

**CONSOLIDATION AGREEMENT
FOR CONSOLIDATION OF
QUEENSBURY CONSOLIDATED SANITARY SEWER DISTRICT
ROUTE 9 SANITARY SEWER DISTRICT
WEST QUEENSBURY SANITARY SEWER DISTRICT
TECHNICAL PARK SANITARY SEWER DISTRICT
PERSHING, ASHLEY & COOLIDGE SANITARY SEWER DISTRICT**

THIS AGREEMENT is entered into by the Town of Queensbury, a New York municipal corporation with its offices at 742 Bay Road, Queensbury, New York (the “Town”).

WHEREAS, New York General Municipal Law Article 17-a authorizes water and sewer districts to consolidate into combined districts if such combination “shall be conducive to the public health, welfare, and convenience and be of special benefit to the lands of the districts”; and

WHEREAS, the Town Board has established several Sewer districts which have often been enlarged over the years by the addition of various Sewer District Extensions; and

WHEREAS, the Queensbury Consolidated Sanitary Sewer District was duly established by the Queensbury Town Board (“Town Board”) to serve the business district of Queensbury, including portions of Aviation Road, Quaker Road, Upper Glen Street, Bay Road, Ridge Road, Meadowbrook Road, and numerous other side streets; and

WHEREAS, the Route 9 Sewer District was duly established by the Town Board to serve the mostly commercial area along Route 9 from Weeks Road to Route 149, including

portions of Weeks Road, Sweet Road and Lawton Avenue; and

WHEREAS, the West Queensbury Consolidated Sanitary Sewer District was duly established by the Town Board to serve the West Queensbury area including Exit 18 of I-87 (Adirondack Northway) extending from the City of Glens Falls line at Western and Thomas Streets to the area just past Exit 18 on Corinth Road and encompasses the Carey Road Industrial Park and adjacent properties; and

WHEREAS, the Technical Park Sewer District was duly established by the Town Board to serve the Queensbury Technical Park off Dix Avenue, portions of Dix Avenue and a portion of Luzerne Road; and

WHEREAS, the Pershing, Ashley, & Coolidge Sewer District was duly established by the Town Board to serve the Broadacres area and currently serves only 32 single family residences; and

WHEREAS, the Town Wastewater Director has studied whether it would be to the mutual benefit, and in the best interests of the customers served by each District, to combine the Queensbury Consolidated Sanitary Sewer District (QCSSD), Route 9 Sanitary Sewer District, West Queensbury Sanitary Sewer District, Technical Park (Tech Park) Sanitary Sewer District and the Pershing, Ashley & Coolidge (PAC) Sanitary Sewer District (each a “District” and, collectively, the “Districts”) into one District, and has determined that such a combination would create greater operating efficiencies and more equitable distribution of fiscal responsibilities, provide better service to the public served by each District, and generate cost savings by avoiding duplication in administrative services; and

WHEREAS, The Chazen Companies has prepared an Engineer’s Map, Plan and Report (MPR) presenting data and information relating to the proposed Sewer Districts consolidation; and

WHEREAS, New York General Municipal Law Article 17-A requires endorsement of a Consolidation Agreement to commence proceedings to consolidate Districts, and the purpose of this Agreement is to comply with this requirement;

NOW, THEREFORE, in consideration of the foregoing recitals, the Town Board sets forth the following terms and conditions for the consolidation:

(a) Name of Each District to be Consolidated:

The Districts to be consolidated are the Queensbury Consolidated Sanitary Sewer District (QCSSD), Route 9 Sanitary Sewer District, West Queensbury Sanitary Sewer District, Technical Park (Tech Park) Sanitary Sewer District and the Pershing, Ashley & Coolidge (PAC) Sanitary Sewer District.

(b) Name of Proposed Consolidated District:

The name of the proposed consolidated District would be the Greater Queensbury Consolidated Sanitary Sewer District (the “Consolidated District”).

(c) Rights, Duties and Obligations of Proposed Consolidated District:

All of the rights, duties and obligations of each of the separate Districts under existing contracts or agreements, including but not limited to those relating to personnel matters, providing of sanitary sewer services and payment of outstanding obligations, shall

become the rights, duties and obligations of the Consolidated District as of the effective date specified in paragraph (12) below.

(d) **Territorial Boundaries of Proposed Consolidated District:**

The boundaries of the Consolidated District will be the combined jurisdictional boundaries of the Districts. Exhibit A contains maps, for illustrative purposes, showing the present jurisdictional boundaries of the Districts and descriptions of the properties within the Districts. Exhibit B contains a list of the tax map numbers of the parcels that will be included in the Consolidated District. All Exhibits are incorporated herein and made a part hereof by this reference.

(e) **Type and/or Class of Proposed Consolidated District:**

The Consolidated District will be a sewer district.

(f) **Governmental Organization of Proposed District Insofar as it Concerns Elected and Appointed Officials and Public Employees, Along With Transitional Plan and Schedule for Elections and Appointments of Officials:**

The consolidation will have no effect on elected or appointed officials or public employees and, therefore, no transitional plan or schedule for elections or appointments of officials is needed. Employees involved with the operation and management of each of the existing Districts are currently employees of the Town of Queensbury and shall continue to be employees of the Town after consolidation.

(g) **Fiscal Estimate of Cost of and Savings Which May Be Realized from Consolidation:**

With the exception of the Reservoir Park Sanitary Sewer District (see Section 2.3.7 of the MPR), all of the sanitary sewer districts within the Town of Queensbury send wastewater to the City of Glens Falls for treatment. This involves utilizing infrastructure that is often located in one or more other Sewer Districts within the Town. Accordingly, a failure of infrastructure within one District is likely to adversely affect service in one or more other Districts. The first Sewer District in Queensbury was formed in 1958; the most recent in 2017. Infrastructure in Districts which were formed decades ago will require repairs and replacement before those formed more recently in order to enable the entire system to continue to operate. The cost of these essential upgrades should not be borne solely by the District in which the infrastructure is located as the benefits will be realized by other Districts as well. The most efficient way to equalize distribution of these costs and benefits is to consolidate the Districts as described in this Consolidation Plan. This will also spread the risk of isolated unpredictable failures and costs over a larger district, decreasing the risk of a failure creating such a large impact in a smaller district and resulting in a more financially stable District.

The Town currently operates several distinct Sewer Districts with similar but not identical rate structures. The proposed consolidation will reduce the number of Districts in the Town from seven (7) to three (3) which will greatly simplify the Town's operations. (As discussed in the MPR, the South Queensbury Sanitary Sewer District and the Reservoir Park Sanitary Sewer District are not included in this consolidation.) In addition, the cash flow analysis projected for the year 2021 described in Section 3.4 of the MPR indicates

that the Town's sewer budget currently operates on a slight deficit. A consistent rate structure for the Consolidated Sewer District will increase income for the Town's sewer budget, allowing the Town to reliably finance costs associated with the operation and maintenance of its sanitary sewer system and make payments to the City of Glens Falls for treatment. The Town has not increased sanitary sewer user rates since 2010 and the modified rate structures will provide a modest surplus in the sewer budget.

