



Queensbury Planning Board Agenda

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

**Approval of Minutes**

Dates: January 16<sup>th</sup> & January 23<sup>rd</sup>, 2018

**Old Business**

Applicant(s)	<b>WILLIAM &amp; BONNIE THOMAS</b>	Application Type	Site Plan 17-2018
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Hutchins Engineering/Michael J. O'Connor	Lot size	.25 acre
Location	9 Genista Lane	Ward:	Zoning Classification: WR
Tax ID No.	289.10-1-35, 289.10-1-36	Ordinance Reference	179-6-050, 179-6-060
Cross Reference	1991 replace dock; AV 13-2018; SP 16-2018 & AV 12-2018	Warren Co. Referral	n/a
Public Hearing	<b>March 13, 2018</b>	Site Information	CEA

Project Description: Applicant proposes to construct a new driveway greater than 10% slopes and to connect the driveway to the adjoining lot (289.10-1-36). Project will allow access to parcel 289.10-1-36 through parcel 289.10-1-35. Driveway existing is 2,160 sq. ft. and an additional 875 sq. ft. to be added to total 3,035 sq. ft. Pursuant to Chapter 179-6-050 & 179-6-060 of the Zoning Ordinance construction of driveway on a slope of 10% or more shall be subject to Planning Board review and approval. Pursuant to Chapter 179-6-050 & 179-6-060 of the Zoning Ordinance construction of driveway on a slope of 10% or more shall be subject to Planning Board review and approval.

Applicant(s)	<b>JUDKINS FAMILY TRUST</b>	Application Type	Site Plan 16-2018
Owner (s)	Same as applicant & William & Bonnie Thomas (driveway)	SEQR Type	Type II
Agent(s)	Hutchins Engineering/Michael J. O'Connor	Lot size	.37 acre
Location	15 Genista Lane	Ward: 1	Zoning Classification: WR
Tax ID No.	289.10-1-36, 289.10-1-35	Ordinance Reference	179-6-050, 179-6-060
Cross Reference	BP 99273 Rebuild Dock; AV 12-2018; SP 17-2018 & AV 13-2018;	Warren Co. Referral	n/a
Public Hearing	<b>March 13, 2018</b>	Site Information	CEA

Project Description: Applicant proposes removal of a 550 sq. ft. (1100 sq. ft. floor area) home to construct an 832 sq. ft. (1664 floor area) home. Work includes hard surfacing within 50 ft. of shoreline and occurs within 50 ft. of 15% slopes. Project includes reworking driveway on applicant parcel and adjoining parcel. Pursuant to Chapter 179-6-050 & 179-6-060 of the Zoning Ordinance, construction within 50' of 15% slopes and hard surfacing within 50' of shoreline shall be subject to Planning Board review and approval. Pursuant to Chapter 179-6-050 & 179-6-060 of the Zoning Ordinance, construction within 50' of 15% slopes and hard surfacing within 50' of shoreline shall be subject to Planning Board review and approval.

**Planning Board Recommendations:**

Applicant(s)	<b>WILLIAM MINER</b>	Application Type	Site Plan 20-2018
Owner (s)	CKT Enterprises, LLC – Starr Mowery	SEQR Type	Unlisted
Agent(s)	n/a	Lot size	.33 acre
Location	2 Glendale Drive	Ward: 2	Zoning Classification: CI
Tax ID No.	302.7-1-24	Ordinance Reference	179-13-010
Cross Reference	2003-372 Sign; Demo 498-2017 interior only; PC 500-2017 res. construction; UV 1-2018;	Warren Co. Referral	March 2018
Public Hearing	n/a for recommendation	Site Information	

Project Description: Applicant proposes to maintain two existing apartments and create two new apartments on the first floor and two new apartments on the second floor. Project located in Commercial Intensive zone does not allow apartments. Applicant is applying for a use variance – project will be subject to site plan if use variance is granted. Pursuant to Chapter 179-13-010 of the Zoning Ordinance, expansion of a non-conforming use or structure shall be subject to Planning Board review and approval. **Variance:** Relief is requested for apartments in a CI zone. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

Applicant(s)	<b>MICHAEL SERINI</b>	Application Type	Site Plan 11-2018
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Dennis MacElroy	Lot size	.32 acre
Location	2934 State Route 9L	Ward: 1	Zoning Classification: WR
Tax ID No.	239.20-1-18	Ordinance Reference	179-3-040, 179-6-060
Cross Reference	RC 717-2017 alterations; SEP567-2017 septic alt., AV	Warren Co. Referral	March 2018
Public Hearing	n/a for recommendation	Site Information	LGPC, CEA

Project Description: Applicant proposes removal of existing camp to construct 1,008 sq. ft. home at 2,284 sq. ft. floor area. Project includes new septic, site work for house and driveway. Pursuant to Chapter 179-3-040 & 179-6-060 of the Zoning Ordinance, construction within 50 ft. of 15% slopes shall be subject to Planning Board review and approval. **Variance:** Relief is sought for setback & permeability. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

Applicant(s)	<b>MICHAEL BADERA</b>	Application Type	Site Plan 21-2018
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	n/a	Lot size	.45 acre
Location	55 Mason Road	Ward: 1	Zoning Classification: WR
Tax ID No.	226.16-1-20	Ordinance Reference	179-3-040, 179-13-010
Cross Reference	SP 46-95, SP 59-96, AV 83-96, AV 55-96, AV 41-95, SP 50-2017, AV 74-2017, SP 66-2017, AV 15-2018	Warren Co. Referral	March 2018
Public Hearing	n/a for recommendation	Site Information	LGPC, CEA

Project Description: Applicant proposes a 198 sq. ft. enclosed sunroom addition on southwest side of the new proposed deck area. Existing home floor area is 6,611 sq. ft. and will increase to 6,809 sq. ft. 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. **Variance:** Relief is sought for expansion of a non-conforming structure, shoreline setbacks and floor area. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

Applicant(s)	<b>RICHARD &amp; SHARON BAPP</b>	Application Type	Subdivision Preliminary Stage 3-2018
Owner (s)	Same as applicants	SEQR Type	Unlisted
Agent(s)	Stephen Perkins	Lot size	1.37 acres
Location	45 Ogden Road	Ward: 4	Zoning Classification: Agricultural MDR
Tax ID No.	308.19-1-29.1	Ordinance Reference	Chapter 183
Cross Reference	2016 Septic Alt.; AV 21-2018	Warren Co. Referral	n/a
Public Hearing	n/a for recommendation	Site Information	

Project Description: Applicant proposes to subdivide a 1.37 acre lot into two lots of .92 acre and .46 acre. The existing home is to remain on larger lot (Lot 1) and smaller lot (Lot 2) to be sold with future buyer to complete construction details for house size, location of driveway, clearing, grading and erosion control. Pursuant to Chapter 183 of the Zoning Ordinance, subdivision of land shall be subject to Planning Board review and approval. **Variance:** Relief is sought for creation of two lots less than 2 acres and setbacks on lot 1 existing home. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

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