



Ulysses Planner <ulysses.planner@gmail.com>

comment on Taughannock Inn

Elizabeth Graeper Thomas [REDACTED]

Wed, Aug 16, 2023 at 2:52 PM

To: Michael Boggs gmail <michaelboggsulysses@gmail.com>, Niels Tygesen <ulysses.planner@gmail.com>, Katelin Olson <ulysses.townsupervisor@gmail.com>, Carissa Parlato <ulysses.clerk@gmail.com>, Michelle Wright <townofulysses@gmail.com>, Mary Bouchard <bouchard@ulysses.ny.us>, Rich Goldman - town <goldman.ulysses.ny.us@gmail.com>, Liz Weatherby <ljweatherby@gmail.com>

Hello Town Board and Town Planning Staff,

I would like this opportunity to comment on the proposed expansion of the Taughannock Inn. While I understand the owner would like to greatly expand the Inn, I have serious concerns over how this can be done without negatively impacting both the land, the water, and condition of the road.

My primary concern is over how the wastewater from such a big expansion would be managed. The odor from the septic system of the existing rental house on the north side of the Inn property can often be detected (unpleasantly) from the south rim trail of the park. While I have brought this to the attention of the Tompkins County Health Department several times, there apparently has been no resolution since the odor continues periodically. That house is fairly small--maybe several bedrooms. With an expansion of up to 75 rooms on the south side of Gorge Road, where will that wastewater go, especially so close to the lake and on such a steep slope, and with so little land.

While both Seneca and Cayuga Counties both have septic system inspection programs that ensure wastewater is being properly managed, Tompkins County does not have such a program (which is worth mentioning to Legislator Koreman to see if she can urge the Health Dept to join its neighboring counties) so how will the wastewater be monitored on such a big facility.

I also have concerns over parking for the expanded Inn. At one point the Inn was in negotiations with the NYS Parks to acquire adjacent lands in order to expand their parking options. On such a steep slope as they are, this concentration of water runoff would only exacerbate the existing erosion problems on Gorge Road and transport sediments and salt to the nearby lake and nearby swimming area. Already some of the changes made within the right of way to the Inn are creating erosion problems on the steep slope of the road.

Regarding the soccer fields--the cost of this seems very high for a town of our size and the fields so far from the school. I understand Alan Vogel is interested in working with the town on a piece of property near Smith Woods that would be within walking distance for youth and Tburg residents resulting in a smaller environmental footprint. Has that option been ruled out already?

Finally, I hope that the Town will more rigorously enforce the removal of the illegal temporary off-premise signs that seem to pop up more and more. On Gorge Road and Jacksonville Road alone, there are at least 7 off-premise signs advertising firewood for sale that are not on the property of the people who are actually selling the campfire wood. In most all the zones of Ulysses, off-premise signs are not allowed and temporary signs are only allowed for 30 days. In addition, many of these illegal signs are on park property or in the road rights-of-way. While this may not seem egregious, allowing these signs to remain often encourages more similar signs to also be posted around the town. Since the signs are not on the properties of the people advertising, and also in the road right-of-way, I recommend they be removed--I would think by the Code Enforcement Officer or the Zoning Officer. Perhaps a piece in the Ulysses news would be helpful at educating residents about what signs are allowed would be helpful?

Thank you for allowing this avenue of comment. I'm not sure I have all the emails correct so please forward on to whoever I have missed.

Please know that I truly do thank you all for your service. Yours is not an easy job!

With respect,
-Liz Thomas



Ulysses Planner <ulysses.planner@gmail.com>

Supplemental comments to the Jason K. Demarest, AIA Date: 8/8/2023 Re: The Inn at Taughannock Falls Hotel Expansion - Supplemental Information

1 message

Wed, Sep 6, 2023 at 10:43 AM

[REDACTED]
To: ulysses.planner@gmail.com
Cc: ulysses.clerk@gmail.com, ulysses.townsupervisor@gmail.com

Board Members,

Please consider my attached comments in your review.

