

La Tourelle

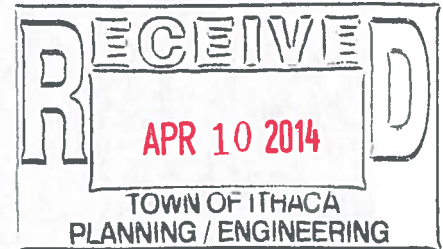
HOTEL • BISTRO • SPA

April 9, 2014

TO: Town of Ithaca Planning Board

FR: Scott Wiggins – Managing Director

RE: **Request for Revision of La Tourelle PDZ to Include Seasonal Camping Facilities**



Glamping – (verb) – Glamorous Camping

Stack Stone Camp at La Tourelle – An Elevated Camping Experience

La Tourelle proposes to add up to 25 seasonal luxury tents with infrastructure to support a luxury camping facility within the hotel grounds. This elevated camping experience will include:

- Up to 25 seasonal luxury tents for overnight lodging
- A Commons tent for socializing and dining
- An outdoor wood burning elegant community fire circle
- A large hot tub
- Conversion of hotel's tennis cottage to bathrooms, showers and office space
- Outdoor propane grills

The Location:

La Tourelle's camp will be located on the western end of the hotel property, with the eastern side of the camp incorporating the hotel's "tennis cottage", stretching to the western property line of the hotel grounds, with the commons area being constructed on and around the existing tennis courts.



The Tents - *“Beautiful tented rooms with modern amenities create an elevated camping experience where guests can experience nature from a comfortable and stylish setting.”*

These seasonal transient accommodations would consist of a large deck, on which would sit an elegant tent, containing a queen mattress on a platform bed, a table and chairs, and other luxury amenities. The tents would range in sizes from 13'x20' to 14'x16' to 16'x22', and be situated at least 20' apart.



These factory-manufactured tents will be made of fire-retardant material with tent support and deck fastening systems that will meet wind load requirements and fire code membrane requirements. The wooden platforms that support the tents will be large decks that meet building code requirements. Platforms and tents will be situated at least 20 feet from each other.

The Common Lobby Tent:

A 30'x 32' open sided tent will act as the lounge, dining and guest services space – an alfresco lobby for guests to enjoy. Furnishings will include comfortable “outdoor chic” chairs and sofas, dining tables, and a guest services hospitality desk. The tent will have lighting and electrical outlets for guest’s convenience.



Situated at least 20' from the lobby tent, a natural stone and concrete sitting area with a fire pit will serve as a gathering place for evening events and open fire cooking.



Bathroom and Shower Facilities:

The existing stand-alone guest room at the hotel known as the tennis cottage currently has two bathrooms and is connected to the Town of Ithaca’s water and sewer systems. The cottage is located less than 500 feet from all designated tent sites. This cottage will be redesigned to provide:

- A minimum of 2 toilets each for males and females, along with hand washing sinks
- A minimum of two elegantly constructed and appointed showers
- Ice machine and refrigeration unit
- Small office area with computer and printer
- A 6 to 8-person hot tub located in front of the bathhouse that will meet all health department regulations.



Tennis Cottage Converted to Bathroom and Shower Facility

Safety and Security:

- Lighting will be installed along pathways to tents, bathrooms, and commons area.
- Pathways to tents and commons area will be at least 4' wide, will be free of tree roots and other obstacles, and will include stairs and hand rails where slopes require.
- Existing gravel drive with a modest extension will provide access for emergency vehicles to come within 150 feet of all tent structures.
- Tent decks, some of which may be raised over 12" off the ground, will have steps, handrails, and railings around the perimeter of the decks.
- Sites will be cleared of undergrowth and maintained in a safe condition.
- Nighttime security will be provided throughout the camp.
- No open-flame burning, including campfires will be allowed other than at the commons area.

