

Appraisal of Real Property

KNOWN AS:

WWIDA Airport Industrial Park
Town of Kingsbury
State of New York

SUBJECT PARCELS LOCATED ON:

Ferguson Lane, County Line Rd
And
Park Rd

VALUE AS OF:

November 1, 2024

REPUTED OWNER / PREPARED FOR:

Warren-Washington Counties IDA

PREPARED BY:

Edward J. Gallacher, CCIM
NYS Certified General Appraiser (#46-21039)
PO Box 755
New Hartford, NY 13413

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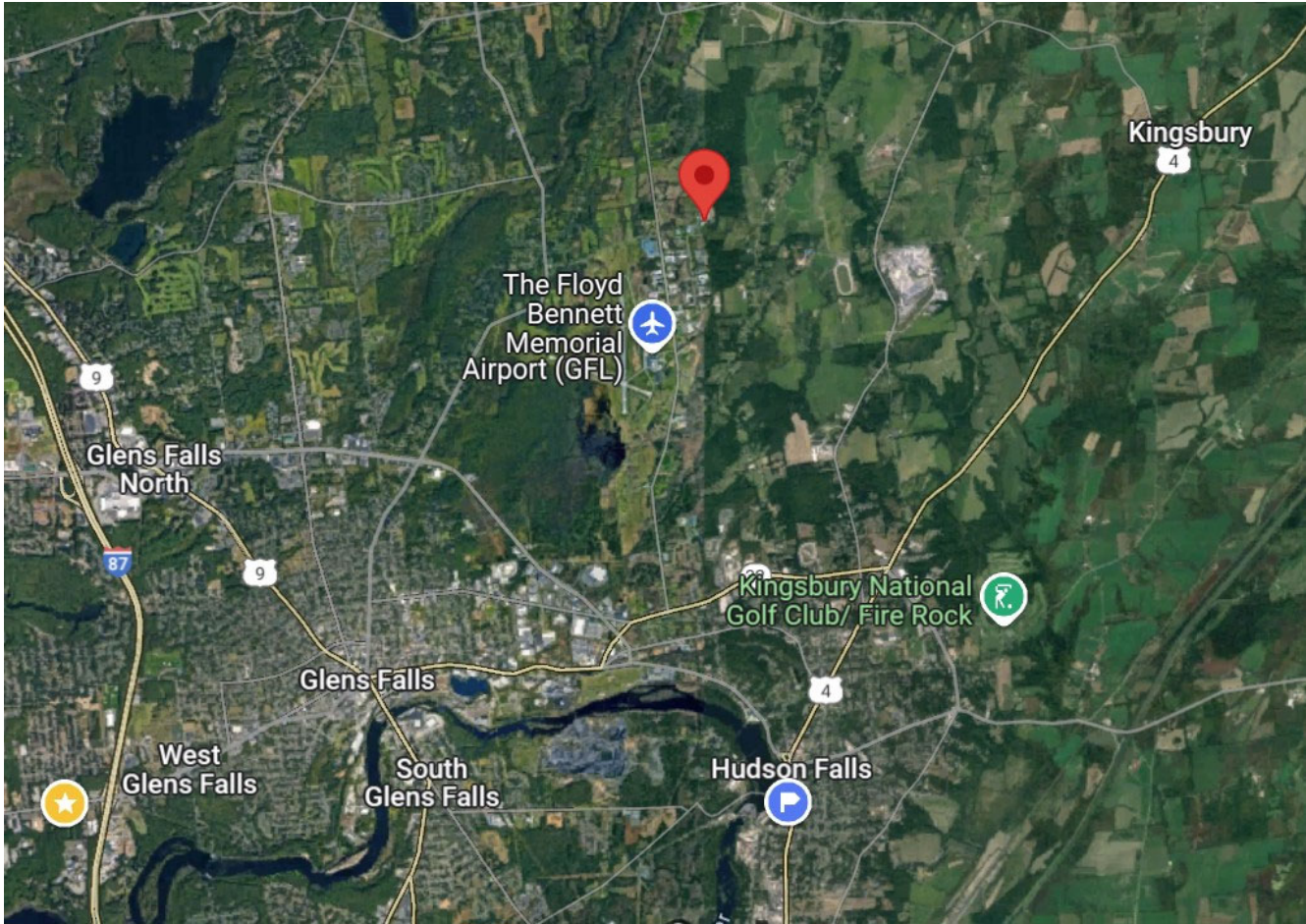
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- Subject Property Information
- Washington County Soils Information
- Kingsbury Zoning Information
- Wetlands Information and Flood Map
- “Covenants and Restrictions”
- Comparable Land Sales Information
- Demographic – Market Profile
- Appraiser’s Qualifications

SUBJECT PROPERTY LOCATION



Source: Google Maps

An Older Aerial Photo – Source: “Pictometry”

Parcel 137.-2-1

137.-2-1.32

137.-2-1.31

Ferguson Ln Extension



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PO Box 755
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January 31, 2025

Chuck Barton, Chief Executive Officer
Warren-Washington IDA
5 Warren St - Suite 210
Glens Falls, NY 12801

RE: Market Value Appraisal of Vacant Land located on Ferguson Lane in Kingsbury, NY.

SUMMARY OF SALIENT INFORMATION

Reputed Owners: Warren-Washington IDA

Date Of Value: November 1, 2024

Property Rights: Fee Simple

Occupants Of Property: Vacant

Acreage ±:

Ferguson Ln Extension	25.8
County Line Rd/Ferguson Lane	20.40
Ferguson Ln (137.-2-1.31)	2.68
Ferguson Ln (137.-2-1.32)	2.68
Park Rd (137.-2-1.23)	14.46

Zoning District: Park-Industrial-Commercial PIC-75

Site Improvements: Vacant parcels with improvements in the street

Available Utilities: Electric, Public Sewer & Water Available, Natural Gas

Wetlands: Yes. Please refer to the maps in this report.

Flood Hazard: None. See the map in the Addenda of this report.

SUMMARY OF SALIENT INFORMATION, Continued

Estimated Market Value:

Ferguson Ln Extension	\$265,000 (After Ferguson Ln Improvements)
(Eight Lots valued as One Parcel)	\$150,000 (As-Is)
County Line Rd/Ferguson Lane	\$7,600
Ferguson Ln (137.-2-1.31)	\$1,000
Ferguson Ln (137.-2-1.32)	\$1,000
Park Rd (137.-2-1.23)	\$2,600

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to provide an opinion of the Market Value of the Subject property. Market value is defined as follows:

The most probable price, which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source: Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions <f>.)

PROPERTY RIGHTS APPRAISED

The property right appraised is the Fee Simple Estate.

Definition of Fee Simple Estate: Fee simple estate is the absolute ownership unencumbered by any other interest or estate subject only to the four powers of government. The four governmental powers include eminent domain, police power, taxation and escheat.

(Source: The Dictionary of Real Estate Appraisal, 2nd Edition, by American Institute of Real Estate Appraisers, 1989.)

INTENDED USE OF THE REPORT

The intended use of the appraisal report is to provide the client, Warren-Washington IDA, with a Market Value estimate in connection with the potential disposition (sale) of the real estate that is the Subject of this appraisal. The appraiser is not responsible for unauthorized use of this report.

APPRAISAL DEVELOPMENT AND REPORTING PROCESS

I have prepared an independent and impartial appraisal of the property in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP) as formulated by the Appraisal Foundation.

The investigations undertaken and the data sources are described as follows:

Appraisal Process And Scope

- ❑ Identified the real estate being appraised.
- ❑ Identified the real property interest being appraised.
- ❑ Researched the purpose and intended use of the appraisal.
- ❑ Stated and defined Market Value.
- ❑ Performed an inspection of the property, set forth the effective date of the appraisal and the date of this report.
- ❑ Set forth all assumptions and limiting conditions that affect the analyses, opinions, and conclusions, as stated in the addenda of this report.

Appraisal Process And Scope, Continued

- ❑ Considered and analyzed any prior sales of the property within three years of the valuation date and considered any option or listing of the property.
- ❑ Provided a signed certification.

The Scope of the investigation was to analyze:

- ❑ Pertinent public records of Washington County and Town of Kingsbury.
- ❑ Information obtained from local real estate brokers and individuals who have sold similar property.
- ❑ Sold Property data obtained from Real-Info.Com, County GIS, the NYS Sales Web and local real estate brokers.

The Direct Sales Comparison Approach was utilized in this valuation analysis regarding the eight (8) undeveloped parcels beyond the improved Ferguson Ln. The Income Approach to Value was not considered as there was no income stream generated by the Subject land as of the date of value.

MARKETING TIME / EXPOSURE TIME

Marketing Time is the amount of time it probably will take to sell the Subject properties if exposed in the market beginning on the date of this valuation. The Marketing Time for each of the Subject parcels are estimated to be 6 to 12 months.

Exposure Time is the length of time each of the Subject properties would have been exposed for sale in the market had they sold at the Market Value concluded in this estimate as of the date of this valuation. The property sales indicate the Exposure Time for each of the Subject parcels would have been approximately 6 to 12 months.

HYPOTHETICAL CONDITIONS

Defined: “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the date of the assignment results but is used for the purpose of analysis.”¹

None was applied.

EXTRAORDINARY ASSUMPTIONS

Defined: “an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser’s opinions or conclusions.”² ¹ Extraordinary assumptions used in this analysis is/are:

The appraiser assumed that new state wetland guidelines regarding buffers and setbacks would not impact:

1. the development potential of the Ferguson Ln extension area;
2. The estimated highest and best use of parcels # 137.-2-1; -1.31; -1.32; -1.23
3. A passive, low impact use such as planting seedling trees on wetland areas.

¹ Definition found in [Uniform Standards of Professional Appraisal Practice 2024 USPAP Edition](#); as published by Appraisal Standards Board of The Appraisal Foundation, Washington, D. C.

² Definition found in [Uniform Standards of Professional Appraisal Practice 2024 USPAP Edition](#); as published by Appraisal Standards Board of The Appraisal Foundation, Washington, D. C.

ZONING

The Town of Kingsbury Zoning District in effect for the Subject property is “Park Industrial-Commercial PIC-75”. A zoning map and description of the district is included in the addenda of this report.

“Covenants and Restrictions”: In addition to the requirements of the zoning district there are “Covenants and Restrictions” in place for the industrial park. More information regarding the “Covenants and Restrictions” is provided in the addenda of this report.

ENVIRONMENTAL CONDITIONS

It was assumed that there were no hazardous waste, surface or subsurface contamination, presence of asbestos or other hazardous material conditions on the Subject site prior as of the date of inspection. However, the analysis of environmental cleanliness is beyond the scope of this report and not an area of the appraiser’s expertise.

SALES HISTORY

According to the Public Record there have been no recent sales or title transfers pertaining to the parcels that are the subjects of this appraisal.

PROPERTY TAX DATA

The property tax data for each Subject parcel is provided in the “Subject Property Information” section in the addenda of this appraisal report.

AREA ANALYSIS And NEIGHBORHOOD DESCRIPTION

The Town of Kingsbury is in the western area of Washington County and adjoins the Warren County border. The two-county area is part of the Glens Falls Metropolitan Statistical Area with an estimated population of 125,427 in 2023 (per U.S. Census Bureau).

The Subject neighborhood is defined as the area along the County Line Rd (Queensbury Ave) Corridor and Casey Rd within a mile of the Subject Industrial Park.

Although generally rural in nature the Subject neighborhood is the location of The Floyd Bennett Memorial Airport., Angio Dynamics, Praxis Technology, Rozell Industries and other businesses and industries dispersed throughout the neighborhood.

General information regarding the Subject neighborhood:

School District: Hudson Falls

Population (within 5-minute drive): 383 (source: U.S. Census, ESRI)

Population (within 15-minute drive): 53,458 (source: U.S. Census, ESRI)

Distance to Nearest I-87 Interchange: 5.3 ± miles

Distance to Intersection I-87 & I90: 54 ± miles

Traffic Count (AADT per DOT): 1,059 County Line Rd (2023)

2,029 Casey Rd (2023)

3,358 Queensbury Ave (2023)

Unemployment: There has been a decrease in the unemployment rate in the general market area. The Unemployment Rate for Washington County for the month of September 2024 was reported to have been 2.8%. This rate reflects a decrease as compared to the September 2023 rate of 3.2%. Source: "U.S. Bureau of Labor Statistics".

Additional Information: More demographic and market profile information for the Town of is provided in the Addenda of this report.

Overall, the Subject neighborhood appears to be static with signs of slow growth.

HIGHEST AND BEST USE

Ferguson Lane - Undeveloped (8-Lot) Parcel

1. It must be in legal conformity with the existing zoning ordinance and other building and land use regulations - Legally permitted.

The Subject parcels are within a Park-Industrial-Commercial PIC-75 zoning district which permits a range of commercial and light manufacturing uses.

2. The use must not be speculative or conjectural, but probable and reasonable - Physically possible.

The Subject parcels are suitable as a site for commercial or light manufacturing type development.

3. Sufficient market demand must exist - Financially feasible.

Based on prior land sales within the Industrial Park, there is a demand for sites.

4. The use must return the greatest profit for the longest period, considering alternatives- Maximally productive.

Developing the site for a single user and avoiding the cost of individual site and roadway improvements would be maximally productive.

Conclusion – Highest and Best Use:

The Subject lots are best suited as one large Commercial or Light Industrial Development site for a single user with a private driveway extending from the Ferguson Lane roadway.

SITE INFORMATION

Ferguson Lane - Undeveloped (8-Lot) Parcel

The Subject property is located within an industrial park in a semi-rural location of Washington County. It consists of 8 subdivided lots but is valued as one large parcel totaling approximately 25.80 acres. However, due to wetlands, only 17.70 acres of "Upland" are considered usable.

The Subject property has access to public water & sewer, and 3 phase electric service. A Natural Gas line is in place nearby on Ferguson Lane but does not extend to the Subject parcel.

Wetlands: According to Wetland Delineation Maps provided by the client, the Subject property has areas of wetlands. Pertinent maps and charts are included in this report.

Flood Plain: There are no flood plain issues for the Subject parcel.

Soil Type: According to the Washington County GIS Soil Map, the primary soil type in the area of the eight Subject parcels is "Pittsfield-Amenia Association" (PVC). More information is provided in the addenda of this report.

Improvements: The market value conclusion in this appraisal report assumes the paved roadway, public water & sewer and electric service are in place at the property boundary of the Subject parcel. However, the future purchaser will be responsible for extending a private drive along with electric, water and sewer service into the undeveloped parcel as needed.

DIRECT SALES COMPARISON APPROACH TO VALUE

Vacant Commercial / Industrial Land

Ferguson Lane - Undeveloped (8-Lot) Parcel

A basic assumption of the Direct Sales Approach is that a knowledgeable buyer will not pay more for a given property than the cost of obtaining a property of comparable utility and desirability. The Direct Sales indicates a measure of value by comparison of recent market transactions. The sale price of the sale properties is considered most comparable when reduced to an appropriate unit of comparison (price per unit, price per SF, price per acre, etc.) and tends to set a range within which the value of the Subject site will fall.

Source of Sales Information: Real-info.com, Image Mate, NYS Sales Web, and public records.

Subject Property Description: The parcel consists of eight undeveloped subdivided lots totaling $24.3 \pm$ acres plus the right of way for a proposed "paper street" roadway which includes an area of approximately 1.5 acres of land for a total of $25.8 \pm$ acres. Wetland areas impact 8.1 acres according to the "Wetlands Delineation Map" provided by the client. Therefore, the net "Upland" acreage is calculated to be $17.7 \pm$ acres.

Improvements: The market value conclusion in this appraisal report assumes the paved roadway, public water & sewer and electric service are in place at the property boundary of the Subject parcel. The future purchaser will be responsible for extending a private drive along with electric, water and sewer service into the undeveloped parcel as needed.

Presently, installation of public water & sewer and electric services are not completed to the boundary of the Subject parcel. The cost of extending these services has been estimated on behalf of the client by the Engineering firm, RU Holmes Engineers, PLLC, and Tom Iwinski at National Grid Customer Account Management. The cost to extend the services as described is estimated to be \$115,000 \pm , if contracted by WWIDA. They could be completed at a reduced amount if contracted by the purchaser of the Subject parcel.

Natural Gas service is also available on Ferguson Lane but an extension of the gas line, if needed, would be at the user's expense.

DIRECT SALES COMPARISON APPROACH TO VALUE

Vacant Commercial / Industrial Land, Continued

Comparable Sales: Typically, only Sales reported as “arms-length” were considered in this analysis. However, two Sales from within the WWIDA park that were reported as non-arms-length transactions were confirmed to be conventional by a party to each transaction. They were utilized as Comparable Sales in this analysis. The search for Comparable Sales included all of Washington and Warren Counties as well as adjoining counties. Two additional Sale properties were in Queensbury and one Sale property was in Saratoga Springs.

Detailed information regarding the properties that have been utilized as Comparable Sales in this valuation analysis is provided on the following pages.

A summary of the Comparable Sales is listed below.

COMPARABLE SALES					
Land				Net	Sale Price
Sale #	Location	Date Of	Sale	Useable	Before
		Sale	Price	Acres	Adjustments
					Per Acre
1	377 Corinth Rd Queensbury	8/26/24	\$2,050,000	22.20	\$92,342
2	249 Corinth Rd Queensbury	6/16/22	\$1,250,000	13.78	\$90,711
3	Duplainville Rd Saratoga Springs	6/18/21	\$600,000	13.48	\$44,510
4	628 County Line Rd Kingsbury	11/5/21	\$51,000	2.53	\$20,158
5	32 Ferguson Lane Kingsbury	5/24/24	\$25,000	1.40	\$17,857

Land Sale # 1

Location: 377 Corinth Road, Queensbury

Tax Map# 308.16-2-14

Distance to Subject: 7.4 ± miles

Distance to Nearest I-87 Interchange: 1.0 ± miles

Population (within 10-minute drive time): 32,339 (per U.S. Census, ESRI)

Parcel Size: 22.20 ± Acres

Frontage (Estimated LF ±): 620' on Corinth Rd

Parcel(s): One

Zoning: CL1 – Commercial Light Industrial Use

Topography: Level, Wooded

Flood Hazard: None (per Warren County GIS)

Wetlands: None (per Warren County GIS))

Public Sewer / Public Water Available: Public / Public

Utilities Available: Electric

Sale Price: \$2,050,000

Sale Price /SF of Acre: \$92,342

Date of Sale: 08/26/2024

Grantor: Halcyon Properties, Inc

Grantee: Native Partners LLC

Source of Data: Public Records, Real-Info.com, NYS Sales Web

Comments: There is an older single family residential structure on the property. The Sale property is in an active commercial/industrial growth corridor and is near an I-87 interchange.

Land Sale # 1

Location: 377 Corinth Road, Queensbury

Parcels: Halcyon Properties, Inc.
Tax ID: 308.16-2-14
[Sales History](#) [Imagemate](#)

Municipality: **Queensbury**
Property Address: **377 CORINTH RD**
Acreage: **22.20 acres**
Frontage: **0'** Depth: **0'**
Deed Book: **841** Deed Page: **91**
Owner 1: **Halcyon Properties, Inc.**
Owner 2:
Mailing Address:
PO Box 53
Stony Creek , NY 12878



Current View From Corinth Road Frontage

Land Sale # 2

Location: 249 Corinth Road, Queensbury

Tax Map# 309.13-2-30

Distance to Subject: 7.2 ± miles

Distance to Nearest I-87 Interchange: 1.0 ± miles

Population (within 10-minute drive time): 35,363 (per U.S. Census, ESRI)

Parcel Size: 13.78 ± Acres

Frontage (Estimated LF ±): 449'

Parcel(s): One

Zoning: CL1 – Commercial Light Industrial Use

Topography: Level, Partially Wooded

Flood Hazard: None (per Warren County GIS)

Wetlands: None (per Warren County GIS)

Public Sewer / Public Water Available: Public / Public

Utilities Available: Gas / Electric

Sale Price: \$1,250,000

Sale Price /SF of Acre: \$90,711

Date of Sale: 06/16/2022

Grantor: NDC Realty LLC

Grantee: Hudson Headwaters Health Network

Source of Data: Public Records, Real-Info.com, NYS Sales Web

Comments: The Sale property is in an active commercial/industrial growth corridor and is near an I-87 interchange.

Land Sale # 2

Location: 249 Corinth Road, Queensbury



Current Frontage View From the Northerly Side of Corinth Road

Land Sale # 3

Location: Duplainville Road, Saratoga Springs

Tax Map# 177.-1-60

Distance to Subject: 28.0 ± miles

Distance to Nearest I-87 Interchange: 4.8 ± miles

Population (within 10-minute drive time): 25,732 (per U.S. Census, ESRI)

Parcel Size: 13.48 ± Acres

Frontage (Estimated LF ±): 630'

Parcels: One

Zoning: General Industrial

Topography: Level, Partially Wooded

Flood Hazard: None (per Saratoga County GIS)

Wetlands: None (per Saratoga County GIS)

Public Sewer / Public Water Available: Public / Public

Utilities Available: Gas / Electric

Sale Price: \$600,000

Sale Price /SF of Acre: \$44,510

Date of Sale: 06/18/2021

Grantor: CDTA Facilities, Inc.

Grantee: Munterland Holdings, LLC

Source of Data: Public Records, Real-Info.com, NYS Sales Web

Comments: The zoning district provides a range of uses from light industrial to heavy industrial. Some commercial uses were observed as well. Rail service was available on the southerly side of Duplainville Road corridor. However, not on the northerly side. Not available for the Sale property.

Land Sale # 3

Location: Duplainville Road, Saratoga Springs



Parcel Boundaries. Source: Saratoga County GIS



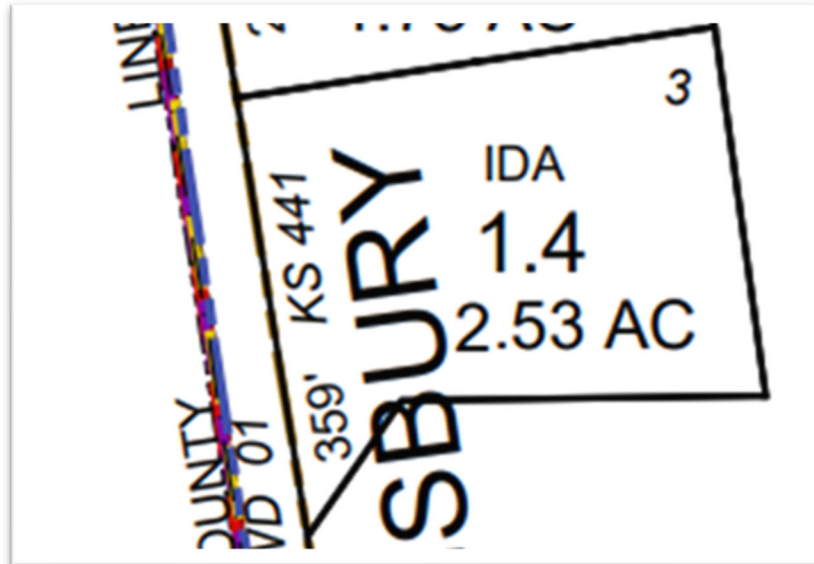
Current Frontage View from Duplainville Road

Land Sale # 4

Location: 628 County Line Rd, Kingsbury
Tax Map#: 137.-2-1.4
Parcel Size: 2.53^{+/-} Acres
Net Useable (Upland) Land Area: 2.53^{+/-} Acres
Frontage: 359 ± LF (Paved Road)
Zoning: PIC-75 Park Industrial/Commercial
Public Sewer / Water Available: Yes / Yes
Utilities Available: Electric
Access Via Paved Roadway: Yes
Site Improvements: None
Topography: Level
Flood Hazard: None
Wetlands: No
Sale Price: \$51,000
Sale Price /SF of Acre: \$20,158
Date of Sale: 11/5/21
Grantor: Warren-Washington IDA.
Grantee: RMN Properties LLC
Source of Data: Broker, Public Records, Real-Info.com, NYS Sales Web

Land Sale # 4

Location: County Line Rd, Kingsbury



Older View from County Line Road

Land Sale # 5

Location: 32 Ferguson Lane, Kingsbury

Tax Map#: 137.-2-1.33

Parcel Size: 2.10^{+/-} Acres

Net Useable (Upland) Land Area: 1.40^{+/-} Acres

Frontage: 203.2 ± LF (Paved Road)

Zoning: PIC-75 Park Industrial/Commercial

Public Sewer / Water Available: Yes / Yes

Utilities Available: Electric

Access Via Paved Roadway: Yes

Site Improvements: None

Topography: Level

Flood Hazard: None. Refer to the Flood Map in the Addenda of the original report.

Wetlands: Yes. An area of the parcel is impacted with wetlands.

Sale Price: \$25,000

Sale Price /SF of Acre: \$17,857 (per upland acre)

Date of Sale: 5/24/24

Grantor: Warren Washington IDA

Grantee: BHB Management LLC

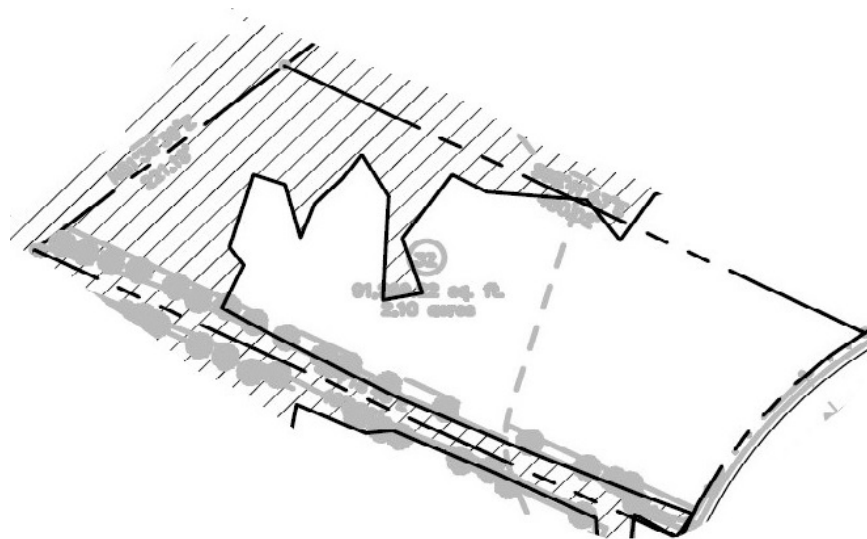
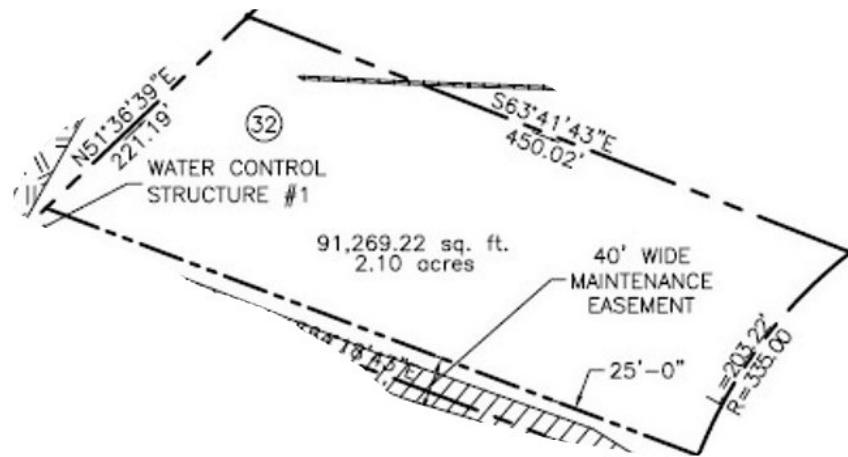
Source of Data: Seller, Public Records, Real-Info.com, NYS Sales Web

Land Sale # 5

Location: 32 Ferguson Lane, Kingsbury

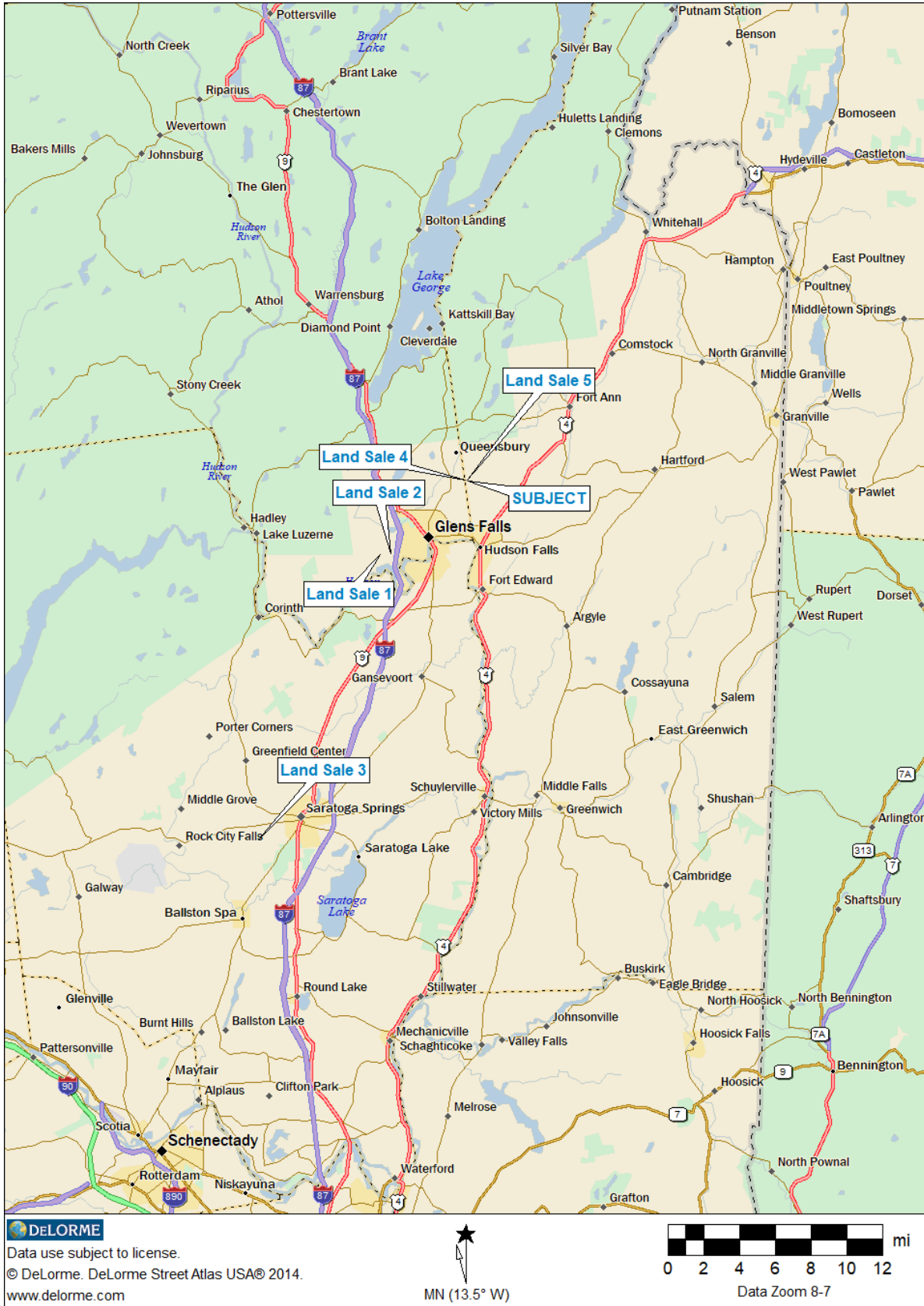


Current View From Ferguson Lane



Indicates Wetland Area

Comparable Sale Location Map



VACANT LAND ADJUSTMENT GRID

PROPERTY LOCATION:	SUBJECT PROPERTY Ferguson Ln. Kingsbury	Comparable Land Sale # 1 377 Corinth Rd Queensbury	Comparable Land Sale # 2 249 Corinth Rd Queensbury	Comparable Land Sale # 3 Duplainville Rd Saratoga Springs	Comparable Land Sale # 4 628 County Line Rd Kingsbury	Comparable Land Sale # 5 32 Ferguson Lane Kingsbury
SALE PRICE	XXXX	\$2,050,000	\$1,250,000	\$600,000	\$51,000	\$25,000
Sale Price/Acre		\$92,342	\$90,711	\$44,510	\$20,158	\$17,857
AS OF / DATE OF SALE	11/1/24	8/26/24 0.0%	6/16/22 9.0%	6/18/21 13.0%	11/5/21 12.0%	5/24/24 0.0%
Months		3	27	39	36	6
Est. Annualized % Appreciation	4%	4.0%	4.0%	4.0%	4.0%	4.0%
ADJUSTED SALE PRICE	XXXX	\$2,050,000	\$1,362,500	\$678,000	\$57,120	\$25,000
OWNERSHIP INTEREST	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
MOTIVATION	XXXX	Normal 0%	Normal 0%	Normal 0%	Normal 0%	Normal 0%
FINANCING	XXXX	Normal 0%	Normal 0%	Normal 0%	Normal 0%	Normal 0%
ADJUSTED SALE PRICE	XXXX	\$2,050,000	\$1,362,500	\$678,000	\$57,120	\$25,000
Sale Price/Acre	XXXX	\$92,342	\$98,875	\$50,297	\$22,577	\$17,857
ADJUSTMENTS						
LOCATION:	Fair	Very Good -60%	Very Good -60%	Good -50%	Fair to Average -10%	Fair
Distance to I-87 (Miles +/-)	5.3	1.0	1.0	4.8	5.0	5.2
Population (Within 10-minute Drive Time)	24,625	32,339	35,363	25,732	24,625	24,525
USE / PROPERTY TYPE:	Light Industrial	Light Industrial	Light Industrial	General Industrial -15%	Comm/Industrial	Comm/Industrial
LAND AREA (Acres±)	25.60	22.20	13.78	13.48	2.53	2.10
NET USABLE LAND AREA (Acres±)	17.50	22.20	13.78	13.48	2.53 -20%	1.40 -20%
Frontage (LF ±)	60	620	449	630	359	203
UTILITIES						
Public Water	Yes	Yes	Yes	Yes	Yes	Yes
Public Sewer	Yes	Yes	Yes	Yes	Yes	Yes
Natural Gas	Available in Park	No 10%	Yes -5%	Yes -5%	Avail.	Avail.
Electric	Yes	Yes	Yes	Yes	Yes	Yes
TOPOGRAPHY	Level	Level	Level	Level	Level	Level
FLOOD ZONE	None	None	None	None	None	None
WETLANDS	Yes 31%	None	None	None	None	Yes
Distance to the Subject (Miles +/-)	XXXX	7.4	7.2	28	0.3	0.3
NET ADJUSTMENTS/UNIT	XXXX	(\$46,171) -50%	(\$64,269) -65%	(\$35,208) -70%	(\$6,773) -30%	(\$3,571) -20%
GROSS ADJUSTMENTS	XXXX	70%	65%	70%	30%	20%
INDICATED Value for SUBJECT Value Per "Useable" Acre		\$46,171	\$34,606	\$15,089	\$15,804	\$14,286
Total Adjusted Value		\$807,995	\$605,610	\$264,058	\$276,569	\$250,000

Sales Comparison Approach to Value

Vacant Land – Analysis

Arms-length: Sales #1, #2, #3 are reported as “arms-length” and Sales #4 and #5 are reported as “non-arms-length”. However, Sale #4 was confirmed with the selling real estate broker as a conventional sale and Sale #5 was verified with the seller (WW IDA). The purchase agreements were reviewed for both transactions.

