Application
of
Ty Hall
for
Jack Hall Plumbing & Heating, Inc.
Route 9 PUD

Town of Moreau
Town Board

August 25, 2021

Submitted By:
Justin M. Grassi, Esq.
Jones Steves LLP
68 West Avenue
Saratoga Springs, New York 12866
(518) 587-0080

Table of Contents

EXHIBIT A

Jack Hall Plumbing & Heating PUD
Narrative of PUD Application

Ty Hall ("Applicant"), as President of Jack Hall Plumbing & Heating, Inc. ("Jack Hall"), is seeking to amend the Town of Moreau Zoning Ordinance to incorporate a PUD controlling approximately 8.24 acres of land along Route 9 between Merritt and Jacobie Road as more fully described in the enclosed Location Map and Legal Description (the "PUD Area"). The purpose of the proposed PUD is to permit Jack Hall to move their current operations to the PUD Area by constructing a facility with a maximum of 25,000 square feet which will incorporate both office and vehicle storage uses (the "Project"). The Applicant had lived on Jacobie road for 28 years and moved his residence the short distance to its current location within the PUD Area three year ago. The Applicant's family also resides in the surrounding parcels. The Applicant's intent is to continue to reside at this location while maintaining his adjacent business to resemble a cohesive barn/farmhouse style community, as it has historically existed.

As this Board is no doubt aware, the Route 9 corridor has become increasingly commercial since the adoption of the current zoning ordinance. We understand that the Town is pursuing an update to its zoning ordinance as a result. While we believe that such a zoning update may naturally result in a path for the Applicant to construct the Project, unfortunately the need for Jack Hall to move from their current facility is immediate. As a result, the Applicant is intending to propose a Project which we expect will be generally consistent with the zoning revisions the Town ultimately adopts within the timeframe necessary to allow Jack Hall and its approximately 25 employees to service clients from a location within the Town of Moreau.

As can be seen in the attached proposed rendering, the Project is intended to maintain a residential aesthetic consistent with the surrounding structures. Substantial buffering, including fencing and/or vegetative plantings, is proposed between and residential uses and the PUD. The current zoning already permits "professional office" use, however, since the Project use doesn't require professional licensing, we do not qualify under the definition of this use. Rather, the PUD proposes general office use which will remain consistent with the current uses along Route 9. In fact, as the Project use doesn't have the frequently visiting clients and customers of a

professional use, like doctor's offices or attorneys, the proposed use is expected to be less intense than what would otherwise be permitted in this area.

The PUD reflects substantially similar building metrics, including setbacks, lot sizes, minimum widths and green spaces, height limitations and parking requirements, that are found in the current and surrounding commercial zoning districts. The Planning Board would continue to have Site Plan Review approval over the project to ensure consistency and conformity with the surrounding community.

The Project will incorporate approximately 40% of the space for offices and 60% for indoor parking for the vehicles used by Jack Hall to service clients. Indoor parking is designed to shield Route 9 and adjacent parcels from any noise, lights or other impacts from Jack Hall's operation. The Applicant has purposefully included his own residence and other parcels which are not proposed for construction at this time, for purposes of buffering the neighbors and providing an opportunity for further growth of Jack Hall.

Dated: September 15, 2021

Respectfully Submitted,

Justin M. Grassi, Esq.
Jones Steves, LLP
Attorneys for Applicant

EXHIBIT B

ZONNING

149 Attachment 17

Town of Moreau

Jack Hall Plumbing & Heating PUD
[Added _-_-2021 by L.L. No. _-2021]

Section I.

This local law shall be known as Local Law No. __ of 2021 of the Town of Moreau amending Chapter 149 "Zoning" of the Code of the Town of Moreau to provide for the creation of a Planned Unit Development District known as "Jack Hall Plumbing & Heating PUD" (hereinafter "Jack Hall PUD").

Section II.

Chapter 149 "Zoning" of the Code of the Town of Moreau and the official Zoning Map of the Town of Moreau are hereby amended to change the existing zoning of the lands where Jack Hall PUD is located and hereinafter described, from the C-3 and R-1 Zoning Districts to a Planned Unit Development District.

Section III.

The area of Jack Hall PUD consists of approximately 8.24± acres and is more particularly bounded and described as set forth in Appendix A (legal description) and Appendix B (concept plan), annexed hereto and incorporated herein.[1] Jack Hall PUD is bordered on the north by Jacobie Road and several residential parcels, bordered on the south by Merritt Road and several residential properties, bordered on the east by Route 9 and on the west by Maplewood Parkway and several residential properties.

Section IV.

