

Huntington Village Hotel/Old Town Hall Timeline

- December 2006** Emerson J Dobbs proposes converting Old Town Hall into a Hotel; described as boutique hotel in articles
- April 2009** Dobbs presents plans for 54-room, three-story hotel to the **Historic Preservation Commission**
- January 2010** Materials for the hotel reviewed by the **Historic Preservation Commission**
- March 2010** Town receives an application to place a **Historic Building Overlay District** on the property
- August 2010** **Historic Building Overlay District** approved
- May 2012** **Town sells the developer a 1,530 square foot** plot along Main Street for use as a garden
- March 2013** **Planning Board** approves the **site plan** for the hotel
- May 2014** **Town Board** issues **Certificate of Approval** for a 55 room hotel
- ***PLAN STALLS*****
- August 2018** **New owner proposes 98-room hotel** after the earlier plan stalled; this plan would involve demolishing the adjacent **Annex** building.
- October 2018** **Historic Preservation Commission** inspects the **Annex**.
- March 2019** **Town receives application to expand Historic Building Overlay District** to include additional property for an **80-room hotel**:
- **Plan for 55 rooms increased to 78 rooms** by reducing the oversized rooms to standard size (**within the originally planned size of the hotel**)
 - Adjacent Annex property adds **2 additional rooms**
- April 16, 2019** **Town Board schedules a public hearing** for the Tuesday, June 18, 2019 Town Board meeting at 7:00 PM **to consider establishing an 80-room hotel using Old Town Hall.** “The applicant has acquired an additional parcel to

the east that would allow the hotel to expand to 80 rooms, previously the overlay allowed for 55 rooms. The proposal would place a three-story addition onto the rear of Old Town Hall. The addition would house the rooms while the original building would contain the lobby, offices and common areas. The existing surface parking lot would remain under the building addition and valet parking would be utilized to maximize parking capacity.” Announced to the press, Town social media and Town website: <https://huntingtonny.gov/news/?FeedID=3848>

Watch the April 16, 2019 Town Board meeting (Item #81: https://huntingtonny.granicus.com/MediaPlayer.php?view_id=3&clip_id=1799)

June 18, 2019 **Town Board holds previously publicized public hearing** on expanding Hotel plan, from already-approved 55 rooms, to 80 rooms.

Watch the June 18, 2019 Town Board meeting public hearing (Item #5: https://huntingtonny.granicus.com/MediaPlayer.php?view_id=3&clip_id=1855)

July 16, 2019 **Town Board** adopts Local Law Introductory Number 22-2019, considering the application known as Huntington Village Hotel Partners to **amend a previous approval and apply the Historic Building Overlay District to additional property** located on the northeast corner of Main Street and Stewart Avenue, Huntington. Announced to the press, Town social media and Town website: <https://huntingtonny.gov/news/?FeedID=3995>

Watch the July 16, 2019 Town Board meeting (Item #40: https://huntingtonny.granicus.com/MediaPlayer.php?view_id=3&clip_id=1881)

July 25, 2019 **Zoning Board of Appeals (ZBA) holds public hearing for requested Special use Permit for parking variances;** Chairman was adamant about adjourning the hearing due to receiving the required documents from the applicant less than 48 hours beforehand (when one week is standard) and due to missing information. **Chairman ordered a continuance due to the lack of a full submission from the applicant and additionally stated the ZBA would only make a decision with all pertinent information.**

View video of the July 25, 2019 ZBA meeting (Item #7: https://huntingtonny.granicus.com/MediaPlayer.php?view_id=3&clip_id=1897)

August 6, 2019 **Town Board approves a 2-year agreement for the Hotel to use 20 spaces in the Town Hall parking lot via valet or parking service on weekends only, from 5:30 PM Friday through 2:00 AM Monday**, for an annual license fee of \$25,000 the first year and \$26,250 the second year. “This administration is working to take every step we can to alleviate the parking congestion caused by poor planning in prior decades of development in downtown Huntington, while creating conditions to help boost our economy and make the experience of visiting Huntington as enjoyable and welcoming as one would expect it to be,” said Supervisor Chad A. Lupinacci, who sponsored the resolution to supplement parking for the hotel by offering 20 spaces for their use on weekends only in the underutilized Town Hall parking lot. Announced to the press, Town social media and Town website: <http://www.huntingtonny.gov/news/?FeedID=4042>

Watch the August 6, 2019 Town Board meeting (Item #9: https://huntingtonny.granicus.com/MediaPlayer.php?view_id=3&clip_id=1908)

August 8, 2019 **ZBA holds a 90-minute public hearing** (previously adjourned from July 25, 2019) **on requested Special use Permit**, the room was full of residents participating.

- Traffic expert testified that most hotels operate, at peak, with 75% occupancy.
- Experts testified that the modified use of premises will not result in intensification of use, create undue traffic congestion or hazard, will not adversely impact property values, or character of neighborhood.

Special Use Permit was granted by the ZBA with the **following conditions**:

- **Hotel must eliminate the operation of a restaurant, bar or meeting room**, which reduced expected usage, staffing, and subsequent parking requirement by approximately 32 spaces.
- **Hotel must operate with mandatory valet parking**. When the additional lot was acquired to expand the size of the parcel, on-site valet parking doubled to 40 spaces.

