

PROJECT INFORMATION

Project Name: Niagara Post Theater

Location: Fort Niagara State Park

Site Address: 6 Porter Avenue Youngstown

State: New York Zip Code: 14174

Minor Civil Division(s): Village of Youngstown; Town of Porter

County: Niagara

Project Proponent Property Interest (own, lease, easement or other): Lease (20 years)

cooperative agreement with NYS Office of Parks, Recreation & Historical Preservation

AUTHORIZED OFFICIAL

Name: David G. Graf Title: President

Business Address: PO Box 305 Youngstown

State: New York Zip Code: 14174-0305

Telephone Number: (716) 531-3197 Cell Number: _____

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E-Mail Address: davidgrgraf@gmail.com

PROJECT POINT OF CONTACT

Name: David G. Graf Title: President

Organization/Firm: Niagara Post Theater Inc

Business Address: PO Box 381 Youngstown

State: New York Zip Code: 14174-0381

Telephone Number: 716-218-8835 Cell Number: _____

Fax Number: _____

E-Mail Address: niagaraposttheater@gmail.com

PROJECT NARRATIVE

Please attach material, which responds to the following five items in the order that they are presented.

1. In a brief paragraph, describe the project and its purpose, how and when it will be accomplished, and why it is important.

The Niagara Post Theater project represents the revitalization of a depression era military movie theater into a multimedia entertainment venue to facilitate awareness and learning through all disciplines of the Performing Arts. The objective is to supplement live theater performances with a mix of classic & interpretive films, concerts, live acts, festivals, ceremonies, meetings and conferences. A primary focus will be year round Children's Theater to promote confidence, team work, learning, friendship and community.

A 501c3 Not-for-Profit corporation (Niagara Post Theater Inc.) was established two years ago to pursue the goal of adaptive-reuse of the military post movie theater at Fort Niagara State Park. The building was constructed in 1931 to entertain the troops and their families in a depression era. After the war it was made a private business and opened to the public. In 1963 it was closed when the military left and the State of New York made the former military Post into a State Park. For 55 years there has been the intention of revitalization of the facility and our goal is to accomplish that remediation and rejuvenate this historical cultural landmark.

Niagara Post Theater Inc. (NPT) has just recently completed the processing of a 20 year Cooperative Agreement lease with the State of New York allowing usage rent free with no revenue sharing in exchange for the buildings and grounds being renovated, improved and maintained in accordance with State Regulations, State Historical Preservation Office (SHPO) requirements, ADA compliance and State Park rules.

Our goal is to open in 2020 with basic functionality achieved. Since the lease agreement now validates the project and opens the opportunities for funds acceptance we are pursuing monies to complete Phase One (roof replacement, renovate brickwork, remove contaminants, stabilize infrastructure). Phase Two (interior reconstruction) will start summer 2019. Phase Three (incorporating functionality) will overlap Phase Two and include introducing production elements of an operating Theater. In addition to hardware, component space will be added to facilitate live theater, concerts and road shows.

The real importance of this project, beyond the salvaging of an historical structure, is the offering of access to education, participation and entertainment for thousands of visitors to Fort Niagara State Park and residents in the surrounding communities.

2. Referring to the Niagara River Greenway Plan, clearly document and describe how the proposed project will advance the Niagara River Greenway vision including the goals, principles, and criteria that define that vision.

The Niagara Post Theater Project will promote the vision of the Niagara River Greenway by creating a destination attraction anchored in the Greenway corridor, adjacent to the Niagara River, along the connective trails system within a major State Park asset for visitors and local residents to enjoy.

The Niagara Post Theater will be a significant addition to Fort Niagara State Park and compliment through multiple entertainment presentations the history, culture, diversity, environment and beauty at the junction to Lake Ontario with the Niagara River of Western New York and Southern Ontario. By adaptively reusing an idle heritage site to entertain and educate visitors to the area as well as cultivate a sense of community to Niagara County, high-quality sustainable activities will promote development of the Greenway experience.

This project exemplifies the vision and intent set forth in the goal, principles and criteria established by the commission. By creating as easily accessible, educationally focused and community based facility, the heart of the dream can be realized. Through word, music, dance and communion - understanding, connections and community are established.

PRINCIPALS

The implementation of the Niagara Post Theater Rejuvenation Project will meet the guiding principles of the Niagara Greenway Commission as follows:

Excellence

Given the quality and diversity of our Board members and the current improvements in the WNY State Parks infrastructure and transportation connectivity, this project will create a destination theater that promotes and supplements learning, participation, education and community. The unique mix of live theater, classic & interpretive films, concerts and space rental will bind together enlightenment and involvement within a modernized, legacy public asset.

Sustainability

Research over the last three years has garnered an understanding of what constitutes a successful Performing Arts venue. We are incorporating elements of a number of successful business models to create a self-sustaining, community supporting endeavor. Having studied the exemplary children's theater programs at Near West Theater in Cleveland, OH, Growing Stage in Netcong, NJ and Merry-Go-Round Theater in Auburn, NY the standard has been set which will draw audiences and participants. To allow growth and long term flexibility an equivalent Tybee Post Theater in Tybee Island, GA is being used to understand performance mix and

economics that will generate both in and off season support. Western New York has a very Art-centric population which has indicated the need for what will be created.

Accessibility

Our historical theater being located within Fort Niagara State Park is easily accessible directly off the Niagara Scenic Parkway or the Village of Youngstown, NY. In addition, with the recent continuation of the No-charge Niagara Discovery Shuttle, during the tourist season a stop has been planned that will tie the theater to Niagara Falls, State Park attractions along the Niagara Gorge, Power Authority, Lewiston and Youngstown. Last year three quarters of a million visitors accessed Fort Niagara State Park. The theater is located two blocks off of the pedestrian and bike Greenway trail that travels adjacent to the Niagara River.

Ecological Integrity

By incorporating sound stewardship of the surrounding area and properly maintaining the infrastructure under our management, beauty and integrity will be exemplified. We will coordinate our husbandry with the State Park's ecological priorities and mandate.

Public Well-Being

Though our focus will be offering a widely diversified range of entertainment to garner the economic survival of the business, the key element in our project is offering opportunities to create well rounded individuals. Live theater offers participants avenues to develop empathy, community, self-realization, friendships, learning and growth. Through the performing Arts presented, audiences become exposed to new ideas, history, understanding and enjoyment. In our current social environment, pulling our consciousness out of the electronic and social media deluge contributes substantially to each individual's well-being.

Connectivity

The theater sets a short distance from easy access points within the Greenway corridor. The main connectivity is to past history and present activities. The Fort Niagara State Park represents an area that has been culturally significant for millennium. The present Park usage supports tournaments, festivals, enactments, recreational activities and history. The theater will though the senses connect past, present and future. People enjoy learning via entertainment.

Restoration

The legacy theater has been minimally maintained for 55 years in the hope of someday being restored. The revitalizing of this structure will fulfill the dreams of the Park's authors. The building would be lost if nothing was done immediately. This effort will remove hazardous elements and repair the long term environmental deterioration. A side effect will be invigorating the business climate of the Village of Youngstown through pre- and post-performance promotion as well as theater participant's basic needs.

Authenticity

The Post Theater exemplifies the character of the historical military Post Niagara. The US Army from 1880-1940 incorporated Georgian Colonial Revival as it's architectural mainstay on posts. This structure allows visualization of the history that evolved in the Park boundaries. During the Depression era, the WPA (Works Progress Administration) built these theaters with interiors presenting a reflection of the austere economic times by employing Streamline Modern or Art Moderne design (Art Deco). The character incorporated in this building's appearance denotes the cultural influences of the times.

