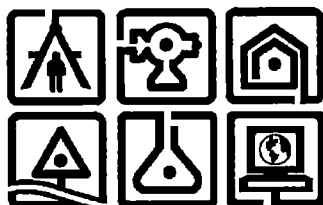
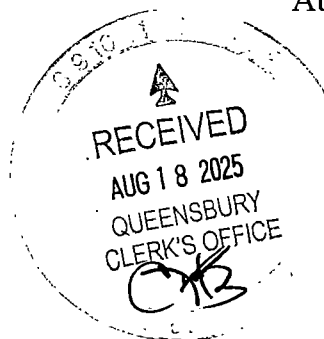


August 5, 2025



Map, Plan and Report
Jenkinsville Water District
Town of Queensbury
Warren County, New York

Prepared for:

Town of Queensbury
742 Bay Road
Queensbury, NY 12804

Prepared by:

C.T. MALE ASSOCIATES
50 Century Hill Drive
Latham, New York 12110
(518) 786-7400
FAX (518) 786-7299

C.T. Male Associates Project No: 22.2708

**JENKINSVILLE WATER DISTRICT
MAP, PLAN AND REPORT**

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FIGURES

Figure 1 Jenkinsville Water District Map

APPENDIX

Appendix A List of Parcels with Zone Designation – Jenkinsville Water District
Appendix B Jenkinsville Water District Map and Legal Description

1.0 INTRODUCTION

For the purpose of establishing a new water service area located in the Jenkinsville Area in the Town of Queensbury, a Map, Plan and Report (Report) has been prepared to present the boundaries, the general plan, capital costs, method of financing, and first year operating costs of the proposed Jenkinsville Water District.

This Report documents the need for the project, the alternatives considered, the costs, and the recommended options to serve the proposed district. The following are documented in this Report:

- Identifies and describes the selected district and alternatives
- Finalizes the properties in the service area for the selected district
- Presents the method for assessing water rates to the properties served
- Documents the estimated capital and operational costs

1.1 Project Need

The Town of Queensbury has identified a need for a public water supply to serve residents of the Jenkinsville area as private wells in this area have been identified by New York State as containing 1,4-Dioxane. Studies are underway to determine the source of the contamination, though evidence points to nearby landfills as the likely primary contributor to the issue. One of the four (4) area landfills is the Town's landfill which was duly and properly closed and capped decades ago. While currently there is no direct evidence establishing whether the source of the contamination is the Town's duly capped landfill or any of the other three (3) landfills, the residents in the area are concerned that the origin of the contamination may be the Town's landfill. The Town's capped landfill is immediately adjacent to the proposed Water District. The Town Board feels strongly that this public health problem needs to be addressed as quickly as feasible and possible and that extending the Town's water system to this area, requiring connection to the Town's Water District "in the affected area (zone 1 – described below), and consolidating the District into the Town's Consolidated Water District is the best way to resolve the public health issues relating to contamination of wells discovered in this area. The New York State DEC has been providing some properties within the Jenkinsville Service Area with bottled water for the last few years. The Jenkinsville Service Area is best served by

an extension of the Queensbury water distribution system at Haviland Road, followed by consolidation into the Queensbury Consolidated Water District.

1.2 Alternatives Considered

The Town of Queensbury has been studying the possibility of providing public water to the Jenkinsville area since 1998. The following studies have been completed:

In 1999, C.T. Male completed an engineering study to evaluate the costs to extend the Town's existing distribution system to create three separate water districts (WD): Glen Lake WD, Sunnyside Lake WD, and the Jenkinsville WD. It was found that project costs were prohibitively expensive to proceed with any of the proposed water extension options.

Since the issuance of the 1999 report, additional water quality monitoring requirements have been implemented by New York State. The proposed Jenkinsville WD outlined in the 1999 report remained a viable option, but the Town became concerned with potential water quality issues related to high water age resulting from extending water distribution systems over long distances to serve a relatively small number of customers. High water age is often associated with lower chlorine residuals and higher levels of disinfection by-products, like trihalomethanes (THMs) and haloacetic acids (HAAs) among others.

In 2022, another study was conducted by C.T. Male to evaluate two alternatives to provide water and fire protection to the Jenkinsville service area. The first alternative being the establishment of a new potable water well located along New York State Route 149 between Bay Road and Ridge Road. This would require installation of a new water transmission main for an approximate length of 20,000 feet (LF) along with associated wells, treatment, and pumping equipment.

The second alternative that was considered was an extension of the Town's existing public water system from Haviland Road north and east to Jenkinsville. An updated water system model was utilized to evaluate the current system's capacity and water age, as well as explored the practicality of adding users to the system. The model suggested that water age does not appear to be a major concern for the extension of the system to Jenkinsville, assuming all properties along the alignment tie into the water supply. A combination of 8-inch and 12-inch mains, which will also provide adequate fire supply

and pressure, were evaluated for the extension. The additional water usage by the new district could potentially mitigate the current issues related to water age. This alternative was found to be the recommended approach moving forward for the Town of Queensbury and the Jenkinsville area.

C.T. Male Associates was subsequently authorized by the Town of Queensbury to develop this Report for the preferred alignment for the Jenkinsville Water District. For this Report, three (3) proposed alignments to extend the watermain were evaluated.

The first alignment evaluated consisted of installation of 12-inch watermain connecting to the existing system at the intersection of Haviland Road and Ridge Road. The main would extend approximately 1,400 feet north on Ridge Road, routing approximately 2,000 feet northeast to Stonehurst Drive through an undeveloped parcel and then follow Stonehurst Drive to Sunnyside Road East. From Sunnyside Road East, the main would continue to Jenkinsville Road, and then north to the Jenkinsville area. At Jenkinsville Road, the water main would transition from a 12-inch to an 8-inch main and will serve properties in the Jenkinsville area. Approximately 20,800 feet of water main would be installed under this alignment.

The second alignment evaluated would bypass Stonehurst Drive by routing the 12-inch water main north on Ridge Road to the intersection of Ridge Road and Sunnyside Road East. From there, the water main will continue east to Jenkinsville Road, where it will transition to an 8-inch water main and provide water to the Jenkinsville area. Due to the relatively narrow Right of Way width of Ridge Road, which is also known as New York State Route 9L, this alternative would likely require the acquisition of numerous utility easements. Additionally, NYSDOT would not likely permit a water main installed within close proximity to the paved roadway, resulting in a less desirable option. Approximately 21,200 feet of watermain would be installed under this alignment.

A third alignment evaluated would consist of installation of a 12-inch water main connecting to the existing system at the intersection of Haviland Drive and Ridge Road and continue north along Ridge Road to Old Cronin Road, crossing Town owned land. From the intersection of Old Cronin Road, the main would transition to an 8" water main and serve the Jenkinsville area to the east. Similar to the second alignment, this alignment would also require significant utility easements for installation of the main along Ridge Road. Approximately 20,000 feet of watermain would be installed under this alignment.

Each alternative was evaluated based on cost, state regulatory considerations, construction complexity considerations, number of parcels served and the ability to expand infrastructure in the future. The preferred alternative, as decided by the Town of Queensbury, is the first alignment which is detailed further in this Report.

2.0 DESCRIPTION OF PROPOSED WATER DISTRICT

2.1 Jenkinsville Water District

Water supply to the Jenkinsville area would be via extension of the Queensbury Consolidated Water District, which currently serves approximately 21,200 customers through approximately 9,100 service connections.

The Queensbury Water Department owns and maintains the 12-inch ductile iron water main along Haviland at its intersection with Ridge Road in the northeast corner of the Water District. There is hydraulic capacity to provide adequate domestic and fire service to the proposed water district extension. The Queensbury Water Department would take on the proposed water district infrastructure and would be responsible for the operation and maintenance of the Jenkinsville Water District.

2.2 Proposed Water District Boundary

The proposed Water District includes 176 tax parcels along Ridge Road, Stonehurst Drive, Sunnyside Road East, Jenkinsville Road, Mud Pond Road, Rainbow Trail, and Azure Drive. Most of the properties considered are single family residential, with some vacant residential parcels. There is also a municipal park and a privately owned mine/quarry that is included in the proposed district extension. A map showing the limits of the proposed water district extension is included as Figure 1. A list of the properties within the proposed district is included in Appendix A. A full legal description and reference map of the proposed Water District are attached in Appendix B.

2.3 Proposed Water System

The extension to the existing water system would originate at the intersection of Ridge Road and Haviland Drive. The proposed watermain extension consists of 12" and 8" Ductile Iron piping. The watermain route begins at the Ridge Road and Haviland Drive

intersection, installing 12-inch watermain approximately 1,400 feet north on Ridge Road, and then utilizes a vacant residential lot (SBL 291.-1-83.3) to route the main northeast to Stonehurst Drive. The watermain will continue north along Stonehurst Drive until it reaches Sunnyside Road East. From the intersection of Stonehurst Drive and Sunnyside Road East, the watermain will route east to the intersection of Jenkinsville Road.

