

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: GASLIGHT VILLAGE AD HOC

DATE: APRIL 12, 2010

COMMITTEE MEMBERS PRESENT:

SUPERVISORS KENNY
MONROE
THOMAS
MERLINO
BELDEN
MCCOY
CONOVER

OTHERS PRESENT:

PAUL DUSEK, COUNTY ATTORNEY/COMMISSIONER OF ADMINISTRATIVE
& FISCAL SERVICES
JOAN SADY, CLERK OF THE BOARD
KEVIN GERAGHTY, BUDGET OFFICER
SUPERVISORS BENTLEY
CHAMPAGNE
LOEB
MCDEVITT
PITKIN
SOKOL
STEC
STRAINER
TAYLOR
VANNESS
KATE JOHNSON, DIRECTOR, TOURISM DEPARTMENT
WILLIAM LAMY, SUPERINTENDENT OF PUBLIC WORKS
JEFFERY TENNYSON, DEPUTY SUPERINTENDENT OF PUBLIC WORKS
HOWARD KRANTZ, LEGAL COUNSEL FOR THE VILLAGE OF LAKE GEORGE
LEN FOSBROOK, PRESIDENT, ECONOMIC DEVELOPMENT CORPORATION
PETER BAUER, EXECUTIVE DIRECTOR, FUND FOR LAKE GEORGE
DAVE CEDERSTROM, *THE CHRONICLE*
TONY HALL, *THE LAKE GEORGE MIRROR*
DON LEHMAN, *THE POST STAR*
THOM RANDALL, *THE ADIRONDACK JOURNAL*
AMANDA ALLEN, SR. LEGISLATIVE OFFICE SPECIALIST
Please see sign-in sheet for additional meeting attendees.

Mr. Kenny called the meeting of the Gaslight Village Ad Hoc Committee to order at 9:30 a.m.

Motion was made by Mr. Belden, seconded by Mr. Merlino and carried unanimously to approve the minutes from the March 22nd Committee meeting subject to correction by the Clerk of the Board.

Mr. Kenny announced that, as advertised, the meeting would commence in a workshop setting, which meant that although the public was welcome to observe, they would not be willing to comment or participate in discussions. He advised that he would allow for public comment at the close of the meeting if there was anyone wishing to address the Committee. Mr. Kenny stated the Committee had a very difficult decision to make on the future of the Cavalcade of Cars and Opera House Buildings and would likely face criticism no matter which option they supported. He said once a determination was made by the Committee, it would be forwarded to the full Board for a final vote to determine the County's position on whether the buildings should be demolished or retained. Similar processes would be undertaken by both the Town and Village of Lake George, Mr. Kenny noted, and hopefully all three municipalities would reach the same conclusions, as a unanimous decision was required to proceed. He added that if a unanimous decision was not reached, concessions might be necessary to remove one of the municipalities from the project or a litigation process could ensue followed by which a Court would make a decision as to the direction of the Project. Mr. Kenny stated that there were a number of issues to consider before deciding on the

matter and he proceeded to read a prepared statement outlining the history of the Gaslight Village Project and studies performed relative to the Cavalcade of Cars and Opera House Buildings located thereon, as well as his opinions on the future of the two buildings which he felt should be razed; *a copy of the statement is on file with the minutes.*

Mr. McCoy apprised that although a Board meeting had not been held to determine the official position of the Town of Lake George on the matter, he had personally contacted each Board member in order to develop what they felt was an acceptable compromise. He then read a prepared statement outlining the position of the Town which indicated that they would consent to the demolition of the Opera House Building, provided that the Cavalcade of Cars Building was retained and that the Town was reimbursed for the funds expended for asbestos removal from the Opera House Building, as well as the maintenance costs associated with the Building over the past three years. Mr. McCoy proceeded to read highlights from an article printed in *The Lake George Mirror* in which Robert Blais, Mayor for the Village of Lake George, admitted that the Cavalcade of Cars Building “appeared to be in good condition” and that he was “willing to consider the possibility that at least one building should remain on the property”. He also read an email submitted by Dolores Marinelli, resident and small business owner in the Village of Lake George, supporting the retention of the Cavalcade of Cars Building. *Copies of the statement outlining the Town’s proposal for compromise, the article from The Lake George Mirror and the email from Mrs. Marinelli are on file with the minutes.*