A. Schedule of Regulations:

Permitted Principal Use	Permitted Accessory Use	Uses Permitted by Special Permit by the Board of Appeals	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet	Minimum Lot Coverage (percent of area)	Minimum Floor Area (square feet)	Maximum Structure Height (feet)	Minimum Setback (feet)		
									F	S	R
Single-Family Dwelling	Same as R-1		15,000 with public water, 22,500 without public water	100	100	25%	800	38	40	12	30
Professional Office	Same as above	Same as above	Same as above	Same as above	Same as above	Same as above	Same as above	Same as above	40	12	30
Customary home occupation	Same as above	Same as above	Same as above	Same as above	Same as above	Same as above	Same as above	Same as above	40	12	30

Editor's Note: Appendix A and B are on file in the Town offices.

Office building			43,560	200	175	40	None	30	50	15	30
Outdoor Storage			43,560	200	175	40	None	30	50	15	30
Warehouse			43,560	200	175	40	None	30	50	15	30

Notes: [1]Site plan review by the Planning Board is required for Office building, Warehouse and Outdoor Storage

[2]There is a fifty-foot setback requirement next to R Districts. Also, fencing and/or plantings shall be required next to R Districts.

[3]Building height restriction for all buildings is measured from elevation of finished floor of first floor of structure.

B. The undeveloped dedicated open space of Jack Hall PUD shall be maintained and upkept as provided by the Developer/Owner as identified during site plan review.

C. Parking requirements.

1. The minimum parking calculations for the Professional Office and Office Building shall be one parking space for each 300 square feet of gross floor area.

2. There shall be no minimum parking requirement for Single-Family Dwellings, Customary Home Occupation, Outdoor Storage or Warehouse uses.

3. There shall be no vehicle parking allowed in the National Grid right-of-way without the written permission of National Grid or its successors.

Section V. Public water and public sewer.

Jack Hall PUD is located within the boundaries of Town of Moreau Water District No. 4. The developer will be required to connect any buildings within Jack Hall PUD to Water District No. 4. Should public sewer become available in this area, the developer must obtain the necessary approvals to extend the sewer district to Jack Hall PUD, and if approvals are given, install the necessary sewer infrastructure and connect all the buildings of Jack Hall PUD to the sewer infrastructure within the sewer district.

Section VI.

All construction standards for buildings and public improvements must be approved by a licensed architect and/or engineer. All construction shall comply with the New York State Uniform Fire Prevention and Building Code. All construction shall be subject to inspection by the Town Building Inspector, Town Engineer and/or Town Highway Superintendent as appropriate. All utilities shall be underground.

Section VII.

The developer shall, in accordance with Article VI, Site Plan Review, of Chapter 149 and Chapter 124, Subdivision of Land, of the Code of the Town of Moreau, submit plans for approval for each phase of construction prior to issuance of a building permit.

Section VIII. Severability.

In the event any term or provision of this Agreement is deemed void or unenforceable, the remainder of this Agreement and the application of such provision, other than to the extent it is held invalid, will not be invalid or affected thereby.

Section IX. Effective date.

This local law shall take effect immediately upon filing in the office of the Secretary of State.

EXHIBIT C

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
Jack Hall Plumbing & Heating, Inc. Route 9 PUD

Project Location (describe, and attach a location map):
8.24 acres of land along Route 9 between Merritt and Jacobie Road as more fully described in the enclosed Location Map

Brief Description of Proposed Action:
Adoption of Planned Unit Development ordinance to Jack Hall Plumbing & Heating to operate a facility with a maximum of 25,000 square feet which will incorporate both office and vehicle storage uses.

Name of Applicant or Sponsor:	Telephone: 518-587-0080
Justin M. Grassi, Esq.	E-Mail: jgrassi@saratogalaw.com

Address:
68 West Avenue

City/PO:	State:	Zip Code:
Saratoga Springs	NY	12866

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☐	☑
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board Site Plan Review	☐	☑

3. a. Total acreage of the site of the proposed action? 8.24 acres
   b. Total acreage to be physically disturbed? 1 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 8.24 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☐	✓
b. Consistent with the adopted comprehensive plan?	☐	✓	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	✓

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	✓	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	✓	☐
b. Are public transportation services available at or near the site of the proposed action?	✓	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	✓	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____	☐	✓

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	✓

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	✓

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	✓	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	✓

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	✓	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	✓	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	✓	
16. Is the project site located in the 100-year flood plan?	✓	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	✓	
If Yes,		
a. Will storm water discharges flow to adjacent properties?		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	✓	
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	✓	

