

2017 EDITION

HOUSING OPTIONS FOR SENIORS

Hamilton County

Northern Saratoga County

Warren County

Washington County

Produced by



**—THE—
CONKLING CENTER**

AGELESS OPPORTUNITIES

GLENS FALLS, NEW YORK

Includes listing and definitions for:
Subsidized and Market Rate Senior Apartments,
Section 8, Adult Care Facilities, Family-Type Homes
for Adults, Retirement Living, and Nursing Homes.





—THE—
CONKLING CENTER

Fall 2017

Dear Community Member,

The Conkling Center Inc. is pleased to offer our **2017 Housing Options for Seniors**. This is the third edition of the housing directory that provides valuable information for the senior community and their families. The directory covers Hamilton, Northern Saratoga, Warren and Washington counties.

Housing Options for Seniors provides information that will encourage family dialogue that is often the first step in determining if an individual should remain in his/her current housing environment or locate to a more senior friendly environment. Please be certain to read the Introduction section that contains helpful information and definitions on each type of housing option located in the directory.

Every effort has been made to provide accurate, up-to-date information on the housing options. The information contained in this directory was provided to The Conkling Center by the housing facilities. Services, pricing and amenities are subject to change.

We encourage you to be an informed consumer as you are considering your housing options. Gather appropriate information such as making telephone calls, checking websites and visiting the facilities. All of these steps are critical to making the best housing choice—one that meets a person's needs and preferences.

Housing Options for Seniors would not be possible without the assistance of many individuals, facilities and organizations. We thank Jake Van Ness (Graphic Precision), Peter Pepe (Pepe Productions), Ken Harris (Albany Guardian Society), LeadingAgeNY and the Board of Directors and staff at The Conkling Center. We also wish to thank the housing providers for their assistance in making this guide as accurate and useful as possible.

Sincerely,

The Conkling Center
79 Warren Street
Glens Falls, NY 12801

Website: theconklingcenter.org

Phone: 518-793-1494

TABLE OF CONTENTS

Senior Housing in New York State.....	7
Senior Housing and Market Rate Housing.....	7
Subsidized Rental Housing.....	9
Housing Choice Voucher “Section 8” Rental Assistance	11
Family-Type Homes for Adults	13
Assisted Living and Adult Care Facilities.....	13
Services Available in All Adult Care Facilities	14
Assisted Living Residences	15
Assisted Living Program	16
Payment for ACFs and Assisted Living.....	16
Nursing Homes.....	18
Senior Citizen Lease Termination.....	23
Resources	24
Disclaimer	25

HOUSING OPTIONS FOR ADULTS

Hamilton County Housing Options	27
Saratoga County Housing Options	29
Warren County Housing Options.....	47
Washington County Housing Options	68
Index	86

SENIOR HOUSING IN NEW YORK STATE

The following definitions are intended to provide an overview of types of residential options available to meet the needs of senior adults in the Region. The county-by-county directory that follows may help you find specific locations in your community that provide the senior housing and services you seek.

The housing options in this directory generally appear in order of increasing levels of care and services provided.

Senior Housing and Market Rate Housing

Definition

Senior housing communities are made up of several apartments or cottages for independent living for adults aged 55+ (note: minimum ages can be higher than 55, and some facilities must admit younger disabled individuals). These communities provide a secure, residential environment, but do not directly provide the type of extensive health care associated with nursing homes or assisted living. Those services may be available through separate arrangements by the resident with home care agencies or other providers. Senior housing offers privacy and independent living in buildings that are safe and well maintained. Many are architecturally designed to address some of the physical limitations that growing older may bring. For example, bathrooms may be equipped with handrails and grab bars or electrical outlets placed within easier reach. Many are equipped with 24-hour emergency call systems.

For the purposes of this directory, Senior Housing is identified as communities that have an entrance fee and Market Rate are rental communities without an entrance fee.

Services Available

Senior housing may be provided in a stand-alone building or as part of a retirement community that offers other services. Many senior housing communities also offer or can arrange for a variety of supportive services such as meals, transportation, housekeeping, social activities, counseling, recreational programs, daily visits or telephone reassurances.

Payment

Monthly rents vary depending on the size of the housing unit, the location, the services offered and the income group the building is designed to serve.

Questions

When deciding on senior housing for services, consider asking the following questions:

- Is the senior housing located close to family, doctors, pharmacy, grocery, shopping, houses of worship and public transportation?
- Are there entrance fees?
- What is the monthly rent?
- Are there other charges for services or meals?
- Does the senior housing arrange for coordination of health services?
- Does the senior housing offer transportation services or coordinate transportation for residents?
- What type of floor plan does the senior housing offer? Is it or can it be adapted as residents “age in place?”
- What is the senior housing’s policy when the resident needs more health care services?

Low Income Housing Options

Subsidized Rental Housing

Definition

Subsidized rentals are clean, safe, independent-living apartments for those with low to moderate incomes. Subsidized senior housing is overseen by the U.S. Department of Housing and Urban Development (HUD) and the New York State Homes and Community Renewal (HCR).

Senior subsidized housing is restricted to persons over a specified age. To be eligible, a qualified household must include at least one person who has attained the specified age. The buildings themselves often are handicapped accessible with ramps, elevators and/or handrails in the common hallways. Regulations allow some “senior” buildings to accept tenants under the specified age if they have a mobility or physical disability. Please contact individual housing sites for qualifications.

Features offered in senior housing sites may include an on-site laundry, a weekly bus to the supermarket, or a resident advisor or service coordinator to help tenants access community resources. Sometimes, congregate meals and/or recreational activities are available for a suggested donation or nominal fee.

NOTE: Only Subsidized Housing locations that are limited to seniors and people with a disability are listed in this directory.

Payment

Maximum income levels vary depending on how the building is financed; therefore, an individual may be financially eligible to be considered for admission in one building and not another. Call individual housing sites for their maximum income level requirements.

The difference between the rent paid by the eligible tenant and the fair market rent is paid by the government in the form of a subsidy. Depending on the type of subsidy, tenants may pay an affordable, fixed amount each month or they may pay a percentage of their monthly income, generally 30 percent. Income includes wages, Social Security, social services cash payments, pensions, workers' compensation, unemployment compensation, alimony, child support, interest, dividends, and a percentage of stocks, bonds, property and other assets. Sometimes, the rent includes heat and/or other utilities or the rent may be adjusted to include a heating or utility allowance. Some programs allow income adjustments for high, out-of-pocket medical expenses. For specifics, please call the individual housing site.

Types

A number of different federal and state programs provide rental assistance programs regulated by HUD (www.hud.gov or 716-551-5755) or HCR (www.nyshcr.org or 518-473-2526). In addition to federal or state public housing, eligible sponsors in the private, nonprofit sector of the community may receive grants under different sections of the law (i.e., Section 202 or Section 8) to provide housing for elderly people with low income. Program requirements vary in terms of income guidelines, rent calculations and age requirements.

Application

Each housing site has its own application form, maintains its own waiting list and must be contacted individually. An exception would be housing sites managed by housing authorities or development companies in which case one application is filed at the main office.

Housing Choice Voucher “Section 8” Rental Assistance

Definition

The Housing Choice Voucher Program, also known as the “Section 8” program, is a federal rent assistance program intended to help eligible individuals with low incomes afford clean, safe, independent-living apartments. Housing choice vouchers are administered locally by public housing authority. The participant is free to choose any housing that meets the requirements of the program. To be eligible, an individual must be 62 years of age or older with low income, have a handicap or disability, or be part of a family with low income. For persons with Very Low Income Levels annual income must be below \$28,950 for one person; \$33,100 for two people (as of October 2015.) Income includes wages, Social Security, social services cash payments, pensions, workers’ compensation, unemployment compensation, alimony, child support, interest, dividends, and a percentage of stocks, bonds, property and other assets. Some communities use Low Income Levels to determine their income ceiling. Be sure to ask the housing site which income levels they use to determine eligibility.

Some subsidized senior housing communities have their own, project-based, rental assistance. The tenant applies at the building for a subsidized apartment and receives the benefit while living in the building. If the tenant moves, the subsidy stays with the apartment and is given to the next eligible tenant.

Application for a subsidized apartment building or a complex offering a housing subsidy must be made at each building or complex.

Payment

Generally, a person eligible to receive a housing choice voucher subsidy pays 30 percent of his or her gross monthly income as rent. Rent may or may not include heat and/or other utilities. Where heat and/or utilities are not included in the rent, a heating or utility allowance is sometimes provided. This adjustment deducts a fixed amount from the monthly rent to provide the tenant with funds to help pay the utility bill received by the tenant.

The rent calculation is based on the average market value rent in the area. Generally, the tenant pays 30 percent of his or her gross monthly income and the housing choice voucher pays the balance of the rent. In some cases, the landlord can charge more or less than the 70 percent subsidy. In these cases, the tenant could be responsible for more or less than the usual 30 percent of his or her gross monthly income for rent. Should the tenant decide to move, the subsidy goes with the tenant as long as the tenant has been enrolled in the program for a year.

Application

Each city or town has a limited number of housing choice vouchers available. Applicants should apply at the local housing authority in the city where they reside. There are usually long waiting lists for these programs, and when waiting lists become long, programs may cease taking applications for a period of time.

Apartments accepting housing choice vouchers are available in numerous locations in our region. We have not attempted to list them in this directory. Locations may be found by using the www.hud.gov website or calling the numbers listed on page ten.

Family-Type Homes for Adults

Family-Type Homes for Adults are private homes that provide an atmosphere of family living for adults who choose to live in a congregate setting. Residents may be aged or have a disability but do not need skilled medical services. They may need supervision or assistance with personal care. Each home is limited to a maximum of four residents unrelated to the provider. Homes are certified by the New York State Office of Children and Family Services and overseen by local social services districts. Services to residents are paid by Social Security Income (SSI) or through private arrangements.

There are numerous Family-Type Homes for Adults operating in the four counties, although not all are listed in this directory. For a complete listing of Family-Type Homes for Adults in your county, please contact your local Department of Social Services.

Assisted Living and Adult Care Facilities*

Assisted Living and Adult Care Facilities (ACFs) serve individuals who cannot or do not want to remain at home, and do not need continuous nursing care as would be provided in a nursing home. These facilities provide assistance, while emphasizing the resident's autonomy and independence. It is not surprising that these options have become so popular since they offer "home-like" settings and can be less expensive than some alternatives. In addition to providing long term residential services, many assisted living facilities also allow short-term stays to give family caregivers a break, called "respite" care.

There are several categories of licensure within the umbrella terms of ACF and assisted living, and they all provide a similar package of services. Some have additional licensure or certification to provide specialized services or accept Medicaid. All are licensed and overseen by the New York State Department of Health (DOH).

Two types of ACFs that typically serve seniors are adult homes and enriched housing programs. Both provide assistance with activities of daily living, assistance with medication administration, monitoring, supervision, case management, activities, and housekeeping. The most significant difference is that enriched housing is more of an apartment model, with a kitchen. An adult home does not have a kitchen. Technically, the adult home has higher staffing requirements and must provide three meals a day, but the enriched housing model has evolved so that most operate much like adult homes, with the layout of the living space being the most significant difference. Either model may have shared or private rooms.