Parking:

The camp is accessed via the gravel drive that extends from La Tourelle's upper parking lot to its lower parking lot, which contains 38 parking spaces – in addition to the 102 parking spaces on the upper parking level of hotel and restaurant.

Timing:

The camp will operate between May and October. It is the goal, subject to Town of Ithaca and Tompkins County Health Department approvals, to be operational with a pilot camp (3 to 5 tents and a reduced common area) by July 2014. An additional 7 to 10 tents and an expanded common area will be added by May 1, 2015, with further expansions and improvements added by May 1, 2016.

Environmental Impact:

The ecological ethos of La Tourelle's camp is exemplified through the camp's light footprint, the incorporation of existing building and water/sewer connections, and the ability to generate revenues while preserving the natural forest landscape. The camp will attract sophisticated, eco-conscious, and curious eco-friendly guests. The long term goal is to incorporate eco-friendly components that would educate and inform guests, including alternative waste treatment privies, solar powered lighting and amenities, and environmental educational programming in the commons tent.

Economic Impact:

The camp will attract new visitors to Ithaca and Tompkins County, enhance Ithaca's accommodation offerings, and create buzz in the marketplace. Due to the camp's nightly rate structure, guests will tend to be affluent with disposal income that will benefit restaurants, museums, wineries, gas stations, grocery stores and other tourism related businesses – which will also increase sales tax revenues. It is projected that 10 tents will create 4.5 new full time jobs at La Tourelle.

The Camp Creators:

La Tourelle is a family owned and operated business – providing luxury accommodations and dining for over 27 years in the Town of Ithaca – and currently containing 55 rooms and suites, the full service August Moon Spa, The Bistro at La Tourelle featuring farm-to-table regional cuisine, La Tourelle Catering hosting weddings, meetings and retreats and special events, and John Thomas Steakhouse.

La Tourelle employs the equivalent of 40 full time employees, and in 2013 contributed \$ 161,700 in property and school taxes, \$ 137,000 in NYS sales tax, and \$ 75,282 in room occupancy tax.

La Tourelle is a NYS Certified Green Hotel and is committed to being generous to our guests, employees and community. The Wiggins Family received the Tompkins County Howard Cogan Tourism Award in 2012.

Stack Stone Camps is the brainchild of Robert Frisch: a recent graduate (MBA'13) from the Johnson School at Cornell University where he was a Roy Park Leadership Fellow and ran Cornell's startup incubator as an ELAB fellow. Robert was the founder and co-owner of a boutique hostel and restaurant in Nicaragua called "La Buena Onda", and has provided hospitality-consulting services for the National Parks Service, for Hotel Itza in Belize, and most recently for a luxury tent rental company called Contentment Camping.

Summary:

A luxury campground on La Tourelle's property will create a positive economic impact on the community, elevate Ithaca's tourism profile through new and unique lodging options, and will open the camping experience to a wider market. Guests who do not own camping equipment or who are uncomfortable with the traditional camping experience can now enjoy nature with pre-erected luxury tents and resort amenities including plush mattresses, hot showers, and a relaxing lounge tent.

The ecological ethos of the camp is exemplified through its light footprint and its ability to generate revenues while preserving rural landscapes. The camp will attract sophisticated, eco-conscious, and curious customers that frequent outdoor-oriented tourist markets. This new customer base will benefit other local tourism businesses and will help to raise the profile of the entire region.

Please feel free to contact us with any questions or if we can provide you with more information.

