



Queensbury Planning Board Agenda

First Regular Meeting: **Tuesday, January 15, 2019** / Time 7 – 11 pm
 Queensbury Activities Center @ 742 Bay Road

Approval of Minutes

Dates - November 13, 2018 & November 27, 2018

Tabled Items

Applicant(s)	<u>THE ADDICTIONS CARE CENTER OF ALBANY (ACCA)</u>	Application Type	Site Plan 69-2018
Owner (s)	Prime Glenwood, LLC	SEQR Type	Unlisted
Agent(s)	BBL – John Kellogg	Lot size	.83 acre
Location	79 Glenwood Avenue	Ward: 2	Zoning Classification: CI
Tax ID No.	296.19-1-42	Ordinance Reference	179-3-040
Cross Reference	SP 32-88; AV 1412-21815; 2006-439 & 2012-551 comm. alt.; multiple signs & permits	Warren Co. Referral	November 2018
Public Hearing	November 13, 2018, January 15, 2019	Site Information	wetland

Project Description: Applicant proposes to use an existing two story structure for a health related facility – a women’s residential substance use disorder treatment and recovery service. The existing building is 4,357 sq. ft. (footprint). The applicant proposes no exterior changes to the building or site. Revision to site work includes new green space area and privacy fencing on either side. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, new use for health related facility shall be subject to Planning Board review and approval.

Applicant(s)	<u>CLEAR BROOK, LLC</u>	Application Type	Subdivision Preliminary Stage 13-2018 Freshwater Wetlands Permit 6-2018
Owner (s)	Excess Land, LLC	SEQR Type	Unlisted
Agent(s)	Hutchins Engineering	Lot size	145.3 acres
Location	Big Boom Road	Ward: 4	Zoning Classification: WR
Tax ID No.	316.14-1-6	Ordinance Reference	Chapter 183 & Chapter 94
Cross Reference	SUB Sketch Plan 4-2018; AV 54-2018	Warren Co. Referral	n/a
Public Hearing	August 28, 2018; October 16, 2018; January 15, 2019	Site Information	I-87 Overlay Zone, wetlands

Project Description: Applicant proposes a 14 lot residential subdivision of a 145.30 acre parcel. Project is within I-87 overlay zone. Applicant requests waiver for construction details, landscape plan, clearing plan, grading and erosion and stormwater. Pursuant to Chapter 183 and Chapter 94 of the Zoning Ordinance, subdivision of land and work within 100 ft. of a wetland shall be subject to Planning Board review and approval.

Planning Board Recommendations:

Applicant(s)	<u>LANCE HILLMAN</u>	Application Type	Site Plan 1-2019
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Dennis MacElroy	Lot size	.70 acre
Location	48 Hillman Road	Ward: 1	Zoning Classification: WR
Tax ID No.	239.8-1-54	Ordinance Reference	179-13-010
Cross Reference	SEP 739-2017 Septic Alt., AV 1-2019;	Warren Co. Referral	January 2019
Public Hearing	n/a for recommendation	Site Information	APA, CEA

Project Description: Applicant proposes a new bay window feature facing the shoreline. Also included are an addition to the first floor of 623 sq. ft. which includes front entryway addition, west roadside covered porch, west shoreline expansion of interior space and east side sunroom with patio. Pursuant to Chapter 179-13-010 of the Zoning Ordinance, expansion of a non-conforming structure in a CEA shall be subject to Planning Board review and approval. **Variance:** Relief is sought for addition of a bay window, increased FAR and expansion of a non-conforming structure. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

Applicant(s)	TRACY TAYLOR	Application Type	Site Plan 4-2019
Owner (s)	William J. Rourke, Sr.	SEQR Type	Type II
Agent(s)	n/a	Lot size	.29 acre
Location	21 Jay Road	Ward: 1	Zoning Classification: WR
Tax ID No.	289.10-1-13	Ordinance Reference	179-13-010
Cross Reference	SP 40-2017 & AV 38-2017 1,935 sf addition; 93702-3453 septic alt.;	Warren Co. Referral	n/a
Public Hearing	n/a for recommendation	Site Information	CEA
<p>Project Description: Applicant proposes to remove a 161.60 sq. ft. enclosed porch and to construct a new 161.60 enclosed porch with a 64 sq. ft. covered balcony above. No other site work or alterations are to occur. The new porch is no closer than existing porch. Pursuant to Chapter 179-13-010 of the Zoning Ordinance, expansion of a non-conforming structure shall be subject to Planning Board review and approval. Variance: Relief is sought for setbacks and expansion of a non-conforming structure. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

Applicant(s)	STEWART'S SHOPS CORP.	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 thru; SP 20-2013 Freezer addition; many others; AV 2-2019;	Warren Co. Referral	January 2019
Public Hearing	n/a for recommendation	Site Information	Travel corridor
<p>Project Description: Applicant proposes to build new convenience store with attached 5,139 sq. ft. bank. 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 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. Variance: Relief is sought for building and canopy setbacks. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

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