



Queensbury Planning Board Agenda

Second Regular Meeting: **Tuesday, March 26, 2019** / Time 7 – 11 pm  
 Queensbury Activities Center @ 742 Bay Road

**Old Business:**

Applicant(s)	<b><u>JEREMY ENTWISTLE &amp; CASSIE LEONARD</u></b>	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	<b>March 26, 2019</b>	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.</p>			

Applicant(s)	<b><u>CHRISTIAN &amp; EUSTACIA SANDER</u></b>	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	<b>March 26, 2019</b>	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.</p>			

**New Business:**

Applicant(s)	<b><u>SCOTT JOHN</u></b>	Application Type	Site Plan 11-2019
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	n/a	Lot size	.34 acre
Location	Big Bay Road	Ward: 4	Zoning Classification: CLI
Tax ID No.	309.13-2-16	Ordinance Reference	179-3-040
Cross Reference	UV47-98, AV49-98, SP18-2013 Clearing, SP 60-2014 5,000 sf bldg.;	Warren Co. Referral	n/a
Public Hearing	<b>March 26, 2019</b>	Site Information	
<p>Project Description: Applicant proposes to construct a 1,200 sq. ft. steel building and some outside storage for a construction company –roofing company. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, new commercial construction and outside storage shall be subject to Planning Board review and approval.</p>			

Applicant(s)	<b><u>JUST GOODS, INC.</u></b>	Application Type	Site Plan 12-2019
Owner (s)	NYS Job Development Authority	SEQR Type	Type II
Agent(s)	Mark Levack	Lot size	9.55 acres
Location	276 Dix Avenue	Ward: 2	Zoning Classification: CLI
Tax ID No.	303.15-1-32	Ordinance Reference	179-3-040
Cross Reference	SP17-2000 new use warehouse (SP31-93); SP13-2013 new use maint. bldg.; 2004-767 int. alt.;	Warren Co. Referral	March 2019
Public Hearing	<b>March 26, 2019</b>	Site Information	

Project Description: Applicant proposes to lease a 52,000 sq. ft. building on an existing site that has two other buildings. The two smaller buildings are leased by other tenants. The applicant will be leasing only a portion of the 52,000 sq. ft. building at this time. The lease of the remaining space will occur at the end of December 2019. No site work is proposed as all alterations are interior. Pursuant to Chapter 179-3-040 of the Zoning Ordinance new use of existing commercial building shall be subject to Planning Board review and approval.

**Discussion Item:**

Applicant(s)	<b><u>ALEX &amp; MICHELLE WILCOX</u></b>	Application Type	Discussion 1-2019
Owner (s)	Thomas Dubois	SEQR Type	Type II
Agent(s)		Lot size	1.93 acres
Location	Corner Walkup Rd. & Moon Hill Rd.	Ward: 1	Zoning Classification: RR3A
Tax ID No.	278.20-1-3	Ordinance Reference	179-9-040
Cross Reference	AV32-2018 (voided)	Warren Co. Referral	n/a
Public Hearing	n/a for discussion	Site Information	

Project Description: Applicant proposes construction of a 2,840 sq. ft. single family home at corner of Walkup Rd. & Moon Hill Rd. This is a 1.93 acre lot zoned RR3A. The project proposed will have driveway access off Moon Hill Road due to the slopes on the site. The project would be subject to Site Plan and Variance relief due to the slopes and zoning requirements. Pursuant to Chapter 179-9-040 of the Zoning Ordinance, discussion with the Planning Board may be requested by the applicant.

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