Date of Sale: The Valuation date utilized for this appraisal is November 1, 2024. The dates of sale for the Sale comparable Sales ranged from June 2021 to August 2024. Adjustments were applied to reflect time trends.

Ownership Interest: The Subject property and the Sale properties are owned in Fee Simple Estate.

Location: Subject property and Sales #4 and #5 are within the same industrial park in a semi-rural location. Sales #1 and #2 are close to an I-87 Interchange in an active commercial/industrial growth corridor. The pre-existing uses in the neighborhoods around Sales #1 and #2 are more upscale than those of the Subject property. Sale #3 is in a more upscale area overall, as compared to the Subject property, but it is closer to heavy industry. Adjustments were applied to reflect the differences

Parcel Size: The Subject property consists of 8 subdivided lots but is valued as one large parcel totaling approximately 25.80 acres. However, due to wetlands, only 17.70 acres of “Upland” are considered usable. None of the Sale properties has wetlands other than Sale #5. For this analysis only the “Upland” acreage was valued. The Sale properties ranged in size from 2.10 to 22.20 total acres.

Conclusion-Direct Sales Comparison

Vacant Land – Analysis

Parcel Size, Continued

If otherwise similar, smaller parcels generally have a higher value per acre than larger parcels. An adjustment was applied to Sales # 4 and #5 to reflect their smaller size as compared to the Subject parcel.

Utilities: The Subject property has access to public water & sewer, and 3 phase electric service. Natural Gas service is in place on Ferguson Lane but does not extend to the Subject parcel. Sale property #1 does not have natural gas service at the property. Sale #4 has it available if extended. Sale #5 has it available nearby. Adjustments were applied to reflect the difference.

Wetlands: According to Wetland Delineation Maps provided by the client, the Subject property has areas of wetlands. Pertinent maps and charts are included in this report. Sale #5 is also impacted by a wetland area. Sale # 4 is not. According to the Warren County GIS, Sales #1 and #2 do not have areas of wetlands. Similarly, Saratoga County GIS indicates no wetland area for Sale #3. Adjustments were applied were indicated.

Flood Plain: There are no flood plain issues for the Subject parcel or any of the Sale properties.

Conclusion-Direct Sales Comparison

Vacant Land – Analysis

After Adjustments

COMPARABLE SALES								
Land Sale #	Location	Date Of Sale	Sale Price	Useable Acres	Net Before Adjustments Per Acre	Net Adjust.	Gross Adjust.	Sale Price After Adjustments Per Useable Acre
1	377 Corinth Rd Queensbury	8/26/24	\$2,050,000	22.20	\$92,342	-50%	70%	\$46,171
2	249 Corinth Rd Queensbury	6/16/22	\$1,250,000	13.78	\$90,711	-65%	65%	\$34,606
3	Duplainville Rd Saratoga Springs	6/18/21	\$600,000	13.48	\$44,510	-70%	70%	\$15,089
4	628 County Line Rd Kingsbury	11/5/21	\$51,000	2.53	\$20,158	-30%	30%	\$15,804
5	32 Ferguson Lane Kingsbury	5/24/24	\$25,000	1.40	\$17,857	-20%	20%	\$14,286

After the Adjustment have been applied: The range of value per useable acre was a low of \$14,286 to a high of \$46,171.

Most weight has been applied to Sales #4 and #5 as they required the lowest percentages of adjustments and are located within the same industrial park as the Subject parcel.

CONCLUSION

In my opinion, the Market Value for the Subject property, as of November 1, 2024, is fairly represented in the total amount of \$265,000. This value assumes that the Paved Roadway, Public Water & Sewer service and 3 Phase Electric service are complete to the property line of the Subject parcel. Extending the services has been estimated to cost \$115,000. (1)

(1)..Refer to the Improvement cost information on the following page.

(1) Improvements: The market value conclusion in this appraisal report assumes the paved roadway, public water & sewer and electric service are in place at the property boundary of the Subject parcel. The future purchaser will be responsible for extending a private drive along with electric, water and sewer service into the undeveloped parcel as needed.

Presently, installation of public water & sewer and electric services are not completed to the boundary of the Subject parcel. The cost of extending these services has been estimated on behalf of the client by the Engineering firm, RU Holmes Engineers, PLLC, and Tom Iwinski at National Grid Customer Account Management. The cost to extend the services as described is estimated to be \$115,000 ±, if contracted by WWIDA. According to the Engineer, the work could be completed at a significantly reduced amount if contracted by the purchaser of the Subject parcel.

<u>Engineer's Estimates</u>	LF	@	Sub-total	15% Contingency	Total Cost
8 " Sewer Main	100	\$275	\$27,500	\$4,125	\$31,625
	#	@			
Sanitary Manhole	1	\$12,000	\$12,000	\$1,800	\$13,800
	LF	@			
8" DIP Water Main	50	\$300	\$15,000	\$2,250	\$17,250
<u>National Grid Estimates</u>					
Electric (3 phase, overhead)	LF	@			
	600	\$64.45	\$38,670	\$5,801	\$44,471
	#	@			
Utility Poles	4	\$1,500	\$6,000	\$900	\$6,900
Totals			\$99,170	\$14,876	\$114,046
Contingency The Engineer added a 15% contingency to his estimates. The appraiser added a 15% contingency to the estimates provided by National Grid					

Natural Gas service is also available on Ferguson Lane but an extension of the gas line, if needed by the purchaser, would be at the purchaser's expense.

THREE PARCELS

Fronting on County Line Rd and Ferguson Lane

SITE INFORMATION			
Tax Map ID #:	<u>137.-2-1</u>	<u>137.-2-1.31</u>	<u>137.-2-1.32</u>
Acreage	20.40	2.68	2.68
<u>Frontage (LF):</u>			
County Line Rd	296		
Ferguson Lane	293	203	103
Access from Road	Good	Good	Good
Zoning:	Park-Industrial-Commercial PIC-75		
Wetland Areas: (per Delineation Map)	Significant	Significant	Significant
<u>Soil Types / Acreage</u>			
KbA	13.1	2.64	2.53
Cv	4.95		0.16
PtB	2.34		
PVC		0.05	
<u>Available Services</u>			
Public Sewer & Water	Yes	Yes	Yes
Electric (3 Phase)	Yes	Yes	Yes
Natural Gas	Yes	Yes	Yes

Analysis: The Direct Sales Comparison Approach was utilized in this valuation analysis regarding the three parcels described above. Washington and Warren Counties as well as adjoining counties were searched for recent “Arms-length” Sales of wetland parcels similar to the Subject parcels. However, no comparable Sale properties were located.

The Income Approach to Value was not considered as there was no income stream generated by the Subject land as of the date of value.

The appraiser used his best efforts in estimating a value for the Subject parcels after reviewing the information on the following pages.

GENERAL NOTES:

- 0-1 MAP INFORMATION TAKEN FROM DESIGN PLAN PROVIDED FOR WARREN WASHINGTON COUNTIES INDUSTRIAL PARK, PHASE 1, "PHASE 1 IMPROVEMENTS BY JARETT ENGINEERS, P.L.L.C. AUGUST 2020.
- 0-2 LOCATED WETLAND DELINEATION ON CURRENTLY UNDEVELOPED LOTS COMPRISED BY PORTIN COUNTY RECREATIONAL SERVICES, INC. SEPTEMBER 2020 AND APRIL 2021.
- 0-3 WETLANDS ON OCCUPIED PREVIOUSLY OWNED COMMERCIALLY DEVELOPED LOTS WERE NOT DELINEATED BY PORTIN RECREATIONAL SERVICES, INC. AND ARE DELINEATED BY WETLANDS BY JARETT ENVIRONMENTAL CONSULTING, INC. (JEC) THROUGH THIS PROJECT.
- 0-4 WETLAND DELINEATION CONDUCTED BY MR. JOHN CORNELL OF THIS OFFICE ON JULY 1, 2021.

Wetland Series, 1981	
Wetland Area	Size (Acres)
1	0.16
2	0.11
3	0.22
4	22.83
5A	0.11
5B	0.40
6	0.11
7	0.09
8	0.01
9	0.01
10	1.43
11	0.07
12	0.11
13	22.25
TOTAL	32.32

Site Statistics	
Total Subdivision Property (A1) =	108.34
Common Use Owned Property (A1) =	179.02
Unsubdivided/Wholly Owned (Not Part of Jurisdictional Parcel) (A1) =	129.32
Length of Jurisdiction (A1) =	104.89
Site Coordinates: 42° 21' 22" N	77° 05' 27" W
Property Owner: Harver-Washington County, Inc.	
C/O Mr. David O'Brien, Chairman	
3 Werra Street, Suite 210	
Warren, New York 13151	
(518) 482-4226	
Project Applicant: Harver-Washington County, Inc.	

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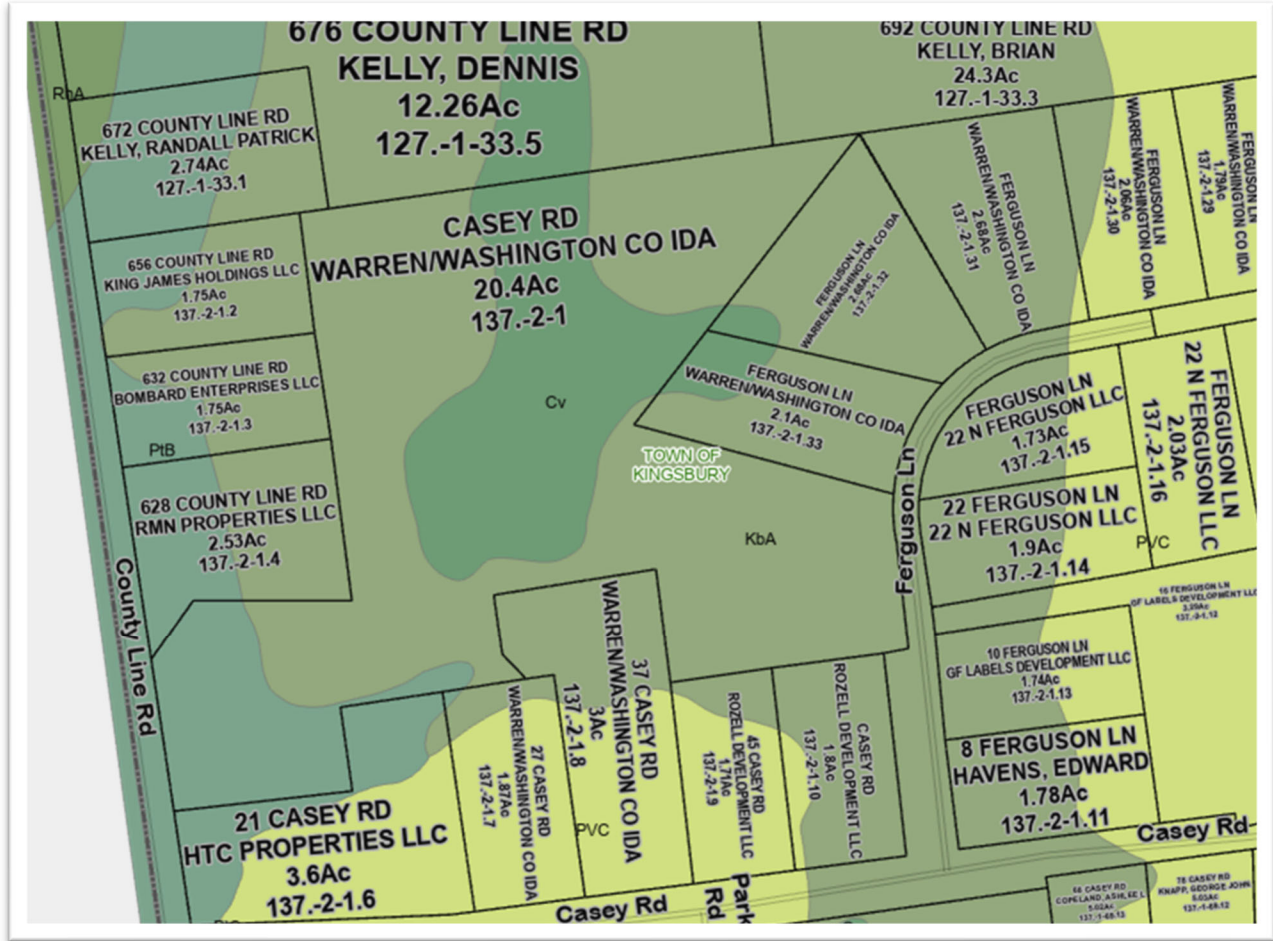
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Soils Map



Soils Map – Source: Washington County GIS

"Farmland Class of Soil Map Units in New York"		
"This information is derived from the official SSURGO soil data for survey areas in New York."		
Map Symbol	Map Unit Name	Farmland Class
PtB	Pittsfield stony fine sandy loam	All areas are prime farmland
Cv	Covington silty clay loam	Not prime farmland
KbA	Kingsbury silty clay	Farmland of statewide importance
PVC	Pittsfield-Amenia Association	Not prime farmland

Source: USDA Natural Resources Conservation Services February 2014

HIGHEST AND BEST USE

Three Vacant Parcels Fronting on County Line Rd and Ferguson Lane

Parcels: 137.-2-1; 137.-2-1.31; and 137.-2-1.32

1. It must be in legal conformity with the existing zoning ordinance and other building and land use regulations - Legally permitted.

The Subject parcels are within a Park-Industrial-Commercial PIC-75 zoning district which permits a range of commercial and light manufacturing uses.

2. The use must not be speculative or conjectural, but probable and reasonable - Physically possible.

The Subject parcels are greatly impacted by wetlands as indicated by a "Wetland Delineation Map" provided by the client. Potential uses are very limited. Upland areas may be restricted by wetland areas and related buffers.

3. Sufficient market demand must exist - Financially feasible.

A financially feasible use is not known to the appraiser.

4. The use must return the greatest profit for the longest period, considering alternatives- Maximally productive.

A maximally productive use is not known to the appraiser.

Conclusion – Highest and Best Use: The Subject parcels may be best suited for a passive use such as a site for a future forest of indigenous tree species that can thrive in the Subject parcels’ soils. A NY DEC Forester suggested Red Spruce, Black Spruce, Balsam Fir, or Red Maple tree species as possibilities for the land.

Market Value Conclusion:

Tax Map ID #:	<u>137.-2-1</u>	<u>137.-2-1.31</u>	<u>137.-2-1.32</u>
Estimated Market Value:	\$7,600	\$1,000	\$1,000
(Total for Each Parcel)			

The estimated market value assumes the parcels can be utilized at the appraiser’s estimated Highest and Best Use.

PARK ROAD PARCEL

SITE INFORMATION	
Tax Map ID #:	<u>137.-2-23</u>
Acreage	14.46
<u>Frontage (LF):</u>	
Park Rd.	73
Access from Street:	Poor to Fair
Zoning:	Park-Industrial-Commercial PIC-75
Wetland Areas: (per Preliminary Map)	Significant
<u>Soil Types / Acreage</u>	
KbA	10.19
FL	1.7
PtB	1.27
PVC	0.9
SDC	<u>0.4</u>
	14.46
<u>Services (at Street)</u>	
Public Sewer & Water	Yes
Electric	Yes
Natural Gas	Yes

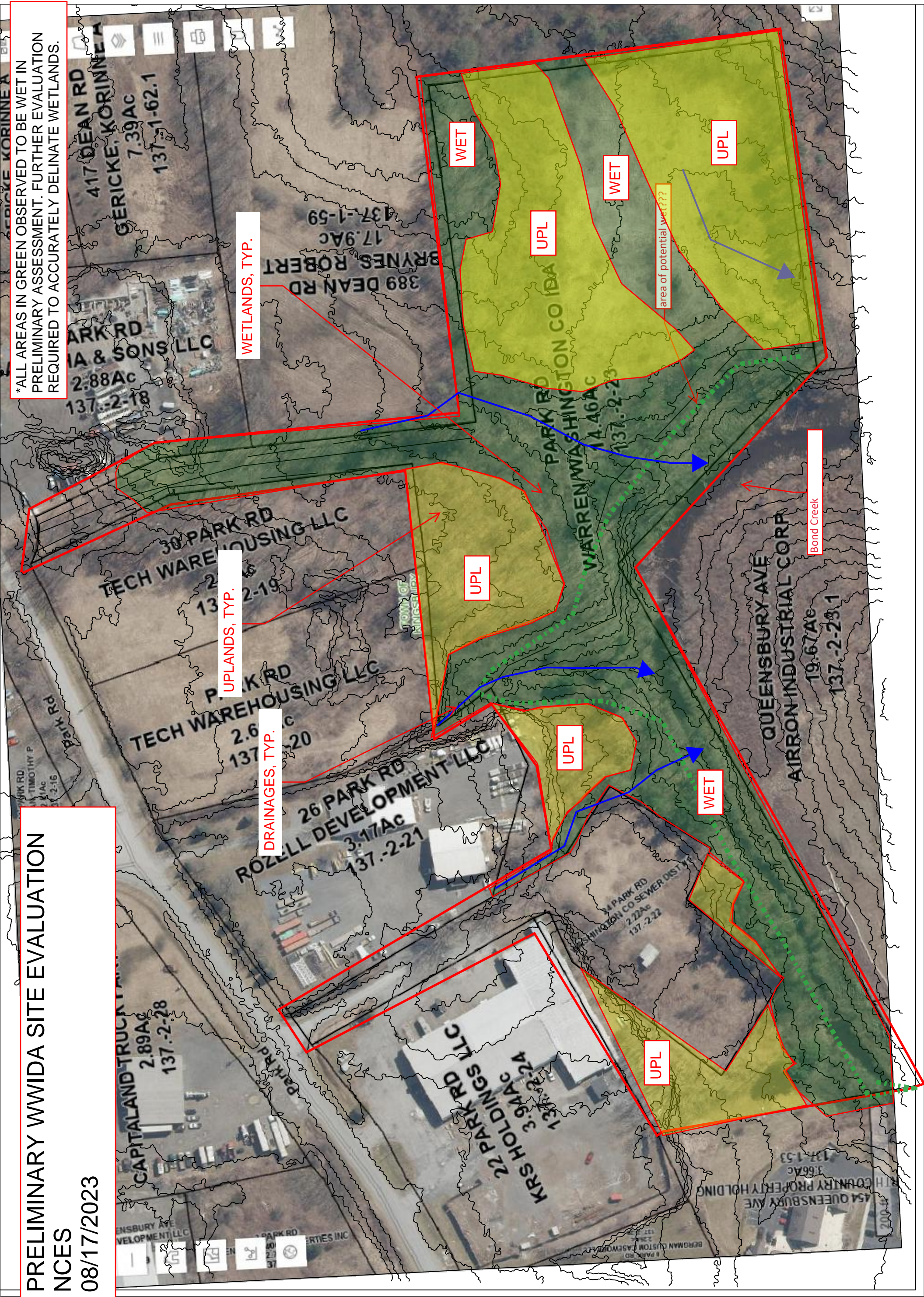
Analysis: The Direct Sales Comparison Approach was utilized in this valuation analysis regarding the parcel described above. Washington and Warren Counties as well as adjoining counties were searched for recent “Arms-length” Sales of wetland parcels similar to the Subject parcels. However, no comparable Sale properties were located. The Income Approach to Value was not considered as there was no income stream generated by the Subject land as of the date of value. The appraiser used his best efforts in estimating value for the Subject parcel after reviewing the information on the following pages.

PRELIMINARY WWIDA SITE EVALUATION

NCES

08/17/2023

*ALL AREAS IN GREEN OBSERVED TO BE WET IN PRELIMINARY ASSESSMENT. FURTHER EVALUATION REQUIRED TO ACCURATELY DELINEATE WETLANDS.



WETLANDS, TYP.

UPLANDS, TYP.

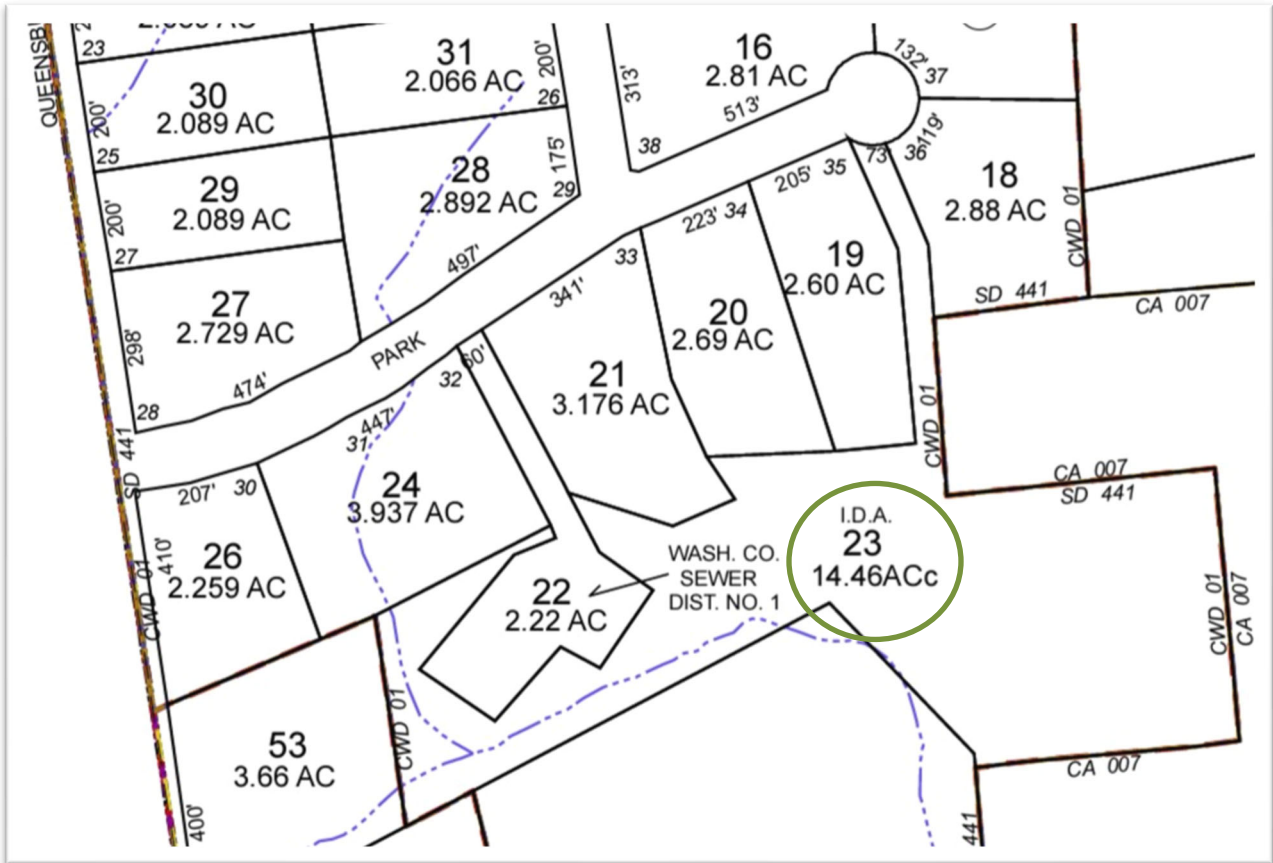
DRAINAGES, TYP.

area of potential wetland???

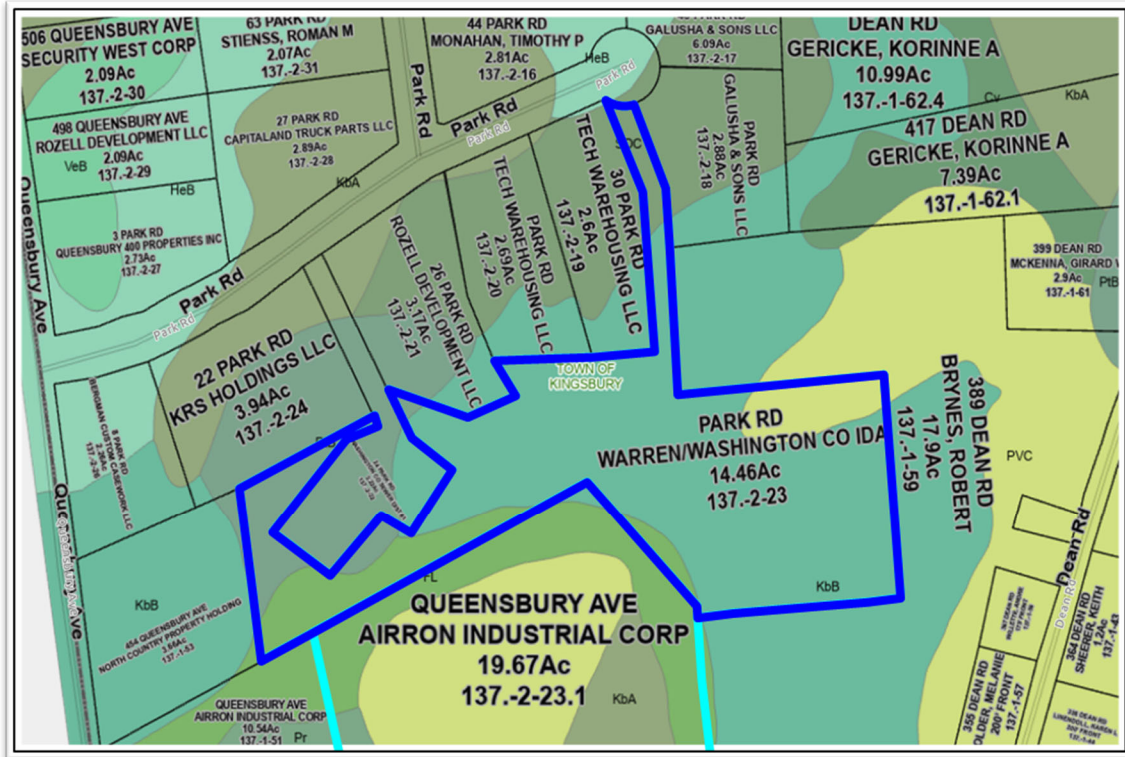
Bond Creek

Park Rd Parcel

Tax Map



Soils Map



Soils Map – Source: Washington County GIS

"Farmland Class of Soil Map Units in New York"		
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KbA	Kingsbury silty clay	Farmland of statewide importance
PVC	Pittsfield-Amenia Association	Not prime farmland
FL	Fluvaquents	Not prime farmland
SDC	Scriba very stony soils	Not prime farmland

Source: USDA Natural Resources Conservation Services February 2014

HIGHEST AND BEST USE
A Vacant Parcel Fronting on Park Rd
 Parcel: 137.-2-23

- 1 It must be in legal conformity with the existing zoning ordinance and other building and land use regulations - Legally permitted.

The Subject parcel is within a Park-Industrial-Commercial PIC-75 zoning district which permits a range of commercial and light manufacturing uses.

2. The use must not be speculative or conjectural, but probable and reasonable - Physically possible.

Access to the Subject parcel is greatly impacted by wetlands as indicated by a "Preliminary Wetland Delineation Map" provided by the client. Potential uses of upland areas may be restricted by wetland areas and related buffers.

3. Sufficient market demand must exist - Financially feasible.

A financially feasible use is not known to the appraiser.

4. The use must return the greatest profit for the longest period, considering alternatives- Maximally productive.

A maximally productive use is not known to the appraiser.

Conclusion – Highest and Best Use: The Subject parcel may be best suited for a passive use such as a site for a future forest of indigenous tree species that can thrive in the Subject parcel’s soils. A NY DEC Forester suggested Red Spruce, Black Spruce, Balsam Fir, or Red Maple tree species as possibilities for the land. However, access granted via adjoining parcels may be necessary.

Market Value Conclusion:

	<u>137.-2-23</u>
Estimated Market Value: (Total for Parcel)	\$2,600

The estimated market value assumes the parcel can be utilized at the appraiser’s estimated Highest and Best Use.

MARKET VALUE CONCLUSION:

In my opinion, based on the foregoing analysis, I have estimated the Market Value of the Subject parcels, as November 1, 2024, to be fairly represented in the amounts as follows:

Estimated Market Value:

Ferguson Ln Extension	\$265,000 (After Ferguson Ln Improvements)
(Eight Lots Valued as One)	\$150,000 (As-Is)
County Line Rd/Ferguson Ln (137.-2-1)	\$7,600
Ferguson Ln (137.-2-1.31)	\$1,000
Ferguson Ln (137.-2-1.32)	\$1,000
Park Rd (137.-2-1.23)	\$2,600

Respectfully Submitted,



Edward J. Gallacher, CCIM

NYS Certified General Appraiser (ID # 46-21039)

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.