Services Available in All Adult Care Facilities

- Nutritious meals
- Hospitality services including housekeeping, laundry and sometimes transportation
- Case management
- Monitoring and supervision
- Activities and recreational opportunities
- Personal care services, including help with grooming, dressing and bathing
- Medication assistance and supervision

Some ACFs may have additional licensure, which is where the term “assisted living” comes in. There are two categories of licensure for assisted living in New York State – the Assisted Living Residence (ALR) and the Assisted Living Program (ALP). This additional licensure enables ACFs to build upon their existing services and provide specialized services, discussed below.

Assisted Living Residences

ALRs provide the same package of services that an ACF does, but are also held to some additional requirements. All ALRs have a specific individualized service plan for each resident and specific consumer disclosure statements about what services they offer and what these services cost. ALRs also have a specific medical evaluation form which must be completed by a physician prior to admission.

Some ALRs are also approved by DOH to provide specialized services for people with Alzheimer's disease or other cognitive impairments, and these are called Special Needs Assisted Living Residences (SNALRs). These facilities have specialized programming, services, staffing and environment designed for people with these special needs. It should be noted that people with dementia or Alzheimer's disease can live in "basic" Assisted Living or even an ACF. SNALRs are for those who need a specialized environment to ensure their needs are met.

With additional certification, ALRs can provide or arrange for nursing care and other additional services in the facility as a resident's needs increase, also known as "aging in place". These added services can include things like getting help with walking up and down stairs, assistance with transferring, help with other activities of daily living and nursing services. ALRs approved by DOH to provide these services are called Enhanced Assisted Living Residences (EALRs). Most people who need 24-hour nursing or medical care will need a higher level of care, however. It is important to note that EALRs may designate some or all of their beds as enhanced. In addition, these facilities can determine what types of "enhanced" services they will provide, or what resident needs they will be able to meet. This is spelled out in the admission agreement, and the facility should be able to describe their services to an interested consumer.

Both Special Needs and Enhanced ALRs must meet specific safety and staffing requirements to become licensed, and must also provide the basic services outlined under “Services Available in All Adult Care Facilities.” ALRs can be certified to provide special needs and/or enhanced services, or simply provide “basic” ALR services.

Assisted Living Program

The Assisted Living Program (ALP) is the only assisted living option in the state that can accept Medicaid as payment. ALPs also accept individuals who can pay out of their own funds.

The ALP allows a person living in an ACF to remain in that setting even if the person becomes more frail and needs extra medical or personal care services. Combining the services of an ACF and a home care agency, the ALP is similar to the Enhanced Assisted Living Residence, as it too is an “aging in place” model.

Payment for ACFs and Assisted Living

Medicare does not cover assisted living or adult care facility services. Currently, there are limited options for low-income individuals. In New York, only the ALP is covered by Medicaid. Some facilities accept Supplemental Security Income (SSI), but these facilities are dwindling in number since the SSI payment is well below what it actually costs a facility to care for residents. Some veterans or spouses of veterans may be eligible for certain benefits which can assist in paying for ACF or assisted living services. In addition, some long term care insurance policies will cover assisted living. These options should certainly be explored, though circumstances and policies will differ. Most often, residents and their families pay for assisted living out of their own funds. Facilities have different ways of charging for services, and any ACF or assisted living facility should be able to explain the system and what exactly it covers.

At present, Medicaid managed care does not cover assisted living services, but this will change as time goes on. Managed care may cover services provided to participants residing in assisted living or ACFs, such as home care. When this arrangement occurs, the facility will coordinate services with the managed care plan.

Questions

When deciding on assisted living or ACF for services, consider asking the following questions:

Is assisted living or an adult care facility appropriate, based on an assessment of the person's physical, financial, mental and lifestyle needs? If needed, professional help is available to assist with this process. Ask your health care provider for information.

- What are the criteria for admission to the facility you are considering? How is the need for services determined?
- What services are included in the basic plan and what services are available for an additional fee?
- What is the dining environment like?
- What religious/spiritual programs are offered?
- Does the administrator seem to know the residents and interact with them?
- Are the staff friendly and professional?
- There are several different types of assisted living. If you have specialized needs, ask how the facility will make sure your needs are addressed.
- Can this facility meet your anticipated future needs? If you have a degenerative disease, for example, will you be able to stay or move on to another setting?

- What happens if you deplete your resources? Will you have to move to another facility?
- If you have long term care insurance, Medicaid, SSI and/or Veteran's benefits, does the facility accept them for payment?
- What sort of relationships does the facility have with nursing homes, hospitals and home care agencies, should the resident need more or different care?
- Under what circumstances would a resident have to leave the facility?

Nursing Homes

A nursing home, also known as a skilled nursing facility, provides 24-hour medical, nursing and other services to frail elderly individuals and persons of all ages with disabilities. These facilities are licensed by the New York State Department of Health (DOH). A nursing home offers a protective, therapeutic environment for those who need rehabilitative care or can no longer live independently because of chronic physical or mental conditions that require 24-hour a day care. Nursing homes are the most intensive and, therefore, often the most expensive level of long term care aimed at serving people who need high-intensity nursing care and supervision.

What are patient assessments and why are they important?

Before being admitted into a nursing home, the prospective resident must undergo a screening process to determine if a lower level of care would be more suitable for him/her. The screening process begins with a health care professional completing a Patient Review Instrument (PRI). The PRI is used to assess the applicant's ability to complete "activities of daily living" such as walking, bathing and using the toilet, as well as clinical conditions and the need for specialized

services. This health assessment helps to identify physical, medical, social and psychological issues the applicant faces.

If the person is in the hospital and is being transferred directly to a nursing home, hospital social services or discharge planning staff will assist in completing the PRI and the screening process to determine whether nursing home placement is appropriate. If the person is at home or in a community-based program, a certified home health agency should be contacted to complete the PRI. Under these circumstances, a home visit is usually necessary. It is important to give the evaluator honest, accurate and complete information during this visit.

If the individual is a Medicaid beneficiary and is enrolled in a Medicaid managed care plan (see more information on managed care below), the plan will be involved in the administration of the assessment process.

Once accepted for nursing home placement, the person will also undergo a much more extensive assessment process within the nursing home using a form called the Minimum Data Set (MDS). The MDS comprehensively reviews the person's history and needs. It is a key part of the resident's overall assessment and is used to develop and maintain an individualized care plan.

Services Available

A nursing home offers a full array of personal, dietary, therapeutic, medical, rehabilitative, social, spiritual, recreational, housekeeping and nursing services. Residents are involved in decisions about their care and receive services based on their individual needs. While many residents need care for extended periods due to chronic illness, a growing number of other patients enter a nursing home for a short stay for restorative therapy services. This may be after surgery or an accident, or to recuperate from a serious illness before returning home.

Living Arrangements

Living arrangements will vary depending upon the facility. Semi-private or private rooms are available with private or shared baths.

Payment

Many people incorrectly assume that the federal Medicare program will finance their long term care needs, particularly for nursing home care. In fact, Medicare pays for only a small number of people in any nursing home setting, and only for a limited amount of time for individuals who need rehabilitation therapy or complex medical care following a hospital stay. In order to receive Medicare-covered services in a nursing home, an individual must meet very strict criteria.

Eligibility for this option should be discussed with the discharging hospital, the admitting nursing home or the local department of social services or office for the aging.

On average, more than 75 percent of the residents in New York's nursing homes have their care covered by the Medicaid program. Medicaid is a federal-state-local program to help pay for medical care for those who can not afford to do so on their own. Medicaid recipients qualify for the program by meeting certain income and asset standards.

The state has recently enacted changes that will, over time, require that the majority of Medicaid recipients enroll in Medicaid managed care plans. This requirement is gradually being phased in across the state, with some counties further along in the process than others. Each Medicaid recipient will likely make a choice of a managed care plan, similar to choosing an insurance program. Failing to make a choice, the individual may be automatically enrolled in a plan. Once a person is enrolled in managed care, the managed care provider will coordinate and supervise the person's care along with coordinating the payment for services, including the full array of long term care services the individual may need.

Often, a resident enters a nursing home and initially pays with his or her own money. When that money is mostly exhausted (also known as “spend-down”), the individual can apply to Medicaid for coverage. Spend-down laws allow the non-institutionalized spouse to keep a house, a car and a reasonable amount of assets. Spouses no longer need to “impoverish” themselves by spending down all their money in order to obtain Medicaid funding. Since these laws are complicated and subject to change, The Conkling Center suggests discussing them with the admitting facility or the local department of social services. The local department of social services can also advise the individual with regard to the requirement, if any, to enroll in a Medicaid managed care plan.

Questions

When deciding on a nursing home for services, consider asking the following questions:

- Is the nursing home well maintained, pleasing and cheerful?
- Does the staff seem friendly, caring and accommodating to residents and visitors?
- Do the residents appear comfortable, well-groomed and involved in meaningful activities?
- Does the facility conduct resident and staff satisfaction surveys and if so, is this information available for review?
- What are the findings from the most recent state inspection, and can I discuss them with a representative from the facility?
- Are amenities such as private rooms, cable service for individual televisions, and private telephones available? At what cost?
- What activity programs and special events are held at the facility or off-site?

- What religious/spiritual programs are offered?
- How many physicians are on staff? Do you have a choice between the facility's staff physician and your personal physician?
- Does the facility have staff providing occupational, physical and speech therapy?
- Should hospitalization become necessary, which hospital does the facility use?
- How many residents are under the care of one nurse aide on the day shift? What staff coverage is available on evenings, nights and weekends?
- Who coordinates admissions? How are the rooms assigned? Is there an orientation for new residents?
- Is there a family council to provide input into the kinds of programs and problems the facility may have? How often does the residents' council meet?
- What may residents bring with them? Is there room for a favorite chair, photographs and wall hangings?

Senior Citizen Lease Termination

With proper written notice, senior citizens at least 62 years of age are entitled by law to terminate their leases to enter an adult care facility, nursing home, subsidized, low income housing or other senior citizen housing. The written notice must include documentation of pending admission and is deemed delivered to the landlord within five days of mailing. From that point, the lease is terminated no earlier than 30 days after the date on which the rent is next due. For more information, please contact the NYS Attorney General's Office at 518-474-5481 or 1-800-771-7755. You may also contact the New York State Office for the Aging Senior Citizens' Help Line at 1-800-342-9871.

For a thorough understanding of this issue, consult Section 227(a) of New York State Real Property Law which details the rights of people aged 62 and over to terminate a residential lease or rental agreement before the specified time period ends. Section 227(a) specifies the conditions under which the termination can take place. Terminating a lease according to the stipulations of Section 227(a) is a legal termination and is not a lease violation.

