



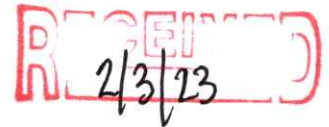
Town of Moreau
Building and Zoning Dept.
Town Office Complex
351 Reynolds Road
Moreau, NY 12828-9261
Phone: (518) 792-4762 ~ Fax: (518) 792-4615

Matt Dreimiller
Building Inspector

Jim Martin
Zoning Administrator

49.75-1-S1

SITE PLAN REVIEW APPLICATION



General requirements:

1. Twelve (12) copies of a complete application is required as follows: One (1) copy with original signatures and eleven (11) copies of all documentation, plus one electronic version (PDF format).
2. Incomplete applications will not be considered for placement on the Planning Board agenda.
3. The Planning Board typically meets on the 3rd Monday of each month. All documentation must be submitted two weeks prior to the date of each monthly meeting to be placed on the Planning Board agenda.

Contents of preliminary site plan application:

1. Maps:
 - a) Map of the applicant's entire lot, plot or parcel of land at the scale of one inch equals 50 feet, unless the Planning Board determines a different scale more appropriate.
 - b) An area map showing all properties, subdivisions, streets, watercourses and easements which pass through the property or are known to abut the applicant's property.
 - c) A topographic map showing contours at five-foot intervals. Such maps shall show the following:
 - i. The name and address of the applicant, vendee, contract vendee or owner and title of drawing.
 - ii. North symbol, date and scale.
 - iii. The name, address, title and license number of the person or firm responsible for the preparation of the map.
 - iv. The entire parcel of property plotted to scale.
 - v. Watercourses, if any, and direction of drainage flow.
 - vi. Location of planned use or uses; height, length and width of building or buildings; yard requirements; parking areas and interior road plan.
 - vii. Location of existing or proposed site improvements; the accurate placement of all drains, culverts, walls, fences, water and utilities; location and means of sewage disposal; location and size of proposed signs; placement of proposed lighting facilities; the area proposed for various uses for which building is planned; existing areas of vegetation and trees, including general description.
 - viii. An overlay showing areas of probable flooding, ponding or erosion or slopes in excess of 10%.

2. Stormwater pollution prevention plan (SWPPP).
 - a) A SWPPP consistent with the requirements of Chapter 120 of the Code of the Town of Moreau shall be required for site plan approval. The SWPPP shall meet the performance and design criteria and standards in Chapter 120. The approved site plan shall be consistent with the provisions of Chapter 120.
 - b) Should a storm water pollution prevention plan (SWPPP) be required the technical review of the plan will be performed by the designated Town Engineer.
3. Environmental Assessment Form.
 - a) Depending upon the scale and complexity of the proposed project, completion of a full environmental assessment form (FEAF) or short environmental assessment form (SEAF) is required as part of the application submission. The specific form to be submitted should be discussed with the Town Zoning Administrator.
 - b) The applicant is required to complete and sign Part 1 of the FEAF or SEAF. The Planning Board will complete Part 2 and Part 3 of the EAF.
 - c) Paper copies of the FEAF and SEAF are available at the Building Dept. in Town Hall or electronic copies are available at <https://www.dec.ny.gov/permits/6191.html>.

Review criteria: The Planning Board shall review, but such review is not limited to, the following:

1. Full compliance of the site plan with the regulations and provisions of this chapter, the plan of vehicular and pedestrian traffic flow and the impact of traffic generated on adjacent properties and roads.
2. Arrangement proposed for the parking of vehicles, including loading areas.
3. Location, arrangement, size, area, percent of coverage of parcel or lot, permeable areas, lighting and signs.
4. Proposed landscaping, noise-detering buffer zones, screening or buffer zones and open space for recreation or other purposes.
5. Adequate provisions and means for complete disposal of storm water, sanitary wastes, water supply for fire protection and consumption, solid waste disposal and snow removal.
6. Impact and effect created by flooding, ponding or erosion as it applies to structures, roads, landscaping and any other improvements included in the site parcel.
7. All conditions to which adjacent properties might be subjected, such as but not limited to noise, glare, lights and odors.
8. Retention of existing trees to as great a degree as is possible.
9. Suitability of soils to support the proposed use.
10. Other items as may be deemed appropriate by the Planning Board.

