

WATKINS GLEN **20**
DOWNTOWN
REVITALIZATION INITIATIVE **17**
Small Village, Big Potential

Development Proposal:

“glamping”

DAWN APRILE 
COMPANY

Investing in real estate.

Developing the future.

glamping

/'glæmpɪŋ/

noun 1. a form of camping in which participants enjoy physical comforts associated with more luxurious types of holiday



Word Origin

C21: blend of glamorous + camping

Source - <http://www.dictionary.com/browse/glamping>

GLAMPING TYPES

A rustic glamping cabin with a canvas roof and wooden interior, situated in a forest. The cabin has a warm, orange glow from within, and the surrounding area is filled with tall, thin trees and a clear blue sky.

Airstreams, Caravans & Campers

Barns & Farmhouses

Bell Tents

Bungalows

Cabins

Cubes, Pods & Domes

Eco Lodges

Elevated Cabins

Floating Cabins

Huts & Cottages

Lodges

Log Cabins

Nature Lodges

Tents

Tented Cabins

Tipi

Towers (Lighthouses)

Treehouses

Unique & Unusual

Structures

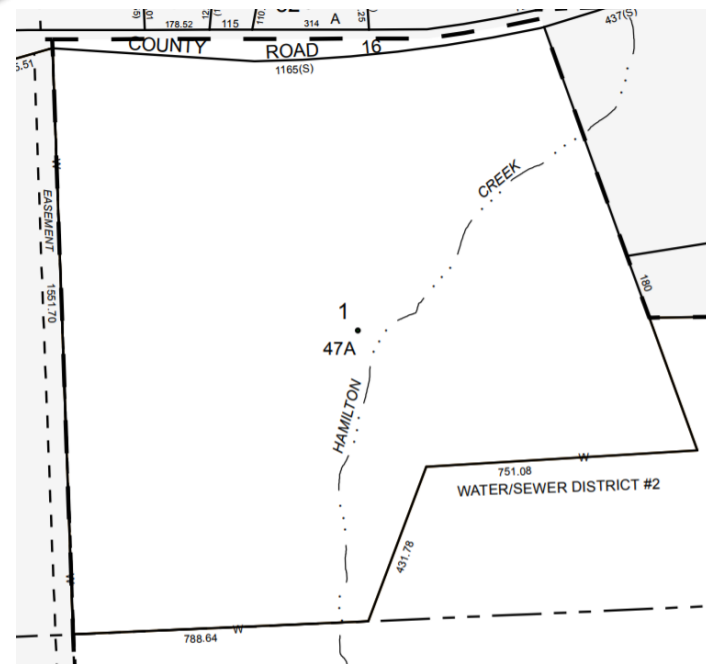
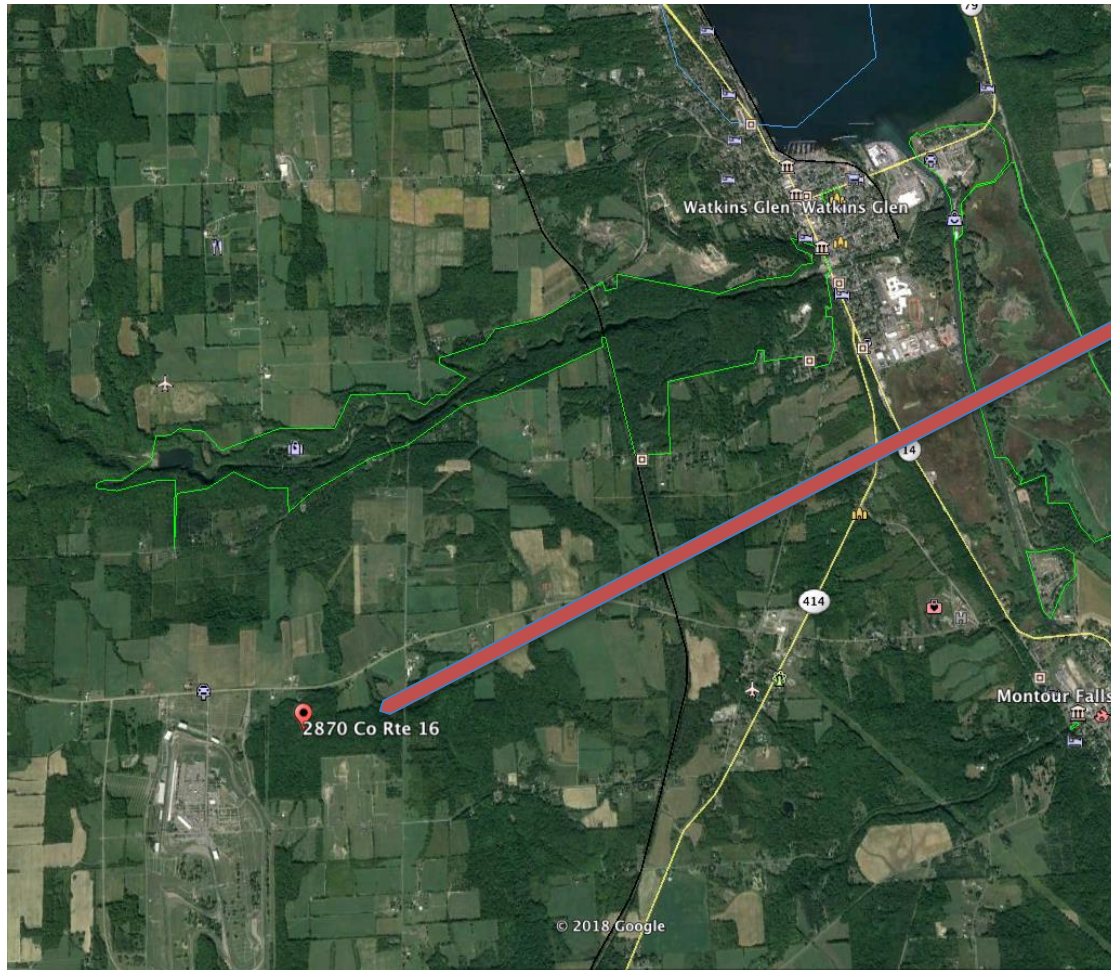
Villas