Resources

General questions about senior housing options in the Region can be directed to the following:

Glens Falls Housing Authority

Telephone: 518-793-2583

Saratoga County Office for the Aging

Telephone: 518-884-4100

Warren/Hamilton Counties Offices for the Aging

Telephone: 518-761-6347

Washington County Office for the Aging and Disabilities Resource Center

Telephone: 518-746-2420

Information in this Housing Guide will be updated periodically on our website www.TheConklingCenter.org.

Disclaimer

All of the information provided in this directory was solicited directly from the site managers in December 2016 through June 2017. Please note that prices are subject to change without notice. Services offered and housing features may also change without notice. The Conkling Center is not responsible for the availability and quality of services described in this directory. For questions about a particular location, we strongly encourage you to contact the site directly.

* Information in this section of Senior Living Options is presented courtesy of the 2015 Consumer Guide to Continuing Care, published by LeadingAge New York. While nursing home services are somewhat standardized, adult care facilities provide slightly different services depending upon specific licensure and these differences can be confusing to consumers. The Conkling Center thanks LeadingAge New York for its permission to use what we believe to be clear, concise descriptions of residential living options in New York State.

**HOUSING OPTIONS FOR SENIORS
IN
HAMILTON COUNTY**

Subsidized Housing 28



Indian Lake Senior Housing

138 White Birch Lane, Indian Lake, New York 12842

Email: schroonlake@dimarcogroup.com

Management Co.: Baldwin Real Estate Corp.

Phone: (518) 532-0144

Fax: (518) 532-0132

Building Information:

Number of Stories: 2 (With Elevator)

Number of Units: 16

Units Adapted for Disabled: 1 Full and 1 Accessible

Rent Information:

One Bedroom Units Only: 30% of Adjusted Gross Income.

Utilities Are Not Included in Rent

Pets Allowed: Yes; \$100 Pet Deposit

Special Features:

Stove and Refrigerator, Community Room, On-Site Laundry, and Secured Entrances

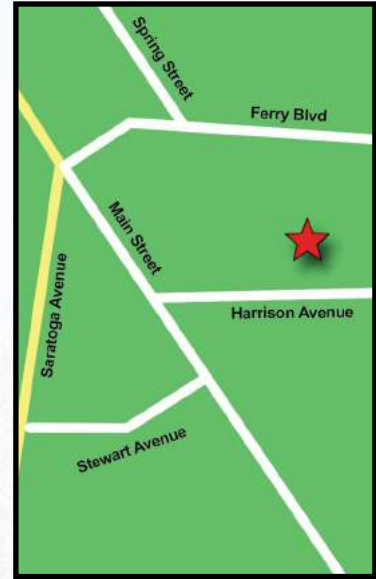
Age Requirement: 62+ or Disabled Regardless of Age but Must be at Least 18 years old.

THIS IS A NON-SMOKING FACILITY.

**HOUSING OPTIONS FOR SENIORS
IN
SARATOGA COUNTY**

Market Rate..... 30
Subsidized Housing 33
Family-Type Homes..... 40
Assisted Living / Adult Care Facilities 41
Nursing Homes..... 44
Independent Senior Living..... 45
Enriched Housing..... 46

SARATOGA COUNTY



Harrison Terrace

47 Harrison Avenue, South Glens Falls, NY 12803

Web Address: schermerhornholdings.com/project/harrison-terrace

Management Co.: Schermerhorn Real Estate Holdings

Phone: (518) 798-0674

Building Information:

Number of Stories: 3

Number of Units: 78

Units Adapted for Disabled: 6

Rent Information:

Two Bedroom Only: Call for Rates

Water / Sewer, Trash and Snow Removal Included in Rent

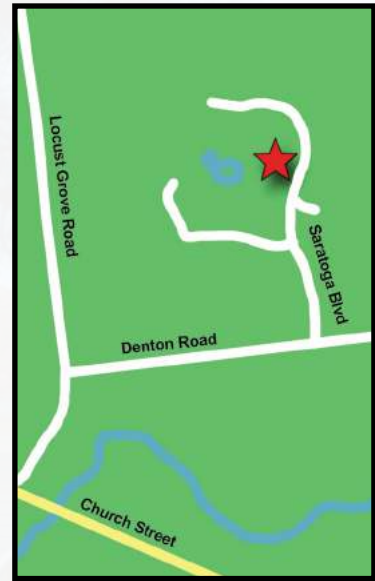
Pets Allowed: Yes; 40 lb limit on Dogs, Fees and Restrictions Apply

Special Features:

24 Hr Emergency Maintenance, Game Room, Fitness Center, and Gathering Room

Age Requirement: 55+

MARKET RATE



Prestwick Chase at Saratoga

100 Saratoga Blvd, Saratoga Springs, NY 12866

Web Address: prestwickchase.com

Email: info@prestwickchase.com

Phone: (518) 584-7766

Fax: (518) 584-4740

Building Information:

Number of Stories: 2 (With Elevators)

Number of Units: 163 Apartments and 12 Cottages

Rent Information:

Studio: \$1,836

One Bedroom: \$2,310

Two Bedroom: \$2,847

Cottages: \$3,014

Heat and Electricity Included (Except Cottages) with Monthly Dining Plan

Pets Allowed: Yes; One Pet Less Than 35 lbs, \$300 One Time Fee

Special Features:

4 Star Restaurants, 24 Hour Maintenance Service, Screened in Balconies, Pet Friendly, Washer / Dryer in Each Unit, Full Service Salon, Putting Green, and Transportation Available

THIS IS A NON-SMOKING FACILITY

SARATOGA COUNTY



The Summit at Saratoga

1 Perry Road, Saratoga Springs, New York 12866

Web Address: summitsaratoga.com

Management Co.: Summit Senior Living, LLC

Phone: (518) 430-2136

Building Information:

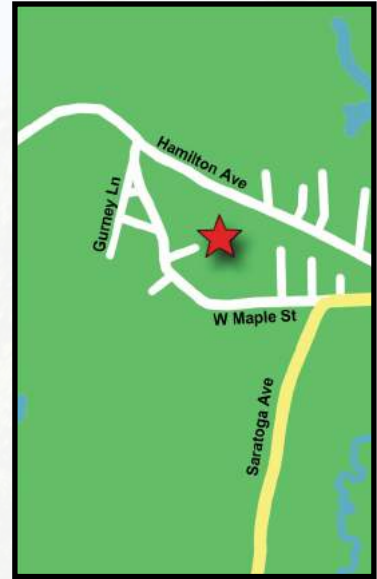
Number of Stories: 3
Number of Units: 110
Units Adapted for Disabled: Call For Details

Rent Information:

One Bedroom: \$1,640 per month - \$1,900 per month
Two Bedroom: \$2,175 per month - \$2,750 per month
Cable Television, High Speed Internet, Water, Sewer and Trash are Included in Rent
Entry Fee: Yes
Pets Allowed: Yes

Special Features:

Daily Continental Breakfast, Indoor Swimming Pool, Hot Tub, Sauna, Salon, Movie Theater, Crafts Room, Library, Fitness Center, Game Room, Guest Suite, Tavern, Transportation, and Activities Including Live Entertainment, Guest Speakers, Art Lessons, Aquatic and Fitness Classes, and Movies
Age Requirement: 55+



Adam Lawrence Corinth Senior Housing

364 West Maple Street, Corinth, New York 12822

Web Address: coniferliving.com



Management Co.: Conifer Management Co.

Email: adamlawrence@coniferllc.com

Phone: (518) 654-9162

TTY: (800) 662-1220

Fax: (518) 654-6295

 [coniferrealty](https://www.facebook.com/coniferrealty)  [@coniferrealty](https://twitter.com/coniferrealty)

Building Information:

Number of Stories: 2

Number of Units: 40

Units Adapted for Disabled: 2

Rent Information:

One Bedroom Units Only: 30% of Adjusted Gross Income,
Income Restrictions Apply and No Utilities Included in Rent

Pets Allowed: Yes; Call for Pet Policy

Special Features:

Community Room, Laundry Rooms on Each Floor, Library,
Exercise Room, Computer Lab, and Controlled Access to Building

Age Requirement: 62+ or Disabled

THIS IS A NON-SMOKING FACILITY.



Embury Apartments

133 Lawrence Street, Saratoga Springs, NY 12866

Web Address: thewesleycommunity.org

Phone: (518) 587-3300

Building Information:

Number of Stories: 14

Number of Units: 192

On-Site Health Professional: Resident Health Advisor

Rent Information:

Apartments: Rental Rates Based On Resident's Income

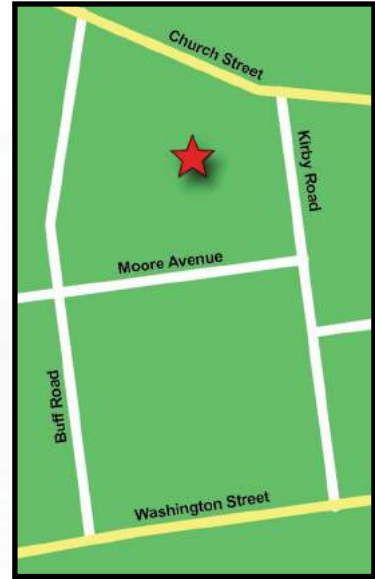
Utilities Included in Rent

Pets Allowed: Yes; Some Restrictions with Required Deposit

Special Features:

Embury Cafe, Community Room, Library, Laundry, On Bus Route, Shopping Bus, and Continuum of Care Campus

Age Requirement: 62+



Kirby Village

9 Kirby Road, Saratoga Springs, New York 12866

Web Address: belmontmgmt.com

Management Co.: Belmont Management Co., Inc.

Phone: (518) 583-4608

Fax: (518) 583-4608

Building Information:

Number of Stories: 2 (With Elevator)

Number of Units: 32

Units Adapted for Disabled: 2

Rent Information:

One Bedroom Units: \$432 - \$664

Heat and Hot Water are Included in Rent

Pets Allowed: Yes; One Pet Under 30 lbs, \$300 Deposit

Special Features:

Laundry Room, Community Room, Game Room, Meeting Room,
Off-Street Parking, and Weekly Shopping Bus

Age Requirement: 62+



Midtown Apartments

18-20 Riverview Street, South Glens Falls, New York 12803

Manager: Danielle Darrow
Management Co.: City Renewal Management
Phone: (518) 792-3029
Fax: (518) 745-7637

Building Information:

Number of Stories: 2 (Without Elevator)
Number of Units: 100

Rent Information:

One Bedroom Units Only: 30% of Adjusted Gross Income Minus
Out-of-Pocket Medical and Utilities Not Included in Rent, But
Utility Allowance
Pets Allowed: Yes; One Pet Under 20 lbs.

Special Features:

Community Room, Laundry, Library Visits On-Site, Shopping Bus,
and Home Delivered Meals
Age Requirement: 62+/50 Disabled (NYS Legal Disability)

THIS IS A NON-SMOKING FACILITY.



The Fair Housing Act prohibits discrimination in the sale, rental, or financing of housing on the basis of race, color, religion, sex, handicap, familial status, or national origin. Federal law also prohibits discrimination on the basis of age. This apartment community does not discriminate on the basis of handicap disability status. The management coordinates compliance with the nondiscrimination requirements contained in HUD's regulations implementing Section 504 (24 CFR Part 8 dated June 2, 1988).