Sincerely,

Fred Collins

1651 Taughannock Blvd.

Trumansburg, NY 14886



The Inn at Taughannock comments on expansion F Collins.pdf
250K

To: Niels Tygesen, Members of the Planning Board and Ulysses Town Board

10 Elm St Trumansburg, NY 14886

From: Frederick R. Collins on 9/6/2023

Re: Supplemental comments to the Jason K. Demarest, AIA Date: 8/8/2023 Re: The Inn at Taughannock Falls Hotel Expansion - Supplemental Information

I regret that I was unable to attend the Town Planning meeting on Tuesday September 5th, 2023, regarding The Inn at Taughannock Falls Hotel Expansion. I wish to provide public comment for the record on the attachment provided within the agenda titled; *Jason K. Demarest, AIA Date: 8/8/2023 Re: The Inn at Taughannock Falls Hotel Expansion - Supplemental Information*.

My major concern is with the lack of credible information provided with the water supply and the wastewater discharge.

All items in quotes (“) below are taken from the supplemental attachment described above.

Concerns include:

- Lack of detail behind usage assumptions. Detailed study from 2019 was not provided which may have backup to the assumptions made therein.
- Math is wrong and does not include peak event volumes
 - “The design flow (GPD- Gallons Per Day) for the new sewage treatment system would be based on the following:” (Ref. Page 3)
 - “91 hotel rooms @ 110 GPD = 9,100” **(actually equals 10,010)**
 - “50 seat bar/grill @ 35 GPD = 1,750 “ **(missing peak event loading)**
 - “Laundry (6 washer-extractors at 580 GPD) = 3,480” **(missing event peak loading)**
 - “Offices- 10 employees @ 15 GPD = 150”
 - “TOTAL: 14,480 GPD” **(Actually equals 15,390 which already is greater than the stated 15,000 GPD design target not including peak loads)**
 - “The system would require a leach field to discharge the treated water and that was preliminarily sized and shown on the site plan as well. The system size depicted on the site plan can accommodate ~15,000 GPD.” **(The only information provided is nominal position of the sewage treatment plant (which happens to be the nearest building, not the farthest to Rt. 89 and State Park) and the and number of feet for the leach field.)** (Ref. Pg. 3 and site plan from original proposal and conceptual site plan Pg. SC1.00)
 - **There is no design margin for peak loading.** As seen above, the summary sizing does not include PEAK event sizing for the anticipated guests where “150 guests per event is anticipated to be the *average size*”. What are the accommodation assumptions for the future building identified in the site plan? What is the peak? What is the design margin over peak? 20%, 50%?
 - Leach field details not divulged (location of distribution, number/length of runs, volume/run, percolation test results, etc.). Will peak volumes be contained within properties ownership, or effect lake water?

- What is the proposed water source? Where is the current well on the site plan? What is the current Inn water source and flow rate if not lake water? If well, has an aquifer study/map been provided? “There have historically been very bad results with wells in this area”. This was as stated to me by a local water authority when I inquired about drilling a well to get off lake water. Observing our neighbors lack of flow rate for a single family residence & ecoli observed in his new well also caused me pause in drilling a well raising a major question for the proposed establishment. What is the source of water for the “water tank” shown on the site plan? Is this consistent with the Town’s Water Source Protection Plan Committee objectives?

I understand a 2019 study is being used to provide a preliminary size/design for the wastewater discharge system and that recent plans for guest accommodation may have expanded since that time. As such, one would expect a new updated study based on recent plans to be provided. I sincerely apologize if detailed design detail has been previously provided and I have yet to uncover it.

