

Festival Space Public Meeting Agenda – draft for internal use

7:00	Welcome and Introduction, Agenda	Susan
7:05	Overview of West Brook Conservation Initiative	Susan
7:10	How the Festival Space fits into the overall initiative	Susan
7:15	Process we used to design the Festival Space concept plans	Susan
7:20	Planning Concepts for the Festival Space	Susan
7:25	Concept One	Susan
	Include info on possible use of grants for building demolition	
7:35	Concept Two	Susan
	Include information on costs for building renovation	Jon Norris
7:45	Concept Three	Susan
	Include information on costs for building renovations	Jon Norris
7:55	Take questions on the three concepts (just to clarify the concepts)	Susan leads
8:10	Public comment period	Susan leads
8:50	Next Steps	Walt, Fred
9:05	Meeting Concludes	

Monroe, Fred

From: jneubauer001 [jneubauer001@nycap.rr.com]
Sent: Friday, March 13, 2009 3:06 PM
To: Monroe, Fred
Subject: Gaslight

Dear Mr. Monroe,

I am a resident & taxpayer in Lake George Village & also a Warren County taxpayer. I am in support of the demolition of the buildings at Gaslight Village. I may not be able to attend the 3/17 public hearing on this matter & I wanted my feelings noted.

Thank you for your interest.

Barbara Neubauer
79 Montcalm St.
Lake George, NY

Monroe, Fred

From: Lincoln Cathers [lcathers@roadrunner.com]

Sent: Sunday, March 15, 2009 6:42 PM

To: Monroe, Fred

Subject: Gaslight Village Buildings

Dear Chairman Monroe,

After carefully studying the available information on these buildings and the total project, I strongly support the removal of these buildings as the best way to proceed with the West Brook Project.

Thank you, Lincoln Cathers

Monroe, Fred

From: medbone@aol.com
Sent: Monday, March 16, 2009 10:45 AM
To: Monroe, Fred
Subject: Gaslight Village Project

Dear Mr. Monroe,

On Sunday, March 15, 2009 I attended the Tour of the Gaslight Village Property. This tour has reinforced my support for the demolition of the Opera House and the Cavalcade of Cars buildings.

Let us take advantage of the three E's grant money to demolish ---- NOT use taxpayer's money to rehab these "Has Been" buildings.

Let's move forward with a Gaslight Village Project that is environmentally correct, aesthetically pleasing, and economically sound.

Marcia Verville
4 Garrison Lane
Lake George, NY 12845
Phone: 518-668-5879

Job Hunting? [Start with the companies that posted job openings this week.](#)



Regional Chamber of Commerce

Serving Visitors and
our Communities
Since 1952

Coming together is a beginning.....Keeping together is progress.....Working together is success

~Henry Ford

President

Janice Bartkowski-Fox
Lake George Steamboat
Company

March 12, 2009

1st Vice President

Kevin Tuohy
The Inn at Erlowest

Chairman Fred Monroe
Warren County Board of Supervisors
1340 State RT 9
Lake George, NY 12845

2nd Vice President

Gary Thornquist
Lake George RV Park

Dear Chairman Monroe & Board of Supervisors:

Secretary

Sharon Reynolds
Holiday Inn- Turf Lake George

Please be advised the Lake George Regional Chamber of Commerce's Board of Directors voted to support the following resolution:

Treasurer

Roberta Daab
Fort William Henry
Conference Center & Resort

Whereas the Lake George Regional Chamber of Commerce and its Board of Directors has been active in commerce, tourism and quality of life issues for the businesses and citizens of the Lake George community for over 50 years.