Respective to fears that the Gaslight Village property would not be amenable to future Americade events if the Cavalcade Building was retained, Mr. McCoy announced that Ralph Macchio, owner of the Wild West Ranch and Lake George Forum, was willing to offer the use of the Wild West Ranch property, which included 20-acres of flat usable land, for future Americade events which would keep them in Warren County. He noted that Mr. Macchio would be contacting Bill Dutcher, Americade founder and organizer, directly to make this offer. Mr. McCoy stated that the Town of Lake George had always maintained that a building should be retained on the Gaslight Village property, although they had initially anticipated the retention of the Charley’s Saloon Building, which had been relinquished to demolition as requested by the 3E’s (Environmental Groups - Fund for Lake George, Lake George Conservancy and the Lake George Association) to support the environmental portion of the West Brook Project. In trade, he said the Town had accepted the prospective retention of the Opera House and Cavalcade of Cars Buildings which they felt would help to support the costs of the West Brook Project without burdening the taxpayers of Warren County.

Mr. Conover pointed out that although the public perception was that the decision made by the Board of Supervisors would dictate the future of the Project, this was an inaccurate assumption as the County, Town and Village of Lake George were tenants in common for the Gaslight Village property and all decisions had to be agreed upon unanimously by the three parties. In response to Mr. Conover’s inquiry as to what would happen if a unanimous decision was not reached, Mr. Dusek indicated that the Town of Lake George could go to court and seek an injunction that would prevent demolition from occurring on the property. Mr. Conover opined that it was very important to work towards reaching a consensus between the three partners as he felt there would be no other way to proceed without litigation and he found the prospect of the County and two of its municipalities entering into a court battle unacceptable. He then congratulated the Town of Lake George for developing their proposal for compromise and said he hoped this would lead to reaching an agreement acceptable to all parties as they could not proceed in any other manner.

Mr. Kenny noted that if an agreement could not be reached, the potential was present for the environmental park to be completed with the Cavalcade of Cars and Opera House to remain standing in disrepair. Mr. Conover responded that the only other option, outside of compromise, seemed to be to potentially remove one of the partners from the agreement and he was not prepared to vote in favor of expending a large sum of money to accomplish this;

therefore, he said, he supported the concept of reaching an agreement acceptable to all parties in order to avoid this occurrence.

Mr. Thomas cited that taxpayer dollars would be expended regardless of whether they decided to demolish or repair the Cavalcade Building. He said he felt that it would be a wiser expenditure to renovate the interior and exterior of the Cavalcade Building to suit the area, rather than to demolish a perfectly sound building with the prospects of building another in the future. Furthermore, Mr. Thomas stated that he felt it was unfair to the Town of Lake George to demolish both buildings and was not a proper way to treat a partner in the Project.

Mr. Belden stated that although he felt the Opera House Building should definitely be demolished, he agreed with Mr. Thomas' statements that the Cavalcade Building should be retained and renovated. He said he also agreed with Mr. Conover's feelings that a lawsuit between the three Municipalities was unacceptable and he felt this was a reasonable compromise to avoid possible litigation, further noting that if a decision was made to demolish the building again in the future, municipal monies would have to be determined and used at that time. Mr. Belden noted that the only benefit the Town of Hague would receive in connection with the Project was the positive environmental benefits for the Lake itself; otherwise, he said, he would not have voted in favor of the Gaslight Village property purchase.

Mr. Merlino said he was agreeable to the compromise cited by the Town of Lake George and said that he felt the Cavalcade of Cars Building could be a usable venue for events to be held in the area during winter months. He noted that if the buildings were removed, all they would be left with was a parking lot, which did not truly pose an opportunity for increased tourism revenues. Mr. Merlino opined that the Cavalcade Building should be retained and occupancy tax funding used to make renovations in order to develop a usable facility with no increased tax burden to Warren County residents.

Howard Krantz, legal counsel for the Village of Lake George, stated that he was present in Mayor Blais' absence and would like to present the Village's position on the matter. He noted that this was not a test of wills between the Village and Town, but rather a different vision for a common goal, adding that the three Municipalities sought to determine the best uses for the property, but disagreed on how to reach that goal. With respect to the Town's reimbursement request for maintenance and asbestos removal costs, Mr. Krantz asked that the issue be delayed for discussion in the future, as he felt it was not appropriate to the current discussion.

