

TOWN OF HENRIETTA APPLICATION TO TOWN BOARD

- SPECIAL USE PERMIT -

Appeal No. 5/2023 - 025
Date 5/10/23

Applicant:	Rudra Man	agement				
	Name 51 Anderso	n Road	Cheektowaga	a, New York	Email 14225	
No. & Stre	rner:Jayesh	n Patel		State	Zip Code	Phone Number
	Name	derson Road	Cheektov	vaga, New Y	Email ork 14225	
No. & Stre		City		State	Zip Code	Phone Number
Business Na	me: <u>7/u</u>	by Hil	tom Grav	ichise)		
Business Add		5 Kennet		ity	State	Zin Code
Property Ow	ner: GUR	U Hotels LLC			Stare	ZINT ode
	Name 51 Ar	nderson Road	Cheekt	owaga, New	York 14225	
No. & Stree		tich Engineering		_{tate} el Montalto	Zip Code mmonta	Phone Number alto@costich.com
	Name 217 I	: Lake Avenue, F	Rochester, NY	14608	Email (585) 45	58-3020 ext. 108
No. & Stre		City		State	Zip Code	Phone Number
Hereby reque	est from the T	own Board for a	Special Use Pe	rmit for the pr	roperty located	at:
355 Ke	enneth Drive	, Rochester, N	Y 14623			
No. & Street 175.11	-1-14.2	City		State	Industri	Zip Code al (with Specifics)
If property is	Tax Map No	hase option, ind	icate date option		ning District N/A, owned	1
			·		Tint, owned	
		ce, a Special Per		•	1/11	
						he Zoning Ordinance. nt of 2.05 acre parce
						istrial Zoning allowed
		itted in a Comr			ing a special	use permit.
	,	ons – Dwelling U Imount per Henr			Yes	No
		amount per rieni	letta Code 9293	-15[[](1)([Штез	INO INO
inted No.	Jayesh P	Patel		ξ -		<u> </u>
rinted Name:			Signature	:		

⁽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 APPLICATION TO TOWN BOARD Appeal No. 58-2023 -026 - SPECIAL USE PERMIT -

Applicant:	Rudra Management				
	Name 51 Anderson Road	Cheek	towaga, New Yo	Email Ork 14225	
No. & Stree Business Owi	ner: Jayesh Patel	y	State	Zip Code	Phone Number
/ 	51 Anderson Che	ektowaga N	Y 14225	Email	
No. & Stree	ne: Tru by H	ilton (Franchi'se	Zip Code	Phone Number
Business Add	DOM:	meth D			
Property Own	No. & Street		City	State	Zip Code
7 3000000000000000000000000000000000000	Name 51 Anderson Ro		Cheektowaga, N	Email ew York 14225	
No. & Street Architect/Eng	City ineer: Costich Engine		State	Zip Code	Phone Number alto@costich.com
No 8 Channel	Name 217 Lake Aven				58-3020 ext. 108
No. & Stree	t City	<i>(</i>	State	Zip Code	Phone Number
	st from the Town Board			e property locate	d at:
No. & Street	nneth Drive, Rocheste	r, NY 14623			
175.11-	1-14.2 Tax Map No.		State	Industr	zip Code rial (with Specifics)
If property is	under a purchase option	, indicate dat	e option expires:	Zoning District N/A, owned	j
Under the Zor	ing Ordinance, a Specia	Permit is red	quested pursuant	to:	
Article: VIII	Section:295 Su	bsection:	27 Paragraph	: of	the Zoning Ordinance.
Description of	Proposal: Re-appro	val of Specia	al Use Permit is	sought to allow	the proposed four
story, eighty-	one room hotel, to be	fifty-six feet	in height.		
Mulatina Division	APN		DI/A		
	ng Applications – Dwelli	-			
Ooes this exce	ed allowed amount per	Henrietta Cod	le §295-13[E](1)(b Yes	No
Printed Name:	Jayesh Patel	S	ignature:) <u> </u>
7	Freid		6/15/23		788
0	Received By	_ :-	Pate of Mee	eting* eduled)	Time

^{*}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:	Rudra Management		
By:	Jayesh Patel		
Title:	President & CEO		
Dated:	05/09/2023		
Signed:	(). I.s.		
Owner:	GURU Hotels, LLC		
By:	Jayesh Patel		
Title:	President & CEO		
Dated:	05/09/2023		
	() 1.		
Signed:	. 1.5.		