Northern Pines Senior Apartments

120 Northern Pines Road, Wilton, New York 12831

Web Address: ahfinc.net

Email: northernpines@ahfinc.net

Management Co.: American Housing Management Co.

Phone: (518) 581-8959

Fax: (518) 584-7141

Building Information:

Number of Stories: 2 (With Elevator)

Number of Units: 36

Units Adapted for Disabled: All Accessible; No Special Adaptations

Rent Information:

One Bedroom Units: \$651

Two Bedroom Units: \$763

Heat and Hot Water Included in Rent

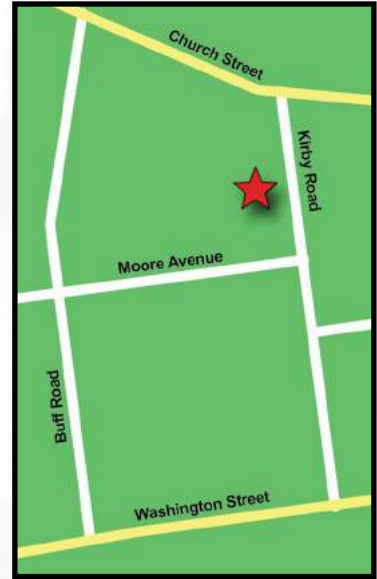
Pets Allowed: Yes; One Pet Under 20 lbs., \$300 Deposit Required

Special Features:

Laundry & Trash Facilities on Each Floor, Community Room with Kitchen, TV Lounge, Exercise Equipment, Library with Computer, Secure Building, and Activities.

Age Requirement: 55+

SARATOGA COUNTY



Saratoga West

11 Kirby Road, Saratoga Springs, New York 12866

Web Address: belmontmgmt.com

Management Co.: Belmont Management Co., Inc.

Phone: (518) 581-9738

Fax: (518) 581-9738

Building Information:

Number of Stories: 2 (With Elevator)

Number of Units: 32

Units Adapted for Disabled: 2

Rent Information:

One Bedroom Units: \$546

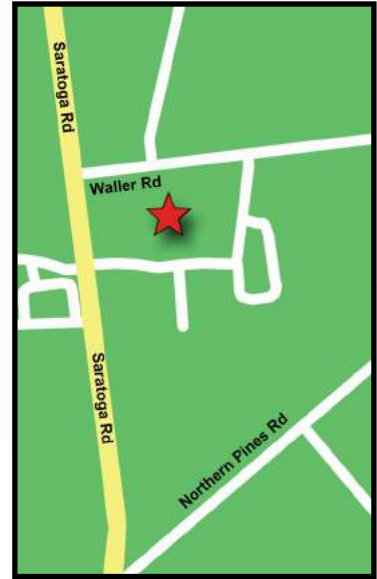
Heat and Hot Water are Included in Rent

Pets Allowed: Yes; 1 Pet Under 30 lbs, \$300 Deposit

Special Features:

Laundry Room, Community Room, Meeting Room, Patio, Off-Street Parking, and Weekly Shopping Bus

Age Requirement: 62+



Wilton Commons Senior Apartments

100 Wilton Commons Drive, Gansevoort, New York 12831

Web Address: ahfinc.net

Email: wiltoncommons@ahfinc.net

Management Co.: American Housing Management Co.

Phone: (518) 581-7696

Fax: (518) 584-9646

Building Information:

Number of Stories: 2

Number of Units: 36

Units Adapted for Disabled: All Handicapped Accessible
Two (2) Wheelchair Adapted

Rent Information:

One Bedroom Units: \$634

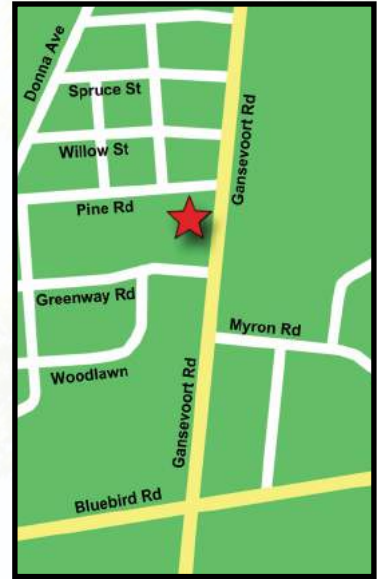
Two Bedroom Units: \$749

Heat, Hot Water, Trash, and Recycles Included in Rent

Pets Allowed: Yes; One Pet Under 20 lbs, Additional Deposit Required

Age Requirement: 55+

SARATOGA COUNTY



FAMILY-TYPE HOMES FOR ADULTS

Snowdrop Manor

607 Gansevoort Road, South Glens Falls, New York 12803

Owner: Nicole Hoffman

Phone: (518) 793-2422

License: Family Type Home for Adults

Not-For-Profit Home

Facility Information:

Number of Stories: 1

Number of Beds: 4

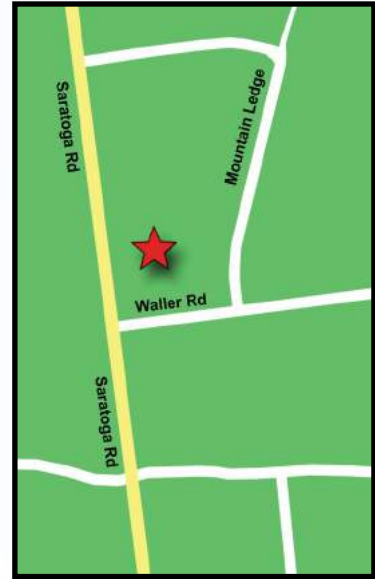
Rent Information:

Private Room: \$2,200 per month (No Entry Fee)

Services Included in Cost: Monitoring Resident's with Bathing, Dressing, and Personal Grooming, Medication Supervision, Resident Safety Checks, Wellness Programs, Hairdresser In-Home, Nutritious Meals and Snacks, and Too Many Others to List

Services at Additional Cost: Telephone, Prescriptions, and Off Premises Social Day Programs

THIS IS A NON-SMOKING FACILITY



Home of the Good Shepherd at Wilton

60 Waller Road, Wilton, New York 12831

Web Address: homeofthegoodshepherd.com

Phone: (518) 580-0702

Fax: (518) 580-0709

License: Assisted and Enhanced Assisted Living

Not-for-Profit Facility

Facility Information:

Number of Stories: 2 (With Elevators)

Number of Beds: 48

On-Site Health Professional: Yes, RN

Rent Information:

Assisted Studio and One Bedroom: \$4,290 and up per month

Enhanced Studio: \$6,350 and up per month

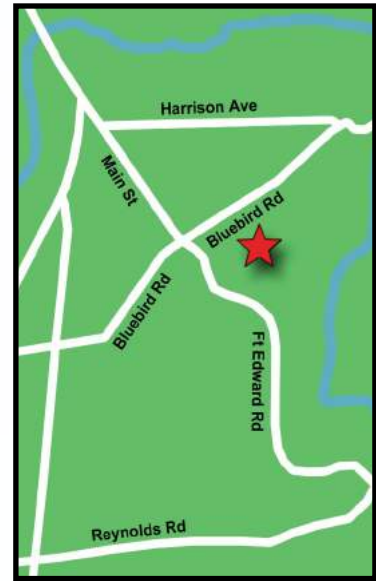
Utilities Included in Rent

Pets Allowed: No

Special Features:

Customized Care Plans, Medication Management, Freshly Prepared Meals, Housekeeping and Laundry Services, Social and Recreational Activities, On-site Church Services, Can Accommodate Couples, Private Modern Suites, and Call or See Website for Enhanced Assisted Living Amenities
No Age Requirement

THIS IS A NON-SMOKING FACILITY.



Home of the Good Shepherd at Moreau

198 Bluebird Road, South Glens Falls, New York 12803

Web Address: homeofthegoodshepherd.com

Phone: (518) 792-1000

Fax: (518) 792-1066

License: Assisted and Enhanced Assisted Living

Not-for-Profit Facility

Facility Information:

Number of Stories: 2 (With Elevators)

Number of Beds: 64

On-Site Health Professional: Yes, RN

Rent Information:

Assisted Studio and One Bedroom: \$4,100 and up per month

Enhanced Studio: \$6,700 and up per month

Utilities Included in Rent

Pets Allowed: No

Special Features:

Customized Care Plans, Medication Management, Freshly Prepared Meals, Housekeeping and Laundry Services, Social and Recreational Activities, On-site Church Services, Can Accommodate Couples, Private Modern Suites, and Call or See Website for Enhanced Assisted Living Amenities
No Age Requirement



Home of the Good Shepherd at Saratoga

400 Church Street, Saratoga Springs, New York 12866

Web Address: homeofthegoodshepherd.com

Phone: (518) 450-7360

Fax: (518) 450-7525

License: Assisted and Enhanced Assisted Living

Not-for-Profit Facility

Facility Information:

Number of Stories: 2 (With Elevators)

Number of Beds: 96

On-Site Health Professional: Yes, RN

Rent Information:

Assisted Studio and One Bedroom: \$4,400 and up per month

Enhanced Studio: \$7,200 and up per month

Utilities Included in Rent

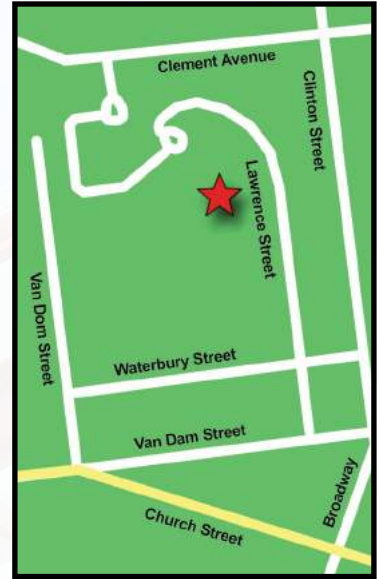
Pets Allowed: No

Special Features:

Customized Care Plans, Medication Management, Freshly Prepared Meals, Housekeeping and Laundry Services, Social and Recreational Activities, On-site Church Services, Can Accommodate Couples, Private Modern Suites, and Call or See Website for Enhanced Assisted Living Amenities

No Age Requirement

THIS IS A NON-SMOKING FACILITY.