Note:

1. The Planning Board is authorized to consult with appropriate town, county, state and federal personnel in connection with the review of the site plan application.
2. The Planning Board may, at its discretion consult with a professional individual or firm to assist with the review of an application. The cost for professional assistance to aid in the review of an application is the responsibility of the applicant.

Fees:

1. The fee for review of a site plan application is \$50.00 due at the time of application submission and payable to the Town of Moreau. The fee is paid at the office of the Town Clerk in Town Hall.
2. An escrow account to pay for the cost of the SWPPP review will be established and a deposit to the escrow account by the applicant in the amount of \$2,500 is necessary prior to the commencement of the review by the designated town engineer.

Town of Moreau
SITE PLAN REVIEW APPLICATION

Property Location

Address 1634 RT 9 S GF NY Zoning District C1
Project Name Old School Post C-nted Tax Map ID # 49.75 - 1 - 51

Applicant Information

Name (Print) John Heriboly Phone 518-769-0229
Street Address 1634 RT 9 Email John@oldschoolpost.com
City Sa. Glens Falls State NY Zip Code 12803
Signature [Signature] Date 2-2-23

Owner Information

Name (Print) MAC N Properties LLC Phone 518-248-0001
Street Address 543 Queensbury Ave Email patrickbulligan@gmail.com
City Queensbury State NY Zip Code 12804
Signature [Signature] Date 2/2/23

Agent for the Owner/Applicant (NOTE: If applicable, an authorization form needed)

Name (Print) _____ Phone _____
Street Address _____ Email _____
City _____ State _____ Zip Code _____
Signature _____ Date _____

Total Site Area

_____ Acres or _____ Square feet

2

Site Plan Application Requirements: The following items, existing and proposed, shall be notated on stamped and signed survey map.

Item	Description	Located on Sheet #
1. GENERAL		
A.	Title, Name, Address of applicant and person responsible for preparation of drawing	1
B.	Deed <i>Lease</i>	4-17
C.	North arrow, Tax Map ID, date prepared and scale (Minimum 1 in. = 50 ft.)	18
D.	Boundaries Of the property plotted to scale, zoning boundary	19
E.	Principal structures, accessory structures with exterior dimensions	20
F.	Site improvements including outdoor storage areas, driveways, parking areas, etc. (NOTE: must include both existing and proposed)	18
G.	Setbacks for all structures and improvements	20
H.	Elevations and floor plans of all proposed and affected structures	20
2. WATER & SEWER		
A.	Percolation test location and results	<i>not completed</i>
B.	Project sewage disposal facilities, design details, & construction details	
C.	Separation distances for proposed sewage disposal system to well(s) and bodies of water	
D.	Water supply & septic on adjoining lots with separation distances to existing or proposed on-site water supply and septic	
E.	Existing public or private water supply. Method of securing public or private water, location, design and construction of water supply including daily water usage	
3. PARKING / PERMEABLE AREAS		
A.	Number of spaces required for project including calculation and justification: (NOTE: Existing and proposed parking is required)	18
B.	Number of existing parking spaces, number to be removed, number to be maintained and type of surfacing material	18
C.	Provisions for pedestrian and handicap access and parking: existing and proposed	<i>N/A</i>
D.	Design details of ingress, egress, loading areas and cutting: existing and proposed	<i>N/A</i>
E.	Traffic patterns of pedestrian and vehicular traffic: existing and proposed. (NOTE: If trucks are entering or leaving the site – adequate space for turn radius will need to be verified)	<i>N/A</i>
F.	Outdoor lighting, location and design: existing and proposed	<i>N/A</i>
G.	Percentage of permeability, percentage of lot coverage	<i>N/A</i>
4. MISCELLANEOUS		
A.	Signage: Location, size, type, design and setbacks: existing and proposed	29
B.	Location, design and construction details of all existing and proposed site improvements including: drains, culverts, retaining walls, fences, and hydrants	<i>no changes</i>
C.	Location and description of vegetation and tree coverage, snow removal areas, and trash receptacles	18

3

Project description: Include a description of primary and secondary uses (residential commercial industrial, institutional or open space); the area associated with each use; and building size (NOTE: Attach an additional narrative if necessary)

Commercial use building - small office space and warehouse to store general use pesticides and equipment.