May 1, 2023 Rev May 24, 2023

Mr. Stephen Shultz, Supervisor Town of Henrietta 475 Calkins Road Henrietta, NY 14467

Re: Tru By Hilton – 355 Kenneth Drive Town Board Special Use Permit(s)

Dear Supervisor Shultz:

On Behalf of our client Rudra Management, we are submitting materials for the Town Board's review for the above referenced project. We are requesting that the project be added to the June 15th, 2023 Town Board Agenda for re-approval of Special Use Permits for the project. The previously granted Special Use Permits have expired.

The project entails the development of a four story eighty-one (81) room Tru By Hilton hotel on an existing 2.051 acre lot located at 355 Kenneth Drive. Access for the facility will be provided via two proposed ingress/egress points to Kenneth Drive.

The development of the site for the Hotel requires obtaining two (2) Special Use Permits from the Town Board. The site is zoned Industrial (with Specifics).

The first Special Use Permit is for the Hotel Use. The Hotel use is permitted within the Industrial District upon obtaining a Special Use permit from the Town Board under section §295-25A.36., of the Town Code.

The second Special Use Permit is for the Height of the proposed building. The proposed building height of fifty-six feet (56') exceeds the maximum in the district of forty feet (40'), and in accordance with code section §295-27 Building Height Limits., will require a Special Use Permit from the Town Board.

Special Use permits were previously granted by the Town Board at its April 19th, 2017 hearing. The project did not advance to construction at that time as the owner was working on financing for the project and then was delayed due to COVID. The Owner has secured their financing and is looking to construct the project. There have been no physical changes to the proposed project.

In addition to having previously obtained Special Use Permits for the project, the project had obtained Final Site Plan Approval from the Planning Board. Separate application is being made to the Planning Board for re-approval of the Site Plan.

To aid in your review enclosed please find the following materials:

- Four (4) copies of this Letter of Intent
- Four (4) copies of the Site Plan
- Four (4) copies of the Architectural Elevations (reduced)
- Four (4) copies of the Architectural Color Rendering (reduced)
- One (1) copy of the Town Board Special Permit Application (Hotel Use) w/ the executed Reimbursement of Professional and Consulting Fees Agreement
- One (1) copy of the Town Board Special Permit Application (Height) w/ the executed Reimbursement of Professional and Consulting Fees Agreement
- Four (4) copies of the previous submission materials packet
- One (1) check for \$150.00, Town Board Application Fee, Special Permit (Hotel Use)
- One (1) check for \$150.00, Town Board Application Fee, Special Permit (Height)

We look forward to appearing before the board at its June 15th hearing for re-approval of the Special Use Permits associated with the project. In the meantime if you should have any questions or require additional information, please do not hesitate to contact our office.

Respectfully submitted,

Michael P. Montalto COSTICH ENGINEERING

Cc: Jayesh Patel – Rudra Management Philip Silvestri – Silvestri Architects



Date: 05/11/2023

Town of Henrietta

475 Calkins Road

Henrietta, New York 14623

Re:

Property Interest – 355 Kenneth Drive

Tru By Hilton

To Who It May Concern:

I Jayesh Patel am the President and CEO of RUDRA Management and GURU Hotels, LLC. GURU Hotels, LLC is the corporate entity in which the property is owned. RUDRA Management is the business name in which we operate our hotels.

Jayesh Patel, Member/CEO



Robert Glardino

Senior Director – Franchise Development Northeast Region (Pennsylvania, Virginia, New Jersey, Delaware, Maryland, New York) Hilton Worldwide 755 Crossover Lane Memphis, TN 38117 +1 901 374 5107 tel

May 12, 2023

Tom Zawadzki
VP of Development and Finance
tomz@rudramgmt.com
716.444.6511

RE: Tru by Hilton Rochester Henrietta, NY

Dear Tom,

In accordance with the executed franchise agreement dated 10/2016 between Hilton and Jayesh Patel, you are authorized to develop a Tru by Hilton hotel located at 335 Kenneth Drive Henrietta, NY.

We look forward to bringing this award winning brand to the Henrietta market with you.

