



Queensbury Planning Board Agenda

First Regular Meeting: Tuesday, October 16, 2018 / Time 7 – 11 pm  
Queensbury Activities Center @ 742 Bay Road

**MS4 TRAINING SPONSORED BY WARREN COUNTY SOIL AND WATER DISTRICT**  
**6:00 P.M. TO 7:00 P.M.**

**Approval of Minutes**

Dates- August 21, 2018 & August 28, 2018

**Administrative Items**

Site Plan PZ 230-2016 Legacy Land Holdings – request for an additional one year extension  
Site Plan 70-2017 Mark & Kimberly Gardner – request for one year extension  
Subdivision Prelim. Stage 13-2018 & Freshwater Wetlands Permit 6-2018 Clear Brook, LLC–request to further table

**Tabled Items:**

Applicant(s)	<b><u>RASHEED BHATTI</u></b>	Application Type	Site Plan 46-2018
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)		Lot size	3.95 acres
Location	1602 State Route 9	Ward: 1	Zoning Classification: CI
Tax ID No.	288.8-1-11.2	Ordinance Reference	179-3-040
Cross Reference	SP PZ 153-2016, AV 33-2017, assorted bldg. permits	Warren Co. Referral	July 2018
Public Hearing	September 25, 2018, <b>October 16, 2018</b>	Site Information	Travel corridor overlay

Project Description: (1) Applicant requests to maintain existing improvements to Cabin 1 at 270 sq. ft. with a 132 sq. ft. deck, and Cabin 2 at 294 sq. ft. with a 144 sq. ft. deck. Project work for Cabins 1-7 include extending roof area over porch area of the cabins. (2) Project also includes removal of a 75 sq. ft. storage area at the rear of the main motel unit building to construct a 420 sq. ft. storage building addition. Project also maintains previous site plan to construct 4 additional cabins SP PZ 153-2016 and associated site work. Applicant has active permits for cabins 3, 4 & 5 renovations in same footprint. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, new commercial construction shall be subject to Planning Board review and approval.

**New Business:**

Applicant(s)	<b><u>JOHN KOKOLETSOS</u></b>	Application Type	Subdivision Preliminary Stage 22-2018 Subdivision Final Stage 21-2018
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	Hutchins Engineering; Barlett, Pontiff, Stewart & Rhodes, PC; VanDusen & Steves	Lot size	4.28 acres
Location	132 Montray Road	Ward: 2	Zoning Classification: MDR
Tax ID No.	296.13-1-26	Ordinance Reference	Chapter 183
Cross Reference	AV 60-2018; SUB (P) 18-2018	Warren Co. Referral	n/a
Public Hearing	<b>October 16, 2018</b>	Site Information	

Project Description: Applicant proposes a two lot subdivision of a 4.28 acre parcel. One lot to be 2.28 acres and to maintain existing home and driveway access to Montray Road. The second lot is to be 2.0 acres for a proposed new home to have access from Pinecrest. Pursuant to Chapter 183 of the Zoning Ordinance, subdivision of land shall be subject to Planning Board review and approval.

Applicant(s)	<b>MICHAEL FIACCO/63 Quaker Rd. LLC</b>	Application Type	Site Plan 63-2018
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	Keith Baff	Lot size	3.18 acre
Location	63 Quaker Road	Ward: 2	Zoning Classification: CI
Tax ID No.	296.18-1-5	Ordinance Reference	179-3-040
Cross Reference	SP 3-2017 & AV 3-2017 facades; BOTH 196-2015 loading dock roof; SP 53-2015; many sign & interior alt. permits;	Warren Co. Referral	October 2018
Public Hearing	<b>October 16, 2018</b>	Site Information	Travel corridor
<p>Project Description: Applicant proposes to upgrade six main facades and adding one new façade entry for tenants in a building complex. Façade improvements include new lighting and canopy. New façades to remove existing stucco façade to replace with wooden fascia – no exterior extension features. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, exterior building work shall be subject to Planning Board review and approval.</p>			

Applicant(s)	<b>DAMON HARTMAN/PRENTISS CARLISLE</b>	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	<b>October 16, 2018</b>	Site Information	Steep slopes, stream crossing
<p>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 to be no greater than 15% of property. Pursuant to Chapter 179-6-010 of the Zoning Ordinance, timber harvest shall be subject to Planning Board review and approval.</p>			

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