Respectfully,

Frederick R. Collins (Systems Engineer, Retired)

1651 Taughannock Blvd.,

Trumansburg, NY 14886

██████████

CC: Niels Tygesen: ulysses.planner@gmail.com, Carissa Parlato, Town Clerk, ulysses.clerk@gmail.com, Katelin Olson, Town Supervisor, ulysses.townsupervisor@gmail.com



Ulysses Planner <ulysses.planner@gmail.com>

Re:

1 message

Carissa Parlato, Town Clerk <ulysses.clerk@gmail.com> Tue, Sep 5, 2023 at 10:22 AM
To: Judith Abrams [REDACTED], Town of Ulysses Planner <ulysses.planner@gmail.com>, Planning Board Clerk <planningboardclerk@gmail.com>, Pete Angie <peteangie3138@gmail.com>
Cc: Michael Boggs gmail <michaelboggsulysses@gmail.com>, Katelin Olson <ulysses.townsupervisor@gmail.com>, Mary Bouchard <bouchard@ulysses.ny.us>, Rich Goldman - town <goldman.ulysses.ny.us@gmail.com>, Liz Weatherby <ljweatherby@gmail.com>

Thank you Judy.

I will forward this on to the Planning Board as well for public hearing on the topic this evening.

On Mon, Sep 4, 2023 at 7:48 PM Judith Abrams [REDACTED] wrote:

I live at 1679 Taughannock Blvd a few doors south of the Inn at Taughannock. The inn has become a very busy event center in the past few years with several weddings a week from early spring to late fall.

I drive up Gorge Road to get to my business in Trumansburg. Today I needed to turn left onto Gorge road but a car that was about to turn north on Taughannock Blvd was in the wrong lane of Gorge Rd totally blocking access. I had to wait to allow this car onto Rt 89 before I could turn. Northbound traffic backed up behind me. This is a dangerous intersection which has become extremely busy because of the Inn.

There is now a proposal to add a year round 75 room hotel and a spa to the venue. Traffic will be much worse all year round and therefore the intersection will become even more dangerous. In the winter the bottom of Gorge Road is often very slippery and feeds onto a busy highway. Out of town visitors who do not have knowledge of this area will add to this dangerous predicament.

The inn is already a successful business and has changed the nature of this neighborhood. It used to be peaceful except for public events at the park. Now the neighborhood is constantly disrupted by bright lights loud music heavy traffic and fireworks late at night.

Please consider the interests of the park visitors and the local residents when you make decisions about the proposed hotel.

Thanks for your attention

Judith Abrams

Sent from my iPhone

--

Best,

Carissa Parlato, CMC (Certified Municipal Clerk), RMC (Registered Municipal Clerk)

Ulysses Town Clerk, Tax Collector, Records Manager, Notary Public

10 Elm St.

Trumansburg NY 14886

(607)387-5767, ext. 221

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Ulysses Planner <ulysses.planner@gmail.com>

Taughannock Farms Inn development

1 message

Josiah Peck [REDACTED]
To: "ulysses.planner@gmail.com" <ulysses.planner@gmail.com>

Fri, Sep 8, 2023 at 5:12 PM

Hi Ulysses Planning Board,

I'm writing to voice my dissenting opinion on the proposed expansion of a hotel at Taughannock Farms Inn (TFI).

I don't think that the infrastructure of the area can accommodate any more development. When there are events at Taughannock Falls State Park, especially on busy, hot summer days there is so much traffic; I don't think planning to add several hundred people (75+ hotel rooms), plus more for separate events at TFI, is a good idea. We've all seen days where the grassy infield at the park is completely filled with cars, which should be a limiting factor in capacity. But if you add 100+ cars for the hotel rooms and events at TFI, it is only going to exasperate the issue of overcapacity.

At some point you have to look at what the natural area can support, and I think it is close to capacity on busy days, without adding this expansion at TFI. While technically you could fit more people in the park, or on the trails, I think it takes away from people's experience when there is overcrowding.

These are the reasons I'm against the proposed development/expansion from TFI.