Mr. Krantz announced that there had been rumors circulating that if the Cavalcade and Opera House Buildings were removed, new structures could not be built on the Gaslight property in the future due to regulations imposed by the Adirondack Park Agency (APA), Village zoning laws and the environmental easement. He advised that these statements were untrue and cited that the APA had no jurisdiction over the property and that there were no Village zoning laws or language in the environmental easement that would prohibit future construction for legitimate Municipal use. Respective to indications that the Cavalcade Building could be used for winter events, Mr. Krantz stated that he had worked in the Village of Lake George for the past 40 years and recognized that, other than for the Winter Carnival, it was not a choice tourist destination. He added that if a group were seeking an indoor venue for an event to be held during winter months, it was not likely that the group would choose the Cavalcade of Cars Building over the much more modern Lake George Forum. With regard to the use of occupancy tax funds to rehabilitate the Cavalcade Building, Mr. Krantz stated that although the occupancy tax funds actually came from area tourism, once it was accepted into the County Budget it became the Board of Supervisor's responsibility to spend it wisely, thereby saving taxpayer dollars which would be spent in other areas. Rumors had been circulating regarding the County's inclination to remove themselves from the Gaslight Village Project, Mr. Krantz said, but he urged County representatives to maintain their involvement as this was a good Project for the area. He asked the

Committee members to remember why they had initially voted in favor of the Project and to see it through to its conclusion. Mr. Krantz cited the goal of the Project to be the introduction of a park that would bring both environmental and economic developments to the area.

Regarding the best uses for the Gaslight Village property, Mr. Krantz stated that Len Fosbrook, President of the Economic Development Corporation (EDC), had offered to enter into a contract for a study to determine the best uses, which would be available for review in a few months. He suggested that a decision on the future of the Buildings be delayed until the report was provided in order to determine whether the property was best used as vacant parkland, or if a building was appropriate. Mr. Krantz added that the report might also be used to determine whether the existing buildings were of the correct design and condition or if a new structure would be more appropriate. He cited that there were three primary events scheduled in the Village of Lake George which brought considerable tourism revenues to the area, all of which preferred the use of an open-air area without permanent buildings. Mr. Krantz noted that any vendors seeking indoor space could use the Lake George Forum, which provided plenty of parking space.

Mr. Krantz stated that in his experience, renovation costs were never less than anticipated, but always more. He said he did not understand why the County would commission outside engineering reports on the condition of the Cavalcade and Opera House Buildings, then ignore reports that neither building was worth saving. Mr. Krantz pointed out that the County had recently completed the construction of the new Human Services Building, rather than rehabilitating the old Social Services Building, as they realized that the old building was not worth saving; he added that the same was the case for the Cavalcade and Opera House Buildings. He said it was also important to keep in mind that if a building was retained, or a new one constructed, on the Gaslight Village property, there would be associated maintenance costs and less room for revenue generating parking. Mr. Krantz stated that if Mr. Macchio's proposal to use the Wild West property was accepted, it would move the Americade event from the center of the Village and off of the Municipally owned property that was purchased to be used for large events such as this, which was not sensible.

Mr. Krantz advised that if the decision was made to retain the Cavalcade Building, the Village of Lake George would not contribute any funds to rehabilitation efforts as they felt it was a wasteful prospect. He added that any statements indicating that taxpayer dollars would be used for demolition costs were untrue, as State grant funding had already been promised to support the demolition costs. Mr. Krantz stated that he did not feel either the County or the Village had misled the Town in thinking that any buildings on the Gaslight Village property would be retained, as both parties had adopted resolutions indicating that neither would be contributing funds for renovation costs. In conclusion, Mr. Krantz reiterated his suggestion that all parties await the availability of the EDC study which would reveal the best uses for the property before making any further decisions on building retention.

In confirmation of Mr. Krantz's earlier statement, Chairman Monroe apprised that the APA had accepted the property report indicating the absence of wetlands areas on the property, thereby relinquishing any jurisdiction they might hold. He said this was a difficult decision for all members of the Board of Supervisors to make and he was not clear as to the position the majority of the Board held, as many had changed their views over the course of the Project as new issues came to light. However, Chairman Monroe stated, it was clear that the majority would not agree to spend substantial funds for any part of the Project. He concluded that the County needed to determine and clearly voice their position on the building retention/demolition issue so that an overall decision could be made on the matter by the three municipalities in order to move forward.