Executive Director

Luisa Craige-Sherman

Be it hereby resolved that The Lake George Regional Chamber of Commerce Board of Directors, at its General Meeting held at the Lake George Regional Chamber of Commerce office on March 10, 2009 adopted the following resolution:

Directors:

Michael Consuelo
The Queensbury Hotel

The Lake George Regional Chamber of Commerce supports the refurbishment of the 13,000+ sq. foot building formerly known as the Cavalcade of Cars building at Gaslight Village to create a year-round indoor venue and furthermore, supports the design concept of converting the building formerly known as "The Opera House" at Gaslight Village into a seasonal open air, covered stage pavilion and therefore hereby support the adaptive reuse of these two structures as part of the overall plan for the 2.5 Ac. Festival Grounds as part of the Westbrook Project in Lake George

Jephson Hillary
Inn on the Hill

Patty Kirkpatrick
Nina's Sweet Shoppe

Mark Martucci
Northern Lake George Resort

Don McCoy
Six Flags Great Escape
Properties

Sincerely,

Luisa Craige-Sherman
Executive Director

Kevin Rosa
The Sagamore Resort

Scott Wood
Lobster Pot Restaurant

Cc: Warren County Board of Supervisors

P.O. Box 272
2176 State Rt. 9
Lake George, NY 12845

www.LakeGeorgeChamber.com

PH: 518-668-5755

FX: 518-668-4286

Toll Free: 1-800-705-0059

director@LakeGeorgeChamber.com

Sady, Joan

From: Frederick H. Monroe [fmonroe@adkreviewboard.com]
Sent: Monday, March 16, 2009 9:39 PM
To: Payne, Hal; Sady, Joan
Subject: FW: Gaslight

FYI:

Frederick H. Monroe, Executive Director
Adirondack Park Local Government Review Board
117 Blythewood Island
P.O. Box 579
Chestertown, New York 12817
Tel: 518-494-3607
Fax: 518-494-5472
Cell: 518-796-2415
fmonroe@adkreviewboard.com
Visit us on the Web at:
<http://www.adkreviewboard.com>

From: Robert Flacke Sr. [mailto:Bob@fortwilliamhenry.com]
Sent: Monday, March 16, 2009 12:11 PM
To: fmonroe@adkreviewboard.com
Subject: Gaslight

Dear
Fred,

Please put a stop to the Gaslight nonsense.

Any work done by Tessier will lead to County liability in the future. I can only imagine the law suites from some person who went into these buildings and got hurt for any reason. All this 50M work without any plan or code or permit will lead to problems for the County.

If saved the buildings are in the wrong place for use.

We at Ft Wm Henry have a larger building called Towers Hall that remains empty for only a rare group wants this type of building. Lu is nus,

Bob Flacke

3/17/2009

Sady, Joan

From: John H. Shafer [jshafer@spectraenv.com]
Sent: Tuesday, March 17, 2009 11:42 AM
To: lgvmayor@nycap.rr.com; Townclrk@nycap.rr.com; Sady, Joan
Attachments: Gaslight site.pdf

To Messrs:

- Robert M. Blais - Mayor

- Louis Tessier - Supervisor

- Frederick H. Monroe - Chairman

As I am unable to attend tonight's meeting on the Gaslight Village site, which has also been characterized as a Public Hearing, I am sending you a copy of my recent letter to the Chronicle which I am requesting be made part of the record for the project. As the property is in public ownership, I believe you have an opportunity, if not an obligation, to determine, through a public solicitation using an RFP, the highest and best use of the property. If private companies come in with ideas that either are not desirable to the municipalities, or do not have the appropriate financials, they can be rejected in favor of the proffered plan. Since there is time to solicit such ideas, and there would be the ultimate benefit of the current plan having survived such competition, there is nothing to lose in going out with an RFP. I would be glad to assist in any way desired at no cost to the involved governments. Thank you for any consideration of the above idea.

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3/17/2009



Mistake to stop prime Gaslight site from ever being redeveloped

To The Chronicle:

The recent public debate about saving certain buildings on the property strikes me as debating the trees rather than

Please turn to next page

Make use of Gaslight

From previous page

what's best for the forest.