<u>Subject Property:</u>	<u>Acres</u>
Ferguson Ln Extension	25.8
County Line Rd/Ferguson Lane	20.40
Ferguson Ln (137.-2-1.31)	2.68
Ferguson Ln (137.-2-1.32)	2.68
Park Rd (137.-2-1.23)	14.46

Date of Value: November 1, 2024

Date of Report: January 31, 2025



Edward J. Gallacher, CCIM

NYS Certified General Appraiser (46-21039)

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following assumptions and limiting conditions

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent management are assumed.
4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. I assume that after a visual inspection there are no hidden or unapparent conditions of the property, including the mechanical equipment, subsoil or structures, which would render the property more or less valuable. I assume no responsibility for such conditions or for engineering that might be required to discover such factors.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
9. It is assumed that all the required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS, CONTINUED

11. We assume no responsibility for economic or physical factors, which may affect the opinions herein stated, which may occur at some date after the date of value.
12. We reserve the right to make such adjustments to the valuation herein reported, as may be required by the consideration of additional data or more reliable data that may become available.
13. Where discounted cash flow analyses have been undertaken, the discount rates utilized to bring forecast future revenues back to estimates of present value, reflect both our market investigations of yield anticipation from comparable sales, and our judgment as to risks and uncertainties in the Subject property and the consequential rates of return required to attract an investor under such risk conditions.
14. Our forecasts of future events, which influence the valuation process, are predicated on the continuation of historic and current trends in the market.
15. No opinion is expressed as the value of sub-surface oil, gas or mineral rights, or whether the property is subject to surface entry for the exploration or removal of such materials except, as is expressly stated.
16. Based on visual inspection, there appear to be no conditions of the property, including but not limited to the mechanical equipment, sub-soil, structures, or presence of chemical/toxic substances, which would render the property more or less valuable, except as noted. Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous material. The appraiser has no knowledge of the existence of such materials on or in the property. Furthermore, the appraiser is not qualified to detect such substances. The presence of hazardous substances may affect the value of the property. Unless stated otherwise in this report the value estimate is predicated on the assumption that there is no such substance on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in that field.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS, CONTINUED

17. Possession of this report or a copy thereof does not carry with it the right of publication, nor may it be used for any purpose by any, but the client, without the previous written consent of the appraiser of the client and, then, only with proper qualification.
18. The appraiser, herein, by reason of this appraisal, is not required to give future consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been made previously.
19. Any distribution of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate valuations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
20. Unless otherwise stated, personal property has not been included in this report.
20. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm which he or she is connected) shall be disseminated to the public through advertising, public relations, news, sales or other media without the prior written consent and approval of the author.
21. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. Since compliance can be based on each owner's financial ability to cure the property's non-complying physical characteristics, this report does not comment on compliance to ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

COMPETENCY - EDWARD J. GALLACHER

I, Edward J. Gallacher, have been actively involved in various aspects of the real estate industry since 1971. My experience includes brokerage, franchising, land development, equity syndication, finance, property management, investment property consulting, marketing, and real estate education.

Since 1991, I have been primarily engaged in the appraisal of real estate, specializing in commercial and investment property. I am currently licensed by the State of New York as a Certified General Appraiser (Certification #46-21039). I meet the requirements relating to the appraisal of all types of real estate. I am certified by NY State to instruct licensing-related appraisal courses. I am also licensed in the State of New York as a Real Estate Broker.

A Certified Commercial Investment Member (CCIM) designation was received from the CCIM Institute on August 27, 2008.

I am familiar with properties such as the Subject and I am qualified to complete this assignment.

ADDENDA

Subject Property Information

Park Road

Parcel Tax Information

137.-2-23

		137.-2-23		935P104009	
137.-2-23	Park Rd				
	340 Vacant indus	IDA	18020	0	59,000
Warren/Washington Co IDA	Hudson Falls 534401	59,000	COUNTY TAXABLE VALUE		59,000
5 Warren St Ste 210	Survey #12813	59,000	TOWN TAXABLE VALUE		59,000
Glens Falls, NY 12801	FRNT 73.00 DPTH		SCHOOL TAXABLE VALUE		
	ACRES 14.46		CWD01 Kings Con Water Dist	59,000 TO C	
	EAST-0732360 NRTH-1644611		EZ002 Empire Zone 2	59,000 TO	
	DEED BOOK 437 PG-366		FD441 Kingsbury fire	59,000 TO M	
	FULL MARKET VALUE	59,000	SD441 Ind park sewer #1	59,000 TO M	

Assessment:

Total Assessment	\$59,000
Assessor's "Full Value"	\$59,000

Equalization Rate: 100.00%

Tax Rates / \$1,000

Assessment:

County:	\$5.52
Town Wide:	\$1.29
Town General:	\$0.13
Highway:	\$0.73
Kingsbury Fire:	<u>\$0.55</u>
Total Tax Rate:	\$8.22

Total Property Taxes	\$485
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Casey Road / County Line Road Wetland Parcel Information

137.-2-1

		137.-2-1				9379904010	
137.-2-1	Casey Rd	340 Vacant indus	IDA	18020	0	64,000	64,000
Warren/Washington Co IDA	Hudson Falls	534401	64,000	COUNTY	TAXABLE VALUE	0	64,000
5 Warren St Ste 210	Cmbnd w/137.-2-1.34 & 1.3		64,000	TOWN	TAXABLE VALUE	0	
Glens Falls, NY 12801	756-155			SCHOOL	TAXABLE VALUE	0	
	FRNT 569.00 DPTH			CWD01 Kings Con Water Dist		64,000	TO C
	ACRES 20.40			FD441 Kingsbury fire		64,000	TO M
	EAST-0731118 NRTH-1648858			KS441 Kingsbury Sewer #1		.00	MT
	DEED BOOK 2518 PG-101						
	FULL MARKET VALUE		64,000				

Tax Map#:

137.-2-1

Casey Rd / County Line Rd

Assessment:

Total Assessment	\$64,000
Assessor's "Full Value"	\$64,000

Equalization Rate: 100.00%

Tax Rates / \$1,000

Assessment:

County:	\$5.52
Town Wide:	\$1.29
Town General:	\$0.13
Highway:	\$0.73
Kingsbury Fire:	<u>\$0.55</u>
Total Tax Rate:	\$8.22

Total Property Taxes

\$526

Ferguson Lane
Wetland Parcel Information
137.-2-1.31

		Ferguson Ln				137.-2-1.31			
137.-2-1.31	340 Vacant Indus		IDA	18020	0	43,100	43,100	43,100	
Warren/Washington Co IDA	Hudson Falls 534401	43,100	COUNTY	TAXABLE VALUE		0			
5 Warren St Ste 210	Sub div lot 30 75	43,100	TOWN	TAXABLE VALUE		0			
Glens Falls, NY 12801	ACRES 2.68		SCHOOL	TAXABLE VALUE		0			
	EAST-0731975 NRTH-1649326		CWD01	Kings Con Water Dist		43,100	TO C		
	DEED BOOK 448 PG-338		EZ002	Empire Zone 2		43,100	TO		
	FULL MARKET VALUE	43,100	FD441	Kingsbury fire		43,100	TO M		
			KS441	Kingsbury Sewer #1		.00	MT		

Tax Map#:

137.-2-1.31
Ferguson Ln

Assessment:

Total Assessment \$43,100
 Assessor's "Full Value" \$43,100

Equalization Rate: 100.00%

Tax Rates / \$1,000

Assessment:

County: \$5.52
 Town Wide: \$1.29
 Town General: \$0.13
 Highway: \$0.73
 Kingsbury Fire: \$0.55
 Total Tax Rate: \$8.22

Total Property Taxes \$354

Ferguson Lane
Wetland Parcel Information
137.-2-1.32

137.-2-1.32		Ferguson Ln		137.-2-1.32	
137.-2-1.32	340 Vacant indus	IDA	18020	0	44,500
Warren/Washington Co IDA	Hudson Falls 534401	44,500	COUNTY TAXABLE VALUE	0	44,500
5 Warren St Ste 210	Sub div lot 31 75	44,500	TOWN TAXABLE VALUE	0	
Glens Falls, NY 12801	ACRES 2.68		SCHOOL TAXABLE VALUE	0	
	EAST-0731722 NRTH-1649200		CWD01 Kings Con Water Dist	44,500 TO C	
	DEED BOOK 448 PG-338		EZ002 Empire Zone 2	44,500 TO	
	FULL MARKET VALUE	44,500	FD441 Kingsbury fire	44,500 TO M	
			KS441 Kingsbury Sewer #1	.00 MT	

Tax Map#:

137.-2-1.32
Ferguson Ln

Assessment:

Total Assessment \$44,500
 Assessor's "Full Value" \$44,500

Equalization Rate: 100.00%

Tax Rates / \$1,000
 Assessment:

County: \$5.52
 Town Wide: \$1.29
 Town General: \$0.13
 Highway: \$0.73
 Kingsbury Fire: \$0.55
 Total Tax Rate: \$8.22

Total Property Taxes \$366

Ferguson Lane Parcel

137.-2-1.17

		137.-2-1.17							
137.-2-1.17	Ferguson Ln								
	340 Vacant Indus			IDA	18020	0	29,400	29,400	29,400
Warren/Washington Co IDA	Hudson Falls 534401	29,400		COUNTY	TAXABLE VALUE				
5 Warren St Ste 210	Sub div lot 16 75	29,400		TOWN	TAXABLE VALUE				
Glens Falls, NY 12801	ACRES 1.79			SCHOOL	TAXABLE VALUE				
	EAST-0732538 NRTH-1648962			CND01 Kings Con Water Dist		29,400	TO C		
	DEED BOOK 448 PG-338			EZ002 Empire Zone 2		29,400	TO		
	FULL MARKET VALUE	29,400		FD441 Kingsbury fire		29,400	TO M		
				KS441 Kingsbury Sewer #1			.00 MT		

Tax Map#:

137.-2-1.17
Ferguson Ln

Assessment:

Total Assessment	\$29,400
Assessor's "Full Value"	\$29,400

Equalization Rate: 100.00%

Tax Rates / \$1,000
Assessment:

County:	\$5.52
Town Wide:	\$1.29
Town General:	\$0.13
Highway:	\$0.73
Kingsbury Fire:	<u>\$0.55</u>
Total Tax Rate:	\$8.22

Total Property Taxes **\$242**

Ferguson Lane Parcel

137.-2-1.18

137.-2-1.18		Ferguson Ln		137.-2-1.18			
137.-2-1.18	340 Vacant indus	IDA	18020	0	28,600	28,600	28,600
Warren/Washington Co IDA	Hudson Falls 534401	28,600	COUNTY TAXABLE VALUE		0		28,600
5 Warren St Ste 210	Sub div lot 17 75	28,600	TOWN TAXABLE VALUE		0		
Glens Falls, NY 12801	ACRES 1.74		SCHOOL TAXABLE VALUE		0		
	EAST-0732744 NRTH-1648996		CWD01 Kings Con Water Dist		28,600	TO C	
	DEED BOOK 448 PG-338		EZ002 Empire Zone 2		28,600	TO	
	FULL MARKET VALUE	28,600	FD441 Kingsbury fire		28,600	TO M	
			KS441 Kingsbury Sewer #1		.00	MT	

Tax Map#:

137.-2-1.18
Ferguson Ln

Assessment:

Total Assessment	\$28,600
Assessor's "Full Value"	\$28,600

Equalization Rate: 100.00%

Tax Rates / \$1,000

Assessment:

County:	\$5.52
Town Wide:	\$1.29
Town General:	\$0.13
Highway:	\$0.73
Kingsbury Fire:	<u>\$0.55</u>
Total Tax Rate:	\$8.22

Total Property Taxes **\$235**

Ferguson Lane Parcel

137.-2-1.19

				137.-2-1.19					
137.-2-1.19	Ferguson Ln			IDA	18020	0	43,300	43,300	43,300
340 Vacant indus	Hudson Falls	534401	43,300	COUNTY	TAXABLE VALUE			0	
Warren/Washington Co IDA	Sub div lot 18	75	43,300	TOWN	TAXABLE VALUE			0	
5 Warren St Ste 210	ACRES	2.11		SCHOOL	TAXABLE VALUE			0	
Glens Falls, NY 12801	EAST-0732948 NRTH-1648991			CWD01 Kings Con Water Dist				43,300	TO C
	DEED BOOK 448 PG-338			EZ002 Empire Zone 2				43,300	TO
	FULL MARKET VALUE		43,300	FD441 Kingsbury fire				43,300	TO M
				KS441 Kingsbury Sewer #1				.00	MT

Tax Map#:

137.-2-1.19

Ferguson Ln

Assessment:

Total Assessment	\$43,300
Assessor's "Full Value"	\$43,300

Equalization Rate: 100.00%

Tax Rates / \$1,000

Assessment:

County:	\$5.52
Town Wide:	\$1.29
Town General:	\$0.13
Highway:	\$0.73
Kingsbury Fire:	<u>\$0.55</u>
Total Tax Rate:	\$8.22

Total Property Taxes **\$356**

Ferguson Lane Parcel

137.-2-1.20

		Ferguson Ln				137.-2-1.20	
137.-2-1.20	340 Vacant indus			IDA	18020	0	49,200
Warren/Washington Co IDA	Hudson Falls 534401	49,200		COUNTY	TAXABLE VALUE	0	49,200
5 Warren St Ste 210	Sub div lot 19 75	49,200		TOWN	TAXABLE VALUE	0	49,200
Glens Falls, NY 12801	ACRES 5.08			SCHOOL	TAXABLE VALUE	0	
	EAST-0733250 NRTH-1648941			CWD01	Kings Con Water Dist	49,200	TO C
	DEED BOOK 448 PG-338			EZ002	Empire Zone 2	49,200	TO
	FULL MARKET VALUE	49,200		FD441	Kingsbury fire	49,200	TO M
				KS441	Kingsbury Sewer #1	-00	MT

Tax Map#:

137.-2-1.20
Ferguson Ln

Assessment:

Total Assessment	\$49,200
Assessor's "Full Value"	\$49,200

Equalization Rate: 100.00%

Tax Rates / \$1,000
Assessment:

County:	\$5.52
Town Wide:	\$1.29
Town General:	\$0.13
Highway:	\$0.73
Kingsbury Fire:	<u>\$0.55</u>
Total Tax Rate:	\$8.22

Total Property Taxes **\$404**

Ferguson Lane Parcel

137.-2-1.21

				KS441 Kingsbury Sewer #1	.00 MT		
				----- 137.-2-1.21 -----			
137.-2-1.21	Ferguson Ln			IDA	18020	0	
Warren/Washington Co IDA	340 Vacant indus			COUNTY	TAXABLE VALUE	46,600	46,600
5 Warren St Ste 210	Hudson Falls 534401	46,600		TOWN	TAXABLE VALUE	0	46,600
Glens Falls, NY 12801	Sub div lot 20 75	46,600		SCHOOL	TAXABLE VALUE	0	
	ACRES 4.21			CWD01	Kings Con Water Dist	46,600	TO C
	EAST-0733402 NRTH-1649215			E2002	Empire Zone 2	46,600	TO
	DEED BOOK 448 PG-338			FD441	Kingsbury fire	46,600	TO M
	FULL MARKET VALUE	46,600		KS441	Kingsbury Sewer #1	.00	MT

Tax Map#:

137.-2-1.21
Ferguson Ln

Assessment:

Total Assessment	\$46,600
Assessor's "Full Value"	\$46,600

Equalization Rate: 100.00%

Tax Rates / \$1,000

Assessment:

County:	\$5.52
Town Wide:	\$1.29
Town General:	\$0.13
Highway:	\$0.73
Kingsbury Fire:	<u>\$0.55</u>
Total Tax Rate:	\$8.22

Total Property Taxes	\$383
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Property Description Report For: **Ferguson Ln,** Municipality of Kingsbury

No Photo Available

Status: Active
Roll Section: Wholly Exem
Swis: 534489
Tax Map ID #: 137.-2-1.28
Property Class: 340
Site: COM 1
In Ag. District: No
Site Property Class: 340 - Vacant indus
Zoning Code: PIC75 - Park Indus
 Comm
Neighborhood Code: 00048
School District: Hudson Falls
Total Assessment: 2024 - \$53,000
Property Desc: Cmbnd w/137.-2-1.26
 & 1.27 Sub div lot 27
 756/155
Deed Page: 338
Grid North: 1649473

Total Acreage/Size: 5.53
Land Assessment: 2024 - \$53,000
Full Market Value: 2024 - \$53,000
Equalization Rate: 2024 - 100.00%

Deed Book: 448
Grid East: 732845

Owners

Warren/Washington Co IDA
5 Warren St Ste 210
Glens Falls NY 12801

Sales

No Sales Information Available

Utilities

Sewer Type: 3 **Water Supply:** 3
Utilities: 3

Special Districts for 2024

Description	Units	Percent	Type	Value
CWD01-Kings Con Water Dist	0	0%		0
EZ002-Empire Zone-Site 2	0	0%		0
FD441-Kingsbury fire	0	0%		0
KS441-Kingsbury Sewer #1	0	0%		0

Taxes

Year	Description	Amount
2024	County	\$15.90
2023	County	\$266.52

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

Ferguson Lane Parcel

137.-2-1.28

		KS441 Kingsbury Sewer #1				.00 MI	
Ferguson Ln				137.-2-1.28			
137.-2-1.28	340 Vacant indus	IDA	18020	0	53,000	53,000	53,000
Warren/Washington Co IDA	Hudson Falls 534401	53,000	COUNTY	TAXABLE VALUE	0		
5 Warren St Ste 210	Cmbnd w/137.-2-1.26 & 1.2	53,000	TOWN	TAXABLE VALUE	0		
Glens Falls, NY 12801	Sub div lot 27 75		SCHOOL	TAXABLE VALUE	0		
	ACRES 5.53		CWD01	Kings Con Water Dist	53,000	TO C	
	EAST-0732845 NRTH-1649473		EZ002	Empire Zone 2	53,000	TO	
	DEED BOOK 448 PG-338		FD441	Kingsbury fire	53,000	TO M	
	FULL MARKET VALUE	53,000	KS441	Kingsbury Sewer #1	.00	MT	

Tax Map#:

137.-2-1.28
Ferguson Ln

Assessment:

Total Assessment \$53,000
Assessor's "Full Value" \$53,000

Equalization Rate: 100.00%

Tax Rates / \$1,000

Assessment:

County: \$5.52
Town Wide: \$1.29
Town General: \$0.13
Highway: \$0.73
Kingsbury Fire: \$0.55
Total Tax Rate: \$8.22

Total Property Taxes \$436

Ferguson Lane Parcel

137.-2-1.29

137.-2-1.29		Ferguson Ln		340 Vacant Indus		137.-2-1.29	
137.-2-1.29	Warren/Washington Co IDA	534401	28,300	IDA	18020	0	28,300
5 Warren St Ste 210	Glens Falls, NY 12801	Sub div lot 28	28,300	COUNTY	TAXABLE VALUE	0	28,300
		ACRES 1.79		TOWN	TAXABLE VALUE	0	
		EAST-0732442 NRTH-1649389		SCHOOL	TAXABLE VALUE	0	
		DEED BOOK 448 PG-338		CWD01	Kings Con Water Dist	28,300	TO C
		FULL MARKET VALUE	28,300	EZ002	Empire Zone 2	28,300	TO
				FD441	Kingsbury fire	28,300	TO M
				KS441	Kingsbury Sewer #1	.00	MT

Tax Map#:

137.-2-1.29

Ferguson Ln

Assessment:

Total Assessment	\$28,300
Assessor's "Full Value"	\$28,300

Equalization Rate: 100.00%

Tax Rates / \$1,000

Assessment:

County:	\$5.52
Town Wide:	\$1.29
Town General:	\$0.13
Highway:	\$0.73
Kingsbury Fire:	<u>\$0.55</u>
Total Tax Rate:	\$8.22

Total Property Taxes \$233

Ferguson Lane Parcel

137.-2-1.30

						137.-2-1.30	
137.-2-1.30	Ferguson Ln						
Warren/Washington Co IDA	340 Vacant indus		IDA	18020	0	40,200	40,200
5 Warren St Ste 210	Hudson Falls 534401	40,200	COUNTY	TAXABLE VALUE			40,200
Glens Falls, NY 12801	Sub div lot 29 75	40,200	TOWN	TAXABLE VALUE			0
	ACRES 2.06		SCHOOL	TAXABLE VALUE			0
	EAST-0732233 NRTH-1649353		CWD01	Kings Con Water Dist		40,200	TO C
	DEED BOOK 448 PG-338		E2002	Empire Zone 2		40,200	TO
	FULL MARKET VALUE	40,200	FD441	Kingsbury fire		40,200	TO M
			KS441	Kingsbury Sewer #1			.00 MT

Tax Map#:

137.-2-1.30

Ferguson

LnRd

Assessment:

Total Assessment	\$40,200
Assessor's "Full Value"	\$40,200

Equalization Rate: 100.00%

Tax Rates / \$1,000

Assessment:

County: \$5.52

Town Wide: \$1.29

Town General: \$0.13

Highway: \$0.73

Kingsbury Fire: \$0.55

Total Tax Rate: \$8.22

Total Property Taxes \$330

Farmland Class of Soil Map Units in New York

[This information is derived from the official SSURGO soil data for survey areas in New York.]

USDA Natural Resources Conservation Service – February 2014

The Washington County soil types that are highlighted in **Blue** on the following pages correspond to the local soil maps that are provided in the narrative portion of this appraisal report.

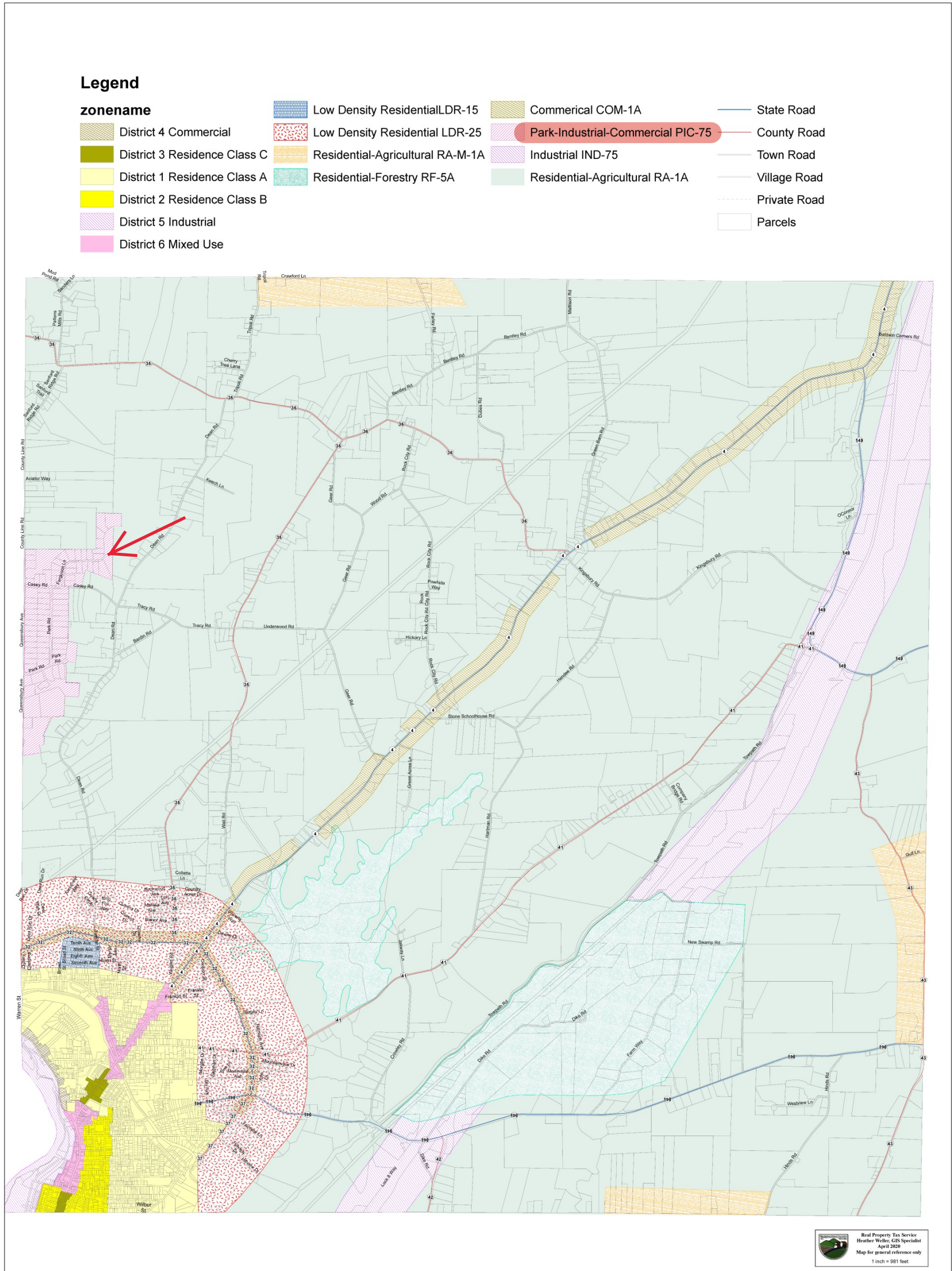
Area Symbol	Area Name	Map Unit Symbol	Map Unit Name	Farmland Class	Map Unit Acres	mukey
NY113	Warren County, New York	Sub	Sutton fine sandy loam, 3 to 8 percent slopes	All areas are prime farmland	386	295933
NY113	Warren County, New York	To	Toga fine sandy loam	All areas are prime farmland	364	295934
NY113	Warren County, New York	Ud	Udorthents, smoothed	Not prime farmland	1886	295935
NY113	Warren County, New York	W	Water	Not prime farmland	41479	295936
NY113	Warren County, New York	Wa	Wareham loamy sand	Farmland of statewide importance	4613	295937
NY113	Warren County, New York	WgB	Woodbridge fine sandy loam, 3 to 8 percent slopes	All areas are prime farmland	22	295938
NY113	Warren County, New York	WoC	Woodstock-Rock outcrop complex, sloping	Not prime farmland	6293	295939
NY113	Warren County, New York	WoE	Woodstock-Rock outcrop complex, steep	Not prime farmland	31726	295940
NY115	Washington County, New York	AmB	Amenia silt loam, 3 to 8 percent slopes	All areas are prime farmland	323	295941
NY115	Washington County, New York	BeA	Belgrade silt loam, 0 to 2 percent slopes	All areas are prime farmland	355	295945
NY115	Washington County, New York	BeB	Belgrade silt loam, 2 to 6 percent slopes	All areas are prime farmland	1253	295946
NY115	Washington County, New York	BnB	Bernardston gravelly silt loam, 3 to 8 percent slopes	All areas are prime farmland	11442	295947
NY115	Washington County, New York	BnC	Bernardston gravelly silt loam, 8 to 15 percent slopes	Farmland of statewide importance	17656	295948
NY115	Washington County, New York	BnD	Bernardston gravelly silt loam, 15 to 25 percent slopes	Not prime farmland	13121	295949
NY115	Washington County, New York	BfB	Bernardston-Nassau shaly silt loams, 3 to 8 percent slopes	All areas are prime farmland	5290	295950
NY115	Washington County, New York	BfC	Bernardston-Nassau shaly silt loams, 8 to 15 percent slopes	Farmland of statewide importance	10975	295951
NY115	Washington County, New York	BfD	Bernardston-Nassau shaly silt loams, rolling and hilly	Not prime farmland	9277	295952
NY115	Washington County, New York	BfE	Bernardston very stony soils, gently sloping through moderately steep	Not prime farmland	4168	295943
NY115	Washington County, New York	BUF	Bernardston soils, steep and very steep	Not prime farmland	11048	295944
NY115	Washington County, New York	Ca	Carlisle muck	Not prime farmland	8385	295954
NY115	Washington County, New York	CHC	Charlton soils, very stony, gently sloping and sloping	Not prime farmland	6743	1914141
NY115	Washington County, New York	CHE	Charlton soils, very stony, moderately steep and steep	Not prime farmland	9005	1914142
NY115	Washington County, New York	CIA	Claverack loamy fine sand, 0 to 2 percent slopes	All areas are prime farmland	949	295955
NY115	Washington County, New York	CIB	Claverack loamy fine sand, 2 to 6 percent slopes	All areas are prime farmland	1047	295956
NY115	Washington County, New York	Cs	Cosad fine sandy loam	Prime farmland if drained	723	295957
NY115	Washington County, New York	Cv	Covington silty clay loam	Not prime farmland	7116	295958
NY115	Washington County, New York	FaB	Farmington loam, 0 to 8 percent slopes	Farmland of statewide importance	1572	295962
NY115	Washington County, New York	FCC	Farmington-Rock outcrop association, nearly level through moderately steep	Not prime farmland	9937	295959
NY115	Washington County, New York	FCF	Farmington-Rock outcrop association, steep and very steep	Not prime farmland	4722	295960
NY115	Washington County, New York	FL	Fluvaquents	Not prime farmland	5982	295961
NY115	Washington County, New York	Fr	Fredon silt loam	Prime farmland if drained	2061	295963
NY115	Washington County, New York	Ha	Halsey mucky silt loam	Not prime farmland	729	295969
NY115	Washington County, New York	Hb	Hamlin silt loam	All areas are prime farmland	2048	295970
NY115	Washington County, New York	HcA	Harland very fine sandy loam, 0 to 2 percent slopes	All areas are prime farmland	519	295971
NY115	Washington County, New York	HcB	Harland very fine sandy loam, 2 to 6 percent slopes	All areas are prime farmland	391	295972
NY115	Washington County, New York	HcC	Harland very fine sandy loam, 6 to 12 percent slopes	Farmland of statewide importance	349	295973
NY115	Washington County, New York	HcD	Harland very fine sandy loam, 12 to 20 percent slopes	Not prime farmland	122	295974
NY115	Washington County, New York	HeA	Herkimer gravelly silt loam, 0 to 3 percent slopes	All areas are prime farmland	903	295975
NY115	Washington County, New York	HeB	Herkimer gravelly silt loam, 3 to 8 percent slopes	All areas are prime farmland	401	295976
NY115	Washington County, New York	HLE	Hollis-Charlton association, moderately steep and steep	Not prime farmland	59467	295964
NY115	Washington County, New York	HNC	Hollis-Rock outcrop association, gently sloping and sloping	Not prime farmland	12880	295965
NY115	Washington County, New York	HoA	Hoosic gravelly sandy loam, 0 to 3 percent slopes	Farmland of statewide importance	7821	295977
NY115	Washington County, New York	HoB	Hoosic gravelly sandy loam, 3 to 8 percent slopes	Farmland of statewide importance	7254	295978
NY115	Washington County, New York	HoC	Hoosic gravelly sandy loam, 8 to 15 percent slopes	Farmland of statewide importance	2699	295979
NY115	Washington County, New York	HSDK	Hoosic gravelly sandy loam, rolling and hilly	Not prime farmland	5623	295966
NY115	Washington County, New York	HTF	Hoosic and Otisville soils, steep and very steep	Not prime farmland	2842	295967
NY115	Washington County, New York	HvB	Hudson silt loam, 2 to 6 percent slopes	All areas are prime farmland	3105	295980
NY115	Washington County, New York	HvC	Hudson silt loam, 6 to 12 percent slopes	Farmland of statewide importance	648	295981
NY115	Washington County, New York	HvD	Hudson silt loam, 12 to 20 percent slopes	Not prime farmland	599	295982
NY115	Washington County, New York	HvE	Hudson and Vergennes soils, steep and very steep	Not prime farmland	17055	295968
NY115	Washington County, New York	KbA	Kingsbury silty clay, 0 to 2 percent slopes	Farmland of statewide importance	17191	295983
NY115	Washington County, New York	KbB	Kingsbury silty clay, 2 to 6 percent slopes	Farmland of statewide importance	6346	295984
NY115	Washington County, New York	Lm	Limerick silt loam	Not prime farmland	4889	295985
NY115	Washington County, New York	Ma	Madalin silty clay loam	Farmland of statewide importance	1153	295986
NY115	Washington County, New York	ML	Made land	Not prime farmland	17	1912838
NY115	Washington County, New York	NAC	Nassau shaly silt loam, undulating through hilly	Not prime farmland	41238	295987