Mr. Dusek commented that although Mr. Krantz had been correct in his statements that there were no written

regulations preventing new construction on the Gaslight Village property in the future, there were other requirements, such as the SEQRA (State Environmental Quality Review Act) process, which could preclude future construction. Therefore, he said, it was important to review all of these possibilities before making a decision.

Speaking as Chairman of the Tourism Committee, Mr. Merlino apprised that the EDC had been authorized to proceed with a tourism study as to the best uses for the Gaslight Village property. He said that he was inclined to agree with suggestions in favor of delaying a final decision until the reports were returned and reviewed. Mr. Conover noted that while awaiting the return of the EDC report, it might be appropriate to move forward with the necessary steps to approve the demolition of the Opera House Building.

In response to a question as to when the EDC study would be available, Mr. Fosbrook advised that the study was scheduled to begin on that day and would take 12 to 14 weeks to complete. Mr. Merlino asked if the deadline for the grant funding associated with demolition costs could be delayed in concurrence with the receipt of the EDC report and Peter Bauer, Executive Director of the Fund for Lake George, replied in the negative, noting that a delay in the grant agreement would cause severe delays in the demolition and construction facets of the Project.

Subsequent to extensive discussion on the issue, motion was made by Mr. Conover, seconded by Mr. McCoy and carried unanimously to approve the demolition of the Opera House Building and defer a decision on the Cavalcade of Cars Building until the EDC report was received and reviewed, subject to concurring resolutions by the Town and Village of Lake George, and the necessary resolution was authorized for the April 16th Board meeting.

Mr. McDevitt stated his opinion that the issue had been ongoing for far too long and that the County needed to take action at the upcoming Board meeting to formally state their position in order to forward the Project. He added that delaying a decision while awaiting further reports appeared to be a delay tactic. Mr. Champagne countered that although he was not typically in favor of delaying issues, he tended to agree with Mr. Conover's statements and felt that delaying the issue to reach a consensus amongst the three municipalities was favorable if it would avoid litigation issues. He added that his position on the subject had wavered over the life of the Gaslight Village Project and if he were asked to vote on the topic now, he would be forced to abstain as he could not make a conscionable decision without further consideration and discussion in order to reach a conclusion favorable to all parties.

William Lamy, Superintendent of Public Works, clarified that the engineering reports prepared for the County did not include a recommendation as to whether the Cavalcade of Cars or Opera House Buildings should be retained or demolished, nor had such recommendation been provided by himself or other Public Works staff; he added that the engineering reports simply provided a menu of repairs and associated costs.

When provided with the opportunity for public comment, Mr. Dutcher advised that although he did not have a position on the matter, he urged the Committee to make a decision in order to proceed with the Project as many event coordinators started planning their events at least a year in advance and might shy away from a location whose future was unknown.

As there was no further business to come before the Gaslight Village Ad Hoc Committee, on motion made by Mr. Merlino and seconded by Mr. Belden, Mr. Kenny adjourned the meeting at 11:14 a.m.

Respectfully submitted,
Amanda Allen, Sr. Legislative Office Specialist

Opening statement
read by Mr. Kenny

Process of owner partners
we decide - they decide - hopefully we
will agree

When Fred Monroe asked me in early January to chair the Gaslight Village committee-I immediately said -no way. I knew that the chair of this committee was facing an extremely difficult task. The issue was complex with three municipal partners and the environmental groups as well. There was no political capital to be gained-no matter what the outcome of the proposed demolition and future development of the property, there were going to be a number of unhappy taxpayers. I finally relented and thought to myself -well, someone has to do it -so why not me. I immediately threw myself into learning as much as I could about the project and the history of the property. I promised myself to keep an open mind- the first issue was whether or not to demolish the Cavalcade of Cars and the Opera House buildings and to establish a demolition schedule for those potential demolitions and for the demolition of the remaining buildings on the property. The demolition schedule was established without much difficulty mainly due to the cooperation of our partners in the project. That brings us to today -a crossroads of sorts in the development of the property. Today we need to decide what the county's vision of this project is to be. This is not about whether or not you wish to side with the village or the town but rather what you want this property to look like for decades to come. For many of our future visitors this project will be focal point- a beautiful park in the center of all the action of a visit to Lake George. It will also be used as a gathering space or festival grounds for visiting groups. What do you see when you visualize this park in 10 or 20 years from now. I must admit that even with an open mind I immediately leaned in the direction of forming an opinion on the future of the Opera House and The Cavalcade buildings. I can tell you with no embarrassment what so ever that no matter what your opinion is (or