Robert Frisch
301.442.5635
Robert.frisch@gmail.com

Scott Wiggins
Managing Director
La Tourelle
1150 Danby Road
Ithaca, NY 14850
607-273-2734 (Hotel)
607-339-1675 (Cell)
scott@latourelle.com

**Proposed PB Resolution: Preliminary and Final Site Plan Approval &
Recommendation to Town Board
Stack Stone Camp at La Tourelle
1150 Danby Road
Tax Parcel No. 36-1-4.5
Town of Ithaca Planning Board, May 6, 2014**

WHEREAS:

1. This action is consideration of Preliminary and Final Site Plan approval for the proposed Stack Stone Camp at La Tourelle located at 1150 Danby Road (NYS Route 96B), Town of Ithaca Tax Parcel No. 36-1-4.5, Planned Development Zone No. 1. The proposal involves adding on the hotel grounds up to 25 seasonal luxury tents for overnight lodging, a commons tent, an outdoor wood burning fire circle, a hot tub, and propane grills. The project also includes the conversion of the existing tennis cottage for bathrooms, showers and office space. The Planning Board will also be considering a recommendation to the Town of Ithaca Town Board regarding the adoption of a local law to amend Chapter 271 of the Town of Ithaca Code to allow seasonal camping facilities at the La Tourelle Resort. Walter J. Wiggins, Owner/Applicant; Scott Wiggins, Managing Director of La Tourelle and Robert Frisch, Agents, and
2. This is an Unlisted Action for which the Town of Ithaca Planning Board, acting in an uncoordinated environmental review with respect to the project has, on May 6, 2014, made a negative determination of environmental significance, after having reviewed and accepted as adequate a Short Environmental Assessment Form Part 1, submitted by the applicant, and Parts 2 and 3 prepared by Town Planning staff, and
3. The Planning Board, at a Public Hearing held on May 6, 2014, has reviewed and accepted as adequate a narrative with photos dated April 9, 2014, plans titled "Existing Site Plan" (L101) and "Layout Plan" (L102), dated 4/28/2014 and prepared by Stream Collaborative, and other application materials;

NOW THEREFORE BE IT RESOLVED:

1. That the Town of Ithaca Planning Board hereby waives certain requirements for Preliminary and Final Site Plan Approval, as shown on the Preliminary and Final Site Plan Checklists, having determined from the materials presented that such waiver will result in neither a significant alteration of the purpose of site plan control nor the policies enunciated or implied by the Town Board, and
2. That the Town of Ithaca Planning Board hereby grants Preliminary and Final Site Plan Approval for the proposed Stack Stone Camp at La Tourelle, located at 1150

Danby Road, Town of Ithaca Tax Parcel No. 36-1-4.5, as described in Whereas #3 above, subject to the following conditions:

- a. enacting of the proposed local law by the Town of Ithaca Town Board, prior to the issuance of any building permit, and
- b. submission to the Town of Ithaca Planning Department of one original copy of the final layout plan, signed and sealed by the registered landscape architect who prepared the layout plan, prior to the issuance of any building permit, and
- c. submission of evidence of the necessary approvals from the Tompkins County Health Department, prior to use of those facilities requiring the approval, and

BE IT FURTHER RESOLVED:

That the Town of Ithaca Planning Board hereby recommends that the Town of Ithaca Town Board enact the proposed local law amending Chapter 271 of the Town of Ithaca Code to allow seasonal camping facilities at the La Tourelle Resort.

Firelight Camps Infrastructure



Colorado Yurt Company Cimarron Tents 14'x16' and 16'x20'

- Side Wall Height: 5'0"
- Ridge Height 10'0"
- 15 ounce TuffStar Canvas
- Front and Back Doors with 12" storm flaps and Velcro door fasteners.
- Rollup Sidewalls secure with velcro straps.



Nanpi Emperor Tent 13'x20'

This illustration shows all the typical Platform Tent components.
Note: quantity of uprights varies with tent size
Your tent may not include:
-A fly or an extended fly
-A mosquito net lining