Parking

of vehicle spaces 4-6 # of truck spaces 0 # of trailer spaces 0

Project schedule (NOTE: Describe the length of time needed to complete the project and if relevant, the phases and number of phases needed to complete the project)

Building is already built, tenant ready to use space, no change to building is needed

Estimated value of the project upon completion \$ _____

Describe the current land use of the project site (e.g. residential, commercial, vacant, etc.)

commercial - no changes to current building

Describe the current condition of the project site (e.g. buildings and structures present)

Free standing building on corner lot.

Describe the current character of adjoining and surrounding properties

corner lot, dog training place next door

State and/or federal permits required

NYS Dec business license already acquired. ~~\$1~~

LEASE AGREEMENT

THIS LEASE is made as October 3, 2022 (the "Effective Date") by and between MRCN Properties, LLC (hereinafter "Landlord"), having an address of 543 Queensbury Ave, Suite #1, Queensbury, NY 12804 and Old School Pest Control (hereinafter "Tenant"), having an address of 1634 Route 9, South Glens Falls NY 12803. In consideration of the mutual benefits and obligations set forth in this agreement, the parties agree as follows:

1. **LEASED PREMISES:** Landlord is the owner of the land and improvements known as 1634 Route 9, South Glens Falls NY 12803, County of Saratoga in the State of New York ("Leased Premises").

2. **USE:** Tenant shall have the exclusive right to use and possess the Leased Premises for the purpose of conducting a pest control business and conducting all activities incidental thereto or for any general business purpose. Tenant shall comply with the requirements of all local, state and federal laws that are applicable to its use during the term of this Lease. Except as required for the purpose of this Lease, and notwithstanding the foregoing, Tenant shall not use the Leased Premises for the purposes of storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device.

3. **TERM:**

a. The term of this Lease shall commence on October 3, 2022 and shall terminate on October 2, 2024.

b. Tenant shall have and is hereby granted a total of one (1) successive option to extend the Term of this Lease Agreement for two (2) years upon the same covenants and conditions as herein provided except that the monthly rent shall be adjusted according to Paragraph 4b below. If Tenant elects to exercise said option, it shall do so by giving Landlord written notice at least sixty (60) days prior to the expiration of the primary Term hereof or the then current extension.

4. **RENT:**

a. During the term of this Lease, Tenant shall pay rent to Landlord according to the following schedule:

Months 1 – 24 \$2,000.00 Dollars per month.

All rent shall be payable in advance on the 3rd day of each month. All rent payments shall be made to Landlord at the address specified above, unless otherwise directed by Landlord.

b. During the renewal term on this Lease, the rent due to the Landlord shall be the amount of the most recent previous term's rent, subject to increase based on the Consumer Price Index. The rent shall be increased by a percentage equal to the percentage of increase in the Consumer Price Index for all Urban Consumers (CPI-U) for the Northeast Urban Region, as obtained from the website of the U.S. Department of Labor, Bureau of Labor Statistics, from the date of commencement of the most recent previous term to the date of expiration of the previous term. Said rent shall be paid in monthly installments and shall be payable in advance on the first

acts of Landlord or Tenant or their respective representative, the party upon whose acts such claim is made will hold the other harmless from any and all liabilities and expenses in connection therewith. All American Properties listing brokerage costs will be paid by Landlord.