Regards,

Robert Giardino

ADDENDUM TO FRANCHISE AGREEMENT

Effective Date:

September 12, 2016

Facility Number:

52339

Franchisor Name:

HILTON FRANCHISE HOLDING LLC, a Delaware limited liability company

Brand:

Tru by Hilton

The Brand does not mean Hilton Worldwide, its Affiliates, or any other brands, chains of hotels or product lines that include the "by Hilton" tagline in the

name.

Initial Approved Hotel Name (Trade

Name):

Tru by Hilton Henrietta Rochester

Principal Mark in Brand:

Tru

Franchisee Name and Address (Attn: Principal Legal Correspondent):

Jayesh Patel 51 Anderson Road Cheektowaga, NY 14225

Phone: Email:

Address of Hotel:

335 Kenneth Drive Henrietta, NY 14623

Initial Number of Approved Guest Rooms:

82

Plans Submission Dates:

Preliminary Plans:

January 12, 2017

Design Development (50%) Plans and Specifications:

May 12, 2017

Final (100%) Plans and

Specifications:

September 12, 2017

Construction Commencement Date:

December 12, 2017

Construction Work Completion Date:

December 12, 2018

Renovation Commencement Date:

Not applicable

Renovation Work Completion Date:

Not applicable

Expiration Date: Monthly Fees:

reor applicable

Monthly Program Fee:

At midnight on September 30, 2038

for the preceding calendar month. The Monthly Program Fee is subject to change by us. Any change may be established in the Standards, but the rate will not exceed the standard Monthly Program Fee as of the Effective Date plus one percent of the Hotel's Gross Rooms Revenue during the Term

Monthly Royalty Fee:

Three percent of the Hotel's Gross Rooms Revenue for the preceding calendar month for first twelve (12) full calendar months after the Opening Date (Year 1)

Four percent—of Gross Rooms Revenue for the preceding calendar month for the second twelve (12) full calendar months after the Opening Date (Year 2)

Five percent (5%) of Gross Rooms Revenue for the preceding calendar month for the remainder of the Term

Additional Requirements/Special Provisions:

Subsection 13.2.2 - Permitted Transfers That Require Notice and our Consent: MODIFIED

Before commencement of Construction Work, but not later than December 12, 2017, you must submit to us evidence satisfactory to us showing your (or Guarantor's) title to, or long term possessory interest in, the real property on which the Hotel will be sited (i.e. a conformed copy of the deed or ground lease submitted for recording or like document) in accordance with Subsection 5.1.16 of the Agreement.

Restricted Area Provision

Notwithstanding the provisions of Section 2 of this Agreement, from the Effective Date until midnight on the day before the fourth (4th) anniversary of the **Effective Date, i.e., September 11, 2020** (the "**Restrictive Period**"), neither we nor any of the Entities will open, or allow to open, a hotel or motel under the Brand, as such Brand name may be periodically changed by us, within the **Restricted Area** described below. This restriction does not apply to any hotel or motel that is currently open or under construction or has been approved for development or opening as a Brand hotel as of the Effective Date ("**Existing Hotel**"). The term Existing Hotel also includes any hotel located or to be located within the Restricted Area that replaces such Existing Hotel under the Brand.

The restrictions also do not apply to: (1) any hotel(s) or motel(s) under brands other than the Brand; (2) any hotel(s) or motel(s) that will not begin operating under the Brand until after the expiration of the Restrictive Period; (3) any gaming-oriented hotels or facilities using the Brand; (4) any shared ownership properties (commonly known as "vacation ownership" or "time share ownership" or similar real estate properties) under the Brand; and (5) any hotel(s), motel(s), or inn(s) that are part of a chain or group of four (4) or more hotels, motels, or inns that we or the Entities, as a result of a single transaction or group of related transactions, own, operate, acquire, lease, manage, franchise, license, or join through a merger, acquisition or marketing agreement (or otherwise), whether under their existing name or the Brand name or any other name.

Restricted Area as used in this provision means the area located within a two (2)-mile radius of the front door of the Hotel.

Your Ownership Structure:

See Attached Schedule 1

EXHIBIT A - STATE ADDENDA

IN WITNESS WHEREOF, the Parties have executed this Agreement, which has been entered into and is effective as of the Effective Date set forth above.