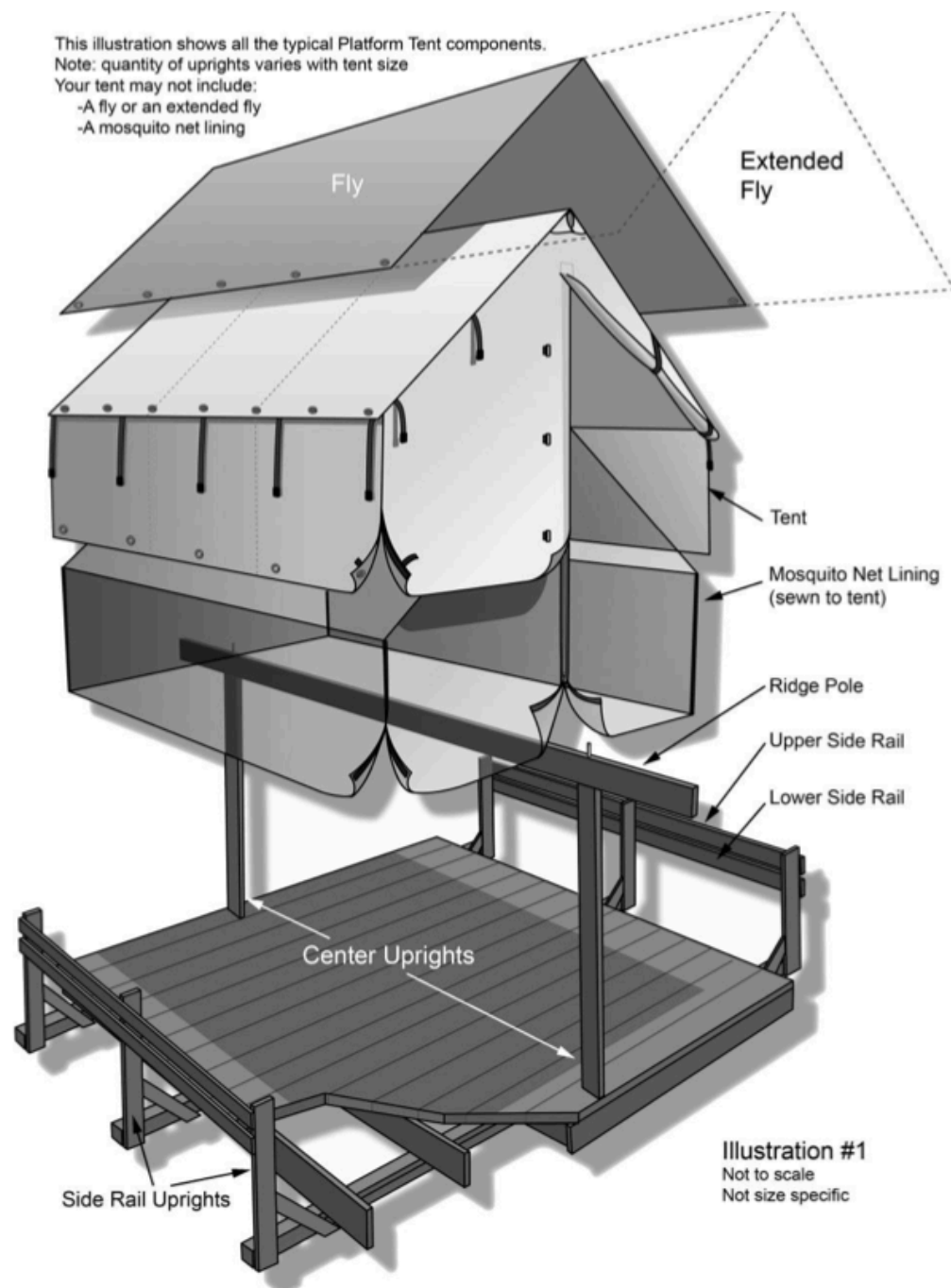
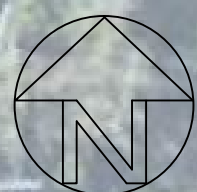
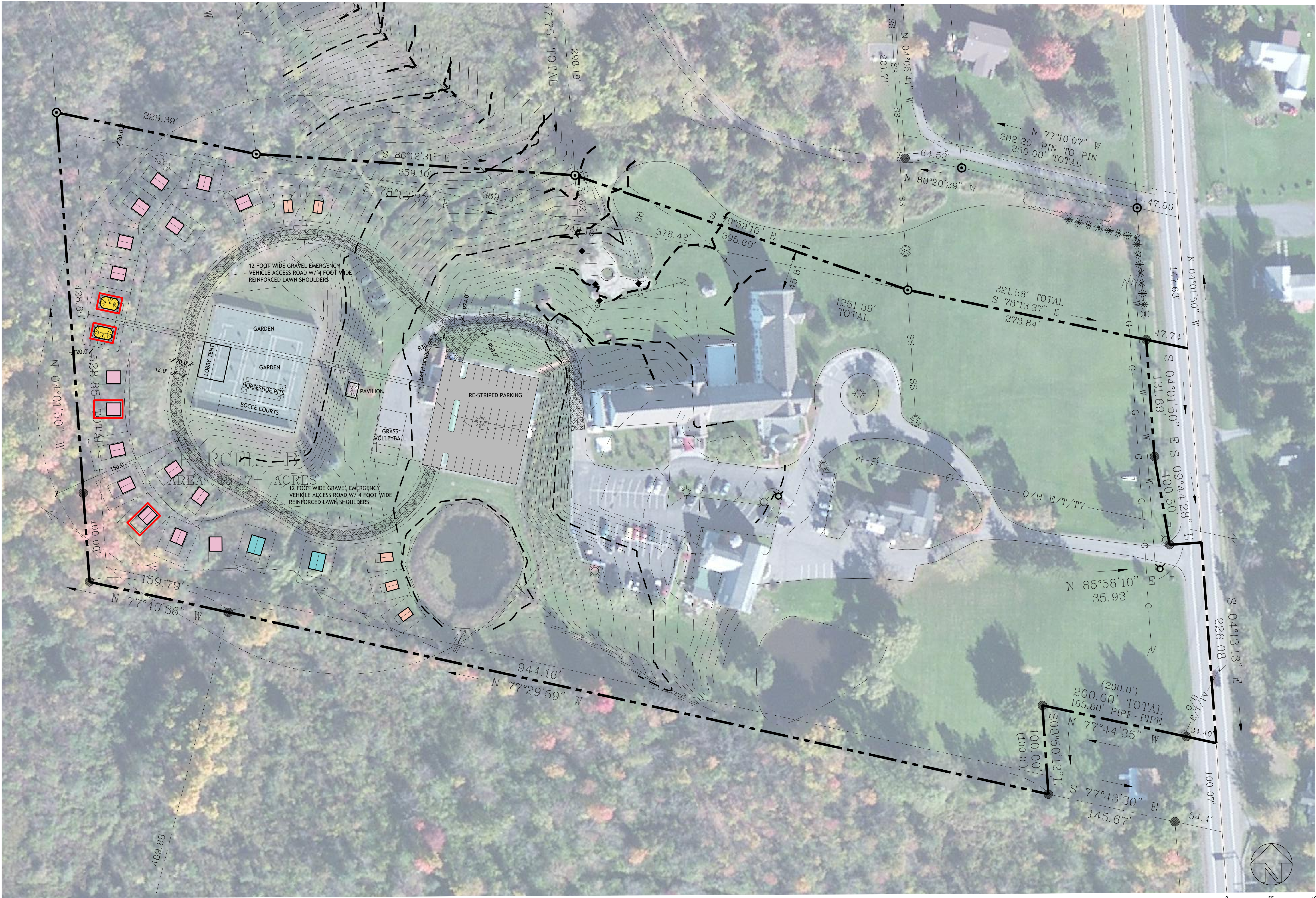


Illustration #1
Not to scale
Not size specific



0 50' 100'

LUXURY CAMPING

LATOURELLE

TOWN OF ITHACA, NY

Project #	2014003
Date	4/28/2014
CONCEPT PLAN	

LAYOUT
PLAN

L102
1" = 50'-0"