Area Symbol	Area Name	Map Unit Symbol	Map Unit Name	Farmland Class	Map Unit Acres	mukey
NY115	Washington County, New York	NBC	Nassau-Rock outcrop association, undulating through hilly	Not prime farmland	54163	295988
NY115	Washington County, New York	NBF	Nassau-Rock outcrop association, steep and very steep	Not prime farmland	44098	295989
NY115	Washington County, New York	OaB	Oakville loamy fine sand, 0 to 5 percent slopes	All areas are prime farmland	4000	295993
NY115	Washington County, New York	OaC	Oakville loamy fine sand, 5 to 15 percent slopes	Not prime farmland	3943	295994
NY115	Washington County, New York	OKE	Oakville loamy fine sand, moderately steep and steep	Not prime farmland	1245	295990
NY115	Washington County, New York	OP	Orlents and Psumments	Not prime farmland	1144	295991
NY115	Washington County, New York	OIA	Orlents gravely sandy loam, 0 to 3 percent slopes	Not prime farmland	1858	295995
NY115	Washington County, New York	OIB	Orlents gravely sandy loam, 3 to 8 percent slopes	Not prime farmland	965	295996
NY115	Washington County, New York	OVDK	Orlents gravely sandy loam, rolling and hilly	Not prime farmland	1370	295992
NY115	Washington County, New York	PaB	Palatine shaly silt loam, 3 to 8 percent slopes	All areas are prime farmland	491	295998
NY115	Washington County, New York	PaC	Palatine shaly silt loam, 8 to 15 percent slopes	Farmland of statewide importance	193	295999
NY115	Washington County, New York	Pm	Palms muck	Not prime farmland	1484	296000
NY115	Washington County, New York	Pr	Pils, gravel and sand	Not prime farmland	751	1591226
NY115	Washington County, New York	Ps	Pils, quarry	Not prime farmland	492	1591225
NY115	Washington County, New York	PIB	Pittsfield stony fine sandy loam, 3 to 8 percent slopes	All areas are prime farmland	492	296001
NY115	Washington County, New York	PIC	Pittsfield stony fine sandy loam, 8 to 15 percent slopes	Farmland of statewide importance	257	296002
NY115	Washington County, New York	PVC	Pittsfield-Amenia association, very stony, gently sloping through moderately steep	Not prime farmland	345	295997
NY115	Washington County, New York	RhA	Rhinebeck silt loam, 0 to 2 percent slopes	Prime farmland if drained	3277	296006
NY115	Washington County, New York	RhB	Rhinebeck silt loam, 2 to 6 percent slopes	Prime farmland if drained	703	296007
NY115	Washington County, New York	ROF	Rock outcrop-Hollis association, moderately steep through very steep	Not prime farmland	8173	296003
NY115	Washington County, New York	RPC	Rock outcrop-Vergennes association, gently sloping through moderately steep	Not prime farmland	3035	296004
NY115	Washington County, New York	RPF	Rock outcrop-Vergennes association, steep and very steep	Not prime farmland	593	296005
NY115	Washington County, New York	Sa	Saco silt loam	Not prime farmland	3946	296011
NY115	Washington County, New York	SB	Saprisits, Aquepts, and Aquepts	Not prime farmland	2697	296008
NY115	Washington County, New York	ScA	Scriba gravely silt loam, 0 to 3 percent slopes	Farmland of statewide importance	1504	296012
NY115	Washington County, New York	ScB	Scriba gravely silt loam, 3 to 8 percent slopes	Farmland of statewide importance	3718	296013
NY115	Washington County, New York	SDC	Scriba very stony soils, nearly level through sloping	Not prime farmland	1322	296009
NY115	Washington County, New York	Su	Sun loam	Farmland of statewide importance	5163	296014
NY115	Washington County, New York	SV	Sun very stony soils	Not prime farmland	1464	296010
NY115	Washington County, New York	Te	Teel silt loam	All areas are prime farmland	4222	296015
NY115	Washington County, New York	VeB	Vergennes silty clay loam, 3 to 8 percent slopes	Farmland of statewide importance	18662	296016
NY115	Washington County, New York	VeC	Vergennes silty clay loam, 6 to 12 percent slopes	Farmland of statewide importance	10424	296017
NY115	Washington County, New York	VeD	Vergennes silty clay loam, 12 to 20 percent slopes	Not prime farmland	5620	296018
NY115	Washington County, New York	W	Water	Not prime farmland	8609	1591209
NY115	Washington County, New York	Wa	Wallington silt loam, sandy substratum	Prime farmland if drained	1738	296019
NY117	Wayne County, New York	Aa	Adrian muck	Not prime farmland	2337	295693
NY117	Wayne County, New York	AD	Alluvial land	Not prime farmland	1575	295692
NY117	Wayne County, New York	AgA	Alton gravely sandy loam, 0 to 3 percent slopes	All areas are prime farmland	2582	295694
NY117	Wayne County, New York	AgB	Alton gravely sandy loam, 3 to 8 percent slopes	All areas are prime farmland	5528	295695
NY117	Wayne County, New York	AgC	Alton gravely sandy loam, 8 to 15 percent slopes	Farmland of statewide importance	1414	295696
NY117	Wayne County, New York	AgD	Alton gravely sandy loam, 15 to 25 percent slopes	Not prime farmland	489	295697
NY117	Wayne County, New York	AIA	Alton cobbly loam, 0 to 3 percent slopes	All areas are prime farmland	1090	295698
NY117	Wayne County, New York	AIB	Alton cobbly loam, 3 to 8 percent slopes	All areas are prime farmland	646	295699
NY117	Wayne County, New York	Ap	Appleton loam, 0 to 5 percent slopes	Prime farmland if drained	11320	295700
NY117	Wayne County, New York	Be	Beaches	Not prime farmland	213	295701
NY117	Wayne County, New York	BoA	Bombay gravely fine sandy loam, 0 to 3 percent slopes	All areas are prime farmland	5374	295702
NY117	Wayne County, New York	BoB	Bombay gravely fine sandy loam, 3 to 8 percent slopes	All areas are prime farmland	9521	295703
NY117	Wayne County, New York	BoC	Bombay gravely fine sandy loam, 8 to 15 percent slopes	Farmland of statewide importance	381	295704
NY117	Wayne County, New York	Ca	Canandaigua silt loam	Not prime farmland	22853	295707
NY117	Wayne County, New York	Cd	Carlisle muck	Not prime farmland	12152	295708
NY117	Wayne County, New York	CeB	Cazenovia silt loam, 3 to 8 percent slopes	All areas are prime farmland	1638	295709
NY117	Wayne County, New York	CeC	Cazenovia silt loam, 8 to 15 percent slopes	Farmland of statewide importance	350	295710
NY117	Wayne County, New York	CFL	Cut and fill land	Not prime farmland	4116	295705
NY117	Wayne County, New York	CoA	Cazenovia gravely silt loam, bedrock substratum, 0 to 3 percent slopes	All areas are prime farmland	679	295711
NY117	Wayne County, New York	CoB	Cazenovia gravely silt loam, bedrock substratum, 3 to 8 percent slopes	All areas are prime farmland	1258	295712
NY117	Wayne County, New York	Cp	Chippeny muck	Not prime farmland	300	295713

Kingsbury Zoning

ZONING

280 Attachment 1



Chapter 280. Zoning

Article VI. District Regulations

§ 280-25. PIC-75 Park Industrial/Commercial District.

[Added 2-9-1998 by L.L. No. 3-1998]

- A. Description: an area that is appropriate for a wide range of light industrial and commercial uses that are not detrimental to existing adjacent residential and agricultural uses.
- B. Purpose: to establish an area in which a broad range of light industrial and compatible commercial uses can develop; to permit the continued light industrial and commercial uses and the expansion of those uses in the district; to prohibit heavy industrial uses which may have an adverse effect on the surrounding uses and adjacent districts.
- C. Density: building(s) of up to 30,000 square feet in gross floor area will be allowed for every 75,000 square feet of site. For each additional 1,000 square feet of gross floor area, 2,000 square feet of land area will be required.

D. Permitted uses:

- (1) Light manufacturing operations where the use meets the definition of "light manufacturing" put forth in this chapter.^[1]

[1] *Editor's Note: See § 280-7, Definitions.*

- (2) Building supply lumberyards and similar storage yards.
- (3) Research and testing laboratories.
- (4) Offices.
- (5) Warehousing for enclosed storage of goods and materials.
- (6) Public facilities and essential services.
- (7) Heavy equipment sales and service.
- (8) Distribution plants.
- (9) Construction companies.
- (10) Essential service buildings.
- (11) Retail and/or wholesale businesses.
- (12) Commercial enclosed storage buildings.
- (13) Truck, farm and construction equipment sales/service.
- (14) Public utility unit substations necessary for the service of the area.
- (15) Commercial greenhouses.
- (16) Service businesses.
- (17) Metal fabrication.

E. Minimum requirements.

- (1) Minimum lot size:

Area	Frontage
(square feet)	(feet)
75,000	200

- (2) Minimum yard dimensions:
[Amended 3-21-2005 by L.L. No. 1-2005]

Front*	Each Side Yard (feet)	Rear (feet)
40	25**	50**

NOTES:

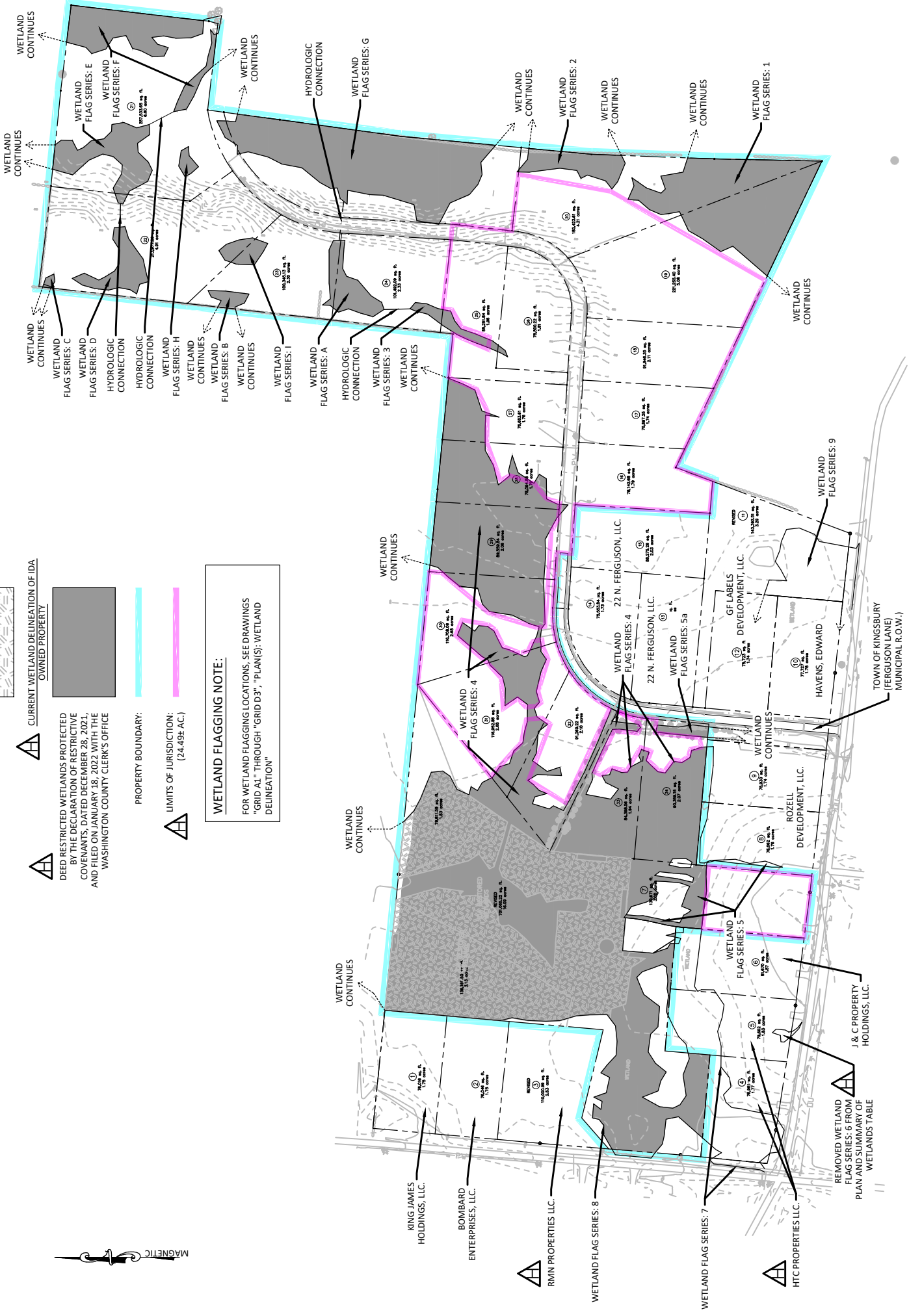
- * Properties fronting on a state highway shall provide for an additional 30 feet of setback.
- ** Double when adjacent to residential districts.

- F. Exclusion. Any other use not specifically permitted, except accessory uses, shall be prohibited, including but not limited to hazardous waste disposal.
- G. Site plan review. All development within the PIC-75 District shall be subject to site plan review as described in Article **VIII** of this chapter.
 - [2] *Editor's Note: Original § 80-25, Planning Development District, was repealed 9-25-1989 by L.L. No. 2-1989. Subsequently § 80-25, PC-1A Plaza Commercial Zone, which immediately followed this section, was added 10-13-1992 by L.L. No. 4-1992 and repealed 3-21-2005 by L.L. No. 1-2005.*

Wetlands Information and Flood Map

GENERAL NOTES:

- G-1) MAP INFORMATION TAKEN FROM DESIGN PLANS PREPARED FOR WARREN-WASHINGTON COUNTIES INDUSTRIAL PARK. PLANS TITLED, "PHASE II IMPROVEMENTS" BY JARRETT ENGINEERS, PLLC., AUGUST 2009.
- G-2) UPDATED WETLAND DELINEATION ON CURRENTLY UNDEVELOPED LOTS COMPLETED BY NORTH COUNTRY ECOLOGICAL SERVICES, INC., SEPTEMBER 2020 AND APRIL 2021.
- G-3) WETLANDS ON OCCUPIED PRIVATELY OWNED (COMMERCIAL/DEVELOPED) LOTS WERE NOT DELINEATED BY NORTH COUNTRY ECOLOGICAL SERVICES, INC. AND PRIOR DELINEATED WETLANDS BY ROBERTS ENVIRONMENTAL CONSULTING, INC. (CIRCA 1998) ARE NOT DEPICTED.
- G-4) WETLAND BOUNDARIES CONFIRMED BY MR. JOHN CONNELL OF THE USAGE ON JULY 1, 2021.



WETLAND FLAGGING NOTE:
 FOR WETLAND FLAGGING LOCATIONS, SEE DRAWINGS "GRID A1" THROUGH "GRID D3", "PLAN(S): WETLAND DELINEATION"

Wetland Area	Size (± Acres)	Wetland Summary Table	Cover Types Present
1	2.86	Scrub-Shrub and Emergent	Scrub-Shrub and Emergent
2	0.51	Scrub-Shrub and Emergent	Scrub-Shrub and Emergent
3	0.22	Scrub-Shrub and Emergent	Scrub-Shrub and Emergent
4/5/7/8	22.81	Forested, Scrub-Shrub, and Emergent	Forested, Scrub-Shrub, and Emergent
5A	0.11	Emergent	Emergent
6	Isolated, non-jurisdictional wetland (0.03 ac)		
A	0.46	Scrub-Shrub and Emergent	Scrub-Shrub and Emergent
B	0.11	Scrub-Shrub and Emergent	Scrub-Shrub and Emergent
C	0.03	Emergent	Emergent
D	0.44	Scrub-Shrub and Emergent	Scrub-Shrub and Emergent
E	0.80	Scrub-Shrub and Emergent	Scrub-Shrub and Emergent
F	1.15	Scrub-Shrub and Emergent	Scrub-Shrub and Emergent
G	3.40	Scrub-Shrub and Emergent	Scrub-Shrub and Emergent
H	0.07	Scrub-Shrub and Emergent	Scrub-Shrub and Emergent
I	0.21	Scrub-Shrub and Emergent	Scrub-Shrub and Emergent
Total	33.20		

Site Statistics	
Total Subdivision Property (Ac)	= 108.34
Current IDA Owned Property (Ac)	= 79.02
Lands Privately/Municipally Owned (Not Part of Jurisdictional Review)	(Ac) = 29.32
Limits of Jurisdiction (Ac)	= 24.49
Site Coordinates: 43°21'22"N 73°35'52"W	
Property Owner:	Warren-Washington County IDA C/O Mr. David O'Brien, Chairperson 5 Warren Street - Suite 210 Glens Falls, New York 12801 (518) 307-4790
Project Applicant:	Warren-Washington County IDA

DATE	REV #	ISSUED / REVISIONS
12/16/2022	A	REVISED FOR USACE PRELIMINARY JURISDICTION DETERMINATION (REVISED LIMITS OF JURISDICTION AND WETLAND SUMMARY TABLE)
12/07/2021	G	REVISED WETLAND DELINEATION & DEED RESTRICTED AREAS (UPDATED LIMITS OF JURISDICTION & WETLAND SUMMARY TABLE)
10/14/2021	A	UPDATED PER NCES COMMENTS (LABELED WETLAND FLAG SERIES AND ADDED WETLAND FLAG NOTE)
09/21/2021	A	UPDATED PER NCES/USACE COMMENTS (REVISED LIMITS OF JURISDICTION; ADDED LABELS TO WHERE WETLANDS CONTINUE FOR REVIEW BY NCES AND USACE (NO CHANGES THIS SHEET))
06/29/2021	A	FOR REVIEW BY NCES AND USACE
06/10/2021	A	FOR REVIEW BY NCES AND USACE
05/13/2021	B	UPDATED DELINEATION BY NORTH COUNTRY ECOLOGICAL SERVICES, INC.
11/18/2020	A	UPDATED DELINEATION BY NORTH COUNTRY ECOLOGICAL SERVICES, INC.

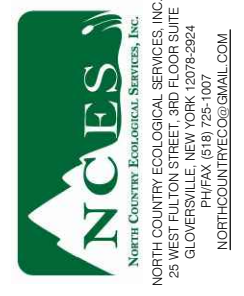
WETLAND DELINEATION MAP

PHASE II USACE WETLAND PERMITTING
 WARREN-WASHINGTON COUNTIES INDUSTRIAL PARK
 COUNTY LINE & CASEY ROAD
 KINGSBURY, NEW YORK

JARRETT Engineers, PLLC
 Civil & Environmental Engineering
 12 EAST WASHINGTON STREET
 GLENS FALLS, N.Y.
 PHONE: (518) 792-2907

PRO #95-015
 OCTOBER 2020
 SHEET: 1 OF 12

BASE SHEET: 22 X 34
 PLOTTED / REVISED: 12/16/2022 12:30 PM



GENERAL NOTES:

- G-1) MAP INFORMATION TAKEN FROM DESIGN PLANS PREPARED FOR WARREN-WASHINGTON COUNTIES INDUSTRIAL PARK. PLANS TITLED, "PHASE II IMPROVEMENTS" BY JARRETT ENGINEERS, PLLC., AUGUST 2009.
- G-2) UPDATED WETLAND DELINEATION ON CURRENTLY UNDEVELOPED LOTS COMPLETED BY NORTH COUNTRY ECOLOGICAL SERVICES, INC., SEPTEMBER 2020 AND APRIL 2021.
- G-3) WETLANDS ON OCCUPIED PRIVATELY OWNED (COMMERCIAL/DEVELOPED) LOTS WERE NOT DELINEATED BY NORTH COUNTRY ECOLOGICAL SERVICES, INC. AND PRIOR DELINEATED WETLANDS BY ROBERTS ENVIRONMENTAL CONSULTING, INC. (CIRCA 1998) ARE NOT DEPICTED.
- G-4) REFER TO "MAP MADE FOR WARREN & WASHINGTON COUNTIES I.D.A." PREPARED BY VAN DUSEN & STEVES LAND SURVEYORS FOR DEED RESTRICTED/PROTECTED AREAS. VAN DUSEN & STEVES DRWG NO.: 88-507-DEED-RESTRICTION. DATED: NOVEMBER 16, 2021. LAST REVISED: REVISION #1 ON 12/06/21.

PRIOR WETLAND DELINEATION, CIRCA 1998



EXISTING WETLAND MITIGATION/RESTORED WETLANDS:

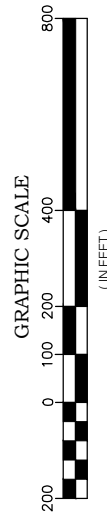
DEED RESTRICTED WETLANDS PROTECTED BY THE DECLARATION OF RESTRICTIVE COVENANTS, DATED DECEMBER 28, 2021, AND FILED ON JANUARY 18, 2022 WITH THE WASHINGTON COUNTY CLERK'S OFFICE

JURISDICTIONAL (RETAINED) WETLAND ON LOT:

DEED RESTRICTED / PROTECTED AREA



2 PLAN: DEED RESTRICTED / PROTECTED AREA
SCALE: SEE GRAPHIC SCALE



Lot Designation	Overall Lot Area (Ac)	Wetland Area Restricted (Ac)	Upland Area Restricted (Ac)	Jurisdictional Wetland Area To Be Retained On	
				Lot (Ac)	Lot (Ac)
1*				PRIVATELY OWNED PARCEL	
2*				PRIVATELY OWNED PARCEL	
3*				PRIVATELY OWNED PARCEL	
4*				PRIVATELY OWNED PARCEL	
5*				PRIVATELY OWNED PARCEL	
6*				PRIVATELY OWNED PARCEL	
7	3.00	0.71	0.77	1.48	0.00
8*				PRIVATELY OWNED PARCEL	
9*				PRIVATELY OWNED PARCEL	
10*				PRIVATELY OWNED PARCEL	
11*				PRIVATELY OWNED PARCEL	
12*				PRIVATELY OWNED PARCEL	
13*				PRIVATELY OWNED PARCEL	
14*				PRIVATELY OWNED PARCEL	
15*				PRIVATELY OWNED PARCEL	
16	1.79	0.00	0.00	0.00	0.00
17	1.74	0.00	0.00	0.00	0.00
18	2.11	0.00	0.00	0.00	0.00
19	5.08	1.62	0.20	1.82	0.00
20	4.21	1.75	0.75	2.50	0.00
21 Through 24	22.62	6.76	15.87	22.62	0.00
25	1.96	0.12	0.05	0.18	0.02
26	1.81	0.00	0.00	0.00	0.01
27	1.76	0.49	0.04	0.53	0.004
28	1.79	1.10	0.03	1.14	0.08
29	2.06	1.90	0.07	1.97	0.00
30	2.68	0.98	0.19	1.16	0.01
31	2.68	0.74	0.11	0.85	0.03
32	2.10	0.64	0.23	0.87	0.05
33	1.94	1.37	0.22	1.59	0.00
34	2.07	1.61	0.11	1.72	0.00
Ferguson Lane**				MUNICIPALLY OWNED BY THE T/O KINGSBURY	
Paper Street	1.52	0.00	0.00	0.00	0.01
Mitigation lot	16.09	13.21	2.89	16.10	0.00
Totals	79.02	33.01	21.52	54.53	0.21

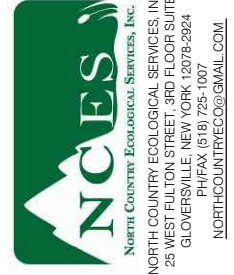
12/16/2022	AD	REVISED FOR USAGE PRELIMINARY JURISDICTION DETERMINATION (UPDATED LEGEND AND DEED RESTRICTED/PROTECTED AREAS)
12/07/2021	AG	REVISED WETLAND DELINEATION & DEED RESTRICTED AREAS (REVISED DEED RESTRICTED/PROTECTED AREAS TABLE; ADDED GENERAL NOTE G-4)
11/18/2020	AA	UPDATED DELINEATION BY NORTH COUNTRY ECOLOGICAL SERVICES, INC.
DATE	REV #	ISSUED / REVISIONS

DOCUMENTS PROVIDED TO THE TOWN OF KINGSBURY FOR THE PURPOSES OF THE WETLANDS PERMITTING PROCESS. THESE MAPS AND THE UNDERLYING DATA ARE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT CONSTITUTE A PROFESSIONAL ENGINEERING DESIGN. THE TOWN OF KINGSBURY ENGINEERS, PLLC. ONLY DOCUMENTS LABELED AS SUCH FOR CONSTRUCTION MAY BE USED FOR SUCH PURPOSES. THESE SHALL BE USED BY ENGINEERS, ARCHITECTS AND OTHER PROFESSIONALS AT THEIR OWN RISK. NO LIABILITY SHALL BE ASSUMED FOR ANY UNAUTHORIZED USE.



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P.E. # 57509
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PLAN: DEED RESTRICTED/PROTECTED AREA **C2**

PHASE II USACE WETLAND PERMITTING
WARREN-WASHINGTON COUNTIES INDUSTRIAL PARK
COUNTY LINE & CASEY ROAD
KINGSBURY, NEW YORK

JARRETT Engineers, PLLC
Civil & Environmental Engineering
12 EAST WASHINGTON STREET
GLENS FALLS, N.Y.
PHONE: (518) 792-2907

OCTOBER 2020 PRO #95-015 SHEET: 2 OF 12
BASESHEET: 22 x 34 PLOTTED / REVISED: 12/16/2022 12:30 PM

GENERAL NOTES:

G-1) UPDATED WETLAND DELINEATION ON CURRENTLY UNDEVELOPED LOTS PREPARED BY NORTH COUNTRY ECOLOGICAL SERVICES, INC., SEPTEMBER 2020 AND APRIL 2021.

G-2) WETLANDS ON PREVIOUSLY DEVELOPED AND PRIVATELY OWNED (COMMERCIALY DEVELOPED) LOTS WERE NOT DELINEATED BY NORTH COUNTRY ECOLOGICAL SERVICES, INC.



DEED RESTRICTED WETLANDS PROTECTED BY THE DECLARATION OF RESTRICTIVE COVENANTS, DATED DECEMBER 28, 2021, AND FILED ON JANUARY 18, 2022 WITH THE WASHINGTON COUNTY CLERK'S OFFICE

CURRENT WETLAND DELINEATION OF IDA OWNED PROPERTY

LIMITS OF JURISDICTION:

PLAN: INDEX

SCALE: SEE GRAPHIC SCALE



NORTH COUNTRY ECOLOGICAL SERVICES, INC.
 NORTH COUNTRY ECOLOGICAL SERVICES, INC.
 25 WEST FULTON STREET, 3RD FLOOR SUITE
 GLOVERSVILLE, NEW YORK 12078-2924
 PH/FAX (518) 725-1007
 NORTH-COUNTRY-ECO@GMAIL.COM

12/16/2022	△	REVISED FOR USAGE PER PRIMARY JURISDICTION DETERMINATION (REVISED LIMITS OF JURISDICTION AND UPDATED LEGEND)
12/07/2021	△	REVISED WETLAND DELINEATION & DEED RESTRICTED AREAS (NO CHANGES TO THIS DRAWING SHEET)
10/14/2021	△	UPDATED PER NCE'S COMMENTS (NO CHANGES TO THIS DRAWING SHEET)
09/21/2021	△	UPDATED PER NCE'S/USACE COMMENTS (REMOVED WETLAND SUMMARY CHART)
06/29/2021	△	FOR REVIEW BY NCE'S AND USACE (NEW DRAWING SHEET)
DATE	REV #	ISSUED / REVISIONS



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PLAN: INDEX

INDEX

PHASE II USACE WETLAND PERMITTING
 WARREN-WASHINGTON COUNTIES INDUSTRIAL PARK
 COUNTY LINE & CASEY ROAD
 KINGSBURY, NEW YORK

JARRETT Engineers, PLLC
 Civil & Environmental Engineering
 12 EAST WASHINGTON STREET
 GLENS FALLS, N.Y.
 PHONE: (518) 792-2907
 PRO #95-015

OCTOBER 2020 SHEET: 3 OF 12

BASESHEET: 22 x 34 PLOTTED / REVISED: 12/16/2022 12:30 PM

22 FERGUSON LN QUEENSBURY, NY 12804-7641

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	361235	PANEL	0001B
PANEL DATE	September 07, 1979	MAP NUMBER	3612350001B



The closest match to 84 park rd queensbury ny is 84 PARK RD QUEENSBURY, NY 12804-7614

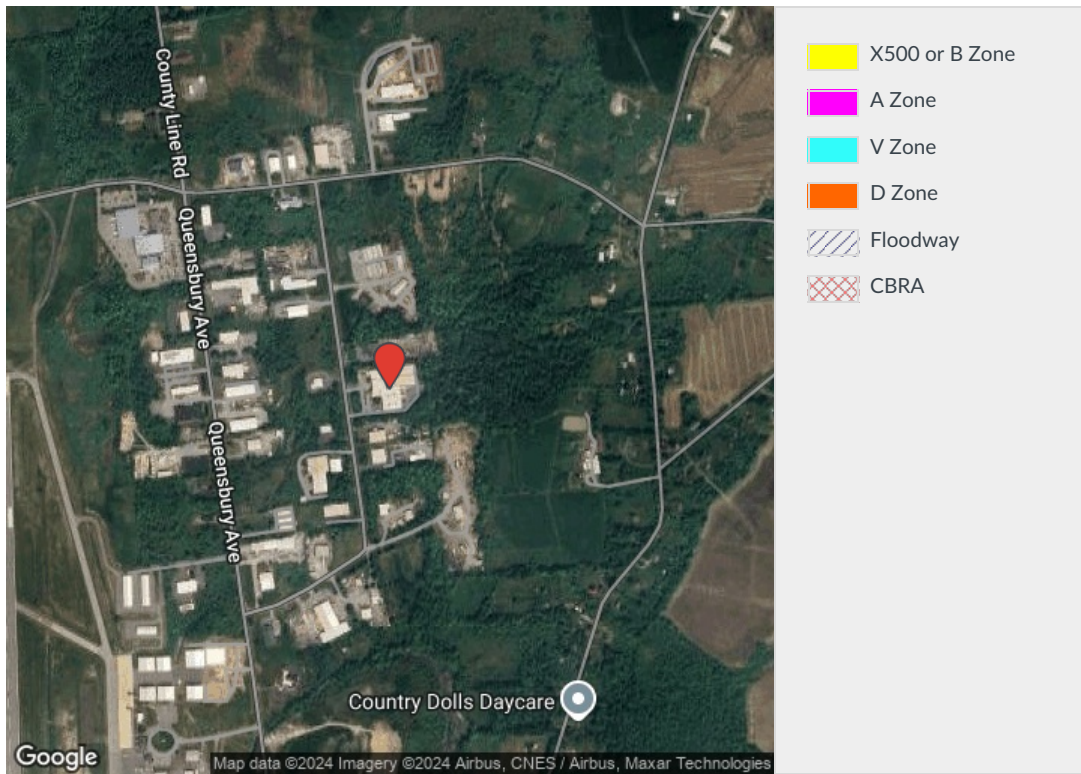
84 PARK RD QUEENSBURY, NY 12804-7614

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	361235	PANEL	0001B
PANEL DATE	September 07, 1979	MAP NUMBER	3612350001B



"Covenants and Restrictions"

THE COUNTIES OF WARREN AND WASHINGTON
INDUSTRIAL DEVELOPMENT AGENCY

DECLARATION OF USES, COVENANTS AND RESTRICTIONS

PURPOSE

It is the desire and intention of the Counties of Warren and Washington Industrial Development Agency (WWIDA) to develop Phase II of the Airport Industrial Park (the "Park") for light manufacturing, assembly, research or laboratory operation and related enterprises; to impose covenants, conditions and restrictions upon the land for the benefit of both the property and the community of which it is a part; and to ensure that the property is developed in ways that are compatible with both the natural and developed environments of the area. To these ends, the WWIDA has adopted standard to:

- A. Ensure proper use and appropriate development of the Park as a whole and for the improvement of each building site in the Park;
- B. Protect the owners and tenants of building sites therein against any use which may be incompatible with the purposes of the Park;
- C. Guard against the erection of structures built of improper or unsuitable materials;
- D. Encourage erection of harmoniously located, attractive improvements in the Park;
- E. Secure and maintain proper setbacks from streets and provide adequate free space between structures;
- F. Provide ample uncongested space and circulation for all owners and tenants; and
- G. Provide maximum flexibility for expansion, changes in use and adaptation for owners and tenants.