Wesley Health Care Center

131 Lawrence Street, Saratoga Springs, New York 12866

Web Address: thewesleycommunity.org

Phone: (518) 587-3600

Not-For-Profit Facility

Building Information:

Number of Beds: 342

On-Site Health Professional: Yes

Rent Information:

Cost of Private Room: \$415 - \$425

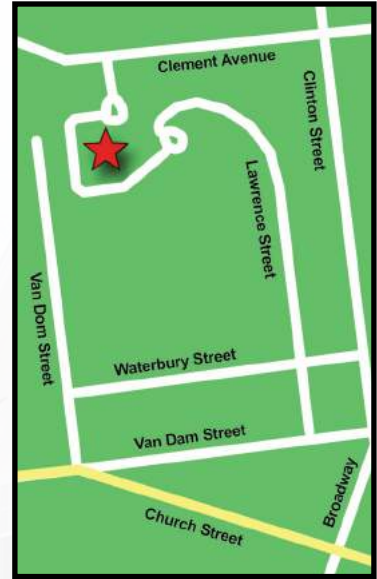
Cost of Semi-Private Room: \$395 - \$415

Utilities are Included in Rent

Special Features:

Skilled Nursing, Light Care Geriatrics, Alzheimer's and Memory Support, and Short-term Rehabilitation

SARATOGA COUNTY



Woodlawn Commons

156 Lawrence Street, Saratoga Springs, New York 12866

Web Address: thewesleycommunity.org

Phone: (518) 691-1560

Fax: (518) 587-1773

Not-For-Profit Facility

Building Information:

Number of Stories: 3

Number of Units: 60 Apartments

Rent Information:

One Bedroom Units: \$2080 - \$2350

Two Bedroom Units: \$2800 - \$3200

Utilities are Included in Rent

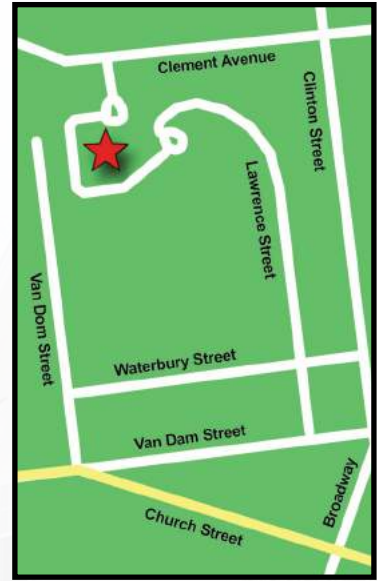
Pets Allowed: Yes; Some Restrictions and Deposit Required

Special Features:

Georgia's Restaurant, Country Store, Transportation to Medical Appointments and Shopping, Continuum of Care Campus, and Full Calendar of Social and Cultural Events

Age Requirement: 62+

INDEPENDENT SENIOR LIVING



Woodlawn Commons

156 Lawrence Street, Saratoga Springs, New York 12866

Web Address: thewesleycommunity.org

Phone: (518) 691-1560

Fax: (518) 587-1773

Building Information:

Number of Stories: 2

Number of Beds: 42

On-Site Health Professional: Yes, RN and LPN

Rent Information:

One Bedroom Units: Rates Start at \$4,030

Utilities are Included in Rent

Pets Allowed: No

Special Features:

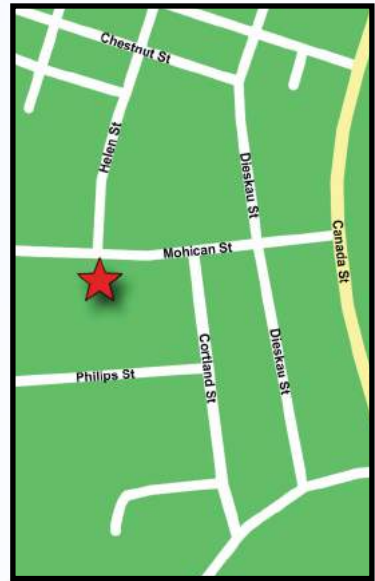
All Meals Included, Laundry, Housekeeping, Medication Management, Transportation to Medical Appointments, Activities, Shopping, and Activity Calendar

Age Requirement: 62+

**HOUSING OPTIONS FOR SENIORS
IN
WARREN COUNTY**

Market Rate..... 48
Subsidized Housing 52
Nursing Homes..... 59
Adult Care Facility..... 63
Retirement Living 66

WARREN COUNTY



Hunter's Run Adult Living Community

61 Mohican Street, Lake George, New York 12845

Owner: Kathy Bosy
Email: LLIB301@aol.com
Phone: (518) 668-2103
Fax: (518) 668-4109

Building Information:

Number of Stories: 2
Number of Units: 16

Payment Information:

One Bedroom w/ Den: Call for Rates
Utilities Not Included With Rent
Pets Allowed: Not Allowed

Special Features:

All Interior Doors are 3 Feet Wide for Wheelchair Access, Walk-In Closets, Washer/Dryer Hookups, and Hot Water Baseboard Heat
Age Requirement: 55+

THIS IS A NON-SMOKING FACILITY

MARKET RATE



Mallard's Landing

34 Willowbrook Road, Queensbury, New York 12804

Web Address: schermerhornholdings.com/project/mallards-landing

Management Co.: Schermerhorn Real Estate Holdings

Phone: (518) 798-0624

Fax: (518) 743-9653

Facility Information:

- Number of Stories: 3
- Number of Units: 42
- Units Adapted for Disabled: Yes

Rent Information:

- Two Bedroom: Call For Rates
- Water, Sewer, Trash, and Snow Removal are Included in Rent
- Pets Allowed: Yes; Restrictions and Fees Apply

Special Features:

- Game Room, Gathering Room, and Exercise Room
- Age Requirement: 55+

MARKET RATE



The Cottages at the Willows

44 Willow Brook Road, Queensbury, New York 12803

Web Address: schermerhornholdings.com

Management Co.: Schermerhorn Holdings

Phone: (518) 798-0674

Fax: (518) 743-9653

Building Information:

Number of Stories: 1

Number of Units: 32 (All Adapted for Disabled)

Payment Information:

One Bedroom w/ Den: Call for Rates

Utilities Not Included With Rent

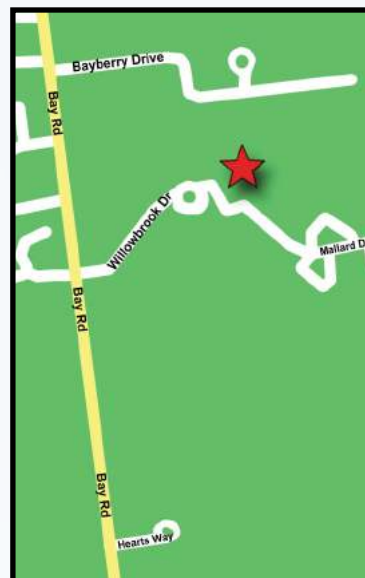
Pets Allowed: Yes; with Restrictions

Special Features:

Many, See Website For Details.

Age Requirement: 55+

THIS IS A NON-SMOKING FACILITY



The Willows

44 Willowbrook Road, Queensbury, New York 12804

Web Address: schermerhornholdings.com

Management Co.: Schermerhorn Holdings

Phone: (518) 798-0674

Fax: (518) 743-9653

Building Information:

Number of Stories: 2

Number of Units: 48

Units Adapted for Disabled: Yes

Rent Information:

One Bedroom Units: Call for Rates

Two Bedroom Units: Call for Rates

Heat is Included With Rent

Pets Allowed: Yes; With Restrictions

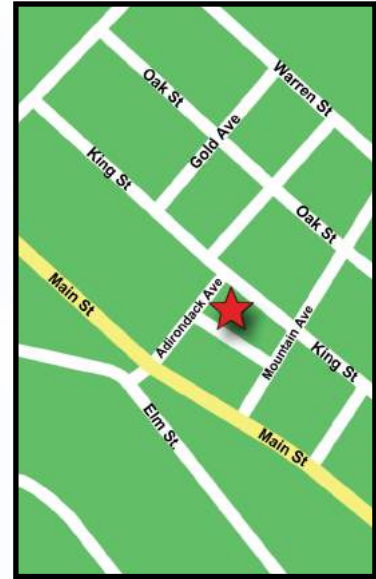
Special Features:

Too Many to List - See Our Website

Age Requirement: 55+

THIS IS A NON-SMOKING FACILITY

WARREN COUNTY



Austin Perry Corners

14 - 28 King Street , Warrensburg, New York 12885

Web Address: homefrontdevcorp.org

Management Co.: Homefront Development Corp.

Phone: (518) 747-8250

Fax: (518) 747-4284

Building Information:

Number of Stories: 1

Number of Units: 8

Rent Information: (Subject to Change Annually)

One Bedroom Units: \$507

Two Bedroom Units: \$600

Heat, Hot Water, Water, Sewer, and Garbage Included with Rent

Pets Allowed: Yes; Under 25 lbs with Additional Deposit

Special Features:

Washer / Dryer Hookup and Large Storage Room

Age Requirement: 62+



Cedars I and II

35 Evergreen Lane, Suite 1, Queensbury, New York 12804

Web Address: summitpmg.com

Management Co.: Summit Property Management Group

Phone: (518) 832-1701

Fax: (518) 832-1702

Building Information:

- Number of Stories: 3
- Number of Units: 124
- Units Adapted for Disabled: Upon Request

Rent Information:

- One Bedroom Units: \$367 - \$735
- Two Bedroom Units: \$735 - \$882
- Heat, Electric, Hot and Cold Water, and Trash and Recycling Removal Included With Rent
- Pets Allowed: No

Special Features:

- Dining Room, Cedars Salon, Community Room, Activities Club, Laundry Rooms On-Site, and Multiple Screened-In Porches
- Age Requirement: 55+

THIS IS A NON-SMOKING FACILITY

WARREN COUNTY



Henry Stichman Towers

23 Jay Street, Glens Falls, New York 12801

Web Address: glensfallshousingauthority.org

Management Co.: Glens Falls Housing Authority

Phone: (518) 793-2583

Fax: (518) 745-7862

Building Information:

Number of Stories: 11

Number of Units: 80

Units Adapted for Disabled: 4

Rent Information:

One Bedroom Units: 30% of Adjusted Gross Income

All Utilities are Included With Rent

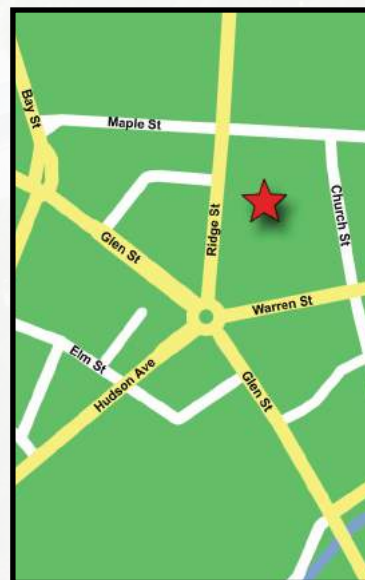
Pets Allowed: Pet Policy/Pet Deposit

Special Features:

Located in the heart of Downtown Glens Falls on public transportation route. Price Chopper offers ride to and from for shopping needs at Glen Street location biweekly.

Age Requirement: 62+

THIS IS A NON-SMOKING FACILITY



Robert J. Cronin High Rise

43 Ridge Street, Glens Falls, New York 12801

Web Address: glensfallshousingauthority.org

Management Co.: Glens Falls Housing Authority

Phone: (518) 793-2583

Fax: (518) 745-7862

Building Information:

Number of Stories:	10
Number of Units:	100
Units Adapted for Disabled:	10

Rent Information:

One Bedroom Units:	30% of Adjusted Gross Income
All Utilities are Metered Separately	
Pets Allowed: Pet Policy/Pet Deposit	

Special Features:

Located in the heart of Downtown Glens Falls on public transportation route. Price Chopper offers ride to and from for shopping needs at Glen Street location biweekly.

