


Town of Moreau
SITE PLAN REVIEW APPLICATION

Property Location

Address 1427-1429 NYS Route 9 Zoning District C-1
Project Name DMMH Corp. - David Rogge Tax Map ID # 63.3 - 1 - 21.21


Applicant Information

Name (Print) DMMH Corp. - David Rogge Phone 518-361-3451
Street Address 53 Lamplighter Acres Email david@lamplighteracres.com
City Moreau State NY Zip Code 12828
Signature  Date 8-30-24

Owner Information

Name (Print) DMMH Corp. - David Rogge Phone 518-361-3451
Street Address 53 Lamplighter Acres Email david@lamplighteracres.com
City Moreau State NY Zip Code 12828
Signature _____ Date _____

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

Name (Print) Rucinski Hall Architecture - Ethan P. Hall Phone 518-741-0268
Street Address 134 Dix Ave Email ephall@rha-pc.com
City Glens Falls State NY Zip Code 12801
Signature  Date 8-30-24

Total Site Area

1.843 Acres or _____ Square feet

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)

Existing use is for display of manufactured homes - Proposed use is for a new commercial building for lease to tenant for retail or other commercial use as well as storage for larger vehicles including class A style motor homes

Parking

of vehicle spaces 65 (35) # of truck spaces 2 # of trailer spaces 2

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)

Construction would begin in the spring of 2025 with completion expected to be fall of 2025

Estimated value of the project upon completion \$ 1.5 M

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

Commercial vacant land used for display of manufactured homes

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

Flat and fairly cleared property with access drive to Route 9

Describe the current character of adjoining and surrounding properties

Developed commercial corridor

State and/or federal permits required

NA

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 | All |
| B. | Deed | Yes |
| C. | North arrow, Tax Map ID, date prepared and scale (Minimum 1 in. = 50 ft.) | All |
| D. | Boundaries Of the property plotted to scale, zoning boundary | C-1 & C-2 |
| E. | Principal structures, accessory structures with exterior dimensions | C-2 |
| F. | Site improvements including outdoor storage areas, driveways, parking areas, etc. (NOTE: must include both existing and proposed) | C-1 & C-2 |
| G. | Setbacks for all structures and improvements | C-1 & C-2 |
| H. | Elevations and floor plans of all proposed and affected structures | A-1 |
| 2. WATER & SEWER | | |
| A. | Percolation test location and results | C-1 |
| B. | Project sewage disposal facilities, design details, & construction details | C-2 |
| C. | Separation distances for proposed sewage disposal system to well(s) and bodies of water | NA |
| D. | Water supply & septic on adjoining lots with separation distances to existing or proposed on-site water supply and septic | C-2 |
| 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 | C-2 |
| 3. PARKING / PERMEABLE AREAS | | |
| A. | Number of spaces required for project including calculation and justification: (NOTE: Existing and proposed parking is required) | C-2 |
| B. | Number of existing parking spaces, number to be removed, number to be maintained and type of surfacing material | C-1 |
| C. | Provisions for pedestrian and handicap access and parking: existing and proposed | C-2 |
| D. | Design details of ingress, egress, loading areas and cutting: existing and proposed | Existing |
| 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) | C-1 & C-2 |
| F. | Outdoor lighting, location and design: existing and proposed | C-1 & C-2 |
| G. | Percentage of permeability, percentage of lot coverage | C-2 |
| 4. MISCELLANEOUS | | |
| A. | Signage: Location, size, type, design and setbacks: existing and proposed | Existing |
| B. | Location, design and construction details of all existing and proposed site improvements including: drains, culverts, retaining walls, fences, and hydrants | C-2 |
| C. | Location and description of vegetation and tree coverage, snow removal areas, and trash receptacles | C-2 |

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: New mixed use commercial building | | | |
| Project Location (describe, and attach a location map): 1427-1429 NYS Route 9 - Moreau NY 12828 | | | |
| Brief Description of Proposed Action: New mixed use commercial building to be constructed on a vacant commercial property in the C-1 zone in the Town of Moreau | | | |
| Name of Applicant or Sponsor: DMMH Corp & David Rogge | | Telephone: 518-361-3451 E-Mail: david@lampligheracres.com | |
| Address: 53 Lamplighter Acres | | | |
| City/PO: Moreau | | State: NY | Zip Code: 12828 |
| 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. | | | NO <input type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 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: Town of Moreau - Zoning Board, Town of Moreau Planning Board & Town of Moreau Building Permit | | | NO <input type="checkbox"/> |
| | | | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 2.17 acres | |
| b. Total acreage to be physically disturbed? | | 1.33 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 2.17 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

| | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? | NO | YES | N/A |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | NO | YES | N/A |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 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 | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | | | |
| b. Are public transportation services available at or near the site of the proposed action? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 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 | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 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? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 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 | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 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? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 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: _____ _____ _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

| | | |
|--|-------------------------------------|-------------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: | | |
| <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | |
| 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? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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: _____ The nearest listed site is the former SGF Drag strip which has been cleared. | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor/name: <u>Ethan P. Hall</u> Date: <u>10 Sept 2024</u> | | |
| Signature: <u><i>Ethan P. Hall</i></u> Title: <u>Architect/Agent for the Applicant</u> | | |