Celebration

Live theater, concerts, documentaries, classic & interpretive films, lectures, festivals, weddings and community activities encourage learning, socialization and participation. Entertainment easily presents our history, culture, diversity, environment and traditions in a form to encourage personal growth and community in a shared activity.

Partnerships

The beauty in a performing arts venue is the opportunities offered due to the diversity of interests necessary to execute performances. Live theater is a team sport that stimulates cooperation between individuals, groups, schools, organizations and community. In Buffalo alone there are over 20 theater groups that would love the ability to restage products for a wider audience. Niagara University, Buffalo State, UB and NCCC are interested in a facility that allows them to offer programming and opportunities for their students to learn and experience the theater environment. To effectively operate a performing arts center is labor intensive necessitating volunteers partnering to accomplish the task. This project's linchpin is its Cooperative Agreement with the NYS Parks Administration to support activities to properly utilize Fort Niagara State Park year round by both visitors and the community in an enhancing manner.

Community Based

To maintain the economic viability of this Not-for-profit entity to offer diverse and engaging material requires year-round usage of the facility. During the summer months even a small percentage of the hundreds of thousands of visitors will maintain supportive attendance levels. In the off-season, community involvement is essential for proper utilization. With the proper mix of community focus activities and live theater, ownership, pride and fellowship are garnered by every individual engaged. The heart of such an enterprise is volunteer service which materializes into a strong sense of community.

GOALS

The implementation of the Niagara Post Theater Project will meet the goals of the Niagara River Greenway as follows:

Improve Access

Fort Niagara, the surrounding area and Western New York are steeped in, history, culture and beauty. The primary objective of the renovated military post theater will be to promote interpretive opportunities for visitor and the surrounding communities. By introducing through the Performing Arts the diversity of things to do, see and understand, the public can fully comprehend and be directed to the many resources of the Niagara River Greenway. In addition, by promoting local live theater and presenting a wide range of entertainment, the public obtains direct access to an historical structure that promotes human interaction and communication.

Make Connections

The meeting of the Niagara River with Lake Ontario has for thousands of years been a connecting point for peoples and cultures. The interactions have been positive or negative and represent a myriad of dramas that portray human interactions and history. The focus of this project is to present these stories to the public and using complimentary forms of entertainment to financially stabilize the facility and motivate the community.

Protect and Restore Environmental Systems

A picture can replace a thousand words and a song can speak to the soul. To have an historical structure allow the education of both young and old to the environment we had, have and can anticipate thru enjoyment is a powerful tool. Fear is a product of culture and lack of knowledge. By engaging the public with the use of multi-media and live forms of entertainment, thought provoking presentations enlightens and sensitizes the individual to the environment around them. This in turn motivates ownership, action and builds community.

Celebrate History and Heritage

The essence of theater and multi-media is the “telling of a story”. The stories associated with the area comprising the Niagara River Greenway are the fabric that binds the community. The explosion of media material and the renewed understanding of the educational benefits of live theater offer untold opportunities to celebrate History and Heritage. By mixing education with entertainment and community interests, topics can be presented that stimulate further understanding of our combined journey.

Spark Revitalization and Renewal

In 1999 a Final Environmental Impact Statement was prepared for the Adaptive Re-Use of the historical military buildings at Fort Niagara State Park. The New York State Office of Parks, Recreation and Historical Preservation assumed the lead agency role under the State Environmental Quality Act and the required documents were prepared. In 2013 the Adaptive Re-Use process was completed which allowed for a private/public partnership to renovate the military post theater for use as an entertainment and interpretive center within the State Park. This educational tool will be a stimulus for the surrounding area with far reaching, region wide influences in the Performing Arts.

Promote Long Term Sustainability

The Niagara Post Theater is a not-for-profit whose objective is to offer a mix of classic movies, educational programs, live concerts, live theater and community related programming to balance and enhance revenue generation to exemplify a responsible citizen. By properly leveraging the mix of public offerings and employing consistent usage of the facility, long term viability is infused into a legacy vestige. The supreme goal is to make the Niagara Post Theater a destination Venue. By employing the latest technology along with the theater's intimacy and acoustics, a Performing Arts "toolbox" will be created. The Primary impetus behind this effort has been a venue for children's theater. It has been demonstrated time and again that the theater experience generates confidence, enhances self-worth, builds community, establishes relationships, promotes communication and allows an understanding of empathy. This in turn fosters sustained continuity.

Extend the Legacy of Fredrick Law Olmstead

Fredrick Omstead's vision must be seen to appreciate. The use of sloping curves and spacial composition can be understood best when composed and presented with music and narrative. Since education is the mandate, we wish to promote, to present and to develop programming highlighting Omstead's efforts and that association with the Niagara River Greenway zone is paramount.

CRITERIA

Through the renovation and operation of the legacy military post movie theater into a performing arts venue within Fort Niagara State Park the Niagara Post Theater Project meets the criteria of the Niagara River Greenway Plan:

Consistency with Niagara River Greenway Principles

The Niagara Post Theater project is an exemplary combination of the principles established to implement the concepts for the Niagara River Greenway Action Plan, by being a community based effort in conjunction with the New York State Parks effort to utilize existing resources. The theater programs will incorporate learning and visitors participation into entertainment to create community, wide-ranging connectivity and understanding. The project applies the vision established by the commission to develop existing opportunities to create appreciation for the surroundings, history and culture associated with the Niagara River corridor.

Priority Status

The goals of the Greenway agreement are integrated extremely well with the Niagara Post Theater's mission statement. Education and interpretive opportunities concerning the region's cultural, natural and historical legacy are the driving force behind the mandate to create a sense of community thru the performing Arts. The location of the unused facility promotes the waterfront, enhances development of the parks system and brings revitalization to the area.

Focus Area

The depression era military post movie theater exists at the base of the Niagara River Greenway area. Fort Niagara State Park and the Historical Fort itself are an anchor point for the Greenway corridor. By revitalizing the idle structure for education, entertainment and celebration, the vision and intent of the agreement are fulfilled.

Environmental Soundness

By renovating the WPA constructed building, many environment concerns related to the structure will be addressed. The military was concerned with maintainability and safety but never realized that asbestos and lead would become an issue. This project cleans up the environmental and public safety concerns that currently exist and will create a safe, environmentally sound space to entertain and commune within and about.

Implementable

The 501c3 Corporation developing this project has spent two years analyzing and evaluating the project timeline. Luckily, the military built a number of these theaters during the depression on Military Posts to entertain the troops and their families. A similar theater in Tybee Island, Georgia was renovated over a twelve year period. As a result of introductions and communication a master's thesis written on the project was acquired. In addition, renovation costs, a complete set of the original quartermaster plans and two years of the estimated budget, actual budget and performance schedules were supplied. The data has allowed the development of an in-depth project plan and cost analysis along with a very realistic project completion target. The project has been broken into three phases allowing flexibility and accountability of the project's progression towards an opening date.

Economic Viability

A major advantage this project has is an existing, economically viable model in a similar facility. Though the projected business model is slightly different in relation to applying more live theater and education, the Tybee Post Theater has shown a profit for the three years since opening, even surviving two hurricanes. One advantage Niagara Post Theater will have is the current yearly visitation to the park location of three-quarters of a million visitors, a free shuttle and the art-centric communities of Western New York. The goal from day one has been to make the theater entity an exemplary responsible citizen. The target performance schedule will continually be evaluated and modified to allow a broad mix of entertainment offerings. By leveraging revenue with a sliding rate scale to support theater companies and programs depending on ability to pay, community desires and sponsorships, programming which isn't otherwise feasible can be presented. The primary consideration is education and participation while being heavily focused on community involvement. The board was molded to support longevity and financial stability in the theater.

