

**A PUBLIC HEARING WAS HELD ON TUESDAY,
MAY 7, 2024 REGARDING PROPOSED HOTEL PLANS AT
THE NEW HARTFORD FIRE DEPARTMENT, 4 OXFORD ROAD,
NEW HARTFORD 13413 AT 5:00 PM**

The Village Board and the Planning Board held a Public Hearing to discuss proposed hotel plans at 101 N. Butler Place.

1. Mayor Ryan opened the meeting at 5:00 pm with the Pledge of Allegiance to the Flag.

VILLAGE BOARD MEMBERS PRESENT: Mayor Donald J. Ryan, Trustee Andrew N. Alesia, Trustee David W. Butler, Trustee William Freiberger III, Trustee Richard C. Sherman

PLANNING BOARD MEMBERS PRESENT: Chairman James Crumrine, Member Bernadette DiMeo, Member Jennifer Logue, Member Dick Fountain

OTHERS: Police Chief Ronald Fontaine, Fire Chief Thomas Bolanowski, DPW Superintendent Tom Hughes, Kathy Briggs, Sarah Dobson, Mike Kulik, Joseph Salerno II, Sandip Patel, Joe Falcone

ABSENT: Barbara Goodman and Attorney Gustave DeTraglia

VISITORS: See attached

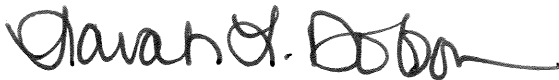
2. Mike Kulik, Joseph Salerno II, Sandip Patel and Joe Falcone presented plans to erect a 4-story, 95 room hotel. Details of presentation are as follows:

- The hotel will be a @Home by BWH.
- BW is a flag under the Best Western Hotels brand which was created to compete with brands such as Homewood and Town Place.
- The hotel will be an upscale, boutique style hotel.
- @Home will be an extended stay hotel with an apartment feel.
- It will feature 3 retail store fronts along with a restaurant on the 1st floor.
- In order to maintain the Village feel, the developers are looking for small, local business to occupy the store fronts/restaurants – no chains.
- All owners/partners in project are residents of New Hartford.
- The hotel will have 2 ingress/egress routes.
- The hotel will have 95 rooms – 35 king, 50 double queen, and 10 suites.
- The height of the hotel will be 45 feet to the roof line.
- The hotel will not be much taller than surrounding buildings.
- The hotel will create 35-40 jobs, 20 of them being full time positions.
- Phase 1 study was completed and came back satisfactory.
- Developers stated there would not be a PILOT for the hotel.

- The cost for the hotel is approximately 19 million. The addition of hotel will increase Village tax base.
 - The @Home will feature a public outdoor space with sitting area and memorial garden.
 - The developers assured that this is an upscale hotel targeting families and business professionals.
 - The owners advised that there is good natural vegetation for cover and screening. They propose to install an additional row of cedar trees along the rear of the property on hill, approximately 10'-20' tall to provide added privacy.
 - Market research shows a need for additional hotels in the immediate area.
 - They propose the Village is an ideal location for hotel due to walking access to restaurants and shops as well as close driving access to Route 12 and 840.
3. The public was given a chance to voice concerns and ask questions. Questions and concerns brought up are as follows:
- Residents are concerned with increased traffic in the area. A traffic study will be completed.
 - The clientele of the hotel was a major concern for the residents. Comments regarding immigrants and those paying with county vouchers were a main concern. Questions regarding if placing restrictions on guests/rental conditions were legal were raised. The matter will be looked into further.
 - Residents do not feel additional visitors will enhance the Village.
 - Residents neighboring proposed lot voices concerns regarding their privacy if the hotel were to be built. They feel hotel guests on higher floors will be able to look into their windows and back yards. They invited developers into their homes/backyards in order to see things from the residents' perspective.
 - Residents asked for mockups or a better idea of how high the building will be in the lot.
 - Residents had concerns about illegal and illicit activities at other area hotels. Police Chief Fontaine addressed the public that one area hotel was known for problems but it has since been rebranded and since then, no problems have arisen nor should be made a concern.
 - Residents brought up concerns regarding noise and lights coming from the hotel.
 - Some residents felt a Best Western brand isn't the best fit for the Village.
 - Residents questioned the developers if they will accept vouchers from the County if they cannot maintain occupancy. The developers stated they currently do not accept vouchers for the other properties they manage and will not accept at this property.
 - The driveway and entrance was a concern for several residents.