Thanks,
Josiah



Ulysses Planner <ulysses.planner@gmail.com>

Proposed new Development District at Taughannock

1 message

Michael Susanne M. [REDACTED]
To: Ulysses.planner@gmail.com

Tue, Sep 5, 2023 at 6:51 PM

Dear Ulysses Planning Board,

We are writing in opposition to the proposed Development District (DD) at Taughannock. We are residents of Trumansburg for the past 34 years. We have been walking the south rim trail nearly every day for three years, all year round, and will continue to do so. When winter closes the trail, we use the alternate route down Gorge Road. We have had the privilege and luxury of experiencing the nesting and fledging of peregrine falcons and ravens. The former is particularly exciting because peregrines only recently repopulated the gorge, after being eradicated due to DDT and other pesticide uses previously. We consider Taughannock Park a sanctuary for animals. We feel that we are the guests in their living space and should respect it. The construction and use of a 75 room hotel space, plus spa, fitness center, and event center with a commercial kitchen will negatively impact this peaceful sanctuary.

Sincerely,

Susanne Kessemeier and Michael Malpass



Ulysses Planner <ulysses.planner@gmail.com>

Fwd: The Town Hall meeting tonight

1 message

Pete Angie <peteangie3138@gmail.com>

Tue, Sep 5, 2023 at 5:24 PM

To: Planning Board Clerk <planningboardclerk@gmail.com>, "Rebecca L. Schneider" <rls11@cornell.edu>, Morris Klein <moxie@dr.com>, Linda Liddle <liddlela@verizon.net>, Town of Ulysses Planner <ulysses.planner@gmail.com>

Good afternoon,

Here is an additional comment from a neighbor of the Inn. Rachel, please include this in the record.

Thank you,

Pete

Begin forwarded message:

From: Nancy GOLDBERG [REDACTED]
Subject: The Town Hall meeting tonight
Date: September 5, 2023 at 4:02:38 PM EDT
To: peteangie3138@gmail.com

Sent from my iPad My name is Nancy Goldberg. I have owned and lived at 1709 Taughannock Blvd. since 1984, the property directly across from the proposed expansion for Inn at Taughannock. My neighbors and I are concerned that our properties were acquired under very different circumstances than the Town of Ulysses has begun to tolerate in our community. We are taxpayers and voters and have rights that we expect the Town of Ulysses to protect and uphold. We are extremely concerned that we will not be adequately protected in the areas of property value, safety in this neighborhood, and quality of life. I will discuss these crucial points tonight. WE respectfully ask the Town to enforce its existing rules and regulations and refrain from granting any further zoning or other variances that impair our community, property values or rights. Nancy Goldberg



Parks, Recreation and Historic Preservation

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

FRED BONN
Regional Director, Finger Lakes

September 5, 2023

Niels Tygesen, Planner
Town of Ulysses
10 Elm Street
Trumansburg, NY 14886

RE: Proposed Inn at Taughannock Falls Hotel Development District, TFI Landco, LLC, Owner; Jason Demarest, Applicant.

Dear Niels Tygesen:

For the Town Board's consideration, the Office of Parks, Recreation and Historic Preservation - Finger Lakes Region offers the following comments.

- This site is surrounded by Taughannock Falls State Park, with its popular swimming beach on Cayuga Lake and other park amenities located directly downslope of the proposed development district. The Town should request an updated Stormwater Pollution Prevention Plan (SWPPP) for the proposed development and consider potential stormwater impacts on lake resources and the park.
- Taughannock Falls State Park is eligible under NRHP Criterion A and C in the areas of Recreation, Architecture, and Landscape Architecture with a period of significance from ca. 1925 to 1973. The Inn at Taughannock is also eligible for the State and National Registers under Criterion C for its Italianate-style architecture and Criterion A in the area of recreation for serving tourists visiting Taughannock Falls State Park. The Town should consider architectural styles that complement the aesthetics of the Inn at Taughannock Campus and Taughannock Falls State Park. The applicant may consult the New York State Historic Preservation Office for State and National Registers and archaeology concerns.
- The Inn at Taughannock Campus receives water via park infrastructure under a long-term agreement with OPRHP. Park Engineers have reviewed the projected flow rates and are unsure if the current waterlines can support the proposed expanded Inn at Taughannock Campus and Taughannock Falls State Park and would ask that additional review take place.
- OPRHP reviewed the supplemental traffic study information provided to the Town Board on 8/8/2023 and has no additional concerns regarding traffic generated at the Inn at Taughannock Campus.
- OPRHP reviewed the supplemental visual impact study information provided to the Town Board on 8/8/2023 and has no additional concerns regarding the siting shown for the proposed development. Again, OPRHP would like to ask the Town Board to consider the aesthetics of the surrounding properties during subsequent design reviews.

