



Queensbury Planning Board Agenda

First Regular Meeting: Tuesday, April 17, 2018 / Time 7 – 11 pm
Queensbury Activities Center @ 742 Bay Road

Approval of Minutes

Dates – February 13, February 20 & February 27, 2018

Planning Board Recommendations:

Applicant(s)	GERARD & PEGGY BIELAK	Application Type	Site Plan 25-2018
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Ethan Hall	Lot size	.93 acre
Location	99 Seeley Road	Ward: 1	Zoning Classification: WR
Tax ID No.	227.17-1-46	Ordinance Reference	179-3-040
Cross Reference	SP 26-1996, BP's 99-040, 98-722, 96-530 additions; BP 97-131 garage alt.; BP 97-101 extend dock, P 46-443 septic alt.	Warren Co. Referral	April 2018
Public Hearing	n/a for recommendation	Site Information	APA, LGPC, CEA

Project Description: Applicant proposes a 1,598 sq. ft. addition – includes an attached garage, then 903 sq. ft. of outside porch, enclosed porch, covered porch entry and outdoor kitchen area. Existing home is 3,781 sq. ft. floor area and proposed is 6,629 sq. ft. floor area. Project include large amount of grading for driveway and placement of attached garage and other sitework. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, expansion of a non-conforming structure in a CEA shall be subject to Planning Board review and approval. **Variance:** Relief is sought for side setback. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

Applicant(s)	JASON SOUTHWOOD	Application Type	Site Plan 24-2018
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Jon Lapper, ESQ	Lot size	.12 acre
Location	388 Cleverdale Road	Ward: 1	Zoning Classification: WR
Tax ID No.	226.8-1-8	Ordinance Reference	179-13-010
Cross Reference	93128-1132 demo; 93273-3287 sf w/garage; SP 51-2012 deck	Warren Co. Referral	March 2018
Public Hearing	n/a for recommendation	Site Information	LGPC, CEA, APA

Project Description: Applicant requests to maintain already constructed enclosed second story 240 sq. ft. porch addition. The existing home is 1,446 sq. ft. where the floor area was 2,112 sq. ft. and now is 2,352 sq. ft. floor area. Pursuant to Chapter 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, floor area, setbacks and height. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

Applicant(s)	RANDOLPH JR. & DENISE BARDIN	Application Type	Site Plan 28-2018
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Hutchins Engineering	Lot size	18.81 acres
Location	97 Woodchuck Hill Road	Ward: 1	Zoning Classification: LC-10A
Tax ID No.	252.-1-33(main) 252.-1-57, -56 (access)	Ordinance Reference	179-6-060
Cross Reference	n/a	Warren Co. Referral	n/a
Public Hearing	n/a for recommendation	Site Information	APA

Project Description: Applicant proposes to construct a 2,755 sq. ft. (footprint) home on an 18.81 acre vacant parcel. Parcel is accessed through a shared drive across two southerly parcels at the end of Woodchuck Hill Rd. Project also includes driveway construction, utilities, wastewater & stormwater management. Pursuant to Chapter 179-6-060 of the Zoning Ordinance, construction within 50 ft. of 15% slopes and driveway greater than 10% shall be subject to Planning Board review and approval. **Variance:** Relief is sought for lack of road frontage. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

New Business:

Applicant(s)	<u>MISSION & MONTCALM RE, LLC</u>	Application Type	Site Plan 29-2018
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Hutchins Engineering	Lot size	1.56 acres
Location	Barber Road & Hall Road Ext.	Ward: 1	Zoning Classification: WR
Tax ID No.	289.11-1-12.1	Ordinance Reference	179-6-060
Cross Reference	AV 17-1998	Warren Co. Referral	n/a
Public Hearing	April 17, 2018	Site Information	
Project Description: Applicant proposes to construct a 1,865 sq. ft. home at a 3,290 sq. ft. floor area on an existing 1.56 acre parcel. Site work includes grading and stormwater management. Pursuant to Chapter 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)	<u>CUMBERLAND FARMS, INC.</u>	Application Type	Site Plan Modification 27-2018
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	Bartlett, pontiff, Steward & Rhodes	Lot size	1.93 acres
Location	110 Main Street	Ward: 2	Zoning Classification: MS
Tax ID No.	309.14-1-80	Ordinance Reference	179-6-020
Cross Reference	SV 95-2001, SP 49-2001 & AV 94-2001 Demo of bus. then const. of conv. store w/gas pumps, SP 38-2001 Mod. For rebranding, AV PZ-119-2016; SP PZ 121- 2016	Warren Co. Referral	April 2018
Public Hearing	April 17, 2018	Site Information	
Project Description: Applicant proposes to maintain light upgrades to an existing gas station. Upgrades to the lighting include canopy, pole lights and wall lights with no change in numbers, only brightness. Pursuant to Chapter 179-6-020 of the Zoning Ordinance modifications to an existing site plan shall be subject to Planning Board review and approval.			

Applicant(s)	<u>DENNIS MACELROY</u>	Application Type	Site Plan 26-2018 Freshwater Wetlands Permit 1-2018
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	n/a	Lot size	3.4 +/- acres
Location	103 Knox Road	Ward: 1	Zoning Classification: WR
Tax ID No.	239.7-1-17	Ordinance Reference	Chapter 95 & 179-3-040
Cross Reference	99746-8167 septic alt.	Warren Co. Referral	April 2018
Public Hearing	April 17, 2018	Site Information	
Project Description: Applicant proposes to install an approved septic system that occurs within 100 ft. of a designated wetland area. Septic system was approved by local Board of Health in April 2017. Pursuant to Chapter 179-3-040 & Chapter 95 of the Zoning Ordinance, work within 100 ft. of wetlands shall be subject to Planning Board review and approval.			

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