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

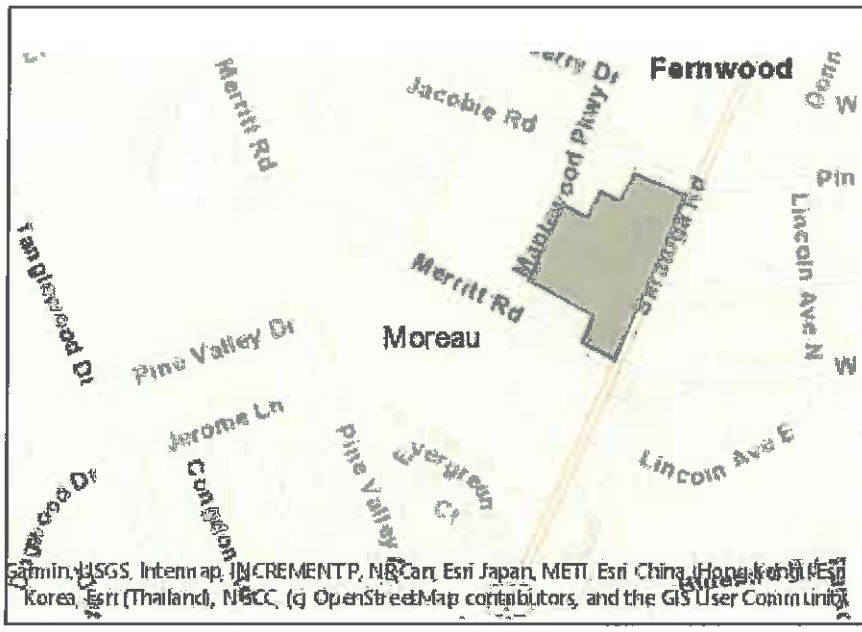
Applicant/sponsor/name: Justin M. Grassi Date: 9/22/2021

Signature: Justin Grassi Title: Attorney for Applicant

PRINT FORM

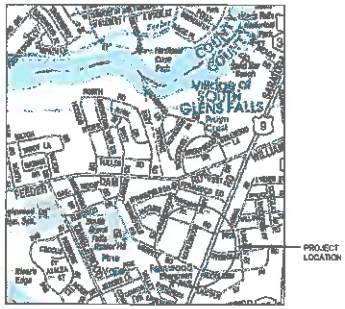
EAF Mapper Summary Report

Wednesday, September 22, 2021 9:44 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No



PROJECT LOCATION MAP
NO SCALE

EXISTING SITE COVERAGE CONDITIONS

COMPONENT	AREA	PERCENTAGE
TOTAL SITE	200,527 SF	100.0%
BUILDINGS	4,174 SF	2.08%
PAVING & WALKS	5,799 SF	2.89%
GREEN SPACE	190,554 SF	95.03%

PROPOSED SITE COVERAGE CONDITIONS

COMPONENT	AREA	PERCENTAGE
TOTAL SITE	200,527 SF	100.0%
BUILDINGS	18,315 SF	9.13%
PAVING & WALKS	43,082 SF	21.47%
GREEN SPACE	139,130 SF	69.40%

SITE DATA

PROPERTY ZONING CLASSIFICATION: C-3 (CURRENT ZONING)
MINIMUM LOT SIZE:15,000 SF
MINIMUM LOT WIDTH: 100 FEET

TAX MAP NUMBER: 48.60-1-36, 36, 37, 44.1 & 46

SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT	40'-0"	63'-0"	81'-5"
SIDE	12'-0"	35'-0"	168'-11"
REAR	30'-0"	122'-0"	25'-6"
MAXIMUM BUILDING HEIGHT	30'-0"	28'±	30'-0"
MAXIMUM LOT COVERAGE (BUILDINGS)	25%	2.08%	9.13%

