

# Buyers Snap Up New Bolton Townhouses

By Anthony F. Hall

The ten townhouses that will replace the 19th century Federal home on Bolton Landing's Main Street have all been sold or are under contract, reports realtor Bill Bashant, whose firm, Premiere Properties, is the sales agent.

The units sold for prices ranging from \$460,000 to \$490,000, Bashant said.

While secondary residences, most of the units will be used throughout the year, said Bashant.

"These are people who will be frequenting our restaurants and shops," said Bashant. "The townhouses were attractive to buyers because they are within easy walking distance of downtown Bolton Landing."

Bashant said the homes will be ready for occupancy no later than Labor Day.

The style of the units, some of which will face Main Street, "will be traditional, constructed from natural materials, with pleasing elements echoing the character of the existing building and complementing the scale and design of Main Street," Jonathan Bunker, an architect with the Michaels Group, which is constructing the development, told the Bolton Planning Board earlier this year.

Until 1959, the original house was part of a farm known as Rye-field that extended eastward to

Architect's rendering of new townhouses at the Tanner House site.

Potter Hill Road and included the whole of Dula Pond. In 1959, the Myers family sold the property to Canoe Island Lodge owner Bill Busch and Lamb Brothers Marina partner Norm Lamb, who turned the house into a restaurant which they called Evergreen Acres. The property was later logged, sold and subdivided; carved from the former farm were developments like Mohican Heights and Heritage Village.

The house was built in the 1820s by John Tanner, a native of Hopkinton, Rhode Island who acquired more than 2,200 acres in Bolton, including Green Island. Convert-

ed to Mormonism in 1832, he was baptized in Lake George across the street from his house and moved to Kirtland, Ohio with ten other Bolton families.

According to Mark Taber, a landscape architect for the development, the 1820 house and barn "were in a severe state of decline" and would have had to be demolished in any case. The ancient maple trees on the front lawn are also "at the end of their life span" and are slated to come down.

## Conservancy Sponsors Christmas Bird Count

The Lake George Land Conservancy will sponsor the National Audubon Society's annual Christmas Bird Count in this area on Saturday, December 14. The event, now more than one hundred years old, is intended to create a snapshot of the numbers of birds and species in every area on a particular day by enlisting the efforts of volunteers, who are each assigned a small ter-

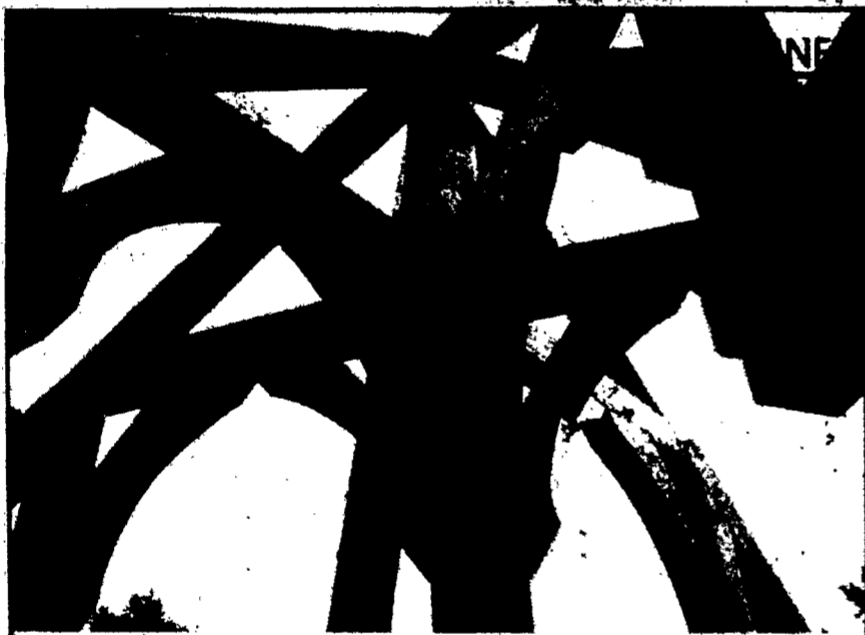
ritory. The results are then forwarded to National Audubon Society headquarters in New York, which publishes the data. Anyone wishing to join Lake George Land Conservancy staff in observing birds in the area around Bolton and the south basin of Lake George should contact the Lake George Land Conservancy at 644-9673.

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# Lake George Town Budget Rises by Five-Hundred Thousand Dollars

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tax rate is only increasing from \$1.42-per-\$1,000 to \$1.49-per-\$1,000 of assessed valuation. For an average home assessed at \$200,000, tax bills would go up \$3.40 from one year to the next.

Town officials were able to minimize the tax impact by applying a portion of fund balance to the budget. Also, sales tax revenue and construction and demolition debris fees are expected to go up next year as well.

In other action, Dickinson said the town will start getting new revenue from the state and Lake George Central Schools by collecting sewer bills that neither party is currently being charged for. Recently, it was discovered that

the state and elementary school don't pay for belonging to the Caldwell Sewer District. The state has several sources such as Million Dollar Beach, the Battlefield campground and Lake George Park Commission.

Dickinson said he has no idea why they were exempted, which has apparently been the case for about 30 years. "This is not a tax," he said. "It's a fee for services rendered. They're one of the biggest users in the district."

The state's sewer bill will be more than \$41,000 annually.

The school's has not yet been calculated.

"It's quite a bit of money," Councilman Dan Hurley said.

The net effect for residents in the district should be a reduction in

sewer tax bills, Dickinson said. "It's a shot in the arm," he said.

In a related measure, Dickinson said the state will be charged a one-time fee of \$30,770 for incidental water that's escaped into the town sewer system.

Water from leaky underground state pipes put a strain on the town system because it had to be pumped uphill and then treated with regular effluent.

One source of state water has already been fixed. Another will be remedied soon, Dickinson said.



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