Project proponents have made their intent eminently clear. Under the guise of protecting water quality, their plan is to keep the Gaslight Village property from ever being redeveloped.

To spend \$15-million of what will be mostly public monies, in this economic climate, to build a wetland, a bioswale and an interpretive walk on one of the most desirable parcels in all of Warren County is both short-sighted and an opportunity missed.

Despite describing it in wonderful prose, this plan will not attract one tourist to the area. Like it or not, Lake George is one of the premier tourist destinations in all of New York. And ANY project proposed for the site would have to meet the state's stormwater regulations and would, like the current proposal, resolve the problem of sedimentation being deposited from West Brook.

Gaslight Village was a major tourist draw for decades. Simultaneously, while the water quality issue is being addressed, a major tourist attraction could be recreated.

I have advocated a Revolutionary War Museum (think Fort Ticonderoga, Fort William Henry, Crown Point, the battle of Valcour Island, the Battle of Saratoga, the cannons being transported to Boston, etc.). Other ideas include a Freshwater Aquarium/Research Center or even a Transportation Museum -- any of which could have the same positive effect on the water quality while also enhancing the economic attractiveness of the area.

It can't go unnoticed that the Sagamore, Fort William Henry, many other businesses, and, McDonald's of all places, are either closed for the winter or are operating on a reduced schedule.

Now that the property is in the public domain, a Request for Proposal (RFP) could be put out to solicit the best ideas for redevelopment. These ideas should come from the public as well as the tourist/entertainment industry.

The municipal property owners would still have the final decision on which idea best suits the long-term growth of the Village, Town and County. And, without having to recoup the cost of the property in their financials, it's possible that proposals would include revenues that would accrue to the municipal governments in exchange for the long term development rights to the property.

Wouldn't it be a better idea to protect the water quality of Lake George and at the same time create a nationally known

tourism destination, all with private funding?

I urge the involved municipal officials to take advantage of this great opportunity to enhance the economic attractiveness of Lake George while also improving the environment. Building another wetland, amidst the hundreds of thousands of acres of wetlands already existing in the area, would be a tragically missed opportunity.

-- John H. Shafer, P.E., Queensbury

Sternwheel Steamboat Minne-Ha-Ha

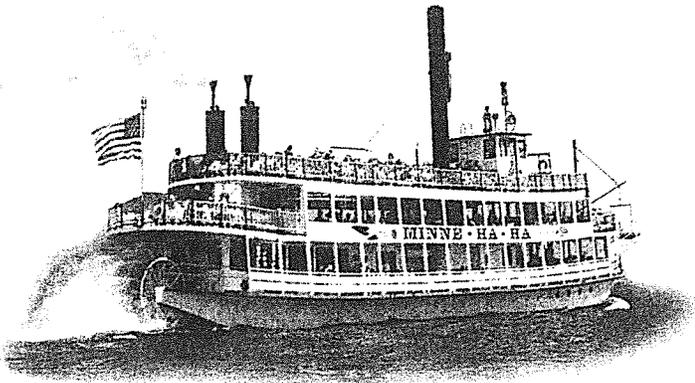
Cruiseship Lac du Saint Sacrement

Excursion Vessel Mohican

Boardwalk Restaurant and Marina

Lake George Meeting Planning Services

Adirondack Brochure Distributors



LAKE GEORGE STEAMBOAT COMPANY

March 17, 2009

Mayor Robert Blais
Lake George Village Offices

Re: My Thoughts with Respect to Ongoing Gaslight Indecisions.

Dear Bob:

I received your message, you would like my thoughts on the Gaslight buildings and the "land swap" before you speak out at the public hearing this evening. I appreciate your consideration of my position, wishing to know where I stand.