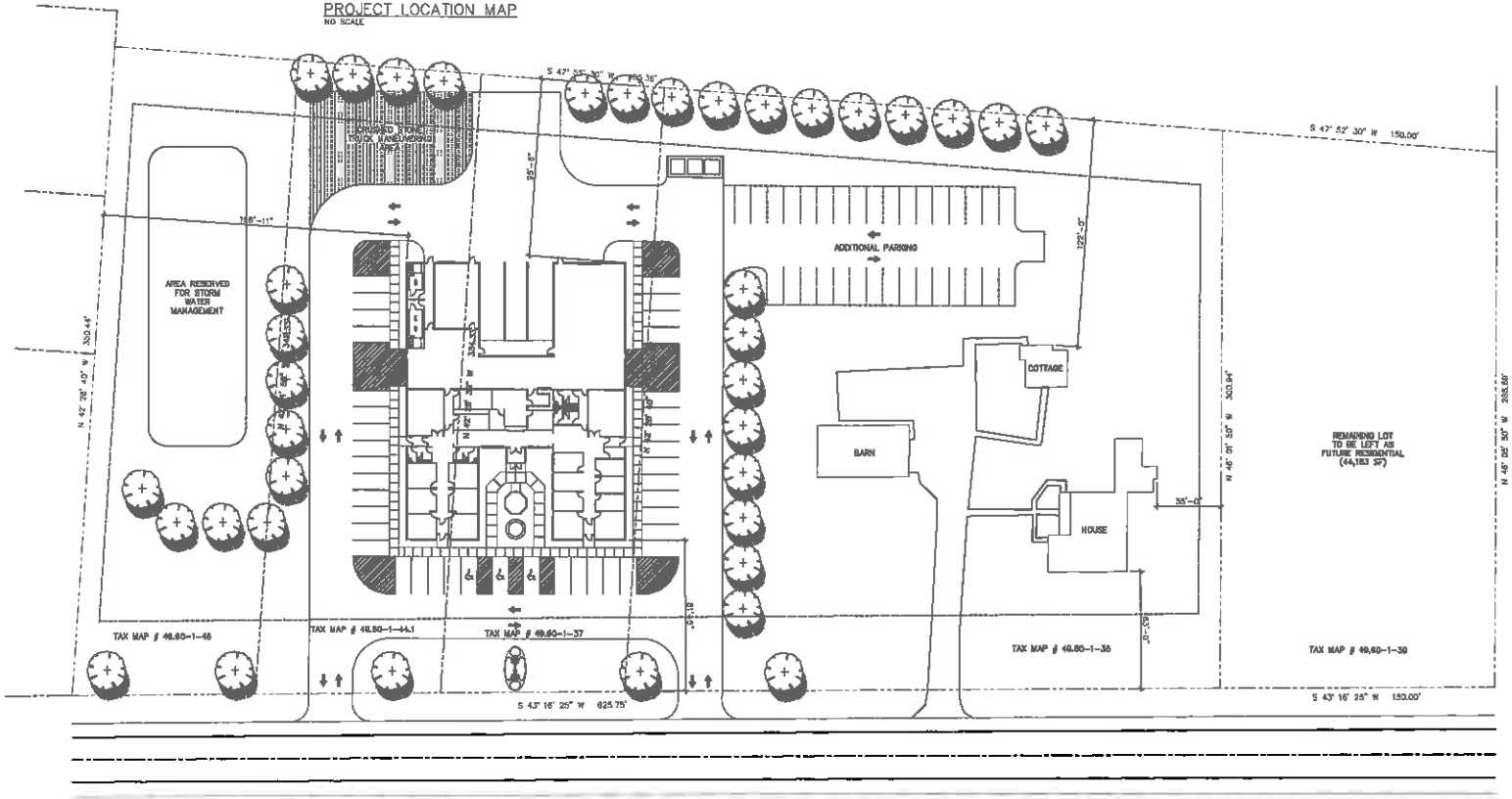
ACTUAL LOT SIZE: 200,527 SF (4.60 ACRES)
ACTUAL FRONTAGE: 625.75 FEET

GENERAL NOTES

INFORMATION SHOWN ON THIS DRAWING IS TAKEN FROM A SURVEY DRAWING PREPARED BY

LEGEND

- PROPERTY LINE
- PROPERTY LINE SETBACKS
- 330 EXISTING CONTOURS
- 330 NEW CONTOURS
- U UNDERGROUND ELECTRIC SERVICE
- SS SANITARY SEWER
- W WATER SERVICE
- E/P EDGE OF PAVEMENT
- GAS UNDERGROUND GAS SERVICE



OVERALL SITE PLAN
1" = 30'-0"

30 20 10 0 15 30 60

GRAPHIC SCALE
1" = 30'-0"

THE SEAL BELOW IS AN ORIGINAL SEAL AND IS ON THIS DOC. ONLY SEALS ON THIS DOC SHALL BE CONSIDERED TRUE ORIGINALS

No.	DESCRIPTION	DATE
REVISIONS		

RUCINSKI HALL ARCHITECTURE
Rhonda Rucinski, Principal
Ethan Peter Hall
134 Dix Avenue
Glens Falls N.Y. 12801
Office 518 792 0774
Fax 518 792 0774
Email rphrucinski@gmail.com

WORK IS TO BE AS SHOWN & NOTED AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, TRADE ASSOCIATION PUBLISHED RECOMMENDATIONS AND GENERALLY ACCEPTED LOCAL CONSTRUCTION INDUSTRY PRACTICES.