- **Hotel must maintain agreement with the Town to use the Town Hall parking lot** for overflow parking.

View video of the ZBA meeting (Item #9:

https://huntingtonny.granicus.com/MediaPlayer.php?view_id=3&clip_id=1912

December 2019 **Historic Preservation Commission approves demolition** of the Annex and recommends approval of the architectural design of the **80-room hotel**

January 13, 2020 **Town Board schedules a public hearing for the Tuesday, February 11, 2020 Town Board meeting at 7:00 PM to allow for the building of an addition** to the Old Town Hall building for use as a hotel. Announced to the press, Town social media and Town website:

<https://huntingtonny.gov/news/?FeedID=4277>

Watch the January 13, 2020 Town Board meeting (Item #53:

https://huntingtonny.granicus.com/MediaPlayer.php?view_id=3&clip_id=2052)

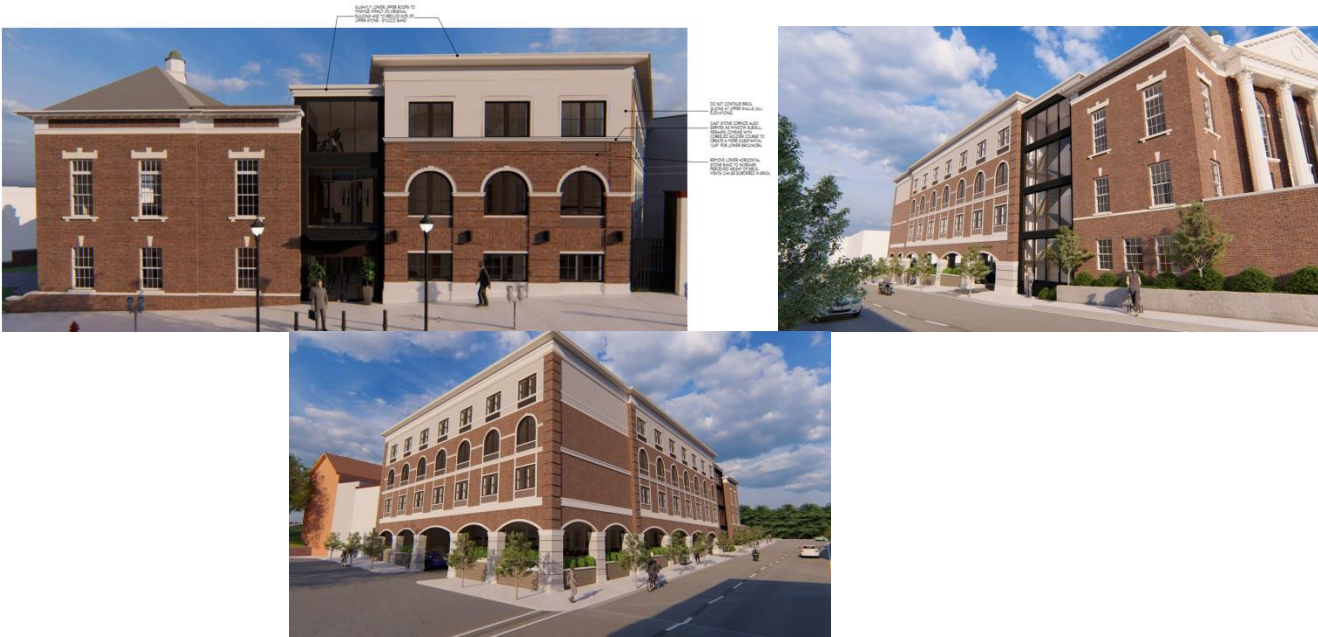
February 11, 2020 **Town Board holds a public hearing on the architectural design**, which has the same massing as the original proposal to the north of Old Town Hall, but now includes construction along Main Street where the Annex had been.

Watch the February 11, 2020 Town Board meeting public hearing (Item #3:

https://huntingtonny.granicus.com/MediaPlayer.php?view_id=3&clip_id=2078)

February 18, 2020 *Newsday announcement of agreement with Hampton Inns with architectural renderings that had been submitted to the Town in late January but had not yet been approved by the Town.*

March 5, 2020 Applicant submits **new architectural renderings to the Town with a brick façade that more closely resembles the Old Town Hall**, per the **Historic Preservation Commission's** suggestions.



March 10, 2020

Town Board issues a Certificate of Approval in an Historic District Re: 227 Main Street, Huntington – Old Town Hall Historic District; to build an addition to the Old Town Hall building for use as a hotel, after the addition gained approval from the Historic Preservation Commission, and for which a public hearing was held at the February 11, 2020 Town Board meeting, after the hearing was published to the Town website, social media, TV channels and to the press on January 14, 2020. Announced to the press, Town social media and Town website:

<https://huntingtonny.gov/news/?FeedID=4356>

Watch the March 10, 2020 Town Board meeting (Item #161:

https://huntingtonny.granicus.com/MediaPlayer.php?view_id=3&clip_id=2100)