

Queensbury Zoning Board of Appeals Agenda

Meeting: Wednesday, January 16, 2019 Time: 7:00- 11:00 pm

Queensbury Activities Center – 742 Bay Road

Agenda subject to change and may be found at: www.queensbury.net

Approval of meeting minutes: December 19, 2018

NEW BUSINESS:

Applicant(s)	Lance Hillman	Area Variance No	Z-AV-1-2019
Owner(s)	Lance Hillman	SEQRA Type	II
Agent(s)	Dennis MacElroy, Environmental Design Partnership	Lot Size	0.70 Acres
Location Ward No.	48 Hillman Road Ward 1	Zoning	WR
Tax Id No	239.8-1-54	Section	179-3-040; 179-13-010
Cross Ref	SP 1-2019	Warren County Planning	January 2019
Public Hearing	January 16, 2019	Adirondack Park Agency	ALD
Project Description Applicant proposes construction of a new bay window feature facing the shoreline, first floor addition of 623 sq. ft., front entryway addition (covered porch), and sunroom with patio to the existing A-frame home. Relief requested from minimum shoreline setback requirements and Floor Area Ratio requirements for the WR zoning district. Planning Board: Site Plan Review required for expansion of a nonconforming structure within a CEA.			

Applicant(s)	Stewart's Shops Corp. / Chris Potter	Area Variance No	Z-AV-2-2019
Owner(s)	Stewart's Shops Corp.	SEQRA Type	II
Agent(s)	Stewart's Shops Corp.	Lot Size	2.88 Acres
Location Ward No.	221 Corinth Road Ward 4	Zoning	CI / CLI
Tax Id No	309.13-2-25	Section	179-3-040
Cross Ref	SP 2-2019	Warren County Planning	January 2019
Public Hearing	January 16, 2019	Adirondack Park Agency	n/a
Project Description Applicant proposes demolition of 4,711 sq. ft. existing building and construction of a 5,139 sq. ft. new convenience store (Stewart's Shop) with gas island canopy and bank drive-thru canopy. Relief requested from minimum setback requirements for the CI and CLI zoning districts. Planning Board: Site Plan Review required for the new building and for the associated site improvements.			

Applicant(s)	Tracy Taylor	Area Variance No	Z-AV-3-2019
Owner(s)	William Rourke, Sr.	SEQRA Type	II
Agent(s)	n/a	Lot Size	0.29 Acres
Location Ward No.	21 Jay Road Ward 1	Zoning	WR
Tax Id No	289.10-1-13	Section	179-3-040; 179-13-040
Cross Ref	SP 4-2019; AV 28-2017; SP 40-2017	Warren County Planning	n/a
Public Hearing	January 16, 2019	Adirondack Park Agency	n/a
Project Description Applicant proposes to remove an existing 161.60 sq. ft. enclosed porch and construct a new 161.60 sq. ft. porch with covered 64 sq. ft. balcony (upper story deck). Relief requested from minimum shoreline setback requirements for the WR zoning district. Planning Board: Site Plan Review required for expansion of a nonconforming structure within a Critical Environmental Area.			

Any further business that the Chairman determines may be properly brought before the Zoning Board of Appeals.