New Facility for Jack Hall Plumbing & Heating

1687 - 1701 Route 9
Town of Moreau, New York 12831

RUCINSKI HALL

CAD FILE BASE: ACAD\JACK HALL\MOREAU\C-1
SCALE: 1" = 30'-0"
DRAWN BY:
DRAWING TITLE: CONCEPTUAL SITE PLAN
DRAWING No. C-1

EXHIBIT D

No.	DESCRIPTION	DATE

REVISIONS

RUCINSKI HALL ARCHITECTURE
Richard Richard Rucinski
Eileen Peter Hall
134 2nd Avenue
Ballston Spa, N.Y. 12020
Voice 518 241 0888
Fax 518 241 0884
Email hp@halldesigngroup.com

WORK IS TO BE AS SHOWN & NOTED AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, TRADE ASSOCIATION PUBLISHED RECOMMENDATIONS AND GENERALLY ACCEPTED LOCAL CONSTRUCTION INDUSTRY PRACTICES.

New Facility for Jack Hall Plumbing & Heating

1687 - 1701 Route 9
Town of Moreau, New York 12831

RUCINSKI HALL

THE SEAL BELOW IS AN ORIGINAL SEAL AND IS IN RED INK. ONLY SEALS IN RED INK SHALL BE CONSIDERED TRUE ORIGINALS

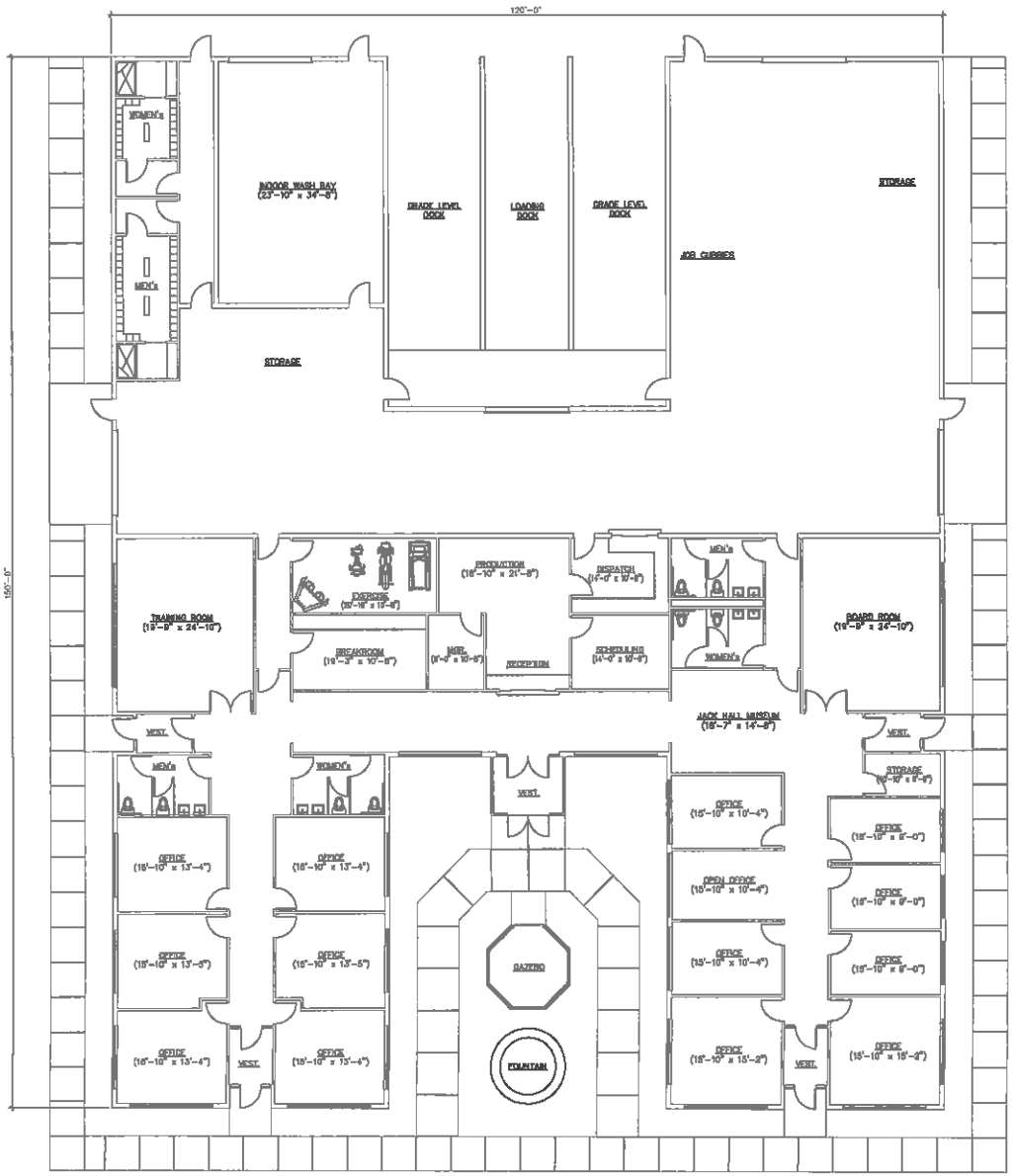
CAD FILE NAME
ACAD\JACK HALL\MOREAU\C-1

SCALE
SEE GRAPHIC SCALE

DRAWN BY

DRAWING TITLE
CONCEPTUAL SITE PLAN AERIAL PHOTOGRAPH

DRAWING No.
C-2



OVERALL BUILDING PLAN
1/8" = 1'-0"

GRAPHIC SCALE
1/8"=1'-0"

THE SEAL BELOW IS AN ORIGINAL SEAL AND IS IN INK. ONLY SEALS IN INK SHALL BE CONSIDERED TRUE ORIGINALS.

No.	DESCRIPTION	DATE

REVISIONS

RUCINSKI HALL ARCHITECTURE
Ronald Richard Rucinski
Eileen Peter Hall
134 Dix Avenue
Troy, New York 12180
Voice 518 274 0388
Fax 518 274 0374
Email rpr@rucinskihall.com

WORK IS TO BE AS SHOWN & NOTED AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, TRADE ASSOCIATION PUBLISHED RECOMMENDATIONS AND GENERALLY ACCEPTED LOCAL CONSTRUCTION INDUSTRY PRACTICES.

New Facility for Jack Hall Plumbing & Heating

1687 - 1701 Route 9
Town of Moreau, New York 12831

RUCINSKI HALL

CAD FILE NAME: ACAD\JACK HALL\MOREAU\A-1
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DRAWING TITLE: CONCEPTUAL BUILDING PLAN
DRAWING No.: A–1

Y:\Jack Hall Plumbing - Moreau\A-1 Concept Plan.dwg, 8/28/2003 12:39:14 PM, pdfFactory.pr3