Yurts

GLAMPING SITE LOCATION

OPTION #1: County Rte. 16

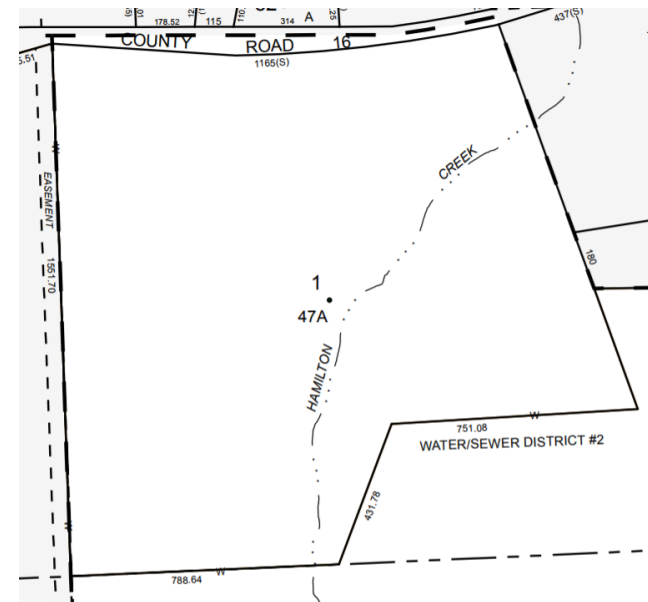
(adj. to Watkins Glen International Racetrack)



GLAMPING SITE LOCATION

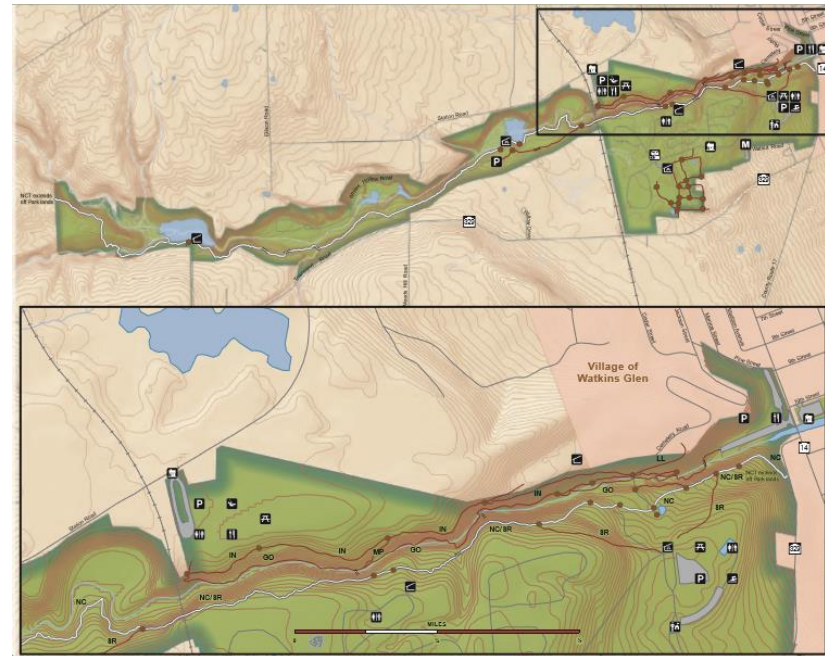
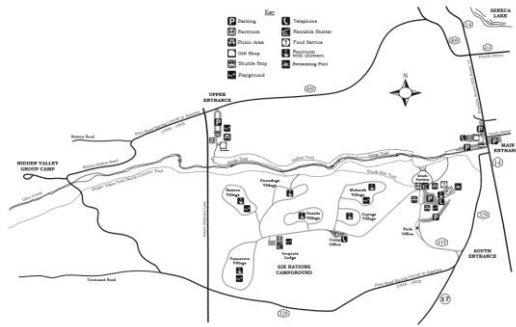
OPTION #1: County Rte. 16