At the intersection of Sunnyside Road and Jenkinsville Road, the water main will transition from 12-inch to 8-inch watermain. After the transition to 8-inch watermain, the line will extend north along Jenkinsville Road until the Mud Pond Road intersection, where the line heads east where it will dead-end after parcel SBL 279.15-1-18. Within the Jenkinsville service area, 8-inch watermain will branch off to serve properties on Rainbow Trail and Azure Drive. The total estimated length of the project is 20,800 feet.

In total, the proposed water district will serve 176 properties, including 146 developed residential properties, 27 vacant residential properties, 1 mine/quarry, 1 park/playground, and 1 vacant commercial property. This project also includes the installation of copper water services and water meters for each developed parcel along with fire hydrants for providing fire protection.

In an effort to enable the developed parcels within the proposed water district to connect and begin receiving water, a "zone" approach was created which distinguishes the parcels in the immediate Jenkinsville area and those outside of it. Zone 1 would include parcels in the Jenkinsville area including Mud Pond Road, Azure Drive, Rainbow Trail and part of Jenkinsville Road, making up a total of 88 properties directly impacted by the groundwater quality that this project is addressing. In this Zone, the Town of Queensbury will require property owners to accept municipal water service and will install it at no cost to them. For the cost of initial connection to a District property to be included in and part of the initial construction of the Water District, such property owner(s) will be required to provide to the Town written consent allowing the property to be connected during the project construction period. The written consent will be in the form of a easement allowing the Town to install the connection and, while it will allow the Town to maintain and replace (which is required both for the right to install connections and the ability to include the costs as part of the District and its forming), it expressly will not require the Town to do so. Such easement will allow, but not require, the Water Department to take action on such connections if the Town determines it is in the public interest, the Water Department's interest, or necessary for public health. Future costs

relating to the connections shall be the property owners' cost. In addition, if the Town does not receive the signed and notarized easement timely, as determined by the Town, the cost of connection will have to be paid for by the property owner. All properties in this zone will include the installation of a water service, a curb stop, and meter pit at the property line and would be warrantied for one year, similar to the remainder of the water distribution system installation. It is anticipated that the new service will terminate at or near the building foundation wall. It also should be noted that any properties that would receive water services at a pressure in excess of 80psi would likely need to install a pressure reducing valve, at the cost of the resident.

Zone 2 would include the remaining properties within the project area, including Ridge Road, Stonehurst Drive, Sunnyside Road East, Old Cronin Road and part of Jenkinsville Road. In this Zone, property owners could connect to municipal water but would not be required to do so. For properties who would like to be connected to the municipal system and timely provide the required easement, a water service, a curb stop, meter, and meter pit would be installed at no cost to the property owner. For the cost of initial connection to a district property to be included in and part of the initial construction of the Water District, such property owner(s) will be required to request to be connected to the Water District infrastructure and to provide to the Town written consent allowing the property to be connected during the project construction period. The written consent will be in the form of a easement allowing the Town to initially install the connection and, while it will allow the Town to maintain and replace (which is required both for the right to install connections and the ability to include the costs as part of the District and its forming), it expressly will not require the Town to do so. Such easement will allow, but not require, the Water Department to take action on such connections if the Town determines it is in the public interest, the Water Department's interest, or necessary for public health. Future costs relating to the connections shall be the property owners' cost. In addition, if the Town does not receive the signed and notarized easement timely, as determined by the Town, the cost of connection will have to be paid for by the property owner.

Property owners who opt to connect would be required to disconnect their existing private wells from their home. If desired, private wells could be maintained for non-drinking water uses, as long as there is no potential for cross-connection with the municipal water. Properties in Zone 2 who do not opt into connection during a prescribed timeframe, will be able to connect at a later date, though at the cost to the property owner.

All properties that are connected to the new municipal system, regardless of Zone designation, will be required to disconnect their private wells from serving their homes. If desired, private wells could be maintained for non-drinking water uses, as long as there is no potential for cross-connection with the municipal water. This will be the responsibility of the property owner after the project is completed. The project budget includes disconnection of the existing private well from the existing water system along with reconnection of the new water service to the existing household water line

2.4 District Properties and Financing

All properties who connect to the system, regardless of Zone designation, would be responsible for paying for the municipal water they consume, and for taxes associated with their property being included in the Water District. Each property connected within the proposed Water District will contribute to the debt repayment based on the property assessment as listed in the Warren County Real Property Tax Rolls. A Bipartisan Infrastructure Law (BIL-EC) Grant, estimated at \$4.4 million has been awarded to the Town and would be used to offset costs for this water district extension. The Town intends on applying for additional grants in the future, as applicable.

3.0 PROJECT COSTS

The project costs consist of two main components: capital cost and operation and maintenance cost. The capital cost is the projected cost to build the infrastructure. The operation and maintenance cost is the annual cost to keep the water lines functioning and maintained. For the purpose of estimating project costs, it is assumed all developed properties, regardless of Zone designation, will connect to the municipal system prior to the construction completion timeframe.

3.1 Capital Cost

The projected capital cost opinion for the project is presented in Table 1 on the next page.

Table 1- Budget Level Cost Opinion

Item	Units	Quantity	Unit Price	Subtotal
Mobilization & Demobilization	LS	1	\$ 50,000	\$50,000
Maintenance & Protection of Traffic	LS	1	\$ 38,000	\$38,000
Site Preparation	LS	1	\$ 35,000	\$35,000
8" DIP, CL 52 POJ, CML	LF	10,520	\$ 105	\$1,104,600
12" DIP, CL 52 POJ, CML	LF	10,070	\$ 125	\$1,258,750
8" RW Gate Valve and Box, MJ, Restrained	EA	15	\$ 3,000	\$45,000
12" RW Gate Valve and Box, MJ, Restrained	EA	11	\$ 4,200	\$46,200
Fire Hydrant Assembly	EA	44	\$ 6,000	\$264,000
3/4" Water Service Installation - Occupied Property	EA	148	\$ 9,400	\$1,391,200
3/4" Water Service Installation - Vacant Property	EA	28	\$ 4,000	\$112,000
Water Main Disinfection and Testing	LS	1	\$ 18,800	\$18,800
Restoration	LS	1	\$ 150,000	\$150,000
Erosion and Sediment Control	LS	1	\$ 25,000	\$25,000
Booster Pump Station and Treatment Building	LS	1	\$ 500,000	\$500,000
Subtotal			\$5,038,550	
Contingency		25%	\$1,259,638	
Construction Subtotal			\$6,298,188	
Estimated BIL-EC Grant Award		70%	\$4,408,731	
Construction Subtotal including Grant			\$1,889,456	
Engineering		15%	\$944,728	
Easements			\$62,500	
Bonding		4.5%	\$283,418	
Legal Administrative		2.5%	\$157,455	
Total Project Cost			\$7,746,289	
TOTAL Cost Opinion including Grant			\$3,337,557	

* Note: All cell values are rounded to the nearest dollar

The above referenced cost opinion is based upon unit prices compared with similar scope projects within the Upstate New York Region and budget estimates from suppliers. The capital cost of approximately \$7.75 million assumes the project will be constructed in 2026 and 2027, and includes engineering, construction administration and legal costs, plus a contingency based upon the conceptual level of the current layout. If BIL Grant money is used, the cost to the new users of the system is approximately \$3.34 million.

This is based upon the assumption that the project cost, after State funding and application of mitigation funds, will be fully bonded with a traditional municipal bond

over a 30-year period, at 4.50%. This would result in an annual bond payment of \$204,900 if the Town bonds \$3.34 million. There are 176 properties in the Jenkinsville Water District. Assuming the typical Residential Property assessment of \$332,100, the tax rate for the typical property, which is a one or two family residence, would be \$4,456 per year without grant funding, or \$1,920 per year with grant funding.

The capital cost will be borne by all properties within the water district, regardless of if they hook up to the water service or not.

3.2 Hookup Cost

Per the Zone designations, Zone 1 properties will be required to connect to the municipal water system, and Zone 2 properties will have the option to connect. Though connection is not mandatory for Zone 2 properties, connection to the system by any developed property is strongly encouraged to help maintain water quality.

If properties are to be connected as part of the water district, the Town will cover the cost of installing the water service up to the exterior face of the home along with a new meter at the Right-of-Way assuming receipt of required written consent (see Section 2.3 above). Connection into the home will be at the cost to the property owner. Additionally, the cost to disconnect the existing well from the home will be the responsibility of the homeowner. Disconnection of the well is required for any properties connecting to the public system. To provide further clarification, it is the intent that Zone 1 properties will be required to connect to the new water main while Zone 2 parcels will encouraged to do so and the cost to connect Zone 2 will be paid as part of construction if (1) required written easement is timely received by the Town and whether the properties are in Zone 1 or Zone 2, and (2) for Zone 2, property owners will also need to request connection to the Water District infrastructure timely.

For property owners opting out of the initial connection into the system, they will be responsible for the cost of connection, if future connection is desired. This would include the cost of the water service, from home to curb stop at the edge of the right-of-way, and meter. At an average cost of \$35 per foot for ¾" copper (plus restoration and plumbing connections), the cost of installation will vary depending on the distance from the right-of-way. The estimated hookup cost ranges from \$5,000 for homes closer to the road, up to \$15,000 for homes located further off the roadway. Property owners of vacant lots will

also be responsible for connection from their property line if a future connection is to be made.