Users within the Consolidated Sewer District will be charged a benefit tax and sewer rents similar to the rate structures in the existing Sewer Districts. Existing users within the QCSSD, Route 9 District, South Queensbury District and West Queensbury District are assigned units based on size and use of the property in order to determine their relative benefit (see Table 2 of the MPR) which is attached as Exhibit C hereto. The benefit unit assignments are used to apportion the costs of debt service across users within those Sewer Districts. The existing Tech Park and PAC Districts currently do not have any sanitary sewer debt and therefore do not utilize the benefit class assignment schedule but their infrastructure is aging and there needs to be funds collected for capital improvements. The existing benefit class assignment schedule described in Table 2 of the MPR, which is attached as Exhibit C hereto, will be used to assign benefit units to each property within the entire Consolidated Sewer District in order to levy the benefit tax. Based on information provided by the Town for the year 2020, the Consolidated Sewer District will initially contain approximately 21,507 benefit units. Existing debt for the QCSSD, Route 9 District, South Queensbury District and West Queensbury District will be apportioned among the properties included in the Consolidated Sewer District using this benefit unit assignment schedule. The benefit tax rate in 2021 based on the debt

retirement schedules provided by the Town is expected to be approximately \$27.48 per benefit unit.

Users within the Consolidated Sewer District will continue to be charged sewer rents based on water consumption. The proposed sewer rents will duplicate the following rates currently charged in the existing QCSSD: all residential users will be charged a rate of \$5.50 per 1000 gallons consumed and all nonresidential users will be charged a rate of \$7.00 per 1000 gallons consumed. The Greater Queensbury Consolidated Sanitary Sewer District will continue to allow for dedicated meter installs. These meters only measure the domestic water that will exclusively make it to the Town's wastewater collection system and is the meter that will calculate the gallons to be used for the sewer rents charge.

The rate structure for the Consolidated Sewer District will increase income for the Town's sanitary sewer budget. While the total benefit tax income will not be altered from that currently received under the existing Sewer District rate structures, the income from sewer rents based on water consumption will increase. Residential properties throughout the Consolidated Sewer District will continue to be charged the same sewer rent, but all non-residential properties in the Consolidated Sewer District will be charged at the rate currently charged non-residential users in the existing QCSSD. This will generate an additional \$1.50 per 1000 gallons consumed at these properties which will result in approximately \$125,000 in additional income annually compared to the current rate structure. This increased revenue will help the Town close the existing deficit in the sanitary sewer budget and build a surplus to fund essential future sewer projects. The

Consolidated District needs to raise sufficient funds to maintain and operate the District. Appendix C of the MPR includes calculations for the proposed sewer budget cash flows.

Although more difficult to estimate, consolidation of the Districts and application of a uniform benefit tax rate can also be expected to result in a savings in administrative costs. The inefficiencies created by having to continuously determine how costs should be allocated will be greatly lessened.

(h) Each District's Assets, Including Real and Personal Property, and their Fair Value:

(i) QUEENSBURY CONSOLIDATED SANITARY SEWER DISTRICT

(a) The assets of the District are valued at \$1,350,591. This includes cash and receivables.

(b) The tangible assets of the District are valued at \$4,976,761. This includes 25 miles of sanitary sewer mains, 16 grinder pump stations 3 main lift stations, land and equipment.

(ii) ROUTE 9 SANITARY SEWER DISTRICT

(a) The assets of the District are valued at \$985,555. This includes cash and receivables.

(b) The tangible assets of the District are valued at \$3,228,369. This includes approximately 50,000 linear feet of sanitary sewer mains, 2 main lift stations and land.

(iii) WEST QUEENSBURY SANITARY SEWER DISTRICT

(a) The assets of the District are valued at \$210,435. This includes cash and receivables.

(b) The tangible assets of the District are valued at \$2,822,115. This includes approximately 18,510 linear feet of sanitary sewer mains and sanitary sewer infrastructure consisting of a combination of low-pressure force mains, gravity sewers and work in progress.

(iv) TECHNICAL PARK SANITARY SEWER DISTRICT

(a) The assets of the District are valued at \$19,951. This includes cash and receivables.

(b) The tangible assets of the District are valued at \$459,532. This includes approximately 15,000 linear feet of sanitary sewer mains.

(v) PERSHING, ASHLEY & COOLIDGE SANITARY SEWER DISTRICT

(a) The assets of the District are valued at \$68,181. This includes cash and receivables.

(b) The tangible assets of the District are valued at \$12,042. This includes approximately 3,000 linear feet of sanitary sewer mains.

(i) **Each District's Liabilities and Indebtedness, Bonded and Otherwise, and their Fair Value:**

(i) QUEENSBURY CONSOLIDATED SANITARY SEWER DISTRICT

(a) The liabilities of the District are valued at approximately \$717,555. This includes debt - \$539,963 and accounts payable and accrued liabilities - \$177,592.03.

(ii) ROUTE 9 SANITARY SEWER DISTRICT

(a) The liabilities of the District are valued at approximately \$3,129,174. This includes debt - \$3,094,988 and accounts payable - \$34,186.

(iii) WEST QUEENSBURY SANITARY SEWER DISTRICT

(a) The liabilities of the District are valued at approximately \$2,198,470. This includes debt - \$2,196,400 and accounts payable - \$2,070.

(iv) TECHNICAL PARK SANITARY SEWER DISTRICT

(a) The liabilities of the District are valued at \$2,435 – accounts payable. This District currently does not have any sanitary sewer debt.

(v) PERSHING, ASHLEY & COOLIDGE SANITARY SEWER DISTRICT

(a) The liabilities of the District are valued at \$847 – accounts payable. This District currently does not have any sanitary sewer debt.

(j) **Terms for Disposition of Existing Assets, Liabilities and Indebtedness of each District, Either Jointly, Separately or in Certain Defined Proportions:**

Upon consolidation, the funds of the existing Districts will be joined into one. Real and personal property currently owned by the Town on behalf of each of the existing Districts will be owned by the Town on behalf of the Consolidated District. Any pre-consolidation debts duly incurred and agreements entered into by any of the Districts will continue to be honored by the Consolidated District and satisfied according to their terms.

(k) Terms for the Common Administration and Uniform Enforcement of Local Laws, Ordinances, Resolutions, Orders and the Like, Within the Proposed Consolidated District, Consistent With §769 of the Act:

Local Laws, Ordinances, Resolutions and Orders affecting the Consolidated District will continue to be administered and enforced by the Town of Queensbury Code Enforcement Officer. All properties included in the Consolidated District will pay an annual benefit tax based on benefit unit assignments. Annual sewer rents will be based on each property's water consumption and billed quarterly.

(l) Effective Date of Proposed Consolidation:

The proposed consolidation shall take effect upon adoption of approval of a final version of this Agreement by the Town Board after compliance with the requirements of GML Article 17-A.

(m) Time(s) and Place(s) for Public Hearing(s) on Proposed Consolidation Agreement:

The Town Board shall meet at the Queensbury Activities Center, 742 Bay Road, Queensbury, New York, on June 21, 2021 at 7:00 p.m. to hear public comments on this

proposed Consolidation Agreement. This meeting may be held virtually either entirely or partially to ensure the safety of participants in light of the COVID-19 pandemic.

(n) **Entire Agreement:**

This Agreement contains the full and complete terms for consolidation of the Districts. There are no other verbal or written agreements or understandings which modify or affect the terms of this Agreement in any manner whatsoever. Any modifications or waivers to or of this Agreement must be in writing and executed by the Town Supervisor.

IN WITNESS WHEREOF, to signify the Town Board's approval of all of the terms and conditions hereof, the Town Supervisor has executed this Agreement as of _____, 2021.