EXHIBIT E

EXHIBIT F

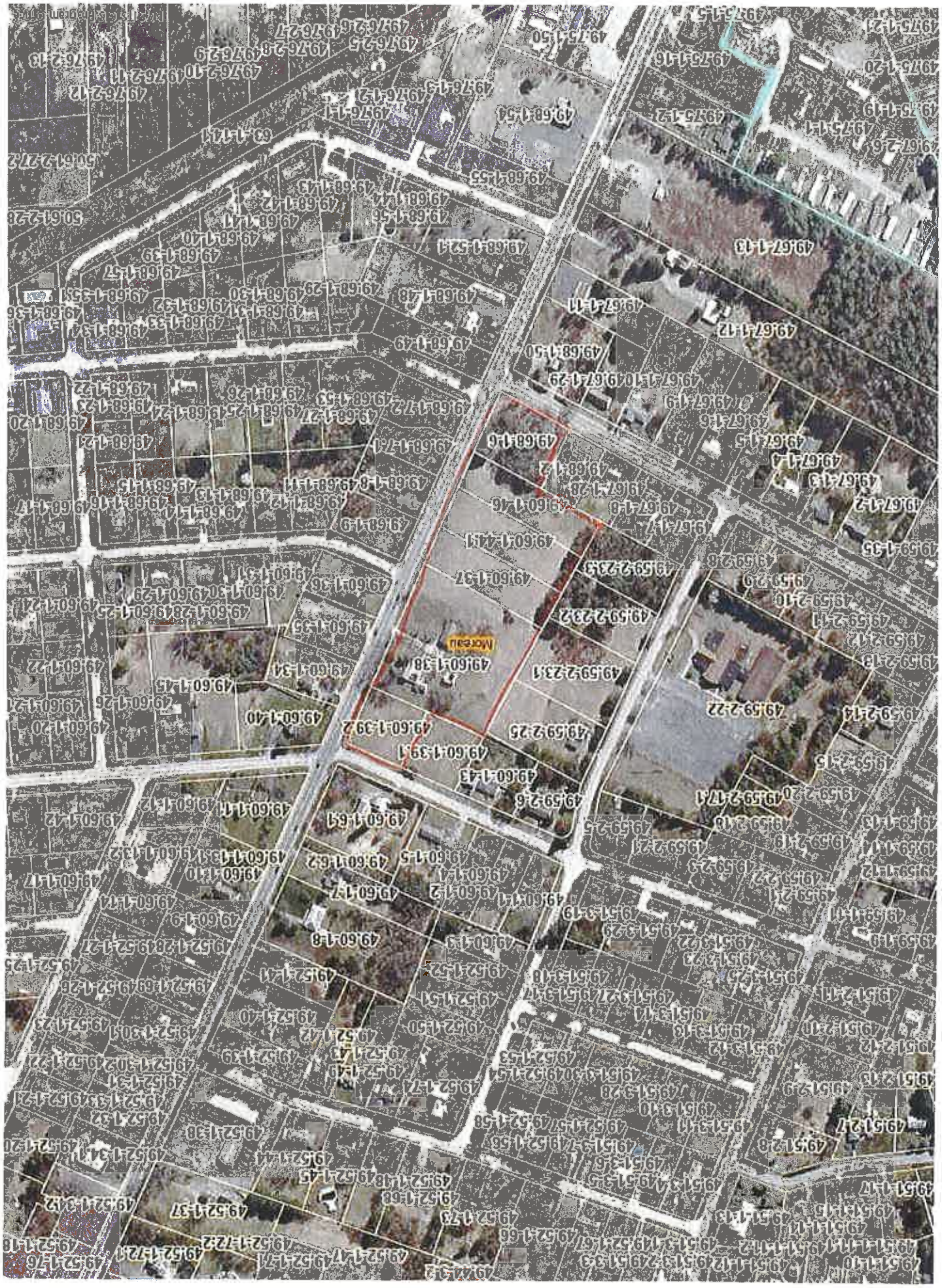

EXHIBIT G

APPENDIX A LEGAL DESCRIPTION

Tax Map No. 29.60-1-39.2

ALL THAT CERTAIN PARCEL OF LAND with the buildings and improvements thereon, situate and being in the Town of Moreau, County of Moreau and State of New York, being Lot 2 as shown on a map entitled "Map of Subdivision of Lands of VT Rentals, LLC" located in the Town of Moreau, Saratoga County, New York prepared by W.J Rourke, Associates- Licensed Land Surveyors, dated 11/19/2018, last revised 6/14/2019 filed in the office of the Saratoga County Clerk on 8/27/2019 as Map No.: M2019169.

Tax Map No. 49.60-1-38

ALL THAT CERTAIN PARCEL OF LAND situate in the Town of Moreau, Saratoga County, New York, lying on the westerly side of New York U.S. Route 9,, between Jacobie and Merritt Roads, in said town, and which parcel is bounded and described as follows: BEGINNING at a point on the westerly edge of the 30 foot wide concrete pavement located under the present macadam surface of said Route 9, and which point of beginning is situate at a distance of 150 feet, southerly, measured along said westerly edge from the southerly line of Jacobie Road, running thence from the place of beginning, South 37 degrees 46 minutes West, along the westerly edge of pavement, for a distance of 327.67 feet; thence North 47 degrees 53 minutes 30 seconds West for a distance of 339.66 feet; thence North 42 degrees 15 minutes East, and along the easterly line of lands conveyed by Lena M, Jacobie to the United Methodist Church of South Glens Falls by deed dated May 3, 1968, and