3.3 Operation and Maintenance Cost

The Jenkinsville Water District will be operated and maintained by the Queensbury Water Department. This ownership will include the operation and maintenance of the infrastructure within the right-of-way. Operation and maintenance costs are factored into the water bill sent to customers each quarter and are based on metered usage. An average operation and maintenance cost for the typical property (i.e., one or two family residence), at an estimated usage of 80,000 gallons per year, is \$260.

3.4 First Year Cost

If the cost of the water district is to be paid only by new users, the total first year cost for the typical one or two family residential property in the Jenkinsville Water District, is approximately \$4,716. If the cost were to be distributed among the entire Queensbury Water System, consisting of over 9,100 users, the total first year cost for the typical property in the Jenkinsville Water District is approximately \$432. First year cost would be further reduced to \$2,180 and \$400, without and with consolidation respectively, if grant funding is available to cover a portion of the project cost. Costs are summarized in the table below:

Table 2: First Year Cost Summary

	<u>Unconsolidated</u>	<u>Unconsolidated with Grant Funding[^]</u>	<u>Consolidated</u>	<u>Consolidated with Grant Funding[^]</u>
Number of Properties	176	176	9104	9104
Capital Cost ^o	\$4,456	\$1,920	\$172	\$140
O&M [*]	\$260	\$260	\$260	\$260
Total First Year Cost to Typical Property	\$4,716	\$2,180	\$432	\$400
^o Annual payment is based on property assessment. Typical Property Assessment assume \$332,100.00				
[*] Based on Water Usage, estimated 80,000 gallons annually				
[^] Assuming a BIL Grant of approximately \$4.4 million				

C.T. MALE ASSOCIATES

These estimates presented include the cost associated with making the final connection to the home and the disconnection of the private well on site, which would be offered for an established time frame, likely one year upon completion of the project.

The Town Board intends to establish the Jenkinsville Water District and adopt an Amended and Restated Bond Resolution to authorize financing of the project. After establishment, and receipt of New York State Comptroller's Office consent, if required, the Town Board intends to immediately begin the process to consolidate it into the Queensbury Consolidated Water District for several reasons. The Town has (with the sole exception of a seasonal Water District that does not receive water from the Queensbury Water facility) routinely consolidated all water districts and extensions into the Queensbury Consolidated Water District for administration and efficiency issues, as well as spreading the costs of repairing, maintaining, and reconstructing infrastructure over all properties benefited by the Water District's infrastructure. In addition, for this specific district, there is the important public health concerns associated with the water contamination in this area of the Town. The importance of timely dealing with this water contamination issue is supported by the award of the grant by the New York State Department of Health. This significant extension could allow delivery of Town Water to other properties in this area of Town in the future.

Figure 1
Jenkinsville Water District Map



Legend

- Water Main Extension
- Water District Parcels
- Roads

Jenkinsville Water District

Town of Queensbury Warren County, NY

0 200 400 800 1,200 FT

1:4,800

Project Number: 22.2708
Data Source: NYSGIS Clearinghouse
Projection: State Plane NAD83 NYE (Feet)
Date: January 20, 2025
File: Jenkinsville_WaterDistrictMap.aprx
GIS: D Landreville

Map Note: The locations and features depicted on this map are approximate and do not represent a field survey.

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110
518.786.7400 • FAX 518.786.7299

Appendix A

List of Parcels – Jenkinsville Water District

Owner Name	Property Address	Property ID	Class Code	Use	Size	Assessment	Mailing Address	State	Zip
Goetz, Gregory J	8 Pinecroft Dr	290.6-1-58	210	Residential	0.96	\$ 356,800	8 Pinecroft Dr	Queensbury	NY 12804
Cipperly, Richard	8 Stonehurst Dr	290.6-1-54	210	Residential	1.08	\$ 303,500	8 Stonehurst Dr	Queensbury	NY 12804
Ciano, Robert	6 Stonehurst Dr	290.6-1-53	210	Residential	1.02	\$ 256,100	6 Stonehurst Dr	Queensbury	NY 12804
Farr, Brodie	4 Stonehurst Dr	290.6-1-60	210	Residential	1.49	\$ 335,900	4 Stonehurst Dr	Queensbury	NY 128049356
Dougher Meghan F	Sunnyside East	279.18-1-25	311	Vacant Residential	0.80	\$ 50,900	63 Sunnyside East	Queensbury	NY 12804
Smith William T	1 Stonehurst Dr	290.6-1-14	210	Residential	1.05	\$ 375,300	1 Stonehurst Dr	Queensbury	NY 12804
Levack R. Mark	3 Stonehurst Dr	290.6-1-15	210	Residential	1.05	\$ 268,800	3 Stonehurst Dr	Queensbury	NY 12804
Markwith, Alisa	72 Sunnyside East	279.18-1-32	210	Residential	0.34	\$ 149,100	72 Sunnyside East	Queensbury	NY 12804
Ellis, Roberta C	7 Stonehurst Dr	290.6-1-17	210	Residential	1.52	\$ 263,800	7 Stonehurst Dr	Queensbury	NY 12804
Sara, William	5 Stonehurst Dr	290.6-1-16	210	Residential	1.48	\$ 428,900	5 Stonehurst Dr	Queensbury	NY 12804
Mannix, Mark	9 Stonehurst Dr	290.6-1-18	220	Residential	1.80	\$ 388,100	9 Stonehurst Dr	Queensbury	NY 12804
Chickering, Beth	10 Stonehurst Dr	290.6-1-59	210	Residential	1.00	\$ 270,100	30 Wayne Smith Rd	Piseco Lake	NY 12139
Humphrey, Brent	13 Stonehurst Dr	290.6-1-20	210	Residential	1.24	\$ 295,000	13 Stonehurst Dr	Queensbury	NY 12804
Neuman, Richard P	11 Stonehurst Dr	290.6-1-19	210	Residential	1.04	\$ 332,100	11 Stonehurst Dr	Queensbury	NY 12804
McAuley, Timothy R	14 Stonehurst Dr	290.6-1-38	210	Residential	0.84	\$ 340,000	14 Stonehurst Dr	Queensbury	NY 12804
Guay, Robert A	16 Thistlewood Dr	290.6-1-37	210	Residential	0.74	\$ 440,000	16 Thistlewood Dr	Queensbury	NY 12804
McKernon, Michelle L	15 Thistlewood Dr	290.6-1-27	210	Residential	1.07	\$ 269,600	15 Thistlewood Dr	Queensbury	NY 12804
Rosen, Marjorie	17 Stonehurst Dr	290.6-1-22	210	Residential	1.02	\$ 280,100	17 Stonehurst Dr	Queensbury	NY 12801
Gedney, George	15 Stonehurst Dr	290.6-1-21	210	Residential	1.27	\$ 350,900	15 Stonehurst Dr	Queensbury	NY 12804
Hemstad, Stan	23 Stonehurst Dr	290.-1-82.2	210	Residential	1.26	\$ 382,800	23 Stonehurst Dr	Queensbury	NY 12804
Derway, William	19 Stonehurst Dr	290.6-1-23	210	Residential	0.99	\$ 269,000	19 Stonehurst Dr	Queensbury	NY 12804
Miller Scott E	20 Stonehurst Dr	290.6-1-26	210	Residential	0.96	\$ 287,900	20 Stonehurst Dr	Queensbury	NY 12804
Bell, Thomas	22 Stonehurst Dr	290.6-1-25	210	Residential	1.36	\$ 300,400	22 Stonehurst Dr	Queensbury	NY 12804
Martucci Chris	21 Stonehurst Dr	290.6-1-24	210	Residential	1.13	\$ 307,900	21 Stonehurst Dr	Queensbury	NY 12804
Every, Raymond	24 Stonehurst Dr	290.-1-82.1	210	Residential	1.13	\$ 547,600	24 Stonehurst Dr	Queensbury	NY 12804
Bleibtrei, Mark	26 Stonehurst Dr	290.-1-82.3	210	Residential	1.23	\$ 315,600	26 Stonehurst Dr	Queensbury	NY 12804
Fleck, Aaron S	28 Stonehurst Dr	290.-1-82.5	210	Residential	1.01	\$ 354,100	28 Stonehurst Dr	Queensbury	NY 12804
Perry, Daniel	25 Stonehurst Dr	290.-1-82.4	210	Residential	1.44	\$ 308,900	25 Stonehurst Dr	Queensbury	NY 12804
Riley, Gregory	27 Stonehurst Dr	290.-1-82.6	210	Residential	1.21	\$ 302,400	27 Stonehurst Dr	Queensbury	NY 12804
Miller, David	32 Stonehurst Dr	290.-1-82.9	210	Residential	1.00	\$ 329,800	32 Stonehurst Dr	Queensbury	NY 128049359
Jackson, Roscoe	30 Stonehurst Dr	290.-1-82.7	210	Residential	1.00	\$ 340,700	30 Stonehurst Dr.	Queensbury	NY 12804
Carlito, Zachary	38 Stonehurst Dr	290.-1-83.3	311	Vacant Residential	8.44	\$ 67,300	40 Garfield St	Glens Falls	NY 12801
LSF9 Master Participation, Trust	920 Ridge Rd	290.-1-84	210	Residential	0.69	\$ 214,900	3701 Regent Blvd Ste 20	Irving	TX 75063
Graham, John	Ridge Rd	290.-1-85	311	Vacant Residential	0.23	\$ 6,900	210 Fifth St	Queensbury	NY 12804
Bardin, Michael	Ridge Rd	290.14-1-34	322	Vacant Residential	15.87	\$ 116,800	1427 Baldwins Corners	Fort Ann	NY 12827
Keicher, Amber D	887 Ridge Rd	290.14-1-32	220	Residential	0.92	\$ 228,300	887 Ridge Rd	Queensbury	NY 12804
Batease Glenn	Ridge Rd	290.14-1-31	311	Vacant Residential	1.23	\$ 40,900	71 Big Boom Rd	Queensbury	NY 12804
Phoenix Property Ventures LLC	Ridge Rd	290.-1-88	311	Vacant Residential	0.93	\$ 52,100	175 Broad St Ste 401	Glens Falls	NY 12801
Batease Floyd	Ridge Rd	290.14-1-33	311	Vacant Residential	0.66	\$ 31,000	379 Haviland Rd	Queensbury	NY 12804
Phoenix Property Ventures LLC	894 Ridge Rd	290.-1-87	330	Vacant Commercial	0.86	\$ 48,200	13 Broad St	Hudson Falls	NY 12839
Stevens, Michael J	Ridge Rd	290.-1-86	322	Vacant Residential	11.86	\$ 3,500	PO Box 2202	Glens Falls	NY 12801
Tynon, Scott	36 Stonehurst Dr	290.-1-82.13	210	Residential	1.42	\$ 351,600	10 Connecticut Ave	Queensbury	NY 12804
West James D	34 Stonehurst Dr	290.-1-82.11	210	Residential	1.00	\$ 334,000	34 Stonehurst Dr	Queensbury	NY 12804
Rozelle, Jeffrey	37 Stonehurst Dr	290.-1-82.16	210	Residential	6.39	\$ 346,600	37 Stonehurst Dr	Queensbury	NY 12804
Vaillancourt, Neil	33 Stonehurst Dr	290.-1-82.12	210	Residential	6.10	\$ 371,800	33 Stonehurst Dr	Queensbury	NY 12804
Jeppesen Jamie L	29 Stonehurst Dr	290.-1-82.8	210	Residential	5.03	\$ 367,700	29 Stonehurst Dr	Queensbury	NY 12804
Hickland Cole H	31 Stonehurst Dr	290.-1-82.10	210	Residential	5.17	\$ 314,300	31 Stonehurst Dr	Queensbury	NY 12804
Carillo, Dominick	24 Crimson Hills Rd	290.-1-80	240	Residential	33.92	\$ 486,800	24 Crimson Hills Rd	Queensbury	NY 12804
Cosh, Larry	35 Stonehurst Dr	290.-1-82.14	210	Residential	11.71	\$ 409,000	35 Stonehurst Dr	Queensbury	NY 12804
O'Dell, Michael	6 Jenkinsville Rd	279.15-1-86	240	Residential	58.25	\$ 282,900	6 Jenkinsville Rd	Queensbury	NY 12804
LP Daigle Gen. Contractors LLC	Jenkinsville Rd	279.19-1-18.1	311	Vacant Residential	4.76	\$ 68,900	58 Jenkinsville Rd	Queensbury	NY 12804
Winchip, Janice M	Jenkinsville Rd	279.19-1-22	312	Vacant Residential	0.83	\$ 48,000	4 Waverly Pl	Queensbury	NY 12804
Barcomb Leah L	28 Jenkinsville Rd	279.19-1-23	210	Residential	0.32	\$ 115,800	12213 Danby Road	Pineville	NC 28134
Straub Richard B	27 Jenkinsville Rd	279.19-1-7	210	Residential	1.65	\$ 97,400	27 Jenkinsville Rd	Queensbury	NY 12804
Smith Robert P	129 Sunnyside East	279.19-1-4.1	210	Residential	9.46	\$ 225,000	129 Sunnyside East	Queensbury	NY 12804
Bombard, Kim	19 Jenkinsville Rd	279.19-1-6	210	Residential	0.94	\$ 133,800	1193 Bay Rd	Lake George	NY 12845
Ramsey Weaver Properties, LLC	152 Sunnyside East	290.-1-51.1	210	Residential	4.24	\$ 193,700	388 Albany Shaker Rd	Albany	NY 12211