11. **SECURITY DEPOSIT:** Tenant shall deposit with Landlord upon execution hereof Two Thousand Dollars and 00/100 Cents (\$2,000.00) as security for Tenant's faithful performance of Tenant's obligations hereunder. If Tenant fails to pay rent or any other charges hereunder, or otherwise defaults with respect to any provision of this Lease, Landlord may use, apply, or retain all or any portion of said deposit for the payment of any rent or other charge in default or for the payment of any other sum to which Landlord may become obligated by reason of Tenant's default, or to compensate Landlord for any loss or damage that Landlord may suffer thereby. If Landlord so uses or applies all or any portion of said deposit, Tenant shall within ten (10) days after written demand therefore deposit cash with Landlord in an amount sufficient to restore said deposit to the full amount stated above and Tenant's failure to do so shall be a material breach of the Lease. If Tenant performs all of the Tenant's obligations hereunder, said deposit, or so much thereof that has not been applied by Landlord, shall be returned, without payment of interest, to Tenant at the expiration of the Lease term. If Landlord transfers its interest in the Premises during the term of this Lease, Landlord may assign the security deposit to the transferee and thereafter shall have no further liability for the return of such security deposit.

12. **INSURANCE:**

a. Landlord shall maintain fire and extended coverage insurance on the Leased Premises in such amounts as Landlord shall deem appropriate. Tenant shall, within thirty (30) days of receipt of an invoice for the cost of such insurance, reimburse Landlord for Zero Percent (0%) of the amount of such insurance invoice. Landlord shall include a prorated calculation of the total amount to be paid by the Tenant. Tenant shall pay to Landlord, within (30) days of the execution of this Lease, Tenant's prorated share of the insurance that has already been paid by Landlord.

b. Tenant shall be responsible, at its sole expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.

c. Tenant shall maintain a policy or policies of comprehensive general liability insurance with respect to its activities in the Leased Premises with the premiums thereon fully paid on or before the due date, issued by and binding upon a insurance company licensed to do business in New York, such insurance to afford minimum protection of not less than \$3,000,000 combined single limit coverage of bodily injury, property damage or a combination thereof which may be satisfied by combination of both primary and excess coverage.

d. Tenant, at its sole expense, shall provide at all times during the term of this Lease Workers' Compensation Insurance affording not less than the statutory limits or benefits.

e. On all Tenant's policies Tenant shall name Landlord, and any Mortgagee whose name and address is provided to the Tenant, as an additional insured(s) and certificates of insurance shall be provided to Landlord upon the execution of this Lease. Tenant shall procure and pay for renewals of such policies prior to the expiration thereof, and Tenant shall deliver to Landlord and

- c. If Tenant abandons the Leased Premises and does not pay rent.

In the event Landlord is required to enforce any provision of this Lease, regardless of whether or not Landlord is required to commence an action or proceeding against Tenant, Tenant shall pay to Landlord any and all costs, expenses and disbursements incurred by Landlord, including attorney's fees.

17. **EFFECT OF DEFAULT:** Upon a Default, the Landlord may, at Landlord's sole discretion, take any one or more of the following actions:

a. Terminate this Lease by giving Tenant written notice of said termination, in which event this Lease shall expire and terminate on the date specified in said notice, with the same force and effect as though the date specified was the original expiration date of this Lease. All rights of the Tenant under this Lease and in and to the Leased Premises shall expire and terminate, and Tenant shall remain liable for all obligations under this Lease arising up to the date of such termination and Tenant shall surrender the Leased Premises to the Landlord on the date specified in said notice.

b. Without terminating the Lease, immediately, or at any time after the Default, re-enter the Leased Premised, or any part thereof, either by an eviction proceeding or by any suitable action or proceeding at law, or by force or otherwise, without being guilty of trespass or becoming liable for any loss or damage which may be occasioned thereby, and may repossess same, and may remove any person and/or property therefrom, to the end that Landlord may have, hold and enjoy the Leased Premises. Landlord may rent the Leased Premises or any portion thereof as agent of the Tenant for any term and upon such terms and conditions that the Landlord shall deem necessary and desirable in order to relet the Leased Premises. Landlord shall in no way be responsible or liable for any rental concessions or any failure to rent the Leased Premises or any part thereof, or for failure to collect any rent due upon such reletting. Upon such reletting, all rentals received by Landlord from such reletting shall be applied as follows: first, to the payment of any indebtedness (other than rent) from Tenant to Landlord; second, to the payment of any costs and expenses of such reletting, including without limitation, brokerage fees, legal fees, and cost of the alterations and repairs; third, to the payment of rent and other charges then due and unpaid under this Lease; and the residue, if any, shall be held by the Landlord for application in payment of future rent and charges as the same may become due and payable hereunder. In reletting the Leased Premises, Landlord may grant rent concessions and Tenant shall pay any such deficiency to Landlord. Such deficiency shall, at Landlord's discretion, be calculated and paid monthly. No such reletting shall be construed as an election by Landlord to terminate this Lease unless a written notice of such election has been given to Tenant by Landlord. Notwithstanding any such reletting without termination, Landlord may at any time thereafter elect to terminate this Lease for any such previous default provided same has not been cured.