Sincerely,

Fred Bonn
Regional Director



Ulysses Planner <ulysses.planner@gmail.com>

Re:

1 message

Carissa Parlato, Town Clerk <ulysses.clerk@gmail.com> Tue, Sep 5, 2023 at 10:22 AM
To: Sherman Kelly [REDACTED], Town of Ulysses Planner <ulysses.planner@gmail.com>, Planning Board Clerk <planningboardclerk@gmail.com>, Pete Angie <peteangie3138@gmail.com>
Cc: michaelboggsulysses@gmail.com, ulysses towns supervisor@gmail.com, bouchard@ulysses.ny.us, goldman.ulysses.ny.us@gmail.com, ljweatherby@gmail.com

Thanks, Sherm.

I will forward this on to the Planning Board as well for public hearing on the topic this evening.

On Mon, Sep 4, 2023 at 8:25 PM Sherman Kelly [REDACTED] wrote:

I am 80 years old. My wife and I have lived a few houses south of Taughannock State Park for more than 2 decades. I have been coming to this park for over 65 years. I love this peaceful and breathtakingly beautiful jewel of the finger lakes. It was always a lovely, peaceful place to swim and picnic.

Now the Inn at Taughannock plans a 75 room expansion. This is far too large and is an assault on our peaceful lakeside neighborhood. The increase in traffic also represents a safety concern.

Please review the plans for expansion with concern.

Sherman Kelly

--

Best,

Carissa Parlato, CMC (Certified Municipal Clerk), RMC (Registered Municipal Clerk)

Ulysses Town Clerk, Tax Collector, Records Manager, Notary Public

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Ulysses Planner <ulysses.planner@gmail.com>

Feedback for

1 message

Soren Malpass [REDACTED]
To: Ulysses.planner@gmail.com

Tue, Sep 5, 2023 at 6:55 PM

Dear Ulysses Planning Board,

I am writing to express my opposition to project DD2211-01.

As a born and raised Tburger, Taughannock Falls State Park has been with me all my life. I have walked and enjoyed its lands in all seasons, alone or with family and friends. It is a park I truly cherish, something I think of with pride whenever I hear it mentioned outside of the Finger Lakes.

So while I understand the desire to share the falls, I do not believe this proposal is within the park's best interests. The increased noise and foot traffic through the woods that the proposed developments will attract will only be detrimental should this project be approved.

Taughannock Falls is beautiful because it has been allowed to remain so. In just one weekend, I saw peregrine falcons in the gorge, a bald eagle along the creek north of the falls, an indigo bunting, and nesting ospreys. These animals are highly sensitive to human development and noise, the Peregrine Falcon population has only just returned to the gorge in 2021 after over a half century of absence. Prior, the last documented nesting pair was observed in 1946. These are incredibly unique ecological treasures that need space to flourish.

Mr. Mazzocone has bemoaned lost revenue (begging the question how the inn had managed to survive its 76 years of prior operation through three generations of family), but what we have to lose in damage to the natural areas is greater.

As such, I must urge the Town of Ulysses planning board to reject the proposal.

Thank you,
Soren Malpass