



Queensbury Planning Board Agenda

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

Tabled Items

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 28, 2017, January 23, 2018, March 27, 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 MINER	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	March 27, 2018	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.

Applicant(s)	MICHAEL SERINI	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	March 27, 2018	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.

Applicant(s)	MICHAEL BADERA	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	March 27, 2018	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.			

Applicant(s)	RICHARD & SHARON BAPP	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	March 27, 2018	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.			

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