Age Requirement: 62+

THIS IS A NON-SMOKING FACILITY

WARREN COUNTY



Solomon Heights

18 Farr Lane East, Queensbury, New York 12804

Web Address: nationalchurchresidences.org

Management Co.: National Church Residences

Phone: (518) 743-1300

Fax: (518) 743-1451

Building Information:

Number of Stories: 2 (With Elevators)

Number of Units: 40

Units Adapted for Disabled: 2

Rent Information:

One Bedroom Units: Income Based

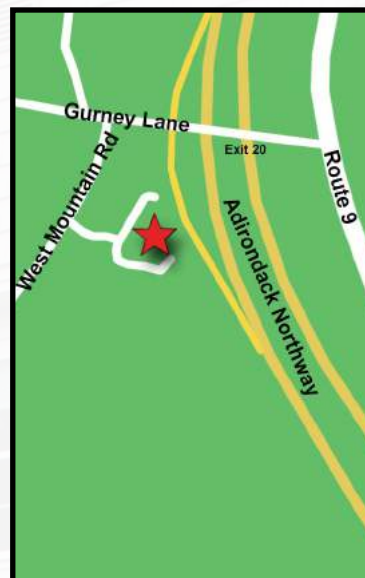
Pets Allowed: Yes; Small and Security Deposit Required

Special Features:

Service Coordinator, Library, Transportation, Emergency Call System, Community Room, and Meal Program Affiliate

Age Requirement: 62+

THIS IS A NON-SMOKING FACILITY



Westbrook Apartments

1260 West Mountain Road, Queensbury, New York 12804

Web Address: schermerhornholdings.com

Management Co.: Schermerhorn Holdings

Phone: (518) 798-0674

Fax: (518) 743-9653

Building Information:

Number of Stories: 3

Number of Units: 62

Units Adapted for Disabled: Yes

Rent Information:

Two Bedroom Units: Call for Rates

Utilities Not Included With Rent

Pets Allowed: Yes; With Restrictions

Special Features:

Too Many to List - See Our Website

Age Requirement: 55+

THIS IS A NON-SMOKING FACILITY



White Water Manor

10 Manor Road, North Creek, New York 12853

Phone: (518) 251-4641

Fax: (518) 251-4641

Building Information:

- Number of Stories: 2
- Number of Units: 24
- Units Adapted for Disabled: 12

Rent Information:

- One Bedroom Units: 30% of Adjusted Gross Income - Less Medical
- No Utilities Included With Rent
- Pets Allowed: Yes; Small With \$100 Deposit

Special Features:

- Coin-Op Laundry, Drug Store and Bank Within Walking Distance, North Creek Health Center Across the Street, and Meals on Wheels Delivery Site.
- Age Requirement: 62+ or Disabled (Handicapped)



Adirondack Tri-County Nursing & Rehabilitation Center, Inc.

112 Ski Bowl Road, North Creek, New York 12853

Web Address: adirondacknursing.com

Administrator: Hal G. Payne

Phone: (518) 251-4227

Fax: (518) 251-4207

This is a Public Not-for-Profit Facility.

Building Information:

Number of Stories: 1

Number of Beds: 82

Onsite Health Professionals: 2 (Dr. Daniel Way / Dr. John Ruge)

Payment Information:

Private-Pay Cost, Private Room: \$300 per day

Private-Pay Cost, Semi-Private Room: \$290 per day

Special Features:

Dementia Care and Respite Care available. Adult Day Care Program, Outpatient Therapy, and Short Term Rehabilitation (Speech, Occupational & Physical Therapy)

THIS IS A NON-SMOKING FACILITY

WARREN COUNTY



Stanton Nursing and Rehabilitation Centre

(On September 1, 2017 the name changed to Glens Falls Center for Rehabilitation and Nursing)

152 Sherman Ave., Glens Falls, NY 12801

Web Address: clrchhealth.com

Administrator: Shannon McHale, LNHA

Phone: (518) 793-2575

Fax: (518) 793-0563

This is a For Profit Facility.

Facility Information:

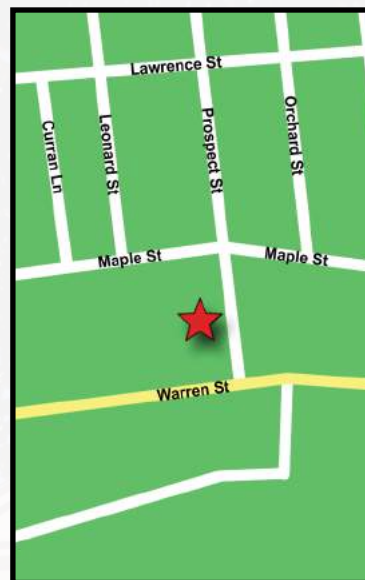
- Number of Stories: 1
- Number of Beds: 120
- Facility Physician: Dr. Suzanne Blood

Payment Information:

- Private-Pay Cost, Private Room: \$372.73 per day
- Private-Pay Cost, Semi-Private Room: \$351.27 per day

THIS IS A NON-SMOKING FACILITY

WARREN COUNTY



The Pines at Glens Falls Center for Nursing and Rehabilitation

170 Warren Street, Glens Falls, NY 12801

Web Address: pinesglensfalls.com

Administrator: Chris Alexander

Phone: (518) 793-5163

Fax: (518) 793-5165

This is a For Profit Facility.

Facility Information:

Number of Stories:	4
Number of Units:	120 (40 Bed Rehabilitation Unit)
Facility Physician(s):	Hudson Headwaters Health Network
Dementia Care	

Payment Information:

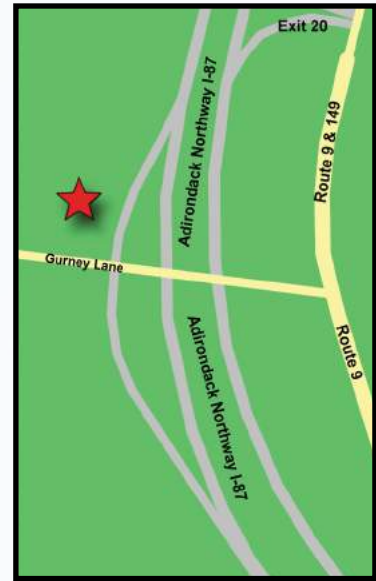
Private-Pay Cost, Private Room:	\$365 Long Term Care	\$410 Short Term Care
Private-Pay Cost, Semi Private:	\$340 Long Term Care	\$390 Short Term Care

Medicare, Medicaid, Self Pay and Most Insurances

Special Features:

Sub Acute Rehabilitative Care features our Signature Passport Rehabilitation Program, Private and Semi Private Accommodations for Long Term Care and Short Term Rehab, Dedicated Rehabilitation Unit, and WiFi, Cable, and Phone Provided at No Charge on Our Rehab Unit

THIS IS A NON-SMOKING FACILITY



Warren Center for Rehabilitation and Nursing

42 Gurney Lane, Queensbury, New York 12801

Web Address: centershealthcare.com/warren_center

Administrator: Barry Fliegelman

Phone: (518) 761-6540

Fax: (518) 761-6590

This is a For Profit Facility.

Facility Information:

Number of Stories:	1
Number of Beds:	80
Facility Physician:	Dr. Socolof
Dementia Care Available	

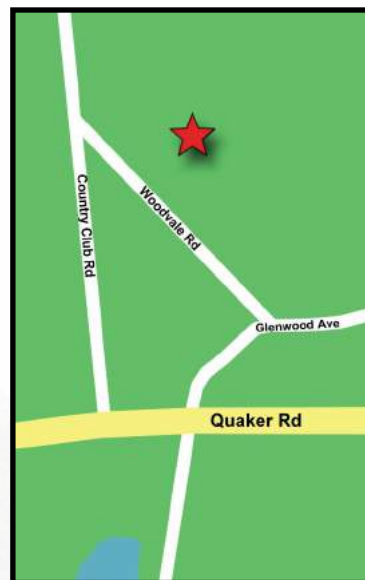
Payment Information:

Private-Pay Cost, Private Room:	\$375 per day
Private-Pay Cost, Semi-Private Room:	\$375 per day

Special Features:

Short term rehabilitation and Medicare and Medicaid Accepted

THIS IS A NON-SMOKING FACILITY



Brookdale Queensbury

27 Woodvale Road, Queensbury, New York 12804

Web Address: brookdale.com

License: Enriched Housing and Dementia Care

Phone: (518) 793-5556

Fax: (518) 793-9863

This is a For Profit Facility

Facility Information:

Number of Stories: 2

Number of Units: 84

On-Site Health Professional: Nursing Staff and Physical and Occupational Therapy Services

Pets Allowed: Yes

Payment Information:

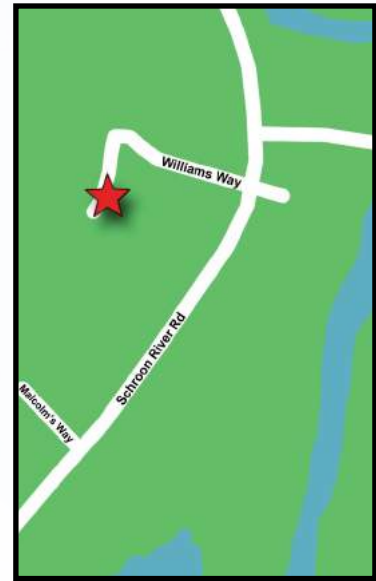
Cost of Private Room: Call for Rates

Cost of Semi-Private Room: Call for Rates

Services Included in Cost: Meals, Medication Management, Activities, Laundry, Housekeeping, Local Medical Transport, and Personal Care Plans Available With Comprehensive Nursing Assessment

Special Features:

Dementia Unit



Countryside Adult Home

353 Schroon River Road, Warrensburg, New York 12885

Web Address: warrencountyny.gov/cs/

Director: Edward B. Corcoran

Operator: Warren County

Phone: (518) 623-3451

Fax: (518) 623-5590

Not-For-Profit Adult Home

Building Information:

Number of Stories: 1
 Number of Units: 48
 On-Site Health Professional: Yes

Rent Information:

Cost of Semi-Private Room: \$103.50
 Private Pay and Medicaid

Special Features:

Respite Care and Long Term Care Provided, Adult Day Care, Variety of Activities Including Field Trips, Experienced Caregivers and Genuine Care, and Location of Warrensburg Meal Site

SMOKING OUTSIDE ONLY



The Terrace at the Glen at Hiland Meadows

71 Longview Drive, Queensbury New York 12804

Web Address: glenhiland.com

Phone: (518) 832-7864

Fax: (518) 832-7891

Not-For-Profit Enriched Housing Community

Facility Information:

Number of Stories: 2 (With Elevator)