Local Sponsor or Partner

There are many businesses and organizations in Western New York and nationally who sponsor live theater and entertainment. Additionally, individuals who participate and enjoy live theater and entertainment form a substantial network and community. One need only observe the performances offered in the Western New York area and the depth of performance sponsorship to appreciate the support. The Niagara Post Theater intends to pursue and nurture those relationships. Theater if anything is a celebration of community and communication.

Matching Funds/Leverage

The objective of securing Greenway funds is to kick-start fund raising to stabilize the structure and insure no further deterioration occurs of the structure. One of our first campaigns will be internet crowd funding to involve the community and promote awareness of the project. The project has already received a pledge of \$5000 from M&T Bank. In addition, numerous foundations and funds locally are being addressed concurrently. A membership in the League of Historical Theaters (presently 2000 theaters are members) was obtained to gain access to a fund raising database to solicit national resources. Lastly, numerous private individuals and business have indicated support for our educational endeavor.

Consideration of other Planning Efforts

The project is standing on the shoulders of the successful renovation and operation of the Tybee Post Theater on Tybee Island, Georgia. The goal is to incorporate local talent into completing the project. By approaching local institutions of higher learning and attracting board members who have been involved in the successful completion of such projects before, success is easier to obtain. Our focus is to employ the latest technology and practices to offer a toolbox of resources to the client who wishes to utilize the facility.

Clear Benefits

Education and participation are corner-stones of this project. Since the theater is located within a State Park within the Greenway corridor along a Greenway trail immersed in Greenway history the potential exists for lives throughout the county, state, nation and ultimately the world to be influenced. Words, music and ideas presented in an entertaining manner to a diverse audience inherently influence the manner in which individuals address their world which extends to bind and promote community and social well-being.

3. Define the budget for the proposed project and include costs for the following:

The Niagara Post Theater Project is a \$2.4 million renovation project regulated by SHPO (State Historical Preservation Office) and New York State Project guidelines. Initial estimates indicate 18 to 24 month to complete the effort. The project will consist of three phases: 1.) Stabilize the structure; 2.) Reestablish theater functionality; and 3.) Upgrade to facilitate live theater productions.

Phase 1 represents one quarter of the budget (\$600K) and comprises four primary goals: a.) Replace slate roof; b.) Repair and revitalize brickwork; c.) Remove legacy systems; and d.) remove existing health and environmental hazards.

Temporary Utilities	\$ 2,000
Environmental/hazardous material removed	\$ 60,000
Legacy equipment removed	\$ 13,000
Replace and repair slate roof	\$ 120,000
Repair and revitalize brick/stone elements	\$ 375,000
<u>Contingency</u>	<u>\$ 30,000</u>
TOTAL PHASE 1 COST	\$ 600,000

Paramount in Phase 1 will be the mitigation of any further deterioration from the leaking roof and drying out the building to stabilize the plaster interior. The roof will be replaced with slate along with the fascia and gutters being rejuvenated.

Roof, gutter and downspout removal	\$ 20,800
Dumpster/disposal fees	\$ 2,200
Decking repair (2x6 T&G)	\$ 3,000
Fascia, gutter, downspout and metal work	\$ 7,000
<u>Slate roof installation</u>	<u>\$ 87,000</u>
TOTAL ROOF COST	\$ 120,000

Taking into consideration the intention of the Niagara River Greenway agreement to address tangible needs within its boundaries, the Niagara Post Theater Inc. is requesting \$120,000 for replacing the roof to insure the use of the historical resource by the Community far into the future.

Identify all sources of funding and the amount of funding expected from each source. Identify and quantify funds that are already on hand or have been allocated for the proposed project. Explain how the project will be operated and maintained.

Up until this point our effort has been to secure a 20 year cooperative agreement lease with the New York State Office of Parks, Recreation and Historical Preservation. No funds raising activities has been pursued since the lease signing signified the point where Niagara Post Theater Inc. has assets to secure interest and commitment.

When we started each Board member contributed {min.\$250;max.\$500} as a token of commitment. We have just recently completed upgrading of our website {niagaraposttheater.org} to allow crowd funding. Our initial request drive will be targeted at \$50,000. These funds will be used to cover startup costs {temporary utilities; liability insurance; fencing; cleanup; materials; etc.} and give time to get established within the funding cycles.

This Greenway request is our first effort in securing the \$2.4 million necessary to complete the renovation project. The project has been broken into workable, manageable phases. Within each phase are goals which will be used for funding requests. We are designing a campaign looking at Funds that support Children, Education, Art, Culture, Community and Adaptive-Reuse. We have started researching: Community Foundation Competitive Grant; Niagara Area Foundation; Greater Buffalo OATH Community Fund; Oath Community Benefit for Niagara County; Ralph C. Wilson, Jr. Legacy Fund; Golisano Foundation; John R. Oishei Foundation; Margaret L. Wendt Foundation; East Hill Foundation; Western New York Foundation Grant Program; Capacity Building Grant Program and M&T Charitable Foundation. Additionally, we have joined the League of Historical American Theaters and established contact at Artspace to get leads on national funding opportunities.

The renovation project will be overseen by the Board of Directors using steering committees and directed by a project manager. Once construction is complete, again the primary control will be via the board members and steering committees but a fulltime theater manager will be hired to direct everyday execution of the Performing Arts Center. A key component of a successful theater endeavor is community involvement, parents and volunteers. Theater enthusiasts and participants are a close-knit community with far reaching connections. There are extensive networks and now with social media platforms via the internet, the number of Arts interested individuals is staggering. This will be our core donation, membership and volunteer sources. Since day one, the focus of this project has been “Community” in all its definitions.

4. Describe the measures taken at the local level to gain community and government support for this project (hearings, petitions, public surveys, resolutions of support or other methods). If this project has been cited or described in a local planning document or some equivalent thereof, attach copies of that documentation highlighting the sections that are relevant to the proposed project. Describe the role of municipal agencies, stakeholder groups, consultants, volunteers or others who will be involved in the proposed project.

This project, which has been in the planning and authorizing phases for several years, has received strong community support from residents, organizations, and local representatives. Letters requesting resolutions to be passed affirming that the Niagara Post Theater project exemplifies the intention and vision of the Niagara River Greenway Commission, were met with overwhelmingly unanimous support by the municipalities of Niagara County (Appendix A). Additionally, letters of support we received from Senator Ortt, Assemblymen Angelo Morinello and the Niagara County legislator.

For the last twenty years there has been numerous RFPs published by New York State Parks requesting ideas that would adaptively-reuse the legacy military post buildings at Fort Niagara State Park. Many proposals have been offered and negotiated but for one reason or another they have failed. Because of the exceptional attributes of this project, a talented, diversified board was attracted and substantial local support accumulated to the point where we can start rejuvenating a dormant asset of the citizens of the New York State.

The main goal of the project has been the activation and nurturing of community through volunteer participation. Since the premise of creating a venue for live theater attracts theater lovers, the immediate result is massive support through an elaborate network of thespians and enthusiasts. The one powerful element of live theater is the sense of community it creates in everyone it touches.