c. Without terminating this Lease, declare immediately due and payable all rents and other charges, if applicable, due or coming due under this Lease for the entire remaining term hereof, together with all other amounts previously due, at once, provided, however, that such payment shall not be deemed a penalty or liquidated damages but shall merely constitute payment in advance for the remainder of the term.

20. **ALTERATIONS, ADDITIONS AND IMPROVEMENTS:** Tenant shall not make any alterations, additions, or improvements affecting the Leased Premises without the written consent of Landlord which consent shall not be unreasonably withheld or delayed. All alterations, additions and improvements shall be made in a workmanlike manner and shall utilize good quality materials. All alterations, additions and improvements on or in the Leased Premises shall become part of the Leased Premises and the sole property of Landlord, except that all movable trade fixtures installed by Tenant shall be and remain the property of Tenant.

21. **MECHANIC'S LIENS.** Tenant agrees to pay when due all sums of money that may become due for, or purporting to be due for, any labor, services, materials, supplies or equipment alleged to have been furnished or to be furnished to or for Tenant in, upon or about the Leased Premises and/or Landlord's interest therein.

If any mechanic's lien shall be filed against Leased Premises based upon any act of Tenant or anyone claiming through Tenant, then after notice thereof from Landlord, Tenant shall remove bond or satisfy such lien within thirty (30) days. In the event Tenant does not remove, bond or satisfy said lien within said thirty (30) day period, Landlord shall have the right to do so by posting a bond or undertaking and Tenant agrees to reimburse Landlord as additional rent for any and all expenses incurred by Landlord in connection therewith within ten (10) days after receipt by Tenant of Landlord's invoice therefore. These expenses include, but are not limited to filing fees, attorneys' fees and bond premiums.

Nothing in this section shall, however, be deemed or construed as Landlord's consent to any person or entity filing a lien for the performance of any work or services or the supply of any materials to the Leased Premises, or giving Tenant or any other person or entity any right to contract for or to perform or supply any work, services or materials that would permit or give rise to a lien against the Leased Premises.

22. **ENTRY TO PREMISES BY LANDLORD.** Landlord shall have the right to enter the Leased Premises at all reasonable times (after giving reasonable notice to Tenant) for the purpose of

- a. inspecting the same; or
- b. performing maintenance or repairs to the Leased Premises; or
- c. exhibiting the Leased Premises for the purpose of sale, re-lease or mortgage.

23. **SUBORDINATION:** This Lease and all the rights of Tenant hereunder are and shall be subject and subordinate to the lien of any mortgage or mortgages, whether fee or leasehold mortgages, which may now or hereafter affect the Leased Premises and to all renewals, modifications, consolidations, replacements and extensions thereof, and advances thereunder.

Tenant will not do, suffer or permit any act, happening or occurrence or any condition to occur or remain which may be prohibited under the terms or provisions of any mortgage to which this Lease is subject and of which Tenant has knowledge, or which will create a default thereunder.

hereunder. No waiver by Landlord, express or implied, of any breach of any provision of this Lease shall be deemed a waiver of a breach of any other provision of this Lease or a consent to a subsequent breach of the same or any other provision. Any and all rights and remedies which Landlord may have under this Lease or by operation of law, either at law or in equity, shall be distinct, separate and cumulative and shall not be deemed inconsistent with each other, and no one of them, whether exercised or not, shall be deemed to be an exclusion of any other; and any two or more of all of such rights and remedies may be exercised at the same time.

