

**PLANNING BOARD MEETING  
FEBRUARY 6, 2024**

**PLANNING BOARD MEMBERS PRESENT:**

Chairman James Crumrine  
Member Barbara Goodman  
Member Bernadette DiMeo

**PLANNING BOARD MEMBERS ABSENT:**

Member Jennifer Logue  
Member Richard Fountain

**VISITORS:**

Joe Falcone, Mike Kulik – Program Manager, Sandpip Patel – Franchise Owner, Joseph Salerno – Project Executive

**AGENDA:**

- 1) Village Commons, LLC – 27 Campion Road, plans for hotel

Chairman Crumrine called the meeting to order at 5:10 pm.

Upon motion by Bernadette DiMeo, seconded by Barbara Goodman, the Planning Board approved the September 5, 2023 Planning Board Minutes. All voted in favor.

- 1) Village Commons, LLC – 27 Campion Road, plans for hotel

Mike Kulik from National Building and Restoration Company introduced Manager Sandpip Patel to present plans to erect a 4 story hotel at 27 Campion Road.

The Village of New Hartford would greatly benefit from a hotel located in center of the Village close to restaurants, shopping and businesses. The hotels in our Utica/New Hartford area are booked solid. There is an influx of families visiting the area especially with the Nexus Center. The four story hotel will have 95 rooms, and on the first floor there will be a restaurant and 3 retail stores. The retail stores will be local businesses in the area.

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Discussion was held on the following:

- The style of the front of the building has been changed to a softer feel to go with the aesthetics of the Village. A canopy will be on front of building.
- Building elevation is above sea level at 531 feet. The front is 50'6". The maximum height is 35'. As a result the height would need a zoning board variance.
- There will be a stone retaining wall in the back. A Phase 1 study was done and it is clean.
- There is sufficient parking.
- The existing road will be removed and it will be a sidewalk. There will be an entrance on Butler Place and exit near Byrne Dairy will be one way.
- The garage near Byrne Dairy will be removed. Northwestern Mutual has not been approached yet. They would like to have the chain link fence removed and shrubbery put in.
- There will be green space for seating and a picnic area.
- The signage will be approximately 8 to 10 ft. at entrance on Butler Place. It will have lighting shining on it. Also, there will be a sign on the building that says, "At Home". They are willing to change anything that is needed to keep the Village look.

The Planning Board agreed there is a need for a hotel in our area, like the concept and the aesthetics of the building. The height will need a zoning board variance.

Chairman Crumrine thanked them for coming. The application will be deferred to the Zoning Board of Appeals for the next step in the process.

The meeting was adjourned at 5:55 p.m.

Respectfully submitted,

Kathy P. Briggs  
Recording Secretary