Number of Units: 43

On-Site Health Professional: Yes

Payment Information:

Cost of Studio Apt: \$3,990 and up

Cost of One Bedroom: \$5,325 and up

Services Included in Cost: Licensed Nursing Staff and Resident Care Assistants Providing Assistance with the Activities of Daily Living, Case Management and Medication Management, Weekly Housekeeping and Laundry, Resident Safety Checks, 24 Hour Security, Emergency Call System, Scheduled Transportation, 3 Meals per Day, All Utilities, Cable and Wireless Internet, and Social, Cultural, Recreational and Wellness Programs

Special Features:

On-Site Physical and Occupational Therapy Services, Podiatrist Visits, Mobile Imaging and Lab Services, and Respite Care (2 Week Min, \$1000/wk)

THIS IS A NON-SMOKING COMMUNITY



The Glen at Hiland Meadows

39 Longview Drive, Queensbury, New York 12804

Web Address: glenhiland.com

Phone: (518) 832-7800 or (866) 212-4536

Fax: (518) 832-7895

Not-for-Profit Facility

Facility Information:

Number of Stories: 2 (With Elevators)

Number of Beds: 74 Apts., 18 Cottages

Payment Information:

One Bedroom: \$2,488

Two Bedroom: \$3,320

Entry Fee: Yes, Refundable and Limited Straight Rental

Services Included in Cost: 24 hour Security, Restaurant-Style Dining, Country Store, Housekeeping, Maintenance, Parking, Emergency Call System, Local and Long distance Telephone, All Utilities, Cable, Wireless Internet, Library, Transportation, and Social, Cultural, Religious, Recreational and Wellness Programs

Pets Allowed: Yes

Special Features:

Sponsors - The Conkling Center, Inc. and The Eddy.

On-Site Physical and Occupational Therapy Services, Podiatrist Visits, Mobile Imaging and Lab Services

**HOUSING OPTIONS FOR SENIORS
IN
WASHINGTON COUNTY**

Market Rate..... 69
Subsidized Housing 70
Nursing Homes..... 79
Adult Care Facility..... 82
Retirement Living 83



Waters Edge Apartments

3 Boulevard, Hudson Falls, New York 12839

Web Address: schermerhornholdings.com

Management Co.: Schermerhorn Holdings

Phone: (518) 798-0674

Fax: (518) 743-9653

Building Information:

Number of Stories: 3

Number of Units: 58

Units Adapted for Disabled: 3

Rent Information:

One Bedroom Units: Call For Rates

Two Bedroom Units: Call For Rates

No Utilities are Included in Rent

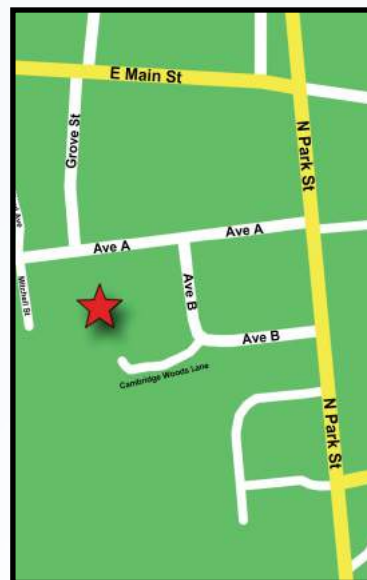
Pets Allowed: Yes; with restrictions

Special Features:

Elevator, Fitness Center/Activity Room, and Too Many Others to List

Age Requirement: 55+

THIS IS A NON-SMOKING COMMUNITY



Cambridge Square Apartments

6 Cambridge Woods Lane, Cambridge, New York 12816

Web Address: belmontmgmt.com

Management Co.: Belmont Management Co.

Phone: (518) 677-2920

Fax: (518) 677-2920

Building Information:

Number of Stories: 2 (With Elevator)

Number of Units: 24

Units Adapted for Disabled: 2

Rent Information:

One Bedroom Units Only: Approx. 30% of Adjusted Gross Income

Heat and Hot Water are Included with Rent

Pets Allowed: Yes, Size and Weight Restrictions and Security Deposit

Special Features:

Community Room, Laundry, Off Street Parking, and Library / Lounge Room

Age Requirement: 62+ or Disabled

THIS IS A NON-SMOKING COMMUNITY



Cambridge Woods Apartments

2 Cambridge Woods Lane, Cambridge, New York 12816

Web Address: belmontmgmt.com

Management Co.: Belmont Management Co.

Phone: (518) 677-5584

Fax: (518) 677-5584

Building Information:

Number of Stories: 2 (With Elevator)

Number of Units: 24

Units Adapted for Disabled: 2

Rent Information:

One Bedroom Units Only: Based on Income

Heat and Hot Water are Included with Rent

Pets Allowed: Yes; Size and Weight Restrictions and Security Deposit

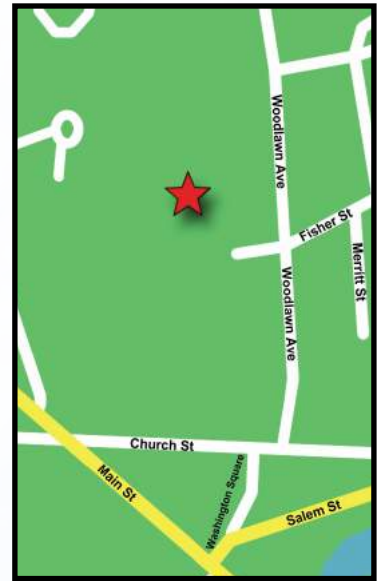
Special Features:

Community Room, Laundry, Emergency Maintenance, and Off Street Parking

Age Requirement: 62+

THIS IS A NON-SMOKING COMMUNITY

Information acquired from website and not received directly from facility.



Cynthia Meadows

20 Woodlawn Avenue, Greenwich, New York 12834

Web Address: coniferliving.com

Management Co.: Conifer Realty, LLC

Phone: (518) 692-9532

Fax: (518) 692-9533

Building Information:

Number of Stories: 2

Number of Units: 36

Units Adapted for Disabled: 2

Rent Information:

One Bedroom Units: Call For Rates

Pets Allowed: Yes; \$100 Deposit

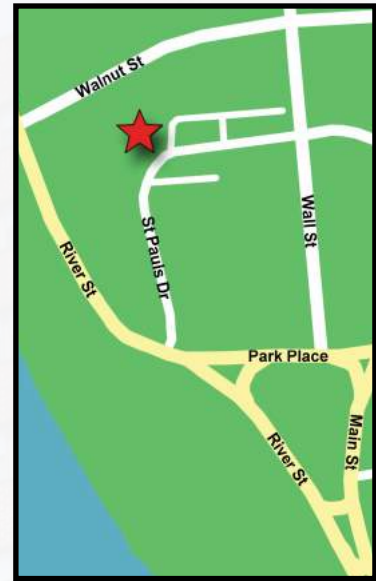
Special Features:

Laundry Center, Clubhouse, Library, Controlled Building Access, Intercom System, 24 hr Maintenance, and Accessible For People With Disabilities

Age Requirement: 62+

THIS IS A NON-SMOKING COMMUNITY

Information acquired from website and not received directly from facility.



G. Roswell Earl Towers

1 St. Paul Drive, Hudson Falls, New York 12839

Web Address: glensfallshousingauthority.org

Phone: (518) 793-2583

Fax: (518) 745-7862

Building Information:

Number of Stories: 9

Number of Units: 75

Units Adapted for Disabled: 10

Rent Information:

One Bedroom Units: 30% of Adjusted Gross Income and

Utilities Are Metered Separately

Pets Allowed: Pet Policy/Pet Deposit

Special Features:

Located in the heart of Hudson Falls on public transportation route. Transportation provided every Saturday to Walmart on Quaker Road for shopping needs.

Age Requirement: 62+

THIS IS A NON-SMOKING COMMUNITY



Lufkin Commons

12 Lufkin Way, Argyle, New York 12809

Web Address: homefrontdevcorp.com

Management Co.: Homefront Development Corp.

Phone: (518) 747-8250

Fax: (518) 747-4284

Building Information:

Number of Stories: 1

Number of Units: 8

Rent Information: (Subject to Change Annually)

One Bedroom: \$523

Two Bedroom: \$628

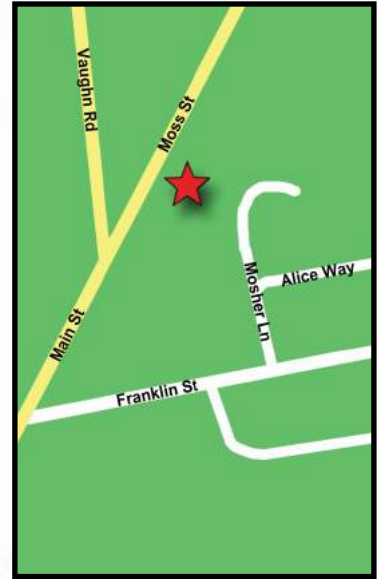
Heat, Hot Water, Sewer and Garbage Included with Rent

Pets Allowed: Yes; Subject to Lease Agreement Requirements

Special Features:

Washer/Dryer Hook-Up Available and Large Storage Room

Age Requirement: 62+



Moss Street Square

3014 State Route 4, Hudson Falls, New York 12839

Web Address: homefrontdevcorp.com

Management Co.: Homefront Development Corp.

Phone: (518) 747-8250

Fax: (518) 747-4284

Building Information:

Number of Stories: 1

Number of Units: 20

Rent Information: (Subject to Change Annually)

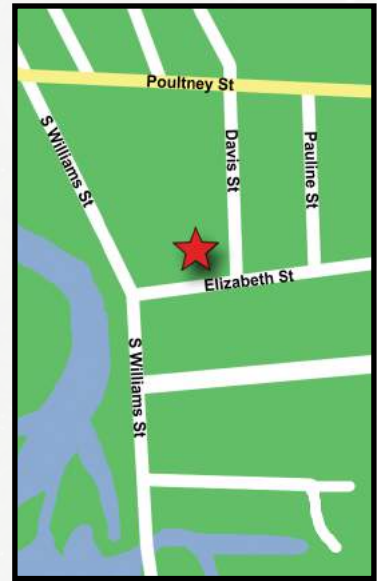
One Bedroom: \$443

Two Bedroom: \$502

Washer/Dryer Hook-Up Available and Large Storage Room

Pets Allowed: Yes, Small - under 25 lbs with Additional Deposit

Age Requirement: 62+



Mountainview Commons

88 Quaker Road, Granville, New York 12832

Web Address: nationalchurchresidences.org

Management Co.: National Church Residences

Phone: (518) 642-2418

Fax: (518) 642-2903

Building Information:

Number of Stories: 2 (With Elevators)

Number of Units: 40

Units Adapted for Disabled: 4

Rent Information: (Subject to Change Annually)

Studio: Income Based

One Bedroom: Income Based

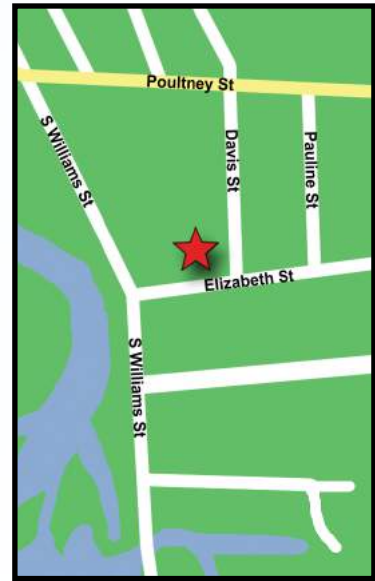
Pets Allowed: Yes; Small - Security Deposit Required

Special Features:

Service Coordinator, Emergency Call System, Central Air, Picnic Area, Community Room, Library, Meal Program Affiliate, and Transportation

Age Requirement: 62+ or Disabled

THIS IS A NON-SMOKING FACILITY



Skenesborough Harbor

8 Elizabeth Street, Whitehall, New York 12887

Web Address: nationalchurchresidences.org

Management Co.: National Church Residences

Phone: (518) 499-1498

Fax: (518) 499-2517

Building Information:

Number of Stories:	2
Number of Units:	40
Adaptive Units:	10

Rent Information:

Studio:	Based on Income
One Bedroom:	Based on Income
Sewer, Water, and Trash Pickup Included in Rent	
Pets Allowed:	Yes; \$300 Deposit

Special Features:

Secure Building, Laundry Room, Community Room, and On-Site Service Coordinator

Age Requirement: 62+ or Under 62 for Disabled



Westfield Heights

44 George St., Fort Ann, New York 12827

Web Address: homefrontdevcorp.com

Management Co.: HomeFront Development Corp.