33. **NOTICES:** Any and all notices and other communications hereunder (hereinafter collectively referred to as "notice") required to be given or which may be given hereunder shall be in writing and shall be sent by (a) certified or registered mail, return receipt requested, postage prepaid, or (b) a national prepaid overnight delivery service, or (c) telecopy or facsimile transmissions, followed with a written copy sent by national prepaid overnight delivery service (hereinafter referred to as "hard copy") or (d) personal delivery with receipt acknowledged in writing, directed as follows:

Landlord:

MRCN PROPERTIES, LLC
543 Queensbury Ave, Suite #1
Queensbury, NY 12804

Tenant:

Old School Pest Control
1634 Route 9
South Glens Falls NY 12803

Any notice so sent by certified or registered mail shall be deemed given on the date of receipt or refusal as indicated on the return receipt.

Any notice sent by telecopy or facsimile shall be deemed given when the hard copy sent by national prepaid overnight delivery service is received or refused.

All other notices shall be deemed given when actually received or refused by the party to whom the same is directed.

Either party may designate by notice given to the other in accordance with the terms of this Paragraph, additional or substitute parties or addresses to which notices should be sent hereunder.

34. **JURISDICTION.** In the event of any dispute arising under or resulting from this Lease Agreement, its making, performance or interpretation, the Landlord and Tenant shall, in good faith, attempt to resolve the dispute through negotiations. If Landlord and Tenant are unable to resolve any material dispute through such negotiations, they agree to submit to the jurisdiction of a Court of competent jurisdiction in the County of Warren. If mediation or court actions are brought by any party to enforce any clause under this Lease Agreement, the prevailing party shall be entitled to all reasonable costs incurred in connection with such action, including reasonable attorney's fees.

Schedule A – The Premises

1634 Route 9, South Glens Falls NY 12803

PERSONAL GUARANTY

In consideration of the Landlord entering into the foregoing Lease with the Tenant, the undersigned unconditionally guarantees the full performance of all of the terms, covenants, and conditions of the Lease on the part of the Tenant, including the payment of all rents and other charges to accrue under the Lease. The undersigned further agrees as follows:

1. This guaranty shall continue in favor of Landlord, notwithstanding any extension, modification, or alteration of the Lease between the parties, their successors, or assigns, and notwithstanding any assignment of the Lease, with or without consent of Landlord. No extension, modification, or assignment of the Lease shall in any manner release or discharge the undersigned.
 2. This guaranty shall continue unchanged by any bankruptcy, reorganization, or insolvency of Tenant or any successor or assigned of Tenant, or by any disaffirmance or abandonment by a trustee of Tenant.
 3. Landlord may, without notice, assign the Lease in whole or in part, and no assignment or transfer of the Lease by Landlord shall operate to extinguish or diminish the liability of the undersigned.
 4. The liability of the undersigned under this guaranty shall be primary in any right of action which shall accrue to Landlord under this Lease. Landlord may, at its option, proceed against the undersigned without having commenced any action or having obtained any judgment against Tenant.
 5. The undersigned agrees to pay Landlord's attorney fees and all other costs expenses incurred in any collection or attempted collection related to the obligations guaranteed by the undersigned or incurred enforcing this guaranty against the undersigned, individually and jointly.
 6. The undersigned waives notice of any demand by Landlord, as well as any notice of default in the payment of rent or any other amounts contained or reserved in the Lease.
 7. The terms and provisions of this guaranty are binding upon and inure to the benefit of the respective successors and assigns of the parties named in the Lease.
-

Google Maps



Map data ©2023, Map data ©2023 Google 20 ft

49.75-1-51

T= trash

no changes to parking



Image Mate Online

Navigation [GIS Map](#) [Tax Maps](#) | [DTF Links](#) [Assessment Info](#)

[Help](#) [Contact Us](#) [Log In](#)

Commercial

[Property Info](#)

[Owner/Sales](#)

[Inventory](#)

[Improvements](#)

[Tax Info](#)

[Report](#)

[Comparables](#)

Notes

[View Notes](#)