The following standards are to be used by architects, engineers and builders when preparing plans for structures to be located within the Park. Nothing below is to be construed, however, as allowing exceptions to any local, state or federal statute, law or ordinance.

ARTICLE I
DEFINITIONS

The following words shall have the following meanings when used in this Declaration of Uses, Covenants and Restrictions:

- 1.01 "WWIDA" shall mean the Counties of Warren and Washington Industrial Development Agency.
- 1.02 "Lot" shall mean any parcel in the Park heretofore or hereafter created by the subdivision or re-subdivision of the property or any part thereof.
- 1.03 "Owner" shall mean any person, firm or corporation holding title or record in and to any lot or portion thereof and any person, firm or corporation holding any security interest in and to any lot or portion thereof, including, without limitation, any mortgagee, any trustee under a deed of trust, any beneficiary of a deed of trust, or any long term lessee holding under the WWIDA.
- 1.04 "Park" shall mean those certain tracts or parcels of land containing in the aggregate, 105 acres of land, more or less, situate, lying and being in the Town of Kingsbury in Washington County and more particularly described in Exhibit A, annexed hereto and made a part hereof.
- 1.05 "Structure" shall mean all man made improvements, including buildings, temporary structures, and fences.

ARTICLE II
LAND USE

Section 2.01 Zoning

No land shall be used for any purpose other than light manufacturing, assembly, research, or laboratory operation, and as may be permitted by the WWIDA from time to time in the manner set forth in Article VIII hereof.

Section 2.02 Lot Size and Frontage

The minimum lot size for any development parcel in the Park shall be in excess of 75,000 sq. ft. or 1.72 acres per plot, and the frontage shall not be less than 200 feet, unless approved by the WWIDA in the manner set forth in Article VIII hereof.

ARTICLE III
USE OF PROPERTY: RESTRICTIONS

Section 3.01 Setback Restrictions

Setback Restrictions shall be the same as those set forth in the Town of Kingsbury Zoning Ordinance.

Section 3.02 Accessory Buildings

The construction, size and location of accessory buildings shall be governed by the Town of Kingsbury Zoning Ordinance.

Section 3.03 Underground Utilities, Pipes, Etc.

No pipe, conduit cable, line or the like for water, gas sewage, drainage, stem, electricity or any other utility or service shall be installed or maintained upon any lot (outside of any building) above the surface of the ground. Any exception to the above conditions can only be in such manner and upon such conditions as may be specifically approved by the WWIDA.

Section 3.04 Parking

All parking areas on each lot shall be the same as set forth in the Town of Kingsbury Zoning Ordinance.

Section 3.05 Loading

All provisions for vehicle loading shall be provided on the lot. No on-street vehicle loading shall be permitted. Vehicle loading shall be permitted only at the rear of buildings or on a side; except that such loading performed on a side shall be screened from front street visibility and adjacent properties in a manner approved by the WWIDA.

Section 3.06 Outside Storage

No outside storage or operations of any kind shall be permitted on any lot, unless such activity is visually screened from all street and adjacent properties in a manner approved by the WWIDA. No outside storage shall extend above the top of such screening.

Section 3.07 Signs

The location, size, design and construction of signs shall be governed by the Town of Kingsbury Zoning Ordinance, must be in keeping with the character of the property and must be approved in writing by the WWIDA.

Section 3.08 Vibration

Buildings and other structures shall be constructed and machinery and equipment installed and insulated on each lot so that the ground vibration inherently and recurrently generated is not perceptible without instruments at any point along any of the exterior lot lines.

If vibration and/or concussion are either a constant or intermittent part of an operation, a report prepared by a licensed geotechnical engineer shall be presented to the WWIDA during the design process. This report shall state the probable effect of the operation and proposed mitigating measures. Such report shall be on factor to be considered by the WWIDA when determining whether to grant approval.

Section 3.09 Air Quality

Air pollutants, including but not limited to dust, smoke odors, gasses and fumes, shall not be released to the atmosphere without the proper permits from the New York State Department of Environmental Conservation or other body having jurisdiction.

Section 3.10 Maintenance - Refuse or Trash

The owner of every lot shall keep it and all buildings, parking lots and roadways, and all improvements used in connections with the lot, in a safe, clear, neat and sanitary condition and shall comply in all respects with all governmental zoning, health, fire and police requirements. Each owner shall remove at the owner's expense any rubbish or any character which may accumulate on owner's lot. During construction of any improvements on any lot, the owner thereof shall keep any construction site free of unsightly accumulations of rubbish and scrap materials; and construction materials, trailers, shacks and the like employed in connection with such construction shall be kept in a neat and orderly manner.

Section 3.11 Landscaping

Owners shall maintain all land and structures owned within the Park in a manner compatible with the provisions of these covenants and restrictions.

Section 3.12 Waste Water Disposal

All waste water discharged shall conform to all applicable federal, state and local requirements, regulations and/or local laws or ordinances.

Section 3.13 Solid Waste Disposal

It shall be the responsibility of each owner to 1) individually contract for removal and disposal of all waste material; 2) secure necessary permits for disposal of potentially toxic materials; and 3) ensured proper transportation of all waste materials to protect the health, safety and well-being of the public. Disposal of any waste material at the Park is prohibited. All landfills are specifically prohibited in the Park.

Section 3.14 Land Coverage

Land coverage regulations shall be the same as set forth in the Town of Kingsbury Zoning Ordinance.

Section 3.15 Temporary Structures

Temporary structures shall be the same as set forth in the Town of Kingsbury Zoning Ordinance.

Section 3.16 Animals

No livestock, poultry or other animals shall be kept on any lot except as required for research and development establishments and testing laboratories, and in no event shall any stable, hutch, barn, coop or other housings or shelter for animals or for the storage of materials be placed or maintained upon any lot, except as approved by the WWIDA.

Section 3.17 Noise

Offensive noise shall not be permitted. Noise shall be measured on any boundary of the lot on which the use generating the noise is located. Noise shall be muffled so as not to become objectionable due to intermittence, beat frequency, shrillness, intensity or other cause.

If any planned operations involves either a constant or intermittent noise, a report prepared by a professional engineer shall be presented to the WWIDA during the design process. This report shall state the probable effect of the operation and proposed mitigating measures. Such report shall be one factor to be considered by the WWIDA when determining whether to grant approval.

Section 3.18 Radioactive Materials

Any operation requiring licensing by the Nuclear Regulatory Commission (or its successor) shall also require the written approval of the WWIDA.

ARTICLE IV SUBMISSION AND APPROVAL PROCESS

Section 4.01 Submissions

No structure shall be constructed, altered or moved onto any lot, nor shall any new use be commenced on any lot unless plans and specifications (including a description of any proposed new use) shall have been submitted to and approved in writing by the WWIDA. Plans and specifications shall be organized and such other drawings as are necessary to show the nature, exterior color scheme, kind, shape, height, type of materials and location with respect to the particular lot (including proposed front, rear and side setbacks and open spaces) of all structures and with reference to other structures on other portions of the property, and the number and location of all parking spaces and driveways on the lot; a grading plan for the lot; a planting plan; a site lighting plan; a plan of storm drainage facilities; a sign program; an Environmental Assessment Form (EAF); and such other details as may be required by the WWIDA from time to time.

Section 4.02 Approval, Disapproval, Revision

- A. Following submissions of plans to the WWIDA pursuant to Section 4.01, the WWIDA shall cause the plans to be carefully examined by its authorized representatives and with reasonable promptness shall:
 - 1. Accept the plans as submitted; or
 - 2. Return the plans with suggestions for revisions; or
 - 3. Reject the plans with reasons therefore in writing.
- B. The WWIDA may reject the plans or return them for revision for any of the following:
 - 1. Failure to comply with any of the standards and restrictions contained herein;
 - 2. Failure to include information in plans and specifications as may have been reasonably requested by the WWIDA;

3. Objection to the exterior design, appearance or materials of any proposed structure;
4. Objection on the grounds of incompatibility of any proposed structure or use with existing or proposed structures or uses on other lots in the property;
5. Objection to the grading or lighting plan for any lot;
6. Objection to the color scheme, finish, proportions, style of architecture, height, bulk or appropriateness of any structure;
7. Objection to the proposed signage; or
8. Any other matter which, in the judgement of the WWIDA would render the proposed structure or structures or use inharmonious with the general plan of improvement of the Park.

In any case, where the WWIDA disapproves any plans and specifications, or approves the plans and specifications with modifications or with specified conditions, that disapproval or qualified approval will be accompanied by a statement of the grounds upon which the action was based.

Section 4.03 Approval

Upon approval by the WWIDA of any plans and specifications, a copy of those plans and specifications, as approved, shall be retained for permanent record by the WWIDA and a copy of the plans and specifications bearing the approval, in writing, will be returned to the applicant.

Section 4.04 Rules and Regulations

The WWIDA may from time to time promulgate rules and regulations governing the form and content of plans and specifications to be submitted for approval, and may issue statements of policy with respect to approval or disapproval of the architectural styles or details, or other matters which require approval. These rules and statements of policy may be amended or revoked by the WWIDA at any time. Approval of any plans and specifications will not be deemed a waiver of the WWIDA's right, in its discretion, to disapprove those plans or specifications or any of the features or elements included therein if such plans, specifications, features or elements are subsequently submitted for use on any other lot or lots.

ARTICLE V
PROTECTION OF WETLANDS

Section 5.01 Designated Wetlands

Areas designated as shrub, emergent or forested wetland on the plan entitled *Subdivision Plat: Warren-Washington Counties Industrial Park - Phase IIA Development* dated November 2001, last revised April 4, 2003 (approved by the Kingsbury Planning Board on April 16, 2003 and subsequently filed in the Washington County Clerk's Office on the 28th day of April, 2003 in File # 31C-46), shall be designated as protected wetland areas in perpetuity. This includes all wetlands outside of the area labeled on the above-referenced plan as the Wetland Mitigation area with the EXCEPTION of the areas approved for fill as shown in lots 4, 5D, 6, 8, 9, 10 and in the former ditch.

Within the protected wetland areas, activities prohibited by any future owner include: dredging, filling or alteration of natural grade. There shall be no discharge of soil, sediment, construction debris or other fill material to the wetland or permanent stockpiling or disposal of leaves, yard waste, compost material or manmade materials or structures within the wetland boundaries. There shall be no clear cutting, mowing or removal of natural vegetation within the designated wetland. No activities in or adjacent to the wetland shall occur that will adversely affect wetland by flooding or draining the protected wetland.

Section 5.02 Wetland Mitigation Area

Secondly, all of the area within the boundary of the Wetland Mitigation Area and constructed ditch as shown on the plan entitled *Subdivision Plat: Warren-Washington Counties Industrial Park - Phase IIA Development* dated November 2001, last revised April 4, 2003 (approved by the Kingsbury Planning Board on April 16, 2003 and subsequently filed in the Washington County Clerk's Office on the 28th day of April, 2003 in File # 31C-46), shall also be protected from future disturbance in perpetuity. All restricted activities applicable to protected wetlands on the site shall apply to the Wetland Mitigation Area, with the exception of any activities with the purpose of enhancing, restoring or maintaining the created wetland and approved by the U.S. Army Corps of Engineers. These activities may include planting, seeding, alteration of water control structures, installation of monitoring wells, management of plant communities and minor grading to restore, maintain, monitor or improve wetland habitat within the constructed wetland areas.

ARTICLE VI
COVENANTS

Section 6.01 Covenants Run with Land

The foregoing covenants and restrictions shall run with bind and inure to the benefit of the land in the Park, and the WWIDA covenants and agrees to hold such land retained by

it, subject to all the terms, provisions and conditions of this Declaration of Uses, Covenants and Restrictions. Any and all sales, leases, mortgages, or other dispositions of such land or any part thereof shall be subject of this Declaration of Uses, Covenants and Restrictions. The WWIDA reserves the right, however, from time to time hereafter to delineate, plot, grant or reserve within the Park public streets, roads, sidewalks, ways and appurtenances thereto, and such easements for drainage and public utilities , as it may deem necessary or desirable for the development of the Park (and from time to time to change the location of the same).

Section 6.02 Enforceability of Covenants

Said covenants and restrictions shall be enforceable by the WWIDA, its successors and assigns, and all future owners of property in the Park.

Section 6.03 Violation of Covenants

Violation of any of said restrictions or conditions or breach of any covenant or agreement herein contained shall give the WWIDA under Section 9.01, in addition to any other remedy under the laws of the United States, the State of New York, Washington County, or the Town of Kingsbury, (but not the obligation) to enter upon the lot as to which such violation or breach exists and summarily to abate and remove any erection or thing or correct any condition that may constitute such violation or breach at the expense of the then owner or tenant of such land, which expense shall be a lien on such lot enforceable in equity; provided however that no such entry shall be made unless the violation or breach has not been remedied and corrected within thirty (30) days after the mailing by first class mail, postage prepaid, of notice of such violation or breach from the WWIDA or their assignees to the occupant of the lot on which the violation or breach has occurred.

ARTICLE VII TERM OF COVENANTS

Section 7.01 Term

This Declaration of Uses, Covenants and Restrictions shall continue in force for a period of fifty (50) years from the date hereof, at which time the aforesaid agreement shall cease and terminate and be of no further force and effect.

ARTICLE VIII
VARIANCE PROCEDURE

Section 8.01 Variance Procedure

The Zoning Board of Appeals of the Town of Kingsbury shall have the authority, pursuant to its rules and regulations, to grant variances to the restrictions set forth in Sections 3.01, 3.02, 3.04, 3.07, 3.14 and 3.15 of this instrument. The WWIDA reserves the right to grant variances to the restrictions set forth in Articles II and III of this instrument upon showing of need, reasonableness and compatibility with other businesses in the Park; and is not in violation of any governmental law, rule or regulation.

ARTICLE IX
WAIVER AND APPROVALS

Section 9.01 Waiver or Invalidation

Any waiver or failure to enforce any provision of this Declaration of Uses, Covenants and Restrictions in a particular situation shall not be deemed a waiver or abandonment of such provision as it may apply in any other situation or to the same or a similar situation at any other location in the Park or of any other provision of this Declaration of Uses, Covenants and Restrictions. Invalidation by Court adjudication of any provisions of this Declaration of Uses, Covenants and Restrictions shall not affect the validity of any other provision, and all other provisions hereof shall remain in full force and effect.

Section 9.02 Approvals

All matters requiring approval of or waiver by the WWIDA shall be submitted to the WWIDA in writing.

ARTICLE X
NOMINEES AND SUCCESSORS OF THE WWIDA

Section 10.01 Nominees and Successors of the WWIDA

The WWIDA may from time to time, delegate any or all of its rights, powers, discretion and duties hereunder to such agent or agents as it may nominate. It may also permanently assign any or all of its powers and duties, obligations, rights, title, easements and estates reserved to it, to any corporation, association or persons that will accept the same. Any such assignment shall be in writing recorded among the Land Records of Washington County and the assignee shall join therein for the purpose of evidencing its acceptance of the same, and such assignee shall thereupon have the same rights, title, powers, obligations, discretion and duties as are herein reserved to the WWIDA, and the WWIDA shall thereupon be released from any and all obligations set forth in this Agreement, as amended from time to time.

MAY 9 10 49 AM '03

ARTICLE XI
BINDING EFFECT

173
833
173
833
LIBER. 935 1000
PAGE 318 THEO
WASHINGTON COUNTY
DONALD J. ...

Section 11.01 Binding Effect

This Declaration of Uses, Covenants and Restrictions shall be binding upon and shall inure to the benefit of the WWIDA, its successors and assigns and all future owners of property in the Park.

The foregoing covenants and restrictions were duly adopted by the Counties of Warren and Washington Industrial Development Agency on the 28th day of April, 2003.

Dated : MAY 1, 2003

COUNTIES OF WARREN AND
WASHINGTON INDUSTRIAL
DEVELOPMENT AGENCY

By: N. A. Caimano
Nicholas A. Caimano, Chairman

ATTEST:

Bruce A. Ferguson
Bruce A. Ferguson, Secretary

STATE OF NEW YORK)

COUNTY OF WARREN) ss.:

On the 1ST day of MAY in the year 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared **NICHOLAS A. CAIMANO and BRUCE A. FERGUSON**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

Julie C. Sommo

Notary Public

JULIE C. SOMMO
Notary Public, State of New York
Warren County #01SO6035592
Commission Expires Jan. 3, 2006

PARCEL A

All that certain piece or parcel of land situate, lying and being in the Town of Kingsbury, County of Washington and the State of New York, more particularly bounded and described as follows: **BEGINNING** at a point in the proposed easterly bounds of County Line Road and located South 84 degrees, 12 minutes and 00 seconds East 50.01 feet from the northwest corner of the lands conveyed by Michael B. Casey to the Counties of Warren and Washington Industrial Development Agency by deed dated March 26, 1975, recorded in book 448 of deeds at page 338, being at the southwest corner of lands now or formerly of Jeremiah and Colleen P. Kelly; thence running along said lands of Kelly, South 84 degrees, 12 minutes and 00 seconds East, along a fence in the southerly bounds of lands conveyed to Kelly and the northerly bounds of Lot 53 of the Kingsbury Patent, a distance of 818.34 feet; thence running South 84 degrees, 13 minutes and 00 seconds East, still along the same, a distance of 1078.01 feet; thence running South 84 degrees, 22 minutes and 00 seconds East, still along the same, a distance of 162.46 feet; thence running South 09 degrees, 29 minutes and 06 seconds West, through the lands conveyed to said Counties of Warren and Washington Industrial Development Agency by said deed, a distance of 1331.51 feet to a point in the proposed northerly bounds of Casey Road; thence running westerly along the proposed northerly bounds thereof, the following five courses and distances:

- (1) North 83 degrees, 50 minutes and 00 seconds West, a distance of 371.53 feet;
- (2) North 83 degrees, 29 minutes and 30 seconds West, a distance of 707.98 feet;
- (3) North 82 degrees, 43 minutes and 30 seconds West, a distance of 365.49 feet;
- (4) North 81 degrees, 03 minutes and 00 seconds West, a distance of 404.36 feet;
- (5) North 75 degrees, 10 minutes and 00 seconds West, a distance of 110.50 feet to the proposed easterly bounds of said County Line Road, also known as Queensbury Avenue; thence running along the same North 05 degrees, 38 minutes and 00 seconds East, a distance of 451.74 feet; continuing along the same North 05 degrees, 38 minutes and 00 seconds East, a distance of 451.74 feet; continuing along the same, North 05 degrees, 08 minutes and 30 seconds East, a distance of 537.58 feet to the point and place of beginning, containing 60.52 acres of land to be the same more or less.

Bearings given in the above description refer to magnetic North.

Excepting that portion of Casey Road lying within the bounds of the above described parcel.

TOGETHER with and **SUBJECT** to all enforceable covenants, easements, restrictions, and conditions of record.

BEING a portion of the lands conveyed by Michael B. Casey to the Counties of Warren and Washington Industrial Development Agency by deed dated March 26, 1975 and recorded in the Washington County Clerk's Office on March 26, 1975 in Book 448 of Deeds at page 338.

PARCEL B

All that certain piece or parcel of land situate, lying and being in the Town of Kingsbury, County of Washington and the State of New York, more particularly bounded and described as follows: **BEGINNING** at a point in the proposed northerly bounds of Casey Road and located North 20 degrees, 45 minutes and 00 seconds East, a distance of 51.56 feet from the southwest corner of lands now or formerly of Edward L. Lowell Jr. and Sharon Marie Lowell; running from thence North 83 degrees, 50 minutes and 00 seconds West, along the proposed northerly bounds of Casey Road, a distance of 78.26 feet; thence running North 09 degrees, 29 minutes and 06 seconds East, a distance of 1331.51 feet to the northwest corner of the lands conveyed by Counties of Warren and Washington Industrial Development Agency to Country Developers Inc. by deed dated August 5, 1988 recorded in book 581 of deeds at page 223, being also the northwest corner of the lands conveyed by the treasurer of Washington County to Counties of Warren and Washington Industrial Development Agency by deed dated April 19, 1996, recorded in book 756 of deeds at page 155; thence running along the outer perimeter of said deed, South 84 degrees, 22 minutes and 00 seconds East, a distance of 500.00 feet to the southeast corner of lands now or formerly of Jeremiah J. and Colleen P. Kelly; thence along the easterly bounds of said lands of Kelly the following two courses and distances:

(1) North 06 degrees, 36 minutes and 00 seconds East, a distance of 436.43 feet;
 (2) North 06 degrees, 30 minutes and 30 seconds East, a distance of 898.29 feet to a point on the southerly line of the lands formerly owned by King Farm; thence along said southerly line of said King Farm the following three courses and distances:

(1) South 82 degrees, 35 minutes and 30 seconds East, a distance of 141.82 feet;
 (2) South 83 degrees, 41 minutes and 30 seconds East, a distance of 182.96 feet;
 (3) South 84 degrees, 04 minutes and 00 seconds East, a distance of 307.18 feet; thence running along the lands conveyed by David Wood to Thomas C. and Jane B. Steele by deed dated January 16, 1973 and recorded in the Washington County Clerks Office in book 435 of deeds at page 916, the following nine courses and distances:

(1) South 83 degrees, 09 Minutes and 00 seconds East, a distance of 275.89 feet;
 (2) South 06 degrees, 39 minutes and 00 seconds West, a distance of 444.48 feet;
 (3) South 15 degrees, 26 minutes and 30 seconds West, a distance of 29.86 feet;
 (4) North 83 degrees, 12 minutes and 00 seconds West, a distance of 278.45 feet;
 (5) South 07 degrees, 41 minutes and 30 seconds West, a distance of 233.64 feet;
 (6) South 07 degrees, 47 minutes and 30 seconds West, a distance of 391.39 feet;
 (7) South 05 degrees, 23 minutes and 30 seconds West, a distance of 613.24 feet;
 (8) South 02 degrees, 10 minutes and 00 seconds West, a distance of 393.96 feet;
 (9) South 01 degrees, 08 minutes and 00 seconds West, a distance of 344.56 feet; thence running along the northerly line of lands conveyed by the Counties of Warren and Washington Industrial Development Agency to Michael B. Casey now owned or reputedly owned by Edward L. Lowell Sr. and Jane B. Lowell and continuing along the said northerly line of said lands reputedly owned by Lowell, North 64 degrees, 31 minutes and 30 seconds West, a distance of 1087.83 feet to a point marking the northwest corner of said lands conveyed by the Industrial Agency, to Casey and now owned by Lowell; thence running along the westerly line of said lands of Lowell, South 20 degrees, 45 minutes and 00 seconds West, along the center of a stone wall, a distance of 596.91 feet to the point and place of beginning, containing 47.81 acres of land to be the same more or less.

Bearings given in the above description refer to magnetic North.

Excepting that portion of Casey Road lying within the bounds of the above described parcel.

TOGETHER with and **SUBJECT** to all enforceable covenants, easements, restrictions, and conditions of record.

BEING the same premises conveyed by the Treasurer of Washington County to the Counties of Warren and Washington Industrial Development Agency by deed dated April 19, 1996 and recorded on June 14, 1996 in the Washington County Clerk's Office in Book 756 of Deeds at Page 155.

R & R Fitzgerald Morris Baker Firth
PO Box 2017
Glens Falls NY 12801

Comparable Land Sales Information

OWNERSHIP INFORMATION

HALCYON PROPERTIES, INC.
377 CORINTH RD
 QUEENSBURY NY 12804-7812

PARCEL NO: 308.16-2-14

Mail: 53 PO BOX
 STONY CREEK NY 12878-0053

PHONE NUMBER:

COUNTY: WARREN
 PROPERTY CLASS: 210 - ONE FAMILY YEAR-ROUND RESIDENCE

CENSUS TRACT: 0708.00

SALE INFORMATION

Sale Date 09/29/2006	Price \$ 98,000	Deed Date 10/02/2006
Arms Length Y Libre 3069	Page 55	# Total Parcels 1
Seller JACKMARK REALTY INC	Buyer HALCYON PROPERTIES, INC.	Personal Property 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
-------------	-------	------	-------------	--------	-------

No sale history in database for this parcel.

STRUCTURAL INFORMATION
LOT INFORMATION
TAX INFORMATION

Square Feet 962	Lot Size Dim.: 250.00x200.00	Tax ID# 308.16-2-14
Sqft. 1st Floor 702	Land SQFT 62,291	Assessed Value \$ 409,200
Sqft. 2nd Floor 0	Lot Size Acres 22.20	Land Assesment \$ 309,600
Fin. Basement Sqft. 0	Zoning CLI	School Tax \$ 6,613
Year Built 1937	Nbhd Code 402	County/Town Tax \$ 1,841
Bldg Style OLD STYLE	School District 523402 - QUEENSBURY	City/Village Tax \$
# Units 1	Desirability TYPICAL	Total Tax \$ 8,454
# Stories 1.50	Water Front N	Full Tax Value \$ 409,200
# Baths 1 FULL, 1 HALF	Sewer COMMERCIAL/PUBLIC	Equalization Rate 1.00
# Bedrooms 2	Water COMMERCIAL/PUBLIC	Prior Tax ID# 146.-1-8.2
# Fireplaces 1	Utilities ELECTRIC	Full Land Value \$ 309,600
# Kitchens 1	Nbhd. Rating AVERAGE	*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.
Garage Type GAR-1.0 ATT, BUILT: 1937, 247 SQFT, DIMENSIONS: (13 X 19), CNDTN: NORMAL, GRADE: C	Nbhd. Type SUBURBAN	
	# Res. Sites 1	
	# Comm. Sites 1	
Garage Bays 1	Swis Code 523400	Updated:10/13/2024 3:37 am
Cooling Detail NONE		
Heat Type HEAT: (HOT AIR) FUEL: (OIL)		
Exterior ALUM/VINYL		
Condition NORMAL		
Basement Type PARTIAL		

EXEMPTIONS:
IMPROVEMENTS:

- (1) GAR-1.0 ATT, BUILT 1937, 0 SQFT, CONDITION NORMAL
- (1) PORCH-ENCLSD, BUILT 1937, 0 SQFT, CONDITION NORMAL
- (1) PORCH-OPEN, BUILT 1937, 0 SQFT, CONDITION NORMAL
- (1) SHED-MACHINE, BUILT 1995, 0 SQFT, CONDITION NORMAL

Note: Display indicates first residential site and up to four improvements.

Sale Detail Report

This sale may not have been reviewed by the assessor.

Municipal Information

SWIS Code: 523400

County: Warren

Municipality: Queensbury

School Code: 523402

School District: Queensbury

Second SWIS Code:

Parcel Information

Roll Year: 2024

Tax Map ID: 308.16-2-14

Village Tax Map ID:

Total Assessed Value: \$409,200

Village Total Assessed Value: \$0

Owner & Location Information

Seller Name: HALCYON PROPERTIES, INC.

Buyer Name: NATIVE PARTNERS LLC

Buyer 2 Last Name:

Property Address: 377 CORINTH RD

Property ZIP: 12804

Attorney Name: JONATHAN LAPPER

Attorney Phone: (518) 832 - 6434

Buyer's Street Address: 8 BLUE LUPINE LANE

Buyer's City: WILTON

Buyer's State: NY

Buyer's ZIP Code: 12831

Sale Information

Deed Book: 6970

Deed Page: 1

Deed Date: 08/28/2024

Contract Date: 03/01/2024

Sale Date: 08/26/2024

Sale Price: \$2,050,000

Personal Property: 0

COD Usable: Yes

RAR Usable: Yes

Village RAR Usable: Not Applicable

Arm's Length: Yes

Parcel Specifications

Dimensions: 0 x 0

Total Acres: 22.20

Number of Parcels: 1

Part of Parcel: No

Condo: No

New Construction: No

Grid East: 706310

Grid North: 1626196

Property Class on Roll: 210-One Family Year-Round Residence

Property Class at Sale: 210-One Family Year-Round Residence

Updates

Electronic/Paper Filing: Paper

Sale Loaded to Database: 10/11/2024

Electronic Update (eg. RPS):

Paper Corrected:

Last Update to Sale:

Assessment Rollmatch: Not Attempted

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Property Description Report For: **377 Corinth Rd,**
Municipality of Queensbury

Sale #1



Status: Active
Roll Section: Taxable
Swis: 523400
Tax Map ID #: 308.16-2-14
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: CLI
Neighborhood Code: 00402 - Comm Country
School District: Queensbury
Total Assessment: 2024 - \$415,300
 2023 - \$409,200
Property Desc: House & Billboard
 Ward 4 820'rf
Deed Page: 55
Grid North: 1626196

Total Acreage/Size: 22.20
Land Assessment: 2024 - \$304,300
 2023 - \$309,600
Full Market Value: 2024 - \$415,300
 2023 - \$481,400
Equalization Rate: ----
Deed Book: 3069
Grid East: 706310

Area

Living Area: 962 sq. ft. **First Story Area:** 702 sq. ft.
Second Story Area: 0 sq. ft. **Half Story Area:** 260 sq. ft.
Additional Story Area: 0 sq. ft. **3/4 Story Area:** 0 sq. ft.
Finished Basement: 0 sq. ft. **Number of Stories:** 1.5
Finished Rec Room: 0 sq. ft. **Finished Area Over Garage:** 0 sq. ft.