Owner Name	Property Address	Property ID	Class Code	Use	Size	Assessment	Mailing Address	State	Zip
Post, Bonnie J	9 Jenkinsville Rd	279.19-1-5	210	Residential	0.63	\$ 121,100	9 Jenkinsville Rd	Queensbury	NY 12804
Johnston, Alex	2 Brookfield Run	290.-1-51.2	210	Residential	1.00	\$ 425,100	2 Brookfield Run	Queensbury	NY 12804
Ennis, Robert	130 Sunnyside East	290.-1-77	210	Residential	0.94	\$ 222,100	130 Sunnyside East	Queensbury	NY 12804
LaPan, Michael, D Jr	124 Sunnyside East	290.-1-78	210	Residential	0.72	\$ 176,800	124 Sunnyside East	Queensbury	NY 12804
Millington, Corrina Beckwith	118 Sunnyside East	290.-1-79	210	Residential	0.97	\$ 132,500	118 Sunnyside East	Queensbury	NY 12804
Carillo, Joan	Crimson Hills Rd	290.-1-81	322	Vacant Residential	33.92	\$ 137,000	2034 Henry St	Bellmore	NY 11710
Dubois, Alfred	95 Sunnyside East	279.19-1-1	210	Residential	4.79	\$ 221,700	95 Sunnyside East	Queensbury	NY 12804
Lockhart, Nathan S	83 Sunnyside East	279.18-1-28	240	Residential	10.66	\$ 296,000	83 Sunnyside East	Queensbury	NY 12804
Kent Sheila M	80 Sunnyside East	279.18-1-30	210	Residential	2.41	\$ 220,600	80 Sunnyside East	Queensbury	NY 12804
Kent Sheila M	Sunnyside East	279.18-1-29	312	Vacant Residential	0.56	\$ 48,500	80 Sunnyside East	Queensbury	NY 12804
Markwith, Alisa	Sunnyside East	279.18-1-31	311	Vacant Residential	0.36	\$ 18,600	72 Sunnyside East	Queensbury	NY 12804
Dougher, Darleen	63 Sunnyside East	279.18-1-26	210	Residential	0.46	\$ 162,700	71 Sunnyside East	Queensbury	NY 12804
Vaughn Holly	75 Jenkinsville Rd	279.19-1-12	210	Residential	0.60	\$ 189,000	75 Jenkinsville Rd	Queensbury	NY 12804
Ross, Donald	117 Sunnyside East	279.19-1-4.2	210	Residential	3.26	\$ 332,100	117 Sunnyside East	Queensbury	NY 12804
Burt, Christopher T	103 Sunnyside East	279.19-1-2	210	Residential	3.67	\$ 209,500	103 Sunnyside East	Queensbury	NY 12804
Scherer, Robert S Jr	109 Sunnyside East	279.19-1-3	210	Residential	1.36	\$ 160,200	109 Sunnyside East	Queensbury	NY 12804
Harris Thomas E Jr	42 Jenkinsville Rd	279.19-1-21	210	Residential	1.28	\$ 167,000	42 Jenkinsville Rd	Queensbury	NY 12804
Regan, Nancy	55 Jenkinsville Rd	279.19-1-8	210	Residential	0.62	\$ 175,600	55 Jenkinsville Rd	Queensbury	NY 128047301
Conte Nicholas F	61 Jenkinsville Rd	279.19-1-9	210	Residential	2.64	\$ 175,900	61 Jenkinsville Rd	Queensbury	NY 12804
Lewis Taylor L	52 Jenkinsville Rd	279.19-1-20	210	Residential	1.00	\$ 172,600	52 Jenkinsville Rd	Queensbury	NY 12804
Gunderson George	68 Jenkinsville Rd	279.19-1-17	210	Residential	1.17	\$ 120,100	68 Jenkinsville Rd	Queensbury	NY 12804
Daigle, JoAnn	58 Jenkinsville Rd	279.19-1-18.2	210	Residential	1.93	\$ 444,300	290 Ridge St	Glens Falls	NY 12801
Mitchell, Roland W II	65 Jenkinsville Rd	279.19-1-10	210	Residential	0.56	\$ 210,600	65 Jenkinsville Rd	Queensbury	NY 12804
Vanderpool Joel	69 Jenkinsville Rd	279.19-1-11	210	Residential	0.56	\$ 118,100	69 Jenkinsville Rd	Queensbury	NY 12804
Fitzgerald, Danielle	80 Jenkinsville Rd	279.19-1-15	210	Residential	1.52	\$ 165,500	80 Jenkinsville Rd	Queensbury	NY 12804
Elliot, David A	74 Jenkinsville Rd	279.19-1-16	210	Residential	0.25	\$ 120,100	139 Bentley Rd	Hudson Falls	NY 12839
Foothills Builders, LLC	Jenkinsville Rd	279.15-1-85	312	Vacant Residential	16.89	\$ 141,500	9 Mountinside Dr	Queensbury	NY 12804
Harrington, Myron	30 Rainbow Trl	279.15-1-66	210	Residential	0.40	\$ 142,200	30 Rainbow Trl	Queensbury	NY 12804
Harrington, Myron	Rainbow Trl	279.15-1-67	311	Vacant Residential	0.34	\$ 25,000	30 Rainbow Trl	Queensbury	NY 12804
LaPointe Michele M	22 Rainbow Trl	279.15-1-68	210	Residential	0.34	\$ 138,400	22 Rainbow Trl	Queensbury	NY 12804
Lewis, Todd	18 Rainbow Trl	279.15-1-69	210	Residential	0.34	\$ 155,200	18 Rainbow Trl	Queensbury	NY 12804
Crossman, Gary L	14 Rainbow Trl	279.15-1-70	210	Residential	0.34	\$ 145,200	14 Rainbow Trail	Queensbury	NY 12804
Tucker, Anthony	120 Jenkinsville Rd	279.15-1-72	210	Residential	0.62	\$ 240,200	120 Jenkinsville Rd	Queensbury	NY 12804
Huntington Lorinda	84 Jenkinsville Rd	279.19-1-14	210	Residential	0.44	\$ 156,700	84 Jenkinsville Rd	Queensbury	NY 12804
Vaughn Holly	Jenkinsville Rd	279.19-1-13.2	311	Vacant Residential	1.02	\$ 39,800	75 Jenkinsville Rd	Queensbury	NY 12804
Brill Daniel J	83 Jenkinsville Rd	279.19-1-13.1	210	Residential	3.10	\$ 200,300	83 Jenkinsville Rd	Queensbury	NY 12804
Lucas, Margaret E	97 Jenkinsville Rd	279.15-1-1	210	Residential	0.92	\$ 96,900	97 Jenkinsville Rd	Queensbury	NY 12804
Bardin Jennifer M	115 Jenkinsville Rd	279.15-1-2	210	Residential	1.81	\$ 105,154	115 Jenkinsville Rd	Queensbury	NY 12804
Dingman Benjamin T	125 Jenkinsville Rd	279.15-1-3	210	Residential	2.55	\$ 179,700	125 Jenkinsville Rd	Queensbury	NY 12804
Dougher, Darleen	71 Sunnyside East	279.18-1-27	210	Residential	6.52	\$ 204,300	71 Sunnyside East	Queensbury	NY 12804
Town Of Queensbury Rec Dept	133 Jenkinsville Rd	279.-1-21	591	Playground	79.98	\$ 1,428,100	742 Bay Rd	Queensbury	NY 12804
White, Jamie Y	126 Jenkinsville Rd	279.15-1-52	210	Residential	0.32	\$ 187,600	126 Jenkinsville Rd	Queensbury	NY 12804
Bisignano, Dominique	130 Jenkinsville Rd	279.15-1-51	210	Residential	0.30	\$ 159,900	130 Jenkinsville Rd	Queensbury	NY 12804
Kenney, Thomas J	134 Jenkinsville Rd	279.15-1-50	210	Residential	0.29	\$ 185,400	134 Jenkinsville Rd	Queensbury	NY 12804
Vannier, Vickie M	164 Jenkinsville Rd	279.15-1-46	210	Residential	0.69	\$ 164,400	164 Jenkinsville Rd	Queensbury	NY 12804
LaBrake, Lawrence	158 Jenkinsville Rd	279.15-1-47	210	Residential	0.61	\$ 117,600	158 Jenkinsville Rd	Queensbury	NY 12804
Moulthrop, Kathleen K	5 Azure Dr	279.15-1-28	210	Residential	1.13	\$ 230,800	5 Azure Dr	Queensbury	NY 12804
Every Christine	152 Jenkinsville Rd	279.15-1-48	210	Residential	1.10	\$ 154,400	152 Jenkinsville Rd	Queensbury	NY 12804
Kozerski, Eric G	140 Jenkinsville Rd	279.15-1-49	210	Residential	2.02	\$ 172,600	64 1st St	Bayport	NY 11705
Palmisciano Darci	91 Rainbow Trl	279.15-1-82	210	Residential	0.36	\$ 237,800	91 Rainbow Trl	Queensbury	NY 12804
Cleveland, Betsy Marie	94 Rainbow Trl	279.15-1-56	210	Residential	1.00	\$ 216,800	94 Rainbow Trl	Queensbury	NY 12804
LaPlant, Donald	98 Rainbow Trl	279.15-1-55	210	Residential	0.32	\$ 182,600	98 Rainbow Trl	Queensbury	NY 12804
Vannier, Robert	102 Rainbow Trl	279.15-1-54	210	Residential	0.31	\$ 141,600	102 Rainbow Trl	Queensbury	NY 12804
Hobbs Tanyette R	108 Rainbow Trl	279.15-1-53	210	Residential	0.36	\$ 162,400	108 Rainbow Trl	Queensbury	NY 12804
Ferris, Keith E	10 Rainbow Trl	279.15-1-71	210	Residential	0.38	\$ 161,000	10 Rainbow Trl	Queensbury	NY 128040338
Griffin Daniel Thompson	17 Rainbow Trl	279.15-1-84	210	Residential	0.34	\$ 246,000	17 Rainbow Trl	Queensbury	NY 12804
Ryan, Megan J	23 Rainbow Trl	279.15-1-73	210	Residential	0.46	\$ 160,600	23 Rainbow Trl	Queensbury	NY 12804