A very interesting aspect of this project so far has been the amount of interest shown by local individuals in the reopening of the old movie theater. This has led to conversations offering numerous memories about going to films as children, on dates or their parents meeting there. Many individuals have wondered what that building was or why hadn't anything been done with it. Consistently, people felt that reusing the theater would help reestablish a connection to the past.

A primary goal of establishing a "Toolbox" for the Performing Arts has been education. The institutions of higher learning in Western New York have indicated they would be interested in applying and supporting the usage of the facility. Business sponsorship of activities and programs associated with learning and interpretive opportunities will be a key element of effective usage.

5. Describe and document the environmental setting and existing conditions at the proposed project site. If you are not the owner of the property include a letter(s) or resolution(s) evidencing support for the project by the owner. Provide photographs, conceptual plans and drawings that show the site as it presently exists and how the site will change with the addition of the proposed project. Describe how your project will comply with the State Environmental Quality Review Act (SEQRA). The existence of wetlands, significant upland and aquatic habitats, and plant or animals species that are classified as rare, threatened, or endangered should be noted. Explain how such natural resources will be protected and/or enhanced. Cite any relevant project-related studies.

The Niagara Post Theater site is located within a two hundred eighty four acre State Park. (Appendix B) In fiscal year 2017, the park hosted over 700,000 visitors. It is situated approximately in the middle of the park. The theater sits next to a large parking lot adjacent to a recreational area containing outside toilet facilities, basketball court, a pavilion and skating rink. The setting is flat with large grassy areas among numerous mature trees scattered about. Some of the trees are close to the front entrance but most are at least twenty feet away allowing sufficient room to work around the structure. There is an access road forty feet in front with a wide sidewalk leading to the entrance and a concrete pad across the front. All the utilities are underground and within fifty feet of the building. There is a stone driveway running from the parking lot across the back of the building.

Fort Niagara's Post Theater is located within the Fort Niagara State Park bordering Youngstown, NY to the south and Town of Porter to the east. The Post Theater is located adjacent to Porter Avenue and is centrally located within the soccer, sledding and picnic facilities. The front faces west towards the Niagara River and is adjacent to the Barracks Building located on Ripley Avenue. Porter Avenue, the road accessing the theater's parking lot, is the main access road from the Village of Youngstown, through the south entrance. During park events in the summer there is substantial traffic but from September to May there is primarily local, residential traffic driving thru the Park along with visitors to Old Fort Niagara State Historical Site. The theater sits 300 ft. off the road, next to a restroom facility associated with a recreational area and pavilion. Parallel roads Scott Avenue and Ripley Avenue are used primarily for pedestrians and bicycles. Scott Avenue runs along the Niagara River with numerous panoramic views and access to picnic areas. Pedestrian and bicycle traffic is typical for the western NY climate; heavier in the summer and less so in the winter.

The theater building is located within a stable park setting. The building currently has environmental and health hazards which will be correctly addressed to mitigate any impact on the surrounding area and visitors. The project will attempt to establish good stewardship practices for the adjacent grounds with gardens, pathways, benches and shrubbery. Under the new addition a cistern will be installed to allow capturing of rainwater to reduce runoff and reuse of the water for maintaining the plants and lawns.

6. Please attach the proposed project timeline, identify any relevant milestones, and provide an estimated date for project completion/opening. If funded, it is expected that the project sponsor or point of contact will notify the Commission of the project opening date as it nears completion.

This idea to create a live theater venue is currently entering its fourth year. Since January 2017 the focus has been on the Military Post Theater at Fort Niagara State Park. In January 2016 this project was focused on creating a performing arts complex at a century old stone storage structure. The common aspect of theater and storage is space. Theater and the Performing Arts are extremely space dependent. That effort was a learning curve for understanding what was necessary to produce a functional theater facility. When that opportunity failed, we were prepared to apply the knowledge gained to a structure that was 80% to where we needed to be. The fact that the military designed the building to be for the new entertainment craze – “talky movies” – is good and bad. The design is outstanding because of acoustics and style but was designed for 400 viewers and a stage to support a viewing screen. The construction is solid and designed for easy maintenance. Our challenge is to take good bones and turn it into a beautiful entertaining instructor. (Appendix C)

Year one of the Niagara Post Theater project was dedicated to writing a proposal to present to the State of New York to acquire consideration to develop the historical structure in the New York State Park. A couple of events came to light which propelled the project forward that made this effort obtain credibility. First was the completion in 2013 of the procedure to allow for private/public partnerships to be formed under the Adaptive-Reuse component of the State Environmental Quality Act for the development of the area associated with the theater. Second was discovering a sister military post movie theater that had recently completed renovation at Tybee Island, Georgia. A group had spent 12 years to get restoration completed, which defined the basis for a Master’s Thesis on the renovation procedures. That thesis was the backbone for accumulating the necessary information for the proposal.

Year one saw the completion of a 70 page proposal document outlining the project, preliminary design options for SHPO consideration, budget, 20 year Performa and the 501c3 structure completed. Year two was dedicated to shepherding the proposal through New York State procedures and refining the design for the multi-purpose venue along with the economic usage considerations. The beginning of year three sees the enactment of the 20 year cooperative agreement lease with New York State Office of Parks, Recreation & Historical Preservation. This rewards to the project the necessary credibility to start pursuing capital.

At this point in time we are initiating an internet crowd-funding campaign for \$50,000 and submitting the Greenway request. The first and foremost need is to stabilize the building by replacing the roof. We chose the roof for our Greenway request since it is tangible, visible and historical as well as the ability to protect the investment of this public asset for the next 50 years.

The funds will be applied in summer 2019 to properly repair, dry and stabilize the structure. The roof needs to be complete before September to give time for the interior materials to acclimate.

Moving forward towards a Phase 1 completion target of fall 2019 will require a major fundraising effort to complete brickwork renovation, exterior woodwork revitalization, legacy systems removal, hazardous materials addressed and basic utilities installed. Once the building is weather proofed, interior repairs and renovation can be started. By the summer of 2020 we hope to have the basic movie theater functionality restored to the building. Overlapping the interior activities will be the addition of an extension to the building containing a loading dock, greenroom, dressing rooms, facilities and utilities. Towards the end of the construction phase the infrastructure necessary to execute live theater will be installed. The hope is to be a functional live theater and multi-use venue by early 2021. The Adaptive-Reuse lease agreement with the State Parks has two key timeline elements for compliance. The execution of the renovation must expend approximately one-third of the project funds in the first year. And, the project must be completed within three years with the facility up and enriching the lives of Park visitors along with the surrounding communities.

Appendix A – Support resolutions

Property Landlord - Parks Operations Manager, Western District: NYSOPRHP – Ron Peters

Town of Cambria

Town of Hartland

Town of Lewiston

Village of Lewiston

City of Lockport

Town of Lockport

Village of Middleport

Town of Newfane

Town of Niagara

City of Niagara Falls

Town of Pendleton

Town of Porter

City of North Tonawanda

Town of Royalton

Town of Somerset

Town of Wheatfield

Town of Wilson

Village of Youngstown

Senator Robert G. Ort

Assemblyman Micheal J. Norris

Assemblyman Angelo J. Morinello



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ERIK KULLESSEID
Acting Commissioner

MARK V. MISTRETTA
Director

February 27, 2019

Greg Stevens
Executive Director, Niagara River Greenway
PO Box 1132, Prospect park
Niagara Falls, NY 14303

Dear Greg,

I am writing on behalf of Niagara Post Theater Inc. as I understand they will be submitting an application for consideration of Greenway funding to assist in their upcoming theater project.