(adj. to Watkins Glen International Racetrack)



GLAMPING SITE LOCATION

OPTION #2: Watkins Glen National State Park



GLAMPING - PROGRAMMING

Phase One:

15 Tent Sites, 15x12 each with wood burning camping stoves (or similar) for extended season use (May-November)

Designated area for future expansion of 15+ tents

1 bathing/support building 15x15 (near tents)

including unisex showers, changing rooms, toilets (composting or tbd?)

1 Maintenance Building, 20'x20' with 2 vehicle parking

Trash area with dumpster, 15'x15'

Community shelter/event space including: BBQ grill area, electric charging station, beverage station, open area pavilion (fire pit/campfire area & group seating, outdoor game area, etc.)

Trails connecting all facilities and the existing Marina.

5 Tents site at roadside with individual tent pull-up parking spots for "Glamper's" Racecar and vintage car display

Phase Two:

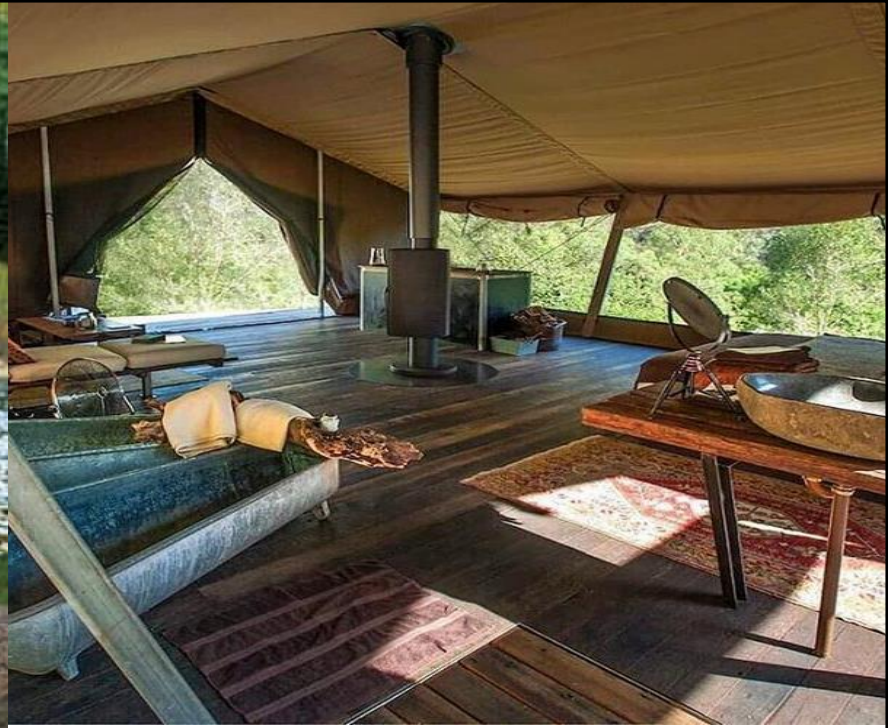
1 Lodge Building including: community facility/bar area/guest cooking facilities/ indoor & outdoor fireplaces

Parking lot at lodge, 30 cars (pervious surface)

Year-round guest cabins (15 +/-)

Trail types: fitness trails, all-terrain trails (gators & mountain bikes)





