



Queensbury Planning Board Agenda

Second Regular Meeting: **Tuesday, November 27, 2018** / Time 7 – 11 pm
 Queensbury Activities Center @ 742 Bay Road

Administrative Items

PUD Site Plan 57-2015 Queensbury Partners - request for additional extension to approved site plan.
 SP 32-2018 James Brown - request to deny with out prejudice

Tabled Items

Applicant(s)	<u>FRENCH MOUNTAIN INN</u>	Application Type	Site Plan 54-2018
Owner (s)	Aftab (Sammy) Bhatti	SEQR Type	Unlisted
Agent(s)	Gary Hughes	Lot size	1.01 acres
Location	1449 State Route 9	Ward: 1	Zoning Classification: CI
Tax ID No.	288.-1-56	Ordinance Reference	179-3-040
Cross Reference	AV22-2005, AV14-2009, AV24-2011, AV48-2012, SP19-2005, SP19-2009, SP33-2011, SP54-2012; AV 53-2018;	Warren Co. Referral	August 2018
Public Hearing	August 28, 2018, October 23, 2018, November 27, 2018	Site Information	Travel corridor

Project Description: Applicant proposes a revision to an existing 1,110 sq. ft. area as blacktop where a previous approval was for this area to remain as lawn. Revision is 882 sq. ft. of lawn and 228 sq. ft. of permeable pavers to be installed. Property use is an existing lodging facility. Applicant requested approvals in year 2012 for addition to lobby, storage over lobby, sign towers, handicap ramp location and a canopy area. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, permeability relief shall be subject to Planning Board review and approval.

Applicant(s)	<u>TRA TOM DEVELOPMENT</u>	Application Type	Subdivision Preliminary Stage 15-2018 Subdivision Final Stage 19-2018
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	Hutchins Engineering & VanDusen & Steves	Lot size	29.06 acres
Location	Richmond Hill Drive	Ward: 3	Zoning Classification: MDR
Tax ID No.	308.7-1-48	Ordinance Reference	Chapter 183, Chapter 94
Cross Reference	SUB 4-2003 & FWW 6-2003 (33 lots); Mod. 10/2009 (lots 3-10 & 18 & 19); AV 55-2018;	Warren Co. Referral	n/a
Public Hearing	August 28, 2018, October 23, 2018, November 27, 2018	Site Information	wetlands

Project Description: Applicant proposes a revision from a 5 lot to a 4 lot subdivision of lot one of Barringer Heights. Three lots to be residential, remainder lot 25.78 acres not to be developed per previous subdivision. Lot 1A to be 1.2 acres; lot 1B to be 1.01 acres; Lot 1C to be 1.04 acres. Pursuant to Chapter 183 and Chapter 94 of the Zoning Ordinance, subdivision of land 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	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.

Old Business

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	November 27, 2018	Site Information	APA, CEA

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.

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	November 27, 2018	Site Information	

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.

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