State Parks has recently submitted for State Comptroller review a 20 year license agreement with the Post Theater group, which would allow them to use privately raised funds to restore and provide adaptive reuse of a former theater building at Fort Niagara State Park. This building has been closed to the public for 55 years and it will require significant capital investment to fully restore. When completed, the Post Theater group will provide a tremendous service to the citizens of Niagara County and beyond, with programming geared toward performing arts for spectators and participants of all age levels.

State Parks strongly endorses their application to the Greenway commission, and I would respectfully request it be given due consideration.

Respectfully,

Ron Peters
Park Operations Manager 4
Western District, NYSOPRHP

cc: David Graf
Mark Mistretta

Town of Cambria

Resolution Supporting the Niagara Post Theater Inc.'s Niagara River
Greenway Application for Renovation of the Movie Theater at Fort Niagara State Park

WHEREAS, Niagara Post Theater Inc. (501c3) is applying to the Niagara River Greenway with a grant application to assist in the renovation of the legacy Military Movie Theater in Fort Niagara State Park into a Performing Arts center through a public/private partnership under the New York State Parks Adaptive-Reuse criteria. This structure is located in the center of the Fort Niagara State Park within the boundaries of the Niagara River Greenway corridor adjacent to the Niagara River Greenway trail system. The emphasis of the project is to offer a venue to support education, entertainment, assembly and interpretive opportunities within the Park and for surrounding communities.

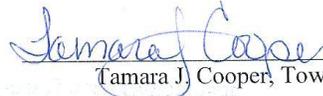
THEREFORE, be it resolved that the Town Board of the Town of Cambria hereby does approve and endorse the Greenway Application for the assistance of the renovation of the legacy Military Post Theater project by Niagara Post Theater Inc. This project exemplifies the vision, principles, goals, focus and intent of the Niagara River Greenway Plan. The effective use of an existing State resource gives rise to economic opportunities for the region and is an excellent use of the funds associated with community well-being and development.

DATE OF ADOPTION 1/10/2019

TOWN CLERK'S CERTIFICATION

I, Tamara J. Cooper, Town Clerk of the Town of Cambria, Niagara County, State of New York, do hereby certify that the foregoing resolution was duly adopted by the Town of Cambria Town Board at their regular meeting conducted on the 10th day of January 2019 and that the same is a true and correct copy of the original on file in my office as Town Clerk.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of the Town of Cambria this 15th day of January, 2019.



Tamara J. Cooper, Town Clerk, RMC

held on the 10th day of January, 2019, with original Resolution as contained in said Minutes.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Town this 10TH day of January 2019.

Seal



Cynthia S. Boyler

**CYNTHIA S. BOYLER RMC
HARTLAND TOWN CLERK**

**TOWN OF LEWISTON
RESOLUTION 2019 - 4**

**Resolution Supporting the Niagara Post Theater Inc.'s Niagara River Greenway
Application for Renovation of the Movie Theater at Fort Niagara State Park**

WHEREAS, the Niagara Post Theater Inc. (501c3) is applying to the Niagara River Greenway with a grant application to assist in the renovation of the legacy Military Movie Theater in Fort Niagara State Park into a Performing Arts Center through a public/private partnership under the New York State Parks Adaptive-Reuse criteria. This structure is located in the center of the Fort Niagara State Park within the boundaries of the Niagara River Greenway corridor adjacent to the Niagara River Greenway trail system. The emphasis of the project is to offer a venue to support education, entertainment, assembly and interpretive opportunities within the Park and for surrounding communities.

THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Lewiston hereby does approve and endorse the Greenway Application for the assistance of the renovation of the legacy Military Post Theater project by Niagara Post Theater Inc. This project exemplifies the vision, principles, goals, focus and intent of the Niagara River Greenway Plan. The effective use of an existing State resource gives rise to economic opportunities for the region and is an excellent use of the funds associated with community well-being and development.

By order of the Town Board
Town of Lewiston
January 7, 2019

Village of
LEWISTON

145 North Fourth Street • PO Box 325
Lewiston, N.Y. 14092-0325
716-754-8271 • FAX 716-754-2703



Village of Lewiston

Resolution Supporting the Niagara Post Theater Inc.'s Niagara River
Greenway Application for Renovation of the Movie Theater at Fort Niagara State Park

WHEREAS, Niagara Post Theater Inc. (501 c3) is applying to the Niagara River Greenway with a grant application to assist in the renovation of the legacy Military Movie Theater in Fort Niagara State Park into a Performing Arts center through a public/private partnership under the New York State Parks Adaptive-Reuse criteria. This structure is located in the center of the Fort Niagara State Park within the boundaries of the Niagara River Greenway corridor adjacent to the Niagara River Greenway trail system. The emphasis of the project is to offer a venue to support education, entertainment, assembly and interpretive opportunities within the Park and for surrounding communities.

THEREFORE, be it resolved that the Village Board of the Village of Lewiston hereby does approve and endorse the Greenway Application for the assistance of the renovation of the legacy Military Post Theater project by Niagara Post Theater Inc. This project exemplifies the vision, principles, goals, focus and intent of the Niagara River Greenway Plan. The effective use of an existing State resource gives rise to economic opportunities for the region and is an excellent use of the funds associated with community well-being and development.

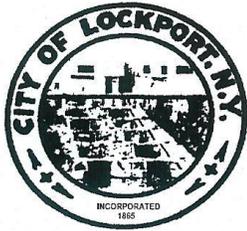
This resolution passed with five yes votes from the Village board of Trustees as follows:

Trustee Conde	"YES"	Trustee Eydt	"YES"
Trustee Marasco	"YES"	Trustee Gibson	"YES"
Mayor Welch	"YES"		

DATE OF ADOPTION January 23, 2019

CERTIFICATION OF CLERK

A handwritten signature in cursive script, likely belonging to the Village Clerk.



Michelle M. Roman
MAYOR

Office of the Mayor

LOCKPORT MUNICIPAL BUILDING
One Locks Plaza
Lockport, New York 14094
Phone (716) 439-6665
Fax (716) 439-6668

LETTER OF SUPPORT

January 11, 2019

David Graf
Niagara Post Theater Inc.
P.O. Box 381
Youngstown, NY 14174-0381

Dear Mr. Graf,

Please accept this Letter of Support to demonstrate our commitment to the Niagara Post Theater Inc. renovation of the Military Movie Theater.

Niagara Post Theater Inc. plans to renovate the legacy Military Movie Theater in Fort Niagara State Park into a Performing Arts Center through a public/private partnership under the New York State Parks Adaptive-Reuse criteria. The emphasis of the project is to offer a venue to support education, entertainment, assembly and interpretive opportunities within the Park and for surrounding communities.

The City of Lockport hereby does approve and endorse the Greenway Application for assistance of the renovation of the legacy Military Post Theater project by Niagara Post Theater Inc. This project exemplifies the vision, principles, goals, focus and intent of the Niagara River Greenway Plan. The effective use of an existing State resource gives rise to economic opportunities for the region and is an excellent use of the funds associated with community well-being and development.

Sincerely,

Michelle M. Roman
Mayor

MMR/mal

Town of Lockport

Resolution Supporting the Niagara Post Theater Inc.'s Niagara River Greenway Application for Renovation of the Movie Theater at Fort Niagara State Park

WHEREAS, Niagara Post Theater Inc. (501c3) is applying to the Niagara River Greenway with a grant application to assist in the renovation of the legacy Military Movie Theater in Fort Niagara State Park into a Performing Arts center through a public/private partnership under the New York State Parks Adaptive-Reuse criteria. This structure is located in the center of the Fort Niagara State Park within the boundaries of the Niagara River Greenway corridor adjacent to the Niagara River Greenway trail system. The emphasis of the project is to offer a venue to support education, entertainment, assembly and interpretive opportunities within the Park and for surrounding communities.