Phone: (518) 747-8250

Fax: (518) 747-4284

Building Information:

Number of Stories: 1

Number of Units: 8

Rent Information:

One Bedroom: \$472

Two Bedroom: \$559

Heat, Hot Water, Sewer, and Garbage Included with Rent

Pets Allowed: Yes; 1 Pet Under 25 lbs with Additional Deposit

Special Features:

Washer/Dryer Hook-Up Available and Large Storage Room

Age Requirement: 62+ (All Household Members)



Fort Hudson Health System

319 Broadway, Fort Edward, NY 12828

Web Address: forthudson.com

Administrator: Amanda Waite

Phone: (518) 747-2811

Fax: (518) 747-2740

This is a Not-For-Profit Facility.

Facility Information:

Number of Stories: 1 and 2

Number of Beds: 196

Beds for Respite Care: 1

Two Specialized Secured Units for Dementia Care

Integrated Senior Health Care and Housing Provider

Facility Physicians: Glens Falls Hospital,
Hudson Headwaters Health Network

Payment Information:

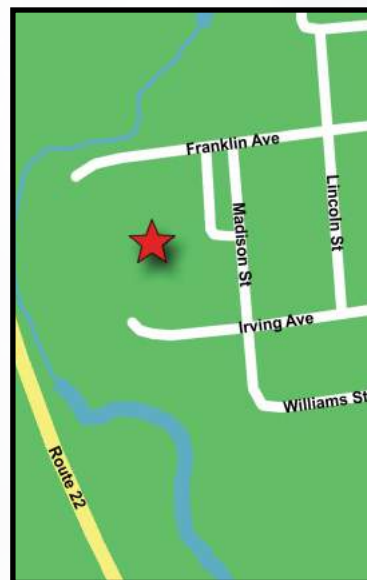
Private-Pay Cost; Private Room: Call For Rates

Private-Pay Cost; Semi-Private Room: Call For Rates

Special Features:

Medical Day Care, Social Day Care, Rehabilitation, Respite,
Home Care, and Retirement Living

THIS IS A NON-SMOKING FACILITY



Granville Center

17 Madison Street, Granville, New York 12832

Web Address: centershealthcare.com/indian_river

Administrator: Renee Groesbeck

Phone: (518) 642-2710

Fax: (518) 642-1318

Facility Information:

Number of Stories: 1

Number of Beds: 122

Facility Physicians: Leonard Gelman, M.D.

Payment Information:

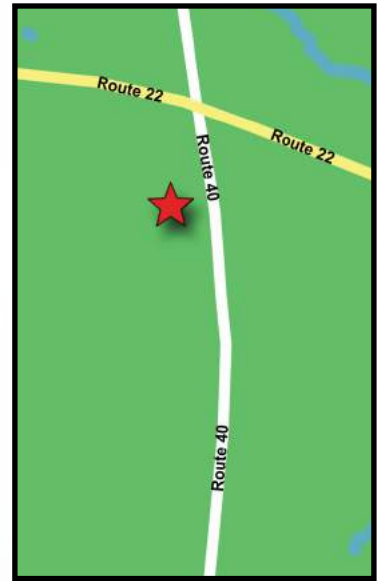
Private-Pay Cost; Long Term: \$410 per day

Private-Pay Cost; Rehab: \$475 per day

Special Features:

Dementia Care, Physical, Occupational and Speech Therapies, Dialysis, IV Therapy, and Wound Vacuum and Management

THIS IS A NON-SMOKING FACILITY



The Orchard Nursing & Rehabilitation Centre

(On September 1, 2017 the name changed to Slate Valley Center for Nursing and Rehabilitation)

10421 State Route 40, Granville, New York 12832

Administrator: Janice Doughman

Phone: (518) 642-2346

Fax: (518) 642-3870

This is a For Profit Facility.

Facility Information:

Number of Stories: 1

Number of Beds: 88

Facility Physician(s): Sean Kimball, Eric Goe,
Carl Beckler, and Brian Kilpatrick

Dementia Care Available

Payment Information:

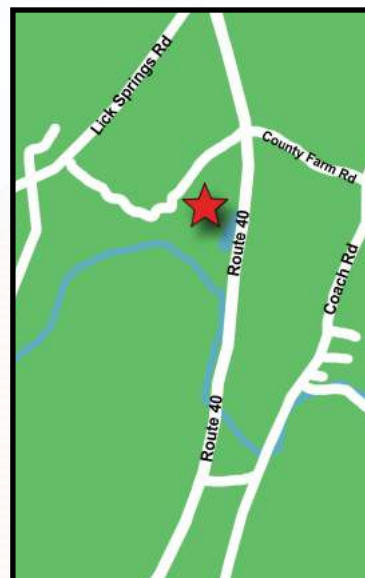
Cost of Private Room: Call For Rates

Cost of Semi-Private Room: Call For Rates

Special Features:

Short Term Rehabilitation, Out-Patient Rehabilitation, Social Activities, Patio and Garden Area, Religious Services, and Library

THIS IS A NON-SMOKING FACILITY



Washington Center For Rehabilitation and Healthcare

4573 Route 40, Argyle, New York 12809

Web Address: centershealthcare.com/washington_center

Administrator: Brooke Daley

Phone: (518) 638-8274

Fax: (518) 638-6420

This is a For Profit Facility.

Facility Information:

Number of Stories: 1

Number of Beds: 122

On-Site Health Professionals: Dr. Masaba and Dr. Hayes

Dementia Care and Respite

Payment Information:

Private-Pay Cost; Private Room: \$410

Private-Pay Cost; Semi-Private Room: \$410

Special Features:

Adult Day Care, Occupational and Physical Therapy, Wound Vacuum and Care, Speech Therapy, Stroke Rehabilitation, Complex Medical Care, and Comfort Care and Palliative Care.



The Oaks at Fort Hudson

325 Broadway, Fort Edward, New York 12828

Web Address: forthudson.com

Phone: (518) 747-2811

Fax: (518) 747-1083

This is a Not-For-Profit Facility.

Facility Information:

Number of Stories: 1

Number of Units: 62

Payment Information:

Cost of One Bedroom: Call For Rates

Cost of Tow Bedroom: Call For Rates

There is No Entry Fee

Services Included in Cost: A La Carte Services include Dining, Housekeeping, Transportation, Activities, Priority Consideration, and Other Senior Services

THIS IS A NON-SMOKING FACILITY

INDEX
HAMILTON COUNTY
Alphabetical Index of Facilities

Indian Lake Senior Housing 28

INDEX

SARATOGA COUNTY

Alphabetical Index of Facilities

Adam Lawrence Corinth Senior Housing	33
Embury Apartments	34
Harrison Terrace	30
Home of the Good Shepherd at Moreau	42
Home of the Good Shepherd at Saratoga	43
Home of the Good Shepherd at Wilton	41
Kirby Village.....	35
Midtown Apartments	36
Northern Pines Senior Apartments	37
Prestwick Chase at Saratoga	31
Saratoga West.....	38
Snowdrop Manor.....	40
The Summit at Saratoga	32
Wesley Health Care Center	44
Wilton Commons Senior Apartments.....	39
Woodlawn Commons (Enriched Housing).....	46
Woodlawn Commons (Independent Senior Living).....	45

INDEX
WARREN COUNTY
Alphabetical Index of Facilities

Adirondack Tri-County Nursing & Rehabilitation Center, Inc.....	59
Austin Perry Corners	52
Brookdale Queensbury.....	63
Cedars I and II.....	53
Countryside Adult Home.....	64
Henry Stichman Towers	54
Hunter’s Run Adult Living Community.....	48
Mallard’s Landing	49
Robert J. Cronin High Rise.....	55
Solomon Heights	56
Stanton Nursing and Rehabilitation Centre.....	60
The Cottages at the Willows	50
The Glen at Hiland Meadows	66
The Pines at Glens Falls Center for Nursing and Rehabilitation.....	61
The Terrace at the Glen at Hiland Meadows	65
The Willows.....	51
Warren Center for Rehabilitation and Nursing.....	62
Westbrook Apartments.....	57
White Water Manor	58

INDEX
WASHINGTON COUNTY
Alphabetical Index of Facilities

Cambridge Square Apartments.....	70
Cambridge Woods Apartments.....	71
Cynthia Meadows	72
Fort Hudson Health System.....	79
G. Roswell Earl Towers.....	73
Indian River Rehabilitation & Nursing Center.....	80
Lufkin Commons	74
Moss Street Square.....	75
Mountainview Commons.....	76
The Oaks at Fort Hudson	83
The Orchard Nursing & Rehabilitation Centre.....	81
Skenesborough Harbor.....	77
Washington Center For Rehabilitation and Healthcare.....	82
Waters Edge Apartments.....	69
Westfield Heights.....	78



— THE —
CONKLING CENTER
—

AGELESS OPPORTUNITIES

Committed to Enhancing the Quality of Life
for Community Members Age 55+

Serving the Greater Glens Falls Area for over 100 years

TRANSPORTATION

HEALTH AND SAFETY

PUBLICATIONS

PARTNERSHIPS

LEARNING AND LEISURE

79 Warren Street, Glens Falls, NY 12801

518-793-1494

info@theconklingcenter.org

www.theconklingcenter.org



THE
CONKLING
CENTER

AGELESS OPPORTUNITIES

79 Warren Street
Glens Falls, NY 12801

518-793-1494

info@theconklingcenter.org
www.theconklingcenter.org