FRANCHISEE:

FRANCHISOR:

HILTON FRANCHISE HOLDING LLC, a Delaware limited liability company

By:

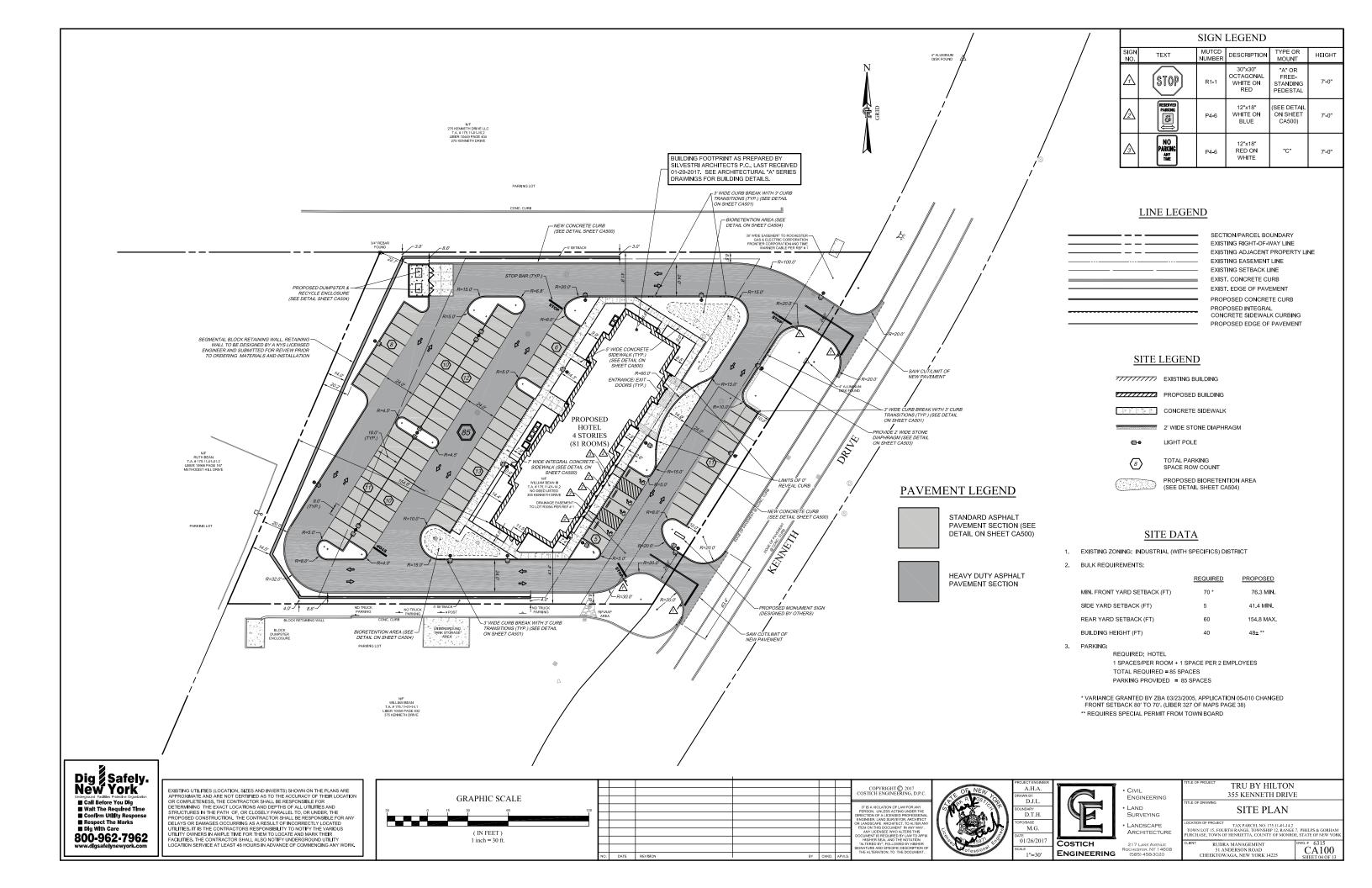
By:

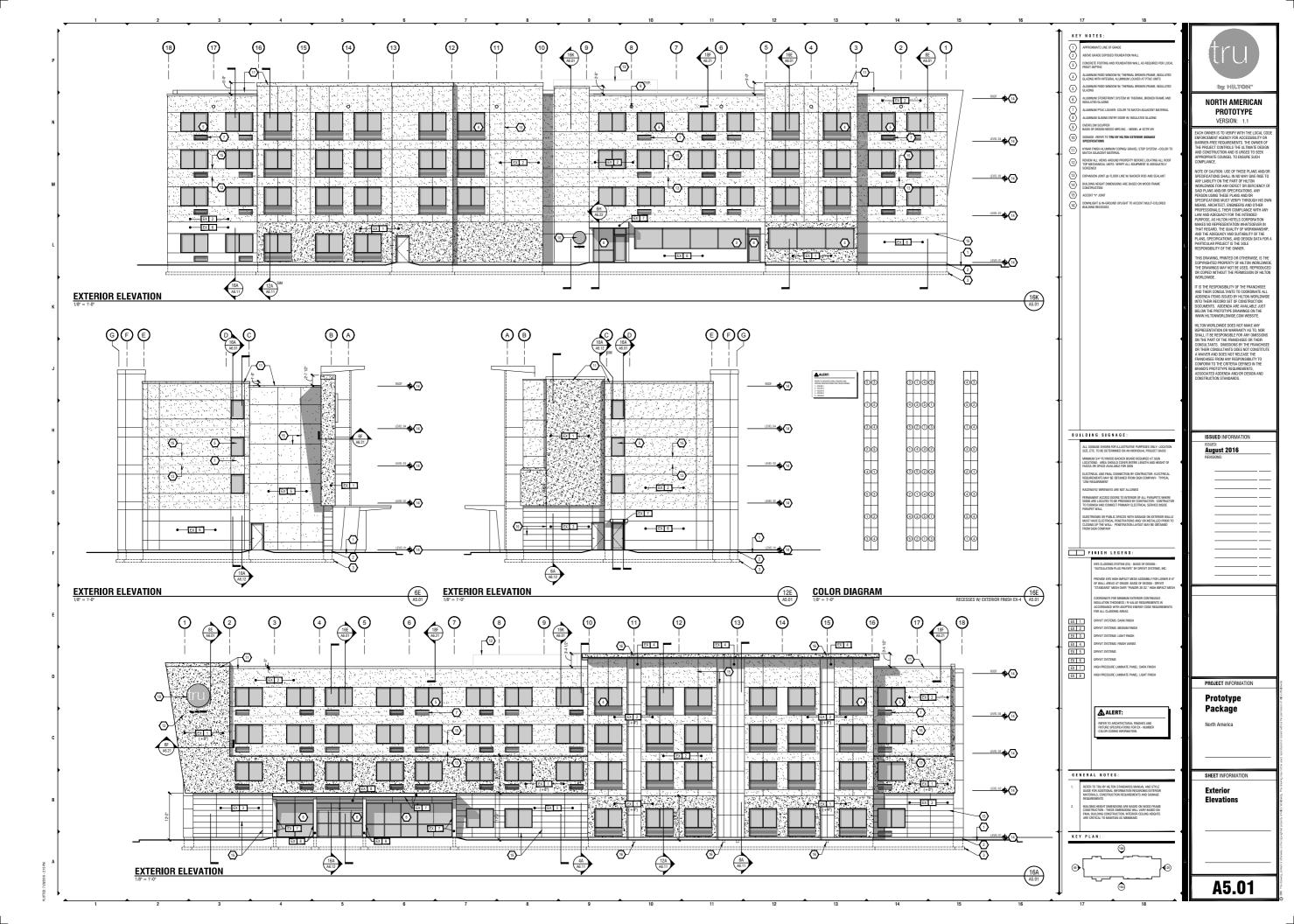
By:

HILTON FRANCHISE HOLDING LLC, a Delaware limited liability company

Title: Authorized Signatory

Executed on: 10 | 116 . Executed on: 10 | 12 | 2016









COLORED ELEVATION

HENRIETTA, NEW YORK

O1-24-2017

NACCORDANCE WITH COPYRIGHT LAWS, SILVESTRI ARCHITECTS RETAINS THE RIGHT OF OWNERSHIP OF THE DESIGN IDEAS, CONCEPTS, AND OTHER INFORMATION EXPRESSED IN THIS DOCUMENT.



Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

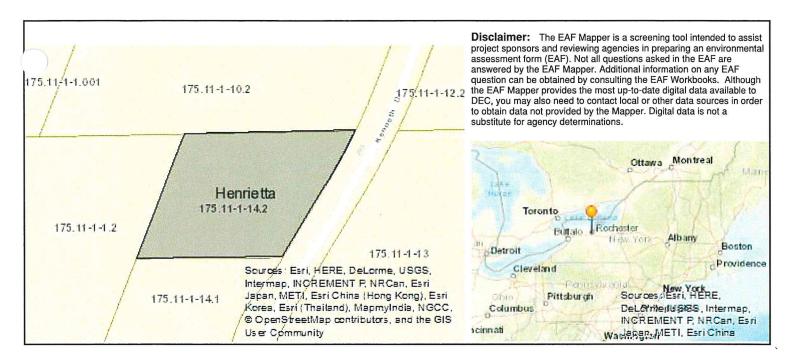
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 - Project and Sponsor Information					
Name of Action or Project:					
Tru By Hilton (Henrietta, NY)					
Project Location (describe, and attach a location map):					
355 Kenneth Drive Rochester, NY 14623					
Brief Description of Proposed Action:					
Associated municipal approvals for development parcel located at 355 Kenneth Road in the Town of Henrietta. The project entails the development of a four story eighty-one (81) room Tru By Hilton hotel on an existing 2.051 acre lot located at 335 Kenneth Drive. Access for the facility will be provided via two proposed ingress/egress points to Kenneth Drive.					
The site is zoned Industrial (with Specifics). The Town's Zoning Ordinance permits hotels within the Industrial (with Specifics). The proposed development plan complies with the parking, area and setback requirements as established in the district. Sanitary and storm sewer connections will utilize existing on-site systems previously installed for development of the parcel. The water service for the building will connect to public (MCWA) watermain located on the west side Kenneth Drive.					
Name of Applicant or Sponsor:	Telepl	none:			
Rudra Management	E-Mai	11:		******	
Address: 51 Anderson Road					3.5.5.
City/PO: Cheektowaga		State: New York	Zip 1422	Code: 25	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance,					YES
administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.					
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO	YES	
If Yes, list agency(s) name and permit or approval: NYSDEC - SPDES Permit, MCWA - Backflow & Watermain Connection, MCDOH-Backflow					✓
3.a. Total acreage of the site of the proposed action? 2.051 acres					
b. Total acreage to be physically disturbed? 2.0 +/- acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.051 acres					
	ercial	Residential (subur	ban)		

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?		1	
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural		NO	YES
landscape?		Ш	✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental A	rea?	NO	YES
If Yes, identify:		1	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
		V	
b. Are public transportation service(s) available at or near the site of the proposed action?			V
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed ac	tion?		✓
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:		П	1
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:		П	1
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO	YES
b. Is the proposed action located in an archeological sensitive area?			닠
			V
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contains wetlands or other waterbodies regulated by a federal, state or local agency?	n.	NO	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?) ()		H
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			Ш
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check	all that	0001211	n "-
Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-success		appry.	
☐ Wetland ☐ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed		NO	YES
by the State or Federal government as threatened or endangered?		1	
16. Is the project site located in the 100 year flood plain?		NO	YES
		1	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		NO	YES
a. Will storm water discharges flow to adjacent properties?			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drain	ns)?		
If Yes, briefly describe: NO VES			
Post-attenuated flows will discharge to existing Kenneth Road stormwater conveyance systems.			

18. Does the proposed action include construction or other activities that result in the impoundment of			
water or other liquids (e.g. retention pond, waste lagoon, dam)?			
If Yes, explain purpose and size:			
Underground chamber systems for purposes of stormwater attenuation in accordance with NYSDEC Phase II requirements.		V	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed	NO	YES	
solid waste management facility?			
If Yes, describe:			
		Ш	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES	
completed) for hazardous waste?			
If Yes, describe:			
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE F	BEST O	F MY	
KNOWLEDGE			
Applicant/sponsor name: Alex Amering - Costich Engineering (Agent for Applicant) Date: 1/26/2017			
Signature: Ah, It. A			
Signature.			



D-14/0-1	NI
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
t 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No