what you might think that it is) I have been there -1 building, 2 buildings or no buildings. I would like to take a few minutes to tell you where I am today and what brought me here. When I first toured the property I immediately thought –wow -these buildings might need some work but the Cavalcade building looks fundamentally sound and the Opera house looks like it could be saved as well. I am not an engineer or a builder but I saw potential in both buildings. For your information Gaslight Village was in business from 1959- 1989 and for a few years following the 1989 closure –Action Park-essentially a go cart track operated on the end of the property closest to route 9 was in business. As Gaslight village there were 15-20 buildings on the property-four of which remain –Cavalcade, Opera House, the round building near route 9 and the building that served as the admission point as well as electronic game room(adjacent to Westbrook rd.) Of course there is also the Charley’s Saloon or Waxlife building on the southern side of Westbrook Rd. When the town of Lake George proceeded to remove the walls of the Opera House building to turn it into an open air pavilion my opinion changed on the future of that building. Incidentally the Cavalcade building was the building that was supposed to have the walls removed in the original plans not the Opera House. By removing the walls from the Opera House building in my view exposed many of the flaws and vulnerabilities of this building. There were rotten boards in the roof –deteriorating trusses and just a general look of a building that was beyond saving. I don’t think we will have an extended discussion today on the future of that building. I am definitely in favor of razing that building. The Cavalcade building deserves closer examination and deeper discussion. Is it fundamentally sound –yes- as far as I can ascertain. I was told in the beginning that the

Cavalcade building is a Morton or Butler which are company names of the two premier metal building fabricators. The Cavalcade building is not a true metal building in the purest sense but rather a steel beam frame building with 2x6 untreated stud walls with no insulation. Unlike a true metal building it has no metal exterior walls. This building has minimal bathrooms and also has some added on rooms that are of wood construction some of which would need to be demolished. The remainder of the building is essentially 8000 sq. ft of open space interrupted by vertical steel beams supporting the roof. When we asked Clark Patterson to do an estimate of saving this building (as a pavilion) the estimate was in the range of \$700,000. That of course did not include any necessary interior improvements other than bathrooms and sprinkler systems. Bill Lamy has been kind enough to do a rough estimate of what it would cost to do the renovations necessary using municipal workforces ,to bring the building up to code-with no interior improvements other than a minimal number of bathrooms-that number is somewhere in the \$400,000 range. The vision that I believed the county had at the inception was to use this building as a multi-purpose gathering space-perhaps trade shows, flea markets, small group functions and car shows for example. In my view it was never intended to be a banquet facility or a wedding facility. We had considered those uses but I believe we originally discarded those uses as direct competition with surrounding businesses. So-the question becomes-is this building the right size, in the right location on the property and does it possess the right capabilities or can it be renovated at a reasonable cost to have those capabilities. We investigated one of those multi use functions as a theatre-summer stock for example. We hired a company to look at the building and assess it for us. The answer

was –yes it could be used for theatre but there were a number of issues. The vertical steel beam supports presented a problem in subdividing the building and the building was too large to use the entire building. Of course there was no stage, dressing rooms, seats, sound system, fire alarms or lights and because of the high ceiling –poor acoustics. Because of the high ceilings the building could not utilize sliding partitions like you find in larger hotels that can open or close easily to adapt to small or larger groups. Also this building does not have a kitchen-certainly a necessity even if you do not intend to do banquets and weddings as most gatherings require some food and beverage service. Of course if it was decided to use this for weddings and or banquets it would require a ceiling to be installed and carpeting on the floor and the addition of tables, chairs ,china ,glassware, silverware and the aforementioned kitchen. The location is another issue –would it be better to have a building in another location on the property-probably is that answer –parking uses might be more efficient if it was elsewhere on the property. So the answer to the question of could we use this building with renovations to do what we want it to do-of course –but at what cost. I see that \$400,000 number of Bill Lamy's(just to bring up to code and open the doors) easily approaching 1 million dollars to finish the building the way we want it. The argument then becomes –can you build new for a million dollars-not for 8000 sq. ft- which I feel is too large for our intended uses. There comes a point in every renovation estimate where one has to decide –is it worth the money to do this. It is kind of like the guy who has a 1994 Cadillac with 200,000 miles on it. He says to himself –well this car is still fundamentally sound but it could use a new engine and transmission and maybe a paint job and a complete interior so let's see that is going