Owner Name	Property Address	Property ID	Class Code	Use	Size	Assessment	Mailing Address	State	Zip
Stewart, Corey O	101 Rainbow Trl	279.15-1-83	210	Residential	0.34	\$ 288,000	101 Rainbow Trl	Queensbury	NY 12804
Wood, Scott	85 Rainbow Trl	279.15-1-81	210	Residential	0.34	\$ 137,000	85 Rainbow Trl	Queensbury	NY 12804
Bohan, Jeanne	77 Rainbow Trl	279.15-1-80	210	Residential	0.65	\$ 213,600	77 Rainbow Trl	Queensbury	NY 12804
Kenyon, Christopher	71 Rainbow Trl	279.15-1-79	210	Residential	0.65	\$ 160,000	71 Rainbow Trl	Queensbury	NY 12804
Danahy Family Irrevocable, Trust, The	35 Rainbow Trl	279.15-1-76	210	Residential	0.69	\$ 252,600	35 Rainbow Trl	Queensbury	NY 12804
Danahy Family Irrevocable, Trust, The	Rainbow Trl	279.15-1-75	311	Vacant Residential	0.34	\$ 41,300	35 Rainbow Trl	Queensbury	NY 12804
Danahy Family Irrevocable, Trust, The	Rainbow Trl	279.15-1-74	311	Vacant Residential	0.23	\$ 27,700	35 Rainbow Trl	Queensbury	NY 12804
Trackey, Michael	34 Rainbow Trl	279.15-1-65	210	Residential	0.40	\$ 225,200	34 Rainbow Trl	Queensbury	NY 12804
Graves, Eric T	40 Rainbow Trl	279.15-1-64	210	Residential	0.40	\$ 155,400	40 Rainbow Trl	Queensbury	NY 12804
St. Amour, Cindy L	44 Rainbow Trl	279.15-1-63	210	Residential	0.40	\$ 223,300	44 Rainbow Trl	Queensbury	NY 12804
Stanley Todd R	48 Rainbow Trl	279.15-1-62	210	Residential	0.69	\$ 170,900	48 Rainbow Trl	Queensbury	NY 12804
Groom, William	80 Rainbow Trl	279.15-1-57	210	Residential	1.00	\$ 233,200	80 Rainbow Trl	Queensbury	NY 12804
Williams, Jason R	63 Rainbow Trl	279.15-1-78	210	Residential	0.93	\$ 207,700	63 Rainbow Trl	Queensbury	NY 12804
LaPlant, Alan D	68 Rainbow Trl	279.15-1-58	210	Residential	1.00	\$ 165,800	68 Rainbow Trl	Queensbury	NY 12804
Valastro, Gregory	60 Rainbow Trl	279.15-1-59	210	Residential	1.06	\$ 244,500	60 Rainbow Trl	Queensbury	NY 12804
Sargent, John	11 Azure Dr	279.15-1-25	210	Residential	1.00	\$ 253,200	11 Azure Dr	Queensbury	NY 12804
Mapes Benjamin R	8 Azure Dr	279.15-1-32	210	Residential	0.65	\$ 214,600	8 Azure Dr	Queensbury	NY 12804
G.F. Mobile & Modular Homes	Mud Pond Rd	279.15-1-41	311	Vacant Residential	0.61	\$ 36,800	1304 State Route 9	Gansevoort	NY 12831
Montena, Martin	6 Azure Dr	279.15-1-31	210	Residential	0.62	\$ 146,300	6 Azure Dr	Queensbury	NY 12804
Mayotte, Wendy	9 Azure Dr	279.15-1-26	210	Residential	1.01	\$ 235,700	9 Azure Dr	Queensbury	NY 12804
Roland, Gregory	7 Azure Dr	279.15-1-27	210	Residential	0.83	\$ 143,900	7 Azure Dr	Queensbury	NY 12804
Fish, Robert	2 Azure Dr	279.15-1-42	210	Residential	0.62	\$ 162,100	2 Azure Dr	Queensbury	NY 12804
Harding, Michele	4 Azure Dr	279.15-1-30	210	Residential	0.65	\$ 270,000	4 Azure Dr	Queensbury	NY 12804
Ponda, Mary	3 Azure Dr	279.15-1-29	210	Residential	0.64	\$ 138,900	3 Azure Dr	Queensbury	NY 12804
Darrah, Peter	10 Mud Pond Rd	279.15-1-45	210	Residential	0.80	\$ 172,300	81 Tracy Rd	Hudson Falls	NY 12839
Stockwell, Julie Anne	39 Mud Pond Rd	279.15-1-7	210	Residential	0.34	\$ 116,600	39 Mud Pond Rd	Queensbury	NY 12804
Dunham, Paul Jr	40 Mud Pond Rd	279.15-1-40	210	Residential	0.67	\$ 128,800	40 Mud Pond Rd	Queensbury	NY 12804
LaPointe, Anthony D	10 Azure Dr	279.15-1-33	210	Residential	0.57	\$ 193,800	10 Azure Dr	Queensbury	NY 12804
Carl Kaly N	52 Mud Pond Rd	279.15-1-39	210	Residential	0.62	\$ 147,300	52 Mud Pond Rd	Queensbury	NY 12804
Adirock Land Holdings LLC	Mud Pond Rd	279.15-1-9	312	Vacant Residential	0.69	\$ 44,100	1671 Bay Rd	Lake George	NY 12845
Carusone, Daniel J	45 Mud Pond Rd	279.15-1-8	210	Residential	0.64	\$ 40,500	45 Mud Pond Rd	Queensbury	NY 12804
Cutter, Guy	25 Mud Pond Rd	279.15-1-5	210	Residential	0.36	\$ 76,400	25 Mud Pond Rd	Queensbury	NY 12804
Harris, Keith	19 Mud Pond Rd	279.15-1-4	311	Vacant Residential	1.00	\$ 33,000	1671 Bay Rd	Lake George	NY 12845
Butler Matthew T	16 Mud Pond Rd	279.15-1-44	210	Residential	0.41	\$ 181,500	16 Mud Pond Rd	Queensbury	NY 12804
Belair, Sean M	1 Azure Dr	279.15-1-43	210	Residential	0.73	\$ 165,900	1 Azure Dr	Queensbury	NY 12804
Adirondack Land Holdings, LLC	Mud Pond Rd	279.15-1-10	311	Vacant Residential	1.05	\$ 46,900	1671 Bay Rd	Lake George	NY 12845
Schultz, Concordia Uy	62 Mud Pond Rd	279.15-1-38	210	Residential	0.64	\$ 186,400	4024 Simkins Ave	North Port	FL 34286
Lapointe, Michael	66 Mud Pond Rd	279.15-1-37	210	Residential	0.62	\$ 143,400	66 Mud Pond Rd	Queensbury	NY 12804
Woodard, Rodney	65 Mud Pond Rd	279.15-1-11	210	Residential	0.34	\$ 137,300	3 Hidden Hollow	Fort Edward	NY 12828
Cutter Gloria	73 Mud Pond Rd	279.15-1-12	210	Residential	1.21	\$ 130,300	73 Mud Pond Rd	Queensbury	NY 12804
Giaquinto, Daniel	Mud Pond Rd.,off	279.15-1-13	311	Vacant Residential	0.40	\$ 800	153 Kettle Rd	Amsterdam	NY 12010
Adirock Land Holdings LLC	Mud Pond Rd.,off	279.15-1-17	311	Vacant Residential	0.25	\$ 500	1671 Bay Rd	Lake George	NY 12845
Hayes Jeanie M	Mud Pond Rd	279.15-1-16	311	Vacant Residential	1.01	\$ 46,400	23 Beacon Hollow Way	Queensbury	NY 12804
Morehouse, Cynthia	19 Azure Dr	279.15-1-22	210	Residential	0.87	\$ 143,500	19 Azure Dr	Queensbury	NY 12804
Carpenter, Tom A	17 Azure Dr	279.15-1-23	210	Residential	0.83	\$ 147,700	17 Azure Dr	Queensbury	NY 12804
Melanson, Laurie	16 Azure Dr	279.15-1-36	210	Residential	0.60	\$ 130,300	16 Azure Dr	Queensbury	NY 12804
McGlinch, Thomas	14 Azure Dr	279.15-1-35	210	Residential	0.74	\$ 118,900	14 Azure Dr	Queensbury	NY 12804
Winch, Brian V	12 Azure Dr	279.15-1-34	210	Residential	0.54	\$ 212,400	12 Azure Dr	Queensbury	NY 12804
Abbate, Charles A	15 Azure Dr	279.15-1-24	210	Residential	1.05	\$ 156,900	PO Box 4719	Queensbury	NY 12804
Martin, Joseph Jr	54 Rainbow Trl	279.15-1-60	210	Residential	1.00	\$ 197,500	54 Rainbow Trl	Queensbury	NY 12804
Chase William B	Rainbow Trl	279.15-1-61.2	311	Vacant Residential	4.17	\$ 39,800	52 Rainbow Trl	Queensbury	NY 12804
Chase, William	52 Rainbow Trl	279.15-1-61.1	210	Residential	3.46	\$ 284,200	52 Rainbow Trl	Queensbury	NY 12804
Sullivan, Lois	16 Old Cronin Rd	279.-1-23	210	Residential	1.37	\$ 173,800	16 Old Cronin Rd	Queensbury	NY 12804
Lopez, Joshua M	185 Jenkinsville Rd	279.-1-24	210	Residential	0.64	\$ 135,000	185 Jenkinsville Rd	Queensbury	NY 12804
Schies Trust, Virginia M	177 Jenkinsville Rd	279.-1-22	210	Residential	0.85	\$ 144,600	177 Jenkinsville Rd	Queensbury	NY 12804
Dougher, Darleen	Sunnyside East	279.18-1-23	322	Vacant Residential	40.27	\$ 167,300	71 Sunnyside East	Queensbury	NY 12804
Dodd Anne Cohen	96 Mud Pond Rd	279.15-1-20	210	Residential	4.11	\$ 175,700	1151 N Quivey Hill Ln	Whitehall	NY 12887