With Respect to the Old Opera House and the Cavalcade of Cars Building. My position is that both those buildings should be demolished, without further delay. As:

1. When The Wood Foundation sold Gaslight to the M's and the E's, Wood sold the land on the presumption the buildings would be demolished. I believe that was the original deal in everyone's minds. Subsequently Lou Tessier has wanted to save everything but the tool shed.
2. Renovating either or both of those buildings would bring a terrible financial burden on us taxpayers, which burden was not anticipated, or even spoken to, when the original purchase deal went down.
3. The financial burden on us taxpayers would continue into the unforeseeable future, for the maintenance, servicing, insuring of those buildings would annually march along.
4. Were the buildings to be saved, renovated to public use, I can envision no use to which they could be put that would bring but a trickle of income to offset those great renovation costs and thereafter annual upkeep. The fact that no business plan has been placed in evidence tells me that the "keepers" are fully aware that any plan whose submission was attempted would only serve to make a joke of their position.

↓
 Two of our
 biggest supporters
 are TAXPAYERS
 ONE Neighbor
 ANOTHER Neighbor
 BOTH AGAINST.

5. Given the size of those two buildings (square footage and thus public capacity), were they put into use they could only serve to compete with the several county businesses (Roaring Brook, Fort Wm Henry, Sagamore, others) whose revenues would be sure to suffer. I can not believe that the L.G. Chamber of Commerce would support those buildings, in the direct denigration of the business interests of their paying members.

With respect to the "land swap" as you termed it-there is no such thing as a land swap on the table. Rather there is presently on the table only a "land giveaway". The giving away of our land being on the part of the Steamboat Company and the Fort William Henry. The M's and the E's give not one square foot of the Gaslight property they purchased.

Our proposed land give away falls in two separate parcel segments, Namely;

1. A 12 foot wide pedestrian walkway leading from the Beach Road and south to the Festival Commons land. This 12' walkway would start on Fort William Henry land, cross Steamboat's right ^{of} way land and then take the corner off of Steamboats' parking lot, a total distance of approx. 250'.
2. At the south most end of Steamboat's parking lot, I proposed to give away to the 3 M's and 3 E's a strip 30' wide and 150' in length, so as to allow them direct access from Westbrook Road to the Festival Commons site.

We give all of 1 and 2 above with absolutely nothing (land or money) in return. All to facilitate the functioning of the proposed uses of the original Gaslight purchase from The Wood Foundation. And through all the subsequent arguments and delays over those two buildings, both I and the Fort have continued to stand by our original proposal. I must now tell you that, as the time for decision continues to stagger along, our steadfastness seems to be moving toward foolishness.

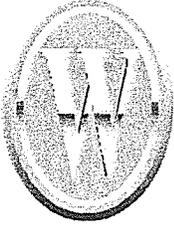
You may use this letter in anyway that you wish.

Sincerely,



WILLIAM P. DOW

cc: Wayne Judge, Fax: 745-5029
Bob Flacke, Sr. & Fred Austin, Fort William Henry Corp.
Janice Fox, L.G. Chamber of Commerce
Patricia Dow



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Affiliate Member

Warren County
Tourism
Department

Whereas The Warren County Council of Chambers of Commerce shares common goals to continuously promote and improve regional tourism.

Whereas The Council of Chambers was invited to visit the former Gaslight Village property, specifically the 2 buildings known as “Cavalcade of Cars” and “The Opera House”, to give an opinion as to the future of the property.

Whereas The Council of Chambers feels that with a good business plan, the viability of the former Gaslight Village property to be developed into the Festival Grounds with some permanent structures would be a good asset to both the Town of Lake George and Warren County as a whole.

Therefore be it resolved on this 12th day of March 2009, The Warren County Council of Chambers of Commerce supports the refurbishment of the building formerly know as the Cavalcade of Cars, to create a year round indoor venue and furthermore supports the concept of converting the building formerly known as “The Opera House”, into a seasonal open air covered stage pavilion; thereby giving the Lake George/ Warren County area an attractive venue to host meetings, festivals, open air theater, exhibitions and the like.

President- Warren County Council of Chambers
Of Commerce