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.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

| | |
|---|--|
| 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] | Yes |

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE made the 20th day of April, 2004, between DAVID ROGGE, of 53 Lamplighter Acres, Fort Edward, New York 12828, party of the first part, and DMMH CORP., a New York corporation with offices at 53 Lamplighter Acres, Fort Edward, NY 12828, party of the second part,

WITNESSETH, the party of the first part, in consideration of ONE DOLLAR (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever,

ALL THAT LOT, PIECE OR PARCEL OF LAND, located off State Route 9 in the Town of Moreau, County of Saratoga and State of New York, as more particularly described in the annexed Schedule A.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

AND the party of the first part covenants that he has not done or suffered anything whereby the said premises have been incumbered in any way whatever.

Subject to the trust fund provisions of Section Thirteen of the Lien Law.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.


DAVID ROGGE

1680 PAGE 0594

Saratoga County
COUNTY CLERK'S RECORDING PAGE

RECEIPT NO.: 803515

INDEXED BY: 

SCANNED BY:

RECORDING:
Cost Filing Fee (RCD Deed) 5.00
Cover Sheet Fee (Deed) 10.00
EA5217 Fee 50.00
Education Fee 20.00
TP584 Fee (Filing Fee) 5.00
Transfer Tax Fee .00
Markoffs
Names .00
Pages 9.00
TOTAL: 99.00

*****NOTICE: THIS IS NOT A BILL *****

STATE OF NEW YORK
SARATOGA COUNTY CLERK

RECORDED ON 04/28/2004 AT 09:39:00

IN BOOK OF DEEDS PAGE 00594 OF 01680

TRANSFER TAX

Transfer Tax .00

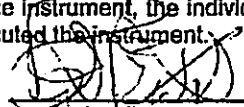
Transfer Tax# 200406876

Kathleen A. Marchione
SARATOGA COUNTY CLERK

THIS PAGE IS PART OF THE INSTRUMENT

STATE OF NEW YORK)
) ss.:
COUNTY OF WARREN)

On the 22nd day of April in the year 2004, before me the undersigned, a Notary Public in and for said State, personally appeared DAVID ROGGE, personally known to me or proved to me on the basis of satisfactory evidence, to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

PROVIDE WITHIN
1. 2004 APR 22 11:30 AM
COUNTY OF WARREN
NOTARY PUBLIC
12/31/2005

SCHEDULE A

ALL THAT PARCEL OF LAND located in the Town of Moreau, County of Saratoga and State of New York, and lying northwesterly of the State Highway known as Route #9 leading from Saratoga Springs to Glens Falls, more particularly bounded and described as follows:

COMMENCING at a point lying northwest of the northwesterly boundary of Route 9, which said point of beginning is located 199.93 feet on a course N27° 51'00"W from the northeast corner of lands now or formerly of E-Z Petro-Mart, Inc. (1628/679) and the southeast corner of lands of DMMH, Inc. (1552/164), and which point of beginning marks the northwest corner of lands now or formerly of E-Z Petro-Mart, Inc. (1628/679) and the northeast corner of the parcel described herein, thence from said point of beginning S59° 10'15"W a distance of 150.05 feet; thence N28° 03'31"W a distance of 440.38 feet; thence N62° 23'16"E a distance of 200.91 feet; thence S28° 00'30"E a distance of 200.00 feet to an iron rod found; thence S62° 00'00"W a distance of 50.00 feet; thence S27°51'00"E a distance of 231.62 feet to the point of beginning.

BEING the same premises conveyed by Bernard C. Rogge to David Rogge by deed in the Saratoga County Clerk's Office in Book 1389 of Deeds at Page 738.

TOGETHER WITH the benefits and SUBJECT TO the obligations set forth in a Fence Agreement between Bernard C. Rogge and Diamond Point Lumber Company, Inc. dated November 1, 1988, recorded in the Saratoga County Clerk's Office in Liber 1247 of Deeds at Page 528.

TOGETHER WITH the benefits and SUBJECT TO all terms and conditions set forth in an Easement Relocation Agreement between Mouse's House, Ltd. and David D. Rogge dated October 25, 2002, recorded in the Saratoga County Clerk's Office on November 8, 2002 in Liber ~~1626~~ of Deeds at Page ~~682~~.

Record and Return To:
Bartlett, Pontiff, Stewart & Rhodes, P.C.
P.O. Box 2168
Glens Falls, New York 12801
Attention: Patricia E. Watkins, Esq.