recorded in Book 828 of Deeds at page 463, for a distance of 304.58 feet; thence South 51 degrees 56 minutes East, on a line which is parallel to the aforementioned southerly line of Jacobie Road, for a distance of 314.84 feet to the place of beginning

Excepting from the above described portion thereof lying within the bounds of the right-of-way of said New York U.S Route 9.

Tax Map No. 49.60-1-37

ALL THAT CERTAIN PARCEL OF LAND, situate in the Town of Moreau, Saratoga County, New York lying on the westerly side of New York U.S. Route 9, between Jacobie and Merritt Road, in said town and which parcel is bounded and described as follows:

BEGINNING at a point at the westerly edge of the 30 foot wide concrete pavement located under the present macadam surface of said Route 9, and which point of beginning is situate at a distance of 477.67 feet, southerly measured along said concrete pavement from the southerly line of Jacobie Road, running thence from the place of beginning South 37 degreed 46 minutes West, along the westerly edge of said pavement, for a distance of 100 feet; thence North 47 degrees 56 minutes 20 seconds West for a distance of 347.47 feet; thence North 42 degrees 15 Minutes East, and along the easterly line of lands conveyed by Lena M. Jacobie to the United Methodist

Church of South Glens Falls by deed dated May 3, 1968, and recorded in Book 828 of Deeds at page 463, for a distance of 339.66 feet to the place of beginning.

Excepting from the above described portion thereof lying within the bounds of the right-of-way of said New York U.S Route 9.

