



Queensbury Planning Board Agenda

First Regular Meeting: **Tuesday, March 19, 2019**/ Time 7 – 11 pm
 Queensbury Activities Center @ 742 Bay Road

Approval of Minutes

Dates- January 15, 2019 & January 22, 2019

Planning Board Recommendations:

Applicant(s)	<u>JEREMY ENTWISTLE & CASSIE LEONARD</u>	Application Type	Subdivision Preliminary Stage 1-2019
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	Hutchins Engineering	Lot size	54.8 acres
Location	1434 Bay Road	Ward: 1	Zoning Classification: RR3A
Tax ID No.	265.-1-73.1	Ordinance Reference	Chapter 183
Cross Reference	PC169-2015 sf home; BOTH359-2015 garage;	Warren Co. Referral	n/a
Public Hearing	n/a for recommendation	Site Information	APA, CEA, wetlands
<p>Project Description: Applicant proposes a two lot subdivision of a 54.8 acre parcel into a 3 acre parcel for a new single family home and a 51.8 acre parcel with an existing home to remain. Applicant proposes several waivers at preliminary stage including clearing plan, grading and erosion control and stormwater. Pursuant to Chapter 183 of the Zoning Ordinance, subdivision of land shall be subject to Planning Board review and approval. Variance: Relief is sought for lot width. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

Applicant(s)	<u>CHRISTIAN & EUSTACIA SANDER</u>	Application Type	Site Plan 13-2019
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Hutchins Engineering	Lot size	.24 acres
Location	98 Bay Parkway	Ward: 1	Zoning Classification: WR
Tax ID No.	226.15-1-19	Ordinance Reference	179-13-010
Cross Reference	AV5-1998, AV55-1995, AV14-2000, AV86-2001, SP1-2002, AV1-2002, 2000-417 septic alt.	Warren Co. Referral	March 2019
Public Hearing	n/a for recommendation	Site Information	APA, CEA
<p>Project Description: Applicant proposes a 632 sq. ft. garage addition to an existing home. Project also includes removal of an existing detached garage and shed, and installation of permeable pavers to replace a slate walkway at front of home. New shore replanting is also proposed. Pursuant to Chapter 179-13-010 of the Zoning Ordinance, expansion of a nonconforming structure in a CEA shall be subject to Planning Board review and approval. Variance: Relief is sought for setbacks, floor area and permeability. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

Old Business:

Applicant(s)	<u>STEWART'S SHOPS CORP.</u>	Application Type	Site Plan 2-2019
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	n/a	Lot size	2.87 acres
Location	221 Corinth Road	Ward: 4	Zoning Classification: CI
Tax ID No.	309.13-2-25	Ordinance Reference	179-3-040
Cross Reference	SP 5-2001 Stewart's bldg.; SP 45-2012 bank w/drive thrus; SP 20-2013 Freezer addition; many others; AV 2-2019;	Warren Co. Referral	January 2019
Public Hearing	January 22, 2019, March 19, 2019	Site Information	Travel corridor
<p>Project Description: Applicant proposes a revision to build new convenience store with attached 5,139 sq. ft. bank and a storage shed. The existing convenience store and bank, 4,711 sq. ft., will remain open during construction and the existing building and gas canopy will be demolished when the new building is complete. The project also now includes two proposed curb cuts on Big Bay Road and sidewalks to align with the crosswalk at the corner of Big Bay and Corinth Road. The new canopy is to be 4,656 sq. ft. and to be constructed when the original building is demolished. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, new construction shall be subject to Planning Board review and approval.</p>			

New Business:

Applicant(s)	<u>NEW BEGINNINGS COMMUNITY CHURCH, INC.</u>	Application Type	Site Plan 6-2019
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	n/a	Lot size	15.45 acres
Location	487 Dix Avenue	Ward: 2	Zoning Classification: CM
Tax ID No.	303.16-1-33	Ordinance Reference	179-3-040
Cross Reference	SUB 19-2005, SP 10-2008, SP 25-2009, SP 21-2010, SP 17-2011, 2008-615 Church;	Warren Co. Referral	March 2019 & Town of Kingsbury
Public Hearing		Site Information	

Project Description: Applicant proposes to utilize a portion of an existing 9,323 sq. ft. church for a restaurant. The project includes leasing 475 sq. ft. kitchen space and 625 sq. ft. of dining space for 45 seats. No additional site work is proposed, as the new restaurant will use the existing parking and access used for the church. The restaurant and church are proposed to operate on the site. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, new food service use shall be subject to Planning Board review and approval.

Applicant(s)	<u>MATTHEW J. BARRETT</u>	Application Type	Site Plan 5-2019
Owner (s)	James E. Barrett	SEQR Type	Unlisted
Agent(s)	Jarrett Engineers, PLLC	Lot size	1.72 acres
Location	437 Dix Avenue	Ward: 2	Zoning Classification: CM
Tax ID No.	303.16-1-8	Ordinance Reference	179-3-040
Cross Reference	SP 59-2011 auto sales; SP 27-2013 consignment shop;	Warren Co. Referral	March 2019
Public Hearing		Site Information	

Project Description: Applicant proposes to maintain and expand an outdoor storage area for Barrett vehicles rented and owned. The site and building business includes Hertz Rental and TowAway that has auto sales and service for vehicles. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, outside storage shall be subject to Planning Board review and approval.

Applicant(s)	<u>MARILYN OTTO</u>	Application Type	Site Plan 10-2019
Owner (s)	Douglas Mabey, Inc.	SEQR Type	Unlisted
Agent(s)	n/a	Lot size	2.8 acres
Location	94 Big Boom Road	Ward: 4	Zoning Classification: CLI
Tax ID No.	309.17-1-22	Ordinance Reference	179-3-040
Cross Reference	SP 30-2000; (SP 62-89, SB 4-97, SP 23-97)	Warren Co. Referral	March 2019
Public Hearing		Site Information	

Project Description: Applicant proposes to reuse an existing 5,600 sq. ft. building at the Exit 18 business park for operating an auto accessories and bedliners business. The building floor plan includes a 375 sq. ft. showroom, an office area and three bays for auto services. Building is part of existing eighteen business park that includes self-storage and warehouse business operations. Applicant proposes no exterior changes and no site changes. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, new commercial use in a pre-existing building shall be subject to Planning Board review and approval.

- Any further business which may be properly brought before the Board -