Structure

Building Style: Old style **Bathrooms (Full - Half):** 1 - 1
Bedrooms: 2 **Kitchens:** 1
Fireplaces: 1 **Basement Type:** Partial
Porch Type: Porch-enclsd **Porch Area:** 78.00
Basement Garage Cap: 0 **Attached Garage Cap:** 247.00 sq. ft.
Overall Condition: Normal **Overall Grade:** Average
Year Built: 1937 **Eff Year Built:** 1975

Owners

Halcyon Properties, Inc.
 P.O. Box 53
 Stony Creek NY 12878

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
9/29/2006	\$98,000	210 - 1 Family Res	Land & Building	Jackmark Realty Inc	Yes	Yes	No	3069/55

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Electric	Heat Type:	Hot air
Fuel Type:	Oil	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Gar-1.0 att	13 × 19	Average	Normal	1937
Porch-enclsd	6 × 13	Average	Normal	1937
Porch-open/deck	3 × 5	Average	Normal	1937
Shed-machine	8 × 10	Average	Normal	1995

Special Districts for 2024

Description	Units	Percent	Type	Value
EM001-Emergency medical	0	0%		0
FP007-Fire protection	0	0%		0
LB001-Crandall library dst	0	0%		0
LT007-W.queensbury light	0	0%		0
SE025-Gr Qsby Consolidated	24.2	0%		0
WT013-Queensbury water	0	0%		0

Special Districts for 2023

Description	Units	Percent	Type	Value
EM001-Emergency medical	0	0%		0
FP007-Fire protection	0	0%		0
LB001-Crandall library dst	0	0%		0
LT007-W.queensbury light	0	0%		0
SE025-Gr Qsby Consolidated	24.2	0%		0
WT013-Queensbury water	0	0%		0

OWNERSHIP INFORMATION

HUDSON HEADWATERS HEALTH NETWORK
 249 CORINTH RD
 QUEENSBURY NY 12804-0000

PARCEL NO: 309.13-2-30

Mail: 9 CAREY RD
 QUEENSBURY NY 12804-7880
 PHONE NUMBER:

COUNTY: WARREN
 PROPERTY CLASS: 340 - VACANT LAND LOCATED IN INDUSTRIAL AREAS

CENSUS TRACT:
 SWIS_SBL: 52340030901300020300000000

SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS
{NUM} - 06/16/2022	\$ 1,250,000	06/29/2022	6647	251	Y	NDC REALTY LLC	HUDSON HEADWATERS HEALTH NETWORK	0	1
{NUM} - 08/31/2014	\$ 0	09/26/2014	5046	206	N	CAREY JR 2006 REV. TRUST JOHN	NDC REALTY LLC	0	2

STRUCTURAL3 INFORMATION

Overall Eff. Yr Built: 0
 Overall Grade:
 Overall Condition: AVERAGE
 Construction Type:

LOT INFORMATION

Lot Size Dim.: 0.00x0.00
 Land SQFT: 653,400
 Lot Size Acres: 13.78
 Zoning: CLI
 Nbhd Code: 701
 School District: 523402 - QUEENSBURY
 Desirability: SUPERIOR
 Water Front: N
 Sewer: COMMERCIAL/PUBLIC
 Water: COMMERCIAL/PUBLIC
 Utilities: GAS/ELECTRIC
 Nbhd. Rating: UNKNOWN
 Nbhd. Type: UNKNOWN
 # Res. Sites: 0
 # Comm. Sites: 1
 Swis Code: 523400

TAX INFORMATION

SBL(Tax ID): 309.13-2-30
 Assessed Value \$: 417,800
 Land Assesment \$: 417,800
 School Tax \$: 6,752
 County/Town Tax \$: 1,880
 City/Village Tax \$:
 Total Tax \$: 8,632
 Full Tax Value \$: 417,800
 Equalization Rate: 1.00
 Prior Tax ID#: 136.-1-4
 Full Land Value \$: 417,800

*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:10/12/2024 11:11 pm

BUILDING USAGE

USE AS: NON-CONTRIB

BUILDING BREAKDOWN

# IDENT. BLDS.	BOECKH MODEL	YR. BUILT	QUALITY	CONDITION	PERIMETER	GROSS SQ.FT.	STORY HEIGHT	AC%	SPRINKLER%	ALARM%	BSMT. TYPE	BSMT. SQ.FT.
											UNKNOWN	

IMPROVEMENTS :

Note: Display indicates first residential site and up to four improvements.

SalesWeb

Sale Detail Report

This sale has been reviewed by the assessor.

Municipal Information

SWIS Code: 523400
County: Warren
Municipality: Queensbury
School Code: 523402
School District: Queensbury
Second SWIS Code:

Parcel Information

Roll Year: 2021
Tax Map ID: 309.13-2-30
Village Tax Map ID:
Total Assessed Value: \$417,800
Village Total Assessed Value: \$0

Owner & Location Information

Seller Name: NDC REALTY LLC
Buyer Name: HEALTH NETWORK HUDSON HEADWATERS
Buyer 2 Last Name:
Property Address: 249 CORINTH RD
Property ZIP: 12804
Attorney Name: Matthew Henderson
Attorney Phone: (518) 761 - 0300
Buyer's Street Address: 9 CAREY ROAD
Buyer's City: QUEENSBURY
Buyer's State: NY
Buyer's ZIP Code: 12804

Sale Information

Deed Book: 6647
Deed Page: 251
Deed Date: 06/29/2022
Contract Date: 03/22/2022
Sale Date: 06/16/2022
Sale Price: \$1,250,000
Personal Property: 0
COD Usable: Yes
RAR Usable: Not Applicable
Village RAR Usable: Not Applicable
Arm's Length: Yes

Parcel Specifications

Updates

Electronic/Paper Filing: Paper
Sale Loaded to Database: 07/08/2022
Electronic Update (eg. RPS): 08/04/2022
Paper Corrected:
Last Update to Sale: 08/29/2022
Assessment Rollmatch: Yes

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Dimensions: 0 x 0
Total Acres: 13.78
Number of Parcels: 1
Part of Parcel: No
Condo: No
New Construction: No
Grid East: 709017
Grid North: 1626533
Property Class on Roll: 340-Vacant Land Located in Industrial Areas
Property Class at Sale: 340-Vacant Land Located in Industrial Areas

[Return to Search Results](#)

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Property Description Report For: **249 Corinth Rd,**
Municipality of Queensbury

Sale #2



Status: Active
Roll Section: Taxable
Swis: 523400
Tax Map ID #: 309.13-2-30
Property Class: 340 - Vacant indus
Site: COM 1
In Ag. District: No
Site Property Class: 340 - Vacant indus
Zoning Code: CLI
Neighborhood Code: 00701 - Industrial Park
School District: Queensbury
Total Assessment: 2024 - \$417,800
 2023 - \$417,800
Property Desc: Vac. Ward 4 136.-1-4
Deed Page: 251
Grid North: 1626533

Total Acreage/Size: 13.78
Land Assessment: 2024 - \$417,800
 2023 - \$417,800
Full Market Value: 2024 - \$417,800
 2023 - \$491,500
Equalization Rate: ----
Deed Book: 6647
Grid East: 709017

Owners

Health Network Hudson
 Headwaters
 9 Carey Rd
 Queensbury NY 12804

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Add. Parcels	Deed Book and Page
6/16/2022	\$1,250,000	340 - Vacant indus	Land Only	NDC Realty LLC	Yes	Yes	No	6647/251
9/21/2016	\$359,000	340 - Vacant indus	Land Only	NDC Realty, LLC	No	Yes	Yes	5426/303
8/31/2014	\$0	340 - Vacant indus	Land Only	Carey Jr 2006 Rev. Trust, John J	No	No	Yes	5046/206
11/28/2011	\$0	340 - Vacant indus	Land Only	Carey, John	No	No	Yes	4383/66

Utilities

Sewer Type: Comm/public
Utilities: Gas & elec
Water Supply: Comm/public

OWNERSHIP INFORMATION

MUNTER LAND HOLDINGS LLC
DUPLAINVILLE RD
SARATOGA SPRINGS NY 12866-0000

COUNTY: SARATOGA
PROPERTY CLASS: 340 - VACANT LAND LOCATED IN INDUSTRIAL AREAS

PARCEL NO: 177.-1-60

Mail: 881 MURRAY RD
MIDDLE GROVE NY 12850-1139

PHONE NUMBER:

CENSUS TRACT:

SALE INFORMATION

Sale Date 06/18/2021 **Price \$** 600,000 **Deed Date** 06/18/2021

Arms Length Y **Libre** 2021 **Page** 21515 **# Total Parcels** 1

Seller CDTA FACILITIES INC. **Buyer** MUNTER LAND HOLDINGS LLC **Personal Property** 0

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
1	\$ 1	11/09/2010	N	MUNTERLAND HOLDINGS, LLC	SARATOGA COUNTY

STRUCTURAL INFORMATION

Square Feet 0
Sqft. 1st Floor
Sqft. 2nd Floor
Fin. Basement Sqft.
Year Built 0
Bldg Style UNKNOWN
Units
Stories 0.00
Baths 0
Bedrooms 0
Fireplaces
Kitchens
Garage Type
Garage Bays
Cooling Detail
Heat Type
Exterior
Condition
Basement Type

LOT INFORMATION

Lot Size Dim.: 630.00x0.00
Land SQFT
Lot Size Acres 13.48
Zoning 1NDG
Nbhd Code 15840
School District 411500 - SARATOGA SPRINGS
Desirability
Water Front N
Sewer COMMERCIAL/PUBLIC
Water COMMERCIAL/PUBLIC
Utilities GAS/ELECTRIC
Nbhd. Rating UNKNOWN
Nbhd. Type UNKNOWN
Res. Sites 0
Comm. Sites 0
Swis Code 411589

TAX INFORMATION

Tax ID# 177.-1-60
Assessed Value \$ 399,681
Land Assesment \$ 399,681
School Tax \$ 6,723
County/Town Tax \$ 92
City/Village Tax \$ 2,426
Total Tax \$ 9,241
Full Tax Value \$ 579,247
Equalization Rate 0.69
Prior Tax ID#
Full Land Value \$ 579,247

*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:10/12/2024 11:06 pm

EXEMPTIONS:

NYS - GENERALLY

IMPROVEMENTS:

Note: Display indicates first residential site and up to four improvements.

SalesWeb

Sale Detail Report

This sale has been reviewed by the assessor.

Municipal Information

SWIS Code: 411589
County: Saratoga
Municipality: Saratoga Springs, Outside
School Code: 411500
School District: Saratoga Springs
Second SWIS Code:

Parcel Information

Roll Year: 2020
Tax Map ID: 177.-1-60
Village Tax Map ID:
Total Assessed Value: \$399,681
Village Total Assessed Value: \$0

Owner & Location Information

Seller Name: CDTA FACILITIES INC.
Buyer Name: MUNTER LAND HOLDINGS LLC
Buyer 2 Last Name:
Property Address: DUPLAINVILLE RD
Property ZIP: 12866
Attorney Name: John Mannix
Attorney Phone: (518) 581 - 9615
Buyer's Street Address: 881 MURRAY ROAD
Buyer's City: MIDDLE GROVE
Buyer's State: NY
Buyer's ZIP Code: 12850

Sale Information

Deed Book: 2021
Deed Page: 21515
Deed Date: 06/18/2021
Contract Date: 02/10/2021
Sale Date: 06/18/2021
Sale Price: \$600,000
Personal Property: 0
COD Usable: Yes
RAR Usable: Not Applicable
Village RAR Usable: Not Applicable
Arm's Length: Yes

Parcel Specifications

Updates

Electronic/Paper Filing: Paper
Sale Loaded to Database: 07/29/2021
Electronic Update (eg. RPS): 09/10/2021
Paper Corrected:
Last Update to Sale: 09/10/2021
Assessment Rollmatch: Yes

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Dimensions: 630 x 0
Total Acres: 13.48
Number of Parcels: 1
Part of Parcel: No
Condo: No
New Construction: No
Grid East: 669802
Grid North: 1542629
Property Class on Roll: 340-Vacant Land Located in Industrial Areas
Property Class at Sale: 340-Vacant Land Located in Industrial Areas

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Property Description Report For: **Duplainville Rd,**
Municipality of City of Saratoga Springs, Outside

Sale #3

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	411589
		Tax Map ID #:	177.-1-60
		Property Class:	340 - Vacant indus
		Site:	COM 1
		In Ag. District:	No
		Site Property Class:	340 - Vacant indus
		Zoning Code:	1NDG
		Neighborhood Code:	15840
		School District:	Saratoga Springs
		Total Assessment:	2024 - \$399,681
Total Acreage/Size:	13.48	Property Desc:	3e,4e,6,11a,b,10apt1 S-02 B-C L-11-A-1 Outside Lot 2
Land Assessment:	2024 - \$399,681	Deed Book:	2021
Full Market Value:	2024 - \$841,400	Deed Page:	21515
Equalization Rate:	----	Grid East:	669802
		Grid North:	1542629

Owners

Munter Land Holdings LLC
881 Murray Rd
Middle Grove NY 12850

Sales

No Sales Information Available

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:		Overall Condition:	0
Overall Grade:		Overall Desirability:	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
-----	------------	--------	-----------	---------------	------------	----------------	-----------	---------	-------------------------	---------

Improvements

Structure	Size	Grade	Condition	Year
-----------	------	-------	-----------	------

Special Districts for 2024

Description	Units	Percent	Type	Value
SE010-County sewer dist #1	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2023	County	\$10,550.11

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

OWNERSHIP INFORMATION

RMN PROPERTIES LLC
628 COUNTY LINE RD
KINGSBURY NY 00000-0000

COUNTY: WASHINGTON
PROPERTY CLASS: 340 - VACANT LAND LOCATED IN INDUSTRIAL AREAS

PARCEL NO: 137.-2-1.4

Mail: 54 MOUNTAIN RD EXT
RAVENA NY 12143-2622

PHONE NUMBER:

CENSUS TRACT:
SWIS_SBL: 53448913700000020010040000

SALE DATE	PRICE	DEED DATE	LIBRE	PAGE	ARMS LENGTH	SELLER	BUYER	PERS. PROP	# PARCELS
{NUM} - 10/28/2021	\$ 51,000	11/05/2021	20210	6818	N	WARREN & WASHINGTON IDA	RMN PROPERTIES LLC	0	1

STRUCTURAL3 INFORMATION

Overall Eff. Yr Built 0
Overall Grade
Overall Condition
Construction Type

LOT INFORMATION

Lot Size Dim.: 0.00x0.00
Land SQFT 235,224
Lot Size Acres 2.53
Zoning PIC75
Nbhd Code 48
School District 534401 - HUDSON FALLS
Desirability UNKNOWN
Water Front N
Sewer COMMERCIAL/PUBLIC
Water COMMERCIAL/PUBLIC
Utilities ELECTRIC
Nbhd. Rating UNKNOWN
Nbhd. Type UNKNOWN
Res. Sites 0
Comm. Sites 1
Swis Code 534489

TAX INFORMATION

SBL(Tax ID)#: 137.-2-1.4
Assessed Value \$ 44,600
Land Assesment \$ 44,600
School Tax \$ 574
County/Town Tax \$ 304
City/Village Tax \$ 370
Total Tax \$ 1,248
Full Tax Value \$ 44,600
Equalization Rate 1.00
Prior Tax ID# 137.-2-1
Full Land Value \$ 44,600

*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:11/07/2024 5:42 pm

BUILDING USAGE
BUILDING BREAKDOWN

# IDENT.	BOECKH	YR.	GROSS	STORY	BSMT.	BSMT.							
BLDS.	MODEL	BUILT	QUALITY	CONDITION	PERIMETER	SQ.FT.	STORIES	HEIGHT	AC%	SPRINKLER%	ALARM%	TYPE	SQ.FT.
													UNKNOWN

IMPROVEMENTS :

Note: Display indicates first residential site and up to four improvements.

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SalesWeb

Sale Detail Report

Owner information may not be available for non arms-length sales.
This sale has been reviewed by the assessor.

Municipal Information

SWIS Code: 534489
County: Washington
Municipality: Kingsbury
School Code: 534401
School District: Hudson Falls
Second SWIS Code:
Roll Year: 2021

Parcel Information

Processing Key:
Tax Map ID: 137.-2-1.4
Village Tax Map ID:
Control Number:
Document Number:
Total Assessed Value: \$44,600
Village Total Assessed Value: \$0

Owner & Location Information

Seller Name: WARREN & WASHINGTON IDA
Buyer Name: RMN PROPERTIES LLC
Buyer 2 Last Name:
Property Address: COUNTY LINE RD
Property ZIP:
Attorney Name: Michael J Biscone
Attorney Phone: (518) 756 - 2002
Buyer's Street Address: 54 MOUNTAIN ROAD EXT
Buyer's City: RAVENA
Buyer's State: NY
Buyer's ZIP Code: 12143

Sale Information

Deed Book: 20210
Deed Page: 6818
Deed Date: 11/05/2021
Contract Date: 01/27/2021
Sale Date: 10/28/2021
Sale Price: \$51,000
Personal Property: 0
COD Usable: No
RAR Usable: Not Applicable
Village RAR Usable: Not Applicable
Arm's Length: No
Village Significant Change: No
Sale Conditions: Govt Sale

Parcel Specifications

Dimensions: 0 x 0
Total Acres: 2.53
Number of Parcels: 1
Part of Parcel: No
Condo: No
New Construction: No
Grid East: 730578
Grid North: 1648729

Updates

Electronic/Paper Filing: Paper
Sale Loaded to Database: 12/22/2021
Electronic Update (eg. RPS): 12/31/2021
Paper Corrected:
Last Update to Sale: 12/31/2021
Assessment Rollmatch: Yes

Property Class on Roll: 340-Vacant Land Located in Industrial Areas

Property Class at Sale: 340-Vacant Land Located in Industrial Areas

[Questions/Comments SalesWeb Application](#) | [All Contents Copyright © NYSORPTS 2024](#)



Property Description Report For: 628 County Line Rd, Municipality of Kingsbury



Status: Active
Roll Section: Taxable
Swis: 534489
Tax Map ID #: 137.-2-1.4
Property Class: 441 - Fuel Store&Dist
Site: COM 1
In Ag. District: No
Site Property Class: 441 - Fuel Store&Dist
Zoning Code: PIC75 - Park Indus
 Comm
Neighborhood Code: 00048
School District: Hudson Falls
Total Assessment: 2024 - \$172,600
Property Desc: Sub div lot 3
Deed Page: 6818
Grid North: 1648729

Total Acreage/Size: 2.53
Land Assessment: 2024 - \$44,600
Full Market Value: 2024 - \$172,600
Equalization Rate: 2024 - 100.00%
Deed Book: 20210
Grid East: 730578

Owners

RMN Properties LLC
 P.O. Box 280
 54 Mountain Road Ext
 Ravena NY 12143

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
10/28/2021	\$51,000	340 - Vacant indus	Land Only	Warren & Washington IDA	Yes	No	No	20210/6818

Utilities

Sewer Type: Comm/public
Utilities: Electric
Water Supply: Comm/public

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Indent Bldgs
-----	------------	--------	-----------	---------------	------------	----------------	-----------	---------	-------------------------	---------	------------------

Improvements

Structure	Size	Grade	Condition	Year
Tank-hz bulk	30,000.00 sq ft	Average	Normal	2022
Shed-machine	11 x 20	Average	Normal	2022
Patio-concr	480 x 4	Average	Normal	2022
Fence-orn ir	700 x 6	Average	Normal	2022
Generator, Com	0 x 0	Average	Normal	2023

Taxes

Year	Description	Amount
2024	County	\$1,201.77
2024	School	\$1,691.43
2023	County	\$1,224.67
2023	School	\$1,558.88

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

OWNERSHIP INFORMATION

BHB MANAGEMENT LLC
FERGUSON LN
 KINGSBURY NY 00000-0000

PARCEL NO: 137.-2-1.33

Mail: 11 FARLEY RD
 HUDSON FALLS NY 12839-4300
 PHONE NUMBER:

COUNTY: WASHINGTON
 PROPERTY CLASS: 340 - VACANT LAND LOCATED IN INDUSTRIAL AREAS

CENSUS TRACT:

SALE INFORMATION		Sale Date	05/24/2024	Price \$	25,000	Deed Date	05/30/2024
Arms Length N	Libre	20240		Page	2142	# Total Parcels	1
Seller	WARREN WASHINGTON IDA	Buyer	BHB MANAGEMENT LLC	Personal Property	0		

PRIOR SALES	PRICE	DATE	ARMS LENGTH	SELLER	BUYER
-------------	-------	------	-------------	--------	-------

No sale history in database for this parcel.

STRUCTURAL INFORMATION		LOT INFORMATION		TAX INFORMATION	
Square Feet	0	Lot Size Dim.:	0.00x0.00	Tax ID#	137.-2-1.33
Sqft. 1st Floor		Land SQFT		Assessed Value \$	43,300
Sqft. 2nd Floor		Lot Size Acres	2.10	Land Assesment \$	43,300
Fin. Basement Sqft.		Zoning	PIC75	School Tax \$	558
Year Built	0	Nbhd Code	48	County/Town Tax \$	295
Bldg Style	UNKNOWN	School District	534401 - HUDSON FALLS	City/Village Tax \$	359
# Units		Desirability		Total Tax \$	1,212
# Stories	0.00	Water Front	N	Full Tax Value \$	43,300
# Baths	0	Sewer	COMMERCIAL/PUBLIC	Equalization Rate	1.00
# Bedrooms	0	Water	COMMERCIAL/PUBLIC	Prior Tax ID#	
# Fireplaces		Utilities	ELECTRIC	Full Land Value \$	43,300
# Kitchens		Nbhd. Rating	UNKNOWN		
Garage Type		Nbhd. Type	UNKNOWN		
Garage Bays		# Res. Sites	0		
Cooling Detail		# Comm. Sites	0		
Heat Type		Swis Code	534489		
Exterior					
Condition					
Basement Type					

*The calculated tax amounts are not exact. No special district tax amounts or exemptions have been included. All numbers are estimated based on town values. Taxes should be verified directly from the local tax collector.

Updated:11/07/2024 5:42 pm

EXEMPTIONS:

MUNICIPAL INDUSTRIAL DEV AGENCY

IMPROVEMENTS:

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SalesWeb

Sale Detail Report

Owner information may not be available for non arms-length sales.
This sale has been reviewed by the assessor.

Municipal Information

SWIS Code: 534489
County: Washington
Municipality: Kingsbury
School Code: 534401
School District: Hudson Falls
Second SWIS Code:
Roll Year: 2023

Parcel Information

Processing Key:
Tax Map ID: 137.-2-1.33
Village Tax Map ID:
Control Number:
Document Number:
Total Assessed Value: \$43,300
Village Total Assessed Value: \$0

Owner & Location Information

Seller Name: WARREN WASHINGTON IDA
Buyer Name: BHB MANAGEMENT LLC
Buyer 2 Last Name:
Property Address: FERGUSON LN
Property ZIP:
Attorney Name: Melissa Lescault
Attorney Phone: (518) 792 - 1174
Buyer's Street Address: 11 FARLEY RD
Buyer's City: HUDSON FALLS
Buyer's State: NY
Buyer's ZIP Code: 12839

Sale Information

Deed Book: 20240
Deed Page: 2142
Deed Date: 05/30/2024
Contract Date: 03/28/2024
Sale Date: 05/24/2024
Sale Price: \$25,000
Personal Property: 0
COD Usable: No
RAR Usable: Not Applicable
Village RAR Usable: Not Applicable
Arm's Length: No
Village Significant Change: No
Sale Conditions: Govt Sale

Parcel Specifications

Dimensions: 0 x 0
Total Acres: 2.10
Number of Parcels: 1
Part of Parcel: No
Condo: No
New Construction: No
Grid East: 731607
Grid North: 1648966
Property Class on Roll: 340-Vacant Land Located in Industrial Areas
Property Class at Sale: 340-Vacant Land Located in Industrial Areas

Updates

Electronic/Paper Filing: Paper
Sale Loaded to Database: 08/02/2024
Electronic Update (eg. RPS): 09/16/2024
Paper Corrected:
Last Update to Sale: 09/16/2024
Assessment Rollmatch: Yes



Property Description Report For: Ferguson Ln, Municipality of Kingsbury

No Photo Available

Status: Active
Roll Section: Taxable
Swis: 534489
Tax Map ID #: 137.-2-1.33
Property Class: 340 - Vacant indus
Site: COM 1
In Ag. District: No
Site Property Class: 340 - Vacant indus
Zoning Code: PIC75 - Park Indus Comm
Neighborhood Code: 00048
School District: Hudson Falls
Total Assessment: 2024 - \$43,300
Property Desc: Sub div lot 32 756/155
Deed Page: 2142
Grid North: 1648966

Total Acreage/Size: 2.10
Land Assessment: 2024 - \$43,300
Full Market Value: 2024 - \$43,300
Equalization Rate: 2024 - 100.00%
Deed Book: 20240
Grid East: 731607

Owners

BHB Management LLC
 11 Farley Rd
 Hudson Falls NY 12839

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Add. Parcels	Deed Book and Page
5/24/2024	\$25,000	340 - Vacant indus	Land Only	Warren Washington IDA	No	No	No	20240/2142

Utilities

Sewer Type: Comm/public
Water Supply: Comm/public
Utilities: Electric

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Num Stories	Indent Bldgs

Improvements

Structure	Size	Grade	Condition	Year

Taxes

Year	Description	Amount
2024	County	\$23.82
2023	County	\$323.12

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

Demographics – Market Profile



Executive Summary

16 Ferguson Ln, Queensbury, New York, 12804
 Drive Time: 5, 15, 30 minute radii

Edward J. Gallacher, CCIM
 Latitude: 43.35413
 Longitude: -73.59852

	5 minutes	15 minutes	30 minutes
Population			
2000 Population	519	52,995	108,711
2010 Population	672	57,667	117,851
2020 Population	703	59,510	121,955
2025 Population	700	59,260	122,352
2000-2010 Annual Rate	2.62%	0.85%	0.81%
2010-2020 Annual Rate	0.44%	0.31%	0.33%
2020-2025 Annual Rate	-0.09%	-0.08%	0.07%
2020 Male Population	48.4%	48.9%	50.0%
2020 Female Population	51.6%	51.1%	50.0%
2020 Median Age	48.4	42.8	43.4

In the identified area, the current year population is 121,955. In 2010, the Census count in the area was 117,851. The rate of change since 2010 was 0.33% annually. The five-year projection for the population in the area is 122,352 representing a change of 0.07% annually from 2020 to 2025. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 48.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	94.9%	94.0%	93.6%
2020 Black Alone	0.9%	2.0%	2.5%
2020 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2020 Asian Alone	1.6%	0.9%	1.0%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	1.0%	0.7%	0.8%
2020 Two or More Races	1.3%	2.0%	1.7%
2020 Hispanic Origin (Any Race)	3.3%	3.1%	3.3%

Persons of Hispanic origin represent 3.3% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 17.9 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	88	74	90
2000 Households	213	22,095	42,059
2010 Households	290	24,543	47,158
2020 Total Households	307	25,535	49,387
2025 Total Households	307	25,488	49,689
2000-2010 Annual Rate	3.13%	1.06%	1.15%
2010-2020 Annual Rate	0.56%	0.39%	0.45%
2020-2025 Annual Rate	0.00%	-0.04%	0.12%
2020 Average Household Size	2.28	2.29	2.40

The household count in this area has changed from 47,158 in 2010 to 49,387 in the current year, a change of 0.45% annually. The five-year projection of households is 49,689, a change of 0.12% annually from the current year total. Average household size is currently 2.40, compared to 2.42 in the year 2010. The number of families in the current year is 32,047 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



Executive Summary

16 Ferguson Ln, Queensbury, New York, 12804
Drive Time: 5, 15, 30 minute radii

Edward J. Gallacher, CCIM
Latitude: 43.35413
Longitude: -73.59852

	5 minutes	15 minutes	30 minutes
Mortgage Income			
2020 Percent of Income for Mortgage	15.7%	13.2%	12.8%
Median Household Income			
2020 Median Household Income	\$63,322	\$55,878	\$62,695
2025 Median Household Income	\$65,090	\$57,255	\$66,099
2020-2025 Annual Rate	0.55%	0.49%	1.06%
Average Household Income			
2020 Average Household Income	\$84,905	\$74,589	\$82,758
2025 Average Household Income	\$91,581	\$80,395	\$90,326
2020-2025 Annual Rate	1.53%	1.51%	1.77%
Per Capita Income			
2020 Per Capita Income	\$39,628	\$31,850	\$33,462
2025 Per Capita Income	\$42,949	\$34,413	\$36,627
2020-2025 Annual Rate	1.62%	1.56%	1.82%

Households by Income

Current median household income is \$62,695 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$66,099 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$82,758 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$90,326 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$33,462 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$36,627 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	131	143	150
2000 Total Housing Units	227	24,086	48,067
2000 Owner Occupied Housing Units	135	13,841	29,927
2000 Renter Occupied Housing Units	78	8,254	12,132
2000 Vacant Housing Units	14	1,991	6,008
2010 Total Housing Units	313	26,736	54,107
2010 Owner Occupied Housing Units	159	14,972	32,927
2010 Renter Occupied Housing Units	131	9,571	14,231
2010 Vacant Housing Units	23	2,193	6,949
2020 Total Housing Units	339	28,674	57,991
2020 Owner Occupied Housing Units	166	15,177	33,845
2020 Renter Occupied Housing Units	141	10,358	15,542
2020 Vacant Housing Units	32	3,139	8,604
2025 Total Housing Units	347	29,473	59,704
2025 Owner Occupied Housing Units	166	15,173	34,160
2025 Renter Occupied Housing Units	141	10,315	15,529
2025 Vacant Housing Units	40	3,985	10,015

Currently, 58.4% of the 57,991 housing units in the area are owner occupied; 26.8%, renter occupied; and 14.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 54,107 housing units in the area - 60.9% owner occupied, 26.3% renter occupied, and 12.8% vacant. The annual rate of change in housing units since 2010 is 3.13%. Median home value in the area is \$192,682, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.31% annually to \$205,605.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



Market Profile

16 Ferguson Ln, Queensbury, New York, 12804
 Drive Time: 5, 15, 30 minute radii

Edward J. Gallacher, CCIM
 Latitude: 43.35413
 Longitude: -73.59852

	5 minutes	15 minutes	30 minutes
Population Summary			
2000 Total Population	519	52,995	108,711
2010 Total Population	672	57,667	117,851
2020 Total Population	703	59,510	121,955
2020 Group Quarters	4	1,110	3,382
2025 Total Population	700	59,260	122,352
2020-2025 Annual Rate	-0.09%	-0.08%	0.07%
2020 Total Daytime Population	700	62,151	116,893
Workers	367	32,013	55,489
Residents	333	30,138	61,404
Household Summary			
2000 Households	213	22,095	42,059
2000 Average Household Size	2.40	2.36	2.49
2010 Households	290	24,543	47,158
2010 Average Household Size	2.30	2.30	2.42
2020 Households	307	25,535	49,387
2020 Average Household Size	2.28	2.29	2.40
2025 Households	307	25,488	49,689
2025 Average Household Size	2.27	2.28	2.39
2020-2025 Annual Rate	0.00%	-0.04%	0.12%
2010 Families	165	14,902	31,052
2010 Average Family Size	2.99	2.87	2.92
2020 Families	172	15,240	32,047
2020 Average Family Size	2.98	2.87	2.91
2025 Families	171	15,134	32,128
2025 Average Family Size	2.98	2.87	2.91
2020-2025 Annual Rate	-0.12%	-0.14%	0.05%
Housing Unit Summary			
2000 Housing Units	227	24,086	48,067
Owner Occupied Housing Units	59.5%	57.5%	62.3%
Renter Occupied Housing Units	34.4%	34.3%	25.2%
Vacant Housing Units	6.2%	8.3%	12.5%
2010 Housing Units	313	26,736	54,107
Owner Occupied Housing Units	50.8%	56.0%	60.9%
Renter Occupied Housing Units	41.9%	35.8%	26.3%
Vacant Housing Units	7.3%	8.2%	12.8%
2020 Housing Units	339	28,674	57,991
Owner Occupied Housing Units	49.0%	52.9%	58.4%
Renter Occupied Housing Units	41.6%	36.1%	26.8%
Vacant Housing Units	9.4%	10.9%	14.8%
2025 Housing Units	347	29,473	59,704
Owner Occupied Housing Units	47.8%	51.5%	57.2%
Renter Occupied Housing Units	40.6%	35.0%	26.0%
Vacant Housing Units	11.5%	13.5%	16.8%
Median Household Income			
2020	\$63,322	\$55,878	\$62,695
2025	\$65,090	\$57,255	\$66,099
Median Home Value			
2020	\$238,095	\$176,732	\$192,682
2025	\$267,857	\$185,606	\$205,605
Per Capita Income			
2020	\$39,628	\$31,850	\$33,462
2025	\$42,949	\$34,413	\$36,627
Median Age			
2010	46.1	40.9	41.4
2020	48.4	42.8	43.4
2025	50.0	43.6	44.1