Appendix B

Jenkinsville Water District Map & Legal Description

DESCRIPTION
JENKINSVILLE WATER DISTRICT EXTENSION 2025
AREA "A"
TOWN OF QUEENSBURY, COUNTY OF WARREN, STATE OF NEW YORK

All that certain tract, piece or parcel of land situate in the Town of Queensbury County of Warren, State of New York, lying Northerly of Haviland Road and Westerly of Ridge Road (N.Y.S. Route 9L), and being more particularly bounded and described as follows:

BEGINNING at a point on the Northerly road boundary of Haviland Road (50-foot-wide right-of-way) at its point of intersection with the common division line between Tax Map Parcel Nos. 290.14-1-31, 290.14-1-32, and 290.14-1-33 on the East and Tax Map Parcel Nos. 290.14-1-30 and 290.14-1-27.1 on the West and runs thence from said Point of Beginning along said common division line Northerly 630± feet to its point of intersection with the common division line between Tax Map Parcel No. 290.14-1-34 on the North and Tax Map Parcel Nos. 290.14-1-27.1 and 290.14-1-24 on the South; thence along the last mentioned common division line Westerly 818± feet to its point of intersection with the common division line between Tax Map Parcel No. 290.14-1-34 on the East and Tax Map Parcel Nos. 290.14-1-21, 290.14-1-20, and 290.14-1-19 on the West; thence along the last mentioned common division line Northerly 770± feet to its point of intersection with the common division line between said Tax Map Parcel No. 290.14-1-34 generally on the South and Tax Map Parcel Nos. 290.14-1-7.1, 290.14-1-37, and 290.14-1-35 generally on the North; thence along the last mentioned common division line Easterly 965± feet to a point on the Westerly road boundary of Ridge Road (N.Y.S. Route 9L); thence along said Westerly road boundary of Ridge Road Southeasterly

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

DESCRIPTION

JENKINSVILLE WATER DISTRICT EXTENSION - AREA "A"

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1,392± feet to its point of intersection with the Northerly road boundary of Haviland Road; thence Southwesterly generally along the Northerly road boundary of Haviland Road 34± feet to a point; thence continuing Westerly along said road boundary 170± feet to the point or place of beginning.

Reference is made to the Town of Queensbury Tax Maps, Warren County, New York, prepared by Warren County Real Property Services dated March 28, 2024.



C.T. MALE ASSOCIATES

A handwritten signature in black ink, appearing to read "Donald E. Albrecht", written over a horizontal line.

Donald E. Albrecht, P.L.S.