THEREFORE, be it resolved that the Town Board of the Town of Lockport hereby does approve and endorse the Greenway Application for the assistance of the renovation of the legacy Military Post Theater project by Niagara Post Theater Inc. This project exemplifies the vision, principles, goals, focus and intent of the Niagara River Greenway Plan. The effective use of an existing State resource gives rise to economic opportunities for the region and is an excellent use of the funds associated with community well-being and development.

DATE OF ADOPTION

CERTIFICATION OF CLERK

STATE OF NEW YORK)
COUNTY OF NIAGARA) ss.:
TOWN OF LOCKPORT)

Town Board Resolution - Certificate Form No. 337 WILLIAMSON LAW BOOK CO., VICTOR, NY

I, Judith A. Newbold, Town Clerk of the Town of Lockport, Niagara County, New York, DO HEREBY CERTIFY, that I have compared the foregoing with the original resolution adopted by the Town Board of the Town of Lockport at a meeting of said Board held on the 7th day of January, 20 19, and that the foregoing is a true and correct transcript of said original resolution and of the whole thereof, and that said original resolution is on file in my office.

I DO FURTHER CERTIFY, that each of the members of said Town Board had due notice of said meeting, and that Mark C. Crocker, Supervisor, and Paul Siejak, Pat Dufour, Thomas Keough, and Darlene DiCarlo, Councilmen/~~Town Justices~~, were present at such meeting, & (Name): _____ (Title): N/A was absent.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Town of Lockport, this 9th day of January, 20 19



Judith A. Newbold
Town Clerk

SUPERVISOR
778-8531
TOWN CLERK
778-8822
ASSESSOR
778-8827
BUILDING INSPECTOR
778-5947
WATER/SEWER
778-8132



TOWN OF NEWFANE
2737 Main Street
Newfane, New York 14108
FAX 778-7178

JUSTICE COURT
2896 Tarritt Road
Newfane, New York 14108
778-9292

HIGHWAY
778-8844

WATER/SEWER
MAINTENANCE
778-8587

6176 McKee Street
Newfane, New York 14108

TDD 1-800-662-1220

RESOLUTION #1 - 2019

Town of Newfane

Resolution Supporting the Niagara Post Theater Inc.'s Niagara River
Greenway Application for Renovation of the Movie Theater at Fort Niagara State Park

WHEREAS, Niagara Post Theater Inc. (501c3) is applying to the Niagara River Greenway with a grant application to assist in the renovation of the legacy Military Movie Theater in Fort Niagara State Park into a Performing Arts center through a public/private partnership under the New York State Parks Adaptive-Reuse criteria. This structure is located in the center of the Fort Niagara State Park within the boundaries of the Niagara River Greenway corridor adjacent to the Niagara River Greenway trail system. The emphasis of the project is to offer a venue to support education, entertainment, assembly and interpretive opportunities within the Park and for surrounding communities.

THEREFORE, be it resolved that the Town Board of the Town of Newfane hereby does approve and endorse the Greenway Application for the assistance of the renovation of the legacy Military Post Theater project by Niagara Post Theater Inc. This project exemplifies the vision, principles, goals, focus and intent of the Niagara River Greenway Plan. The effective use of an existing State resource gives rise to economic opportunities for the region and is an excellent use of the funds associated with community well-being and development.

DATE OF ADOPTION

January 23, 2019

CERTIFICATION OF CLERK

Michael P. Krump, Inc, cno.

Town of Newfane is an equal opportunity provider and employer.





TOWN OF ROYALTON

5316 Royalton Center Road
Middleport, New York 14105
www.townofroyalton.org
tel: 716-772-2431
fax: 716-772-2748

The Town Board of the Town of Royalton passed the following Resolution at their Regular Board Meeting held on Monday, January 14, 2019:

RESOLUTION 26-19

NIAGARA POST THEATER, INC. - NIAGARA RIVER GREENWAY APPLICATION

On a motion made by Councilman Rehwaldt, seconded by Councilwoman Witteup, the following was

ADOPTED	AYES	5	Brugg, Criswell, Rehwaldt, Walker, Witteup
	NAYS	0	None

MOTION CARRIED

Resolved to support the Niagara Post Theater Inc.'s Niagara River Greenway Application for Renovation of the Movie Theater at Fort Niagara State Park as follows:

WHEREAS, Niagara Post Theater Inc. (501c3) is applying to the Niagara River Greenway with a grant application to assist in the renovation of the legacy Military Movie Theater in Fort Niagara State Park into a Performing Arts center through a public/private partnership under the New York State Parks Adaptive-Reuse criteria. This structure is located in the center of the Fort Niagara State Park within the boundaries of the Niagara River Greenway corridor adjacent to the Niagara River Greenway travel system. The emphasis of the project is to offer a venue to support education, entertainment, assembly and interpretive opportunities within the Park and for surrounding communities.

THEREFORE, BE IT RESOLVED that the Town Board of the Town of Royalton hereby does approve and endorse the Greenway Application for the assistance of the renovation of the legacy Military Post Theater project by Niagara Post Theater Inc. This project exemplifies the vision, principles, goals, focus and intent of the Niagara River Greenway Plan. The effective use of an existing State resource gives rise to economic opportunities for the region and is an excellent use of the funds associated with community well-being and development.

I, Marie L. Little, MMC/RMC, DO HEREBY CERTIFY that the foregoing is a true copy of a RESOLUTION passed by the Town Board of the Town of Royalton at its Regular Board Meeting held on January 14, 2019, and that members of the Town Board had due notice of said meeting, and further that such Resolution has been fully recorded in the Town Clerk's Minutes Book in my office.

In witness thereof, I have hereto set my hand this 14th day of January 2019.

Marie L. Little, MMC/RMC
Royalton Town Clerk

RESOLUTION 39-2019

**SUPPORT FOR NIAGARA POST THEATER INC.'S GREENWAY APPLICATION TO
RENOVATE THE MOVIE THEATER AT FORT NIAGARA STATE PARK**

On a motion of Councilman Hotaling, seconded by Councilwoman Bronson, the following resolution was

ADOPTED: Ayes 4 Engert, Dewart, Bronson, Hotaling
 Nays 0

WHEREAS, Niagara Post Theater Inc. (501c3) is applying to the Niagara River Greenway with a grant application to assist in the renovation of the legacy Military Movie Theater in Fort Niagara State Park into a Performing Arts center through a public/private partnership under the New York State Parks Adaptive-Reuse criteria. This structure is located in the center of the Fort Niagara State Park within the boundaries of the Niagara River Greenway corridor adjacent to the Niagara River Greenway trail system. The emphasis of the project is to offer a venue to support education, entertainment, assembly and interpretive opportunities within the Park and for surrounding communities.

THEREFORE, be it resolved that the Town Board of the Town of Somerset hereby does approve and endorse the Greenway Application for the assistance of the renovation of the legacy Military Post Theater project by Niagara Post Theater Inc. This project exemplifies the vision, principles, goals, focus and intent of the Niagara River Greenway Plan. The effective use of an existing State resource gives rise to economic opportunities for the region and is an excellent use of the funds associated with community well-being and development.

