



Queensbury Planning Board Agenda

Second Regular Meeting: Tuesday, January 23, 2018 / Time 7 – 11 pm
Queensbury Activities Center @ 742 Bay Road

Administrative Items

Tabled Items

Applicant(s)	ERROL SILVERBERG	Application Type	Site Plan 62-2017
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Dale Clothier & Michael S. Borgos	Lot size	6.55 acres
Location	230 Lockhart Mt. Road	Ward: 1	Zoning Classification: RR-5
Tax ID No.	252.-1-38.1	Ordinance Reference	179-5-020
Cross Reference	1994 Septic; 91301-1598 Bldg. Alt. 1995; 095633-4555 Comm. Alt. & Addition 1995; UV 3-2017; AV 59-2017; UV 3-2017	Warren Co. Referral	September 2017
Public Hearing	September 26, 2017, January 23, 2018	Site Information	APA

Project Description: Applicant proposes a 2,304 sq. ft. single story addition to an existing 8,400 sq. ft. private garage. Project is in RR-5 zone that does not list private garage as an allowed use. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, new construction shall be subject to Planning Board review and approval.

Applicant(s)	GREGORY TERESI	Application Type	SP 67-2017
Owner (s)	Lawrence Davis	SEQR Type	Type II
Agent(s)	Hutchins Engineering; Bartlett, Pontiff, Stewart & Rhodes	Lot size	.215 acre
Location	State Route 9L	Ward: 1	Zoning Classification: WR
Tax ID No.	239.18-1-27.2	Ordinance Reference	179-6-060
Cross Reference	AV 31-2017, SP 33-2017	Warren Co. Referral	November 2017
Public Hearing	November 14, 2017, January 23, 2018	Site Information	APA, LGPC

Project Description: Applicant proposes to construct a 1,812 sq. ft., 3 bedroom home and associated site work. Project occurs on 15% slope and includes stormwater management, permeable pavers, with septic system on adjoining lot. Pursuant to Chapter 179-6-060 of the Zoning Ordinance, new construction occurring within 50' of 15% slopes shall be subject to Planning Board review and approval.

Old Business

Applicant(s)	WILLIAM MASON	Application Type	Site Plan 1-2018
Owner (s)	Samuel Lightbody	SEQR Type	Type II
Agent(s)	Same as applicant	Lot size	.05 acre
Location	13 Tuscarora Drive	Ward: 1	Zoning Classification: WR 1A
Tax ID No.	239.8-1-45	Ordinance Reference	179-3-040, 179-13-010
Cross Reference	SP 52-97, AV 52-97, SP 52-97, AV20191, BP 098010 addition, BP 992576 alteration, AV 1-2018	Warren Co. Referral	January 2018
Public Hearing	January 23, 2017	Site Information	APA, LGPC

Project Description: Applicant proposes 256 sq. ft. of new second floor area on south side and includes raising roof area on north side. Also proposed is a 32 sq. ft. entry deck. Pursuant to Chapter 179-3-040 & 179-13-010 of the Zoning Ordinance, expansion of a non-conforming structure shall be subject to Planning Board review and approval.

Applicant(s)	LEONARD ROMEO	Application Type	Site Plan 5-2018
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Jim Girard Landscape Maintenance Corp.	Lot size	.3 acre
Location	282 Cleverdale Road	Ward: 1	Zoning Classification: WR
Tax ID No.	226.16-1-40	Ordinance Reference	179-3-040, 179-6-050
Cross Reference	612-2017 septic alt.; 190-2017 sundeck; 191-2017 dock; AV 6-2018	Warren Co. Referral	January 2018
Public Hearing	January 23, 2018	Site Information	APA, LGPC
Project Description: Applicant proposes to remove a portion of existing pathway & patio areas to replace with permeable pavers along path & patio areas of 654 sq. ft. Pursuant to Chapter 179-3-040 & 179-6-050 of the Zoning Ordinance, hard surfacing within 50' of shoreline shall be subject to Planning Board review and approval.			

Applicant(s)	HWP DEVELOPMENT, LLC (Johnny Rockets)	Application Type	Site Plan 3-2018
Owner (s)	HWP Development, LLC	SEQR Type	Unlisted
Agent(s)	Jarrett Engineers, PLLC	Lot size	10.73 acres
Location	89 Six Flags Drive	Ward: 1	Zoning Classification: CI
Tax ID No.	295.8-1-5	Ordinance Reference	179-4-080
Cross Reference	SV 70-2005, SP 61 2004 & 61-2004(M) Pedestrian bridge; SP 4-2004 Hotel; AV 5-2018	Warren Co. Referral	January 2018
Public Hearing	January 23, 2018	Site Information	Travel Corridor overlay
Project Description: Project Description: Applicant proposes a 2,280 sq. ft. outdoor eating area addition to the "Johnny Rockets" restaurant. The deck is to accommodate 120 seats and 1,080 sq. ft. of the deck is to be covered. Pursuant to Chapter 179-4-080 of the Zoning Ordinance, new outdoor deck food service shall be subject to Planning Board review and approval.			

Applicant(s)	DAVID COHEN & MICHELLE KAPLAN	Application Type	Site Plan 4-2018
Owner (s)	Same as applicants	SEQR Type	Type II
Agent(s)	Jarrett Engineers, PLLC	Lot size	1.41 acres
Location	18 Crooked Tree Drive	Ward: 1	Zoning Classification: WR
Tax ID No.	239.15-1-9	Ordinance Reference	179-13-010, 179-5-020, 179-3-040
Cross Reference	BP 098355 Res. Alt.(summer kitchen); 428-2016 septic alt.; AV 3-2018	Warren Co. Referral	January 2018
Public Hearing	January 23, 2017	Site Information	APA, LGPC
Project Description: Applicant proposes to renovate a 352 sq. ft. shed to a game room with a bathroom, 192 sq. ft. screened-in porch, 168 sq. ft. front porch and to raise a portion of the roof. Pursuant to Chapter 179-13-010, 179-5-020 & 179-3-040 of the Zoning Ordinance, expansion of a non-conforming structure shall be subject to Planning Board review and approval.			

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