TOWN OF QUEENSBURY

BY: _____
JOHN F. STROUGH, III, Supervisor

EXHIBIT A – Maps and Descriptions

Appendix A: Proposed District Maps and Descriptions

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

DESCRIPTION OF CENTRAL QUEENSBURY QUAKER ROAD SEWER DISTRICT

ALL THAT CERTAIN TRACT, PIECE OF LAND, situated, lying, and being in the Town of Queensbury, County of Warren, State of New York and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the westerly line of Glen Street with the northerly line of the City of Glens Falls, said point also being the southeast corner of the Town of Queensbury tax map lot number 102-2-8; thence westerly along the northerly line of the said City of Glens Falls to the northwest corner of said city, said point also being in the southerly line of tax map lot number 102-2-9; thence continuing in a westerly direction along the southerly line of tax map lot number 102-2-9 and tax map lot number 102-2-4 to the southwest corner of said lot, said point also being the most southerly corner of tax map lot number 99-2-6; thence in a northerly direction along the westerly line of said lot number 99-2-6 and Angel Lane to a point in the southerly line of tax map lot number 99-2-3; thence in a southwesterly direction along the southerly line of said lot to the southwest corner thereof; thence in a northerly direction along the westerly line of said lot number 99-2-3 and through the lands of Niagara Mohawk Power Corporation to the southeast corner of tax map lot number 99-1-4; thence along the southerly line of said lot number 99-1-4 to the southwest corner thereof, said point being in the southerly line of tax map lot number 98-1-5.2; thence in a westerly direction along the southerly line of said lot number 98-1-5.2 to the point of intersection with the easterly line of Interstate Route 87 Northway; thence in a northerly direction along the easterly line of said northway to the intersection with the northerly line of tax map lot number 72-1-10; thence easterly along said northerly line to the northeast corner of said lot number 72-1-10; thence easterly across June Drive to the northwest corner of tax map lot number 72-3-18; thence easterly along the northerly line of said lot number 72-3-18 to the northeast corner thereof; thence northeasterly across Carleton Drive to the northwest corner of tax map lot number 72-5-14; thence easterly along the northerly

line of said lot number 72-5-14 to the northeast corner thereof, said point being in the westerly line of tax map lot number 72-5-13; thence northerly along the westerly line of tax map lot number 72-5-13 to the northwest corner thereof; thence easterly along the northerly line of said lot 72-5-13 to the northeast corner thereof, said point being in the westerly line of tax map lot number 72-5-12; thence southerly along the easterly line of tax map lot number 72-5-13 to the intersection with the northerly line of Aviation Road; thence easterly along the northerly line of Aviation Road to the point of intersection with the prolongation northerly of the westerly line of tax map lot number 98-2-1; thence southerly along said prolongation to the northwest corner of tax map lot number 98-2-1; thence southerly along the westerly line of said lot number 98-2-1 to the point of intersection with the northerly line of Aviation Road Interchange; thence southeasterly along the northerly line of said Aviation Road Interchange to the intersection with the westerly line of tax map lot number 98-4-5; thence northerly along the westerly line of said lot number 98-4-5 and tax map lot number 98-4-2 to the intersection with the southerly line of Aviation Road; thence westerly along the southerly line of said Aviation Road to the northwest corner of tax map lot number 98-3-1; thence northeasterly across Aviation Road to a point in the northerly line of said Aviation Road, said point being the southwest corner of tax map lot number 72-6-24; thence northerly along the westerly lines of tax map lots numbered 72-6-24, 72-6-25, and 72-6-26 to the most westerly corner of said tax map lot number 72-6-26, said point also being the most southerly corner of tax map lot number 72-6-27.2; thence northeasterly along the division line between lot number 72-6-26 on the south and lot number 72-6-27.2 on the north to the intersection with the westerly line of New York State Route 9; thence northerly along the westerly line of said Route 9 to the point of intersection with the westerly prolongation of the northerly line of tax map lot number 72-7-4; thence easterly along said prolongation to the easterly line of Route 9, said point being the northwest corner of tax map lot number 72-7-4; thence easterly along the northerly line of said lot number 72-7-4 to the northeast corner thereof, said point being in the westerly line of tax map lot number 63-1-1.1; thence northerly along the westerly line of said lot number 63-1-1.1 to the northwest corner thereof; thence easterly along the northerly line of said lot number 63-1-1.1 to the northeast corner thereof, said point being in the westerly line of lands of Niagara Mohawk Power Corporation being a portion of tax map lot number 62-1-2; thence southerly along the division line between lot number 63-1-1.1 on the west and lot number 62-1-2 on the east to the point of intersection with the westerly prolongation of the northerly line of tax map lot number 63-1-2; thence easterly along said prolongation through the lands of Niagara Mohawk Power Corporation to the northwest corner of tax map lot number 63-1-2; thence easterly along the northerly line of said lot number 63-1-2 to the point of intersection with the southwesterly line of lands of Niagara Mohawk Power Corporation, said lands being a portion of tax map lot number 62-1-2; thence southeasterly along the division line between lot number 63-1-2 on the southwest and lot number 62-1-2 on the northeast to the point of intersection with the westerly line of Country Club Road; thence northerly along the westerly line of said Country Club Road to the point of intersection with the westerly prolongation of the northerly line of tax map lot number 61-1-21; thence easterly along said prolongation across Country Club Road to the northwest corner of tax map lot number 61-1-21; thence easterly and northerly along the northerly line of said lot number 61-1-21 to the northeast corner thereof, said point also being the northwest corner of tax map lot number 61-1-25.2; thence easterly along the northerly lines of tax map lot numbers 61-1-25.2, 61-1-27.2, and 61-1-39.1 to the intersection with the westerly line of Bay Road; thence continuing easterly along the prolongation of the northerly line of tax map lot number 61-1-39.1 across Bay Road to the intersection with the easterly line of Bay Road; thence southerly along the easterly line of said Bay Road to the point of intersection with the northerly line of Cronin Road; thence easterly along the northerly line of said Cronin Road to the center of Halfway Brook, said point being the southwesterly corner of tax map lot number 60-2-8; thence northeasterly along the center of Halfway Brook to the point of intersection with the westerly line of Meadowbrook Road; thence northerly along the westerly line of said Meadowbrook Road to the point of intersection with the westerly prolongation of the northerly line of tax map lot number 46-2-7.2; thence easterly along said prolongation across Meadowbrook Road to the northwest corner of said lot number 46-2-7.2; thence continuing easterly along the northerly line of said lot number