Municipality of Moreau

SWIS: 414489 Tax ID: 49.75-1-51

Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	1634 Route 9		
Property Class:	484 - 1 use sm bld	Site Property Class:	484 - 1 use sm bld
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	C1 -	Bldg. Style:	Not Applicable
Neighborhood:	44002 -	School District:	South Glens Falls
Property Description:	Legal description not given for property		
Total Acreage/Size:	0.48	Equalization Rate:	---
Land Assessment:	2022 - \$100,800	Total Assessment:	2022 - \$130,000
Full Market Value:	2022 - \$130,000		
Deed Book:	2013	Deed Page:	7680
Grid East:	718959	Grid North:	1618702

Special Districts for 2022

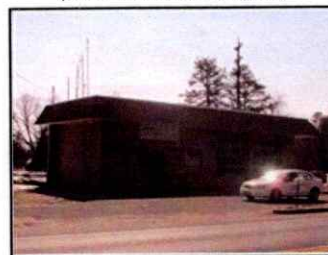
Description	Units	Percent	Type	Value
FD026-Moreau fire prot	0	0%		0
LB003-Library	0	0%		0
WT108-Moreau Cons Water #1	0	0%		0

Land Types

Type	Size
Primary	0.48 acres

Photographs

(Click on photo to enlarge it.)



Photo

Photo 1 of 2

Documents

No documents found for this parcel

Maps

[View Tax Map](#)

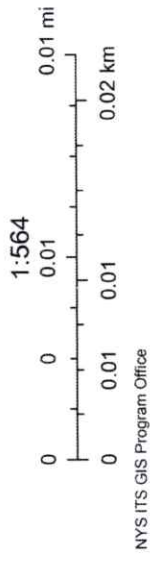
[Pin Property on GIS Map](#)

[View in Google Maps](#)

[View in Bing Maps](#)

[Map Disclaimer](#)

23



2022 Labels

49, 25-1-51

49.75-1-5)

COMMERCIAL PESTICIDE APPLICATOR



JOHN W HERBALY

is duly certified by the New York State
Department of Environmental Conservation

ID: C5893119

Expires: 10/21/2025

Categories/Subcategories of Certification

3a, 5b, 7a, 7c, 7f

John W. Herbally

THIS DOES NOT CONFER NYS EMPLOYEE STATUS





23



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/11/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Select Insurance Agency, Inc.
676A White Plains Rd.
Scarsdale NY 10583

CONTACT NAME: Certificate Department

PHONE (A/C No. Ext): 914-337-2240

FAX (A/C No.): 914-337-2219

E-MAIL ADDRESS: certificates@selectagency.com

INSURER(S) AFFORDING COVERAGE

NAIC #

License#: BR-849741
OLDSCHO-01

INSURER A: Markel Services, Inc.

38970

INSURED
Old School Pest Control LLC
1634 Route 9
South Glens Falls NY 12803

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

COVERAGES

CERTIFICATE NUMBER: 1989836591

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		PCG8136-03	4/29/2022	4/29/2023	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

NYS Dept Of Environmental Conservation
Bureau Of Pesticide Management
625 Broadway
Albany NY 122337254
USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