2010211672261

2010043323

12/30/2010 03:58:38 PM

4 Pages

RECORDED

DEED

Kathleen A Marchione Saratoga Co Clerk

WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE made the 20th day of December, 2010 between BERNARD C. ROGGE, 53 Lamplighter Acres, Fort Edward, NY 12828, party of the first part, and DAVID D. ROGGE and MARIANNE ROGGE, as tenants in common, each as to an undivided one-half interest, 53 Lamplighter Acres, Fort Edward, NY 12828, parties of the second part,

WITNESSETH, that the party of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the parties of the second part, their heirs and assigns forever,

ALL that parcel of land located on Route 9 in the Town of Moreau, County of Saratoga and State of New York, and more particularly described in the annexed Schedule "A."

Together with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above-described premises, to the centerline thereof.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

To have and to hold the premises herein granted unto the parties of the second part, their heirs and assigns forever.

And said party of the first part covenants as follows:

First, that the parties of the second part shall quietly enjoy the said premises;

Second, that said party of the first part will forever warrant the title to said premises.

Subject to the trust fund provisions of Section Thirteen of the Lien Law.



SARATOGA COUNTY - STATE OF NEW YORK
KATHLEEN A. MARCHIONE, COUNTY CLERK
40 MCMASTER STREET, BALLSTON SPA, NY 12020

COUNTY CLERK'S RECORDING PAGE
*****THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH*****



RECEIPT NO. : 2010211672261

Clerk: JR
 Instr #: 2010043323
 Rec Date: 12/30/2010 03:56:38 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4

Party1: ROGGE BERNARD C
 Party2: ROGGE DAVID D
 Town: MOREAU

| | |
|--------------------------------------|---------------|
| Recording: | |
| Pages | 15.00 |
| Cover Sheet Fee | 5.00 |
| Recording Fee | 20.00 |
| Names | 0.50 |
| TP 584 | 5.00 |
| RP 5217 - County | 9.00 |
| RP 5217 - State - All oth | 241.00 |
| Education Fee | 20.00 |
| Sub Total: | <u>315.50</u> |
| Transfer Tax | |
| Transfer Tax | 0.00 |
| Sub Total: | <u>0.00</u> |
| Total: | <u>315.50</u> |
| **** NOTICE: THIS IS NOT A BILL **** | |

***** Transfer Tax *****

Transfer Tax# : 2367

Consideration: 0.00
 Transfer Tax: 0.00

Record and Return To:

BARTLETT PONTIFF STEWART AND RHODES PC
 PO BOX 2168
 GLENS FALLS, NY 12801

SCHEDULE "A"

All that parcel of land situate in the Town of Moreau, County of Saratoga and State of New York, designated as Lot 1 on a map entitled "Site Plan Prepared for MH Imperial Homes" dated June 23, 2008, prepared by W. J. Rourke Associates, LLS and filed in the Saratoga County Clerk's Office on July 14, 2010 as Map 142010148, which Lot 1 is bounded and described as follows: Commencing at the southwest corner of lands now or formerly of E-Z Petro Mart, Inc. (1628/679) and the southeast corner of the premises described herein, and running thence S 60 degrees 59 minutes 57 seconds W along Route 9 a distance of 200.30 feet to a point marking the southwest corner of Lot 1 and the southeast corner of Lot 2; thence N 28 degrees 00 minutes 32 seconds W a distance of 400.81 feet to a point marking the northwest corner of Lot 1 and the northeast corner of Lot 2; thence N 60 degrees 54 minutes 11 seconds E a distance of 140.30 feet to a point for a corner; thence N 28 degrees 00 minutes 32 seconds W a distance of 240 feet to a point in the southerly line of lands now or formerly of RDDC Development Corp. (914/819); thence along said lands of RDDC Development Corp. N 61 degrees 52 minutes 12 seconds E a distance of 60 feet to lands now or formerly of DMMH Corp.; thence S 28 degrees 00 minutes 32 seconds E along said lands of DMMH Corp. and said lands of E-Z Petro Mart, Inc. a distance of 640.14 feet to the point and place of beginning, containing 2.173 acres of land more or less.

BEING a portion of the premises conveyed by Anna Guest to Bernard C. Rogge by deed dated April 25, 1972, and recorded in the Saratoga County Clerk's Office on July 13, 1972, in Liber 914 of Deeds at Page 808.

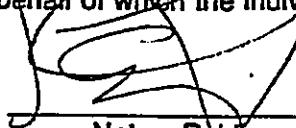
This deed replaces a deed signed and delivered on July 6, 2010, which was misplaced by the grantee prior to recording.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed.


Bernard C. Rogge

STATE OF NEW YORK)
) ss:
COUNTY OF WARREN)

On the 20th day of December in the year 2010 before me, the undersigned, personally appeared BERNARD C. ROGGE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

NOTARY PUBLIC
State of New York
No. 4968
Saratoga County
Expires Oct. 31, 2013

289896v2

Record & return to:
Patricia E. Watkins, Esq.
Bartlett, Pontiff, Stewart & Rhodes, P.C.
P.O. Box 2168
Glens Falls, NY 12801