



Queensbury Planning Board Agenda

First Regular Meeting: **Tuesday, November 13, 2018** / Time 7 – 11 pm
Queensbury Activities Center @ 742 Bay Road

Approval of Minutes

Dates- September 18m 2018 & September 25, 2018

Administrative Items

Planning Board Recommendations:

Applicant(s)	<u>CURTIS D. DYBAS</u>	Application Type	Site Plan 67-2018
Owner (s)	Sara N. Kelly	SEQR Type	Type II
Agent(s)	n/a	Lot size	1.3
Location	17 Cliff Hollow Road	Ward: 1	Zoning Classification: WR
Tax ID No.	239.18-1-32	Ordinance Reference	179-13-010
Cross Reference	AST 0438-2018 Dock;	Warren Co. Referral	November 2018
Public Hearing	n/a for recommendation	Site Information	APA, CEA
<p>Project Description: Applicant proposes a 711 sq. ft. single story addition to the main floor for a new bedroom. Alterations to house also include kitchen area expansion, 2nd floor bedroom ceiling to be raised and removal of two porch areas. Adjacent to new bedroom addition to be a 211 sq. ft. screened porch. Existing four bedrooms to remain four bedrooms. Main floor bedroom converted to audio visual with new great room and kitchen area expansion. Pursuant to Chapter 179-13-010 of the Zoning Ordinance, expansion of a nonconforming structure shall be subject to Planning Board review and approval. Variance: Relief is sought for setbacks and height. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

Applicant(s)	<u>MELISSA FREEBERN/ARTISIAN INK</u>	Application Type	Site Plan 71-2018
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	n/a	Lot size	.34 acre
Location	928 State Route 9	Ward: 1	Zoning Classification: CM
Tax ID No.	296.13-1-14	Ordinance Reference	179-9-120
Cross Reference	AV 18-2009, SP 28-2009, AV 70-2018	Warren Co. Referral	November 2018
Public Hearing	n/a for recommendation	Site Information	
<p>Project Description: Applicant proposes removal of an existing 113 +/- sq. ft. existing porch and handicap lift and plans to reconstruct a 213 +/- sq. ft. handicap ramp and landing. 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. Variance: Relief is sought for setbacks. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

New Business:

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	Site Information	wetland
<p>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. All parking, green areas and lighting to remain as is. 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.</p>			

Applicant(s)	JUSTINE DOBERT	Application Type	Site Plan 68-2018
Owner (s)	52 Main Street, LLC	SEQR Type	Unlisted
Agent(s)	n/a	Lot size	.45 acre
Location	52 Main Street	Ward: 4	Zoning Classification: MS
Tax ID No.	309.10-2-28	Ordinance Reference	179-5-070
Cross Reference	UV 44-2004; SP 67-20044; SP 47-2009; SP 11-2005; multiple signs & permits	Warren Co. Referral	November 2018
Public Hearing	November 13, 2018	Site Information	

Project Description: Applicant proposes to maintain a privacy fence between an existing residence and commercial use structure to discourage cut-through traffic. The fence is 32.7 ft. at 6 ft. in height. Pursuant to Chapter 179-5-070 of the Zoning Ordinance, fences in commercial zones shall be subject to Planning Board review and approval.

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