46-2-7.2 to the northeast corner thereof; thence southerly along the easterly lines of tax map lot numbers 46-2-7.2 and 46-2-7.1 to the center of the above mentioned Halfway Brook, said point being in the northerly line of tax map lot number 46-2-9.5; thence easterly along the northerly line of said lot number 46-2-9.5 to the northeast corner thereof; thence southerly along the easterly lines of tax map lot numbers 46-2-9.5 and 46-2-9.1 to the point of intersection with the northerly line of tax map lot number 46-2-16; thence northeasterly along the northerly lines of tax map lot numbers 46-2-16, 46-2-17, 46-2-18, 46-2-19.1, 46-2-19.2, 46-2-20.2 and 46-2-20.1 to the northeast corner of tax map lot number 46-2-20.1; thence southeasterly along the easterly line of said lot number 46-2-20.1 to the point of intersection with the northerly line of Cronin Road; thence continuing southeasterly along the prolongation of the easterly line of said lot number 46-2-20.1 across Cronin Road to the intersection with the southerly line of said Cronin Road; thence southwesterly along the southerly line of said Cronin Road to the point of intersection with the easterly line of tax map lot number 59-3-1.24; thence southerly along the easterly lines of tax map lot numbers 59-3-1.24 and 59-3-1.25 to an angle point, said point also being the southwest corner of tax map lot number 59-3-10; thence easterly along the division line between said lot number 59-3-10 on the north and lots numbers 59-3-1.25 and 59-3-1.21 on the south to the northeast corner of tax map lot number 59-3-1.21; thence southwesterly along the easterly line of said lot number 59-3-1.21 to the point of intersection with the northerly line of tax map lot number 58-2-3; thence southeasterly along said northerly line of lot number 58-2-3 to the westerly line of Meadow Drive; thence continuing southeasterly along along the prolongation of the northerly line of lot number 58-2-3 to the point of intersection with the easterly line of said Meadow Drive; thence northeasterly along the easterly line of said Meadow Drive to the northwest corner of tax map lot number 58-3-12; thence southeasterly the northerly line of said lot number 58-3-12 to the point of intersection with the westerly line of tax map lot number 58-3-7; thence northeasterly along said westerly line of tax map lot number 58-3-7 to the northwest corner thereof; thence southeasterly along the northerly line of said lot number 58-3-7 to the point of intersection with the westerly line of Meadow View Drive; thence continuing southeasterly along the prolongation of the said northerly line of lot number 58-3-7 to the easterly line of Meadow View Drive; thence northerly along the said easterly line of Meadow View Drive to the northwest corner of tax map lot number 58-4-13; thence southeasterly along the northerly line of said lot number 58-4-13 to the northeast corner thereof, said point being in the westerly line of tax map lot number 58-4-8; thence northeasterly along the westerly line of said tax map lot number 58-4-8 to the northwest corner thereof; thence southeasterly along the northerly line of said lot number 58-4-8 to the point of intersection with the westerly line of Ridge Road; thence southwesterly along the westerly line of said Ridge Road to the point of intersection with the westerly prolongation of the northerly line of tax map lot number 109-1-1; thence southeasterly along said prolongation to the easterly line of Ridge Road, said point being the northwest corner of said lot number 109-1-1; thence southeasterly along the northerly lines of tax map lot numbers 109-1-1, part of 109-3-2.1, and 109-3-2.2 to the northeast corner of tax map lot number 109-3-2.2; thence southwesterly along the easterly line of said lot number 109-3-2.2 to the southeast corner thereof, said point being in the northerly line of tax map lot number 109-3-28.1; thence easterly along the northerly line of said lot number 109-3-28.1 to the northeast corner thereof; thence southerly along the easterly line of said lot number 109-3-28.1 to the southeast corner thereof; thence westerly along the southerly line of said lot number 109-3-28.1 to the point of intersection with the northeasterly line of Quaker Road; thence continuing westerly across Quaker Road along the prolongation of the said southerly line of lot number 109-3-28.1 to the southwesterly line of Quaker Road; thence continuing westerly along said prolongation to the northeast corner of tax map lot number 109-3-26.1; thence southerly along the easterly line of said lot number 109-3-26.1 to the southeast corner thereof; thence westerly along the southerly line of said lot number 109-3-26.1 to the point of intersection with the easterly line of tax map lot number 109-3-21.5; thence southerly along the easterly line of said lot number 109-3-21.5 to the point of intersection with the northerly line of tax map lot number 109-2-2; thence westerly along the northerly lines of the tax map lot numbers 109-2-2 and 109-2-1 to the northeast corner of tax map lot number 109-3-16; thence southwesterly along the easterly line of said tax map lot number 109-3-16

Verified

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

2. It is in the public interest to establish, authorize, and approve the Camp Meadowbrook Sewer District Extension to the existing Central Queensbury Quaker Road Sewer District as it has been described in the Map, Plan and Report on file with the Town Clerk of the Town of Queensbury as more specifically described as follows:

ALL THAT CERTAIN PARCEL OF LAND lying on the westerly side of Meadowbrook Road in the Town of Queensbury, Warren County, New York, and which said parcel is more particularly bounded and described as follows:

BEGINNING at a point in the westerly bounds of Meadowbrook Road, which said point is located at the intersection of said road bounds with the centerline of Halfway Creek, and which said point is further located at a distance of approximately 553 feet, measured southerly along said road bounds on a course of South 06 degrees 43 minutes 13 seconds West, from a iron rod found marking the northeasterly corner of lands of the Adirondack Girl Scout Council, Inc.; running thence from the point of beginning, and along the centerline of said halfway Creek, southerly, westerly, and southerly for a distance of approximately 160 feet to a point; running thence in a general westerly direction on a course which is parallel with, and passes 55 feet distant southerly at right angles from, the most southerly face of an existing building known as "Friendship Lodge," for a distance of approximately 307 feet to a point; running thence in a general northerly direction on a course which is parallel with and 10 feet distant westerly of the most westerly face of said Friendship Lodge for a distance of

2. The boundaries of the Route 9 Extension No. 1 to the Central Queensbury Quaker Road Sewer District are as follows:

All that certain piece or parcel of land situate, lying and being in the Town of Queensbury, County of Warren and the State of New York, more particularly bounded and described as follows;

BEGINNING at a point in the westerly bounds of New York State Highway Route 9 at the northeast corner of the lands conveyed to Herbert G. Sheinberg by deed dated June 22, 1977 and recorded in book 606 of deeds at page 594 being also the southeast corner of the lands conveyed to George W. Goetz and John R. Goetz by deed dated March 30, 1983 and recorded in book 652 of deeds at page 1010; running thence southerly along said bounds of Route 9 the following two courses and distances:

(1) South 09 degrees, 49 minutes and 57 seconds East, a distance of 164.16 feet;

(2) South 12 degrees, 58 minutes and 27 seconds East, a distance of 26.43 feet to the northeast corner of the lands of Mary R. Bodenweiser; running thence around the land of said Sheinberg the following five courses and distances:

(1) North 86 degrees, 41 minutes and 57 seconds West, a distance of 139.77 feet;

(2) North 14 degrees, 39 minutes and 57 seconds West, a distance of 4.81 feet;

(3) North 88 degrees, 14 minutes and 17 seconds West, a distance of 172.67 feet;

(4) North 06 degrees, 17 minutes and 03 seconds East, a distance of 195.74 feet;

(5) South 84 degrees, 26 minutes and 56 seconds East, a distance of 259.16 feet to the point and place of beginning,

Bearings given in the above description refer to the magnetic meridian as of 1966.

and

All that certain piece or parcel of land situate,

lying and being in the Town of Queensbury, County of Warren and the State of New York, more particularly bounded and described as follows:

BEGINNING at the northeast corner of the lands conveyed to George W. Goetz and John R. Goetz by deed dated March 30, 1983 and recorded in book 652 of deeds at page 1010 at the southeast corner of the lands of National Realty and Development Corporation; thence running along the common line between said lands of Goetz and said National Realty & Development Corporation the following three courses and distances:

(1) North 83 degrees, 39 minutes and 56 seconds West, a distance of 243.25 feet;

(2) South 06 degrees, 10 minutes and 00 seconds West, a distance of 199.82 feet;

(3) South 06 degrees, 11 minutes and 00 seconds West, a distance of 14.59 feet; thence running around said lands of National Realty & Development Corporation, the following eight courses and distances:

(1) North 84 degrees, 42 minutes and 00 seconds West, a distance of 219.84 feet;

(2) North 85 degrees, 19 minutes and 00 seconds West, a distance of 107.88 feet;

(3) North 84 degrees, 19 minutes and 00 seconds West, a distance of 99.59 feet;

(4) North 84 degrees, 45 minutes and 00 seconds West, a distance of 234.60 feet;

(5) North 05 degrees, 22 minutes and 00 seconds East, a distance of 967.48 feet to Weeks Road;

(6) South 84 degrees, 23 minutes and 00 seconds East, a distance of 537.64 feet along said Weeks Road;

(7) South 03 degrees, 55 minutes and 00 seconds West, a distance of 150.48 feet;

(8) South 83 degrees, 10 minutes and 30 seconds East, a distance of 366.09 feet to Route 9 at the southeast corner of the lands of Ling; thence running along said Route 9 the following two courses and distances:

(1) South 07 degrees, 20 minutes and 43 seconds West, a distance of 468.57 feet;

(2) South 06 degrees, 47 minutes and 45 seconds West, a distance of 124.94 feet to the point and place of beginning.

