



Queensbury Planning Board Agenda

Second Regular Meeting: **Tuesday, January 22, 2019** / Time 7 – 11 pm
 Queensbury Activities Center @ 742 Bay Road

Old Business

Applicant(s)	LANCE HILLMAN	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	January 22, 2019	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.

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	January 22, 2019	Site Information	CEA

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.

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	January 22, 2019	Site Information	Travel corridor

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.

Applicant(s)	<u>DAMON HARTMAN/PRENTISS CARLISLE</u>	Application Type	Site Plan 64-2018
Owner (s)	Theodore Rawson	SEQR Type	Unlisted
Agent(s)	n/a	Lot size	135.33 acres total of 3 parcels
Location	West Mountain Road	Ward: 3	Zoning Classification: -20.2 RR3A; -21 & -22 LC10A
Tax ID No.	300.-1-20.2, 300.-1-21, 300.-1-22,	Ordinance Reference	179-6-010
Cross Reference	n/a	Warren Co. Referral	October 2018
Public Hearing	October 16, 2018, November 27, 2018, January 22, 2019	Site Information	Steep slopes, stream crossing

Project Description: Applicant proposes a timber harvest plan for three parcels. Project includes a selective harvest with main access and header to be located on parcel 300.-1-20.2. Skid trails have been identified with 50 ft. buffer from stream corridor and only one stream crossing. Harvest is not to occur in areas with a slope 15% or greater. Pursuant to Chapter 179-6-010 of the Zoning Ordinance, timber harvest shall be subject to Planning Board review and approval.

New Business:

Applicant(s)	<u>MAC INDUSTRIES</u>	Application Type	Site Plan Modification 70-2018
Owner (s)	DMAR Property Management, LLC	SEQR Type	Unlisted
Agent(s)	Michele Colon	Lot size	.52 acre
Location	343 Corinth Road	Ward: 4	Zoning Classification: CLI
Tax ID No.	308.16-2-12	Ordinance Reference	179-9-120
Cross Reference	Several (91, 92 94), most recent: AV 36-1998; SP 67-2012 home to office; UV 126-1992 chg. of use; SP 77-2017;	Warren Co. Referral	January 2019
Public Hearing	January 22, 2019	Site Information	Travel Corridor

Project Description: Applicant proposes to modify existing site plan to maintain fencing, parking, access driveway, berm areas and gates. Project site is used for a commercial construction company and material storage – using existing building and site. Pursuant to Chapter 179-9-120 of the Zoning Ordinance, modifications to an approved site plan shall be subject to Planning Board review and approval.

Applicant(s)	<u>GREAT ESCAPE THEME PARK, LLC</u>	Application Type	Site Plan 3-2019
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	Jarrett Engineers	Lot size	237.6 acres
Location	1172 State Route 9	Ward: 1	Zoning Classification: RC
Tax ID No.	288.20-1-20	Ordinance Reference	179-3-040
Cross Reference	SP PZ 23-2015 Greezed Lightnin ride, SP 5-2017 Bonzai Pipeline ride; SP 15-2018 Pandemonium ride; Several more	Warren Co. Referral	January 2019
Public Hearing	January 22, 2019	Site Information	

Project Description: Applicant proposes to update rides in “Kidapalooza” with water related rides. Removing car ride and replace with “Shipwreck Cove” and “Watermania” – 15,000 +/- sq. ft. of disturbance to include rides, new concrete area, shade structure and new walkway access to main waterpark. Project also includes new pathway entrance big red planes and a new portal to waterpark area “Hurricane Harbor”. Project includes fencing to remove access to amphitheater. Project includes stormwater management, grading, and some new plantings at perimeter. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, new construction shall be subject to Planning Board review and approval.

Any further business which may be properly brought before the Board