TOWN CLERK'S CERTIFICATION

STATE OF NEW YORK

:SS:

COUNTY OF NIAGARA

I, Tracy L. Carmer, Town Clerk of the Town of Somerset, DO HEREBY CERTIFY:

THAT the foregoing resolution was duly adopted by the Town Board of the Town of Somerset on February 13, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Somerset, New York this 14th day of February, 2019.

Tracy L. Carmer

Tracy L. Carmer, RMC
Town Clerk
Town of Somerset

S
E
A
L

TOWN OF WILSON

RESOLUTION SUPPORTING THE NIAGARA POST THEATER INC.'S NIAGARA RIVER GREENWAY APPLICATION FOR RENOVATION OF THE MOVIE THEATER AT FORT NIAGARA STATE PARK

WHEREAS, Niagara Post Theater Inc. (501c3) is applying to the Niagara River Greenway with a grant application to assist in the renovation of the legacy Military Movie Theater in Fort Niagara State Park into a Performing Arts center through a public/private partnership under the New York State Parks Adaptive-Reuse criteria. This structure is located in the center of the Fort Niagara State Park within the boundaries of the Niagara River Greenway corridor adjacent to the Niagara River Greenway trail system. The emphasis of the project is to offer a venue to support education, entertainment, assembly and interpretive opportunities within the Park and for surrounding communities.

THEREFORE, be it resolved that the Town Board of the Town of Wilson hereby does approve and endorse the Greenway Application for the assistance of the renovation of the legacy Military Post Theater project by Niagara Post Theater Inc. This project exemplifies the vision, principles, goals, focus and intent of the Niagara River Greenway Plan. The effective use of an existing State resource gives rise to economic opportunities for the region and is an excellent use of the funds associated with community well-being and development.

I, A. Diane Muscoreil, Town Clerk of the Town of Wilson, 375 Lake Street, Wilson, NY 14173, do hereby certify that the following resolution was adopted at the regular meeting of the Town of Wilson held on January 16th, 2019 at 7:00 pm, and is incorporated into the original minutes of said meeting and that said resolution has not been altered, amended or revoked and is in full force and effect: **Resolution #20-2019 by the Wilson Town Board:**

Moved by Councilman Muscoreil and seconded by Supervisor Phillips to approve the following resolutions:

RESOLVED, the Wilson Town Board does approve and endorse the Greenway Application for the assistance of the renovation of the legacy Military Post Theater project by Niagara Post Theater Inc.

This motion was CARRIED:

AYES 4 Supervisor Phillips, Councilmen Clark, Muscoreil, Hall

NAYS 0





A. Diane Muscoreil

Date

Wilson Town Clerk



Village of Youngstown

Resolution Supporting the Niagara Post Theater Inc.'s
Greenway Application for Renovation of the Movie Theater at Fort Niagara State Park

WHEREAS, Niagara Post Theater Inc. (501c3) is applying to the Niagara River Greenway with a grant application to assist in the renovation of the legacy Military Movie Theater in Fort Niagara State Park into a Performing Arts center through a public/private partnership under the New York State Parks Adaptive-Reuse criteria. This structure is located in the center of the Fort Niagara State Park within the boundaries of the Niagara River Greenway corridor adjacent to the Niagara River Greenway trail system. The emphasis of the project is to offer a venue to support education, entertainment, assembly and interpretive opportunities within the Park and for surrounding communities.

THEREFORE, be it resolved that the Village Board of the Village of Youngstown hereby does approve and endorse the Greenway Application for the assistance of the renovation of the legacy Military Post Theater project by Niagara Post Theater Inc. This project exemplifies the vision, principles, goals and focus of the Niagara River Greenway Plan. The effective use of an existing State resource gives rise to economic opportunities for the region and is an excellent use of the funds associated with community development.

DATE OF ADOPTION

January 10, 2019

CERTIFICATION OF CLERK

Wendy G Brown



CHAIRMAN
MENTAL HEALTH AND
DEVELOPMENTAL DISABILITIES

CO-CHAIRMAN
TASK FORCE ON WORKFORCE DEVELOPEMENT

COMMITTEE MEMBER
CIVIL SERVICE AND PENSIONS
CORPORATIONS, AUTHORITIES
AND COMMISSIONS

ENERGY AND TELECOMMUNICATIONS

HIGHER EDUCATION
LABOR

LOCAL GOVERNMENT
VETERANS, HOMELAND SECURITY
AND MILITARY AFFAIRS

MEMBER
HEROIN TASK FORCE
SENATE MAJORITY TASK FORCE ON
COUNTERTERRORISM AND PUBLIC PROTECTION

THE SENATE
STATE OF NEW YORK



ROBERT G. ORTT
SENATOR, 62ND DISTRICT

ALBANY OFFICE:
815 LEGISLATIVE OFFICE BUILDING
ALBANY, NEW YORK 12247
(518) 455-2024
FAX (518) 426-6987

DISTRICT OFFICE:
175 WALNUT STREET, SUITE 6
LOCKPORT, NEW YORK 14094
(716) 434-0680
FAX (716) 434-3297

January 8, 2019

To Whom It May Concern:

It is my great pleasure to offer this letter of support as the Niagara Post Theater seeks grant funding from the Niagara River Greenway Commission to advance a major project in the Fort Niagara State Park.

Niagara Post Theater Inc. is applying to the Niagara River Greenway with a grant application to assist in the renovation of the legacy Military Movie Theater in Fort Niagara State Park into a Performing Arts center through a public/private partnership under the New York State Parks Adaptive-Reuse criteria. This structure is located in the center of the Fort Niagara State Park within the boundaries of the Niagara River Greenway corridor adjacent to the Niagara River Greenway trail system. I am very familiar with the current condition of these amenities, and can attest to the need for a renovation project.

The Fort Niagara community features many events throughout the year, not to mention all those who visit also journey out to local businesses. The renovation of the theater is an opportunity to make a major, positive impact in our area and this will help visitors enjoy the state park and the surrounding area more than ever—a worthy goal of a Greenway project.

This project exemplifies the vision, principles, goals, focus and intent of the Niagara River Greenway Plan. The effective use of an existing State resource gives rise to economic opportunities for the region and is an excellent use of the funds associated with community well-being and development. Thank you very much for your consideration of this request, and please do not hesitate to contact me if there are any questions or concerns you may have.

Sincerely,

A handwritten signature in black ink that reads "Robert G. Ortt".

Robert G. Ortt
Senator, 62nd District



THE ASSEMBLY
STATE OF NEW YORK
ALBANY

HONORABLE MEMBER
OF THE ASSEMBLY
COMMITTEE
ON
ECONOMIC DEVELOPMENT,
COMMERCE AND TOURISM
AND
TELECOMMUNICATIONS AND
PUBLIC DEVELOPMENT

February 27, 2019

Niagara River Greenway Commission
DeVeaux Woods State Park
3160 DeVeaux Woods Drive
Niagara Falls NY 14305

Attention: Mr. Gregory D. Stevens, Chairman

Dear Mr. Stevens:

I am writing to express my support of the Greenway Application for the assistance of the renovation of the legacy Military Post Theater project in Fort Niagara State Park into a performing arts center through a public/private partnership under the New York State Parks Adaptive-Reuse criteria.

This project exemplifies the vision, principles, goals and focus of the Niagara River Greenway Plan. The effective use of an existing state resource gives rise to economic opportunities for the region and is an excellent use of the funds associated with community development.

My office is very pleased to support and encourage funding for this worthy project.

Very truly yours,

Handwritten signature of Angelo J. Morello in black ink.

