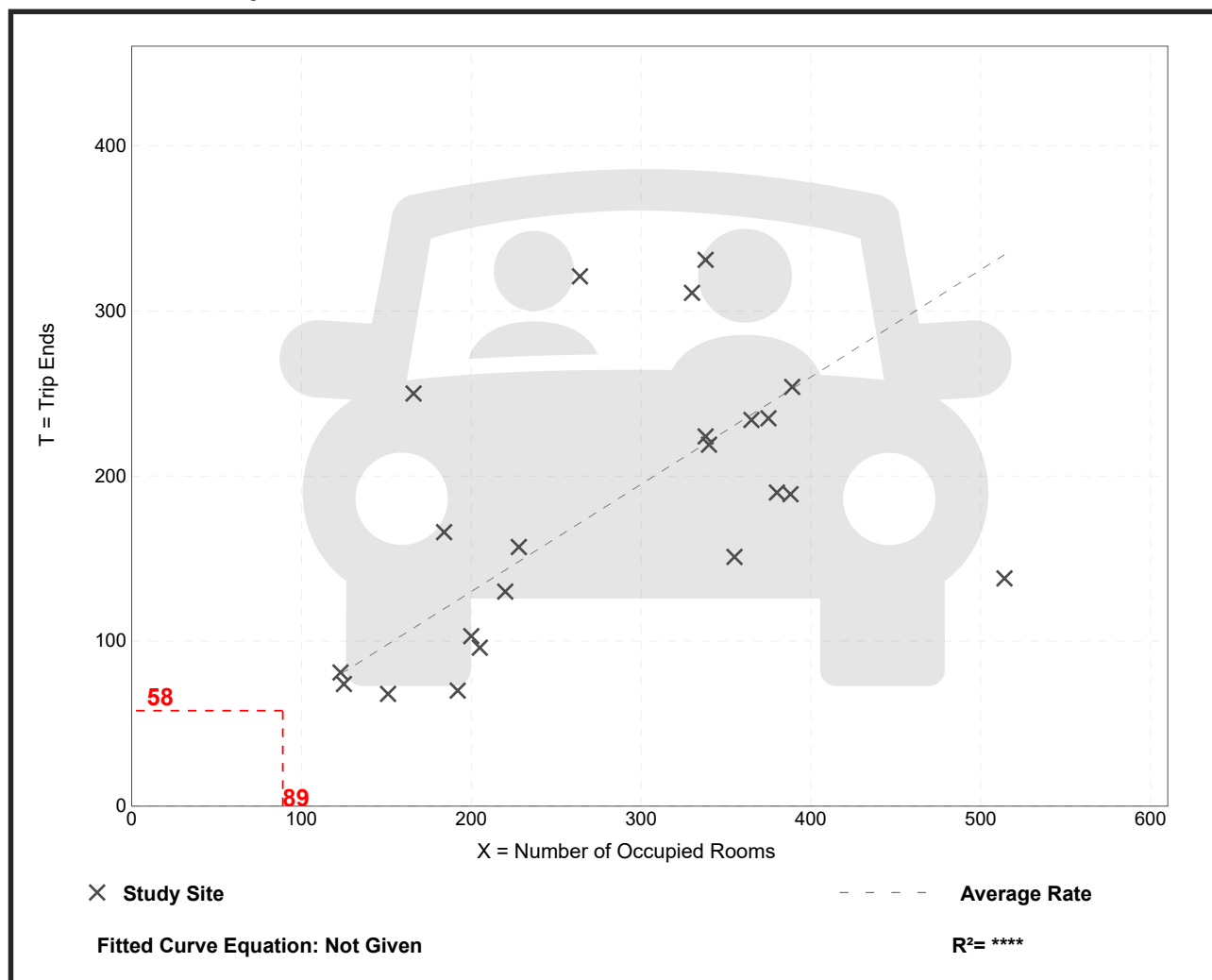
**Vehicle Trip Ends vs: Occupied Rooms**  
**On a: Weekday,**  
**AM Peak Hour of Generator**

**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