GLAMPING BATH HOUSE EXAMPLE



GLAMPING CABINS EXAMPLE

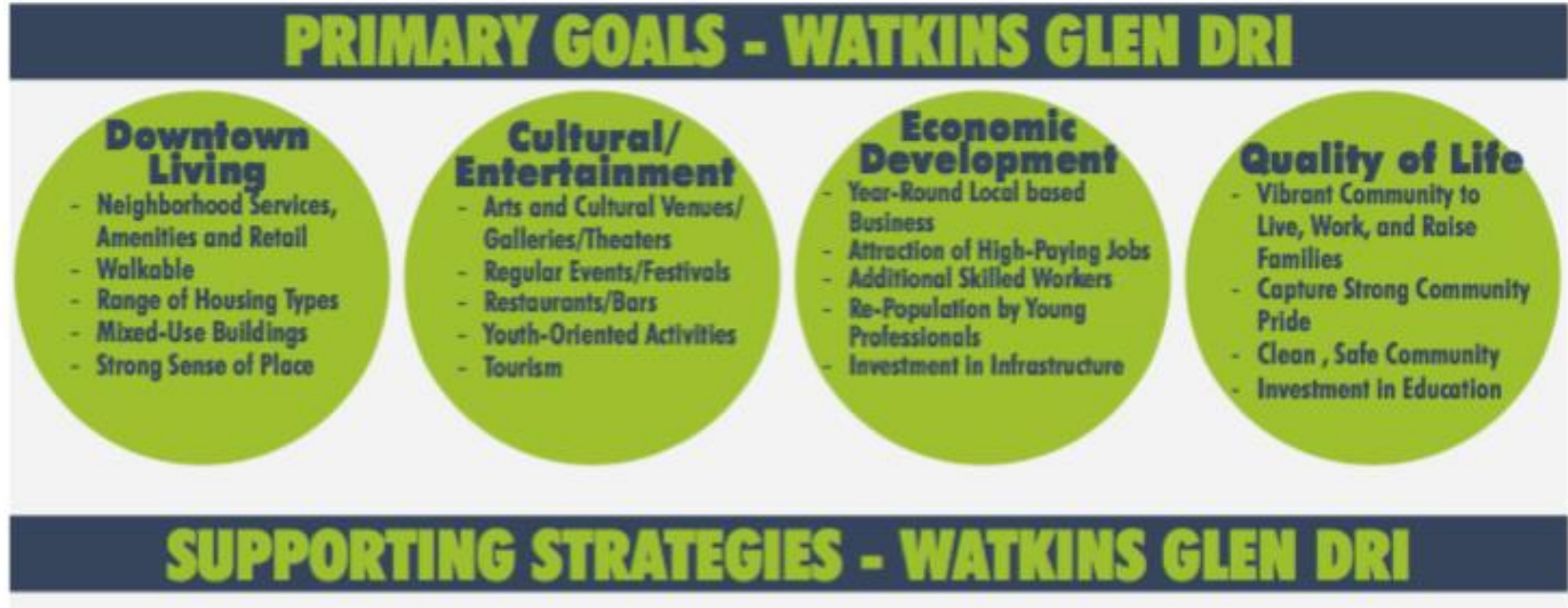


GLAMPING

THE ULTIMATE LUXURY IN CAMPING



The Development proposal for Glamping meets the following:



GOALS

- Cultural/Entertainment
- Economic Development

DRIVING DISTANCE TO WATKINS GLEN GLAMPING SITE



What kinds of places and activities do you love?

What makes you *write* and get so *excited* to start your day?

Visit FingerLakes.com



Foodies

The world is your oyster, and you want to taste it all. Your appetite for the things you do want—winning wines and breweries, community farmers markets, vine orchards and multiple stands where you can take home some of nature's bounty, and experience very farm-to-table restaurants.



Local



Outdoor Adventurists



Outdoor Adventurists

Fresh air, open skies and a generous amount of lakes, forests, hills and back roads just wait for you all day. You need to experience the great outdoors on a bike, in a boat, climbing a mountain or zip lining (don't worry, you're getting "Climbing")



Outdoor Adventurists



Cultural Aficionados



Wellness Seekers

Your quest for balance in mind, body and spirit. Your journey towards bliss might take you to a stand-up paddleboard yoga session, a mother-daughter retreat, a rejuvenating massage and facial, or a meaningful cup of tea.



Cultural Aficionados

Your passion roots in the presence of fine art and culture. Nothing makes you like a community so much like a community in perfect agreement to a parking lot full with blue cars, a play that makes you laugh and cry all the same time, an exhibit that takes you back 100 years.