**STATE OF NEW YORK
PESTICIDE BUSINESS REGISTRATION**

THIS REGISTRATION CANNOT BE SOLD OR TRANSFERRED

Date Issued
05/27/2020

Registration #: 17725

Expiration Date
06/30/2023

OLD SCHOOL PEST CONTROL LLC
JOHN W HERBALY
1634 ROUTE 9
SOUTH GLENS FALLS, NY 12803

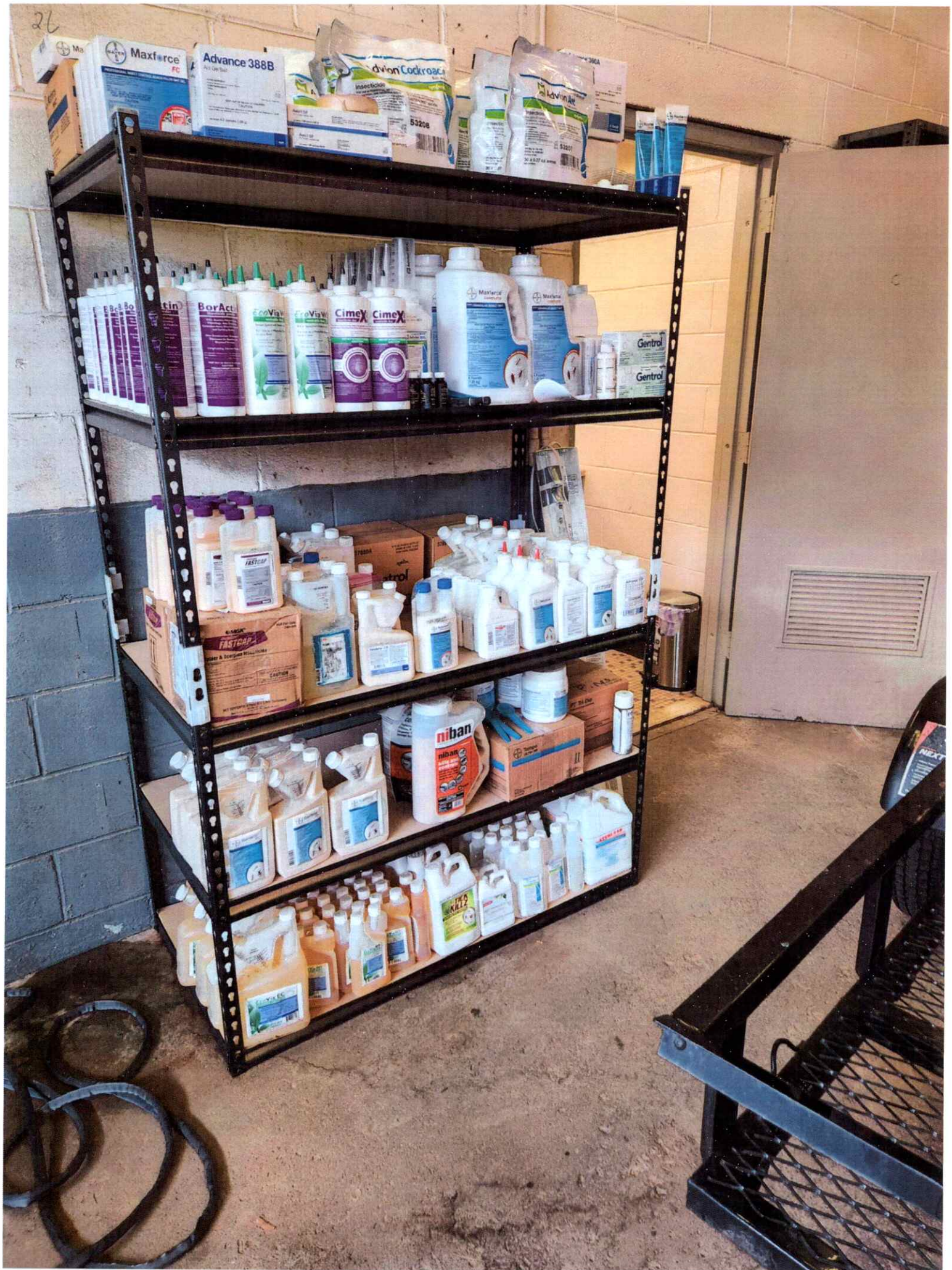
Category(s) of operation
3a - Ornamental and Turf
7a - Structural & Rodent
7c - Termite Control
7f - Food Processing

Certified Applicators
C5893119

This is to certify that the holder of this certificate is registered with the Department of Environmental Conservation as a Pesticide Business pursuant to the provisions of the Environmental Conservation Law and the rules and regulation promulgated thereunder.

New York State Department of Environmental Conservation
Division of Materials Management, Bureau of Pest Management
Albany, New York 12233-7254

POST CONSPICUOUSLY









Termites
Carpenter Ants
Yellow Jackets
General Pest Control

OLD SCHOOL
PEST CONTROL
Call 515-724-2440
Text 515-240-1808
oldschoolpest.com

Rodents
Bed Bugs
Spiders
And more