May 27, 2025

DEA/amb

C.T. Male Project No. 22.2708

DESCRIPTION
JENKINSVILLE WATER DISTRICT EXTENSION 2025
AREA "B"
TOWN OF QUEENSBURY, COUNTY OF WARREN, STATE OF NEW YORK

All that certain tract, piece or parcel of land situate in the Town of Queensbury County of Warren, State of New York, lying Easterly of Ridge Road (N.Y.S. Route 9L) and Southerly of Sunnyside Road, and being more particularly bounded and described as follows:

BEGINNING at a point on the Easterly road boundary of Ridge Road (N.Y.S. Route 9L) at its point of intersection with the common division line between Tax Map Parcel Nos. 290.00-1-88 and 290.00-1-86 on the North and Tax Map Parcel No. 290.00-1-21.4 on the South and runs thence from said Point of Beginning along the Easterly road boundary of Ridge Road 1,045± feet to its point of intersection with the common division line between Tax Map Parcel No. 290.00-1-83 generally on the South and East and Tax Map Parcel Nos. 290.00-1-83.2 and 290.00-1-83.1 generally on the North and West; thence along the last mentioned common division line the following four (4) courses: 1) Easterly 723± feet to a point; 2) Northeasterly 88± feet to a point; 3) Northwesterly 347± feet to a point; and 4) Northerly 365± feet to its point of intersection with the division line between Tax Map Parcel No. 290.00-1-82.13 on the North and said Tax Map Parcel No. 290.00-1-83.1 on the South; thence along the last mentioned division line Westerly 80± feet to its point of intersection with the common division line between Tax Map Parcel Nos. 290.00-1-82.13, 290.00-1-82.11, 290.00-1-82.9, 290.00-1-82.7, 290.00-1-82.5, 290.00-1-82.3, 290.00-1-82.1, and 290.06-1-25 generally on the East and Tax Map Parcel Nos. 290.00-1-82.15, 290.10-1-29, 290.10-1-26, 290.10-1-24, and 290.10-1-22 generally on

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

DESCRIPTION

JENKINSVILLE WATER DISTRICT EXTENSION - AREA "B"

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the West; thence along the last mentioned common division line Northerly 1,930± feet to its point of intersection with the division line between Tax Map Parcel No. 290.06-1-28 on the North and Tax Map Parcel No. 290.06-1-25 on the South; thence along the last mentioned division line Easterly 50± feet to its point of intersection with the common division line between Tax Map Parcel Nos. 290.06-1-26 and 290.06-1-27 on the East and Tax Map Parcel No. 290.06-1-28 on the West; thence along the last mentioned common division line Northerly 361± feet to a point on the Southerly road boundary of Thistlewood Drive (50-foot-wide right-of-way); thence Northerly across Thistlewood Drive 50± feet to a point on the Northerly road boundary of Thistlewood Drive at its point of intersection with the common division line between Tax Map Parcel Nos. 290.06-1-37 and 290.06-1-38 on the East and Tax Map Parcel Nos. 290.06-1-36 and 290.06-1-39 on the West; thence along the last mentioned common division line Northerly 418± feet to a point on the Southerly road boundary of Pinecroft Drive; thence Northerly across Pinecroft Drive 50± feet to a point on the Northerly road boundary of Pinecroft Drive at its point of intersection with the common division line between Tax Map Parcel Nos. 290.06-1-58, 290.06-1-59, and 290.06-1-54 on the East and Tax Map Parcel Nos. 290.06-1-57 and 290.06-1-55 on the West; thence along the last mentioned common division line Northerly 520± feet to a point on the Southerly road boundary of Glenmar Drive (50-foot-wide right-of-way); thence Northerly across Glenmar Drive 50± feet to a

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JENKINSVILLE WATER DISTRICT EXTENSION - AREA "B"

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point on the Northerly road boundary of Glenmar Drive at its point of intersection with the common division line between Tax Map Parcel Nos. 290.06-1-53 and 290.06-1-60 on the East and Tax Map Parcel Nos. 290.06-1-52 and 290.06-1-62.1 on the West; thence along the last mentioned common division line Northerly 411± feet to its point of intersection with the division line between said Tax Map Parcel No. 290.06-1-60 on the South and Tax Map Parcel No. 279.18-1-24 on the North; thence along the last mentioned division line Southeasterly 340± feet to a point on the Westerly road boundary of Stonehurst Drive (50-foot-wide right-of-way); thence continuing Southeasterly across Stonehurst Drive 50± feet to a point on the Easterly road boundary of Stonehurst Drive; thence Northerly along said Easterly road boundary of Stonehurst Drive 322± feet to point of intersection with the Southerly road boundary of Sunnyside Road; thence along said Southerly road boundary of Sunnyside Road Easterly 2,480± feet to its point of intersection with the division line between Tax Map Parcel No. 290.00-1-51.1 on the West and Tax Map Parcel No. 290.00-1-50 on the East; thence along the last mentioned division line Southerly 500± feet to its point of intersection with the common division line between Tax Map Parcel No. 290.00-1-51.1 on the North and East and Tax Map Parcel Nos. 290.00-1-54 and 290.00-1-53 on the South and West; thence along the last mentioned common division line the following two (2) courses: 1) Southwesterly 390± feet to a point; and 2) Northerly 340± feet to its point of intersection

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DESCRIPTION

JENKINSVILLE WATER DISTRICT EXTENSION - AREA "B"

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with the common division line between said Tax Map Parcel Nos. 290.00-1-51.1 and 290.00-1-51.2 on the North and said Tax Map Parcel No. 290.00-1-53 on the South; thence along the last mentioned common division line Westerly 280± feet to a point on the Easterly road boundary of Brookfield Run (50-foot-wide right-of-way); thence Southwesterly across Brookfield Run 70± feet to a point on the Westerly road boundary of Brookfield Run at its point of intersection with the common division line between Tax Map Parcel Nos. 290.00-1-77, 290.00-1-78, and 290.00-1-79 generally on the North and Tax Map Parcel No. 290.00-1-76 generally on the South; thence along the last mentioned common division line 619± feet to its point of intersection with the common division line between Tax Map Parcel Nos. 290.00-1-80, 290.00-1-82.8, 290.00-1-82.10, and 290.00-1-82.12 on the West and Tax Map Parcel Nos. 290.00-1-75, 290.00-1-74, 290.00-1-73, 290.00-1-71, 290.00-1-70, 290.00-1-69, 290.00-1-72, 290.00-1-68, 290.00-1-67, 290.00-1-66, 290.00-1-48, and 290.00-1-46 on the East; thence along the last mentioned common division line Southerly 3,320± feet to its point of intersection with the division line between Tax Map Parcel No. 290.00-1-82.14 on the South and Tax Map Parcel No. 290.00-1-46 on the North; thence along the last mentioned division line Easterly 830± feet to its point of intersection with the common division line between said Tax Map Parcel No. 290.00-1-82.14 on the Northwest and Tax Map Parcel Nos. 290.00-1-45 and 290.00-1-43 on the Southeast; thence along the last mentioned common division line

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DESCRIPTION

JENKINSVILLE WATER DISTRICT EXTENSION - AREA "B"

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Southwesterly 975± feet, as it winds and turns, to its point of intersection with the common division line between Tax Map Parcel Nos. 290.00-1-82.14 and 290.00-1-82.16 on the North and Tax Map Parcel Nos. 290.00-1-37, 290.00-1-21.3, and 290.00-1-21.4 on the South; thence along the last mentioned common division line Westerly 960± feet to its point of intersection with the common division line between said Tax Map Parcel Nos. 290.00-1-83.3 and 290.00-1-86 on the West and said Tax Map Parcel No. 290.00-1-21.4 on the East; thence along the last mentioned common division line Southerly 1,700± feet to its point of intersection with the first hereinabove described common division line; thence along said first hereinabove described common division line Westerly 610± feet to the point or place of beginning.

Reference is made to the Town of Queensbury Tax Maps, Warren County, New York, prepared by Warren County Real Property Services dated March 28, 2024.



C.T. MALE ASSOCIATES

A handwritten signature in black ink, appearing to read "Donald E. Albrecht", written over the printed name.

Donald E. Albrecht, P.L.S.