Let's get started!

Outdoor Adventurists



Should I? Could I? Would I? Or not? Everyone will tell you the same: Only You is the answer. 800-427-4422



Morning. Get dressed and prepared with a dose of vitamins, and then have a nice morning walk at **Lady Ann Arboretum in West Seneca**. You'll be in the area walking with a dog. ladyannarboretum.com, 800-681-2320



Don't forget the outdoors and you'll be able to hike with a friend for some of the best in the area. www.fingerlakes.com, 800-427-4422



Afternoon. Get out and enjoy the outdoors at **Shore Mountain Aerial Adventures** in Canastota. The mountain adventure course includes zip lines, 800 foot walls, rope bridges, bridges and more. www.shoremountain.com, 800-274-1332

Stay. What would be your first experience in Canastota County Park in Canastota? In South Bristol, where you'll have a great view of the state hills. www.visitfingertlakes.com, Family Center, 800-274-4422

Naples/Bloomfield/Bristol



Foodies



Morning. It's the open air and you're there for a beautiful morning view at the **New York Wine & Culinary Center** in Canastota. You need to taste what Local means. www.visitfingertlakes.com, 800-274-4422

Afternoon. Pick table grapes or red raspberries at **Jiminy's U-Pick Full Farm** in Naples. www.visitfingertlakes.com, 800-675-8838

Break. Pick up a Naples grape pie at **Warrior's Pie** for breakfast. www.visitfingertlakes.com, 800-274-4422



Evening. Local foods are made for and served at **Wooded Tree American Eatery** in Naples, which celebrates regional, seasonal and local produce. www.visitfingertlakes.com, 800-274-4422



Stay. Packed with wine, breaks, special events, baked eggs and more, breakfast at **AAA Four Seasons 2700** in West Seneca is breakfast in a room. www.visitfingertlakes.com, 800-274-4422



Canandaigua/Naples/Bristol

Cultural Aficionados



Afternoon. Start in extraordinary art and see what **Sam Lipson Fine Arts** looks like at **Man Street Arts**, a gallery in Bristol. www.visitfingertlakes.com, 800-427-4422



Before dinner. Stop for your favorite cup of coffee at **Anna Rivers Coffee**. Anna's full-service coffee shop for more than 30 years. www.visitfingertlakes.com, 800-274-4422



Dinner. Good food goes to the heart of it all when you're in the heart of the heart, like in **Man Street Arts**, a classic dining experience in Canastota. www.visitfingertlakes.com, 800-274-4422

Evening. It could be said, the epitome of a historic hotel in Canastota. The **Smith-Corner Inn** in Canastota, built in 1881, is a historic hotel with a rich history of art and culture. www.visitfingertlakes.com, 800-274-4422



Stay. Help Fingers of Geneva On The Lake in Geneva, a historic lakefront villa resort with historic views throughout and more in the gift shop. www.visitfingertlakes.com, 800-274-4422

Clifton Springs/Geneva

Total Estimated Project Development Budget: \$1,500,000.

- **Estimated DRI Funds Request: \$500,000.**
- **Estimated Private Funds Match: \$1,000,000.**

Site Control: *Option #1 Negotiation Underway*
Option #2 Discussions started



Thank you for considering this DRI Glamping Proposal!

Local Planning Committee

Judy McKinney Cherry, CEcD

Hon. Laurie DeNardo

Jon Beckman

Hon. Dennis Fagan

Jeannette Frank

Brittany Gibson

Eric Hollenbeck

Peter Honsberger

Keith Klug

Tim O'Hearn

Amanda Smith-Socaris

Ben Stamp

Kristin VanHorn

Ken Wilson

Hon. Gary Schmidt

SCOPED

Village of Watkins Glen

Resident

Schuyler County Legislature

The Arc of Schuyler

Watkins Glen Area Chamber of Commerce

Hollenbeck Film + Experience Company

The Great Escape Ice Cream Shop

Cargill Salt

Schuyler County

Seneca Physical Therapy

FLX Gateway CDC

Schuyler County Planning

Resident

Village of Watkins Glen

Co-chairs in bold

New York State and Consultants

New York State

Department of State

Homes and Community Renewal

Empire State Development Corporation

BFJ Planning

Susan Favate, Principal, AICP

Simon Kates, Associate, AICP, LEED AP

Ariana Branchini, Planner

Thread Collective

Gita Nandan

Elliott Maltby

Amanda



DAWN APRILE
COMPANY 

Investing in real estate.
Developing the future.