to cost me around \$25,000 to get this car up to where I want to be. The cost of a new one is \$45,000 but if I put \$25,000 in the old one it will look nice but I will still have a 1994 with 1994 shocks, brakes, radiator etc while if I spend \$45,000 I can have a new car complete with warranty. And that is where we are with the Cavalcade building now. Is it worth investing a million dollars to put in new bathrooms, air conditioning, kitchen etc or would it be worth starting over at some point in time with an Adirondack design and somewhat smaller structure. You must also factor in that if we demolish now, the demolition will be covered by the grant –no cost to us. In the end, if you opt for renovations you will have a 1959 building in a 2011 park. Some other issues to consider are that Americade, Tow Truck Operators and the Car show have all said that at this point they prefer that all buildings are razed. These are the 3 largest functions that we host all year. Will they go elsewhere if the Cavalcade building remains? That is an unknown but is it a gamble that we want to take-these 3 functions are estimated to have an over 50 million dollar impact on Warren County. Also take into consideration our two closest neighbors to this festival space-Ft William Henry and Lake George Steamboat company-they both want the buildings demolished. In 2011 Bill Dutcher is attempting to work out a deal with Bill Dow –Lake George Steam boat company and Bob Flacke –Ft William Henry to use their properties and the festival space and part of Westbrook Rd and the Forum for his Americade-a patchwork plan at best but one that he is willing to try- to stay in Lake George. If the buildings or building remain how likely are Bill Dow and Bob Flacke willing to offer the use of their properties for Americade in 2011. Finally Bill Dow and Bob Flacke have offered a land swap allowing for an access from Beach road and now the strong rumor

exists that this proposed land swap might not happen if either building remains. Well, you can get angry when you consider all these potential scenarios but they are realities that could impact this county for decades to come. What is your vision for this property, I urge you not to take one side or the other but to develop the county's best use of this space –We currently have 1.3 million good reasons to see that it goes the way the county wants it to go. In the end, hopefully, the county, the village and the town will share a vision. Sure -that building can be renovated except that it needs ,ceilings ,bathrooms ,kitchen, new facade, new roof ,new air conditioning, new sewer lines , complete interior renovations and it is on the wrong spot on the property- is kind of like saying--other than that Mrs. Lincoln –how did you enjoy the play ?.

There is a reason that we voted to demolish the old social services building-there is a reason the old jail sits empty-that reason is that they outlived their useful life-it became a simple matter of economics to build new than to renovate-the same case can be made for the Cavalcade building.

I ask you to not settle-don't settle for a 1959 building in a 2011 park, don't settle for a building that is too large for our needs, don't settle for a building in the wrong area of the property and finally don't settle for a decision that could cost us our 3 largest events. *Remember the motto you settle for less than you deserve - you get even less than you settled for.* I urge you to vote to demolish both buildings –in my eyes it is the best possible vision for the county. In the future we can discuss a possible new building-perhaps a smaller structure of hybrid design with pavilion on one end and enclosed space on the other end- An adirondack design that will blend with the new park not stand out in it. Or maybe if our 3

largest events are willing to come without buildings-maybe no buildings
is the answer

alot of misinformation out there

CRITICISM

N. M. H. T. T.

W. H. H. T.

Process - We Decide on our vision

We will make recommendations to full board
Town + Village do the same

hopefully all 3 will come together
necessarily all 3 parties must agree on any use of property

