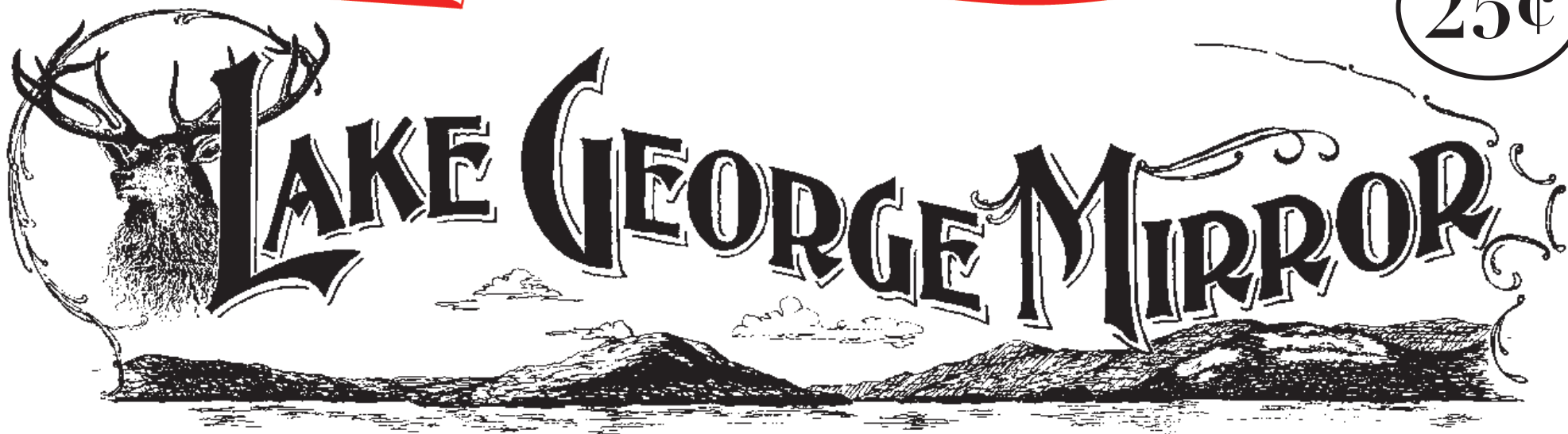


AMERICA'S OLDEST RESORT NEWSPAPER

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LAKE GEORGE MIRROR

June 16, 2017

DEVOTED TO THE INTERESTS OF THE QUEEN OF AMERICAN LAKES

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ART AND ANGLERS STEAMING TOWARD 200! SILVER BAY'S NEW CENTER



Three Brother Islands (formerly Triuna), see page 21. Photo by Lauren Quigan.



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CONSTRUCTION TO START ON NEW SILVER BAY CENTER IN SEPTEMBER

By Anthony F. Hall

The William Boyd Center, Silver Bay YMCA's new year-round dining, lodging and conference facility, is moving quickly from conception to reality, from the drafting table to ground breaking ceremonies.

Within the past month, the project has received approvals from New York State's Office of Historic Preservation and from the Town of Hague's Planning and Zoning Boards. The project is also on track to secure \$7 million in low interest loans through the Warren and Washington Industrial Development Agency and the Glens Falls National Bank.

"It's very exciting," said Steve Tamm, Silver Bay's chief executive officer. "We're remaining true to our history and mission while, at the same time, investing in our future."

"The William Boyd Center will be a real game-changer for Silver Bay," Tamm continued. "Historically, Silver Bay has been primarily focused on its summer programs. This can no longer be the case. Our customer demands, coupled with rising costs and other challenges, require us to look beyond the 10 weeks of summer. We can now look forward to hosting large conference groups throughout the year."

The construction of the two-story, 42,000 sq. ft. building is funded in part through a \$4 million gift from Virginia (Rowan) and Manning Smith, long-time supporters of Silver Bay YMCA.

Boyd, the early leader of Silver Bay and the YMCA after whom the building will be named, was a great-grandfather of Virginia Rowan Smith.

With the completion of the William Boyd Center, Silver Bay will be in a stronger position to fulfill its mission, that of renewing, refreshing and nurturing the mind, body and spirit, said Tamm.

"In an increasingly busy and troubled world, Silver Bay strives to be a place where individuals, families and conference groups of diverse backgrounds can come to relax, renew and refresh in a safe and wholesome environment," Tamm said.

AGENCIES' REVIEW PROCESS CONTINUES

Tamm noted that the William Boyd Center is the centerpiece of a master plan guiding the re-development of Silver Bay's campus.

That plan includes a new wastewater treatment system and an advanced storm water management system to protect Lake George's water quality.

Tamm said that Silver Bay has a permit from New York State's Department of Environmental Conservation to build a new system to manage the waste generated by the inn, the kitchens and the laundry, while preserving the existing system to handle other facilities.

"It now appears that the DEC would like us to go down a different path and construct an entirely new system to serve the whole campus. Environmental stewardship being part of Silver Bay's mission, we're not opposed to doing that, even though the existing system is functioning well, but it would double the costs we had budgeted for wastewater treatment. So we're looking for state funding," said



A rendering of Silver Bay's new William Boyd Center, designed by the Phinney Design Group of Saratoga. Silver Bay CEO Steve Tamm accepts a 2015 award from The Fund for Lake George, acknowledging the conference center's commitment to Low Impact Development. Photo by David E. Cummings.

Tamm.

Department of Health and Adirondack Park Agency reviews are also underway, said Tamm.

"Our goal in the review process is to be as highly communicative and as pro-active as possible," said Tamm. "We have great partners - our engineers, architects and consultants - helping us through the process."

Tamm added, "Every indication tells us that we will close on the \$7 million loan, have completed the reviews and secured the necessary permits, in time for a groundbreaking ceremony shortly after Labor Day."

A SUCCESSFUL SILVER BAY BENEFITS THE COMMUNITY

In addition to a dining room,

kitchen and 22 guest rooms with private baths, the William Boyd Center will include flexible conference and meeting space.

Although air-conditioned, heated and wired for the latest audio-visual technology, the building's architecture will complement the landmarked campus and its natural, Adirondack setting, said Tamm.

Phinney Design Group, a Saratoga Springs-based architect, is the designer of the William Boyd Center.

The project, which includes demolition of the existing dining hall, will provide new jobs for many contractors, sub-contractors and workers. Moreover, with more year-round business, Silver Bay will be able to create new full-time jobs for local residents, said Tamm.

"We know the flight of youth from the North Country is one of our greatest challenges," said Tamm. "One of the initiatives to address that is the \$24 million we will have invested in Silver Bay from 2010 to 2020 - \$17 million of which comes from outside the area. That \$24 million has an economic impact worth \$40 million, according to the multipliers used by New York State."

That impact will be felt in many ways throughout the community, said Tamm.

"Most businesses give something back to their communities. As a not-for-profit, mission-driven organization, we do more than that. Whether it be with our teen center in Ticonderoga, our free military R & R program, our Youth and

Government program, or through our many other outreach programs, the positive impact we have on the local community is significant. As Silver Bay grows, we will seek to strengthen our partnerships with local communities, offering meaningful programs that will enhance the lives of our neighbors," said Tamm.

And by hosting groups in the off-season, Silver Bay will contribute to the growth of year-round local businesses, said Tamm.

The conference center is already booking meetings for 2019, he said.



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