Bearings given in the above description refer to the magnetic meridian as of February 1966.



[REDACTED]

[REDACTED]

[REDACTED]

2. The boundaries of the Cronin Road Sewer Extension No. 2 to the Central Queensbury Quaker Road Sewer District are as follows:

All that certain piece or parcel of land situate, lying and being in the Town of Queensbury, County of Warren and the State of New York, more particularly bounded and described as follows;

BEGINNING at a point in the northerly bounds of Cronin Road at the southwest corner of Bay Meadows Golf Club, Inc. and the southeast corner of the lands of the grantor herein as described in Book 720 of deeds at page 73; running thence North 81 degrees, 26 minutes and 40 seconds West along said Cronin Road, a distance of 286.00 feet; thence running through the lands of the grantor herein the following two courses and distances:

(1) North 05 degrees, 53 minutes and 33 seconds East, a distance of 301.33 feet;

(2) South 81 degrees, 26 minutes and 40 seconds East, a distance of 287.69 feet to said lands of Bay Meadows Golf Club, Inc.; thence running South 06 degrees, 12 minutes and 50 seconds West along said lands, a distance of 301.25 feet to the point and place of beginning, containing 1.98 acres of land, to be the same more or less.

Bearings given in the above description refer to magnetic North.

and

[REDACTED]

Town of Queensbury;

2. The boundaries of the Central Queensbury Quaker Road Sewer District No. 3 are as follows:

All that certain piece or parcel of land situate, lying and being in the Town of Queensbury, County of Warren and the State of New York, more particularly bounded and described as follows;

BEGINNING at a point in the westerly bounds of New York State Highway Route 9 at the southeasterly corner of the lands conveyed to Storytown USA, Inc. by deed dated August 18, 1989 and recorded in book 766 of deeds at page 216; running thence southerly along the westerly bounds of said Route 9 the following two courses and distances;

(1) South 25 degrees, 07 minutes and 44 seconds East, a distance of 150.25 feet;

(2) South 34 degrees, 16 minutes and 52 seconds East, a distance of 50.95 feet to the northeast corner of lands now or formerly of I. Charles Lebowitz; thence running South 39 degrees, 31 minutes and 11 seconds West along the northerly bounds of said lands of Lebowitz, a distance of 140.41 feet; thence running North 32 degrees, 41 minutes and 49 seconds West, a distance of 166.72 feet; thence running North 23 degrees, 24 minutes and 05 seconds West, a distance of 29.00 feet to the southwesterly corner of said lands of Storytown USA, Inc.; thence running along said lands North 39 degrees, 31 minutes and 14 seconds East, a distance of 155.13 feet to the point and place of beginning, containing 0.62 acres of land, to be the same more or less.

Bearings given in the above description refer to magnetic North.

SUBJECT to easements of record.

AND

All that certain piece or parcel of land situate, lying and being in the Town of Queensbury, County of Warren and the State of New York, more particularly bounded and described as follows;

BEGINNING at the southeast corner of the lands of the grantor herein in the westerly bounds of New York State Highway Route 9; running thence South 39 degrees, 23 minutes and 36 seconds West along the lands of Meadow Run Development Corp., a distance of 27.69 feet; thence running through the lands of the grantor herein the following three courses and distances:

(1) North 25 degrees, 07 minutes and 44 seconds West, a distance of 17.31 feet;

(2) North 64 degrees, 52 minutes and 16 seconds East, a distance of 5.00 feet;

(3) North 25 degrees, 07 minutes and 44 seconds West, a distance of 42.50 feet to the lands of Bodenweiser; thence running North 57 degrees, 52 minutes and 03 seconds East along said lands of Bodenweiser, a distance of 20.15 feet to the southeast corner of said lands of Bodenweiser in the westerly bounds of said Route 9; thence running South 25 degrees, 07 minutes and 44 seconds East along said Route 9, a distance of 50.36 feet to the point and place of beginning, containing 0.02 acres of land, to be the same more or less.

Bearings given in the above description refer to the magnetic meridian as of February 1966.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

● [REDACTED]
[REDACTED]

2. The boundaries of the Central Queensbury Quaker Road Sewer District Extension No. 4 to the Central Queensbury Quaker Road Sewer District are as follows:

All that piece or parcel of land situate, lying and being in the Town of Queensbury, County of Warren and State of New York being bounded and described as follows:

Beginning at a point marked by an iron pin at the intersection of the east bounds of Bay Road (Warren County Route 7) with the north bounds of Cronin Road, said point being the southwesterly corner of lands of the grantors herein, Roger and Barbara Brassel, and the southwesterly corner of the parcel herein described; running thence along said east bounds of Bay Road the following three courses:

N 04° 43' 50" E	74.17' to an iron pin;
S 81° 24' 10" E	10.00' to a capped iron pin;
N 06° 12' 40" E	120.10' to a capped iron pin set;
thence leaving said bounds of Bay Road and running through lands of Brassel	
S 84° 06' 28" E	284.03' to a capped iron pin set
on the west bounds of lands of JBJ Queensbury, LLC; running thence along said west bounds of lands of JBJ Queensbury, Inc.	
S 05° 53' 33" W	207.42' to a capped iron pin set
on the aforementioned north bounds of Cronin Road; running thence along said north bounds of Cronin Road	
N 81° 26' 40" W	293.50' to the point and place

of beginning. Containing 1.327 acres of land.

● [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

● [REDACTED]

2. The boundaries of the Central Queensbury Quaker Road Sewer District Extension No. 6 to the Central Queensbury Quaker Road Sewer District are as follows:

All that piece or parcel of land, situate in the Town of Queensbury, Warren County, New York, lying along the easterly side of NYS Route 9 and southerly of Sweet Road and being further bounded and described as follows:

Beginning at a point in the easterly line of NYS Route 9 at the division line of lands N/F of V.W. Weeks (occupied by Gambles Bakery) to the north and lands of D&C Management Associates, Inc. to the south and runs thence along said division line S87°-36'-30"E 234.86' to a point in the easterly line of the aforesaid V.W. Weeks, thence along said easterly line N06°-58'-30"W 100.0' to a point in the southerly line of Sweet Road; thence along said southerly line S87°-36'-30"E 75.70' to a point in the westerly line of lands N/F of George and Donald Weeks; thence along said westerly line S06°-51'-00"E 200.0' to a point in the southerly line of the aforesaid George and Donald Weeks; thence along said southerly line S87°-36'-30"E 208.0' to a point in the westerly line of Montray Road; thence along said westerly and northerly lines of Montray Road the following five courses S06°-51'-00"E 153.80' to a point; thence S06°-08'-30"E 305.43' to a point of curvature; thence on a curve to the right of radius 204.90', a distance of 156.70' to a point of compound curvature; thence continuing on a curve to the right of radius 315.0' a distance of 321.94' to a point of tangency and N83°-46'-00"W 84.70' of D'Angelo; thence along said easterly and northerly line of said D'Angelo the following two courses N06°-14'-00"E 250.0' to a point and N83°-46'-00"W 217.80' to a point in the easterly line of NYS Route 9; thence along said easterly line the following three courses N08°-22'-10"E 176.10' to a point; thence N01°-13'-00"E 266.58' to a point and N06°-20'-30"W 123.93' to the point or place of beginning, containing 8.85± acres of land.

ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate in the Town of Queensbury, Warren County, New York, lying along the easterly side of NYS Route No. 9, southerly of Sweet Road and being further bounded and described as follows:

Beginning at a point in the easterly line of NYS Route No. 9 at the division line of lands N/F of V.W. Weeks (occupied by "Gambles Bakery") to the north and lands of D&C Management to the south, and runs thence easterly along said division line S87°-36'-30"E, 234.86' to a point in the easterly line of the aforesaid V.W. Weeks; thence along said easterly line N06°-58'-30"W, 100.0' to point in the southerly line of Sweet Road; thence along said southerly line S87°-36'-

30"E, 75.70' to a point in the westerly line of lands N/F George Weeks and Donald Weeks; thence along said westerly line S-06°-51'-00"E, 200.0' to a point of intersection of the southerly line of the aforementioned George Weeks and Donald Weeks; thence continuing southerly through lands of D&C Management S06°-51'-00"E, 285.0' to a point in the northerly line of the Ponderosa Restaurant; thence along said northerly line N83°-46'-00"W, 349.34' to a point in the easterly line of NYS Route No. 9; thence along said easterly line the following two courses N01°-13'-00"E, 234.19' to a point and N06°-20'-30"W, 123.93' to the point or place of beginning, containing 2.90± acres of land.

The above described parcel is subject to two easements along the southerly line of the above described parcel.

Easement Along Southerly Line of Lot No. 1

Beginning at a point in the easterly line of NYS Route No. 9 where it is intersected by the northerly line of the Ponderosa Restaurant parcel and runs thence along the easterly line of NYS Route No. 9 N01°-13'-00"E, 15.06' to a point; thence easterly and southerly through lands previously described (2.90± acres), S83°-46'-00"E, 347.17' to a point and S06°-51'-00"E, 15.40' to a point in the northerly line of the Ponderosa Restaurant parcel; thence along said northerly line N83°-46'-00"W, 349.34' to the point or place of beginning. Being a 15' wide easement entirely within Lot #1 Parcel.

A 30 x 30 Easement to the Town of Queensbury

Beginning at a point in the easterly line of NYS Route No. 9, said point being distant the following two courses from the division line of lands N/F of V.W. Weeks to the north (occupied by "Gambles Bakery") and lands of D&C Management to the south S06°-20'-30"E, 123.93' to a point and S01°-13'-00"W, 211.66' to the point of beginning and runs thence the following three (3) courses through lands of the aforesaid Kapoor S83°-46'-00"E, 30.0' to a point; thence S01°-13'-00"W, 30.12' to a point; thence N83°-46'-00"W to a point in the easterly line of NYS Route No. 9, thence along said easterly line N01°-13'-00"E, 30.12' to the point or place of beginning, containing 0.026± acres of land.

● [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

● [REDACTED]

[REDACTED]

Central Queensbury Quaker Road Sewer District
Extension No. 7
Exhibit B
District Boundary Description

Suggested description of lands to be added to the Quaker Road Sewer District.

All that certain piece or parcel of land situate, lying and being in the Town of Queensbury, County of Warren and the State of New York, more particularly bounded and described as follows: **BEGINNING** at a point in the easterly bounds of Bay road in the westerly bounds of lands of Roger Brassell at the northeast corner of the existing Quaker Road Sewer District; thence running westerly along the northerly bounds thereof crossing said Bay Road to the southeast corner of lands of Poster; thence running westerly along the southerly bonds of said lands of Poster and the northerly bounds of the Quaker Road Sewer District, North 85 degrees, 52 minutes and 09 seconds West, along the existing Quaker Road Sewer District line and the southerly line of lands of Poster, a distance of 325.00 feet to the southwest corner thereof; thence running North 03 degrees, 48 minutes and 36 seconds East, on the westerly line of said lands of Poster, a distance of 199.86 feet to the northwest corner thereof; thence running South 85 degrees, 57 minutes and 05 seconds East, along the northerly bounds thereof, a distance of 225.00 feet; thence running along the lands of the North Country Sports Medicine, the following two courses and distances:

- (1) South 03 degrees, 48 minutes and 30 seconds West, a distance of 100.01 feet;
- (2) South 85 degrees, 47 minutes and 00 seconds East, a distance of 23.00 feet; to the southwest corner of the lands of Kenneth and Amy Bruno; thence running South 85 degrees, 47 minutes and 00 seconds East, along said lands of Bruno, a distance of 77.00 feet to the southeast corner thereof in the westerly bounds of Bay Road; thence running North 03 degrees, 48 minutes and 30 seconds East along said Bay Road a distance of 100.01 feet to a point; thence running North 06 degrees, 42 minutes and 32 seconds East along said Bay Road, a distance of 200.51 feet; thence running North 05 degrees, 04 minutes and 10 seconds East, along the westerly bounds of said Bay Road, a distance of 348.81 feet to the southeast corner of the lands now or formerly of Florence and Bea Mohler; thence running northerly along said Bay Road a distance of 550.00 feet more or less to the southeast corner of the lands of Valente Builders Inc.; thence running North 85 degrees, 03 minutes and 59 seconds West along the southerly bonds of said lands of Valente, a distance of 800.00 feet more or less to the southwest corner thereof and the southeast corner of Baybridge Phase III; thence continuing North 85 degrees, 03 minutes and 59 seconds West, a distance of 755.79 feet along the southerly bounds of said Phase III of Baybridge; thence continuing North 85 degrees, 03 minutes and 59 seconds West, a distance of 735.00 feet more or less to the southwest corner of said lands now or formerly of Valente Builders; thence running northerly along the westerly bounds thereof and across the westerly end of Walker Lane, a total distance of 1,440.00 feet more or less; thence running easterly along the northerly bounds of said Walker Lane, a distance of 830.00 feet more or less to the southwest corner of lands now or formerly of Schermerhorn; thence running North 04 degrees, 54 minutes and 58 seconds East, along the southwesterly bounds of said lands of Schermerhorn, a distance of 442.18 feet to the

northeast corner of lands now or formerly of Steven Pinchook; thence running northerly through the lands of said Schermerhorn, a distance of 25.00 feet more or less to the southeast corner of Maple Farms Subdivision; thence running North 12 degrees, 48 minutes and 29 seconds East, along said subdivision and the northwesterly bounds of said lands of Schermerhorn, a distance of 360.54 feet to the northwest corner thereof; thence running South 85 degrees, 56 minutes and 10 seconds East, along the northerly bounds of said lands of Schermerhorn, a distance of 535.83 feet to the northeast corner thereof; thence running southerly along the easterly bounds thereof, the following three courses and distances:

(1) South 01 degrees, 54 minutes and 20 seconds East, a distance of 495.86 feet;
(2) South 02 degrees, 51 minutes and 58 seconds West, a distance of 200.86 feet;
(3) South 48 degrees, 48 minutes and 46 seconds West, a distance of 169.08 feet to the northerly bounds of said Walker Lane; thence running easterly along Walker Lane, a distance of 750.00 feet more or less to the westerly bounds of said Bay Road; thence running northerly along the westerly bounds of said Bay Road, a distance of 375.00 feet more or less to a point for a corner; thence running easterly crossing said Bay Road, to the easterly side thereof at the southwesterly corner of lands now or formerly of John Hughes, and the northwest corner of lands of Schermerhorn Properties Inc.; thence running South 83 degrees, 09 minutes and 00 seconds East, along the northerly bounds of said lands of Schermerhorn, a total distance of 1,768.33 feet; thence running South 06 degrees, 51 minutes and 00 seconds West, a distance of 287.88 feet; thence running South 57 degrees, 50 minutes and 53 seconds West, a distance of 851.34 feet; thence running South 06 degrees, 42 minutes and 09 seconds West, a distance of 514.12 feet to a point in the southerly bounds of said lands of Schermerhorn Properties Inc.; thence running North 83 degrees, 17 minutes and 51 seconds West, along the southerly bounds thereof a distance of 581.45 feet; thence continuing along the southerly bounds thereof, North 83 degrees, 06 minutes and 12 seconds West, a distance of 510.71 feet to the easterly bounds of said Bay Road; thence running southerly along the easterly bounds of said Bay Road as it winds and turns a total distance of 1,800.00 feet more or less to the point and place of beginning.