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Market Profile

16 Ferguson Ln, Queensbury, New York, 12804
 Drive Time: 5, 15, 30 minute radii

Edward J. Gallacher, CCIM

Latitude: 43.35413
 Longitude: -73.59852

	5 minutes	15 minutes	30 minutes
2020 Households by Income			
Household Income Base	307	25,535	49,387
<\$15,000	5.5%	9.1%	7.8%
\$15,000 - \$24,999	7.8%	11.1%	9.4%
\$25,000 - \$34,999	8.8%	9.2%	8.0%
\$35,000 - \$49,999	15.3%	14.3%	13.3%
\$50,000 - \$74,999	20.2%	20.1%	19.1%
\$75,000 - \$99,999	18.6%	14.2%	14.5%
\$100,000 - \$149,999	10.7%	13.1%	16.4%
\$150,000 - \$199,999	8.1%	5.1%	6.7%
\$200,000+	5.2%	3.9%	4.9%
Average Household Income	\$84,905	\$74,589	\$82,758
2025 Households by Income			
Household Income Base	307	25,488	49,689
<\$15,000	5.2%	8.9%	7.4%
\$15,000 - \$24,999	7.8%	10.9%	8.9%
\$25,000 - \$34,999	8.5%	8.8%	7.5%
\$35,000 - \$49,999	14.7%	13.8%	12.7%
\$50,000 - \$74,999	19.5%	19.8%	18.5%
\$75,000 - \$99,999	18.2%	14.1%	14.5%
\$100,000 - \$149,999	10.7%	13.4%	17.3%
\$150,000 - \$199,999	8.8%	5.7%	7.5%
\$200,000+	5.9%	4.5%	5.7%
Average Household Income	\$91,581	\$80,395	\$90,326
2020 Owner Occupied Housing Units by Value			
Total	166	15,177	33,845
<\$50,000	1.2%	3.9%	5.4%
\$50,000 - \$99,999	3.6%	8.9%	8.4%
\$100,000 - \$149,999	14.5%	24.2%	17.5%
\$150,000 - \$199,999	21.1%	24.3%	21.9%
\$200,000 - \$249,999	12.7%	12.1%	13.6%
\$250,000 - \$299,999	9.6%	9.6%	10.9%
\$300,000 - \$399,999	18.1%	7.6%	10.4%
\$400,000 - \$499,999	6.6%	2.6%	4.1%
\$500,000 - \$749,999	8.4%	3.7%	4.3%
\$750,000 - \$999,999	4.2%	1.5%	1.6%
\$1,000,000 - \$1,499,999	0.0%	0.6%	0.8%
\$1,500,000 - \$1,999,999	0.0%	0.5%	0.4%
\$2,000,000 +	0.0%	0.5%	0.7%
Average Home Value	\$295,633	\$234,919	\$256,281
2025 Owner Occupied Housing Units by Value			
Total	166	15,173	34,160
<\$50,000	1.2%	3.5%	4.8%
\$50,000 - \$99,999	2.4%	8.0%	7.5%
\$100,000 - \$149,999	12.7%	22.6%	16.2%
\$150,000 - \$199,999	19.3%	22.4%	20.0%
\$200,000 - \$249,999	11.4%	11.7%	12.9%
\$250,000 - \$299,999	8.4%	9.3%	10.5%
\$300,000 - \$399,999	16.9%	7.7%	10.6%
\$400,000 - \$499,999	7.2%	3.0%	4.8%
\$500,000 - \$749,999	13.3%	5.6%	6.2%
\$750,000 - \$999,999	7.2%	2.8%	2.9%
\$1,000,000 - \$1,499,999	0.0%	1.1%	1.4%
\$1,500,000 - \$1,999,999	0.0%	1.1%	0.9%
\$2,000,000 +	0.0%	1.2%	1.4%
Average Home Value	\$338,253	\$286,431	\$306,073

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Market Profile

16 Ferguson Ln, Queensbury, New York, 12804
 Drive Time: 5, 15, 30 minute radii

Edward J. Gallacher, CCIM
 Latitude: 43.35413
 Longitude: -73.59852

	5 minutes	15 minutes	30 minutes
2010 Population by Age			
Total	673	57,668	117,850
0 - 4	4.6%	5.7%	5.4%
5 - 9	5.1%	5.9%	6.0%
10 - 14	5.3%	6.0%	6.4%
15 - 24	9.8%	12.2%	12.2%
25 - 34	10.7%	12.7%	11.5%
35 - 44	12.8%	13.4%	14.1%
45 - 54	16.0%	15.5%	16.4%
55 - 64	14.0%	12.9%	13.2%
65 - 74	9.2%	7.6%	7.8%
75 - 84	8.0%	5.4%	4.8%
85 +	4.5%	2.7%	2.1%
18 +	81.4%	78.5%	78.1%
2020 Population by Age			
Total	701	59,512	121,954
0 - 4	4.1%	5.1%	4.9%
5 - 9	4.4%	5.2%	5.2%
10 - 14	5.0%	5.3%	5.6%
15 - 24	9.6%	11.5%	11.3%
25 - 34	10.8%	13.2%	12.7%
35 - 44	11.8%	12.4%	12.3%
45 - 54	13.1%	13.1%	13.9%
55 - 64	16.0%	14.4%	15.0%
65 - 74	12.8%	11.2%	11.3%
75 - 84	7.3%	5.7%	5.5%
85 +	5.0%	3.0%	2.4%
18 +	83.6%	81.1%	80.8%
2025 Population by Age			
Total	702	59,261	122,354
0 - 4	4.0%	5.0%	4.8%
5 - 9	4.4%	5.0%	5.1%
10 - 14	4.7%	5.1%	5.5%
15 - 24	8.4%	10.8%	10.5%
25 - 34	10.4%	13.2%	12.4%
35 - 44	12.4%	12.6%	12.9%
45 - 54	11.8%	11.9%	12.4%
55 - 64	14.8%	13.7%	14.5%
65 - 74	14.7%	12.2%	12.4%
75 - 84	9.3%	7.3%	7.1%
85 +	5.1%	3.0%	2.5%
18 +	83.9%	81.6%	81.3%
2010 Population by Sex			
Males	322	28,093	58,892
Females	350	29,574	58,959
2020 Population by Sex			
Males	340	29,121	61,033
Females	363	30,389	60,922
2025 Population by Sex			
Males	338	29,058	61,307
Females	362	30,201	61,045

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Market Profile

16 Ferguson Ln, Queensbury, New York, 12804
 Drive Time: 5, 15, 30 minute radii

Edward J. Gallacher, CCIM
 Latitude: 43.35413
 Longitude: -73.59852

	5 minutes	15 minutes	30 minutes
2010 Population by Race/Ethnicity			
Total	671	57,666	117,851
White Alone	96.4%	95.7%	95.3%
Black Alone	0.6%	1.5%	2.1%
American Indian Alone	0.3%	0.2%	0.2%
Asian Alone	1.2%	0.7%	0.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.6%	0.4%	0.5%
Two or More Races	0.9%	1.4%	1.3%
Hispanic Origin	2.1%	2.0%	2.2%
Diversity Index	11.1	11.9	13.1
2020 Population by Race/Ethnicity			
Total	703	59,510	121,955
White Alone	94.9%	94.0%	93.6%
Black Alone	0.9%	2.0%	2.5%
American Indian Alone	0.4%	0.3%	0.3%
Asian Alone	1.6%	0.9%	1.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.0%	0.7%	0.8%
Two or More Races	1.3%	2.0%	1.7%
Hispanic Origin	3.3%	3.1%	3.3%
Diversity Index	15.6	16.9	17.9
2025 Population by Race/Ethnicity			
Total	700	59,258	122,352
White Alone	94.0%	93.0%	92.6%
Black Alone	1.1%	2.3%	2.8%
American Indian Alone	0.4%	0.4%	0.3%
Asian Alone	1.7%	1.1%	1.2%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.3%	0.8%	0.9%
Two or More Races	1.4%	2.3%	2.0%
Hispanic Origin	3.9%	3.7%	4.0%
Diversity Index	18.2	19.6	20.7
2010 Population by Relationship and Household Type			
Total	672	57,667	117,851
In Households	99.4%	97.9%	96.9%
In Family Households	75.7%	77.2%	79.8%
Householder	26.2%	25.6%	26.3%
Spouse	20.8%	18.1%	19.7%
Child	24.3%	27.9%	28.6%
Other relative	2.4%	2.5%	2.4%
Nonrelative	2.2%	3.1%	2.8%
In Nonfamily Households	23.7%	20.7%	17.1%
In Group Quarters	0.6%	2.1%	3.1%
Institutionalized Population	0.0%	1.7%	2.8%
Noninstitutionalized Population	0.6%	0.4%	0.3%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Market Profile

16 Ferguson Ln, Queensbury, New York, 12804
 Drive Time: 5, 15, 30 minute radii

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 Latitude: 43.35413
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	5 minutes	15 minutes	30 minutes
2020 Population 25+ by Educational Attainment			
Total	541	43,414	89,077
Less than 9th Grade	2.8%	2.0%	2.4%
9th - 12th Grade, No Diploma	3.1%	5.1%	5.6%
High School Graduate	21.6%	26.5%	26.4%
GED/Alternative Credential	6.8%	7.7%	6.6%
Some College, No Degree	17.4%	19.5%	18.1%
Associate Degree	11.1%	11.3%	11.6%
Bachelor's Degree	17.2%	15.1%	16.3%
Graduate/Professional Degree	20.0%	12.7%	13.0%
2020 Population 15+ by Marital Status			
Total	609	50,274	102,828
Never Married	31.0%	32.5%	29.7%
Married	47.0%	47.0%	51.8%
Widowed	9.9%	6.8%	6.3%
Divorced	12.2%	13.6%	12.2%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	424	33,371	66,791
Population 16+ Employed	88.2%	88.0%	88.7%
Population 16+ Unemployment rate	11.8%	12.0%	11.3%
Population 16-24 Employed	11.2%	12.2%	11.4%
Population 16-24 Unemployment rate	16.0%	21.3%	19.6%
Population 25-54 Employed	55.9%	61.3%	61.4%
Population 25-54 Unemployment rate	11.8%	10.3%	10.0%
Population 55-64 Employed	21.1%	17.8%	19.0%
Population 55-64 Unemployment rate	11.2%	11.2%	10.8%
Population 65+ Employed	12.0%	8.7%	8.2%
Population 65+ Unemployment rate	10.0%	10.1%	9.6%
2020 Employed Population 16+ by Industry			
Total	374	29,379	59,215
Agriculture/Mining	0.0%	0.4%	0.8%
Construction	6.4%	6.8%	7.3%
Manufacturing	7.8%	9.9%	10.1%
Wholesale Trade	2.4%	2.1%	2.1%
Retail Trade	9.1%	12.5%	11.9%
Transportation/Utilities	1.9%	4.1%	4.4%
Information	1.3%	1.5%	1.5%
Finance/Insurance/Real Estate	6.4%	5.5%	5.9%
Services	56.7%	51.6%	50.2%
Public Administration	7.8%	5.6%	5.8%
2020 Employed Population 16+ by Occupation			
Total	375	29,378	59,214
White Collar	61.2%	59.7%	61.3%
Management/Business/Financial	11.8%	11.0%	12.9%
Professional	22.5%	23.8%	24.1%
Sales	12.0%	10.1%	10.4%
Administrative Support	15.0%	14.7%	13.8%
Services	25.9%	20.6%	18.6%
Blue Collar	13.1%	19.7%	20.1%
Farming/Forestry/Fishing	0.0%	0.3%	0.6%
Construction/Extraction	4.8%	5.8%	5.8%
Installation/Maintenance/Repair	1.1%	2.3%	2.3%
Production	4.8%	5.4%	5.3%
Transportation/Material Moving	2.4%	5.9%	6.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Market Profile

16 Ferguson Ln, Queensbury, New York, 12804
 Drive Time: 5, 15, 30 minute radii

Edward J. Gallacher, CCIM

Latitude: 43.35413

Longitude: -73.59852

	5 minutes	15 minutes	30 minutes
2010 Households by Type			
Total	290	24,543	47,158
Households with 1 Person	35.9%	31.1%	26.8%
Households with 2+ People	64.1%	68.9%	73.2%
Family Households	56.9%	60.7%	65.8%
Husband-wife Families	44.8%	42.9%	49.4%
With Related Children	15.9%	16.7%	19.9%
Other Family (No Spouse Present)	12.1%	17.8%	16.4%
Other Family with Male Householder	3.4%	5.2%	5.1%
With Related Children	1.7%	3.2%	3.1%
Other Family with Female Householder	8.6%	12.6%	11.3%
With Related Children	4.8%	8.5%	7.4%
Nonfamily Households	7.2%	8.2%	7.4%
All Households with Children	23.1%	28.9%	30.9%
Multigenerational Households	2.1%	2.6%	2.8%
Unmarried Partner Households	7.9%	10.5%	9.6%
Male-female	7.2%	9.8%	9.0%
Same-sex	0.7%	0.7%	0.7%
2010 Households by Size			
Total	290	24,543	47,158
1 Person Household	35.9%	31.1%	26.8%
2 Person Household	35.9%	34.8%	35.7%
3 Person Household	12.4%	15.4%	16.4%
4 Person Household	11.4%	11.8%	13.5%
5 Person Household	3.4%	4.6%	5.2%
6 Person Household	0.7%	1.6%	1.7%
7 + Person Household	0.3%	0.7%	0.8%
2010 Households by Tenure and Mortgage Status			
Total	290	24,543	47,158
Owner Occupied	54.8%	61.0%	69.8%
Owned with a Mortgage/Loan	36.2%	41.7%	47.6%
Owned Free and Clear	19.0%	19.3%	22.2%
Renter Occupied	45.2%	39.0%	30.2%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	131	143	150
Percent of Income for Mortgage	15.7%	13.2%	12.8%
Wealth Index	88	74	90
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	313	26,736	54,107
Housing Units Inside Urbanized Area	75.4%	87.3%	61.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	4.3%
Rural Housing Units	24.6%	12.7%	33.8%
2010 Population By Urban/ Rural Status			
Total Population	672	57,667	117,851
Population Inside Urbanized Area	71.9%	87.1%	63.4%
Population Inside Urbanized Cluster	0.0%	0.0%	4.2%
Rural Population	28.1%	12.9%	32.4%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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	5 minutes	15 minutes	30 minutes
Top 3 Tapestry Segments			
1.	Golden Years (9B)	Rustbelt Traditions (5D)	Green Acres (6A)
2.	Midlife Constants (5E)	In Style (5B)	In Style (5B)
3.	Green Acres (6A)	Set to Impress (11D)	Salt of the Earth (6B)
2020 Consumer Spending			
Apparel & Services: Total \$	\$599,052	\$45,476,904	\$96,354,941
Average Spent	\$1,951.31	\$1,780.96	\$1,951.02
Spending Potential Index	91	83	91
Education: Total \$	\$523,430	\$37,347,494	\$79,040,363
Average Spent	\$1,704.98	\$1,462.60	\$1,600.43
Spending Potential Index	95	82	89
Entertainment/Recreation: Total \$	\$939,755	\$69,398,181	\$150,326,643
Average Spent	\$3,061.09	\$2,717.77	\$3,043.85
Spending Potential Index	94	84	94
Food at Home: Total \$	\$1,520,281	\$113,833,787	\$243,618,558
Average Spent	\$4,952.06	\$4,457.95	\$4,932.85
Spending Potential Index	93	83	92
Food Away from Home: Total \$	\$1,050,916	\$79,267,335	\$168,950,137
Average Spent	\$3,423.18	\$3,104.26	\$3,420.94
Spending Potential Index	91	82	91
Health Care: Total \$	\$1,710,067	\$125,167,380	\$272,426,514
Average Spent	\$5,570.25	\$4,901.80	\$5,516.16
Spending Potential Index	97	85	96
HH Furnishings & Equipment: Total \$	\$626,641	\$46,925,489	\$100,809,496
Average Spent	\$2,041.18	\$1,837.69	\$2,041.22
Spending Potential Index	93	84	93
Personal Care Products & Services: Total \$	\$265,032	\$19,806,641	\$42,089,183
Average Spent	\$863.30	\$775.67	\$852.23
Spending Potential Index	94	84	93
Shelter: Total \$	\$5,546,879	\$409,279,402	\$859,572,220
Average Spent	\$18,068.01	\$16,028.17	\$17,404.83
Spending Potential Index	93	83	90
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$687,060	\$50,341,850	\$110,659,820
Average Spent	\$2,237.98	\$1,971.48	\$2,240.67
Spending Potential Index	96	84	96
Travel: Total \$	\$714,929	\$50,808,886	\$109,664,082
Average Spent	\$2,328.76	\$1,989.77	\$2,220.51
Spending Potential Index	97	83	92
Vehicle Maintenance & Repairs: Total \$	\$339,969	\$25,785,900	\$54,791,479
Average Spent	\$1,107.39	\$1,009.83	\$1,109.43
Spending Potential Index	96	87	96

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Business Locator

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2010 Residential Population:	117,851	2020 Total Sales (\$000)	\$11,309,943
2020 Residential Population:	121,955	2020 Total Employees	67,102
2025 Residential Population:	122,352	Employee/Residential Population Ratio:	0.55:1
Annual Population Growth 2020 - 2025	0.07%	Total Number of Businesses:	5,610

SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
508513	FINAL CONTROLS CASEY RD QUEENSBURY, NY 12804		0.03 SW	6	\$6,825
738999	GLENS FALLS BUSINESS FORMS INC FERGUSON LN QUEENSBURY, NY 12804		0.05 NE	12	\$754
275910	GF LABELS CO FERGUSON LN QUEENSBURY, NY 12804		0.05 NE	5	\$162
359903	M & S PRECISION MACHINE CO LLC CASEY RD QUEENSBURY, NY 12804		0.15 SW	13	\$1,402
354204	MELVINA CAN CO CASEY RD QUEENSBURY, NY 12804		0.15 SW	5	\$798
078204	GIRARD JIM LANDSCP MAINTANENCE PARK RD QUEENSBURY, NY 12804		0.22 SE	40	\$3,711
769929	GREEN MANAGEMENT LLC PARK RD QUEENSBURY, NY 12804		0.22 SE	10	\$1,058
152103	CIFONE CONSTRUCTION CO PARK RD QUEENSBURY, NY 12804		0.22 SE	3	\$801
152103	ROZELL INDUSTRIES INC PARK RD QUEENSBURY, NY 12804		0.22 SW	130	\$34,678
508734	FIRE SUPRESSION LLC PARK RD QUEENSBURY, NY 12804		0.22 SW	6	\$3,911
399903	PRAXIS TECHNOLOGY QUEENSBURY AVE QUEENSBURY, NY 12804		0.24 SW	25	\$3,223
075203	SOCIETY FOR THE PREVENTION QUEENSBURY AVE QUEENSBURY, NY 12804		0.26 SW	3	\$137
075203	SPCA OF UPSTATE NY QUEENSBURY AVE QUEENSBURY, NY 12804		0.26 SW	10	\$456
508426	NESCO INC QUEENSBURY AVE QUEENSBURY, NY 12804		0.28 SW	8	\$8,343

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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
526136	LET IT RAIN IRRIGATION QUEENSBURY AVE QUEENSBURY, NY 12804		0.28 SW	4	\$1,062
508203	KOKE INC QUEENSBURY AVE QUEENSBURY, NY 12804		0.28 SW	20	\$25,549
275202	KINGSBURY PRINTING CO INC COUNTY LINE RD QUEENSBURY, NY 12804		0.28 NW	6	\$334
738998	BG LENDERS SVC LLC PARK RD QUEENSBURY, NY 12804		0.29 SE	10	\$628
152103	NORTHERN DESIGN BLDG ASSOC LTD PARK RD QUEENSBURY, NY 12804		0.29 SE	6	\$1,601
179918	KING JAMES WOODWORKING COUNTY LINE RD QUEENSBURY, NY 12804		0.31 NW	6	\$922
384104	ANGIODYNAMICS QUEENSBURY AVE QUEENSBURY, NY 12804		0.33 SW	200	\$3,596
384198	DELCATH SYSTEMS QUEENSBURY AVE QUEENSBURY, NY 12804		0.33 SW	24	\$3,596
399302	DESIGN FUNCTION COUNTY LINE RD QUEENSBURY, NY 12804		0.34 NW	3	\$315
504727	STERIGENICS PARK RD GLENS FALLS, NY 12804		0.35 SE	25	\$28,491
508435	HAUN WELDING SUPPLY QUEENSBURY AVE QUEENSBURY, NY 12804		0.36 SW	7	\$7,300
792212	BMI SUPPLY QUEENSBURY AVE QUEENSBURY, NY 12804		0.37 SW	30	\$2,970
731917	THEATRICALHARDWARE.COM QUEENSBURY AVE QUEENSBURY, NY 12804		0.37 SW	4	\$331
599999	BARBER MARKETING INC QUEENSBURY AVE QUEENSBURY, NY 12804		0.37 SW	55	\$359
734201	ADIRONDACK NUISANCE WILDLIFE DEAN RD HUDSON FALLS, NY 12839		0.38 NE	1	\$68
873111	NATIONAL VACUUM CORP PARK RD QUEENSBURY, NY 12804		0.41 SE	25	\$0

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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
171103	J E MONAHAN LLC QUEENSBURY AVE QUEENSBURY, NY 12804		0.42 SW	14	\$1,614
359915	MIDWAY INDUSTRIAL SUPPLY INC PARK RD QUEENSBURY, NY 12804		0.42 SW	4	\$432
328107	ADIRONDACK PRECISION CUT STONE QUEENSBURY AVE QUEENSBURY, NY 12804		0.42 SW	9	\$833
999977	MIKE SPIROWSKI QUEENSBURY AVE QUEENSBURY, NY 12804		0.42 SW	0	\$0
653108	ASHLEY PROPERTY MANAGEMENT PARK RD QUEENSBURY, NY 12804		0.45 SE	2	\$195
138913	KENYON PIPELINE INSPECTION LLC PARK RD QUEENSBURY, NY 12804		0.45 SE	15	\$314
171123	MCENVIRONMENTAL SERVICES QUEENSBURY AVE QUEENSBURY, NY 12804		0.46 SW	7	\$807
599904	STORED TECHNOLOGY SOLUTIONS QUEENSBURY AVE QUEENSBURY, NY 12804		0.47 SW	3	\$359
651208	ADIRONDACK INDUSTRIAL PARK QUEENSBURY AVE QUEENSBURY, NY 12804		0.47 SW	10	\$2,599
737109	STOREDTECH QUEENSBURY AVE QUEENSBURY, NY 12804		0.47 SW	20	\$2,387
347925	W F LAKE PARK RD QUEENSBURY, NY 12804		0.50 SW	9	\$857
384104	STERILE TECHNOLOGIES INC PARK RD GLENS FALLS, NY 12804		0.53 SW	7	\$1,049
521126	PREMIUM BUILDING COMPONENTS QUEENSBURY AVE QUEENSBURY, NY 12804		0.55 SW	30	\$9,680
806301	COMMUNITY WORK & INDEPENDENCE QUEENSBURY AVE QUEENSBURY, NY 12804		0.56 SW	10	\$883
734201	ORKIN QUEENSBURY AVE QUEENSBURY, NY 12804	O	0.56 SW	16	\$1,319
753812	QUAKER TRUCK REPAIR PARK RD QUEENSBURY, NY 12804		0.58 SW	4	\$689

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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
422503	YOUR CLOSET QUEENSBURY AVE QUEENSBURY, NY 12804		0.59 SW	2	\$174
489903	KB-24 COMMUNICATIONS INC PARK RD QUEENSBURY, NY 12804		0.61 SE	3	\$987
359903	CORINTH FABRICATION & MACH INC PARK RD QUEENSBURY, NY 12804		0.68 SW	3	\$324
359903	ERGO ROBORIC SOLUTIONS LI PARK RD QUEENSBURY, NY 12804		0.68 SW	12	\$1,294
344198	DEAN LALLY LLC PARK RD QUEENSBURY, NY 12804		0.68 SW	4	\$2,094
871210	DEAN COLUMN PARK RD QUEENSBURY, NY 12804		0.68 SW	2	\$518
411102	GREATER GLENS FLS TRANSIT QUEENSBURY AVE QUEENSBURY, NY 12804		0.69 SW	20	\$8,165
175103	BERGMAN CUSTOM CASEWORK LLC PARK RD QUEENSBURY, NY 12804		0.72 SW	13	\$1,498
734922	A PLUS CLEANING COUNTY LINE RD QUEENSBURY, NY 12804		0.77 NW	1	\$88
019101	STONE COTTAGE FARM CHESTNUT RIDGE RD QUEENSBURY, NY 12804		0.80 NW	3	\$245
074203	COUNTRYSIDE VETERINARY MED GRP QUEENSBURY AVE QUEENSBURY, NY 12804	ERS1	0.81 SW	12	\$1,051
074201	VETERINARY MEDICAL COUNTRYSIDE QUEENSBURY AVE QUEENSBURY, NY 12804		0.81 SW	6	\$526
653113	128 SABBATH DAY POINT ROAD LLC CHESTNUT RIDGE RD QUEENSBURY, NY 12804		0.89 NW	1	\$98
874822	RICH AIR QUEENSBURY AVE QUEENSBURY, NY 12804		1.02 SW	10	\$969
581208	AVIATOR RESTAURANT QUEENSBURY AVE QUEENSBURY, NY 12804		1.02 SW	8	\$342
799906	SUNKISS BALLOONING QUEENSBURY AVE QUEENSBURY, NY 12804		1.02 SW	7	\$577

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458106	FLOYD BENNETT MEM AIRPORT-GFL QUEENSBURY AVE QUEENSBURY, NY 12804	G	1.02 SW	5	\$450
874264	LIGHTHOUSE ADVISORS LLC RIDGE RD QUEENSBURY, NY 12804		1.17 SW	2	\$683
701107	COUNTRY HOUSE BED & BREAKFAST RIDGE RD QUEENSBURY, NY 12804		1.22 SW	1	\$322
866107	UNITED METHODIST CHURCH SANFORD RIDGE RD QUEENSBURY, NY 12804	R	1.35 NW	3	\$0
555104	TLC BOAT SVC RIDGE RD QUEENSBURY, NY 12804		1.45 NW	4	\$1,204
912104	KINGSBURY TOWN HIGHWAY DEPT VAUGHN RD HUDSON FALLS, NY 12839		1.45 SE	9	\$0
175106	PRIME WOOD PRODUCTS VAUGHN RD QUEENSBURY, NY 12804		1.52 NW	1	\$116
295101	PECKHAM MATERIALS CORP VAUGHN RD HUDSON FALLS, NY 12839		1.53 SE	20	\$11,876
521142	MEAD LUMBER & LOG HOMES VAUGHN RD QUEENSBURY, NY 12804		1.57 NW	12	\$3,872
801101	COUNTRYSIDE VETERINARY QUEENSBURY AVE QUEENSBURY, NY 12804		1.60 SW	19	\$625
874899	ROB RAINWATER CONSULTING SHERATON LN QUEENSBURY, NY 12804		1.67 SW	4	\$388
525104	MANUFACTURING ASSOCIATES INC STONEHURST DR QUEENSBURY, NY 12804		1.74 NW	5	\$703
514937	FITZGERALD BROS BEVERAGES INC QUEENSBURY AVE QUEENSBURY, NY 12804		1.74 SW	17	\$15,058
866107	VANTAGE POINTE CHURCH RIDGE RD QUEENSBURY, NY 12804	1	1.76 SW	4	\$0
873130	ROBERTS ENVIRONMENTAL HAVILAND RD QUEENSBURY, NY 12804		1.77 NW	1	\$0
019101	IDEAL DAIRY FARMS INC VAUGHN RD HUDSON FALLS, NY 12839		1.78 SE	2	\$133

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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
839998	CHANGE STONEHURST DR QUEENSBURY, NY 12804		1.78 NW	7	\$0
836116	CAPITAL DISTRICT DSO TRIPOLI RD HUDSON FALLS, NY 12839		1.79 NE	12	\$0
874213	MANNIX MARKETING INC STONEHURST DR QUEENSBURY, NY 12804		1.80 NW	6	\$683
999977	ALL ABOUT PICKLEBALL LTD HILAND DR QUEENSBURY, NY 12804		1.82 NW	0	\$0
085102	NORTH COUNTRY FORESTRY STONEHURST DR QUEENSBURY, NY 12804		1.87 NW	1	\$60
472501	LAKE GEORGE HISTORY TOURS LLC GLENMAR DR QUEENSBURY, NY 12804		1.87 NW	1	\$398
478903	KINGSBURY CARRIAGE SVC INC GEER RD HUDSON FALLS, NY 12839		1.88 SE	2	\$159
999977	ORANGE OLIVE SUNNYSIDE E QUEENSBURY, NY 12804		1.89 NW	0	\$0
874266	AUSPICIOUS LOGISTICS JENKINSVILLE RD QUEENSBURY, NY 12804		1.92 NW	6	\$683
912104	TOWN OF QUEENSBURY CRONIN RD QUEENSBURY, NY 12804		1.94 SW	4	\$0
171105	CELESTE KENNETH F PLBG & HTG PATTEN MILLS RD QUEENSBURY, NY 12804		1.96 NW	1	\$116
149901	ALPHA DRILLING & BLASTING CRONIN RD QUEENSBURY, NY 12804		2.02 SW	2	\$276
152113	ACE CONSTRUCTORS VAUGHN RD HUDSON FALLS, NY 12839		2.03 NE	3	\$654
152112	LP DAIGLE GENERAL CONTR LLC JENKINSVILLE RD QUEENSBURY, NY 12804		2.03 NW	2	\$534
074203	ADIRONDACK ANIMAL HOSPITAL RIDGE RD QUEENSBURY, NY 12804		2.04 SW	26	\$2,277
922404	BAY RIDGE RESCUE SQUAD RIDGE RD QUEENSBURY, NY 12804		2.04 NW	1	\$0

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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
602103	ATM RIDGE RD QUEENSBURY, NY 12804	o	2.08 NW	0	\$0
541103	BEAN'S COUNTRY STORE RIDGE RD QUEENSBURY, NY 12804		2.08 NW	10	\$5,170
421304	D MCFARREN & SONS TRUCKING TRIPOLI RD HUDSON FALLS, NY 12839		2.09 NE	3	\$457
594130	J & B GOLF INC HAVILAND RD QUEENSBURY, NY 12804		2.11 NW	4	\$360
799201	HILAND GOLF CLUB HAVILAND RD QUEENSBURY, NY 12804	P	2.11 NW	125	\$9,448
836105	TERRACE AT THE GLEN LONGVIEW DR QUEENSBURY, NY 12804		2.16 SW	85	\$0
546102	BIMBO BAKERIES USA CRONIN RD QUEENSBURY, NY 12804		2.18 SW	10	\$124
738942	ROSE ROSICK'S NEEDLE-THREAD TRIPOLI RD HUDSON FALLS, NY 12839		2.20 NE	2	\$126
805918	GLEN AT HILAND MEADOWS LONGVIEW DR QUEENSBURY, NY 12804		2.23 SW	80	\$4,539
602103	ATM SUNNYSIDE RD QUEENSBURY, NY 12804	o	2.24 NW	0	\$0
799201	SUNNYSIDE PAR GOLF COURSE SUNNYSIDE RD QUEENSBURY, NY 12804	P	2.24 NW	2	\$152
581212	MONAHAN CHASE CATERERS SUNNYSIDE RD QUEENSBURY, NY 12804		2.24 NW	12	\$512
811103	BRENNAN & WHITE LLP HAVILAND RD QUEENSBURY, NY 12804		2.25 NW	7	\$1,220
871307	VAN DUSEN & STEVES HAVILAND RD QUEENSBURY, NY 12804		2.25 NW	11	\$973
839937	QUEENSBURY LAND CONSERVANCY HAVILAND RD QUEENSBURY, NY 12804		2.25 NW	4	\$0
871111	HUTCHINS ENGINEERING HAVILAND RD QUEENSBURY, NY 12804		2.25 NW	3	\$397

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Source: Copyright 2021 Data Axle and Esri. Esri Total Residential Population forecasts for 2020. Data Axle Business Locations (January 2021).