Tax Map No. 49.60-1-44.1

ALL THAT CERTAIN PARCEL OF LAND situate in the Town of Moreau, Saratoga County, New York, lying on the westerly side of New York, U.S. Route 9, between Jacobie and Meritte Road, in said town, and which parcel is bounded and described as follows: BEGINNING at a point at the westerly edge of the 30 foot wide concrete pavement located under the present macadam surface of said Route 9, and which point of beginning is situate at a distance of 577.67 feet, Southerly, measured along the said concrete pavement from the southerly line of Jacobie Road, running thence from the place of beginning , south 37 degrees 46 minutes West, along the westerly edge of said pavement for a distance of 100 feet; thence North 47 degrees 59 minutes West for a distance of 355.29 feet; thence North 42 degrees 15 minutes East, and along the easterly line of lands conveyed by Lena M. Jacobie to the United Methodist Church of South Glens Falls by deed dated May 3, 1968, and recorded in Book 828 of Deeds at page 463, for a distance of 100.00 feet; thence South 47 degrees 56 minutes 20 seconds East for a distance of 347.47 feet to the place of beginning.

Tax Map No. 49.60-1-46 West Portion

ALL THAT CERTAIN PARCEL OF LAND situate in the Town of Moreau, Saratoga County, New York, lying on the westerly side of New York, U.S. Route 9, between Meritt Road and Jacobie Road, in said town, and which parcel is bounded and described as follows:

BEGINNING at the southwest corner of those premises previously conveyed by Lena M. Jacobie of Trustees of South Glens Falls Monthly Meeting of Society of Friends by deed dated October 24, 1963, and recorded in Book 745 of Deeds at page 33, and which point of beginning is also the northwest corner of Lot #33, as shown on map #4 of Part of the Lands of Lena M. Jacobie and James V. Lawrence, dated May 12, 1951, and filed in the Saratoga County Clerk's Office May 23, 1951, which map was made by Leslie W. Coulter, Licensed Land Surveyor, Glens Falls, New York, running thence from the place of beginning, North 47 degrees 59 minutes West, along the northerly line of lots #32 and #31, as shown on said map, for a distance of 163.11 feet; thence North 42 degrees 15 minutes East, and along the easterly line of lands conveyed by Lena M. Jacobie to the United Methodist Chuch of Glens Falls by deed dated May 3, 1968, and recorded in Book 828 of Deeds at page 463, for a distance of 99.73 feet; thence South 47 degrees 59 minutes East, on a line which is parallel to the northerly line of Merritt Road, for a distance of 155.29 feet to the northwest corner of those lands previously conveyed to Trustees of the South Glens Falls Monthly Meeting of Society of Friends by the aforementioned deed; thence South 37 degrees 46 minutes West, along the westerly line of said last mentioned parcel, for a distance of 100 feet to the place of beginning.

TAX MAP NO. 49.60-1-46 East Portion

All that piece, parcel or lot of land situate, lying and being in the Town of Moreau, Saratoga County N.Y., bounded and described as follows: Beginning at a point on the westerly edge of the concrete pavement of New York State Rt 9 at the northeasterly corner of lands heretofore Part of the lands of Lena M. Jacobie and James V. Lawrence dated May 12, 1951 and filed in the Saratoga County Clerk's Office May 23, 1951; running thence north 47 degrees 59 minutes west along the northerly bounds of said Gunther property for a distance of 200 feet; thence north 37 degrees 46 minutes east a distance of 100 feet; thence south 47 degrees 59 minutes east a distance of 200 feet to the westerly edge of the aforesaid concrete pavement; thence south 37 degrees 46 minutes west along the westerly edge of the said pavement a distance of 100 feet to the place of beginning.

EXCEPTING, the rights of the public and the State of New York in land lying between the westerly edge of said pavement and the westerly boundaries of the State highway where it abuts the said premises.

TAX MAP NO. 49.68-1-6

ALL THAT PIECE, PARCEL OR LOT OF LAND situate, lying and being in the Town of Moreau, Saratoga County, New York, bounded and described as follows:

BEGINNING at a point on the westerly edge of the concrete pavement of New York State Route 9, which point also marks the northerly line of Merritt Road as shown on Map entitled "Map No. 4 Part of Lands of Lena M. Jacobie and James V. Lawrence" dated May 12, 1951 and filed in the Saratoga County Clerk's Office May 23, 1951, as map DD #16; running thence north 47 degrees 59 minutes west along the northerly line of Merritt Road for a distance of 200 feet; thence north 37 degrees 46 minutes east a distance of 160.44 feet; thence south 47 degrees 59 minutes east a distance of 200 feet to the westerly edge of the said pavement for a distance of 160.44 feet to the place of beginning.