If not and 2 parties agree - raise

2 can buy out the other or

a court can decide

I want you to think very carefully
before you make a decision on this

issue. There are a number of
considerations that need to be
weighed. The decision the board

makes Friday will be the most

one of the most important decisions we make
you will make

The reverberations of this decision

will be felt for decades

A consensus of the Town Board of the Town of Lake George has authorized me to make the following compromise to the County and the Village. Although the towns consent for building demolition is required, the board feels that in the spirit of compromise we will consent to the demolition of the Opera House in an effort to cooperate with our other partners. The town has always maintained that having some kind of structure would help the taxpayers recoup some of the maintenance costs of this environmental project . We still feel that our asset is being devalued by the demolition of one of the buildings but we are trying to respect some of the wishes of our other partners. As part of this compromise the Town Board wishes to be reimbursed for the costs associated with the removal of the asbestos from the Opera House and to further be reimbursed for **maintenance only** of this project for the last 3 years.

1 Documents ¹⁰
Referenced by
Mr. McCoy at the
4.16.10 Maslight
Village Ad Hoc Meeting

7/9/08

Open to Leaving Building At Gaslight Village, Blais Says After Tour

By Mirror Staff

After a tour on Tuesday of three buildings at Gaslight Village with contractors and Village officials, Lake George Village Mayor Bob Blais said he's willing to consider the possibility that at least one building should remain on the property, which was acquired by three bodies of government and three conservation organizations last spring.

"The building that housed the calvacade of cars appears to be in good condition," Blais said. "However, we still need an engineer's assessment and an analysis of the costs of restoration. We'll also need a plan for its maintenance and management. It might be viable for some uses, but not for others."

Americade president Bill Dutcher said the calvacade of cars building could be adapted to his purposes, which is to provide space for vendors during the annual motorcycle rally.

"It's a good building; it's not decrepit, it was well-built," said Dutcher. "Whether it should remain on the site is another question."

Dutcher is purported to have said he would move Americade from Lake George if no buildings were available to house its trade show. He denied having said that.

The contractors accompanying Blais expressed doubts about the

condition of the Opera House, one of the three buildings Town Supervisor Lou Tessier has proposed to save.

It is unlikely that it could meet current building code standards, they said.

Blais said he was also impressed with the condition of the carousel building at the western edge of the site, which he believes could be utilized as an interpretive center.

Whether to preserve or demolish buildings at the site has become a contentious issue among the partners who acquired the site of the defunct amusement park last spring. Peter Bauer, executive director of The Fund for Lake George, acknowledged according to the

terms of the conservation easement which his and two other lake protection organizations purchased, a building such as the calvacade of cars structure could remain on the property.

"If one building remains, that's within the spirit of the agreement," said Bauer. "We would prefer to see the land be used as open space for parking and events, but one building is acceptable."

Blais said the engineers' assessments of the buildings should be completed as quickly as possible.

"Whether to preserve or demolish these buildings is a question that's dividing our community," said Blais. "This issue has to be resolved now."

Forum has Ice
County Engineer Never said
building not worth
SAVING

From: webmaster@co.warren.ny.us

To: frankmccoy@aol.com

Subject: Message from the Warren Co. Web Site

Date: Thu, Apr 8, 2010 8:21 pm

Message from the Web Site

Name: Dolores Marinelli

Contact Information: 518-668-2097, info@admiralmotel.com

Message:

Dear Sir,
I am writing in advance of your scheduled workshop concerning the fate of the Gaslight buildings. I would appreciate the board of supervisors consideration of my position and ideas.
To introduce myself, I am a resident and small business owner in Lake George Village. I am an artist and have served on numerous boards and committees in the village.
I am in favor of saving the Cavalcade of Cars building for the following reasons;
Gaslight Village was part of the fabric of the Lake George experience for many years.
This building is basically sound and worthy of our investment. The "Disneyland" facade could be capitalized on and expanded upon. The interior walls could be papered with blown up photos from the Gaslight Village archives. This would be a fitting tribute to Charlie Woods' memory and his positive imprint on our village.
I know, after 30 years experience in this village, the difficulty involved in building something new. These are difficult times for the tourism business and we need all the help we can get. This would be an excellent use for our occupancy tax funds as it would not impact the taxpayers.
I heartily support the position of our supervisor , Mr. Frank McCoy, the Lake George Regional Chamber of Commerce, Mr. Dave Kenny, Mr. John Carr, and many other business persons who have shown vision in supporting this project. Lets not throw away this opportunity to save a bit of our history.

Respectfully Yours,
Dolores Marinelli