Bearings given in the above description are as per individual maps or deeds.

Van Dusen & Steves
Land Surveyors
NYS Lic. #50135



Exhibit C

**Description of Sewer District Extension
Real Property Deeds**

01-280k

August 15, 2002

Suggested description of lands being retained by Northway Plaza Associates.

All that certain piece or parcel of land situate, lying and being in the Town of Queensbury, County of Warren and the State of New York, more particularly bounded and described as follows: **BEGINNING** at a point in the easterly bounds of Montray Road at the southwest corner of lands conveyed to Lillian Beswick by deed dated September 5, 1979, recorded in book 625 of deeds at page 899; running thence along said lands of Beswick, South 76 degrees, 07 minutes and 35 seconds East, a distance of 404.01 feet to the southeast corner thereof in the westerly bounds of lands of the Town of Queensbury, Pineview Cemetery; thence running along the same, South 07 degrees, 22 minutes and 06 seconds West, a distance of 535.48 feet; thence running North 67 degrees, 30 minutes and 30 seconds West, along the northerly bounds of the lands conveyed by Gertrude R. Stone to Northway Plaza Associates LLC by deed dated May 11, 2000, recorded in book 1166 of deeds at page 12 a distance of 314.74 feet; thence running North 24 degrees, 18 minutes and 16 seconds West, a distance of 67.53 feet; thence running North 13 degrees, 09 minutes and 53 seconds East, a distance of 209.54 feet; thence running North 72 degrees, 44 minutes and 07 seconds West, a distance of 121.65 feet to the easterly bounds of said Montray Road; thence running northerly along a curve to the left having a radius of 254.90 feet, a distance of 222.41 feet to the point and place of beginning, containing 4.22 acres of land to be the same more or less.

Bearings given in the above description refer to magnetic North.

SUBJECT to easements of record.



Van Dusen & Steves
Land Surveyors, LLC
NYS Lic. # 50135

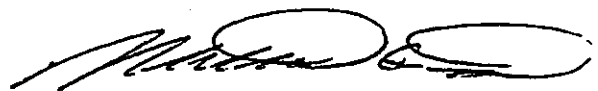
Suggested description of lands of Home Depot Building Parcel Lease.

All that certain piece or parcel of land situate, lying and being in the Town of Queensbury, County of Warren and the State of New York, more particularly bounded and described as follows: **BEGINNING** at a point in the southerly bounds of Montray Road, at the northeast corner of lands willed to Charles E. Moore by will recorded in book 750 of deeds at page 259; running thence along said Montray Road the following three courses and distances:

- (1) South 83 degrees, 22 minutes and 00 seconds East, a distance of 49.75 feet;
- (2) running along a curve to the left having a radius of 366.22 feet, a distance of 269.86 feet;
- (3) continuing along a curve to the left having a radius of 254.90 feet, a distance of 104.40 feet; thence running through the lands of the leasor herein the following seven courses and distances:
 - (1) South 72 degrees, 44 minutes and 07 seconds East, a distance of 121.65 feet;
 - (2) South 13 degrees, 09 minutes and 53 seconds West, a distance of 209.54 feet;
 - (3) South 24 degrees, 18 minutes and 16 seconds East, a distance of 174.55 feet;
 - (4) South 20 degrees, 31 minutes and 50 seconds West, a distance of 292.89 feet;
 - (5) North 69 degrees, 27 minutes and 28 seconds West, a distance of 327.69 feet;
 - (6) South 85 degrees, 34 minutes and 39 seconds West, a distance of 65.94 feet;
 - (7) North 68 degrees, 36 minutes and 16 seconds West, a distance of 183.61 feet to the southeast corner of the lands retained by Bork and Potenza; thence running along said lands the following three courses and distances:
 - (1) North 32 degrees, 51 minutes and 41 seconds East, a distance of 51.73 feet;
 - (2) North 20 degrees, 32 minutes and 32 seconds East, a distance of 259.10 feet;
 - (3) North 69 degrees, 27 minutes and 28 seconds West, a distance of 16.99 feet to the southeast corner of said lands of Moore; thence running along said lands North 06 degrees, 38 minutes and 00 seconds East, a distance of 97.33 feet to the point and place of beginning, containing 6.33 acres of land to be the same more or less.

Bearings given in the above description refer to magnetic North.

SUBJECT to easements of record.



Van Dusen & Steves
Land Surveyors, LLC
NYS Lic. # 50135

01-280n

November 19, 2002

Suggested description of parcel being retained by Northway Plaza.

All that certain piece or parcel of land situate, lying and being in the Town of Queensbury, County of Warren and the State of New York, more particularly bounded and described as follows: **BEGINNING** at the point in the easterly bounds of said lands at the southwest corner of lands of the Pineview Cemetery Association; thence running South 07 degrees, 29 minutes and 00 seconds West, a distance of 45.00 feet; thence running North 67 degrees, 23 minutes and 00 seconds West, a distance of 311.54 feet; thence running North 20 degrees, 31 minutes and 50 seconds East a distance of 235.27; THENCE RUNNING north 24 degrees, 18 minutes and 16 seconds West, a distance of 107.03 feet; thence running South 67 degrees, 30 minutes and 30 seconds East, a distance of 314.74 feet to a point in the westerly bounds of said Pineview Cemetery Association; thence running South 07 degrees, 29 minutes and 00 seconds West, a distance of 275.00 feet to the point and place of beginning, containing 2.02 acres of land to be the same more or less.

Bearings given in the above description refer to magnetic North.

SUBJECT to easements of record.

Van Dusen & Steves
Land Surveyors, LLC
NYS Lic. # 50135

[REDACTED]

[REDACTED]

- [REDACTED]

[REDACTED]

- [REDACTED]

[REDACTED]

- [REDACTED]

[REDACTED]

- [REDACTED]

[REDACTED]

- [REDACTED]

[REDACTED]

- [REDACTED]

[REDACTED]

[REDACTED]

RESOLVED, that the Town Board hereby approves, authorizes and establishes the Central Queensbury Quaker Road Sewer District Extension No.: 9 in accordance with the boundaries and descriptions set forth in the previously described Map, Plan and Report and as follows:

All that certain piece or parcel of land situate, lying and being in the Town of Queensbury, County of Warren and the State of New York, more particularly bounded and described as follows: BEGINNING at a point in the easterly side of Bay Street at the northwest corner of the lands conveyed to Stewarts Ice Cream Company, Inc.; running thence along said Bay Road, North 05 degrees, 11 minutes and 12 seconds East, a distance of 161.63 feet; continuing along Bay Road, North 05 degrees, 05 minutes and 41 seconds East, a distance of 362.4 feet to the southwest corner of lands of Bay Meadows Golf Club Inc.; thence running along said lands southeasterly along a curve to the left having a radius of 25.00 feet a distance of 39.27 feet; thence running South 84 degrees, 54 minutes and 19 seconds East, along the southerly bounds thereof, a distance of 238.97 feet; thence running along a curve to the left having a radius of 25.00 feet, a distance of 37.95 feet; thence running along a curve to right having a radius of 70.00 feet, a distance of 219.59 feet; thence continuing along said lands of Bay Meadows Golf Club Inc., South 83 degrees, 47 minutes and 10 seconds East, a distance of 152.09 feet to an angle point therein for a corner; thence continuing along said lands of Bay Meadows Golf Club Inc., South 06 degrees, 12 minutes and 50 seconds West, a distance of 440.20 feet to the northeast corner of lands now or formerly of JBJ Queensbury, LLC; thence running along said lands, North 81 degrees, 26 minutes and 40 seconds West, a distance of 287.70 feet to the northwest corner thereof; thence running along said the westerly line thereof, South 05 degrees, 53 minutes and 33 seconds West, a distance of 93.91 feet to the northeast corner of said lands of Stewarts Ice Cream Company, Inc.; thence running along the northerly bounds thereof, North 84 degrees, 06 minutes and 27 seconds West, a distance of 284.03 feet to the point and place of beginning, containing 6.37 acres of lands to be the same more or less.