- The height of the hotel was brought up by some residents. It was discussed a variance would not be needed as the plot is located in a P-D zoned area.
 - Privacy and lack of privacy once hotel is erected was main concern from residents on Woodland Road (road located behind proposed parcel).
 - A resident raised concerns regarding the current state of the lot. He said he sees homeless and frequent drug activity in this area and felt a hotel would worsen the already existing problems. The developer explained that adding a hotel would clean up existing area and lighting and cameras would be installed which should prevent/deter such activities from occurring.
 - The residents requested another meeting when additional information is available.
4. Trustee Butler addressed those in attendance. He assured residents that the hotel project was not a done deal at this point. The Village Board will address all issues and concerns before coming to a vote. Trustee Butler also added that he would like to see renderings of the view from the resident's homes on Woodland Road toward the hotel before coming to any decision. Another meeting may be in order before any decisions are made.
 5. Mayor Ryan thanked the public for attending and sharing their questions and concerns. He advised that nothing will be voted on until the traffic study was complete, the SEQR was submitted/approved, and the developers have met with neighboring residents to address their concerns.
 6. Mayor Ryan adjourned the meeting at 7:00 pm.

Respectfully submitted,



Sarah Dobson
Village Clerk

nameAddress

<u>name</u>	<u>Address</u>
Mary Siglio	28 Bohling Rd
Gail Evans	16 Bailey Mac May
Lori Hamlin	3 Galway Rd
Bob Matt	13 OLD ORCHARD RD
John Wiley	2 PARIS RD
Joe Salerno	2034 Tilden Ave NH.
Sandy Patel	141 NewHartford st
Rajiv Patel	141 NewHartford st.
Julie	6 Kensington Ct NewHartford
Dimitri Trankowski	7844 Bayview Hills Lane Bensenville
Susan Wilber	12 Woodland Rd
Brad Wilder	12 Woodland Rd.
Carol Ryan	63 Pearl Street NH
Mary MacEnroe	15 Bohling Rd NH
Michael S. Taylor	3 Woodland Rd NH
Lana Taylor	3 Woodland Rd NH
Andy Arbying	9624 Chapman Rd.
Judely Evans	3 Campion Rd.
Scott Holbrook	11 WOODLAND RD
MICHELLE HOLBROOK	"
Luz Hohedt	48 Foxcroft
Alice Thompson	39 Hartford Ter
Ellen Thompson	36 Hartford Ter
DENNIS REARD	45 KANSAS RD
Mary Ann Coughlin	27 Bohling Rd.
Jerry Coughlin	" " "
Brian Snow	New Hartford Shopping Ctr.
Jubina Carone	6 Huntington Pl NH
Mary Schepisi	4 Colonial Dr
Janice Prendergast	10 Woodland Rd
Patty + Don McHarris	89 Genesee St.
Ray & Mary Ellen Schultz	39 HARTFORD TER
PETER COUGAN	8 HILLSIDE AVE

NameAddress

Barbara Swartwout	821 Geneva Street
Jan Swartwout	82 Geneva Street
Steve Moran	23 Winmar
Jon Ruff	96 Oxford
Tom Smith	Mallery Rd
Freddie Andy	Leeshore R2 S
Dorothy Bennett	35 Hillside Ave
Dan Groat	15 Bonnie Vt
Star Groat	15 Bonnie A
Peter Corn	52 Geneva St
Angela Cacciatto	12 Knollwood Rd.
Anna Rose Salamo	303 South St Ulica
Kate Achen	1 Bonnie Ave
Mary Wilson	28 Jerome Rd.
Paul Monescalchi	97 1/2 Merritt & 3 1/2 Hartford
SAM SANTINO	1616 South St Ulica
Ed Barry	13 Merritt Pl.
Jett Midden	33 Hartford Terrace
Vincent Parnica	30 Thayer Rd.
James Stewart	54 Clinton Rd
Eric Szwed	3 Conig Ave
Mik Karasick	30 Rockport Pk
BOB HAMIN	5 OVOO B. BOUL CH S
DAVE & DOREEN REYNOLDS	15 PEARL ST
Walter Pillaris	4 Huntington Pl
ATLAS MARON	23 Har Rd
Mary F. Mayhan	3 Graham Ave
Karen & Rick Dwyer	7 Woodland Rd
Allen & Thuy Ponzio	11 Hoffman Rd
Camy Ezzouat	12 Boston Circle Ulica
Marta Lala	9020 Chopin Rd
Louis Tahan	17 Campion Rd
Jane Grant	78 Hartford Terr.

Tom Hughes

Brenda Sife

Caroline Reale

Dawn Mancari

Norma Washolt

Mylissa & Jeff Deetz

Zain Haida

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Mile St Puter

Bes Burton

~~XXXXXXXXXX~~

~~XXXXXXXXXX~~

1/0 New Hartford

Upper Woods Rd NH

10 Pippin Wood Dr

9336 Cosmo Ct

8 Graham Ave

19 Pearl St

251 Hickey Rd

~~XXXXXXXXXX~~

64 Penn Rd

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