ANGELO J. MORELLO,
Assemblyman, 145th District

AJM/cid

Appendix B – maps

B1 - Location of Fort Niagara State Park in Niagara River Greenway

B2 - Adaptive-Reuse area within Fort Niagara State Park

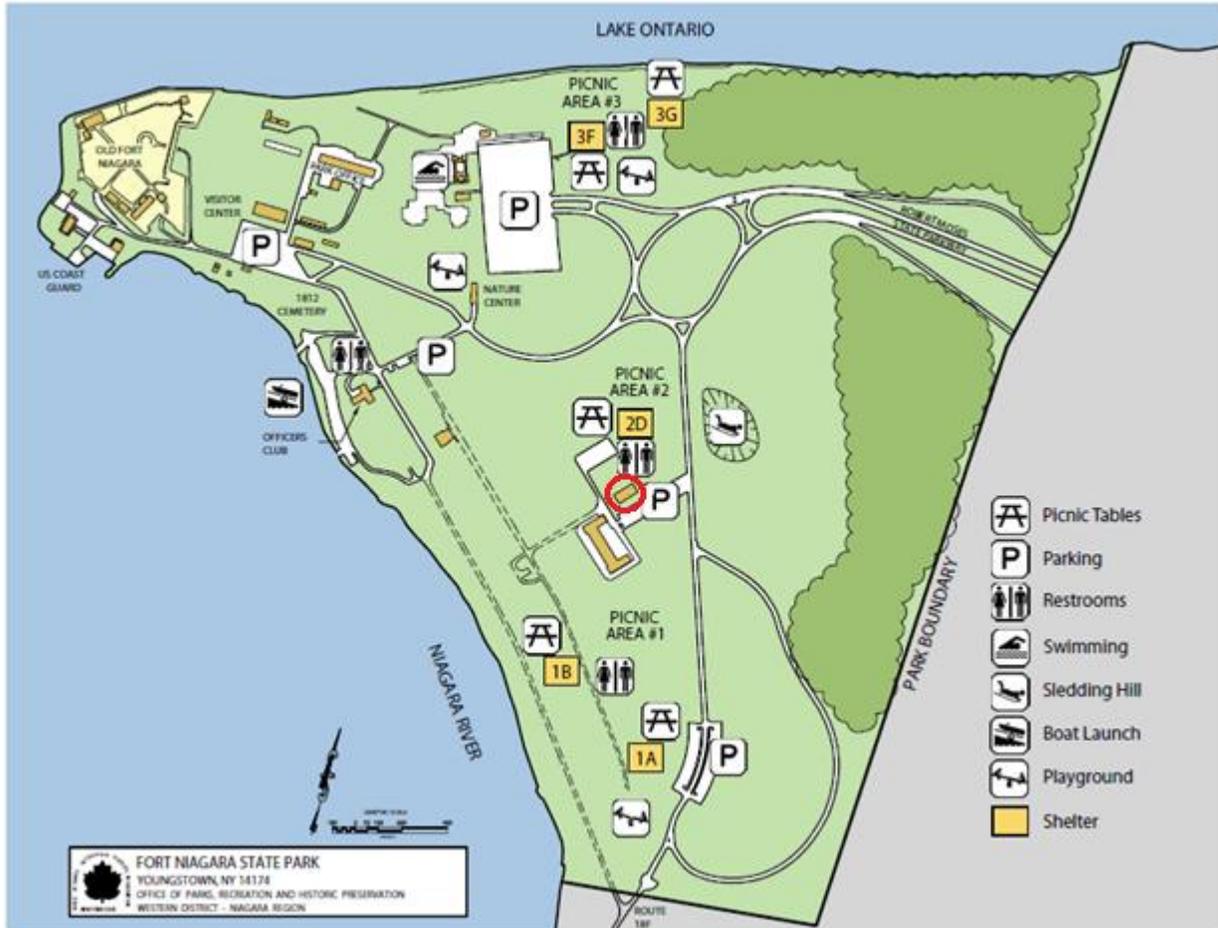
B3 - Location of Niagara Post Theater within Fort Niagara State Park

B1 - Fort Niagara State Park is located in the far northeast corner of New York State and Niagara County





B2 - The red dotted line indicates the designated 20.16 acre Adaptive Re-use Area completed in 2013.



O - Location of Post Theater in Park

3.1 Fort Niagara State Park

Vicinity and Setting. The Fort Niagara State Park project site is located within Fort Niagara State Park, at the mouth of the Niagara River and Lake Ontario, in the northwest portion of the Town of Porter, in Niagara County, NY. The park is bordered on the south by the Village of Youngstown, on the west by the Niagara River, on the north by Lake Ontario, and to the east by residential and undeveloped areas (Figure 5). Fort Niagara State Park is operated by NYSOPRHP, Western District, Niagara Frontier Region. The approximately 283 acres of land that make up the park are divided into the following areas: the complex of buildings and grounds of the Old Fort Niagara including the historic lighthouse; the buildings, lands and recreational facilities of the park; and an active US Coast Guard station located between the river and the old fort. The Old Fort area occupies approximately 5% of the park land while the remaining land is divided up as follows: pool and playground area 5%, picnic areas and structures 20%, parking areas and roadways 15%, maintained lawn areas 35%, and forested areas 20% (Figure 6).

Appendix C – pictures

Picture C1 U: Front Entrance Post Theater

Picture C1 L: Southwest corner of Entrance and south side of Auditorium

Picture C2 U: South side of Post Theater showing auditorium exits

Picture C2 L: Back wall of Post Theater and stage door exit

Picture C3 U: North side of Post Theater showing entrance to Basement

Picture C3 L: Northwest corner Post Theater entrance

Picture C4 U: Stage in Post Theater

Picture C4 L: Stage right and southeast corner of Auditorium

Picture C5 U: Stage left of Post Theater, northeast corner of auditorium

Picture C5 L: Back of Post Theater auditorium show projection booth and Foyer entrance

Picture C6 U: Right side foyer of Post Theater with south back exit door

Picture C6 L: Right side foyer of Post Theater with south facing window

Picture C7 U: North side of Foyer showing restroom entrances

Picture C7 L: Men's restroom Post Theater, window faces north

Picture C8 U: Main entrance doors and ticket booth facing west.

Picture C8 L: Right side had office containing stairs to 2nd floor, windows face south

Picture C9 U: Original concession area with windows facing north.

Picture C9 L: Foyer entrance would originally have double mirrored French doors



Picture C1 U: Front Entrance Post Theater



Picture C1 L: Southwest corner of Entrance and south side of Auditorium



Picture C2 U: South side of Post Theater showing auditorium exits



Picture C2 L: Back wall of Post Theater and stage door exit



Picture C3 U: North side of Post Theater showing entrance to Basement



Picture C3 L: Northwest corner Post Theater entrance



Picture C4 U: Stage in Post Theater



Picture C4 L: Stage right and southeast corner of Auditorium



Picture C5 U: Stage left of Post Theater, northeast corner of auditorium



Picture C5 L: Back of Post Theater auditorium show projection booth and Foyer entrance



Picture C6 U: Right side foyer of Post Theater with south back exit door



Picture C6 L: Right side foyer of Post Theater with south facing window



Picture C7 U: North side of Foyer showing restroom entrances



Picture C7 L: Men's restroom Post Theater, window faces north



Picture C8 U: Main entrance doors and ticket booth facing west.



Picture C8 L: Right side had office containing stairs to 2nd floor, windows face south



Picture C9 U: Original concession area with windows facing north.



Picture C9 L: Foyer entrance would originally have double mirrored French doors