Bearings given in the above description refer to magnetic North.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

1. The Queensbury Town Board hereby authorizes, approves and establishes Central Queensbury Quaker Road Sewer District Extension No. 10 – Bay Road to the Central Queensbury Quaker Road Sewer District in accordance with the boundaries and descriptions set forth in the Map, Plan and Report and as set forth herein as follows:

All that certain tracts, pieces or parcels of land situate, lying and being in the Town of Queensbury, County of Warren, State of New York, lying generally Westerly of Bay Road,

generally Northerly and Southerly of Blind Rock Road, and being more particularly bounded and described as follows:

BEGINNING at a point at the intersection of the Southerly boundary of Blind Rock Road with the Westerly boundary of Bay Road and runs thence from said point of beginning in a generally Southerly direction along the Westerly boundary of Bay Road 1,140± feet to its intersection with the Southerly boundary of Town of Queensbury Tax Map parcel No. 289.19-1-23; thence in a generally Westerly direction along the Southerly boundary of Tax Map Parcel Nos. 289.19-1-23 and 289.19-1-24, a distance of 630± feet to its intersection with Easterly boundary of Tax Map Parcel No. 289.19-1-26; thence in a generally Southerly direction along the Easterly boundary of Tax Map Parcel Nos. 289.19-1-26 and 296.07-1-15.1, a distance of 200± feet to its intersection with the Northerly boundary of Tax Map Parcel No. 289.19-1-15; thence in a generally Easterly direction along the Northerly boundary of said tax map parcel 600± feet to its intersection with the Westerly boundary of Bay Road; thence in a generally Southerly direction along the Westerly boundary of Bay Road 60± feet to its intersection with the Southerly boundary of Tax Map Parcel No. 289.19-1-15; thence in a generally Westerly direction along the Southerly boundary of said tax map parcel 540± feet to its intersection with the Northeasterly boundary of said tax map parcel; thence in a generally Southeasterly direction along the Northeasterly boundary of said tax map parcel 200± feet to its intersection of the Southerly boundary of said tax map parcel; thence in a generally Westerly direction along the Southerly boundary of said tax map parcel 110± feet to its intersection with a Southeasterly boundary of said Tax Map Parcel No. 289.19-1-15; thence in a generally Southwesterly direction along the Southeasterly boundary of said tax map parcel 320± feet to its intersection of the Southerly boundary of said tax map parcel; thence in a generally Westerly direction along the Southerly boundary of said Tax Map Parcel No. 289.19-1-15, a distance of 200± feet to its intersection with the Easterly boundary of Tax Map Parcel No. 296.07-1-15.2; thence in a generally Southerly direction along the Easterly boundary of said tax map parcel 270± feet to its intersection with the Southerly boundary of said tax map parcel ;thence in a generally Westerly direction along the Southerly boundary of Tax Map Parcel Nos. 296.07-1-15.2 and 296.07-1-15.1, a distance of 975± feet to its intersection with the Westerly boundary of Tax

Map Parcel No. 296.07-1-15.1; thence in a generally Northerly direction along the Westerly boundary of said tax map parcel 170± feet to its intersection with the Southerly boundary of said tax map parcel; thence in a generally Westerly direction along the Southerly boundary of said Tax Map Parcel No. 296.07-1-15.1, a distance of 580± feet to its intersection with the Southeasterly boundary Blind Rock Road; thence in a generally Northeasterly direction along the Southeasterly boundary of Blind Rock Road 170± feet to its intersection with the Northerly boundary of Tax Map Parcel No. 296.07-1-15.1; thence in a generally Easterly direction along the Northerly boundary said tax map parcel 500± feet to its intersection with the Westerly boundary of said tax map parcel; thence in a generally Northerly direction along the Westerly boundary of said tax map parcel 460± feet to its intersection with the Northerly boundary of said Tax Map Parcel No. 296.07-1-15.1; thence in a generally Easterly direction along the Northerly boundary of said tax map parcel 690± feet to its intersection with the Westerly boundary of Tax Map Parcel No. 289.19-1-26; thence in a generally Northerly direction along the Westerly boundary of Tax Map Parcel Nos. 289.19-1-26 and 289.19-1-27, a distance of 1,290± feet to its intersection with the Southeasterly boundary of Blind Rock Road; thence in a generally Northeasterly and Easterly direction along the Southeasterly and Southerly boundary of Blind Rock Road 1,200± feet to the point or place of beginning.

● [REDACTED]

[REDACTED]

[REDACTED]

● [REDACTED]

● [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

● [REDACTED]

**Suggested description of
14.10 Acre Parcel
Prepared for Legacy Land Holdings, L.L.C.**

ALL THAT CERTAIN PARCEL OR LOT OF LAND located on the westerly side of a county highway known as Bay Road (County Road No. 7), and located on the southerly side of a town road known as Walker Lane, in the Town of Queensbury, County of Warren, State of New York, and being shown on a map entitled: "Map of lands to be conveyed by John H. Dorlon & Martha Dorlon Mitchell to Valente Builders, Inc.", made by Coulter & McCormack, Licensed Land Surveyors, dated September 12, 1985, and filed in the Warren County Clerk's Office on October 29, 1985 in Plat Cabinet A in Slide No. 28, and which said parcel or lot is more particularly bounded and described as follows:

BEGINNING at a point in the southerly sideline of Walker Lane, which said point is situate at a distance of 823.50 feet westerly from the westerly line of those premises conveyed by John H. Dorlon to the County of Warren for the widening of Bay Road by deed dated May 3, 1977 and recorded in the Warren County Clerk's Office on July 6, 1977 in Liber 606 at Page 689, as measured along the southerly sideline of Walker Lane;

Thence, extending from the said point of beginning, the following five (5) courses and distances:

- 1) South 05°56'50" West, 728.93 feet along a subdivision known as Baybridge (Phases 1, 2, and part of 3) to a point;
- 2) South 83°04'20" East, 812.60 feet along the northerly line of the lands now or formerly of Legacy Land Holdings, L.L.C. as described in a deed recorded in the Warren County Clerk's Office in Liber 1304 at Page 262 to a point in the westerly sideline of Bay Road as shown on the above mentioned map;
- 3) North 06°43'20" East, 773.04 feet along the said westerly sideline of Bay Road to a point in the southerly sideline of Walker Lane;
- 4) North 86°07'10" West, 767.80 feet along the said southerly sideline of Walker Lane to a point;
- 5) North 86°35'10" West, 55.70 feet continuing along the said southerly sideline of Walker Lane to the point or place of beginning.