Business Locator

16 Ferguson Ln, Queensbury, New York,
Drive Time: 5, 15, 30 minute radii

Edward J. Gallacher, CCIM
Latitude: 43.35413
Longitude: -73.59852

SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
871111	NACE ENGINEERING PC HAVILAND RD QUEENSBURY, NY 12804		2.25 NW	1	\$133
829972	SOUTHERN ADIRONDACK EDU CTR DIX AVE HUDSON FALLS, NY 12839		2.26 SE	180	\$0
999977	PAWPRINT TECHNOLOGIES LLC RAINBOW TRL QUEENSBURY, NY 12804		2.27 NW	0	\$0
521165	VALENTE BUILDERS INC DIX AVE HUDSON FALLS, NY 12839		2.28 SE	10	\$2,879
078204	VOLT LANDSCAPING SUNNYSIDE RD QUEENSBURY, NY 12804		2.28 NW	8	\$743
551102	GARVEY KIA QUAKER RD QUEENSBURY, NY 12804	AV	2.31 SW	30	\$25,440
554112	ELECTRIC CHARGING STATION QUAKER RD QUEENSBURY, NY 12804	J	2.31 SW	0	\$0
551102	GARVEY VOLKSWAGEN-QUEENSBURY QUAKER RD QUEENSBURY, NY 12804	V	2.31 SW	26	\$33,919
152103	COLLETT CONSTRUCTION INC COLLETTE LN HUDSON FALLS, NY 12839		2.31 SE	6	\$1,308
734922	IMAGE MAKERS CLEANING SVC MANLEE AVE HUDSON FALLS, NY 12839		2.33 SE	7	\$503
412101	GLENS FALLS TAXI INC BIRDIE DR QUEENSBURY, NY 12804		2.34 SW	2	\$1,276
866107	ONEIDA COMMUNITY CHURCH SUNNYSIDE RD GLENS FALLS, NY 12804	1	2.35 NW	3	\$0
999977	28 WEST ONEIDA LLC RIDGE RD QUEENSBURY, NY 12804		2.35 NW	0	\$0
572202	SUNNYSIDE APPLIANCE PATTEN MILLS RD QUEENSBURY, NY 12804		2.35 NW	1	\$228
651303	REGENCY PARK NORTH APARTMENTS CRONIN RD QUEENSBURY, NY 12804		2.39 SW	9	\$1,095
521101	WINCHIP EDWIN GARAGE DOORS WAVERLY PL QUEENSBURY, NY 12804		2.40 SW	1	\$323

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16 Ferguson Ln, Queensbury, New York,
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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
075210	COUNTRY KITTY B & B RIDGE RD QUEENSBURY, NY 12804		2.41 NW	3	\$137
655302	PINEVIEW CEMETERY QUAKER RD GLENS FALLS, NY 12804		2.42 SW	2	\$263
999977	JAX ARMS LLC SUNNYSIDE N QUEENSBURY, NY 12804		2.42 NW	0	\$0
641102	FRONTIER ADJUSTERS INC HEWITT RD QUEENSBURY, NY 12804		2.42 NW	2	\$289
359915	SPRAY TECH INC VAUGHN RD HUDSON FALLS, NY 12839		2.42 SE	1	\$270
526132	FALLS FARM & GARDEN EQPT CO DIX AVE HUDSON FALLS, NY 12839		2.43 SE	14	\$2,701
594705	LEGEND TOYS & COLLECTIBLES REGENCY PARK APTS N QUEENSBURY, NY 12804		2.43 SW	1	\$104
594141	RICK'S BIKE SHOP RIDGE RD QUEENSBURY, NY 12804		2.43 SW	4	\$720
581208	HOMESTEAD BAR DIX AVE HUDSON FALLS, NY 12839		2.45 SE	2	\$70
753201	CALIBER COLLISION CENTER QUAKER RD QUEENSBURY, NY 12804	c	2.45 SW	9	\$893
866107	NEW BEGINNINGS COMMUNITY CHR DIX AVE QUEENSBURY, NY 12804		2.45 SW	1	\$0
866110	HOPE-POKOT KENYA MINISTRIES DIX AVE QUEENSBURY, NY 12804		2.45 SW	52	\$0
569917	WEST SIGNS DIX AVE HUDSON FALLS, NY 12839		2.46 SE	5	\$405
753401	CORRIGAN'S DISCOUNT TIRES DIX AVE HUDSON FALLS, NY 12839		2.46 SE	2	\$184
509223	LAKE GEORGE FOREST PROD LLC MEADOW DR QUEENSBURY, NY 12804		2.46 SW	3	\$3,212
833104	WARREN WASHINGTON ARC QUAKER RD QUEENSBURY, NY 12804		2.46 SW	50	\$0

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Business Locator

16 Ferguson Ln, Queensbury, New York,
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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
833104	NYSARC QUAKER RD QUEENSBURY, NY 12804		2.46 SW	80	\$0
999977	WWAARC QUAKER RD QUEENSBURY, NY 12804		2.46 SW	0	\$0
541105	J C'S CORNER DELI & MARKET DIX AVE HUDSON FALLS, NY 12839		2.46 SE	4	\$828
179921	BAKER'S POOLS & FENCING INC DIX AVE HUDSON FALLS, NY 12839		2.46 SE	2	\$276
179921	BAKER POOLS DIX AVE HUDSON FALLS, NY 12839		2.46 SE	2	\$276
472402	HEBER TRAVEL SVC QUAKER RD QUEENSBURY, NY 12804		2.47 SW	2	\$226
651501	HEBER ASSOCIATES INC QUAKER RD QUEENSBURY, NY 12804		2.47 SW	10	\$1,044
753801	WARREN TIRE SVC CTR INC DEER RUN DR HUDSON FALLS, NY 12839		2.47 SE	11	\$1,340
152112	MICHAELS GROUP MELDON CIR QUEENSBURY, NY 12804		2.47 NW	3	\$801
581208	CABINS CAFE-ALL AMER MINI GOLF STATE ROUTE 4 HUDSON FALLS, NY 12839		2.47 SE	3	\$104
599929	SUTHERLAND'S PETWORKS DIX AVE HUDSON FALLS, NY 12839		2.47 SE	7	\$906
581208	GINNY RAE'S DINER DIX AVE HUDSON FALLS, NY 12839		2.48 SE	3	\$104
594129	CALAMITY JANES FIREARMS-FINE DIX AVE HUDSON FALLS, NY 12839		2.48 SE	1	\$126
161101	ADIRONDACK PAVEMENT COATINGS FEEDER ST HUDSON FALLS, NY 12839		2.50 SE	3	\$581
472402	AIM SERVICES INC CRONIN RD QUEENSBURY, NY 12804		2.50 SW	2	\$226
541103	CUMBERLAND FARMS QUAKER RD QUEENSBURY, NY 12804	1	2.50 SW	10	\$5,170

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16 Ferguson Ln, Queensbury, New York,
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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
784108	REDBOX QUAKER RD QUEENSBURY, NY 12804	R	2.50 SW	0	\$0
602103	ATM QUAKER RD QUEENSBURY, NY 12804	o	2.50 SW	0	\$0
598406	BLUE RHINO QUAKER RD QUEENSBURY, NY 12804	H	2.50 SW	0	\$0
738942	T-SHIRTS & MORE STATE ROUTE 4 HUDSON FALLS, NY 12839		2.51 SE	1	\$63
551103	KLS ENTERPRISES INC DIX AVE HUDSON FALLS, NY 12839		2.52 SE	1	\$366
581208	MOSS STREET DELI-COUNTRY STORE STATE ROUTE 4 HUDSON FALLS, NY 12839		2.53 SE	8	\$104
829909	ADIRONDACK READING CTR LLC MEADOW LN QUEENSBURY, NY 12804		2.53 SW	2	\$0
735910	ADVANCE RENTAL QUAKER RD QUEENSBURY, NY 12804		2.53 SW	5	\$705
723102	DA VI NAILS QUAKER RDG QUEENSBURY, NY 12804	D	2.53 SW	3	\$110
581208	SUBWAY QUAKER RDG QUEENSBURY, NY 12804	R	2.53 SW	5	\$214
531102	WALMART SUPERCENTER QUAKER RDG QUEENSBURY, NY 12804	m	2.53 SW	229	\$46,208
723106	SMARTSTYLE QUAKER RDG QUEENSBURY, NY 12804	S	2.53 SW	5	\$184
784108	REDBOX QUAKER RDG QUEENSBURY, NY 12804	R	2.53 SW	0	\$0
591205	WALMART PHARMACY QUAKER RDG QUEENSBURY, NY 12804	J	2.53 SW	5	\$1,211
599502	WALMART VISION & GLASSES QUAKER RDG QUEENSBURY, NY 12804	V	2.53 SW	5	\$605
738401	WALMART PHOTO CENTER QUAKER RDG QUEENSBURY, NY 12804	Q	2.53 SW	3	\$119

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16 Ferguson Ln, Queensbury, New York,
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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
546102	WALMART BAKERY QUAKER RDG QUEENSBURY, NY 12804	O	2.53 SW	6	\$247
526104	WALMART GARDEN CENTER QUAKER RDG QUEENSBURY, NY 12804	W	2.53 SW	13	\$1,062
729101	JACKSON HEWITT TAX SVC-WALMART QUAKER RDG QUEENSBURY, NY 12804	OP	2.53 SW	2	\$46
541110	WALMART GROCERY PICKUP QUAKER RDG QUEENSBURY, NY 12804	H	2.53 SW	3	\$1,551
598406	BLUE RHINO QUAKER RDG QUEENSBURY, NY 12804	H	2.53 SW	0	\$0
769991	MINUTE KEY QUAKER RDG QUEENSBURY, NY 12804	H	2.53 SW	0	\$0
738905	COINSTAR QUAKER RDG GLENS FALLS, NY 12804	H	2.53 SW	0	\$0
179977	KEITH BARTON PLUMBING & HTG SUNNYSIDE N QUEENSBURY, NY 12804		2.53 NW	1	\$154
794801	SPORTLINE POWER PRODUCTS E QUAKER SERVICE RD QUEENSBURY, NY 12804		2.54 SW	20	\$1,410
671901	JUSTEM HOLDINGS INC E QUAKER SERVICE RD QUEENSBURY, NY 12804		2.54 SW	5	\$3,065
899999	EXPEDITIONARY SERVICES LLC BROAD ST HUDSON FALLS, NY 12839		2.54 SE	1	\$305
503211	JENKINSVILLE SAND & GRAVEL JENKINSVILLE RD QUEENSBURY, NY 12804		2.54 NW	2	\$1,475
836116	CAPITAL DISTRICT DSO MEADOW LN QUEENSBURY, NY 12804		2.55 SW	14	\$0
551105	ADK TRUCK & EQUIPMENT LLC DIX AVE QUEENSBURY, NY 12804		2.55 SW	15	\$12,720
581208	TANYA'S LONGHORN DINER STATE ROUTE 4 HUDSON FALLS, NY 12839		2.55 SE	3	\$104
581208	MANLEY'S ROUTE 4 RESTAURANT STATE ROUTE 4 HUDSON FALLS, NY 12839		2.55 SE	14	\$484

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Business Locator

16 Ferguson Ln, Queensbury, New York,
 Drive Time: 5, 15, 30 minute radii

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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
551102	NORTH COUNTRY SUBARU QUAKER RD QUEENSBURY, NY 12804	R	2.56 SW	20	\$16,960
161101	DEYETTE ALEX PAVING INC MYRTLE AVE HUDSON FALLS, NY 12839		2.56 SE	6	\$1,162
553111	SARATOGA AUTO SUPPLY INC QUAKER RD QUEENSBURY, NY 12804	5	2.57 SW	10	\$1,817
731908	LUCAS MCCARTHY DISTRIBUTING ROCK CITY RD HUDSON FALLS, NY 12839		2.57 NE	6	\$1,014
581301	WAYSIDE INN STATE ROUTE 4 HUDSON FALLS, NY 12839		2.57 SE	2	\$81
525104	BURGOYNE QUALITY HDWR & LBR STATE ROUTE 4 HUDSON FALLS, NY 12839		2.57 SE	11	\$1,263
414201	TRANSIT CONNECTION DIX AVE QUEENSBURY, NY 12804		2.58 SW	5	\$1,932
922404	SOUTH QUEENSBURY FIRE DEPT DIX AVE QUEENSBURY, NY 12804		2.58 SW	1	\$0
602103	ATM PATTENS MILLS RD FORT ANN, NY 12827	o	2.59 NW	0	\$0
581301	BOAR'S NEST BAR & GRILL PATTENS MILLS RD FORT ANN, NY 12827		2.59 NW	3	\$122
557106	DEAN'S SHOP QUEENSBURY AVE QUEENSBURY, NY 12804		2.59 SW	1	\$273
422503	KEYLOCK MINI-STORAGE DIX AVE HUDSON FALLS, NY 12839		2.59 SE	2	\$171
602103	ATM STATE ROUTE 4 HUDSON FALLS, NY 12839	o	2.60 SE	0	\$0
557106	ADIRONDACK RECREATIONAL PARTS STATE ROUTE 4 HUDSON FALLS, NY 12839		2.60 SE	1	\$223
602103	ATM POVERTY LN HUDSON FALLS, NY 12839	o	2.60 SE	0	\$0
413101	NORTH COUNTRY TRANSPORT DIX AVE HUDSON FALLS, NY 12839		2.61 SE	16	\$834

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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
641104	CAREY INSURANCE INSURANCE DIX AVE HUDSON FALLS, NY 12839		2.61 SE	3	\$306
519306	GARDEN TIME QUAKER RD QUEENSBURY, NY 12804		2.61 SW	50	\$28,406
571932	HALL OF FLAME STOVE-FIREPLACE QUAKER RD QUEENSBURY, NY 12804		2.61 SW	3	\$1,906
593222	SALVATION ARMY FAMILY STORE QUAKER RD QUEENSBURY, NY 12804	S	2.61 SW	8	\$1,307
179403	O'CONNOR EDWARD-THOMAS INC OFC MEADOWBROOK RD QUEENSBURY, NY 12804		2.62 SW	30	\$3,457
753801	MINER'S AUTOMOTIVE DIX AVE QUEENSBURY, NY 12804		2.62 SW	3	\$517
751401	HERTZ DIX AVE GLENS FALLS, NY 12804	4	2.63 SW	10	\$2,126
591205	CVS/PHARMACY DIX AVE HUDSON FALLS, NY 12839	K	2.63 SE	4	\$976
733101	UPS ACCESS POINT LOCATION DIX AVE HUDSON FALLS, NY 12839		2.63 SE	13	\$2,100
737904	HELPCO INC BROAD ST HUDSON FALLS, NY 12839		2.63 SE	29	\$452
737398	ROCKWELL WEBB BROAD ST HUDSON FALLS, NY 12839		2.63 SE	12	\$293
571932	NORTHERN COMFORT FIREPLACES DIX AVE QUEENSBURY, NY 12804		2.63 SW	2	\$1,271
804922	SANFORD MANOR PSYCHOLOGY SANFORD ST GLENS FALLS, NY 12801		2.63 SW	1	\$53
421304	PAUL COLLINS TRUCKING POVERTY RD HUDSON FALLS, NY 12839		2.64 SE	8	\$1,217
594115	FALL LINE SKI SHOP QUAKER RD QUEENSBURY, NY 12804		2.64 SW	3	\$540
176109	DONE RIGHT ROOFING INC QUAKER RD QUEENSBURY, NY 12804		2.64 SW	3	\$231

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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
821103	HUDSON FALLS PRIMARY SCHOOL VAUGHN RD HUDSON FALLS, NY 12839	EKN	2.64 SE	50	\$0
839998	CEDAR SLOW INC DIX AVE QUEENSBURY, NY 12804		2.64 SW	4	\$0
641112	PRUDENTIAL FINANCIAL FIELDVIEW RD QUEENSBURY, NY 12804	T	2.65 NW	1	\$145
526104	MEAD LANDSCAPE NRSY & GDN CTR RIDGE RD QUEENSBURY, NY 12804		2.66 SW	40	\$10,620
751303	PENSKE TRUCK RENTAL QUAKER RD QUEENSBURY, NY 12804	P	2.66 SW	11	\$3,746
762928	SUBURBAN SOFTWATER SVC LAKEVIEW DR GLENS FALLS, NY 12804		2.66 NW	1	\$51
602103	ATM DIX AVE HUDSON FALLS, NY 12839	Cy	2.67 SE	0	\$0
598406	BLUE RHINO DIX AVE HUDSON FALLS, NY 12839	H	2.67 SE	0	\$0
609910	WESTERN UNION AGENT LOCATION DIX AVE HUDSON FALLS, NY 12839	I	2.67 SE	4	\$1,087
591205	WALGREENS DIX AVE HUDSON FALLS, NY 12839	4	2.67 SE	17	\$4,145
421304	HEAVY DUTY TIRE STATE ROUTE 4 HUDSON FALLS, NY 12839		2.67 SE	3	\$457
551103	TOWAWAY LLC STATE ROUTE 4 HUDSON FALLS, NY 12839		2.67 SE	4	\$732
599920	P A MEDICAL SUPPLY INC QUAKER RD QUEENSBURY, NY 12804		2.67 SW	7	\$837
807201	CURREN CRAFT DENTAL LAB DIX AVE QUEENSBURY, NY 12804		2.67 SW	1	\$48
599977	MAPLEWOOD ICE CO INC DIX AVE QUEENSBURY, NY 12804		2.67 SW	30	\$3,585
753201	GARVEY AUTO BODY INC QUAKER RD QUEENSBURY, NY 12804		2.67 SW	7	\$695

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Business Locator

16 Ferguson Ln, Queensbury, New York,
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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
599201	BINLEY FLORIST & GARDEN CTR QUAKER RD QUEENSBURY, NY 12804		2.67 SW	10	\$590
723106	LOOKS BY LACEY DIX AVE QUEENSBURY, NY 12804		2.67 SW	3	\$110
179938	TRI COUNTY FENCE CO RIDGE RD GLENS FALLS, NY 12804		2.68 SW	4	\$615
551102	NEMER CHRYSLER JEEP DODGE JEEP QUAKER RD QUEENSBURY, NY 12804	FHU	2.68 SW	37	\$31,376
551103	AUTO BROKERS STATE ROUTE 4 HUDSON FALLS, NY 12839		2.68 SE	1	\$366
753801	MERV'S AUTO REPAIR STATE ROUTE 4 HUDSON FALLS, NY 12839		2.68 SE	1	\$122
152144	PHOENIX PROPERTY VENTURES LLC BROAD ST HUDSON FALLS, NY 12839		2.68 SE	3	\$239
832218	CWI QUAKER ROAD TREATMENT CTR QUAKER RD QUEENSBURY, NY 12804		2.68 SW	30	\$1,063
422505	MEADOWBROOK MINI STORAGE MEADOWBROOK RD QUEENSBURY, NY 12804		2.68 SW	2	\$174
161101	COMMERCIAL PAVING DIX AVE QUEENSBURY, NY 12804		2.68 SW	5	\$1,185
174101	GALUSHA & SONS LLC DIX AVE QUEENSBURY, NY 12804		2.68 SW	25	\$231
581208	HEIDELBERG INN QUAKER RD GLENS FALLS, NY 12804		2.69 SW	9	\$384

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Business Summary

16 Ferguson Ln, Queensbury, New York, 12804
Drive Time: 5, 15, 30 minute radii

Edward J. Gallacher, CCIM
Latitude: 43.35413
Longitude: -73.59852

Data for all businesses in area	5 minutes			15 minutes			30 minutes		
	Businesses			Businesses			Businesses		
	Number	Percent	Employees	Number	Percent	Employees	Number	Percent	Employees
Total Businesses:	36		2,856	4,843		13,576		25,986	
Total Employees:	376		41,434	61,474		1,091		2,381	
Total Residential Population:	703		59,510	121,955		1,532		5,662	
Employee/Residential Population Ratio (per 100 Residents)	53		70	50		1,868		1,226	
by SIC Codes	Number	Percent	Employees	Number	Percent	Employees	Number	Percent	Employees
Agriculture & Mining	2	5.6%	17	4.5%	265	0.6%	113	2.3%	702
Construction	4	11.1%	45	12.0%	1,109	2.7%	349	7.2%	2,676
Manufacturing	4	11.1%	38	10.1%	4,974	12.0%	151	3.1%	5,662
Transportation	2	5.6%	11	2.9%	769	1.9%	130	2.7%	1,271
Communication	1	2.8%	2	0.5%	214	0.5%	28	0.6%	246
Utility	0	0.0%	0	0.0%	147	0.4%	30	0.6%	354
Wholesale Trade	3	8.3%	27	7.2%	1,288	3.1%	157	3.2%	2,093
Retail Trade Summary	8	22.2%	89	23.7%	8,835	21.3%	1,172	24.2%	13,576
Home Improvement	1	2.8%	16	4.3%	591	1.4%	76	1.6%	1,091
General Merchandise Stores	0	0.0%	23	6.1%	1,253	3.0%	39	0.8%	1,532
Food Stores	1	2.8%	6	1.6%	1,211	2.9%	135	2.8%	1,868
Auto Dealers, Gas Stations, Auto Aftermarket	1	2.8%	9	2.4%	894	2.2%	128	2.6%	1,487
Apparel & Accessory Stores	0	0.0%	1	0.3%	360	0.9%	54	1.1%	448
Furniture & Home Furnishings	0	0.0%	1	0.3%	284	0.7%	77	1.6%	454
Eating & Drinking Places	2	5.6%	22	5.9%	2,603	6.3%	341	7.0%	4,411
Miscellaneous Retail	2	5.6%	11	2.9%	1,640	4.0%	321	6.6%	2,283
Finance, Insurance, Real Estate Summary	1	2.8%	6	1.6%	2,502	6.0%	311	6.4%	3,099
Banks, Savings & Lending Institutions	0	0.0%	2	0.5%	605	1.5%	62	1.3%	743
Securities Brokers	0	0.0%	0	0.0%	94	0.2%	27	0.6%	133
Insurance Carriers & Agents	0	0.0%	1	0.3%	923	2.2%	72	1.5%	996
Real Estate, Holding, Other Investment Offices	1	2.8%	3	0.8%	879	2.1%	150	3.1%	1,226
Services Summary	9	25.0%	124	33.0%	17,393	42.0%	1,872	38.7%	25,986
Hotels & Lodging	0	0.0%	0	0.0%	400	1.0%	173	3.6%	2,381
Automotive Services	1	2.8%	6	1.6%	440	1.1%	142	2.9%	703
Motion Pictures & Amusements	1	2.8%	7	1.9%	1,915	4.6%	159	3.3%	2,866
Health Services	1	2.8%	13	3.5%	5,890	14.2%	238	4.9%	6,918
Legal Services	0	0.0%	0	0.0%	383	0.9%	72	1.5%	441
Education Institutions & Libraries	0	0.0%	54	14.4%	2,844	6.9%	103	2.1%	5,057
Other Services	6	16.7%	43	11.4%	5,520	13.3%	985	20.3%	7,622
Government	1	2.8%	17	4.5%	3,842	9.3%	266	5.5%	5,684
Unclassified Establishments	1	2.8%	0	0.0%	95	0.2%	264	5.5%	126
Totals	36	100.0%	376	100.0%	41,434	100.0%	4,843	100.0%	61,474

Source: Copyright 2020 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.
Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Business Summary

16 Ferguson Ln, Queensbury, New York, 12804
Drive Time: 5, 15, 30 minute radii

Edward J. Gallacher, CCIM
Latitude: 43.35413
Longitude: -73.59852

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	1	0.3%	9	0.3%	24	0.1%	33	0.7%	82	0.1%
Mining	0	0.0%	0	0.0%	2	0.1%	11	0.0%	7	0.1%	117	0.2%
Utilities	0	0.0%	0	0.0%	6	0.2%	108	0.3%	17	0.4%	196	0.3%
Construction	5	13.9%	48	12.8%	189	6.6%	1,243	3.0%	381	7.9%	2,864	4.7%
Manufacturing	4	11.1%	39	10.4%	102	3.6%	4,822	11.6%	164	3.4%	5,516	9.0%
Wholesale Trade	3	8.3%	27	7.2%	88	3.1%	1,236	3.0%	151	3.1%	2,034	3.3%
Retail Trade	5	13.9%	65	17.3%	490	17.2%	6,010	14.5%	795	16.4%	8,857	14.4%
Motor Vehicle & Parts Dealers	1	2.8%	9	2.4%	66	2.3%	827	2.0%	108	2.2%	1,285	2.1%
Furniture & Home Furnishings Stores	0	0.0%	1	0.3%	24	0.8%	217	0.5%	44	0.9%	314	0.5%
Electronics & Appliance Stores	0	0.0%	0	0.0%	14	0.5%	76	0.2%	25	0.5%	146	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	1	2.8%	16	4.3%	40	1.4%	590	1.4%	75	1.5%	1,089	1.8%
Food & Beverage Stores	1	2.8%	5	1.3%	62	2.2%	978	2.4%	115	2.4%	1,571	2.6%
Health & Personal Care Stores	1	2.8%	5	1.3%	50	1.8%	549	1.3%	68	1.4%	750	1.2%
Gasoline Stations	0	0.0%	0	0.0%	11	0.4%	67	0.2%	21	0.4%	202	0.3%
Clothing & Clothing Accessories Stores	0	0.0%	1	0.3%	46	1.6%	406	1.0%	68	1.4%	518	0.8%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	1	0.3%	37	1.3%	257	0.6%	54	1.1%	339	0.6%
General Merchandise Stores	0	0.0%	23	6.1%	23	0.8%	1,253	3.0%	39	0.8%	1,532	2.5%
Miscellaneous Store Retailers	0	0.0%	4	1.1%	89	3.1%	748	1.8%	133	2.7%	940	1.5%
Nonstore Retailers	0	0.0%	0	0.0%	26	0.9%	42	0.1%	45	0.9%	171	0.3%
Transportation & Warehousing	2	5.6%	11	2.9%	56	2.0%	668	1.6%	92	1.9%	1,382	2.2%
Information	1	2.8%	3	0.8%	46	1.6%	718	1.7%	68	1.4%	823	1.3%
Finance & Insurance	1	2.8%	3	0.8%	117	4.1%	1,629	3.9%	164	3.4%	1,880	3.1%
Central Bank/Credit Intermediation & Related Activities	0	0.0%	2	0.5%	43	1.5%	607	1.5%	63	1.3%	746	1.2%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	21	0.7%	98	0.2%	28	0.6%	137	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	1	0.3%	53	1.9%	923	2.2%	72	1.5%	996	1.6%
Real Estate, Rental & Leasing	2	5.6%	7	1.9%	121	4.2%	715	1.7%	198	4.1%	1,155	1.9%
Professional, Scientific & Tech Services	3	8.3%	17	4.5%	253	8.9%	1,582	3.8%	375	7.7%	2,147	3.5%
Legal Services	0	0.0%	0	0.0%	64	2.2%	408	1.0%	78	1.6%	467	0.8%
Management of Companies & Enterprises	0	0.0%	0	0.0%	6	0.2%	331	0.8%	9	0.2%	350	0.6%
Administrative & Support & Waste Management & Remediation	2	5.6%	18	4.8%	91	3.2%	769	1.9%	156	3.2%	1,234	2.0%
Educational Services	0	0.0%	54	14.4%	71	2.5%	2,864	6.9%	117	2.4%	5,085	8.3%
Health Care & Social Assistance	1	2.8%	25	6.6%	264	9.2%	7,771	18.8%	366	7.6%	9,434	15.3%
Arts, Entertainment & Recreation	0	0.0%	6	1.6%	61	2.1%	1,821	4.4%	128	2.6%	2,523	4.1%
Accommodation & Food Services	2	5.6%	23	6.1%	243	8.5%	3,165	7.6%	532	11.0%	7,021	11.4%
Accommodation	0	0.0%	0	0.0%	33	1.2%	400	1.0%	173	3.6%	2,381	3.9%
Food Services & Drinking Places	2	5.6%	23	6.1%	210	7.4%	2,765	6.7%	360	7.4%	4,640	7.5%
Other Services (except Public Administration)	3	8.3%	16	4.3%	339	11.9%	1,986	4.8%	559	11.5%	2,970	4.8%
Automotive Repair & Maintenance	1	2.8%	5	1.3%	60	2.1%	271	0.7%	113	2.3%	487	0.8%
Public Administration	1	2.8%	17	4.5%	157	5.5%	3,866	9.3%	265	5.5%	5,677	9.2%
Unclassified Establishments	1	2.8%	0	0.0%	144	5.0%	95	0.2%	264	5.5%	126	0.2%
Total	36	100.0%	376	100.0%	2,856	100.0%	41,434	100.0%	4,843	100.0%	61,474	100.0%

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Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

Appraiser's Qualifications

QUALIFICATIONS OF EDWARD J. GALLACHER, CCIM

Real Estate Appraiser

1991 Through Present: New Hartford, NY

NYS Certified General Appraiser (ID# 46-21039). Completed a wide range of property appraisals. Appraisal assignments include, in part, the former Oneida County Regional Airport, a "Nano Technology" site for the State University of New York, Apartment Complexes, Shopping Centers, Medical Office Buildings, Industrial Properties, Land, Subdivisions, Restaurants.

Real Estate Broker

1972 Through Present: Edward J. Gallacher, CCIM; President and Broker of Record at Foresite Realty Advisors-CNY, Inc.

Real Estate Sales and Leasing of Commercial, Industrial, Investment properties, Land and Resort Hotels. Transactions completed in Florida, New Jersey, New York, and the Republic of Ireland. Earned the CCIM designation on August 27, 2008.

Real Estate Instructor

1994 Through Present. Professional Career Center (Syracuse) and Utica-Rome Educational Center (Utica).

Certified by State of New York to instruct real estate and appraisal courses. Instructed courses, including: commercial and residential appraisal and real estate continuing education.

Site Acquisitions and Real Estate Marketing

1986-1990: Interdevelco, Inc. - Englewood Cliffs, NJ
Vice President, Real Estate Development Company

Located and acquired multi-family residential and commercial sites for land development. Interacted with sellers, buyers, attorneys, architects, engineers, zoning and planning boards in connection with site acquisitions and site plan approvals.

Investment Property Sales

1983 -1986: Dowmar Securities, Inc. - 30 Rockefeller Center NY, NY
National Wholesaler, Real Estate Broker-of-Record

Wholesaled and retailed investment units in resort hotels in New Hampshire, North Carolina, Florida, New Jersey and the Republic of Ireland to individual investors through Private Placements and Public Offerings.

Real Estate Franchise

1977 -1981: Century 21 Real Estate Northeast Regional Office, One World Trade Center, NY, NY
Regional Sales And Management Development Director

LICENSES

NYS Certified General Real Estate Appraiser
NYS Licensed Real Estate Broker

EDUCATION

AAS Degree State University of New York at Delhi.
Ohio State University: Animal Science

QUALIFICATIONS of EDWARD J. GALLACHER, continued

REAL ESTATE AND APPRAISAL COURSES

CCIM Institute 30 Hour Courses (September 2006 – January 2007)

CCIM 101 “Financial Analysis for Commercial Investment Real Estate”

CCIM 102 “Market Analysis for Commercial Investment Real Estate”

CCIM 103 “User Decision Analysis for Commercial Investment Real Estate”

CCIM 104 “Investment Analysis for Commercial Investment Real Estate”

CCIM Final Comprehensive Exam – Designation Earned 8/27/2008

Continuing Education Courses – Appraiser and Real Estate Broker

Appraisal: A Required Minimum Of 28 Hours Of NYS CE Credit Have Been Completed Every Two Years Since 1990.

Real Estate: Refresher And Update Courses Are Completed Each Year.

INDUSTRY AFFILIATIONS

Member Of The New York State Commercial Realtors Association (NYSCAR).

Member Of The Board Of Governors. Served As The Organization’s Treasurer In Years 2016 And 2017; 1st Vice President For 2018.

Awarded NYS Commercial “Realtor Of The Year” For 2016

CCIM Institute (Certified Commercial Investment Member)

Received The CCIM Designation In 2008. Served On National Committees.

Upstate NY CCIM Chapter, Inc.

Served On The Board Of Directors Since 2009. Served As Chapter President In 2013 and 2014.

CCIM Institute

Northeast U.S. Regional Vice President, 2019

PERSONAL AFFILIATIONS

Rotary Club. Member Of The New Hartford Rotary. Club President 2020-21

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