May 27, 2025

DEA/amb

C.T. Male Project No. 22.2708

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

DESCRIPTION
JENKINSVILLE WATER DISTRICT EXTENSION 2025
AREA "C"

TOWN OF QUEENSBURY, COUNTY OF WARREN, STATE OF NEW YORK

All that certain tract, piece or parcel of land situate in the Town of Queensbury County of Warren, State of New York, lying Easterly of Ridge Road (N.Y.S. Route 9L), Northerly of Sunnyside Road, and Westerly of Jenkinsville Road, and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the Northerly road boundary of Sunnyside Road with the Westerly road boundary of Jenkinsville Road and runs thence from said Point of Beginning along the Northerly road boundary of Sunnyside Road Westerly 3,420± feet to its point of intersection with the common division line between Tax Map Parcel Nos. 279.18-1-23 and 279.00-1-21 generally on the East and Tax Map Parcel Nos. 279.18-1-22, 279.18-1-21, 279.18-1-17, 279.18-1-16, 279.18-1-15, 279.18-1-14, 279.18-1-13, 279.18-1-12, 279.18-1-11, and 279.00-1-33 generally on the West; thence along the last mentioned common division line generally Northerly 2,755± feet to a point on the Easterly road boundary of Ridge Road (N.Y.S. Route 9L); thence along said Easterly road boundary Northerly 121± feet to its point of intersection with the division line between Tax Map Parcel No. 279.00-1-21 on the South, East, and North and Tax Map Parcel No. 279.00-1-32 on the North, West and South; thence along the last mentioned division line Easterly, Northerly, and Westerly 522± feet to a point on the said Easterly road boundary of Ridge Road (right-of-way width varies); thence along said Easterly road boundary Northerly 481± feet to its point of intersection with the division line between Tax Map Parcel No. 279.00-1-21 on the South, East, and North and Tax Map

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DESCRIPTION

JENKINSVILLE WATER DISTRICT EXTENSION - AREA "C"

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Parcel No. 279.00-1-31 on the North, West, and South; thence along the last mentioned division line 601± feet to a point on the said Easterly road boundary of Ridge Road; thence continuing Northerly along said Easterly road boundary 215± feet to its point of intersection with the common division line between Tax Map Parcel No. 279.00-1-21 on the South and Tax Map Parcel Nos. 279.00-1-30, 279.00-1-25, and 279.00-1-29 on the North; thence along the last mentioned common division line Easterly 1,440± feet to its point of intersection with the common division line between Tax Map Parcel Nos. 279.00-1-23 and 279.00-1-24 generally on the Southeast and Tax Map Parcel No. 279.00-1-25 generally on the Northwest; thence along the last mentioned division line 747± feet to a point on the Westerly road boundary of Jenkinsville Road; thence along the Westerly and Southerly road boundary of Jenkinsville Road Southeasterly and Easterly 4,552± feet to the point or place of beginning.

EXCEPTING from the above description Tax Map Parcel No. 279.00-1-34 shown as "Mill Pond" on the Town of Queensbury Tax Map.

Reference is made to the Town of Queensbury Tax Maps, Warren County, New York, prepared by Warren County Real Property Services dated March 28, 2024.



C.T. MALE ASSOCIATES

A handwritten signature in black ink, appearing to read "Donald E. Albrecht", written in a cursive style.

Donald E. Albrecht, P.L.S.

May 27, 2025

DEA/amb

C.T. Male Project No. 22.2708

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

DESCRIPTION
JENKINSVILLE WATER DISTRICT EXTENSION 2025
AREA "D"

TOWN OF QUEENSBURY, COUNTY OF WARREN, STATE OF NEW YORK

All that certain tract, piece or parcel of land situate in the Town of Queensbury County of Warren, State of New York, lying Northerly of Sunnyside Road and Easterly of Jenkinsville Road, and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the Northerly road boundary of Sunnyside Road with the Easterly road boundary of Jenkinsville Road and runs thence from said Point of Beginning along the Northerly road boundary of Sunnyside Road Northerly and Northwesterly 4,134± feet to its point of intersection with the Southerly road boundary of Mud Pond Road (50-foot-wide right-of-way); thence along said Southerly road boundary of Mud Pond Road Easterly and Southeasterly 2,999± feet to its point of intersection with the Easterly line of Tax Map Parcel No. 279.15-1-18; thence along the Easterly line of Tax Map Parcel Nos. 279.15-1-18 and 279.15-1-86 Southerly 1,786± feet to its point of intersection with the common division line between Tax Map Parcel No. 279.15-1-86 generally on the Northwest and Tax Map Parcel Nos. 279.19-1-32, 279.19-1-29.2, 279.19-1-28.2, 279.19-1-27, 279.19-1-26, 279.19-1-25, and 279.19-1-24 generally on the Southeast; thence along the last mentioned common division line 1,906± feet to a point on the Northerly road boundary of Sunnyside Road; thence along said Northerly road boundary Westerly 60± feet to the point or place of beginning.

Reference is made to the Town of Queensbury Tax Maps, Warren County, New York, prepared by Warren County Real Property Services dated March 28, 2024.



C.T. MALE ASSOCIATES

A handwritten signature in black ink, appearing to read "Donald E. Albrecht", written in a cursive style.

Donald E. Albrecht, P.L.S.

May 27, 2025

DEA/amb

C.T. Male Project No. 22.2708

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

DESCRIPTION
JENKINSVILLE WATER DISTRICT EXTENSION 2025
AREA "E"

TOWN OF QUEENSBURY, COUNTY OF WARREN, STATE OF NEW YORK

All that certain tract, piece or parcel of land situate in the Town of Queensbury County of Warren, State of New York, lying Northerly of Mud Pond Road and Easterly of Jenkinsville Road, and being more particularly bounded and described as follows:

BEGINNING at a point on the Northerly road boundary of Mud Pond Road at its point of intersection with the division line between Tax Map Parcel No. 279.15-1-4 on the East and Tax Map Parcel No. 279.00-1-16 on the West and runs thence from said Point of Beginning along said division line Northerly 265± feet to its point of intersection with the common division line between Tax Map Parcel Nos. 279.15-1-4 and 279.15-1-5 generally on the Southwest and Tax Map Parcel No. 279.11-1-1.1 generally on the Northeast; thence along the last mentioned division line Easterly and Southerly 535± feet to a point on the Northerly road boundary of Mud Pond Road; thence along said Northerly road boundary of Mud Pond Road; Westerly 265± feet to the point or place of beginning.

Reference is made to the Town of Queensbury Tax Maps, Warren County, New York, prepared by Warren County Real Property Services dated March 28, 2024.



C.T. MALE ASSOCIATES

Donald E. Albrecht
Donald E. Albrecht, P.L.S.

May 27, 2025
DEA/amb
C.T. Male Project No. 22.2708

C.T. MALE ASSOCIATES

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**DESCRIPTION
JENKINSVILLE WATER DISTRICT EXTENSION 2025
AREA "F"**

TOWN OF QUEENSBURY, COUNTY OF WARREN, STATE OF NEW YORK

All that certain tract, piece or parcel of land situate in the Town of Queensbury County of Warren, State of New York, lying Northerly of Mud Pond Road and Easterly of Jenkinsville Road, and being more particularly bounded and described as follows:

BEGINNING at a point on the Northerly road boundary of Mud Pond Road at its point of intersection with the common division line between Tax Map Parcel Nos. 279.15-1-7, 279.15-1-8, 279.15-1-9, 279.15-1-10, 279.15-1-11, and 279.15-1-12 generally on the South and Tax Map Parcel Nos. 279.11-1-1.1, 279.11-1-28, and 279.11-1-29 generally on the North and runs thence from said Point of Beginning along the last mentioned common division line generally Easterly 1,537± feet to its point of intersection with the common division line between Tax Map Parcel Nos. 279.11-1-12 and 279.11-1-13 on the Southwest and Tax Map Parcel No. 279.11-1-30 on the Northeast; thence along the last mentioned common division line Southeasterly 260± feet along a curve to its point of intersection with the division line between Tax Map Parcel No. 279.00-1-6.2 on the East and Tax Map Parcel No. 279.11-1-30 on the West; thence along the last mentioned division line Northerly 920± feet to its point of intersection with the common division line between Tax Map Parcel No. 279.00-1-6.2 on the North and Tax Map Parcel Nos. 279.11-1-30, 279.11-1-14, 279.11-1-13, and 279.11-1-1.1 on the South; thence along the last mentioned common division line Westerly 495± feet to its point of intersection with the common division line between Tax Map Parcel No. 279.00-1-6.2 on the East and Tax

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DESCRIPTION

JENKINSVILLE WATER DISTRICT EXTENSION - AREA "F"

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Map Parcel Nos. 279.00-1-19, 279.00-1-18, and 279.00-1-14.2 on the West; thence along the last mentioned common division line Northerly 1,290± feet to its point of intersection with the common division line between Tax Map Parcel No. 279.00-1-6.2 on the South and Tax Map Parcel Nos. 279.00-1-13 and 279.00-1-6.1 on the North; thence along the last mentioned common division line Easterly 1,200± feet to a point on the Easterly line of Tax Map Parcel No. 279.00-1-6.2; thence along the Easterly line of said Tax Map Parcel No. 279.00-1-6.2 Southerly 2,850± feet to a point on the Northerly road boundary of Mud Pond Road; thence along the Northerly road boundary of Mud Pond Road Westerly 2,143± feet to the point or place of beginning.

Reference is made to the Town of Queensbury Tax Maps, Warren County, New York, prepared by Warren County Real Property Services dated March 28, 2024.

May 27, 2025

DEA/amb

C.T. Male Project No. 22.2708



C.T. MALE ASSOCIATES

A handwritten signature in black ink, appearing to read "Donald E. Albrecht".

Donald E. Albrecht, P.L.S.



gend

- POB Locations
- Description Areas
- Water District Parcels
- Warren Tax Parcels
- Roads

Jenkinsville Water District Extension Areas A - F

Town of Queensbury

Warren County, NY

0 200 400 800 1,200

FT

1 in = 400 ft

W

E

N

S

Map Note:
1.) The locations and features depicted on this map are approximate and do not represent a field survey.
2.) POB = Point of Beginning for Description

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

50 CENTURY HILL DRIVE, LATHAM, NY 12110

518.786.7400 • FAX 518.786.7299