



Queensbury Planning Board Agenda

Second Regular Meeting: **Tuesday, April 24, 2018** / Time 7 – 11 pm
 Queensbury Activities Center @ 742 Bay Road

Tabled Items

Applicant(s)	SEAVEY FAMILY TRUST	Application Type	Site Plan 14-2018
Owner (s)	Estate of Barbara C. Barry	SEQR Type	Type II
Agent(s)	Michael J. O'Connor	Lot size	.21 acre
Location	3 Glen Hall Drive	Ward: 1	Zoning Classification: WR
Tax ID No.	289.11-1-27	Ordinance Reference	179-6-050 & 179-6-060
Cross Reference	206-753 demo of cabin/porch, AV 8-2018	Warren Co. Referral	n/a
Public Hearing	April 24, 2018	Site Information	CEA

Project Description: Applicant proposes a (revised) 1,019 sq. ft. (footprint), 2,035 sq. ft. floor area home. Project includes site work, terraced grading from Glen Hall, or with walkways to new home. Pursuant to Chapter 179-6-050 & 179-6-060 of the Zoning Ordinance, hard surfacing within 50 ft. of shoreline and construction within 50 ft. of 15% slopes shall be subject to Planning Board review and approval.

Old Business

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	April 24, 2018	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.

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	April 24, 2018	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.

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	April 24, 2018	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.			

New Business:

Applicant(s)	CLEAR BROOK LLC	Application Type	Subdivision Sketch Plan 4-2018
Owner (s)	Excess Land LLC	SEQR Type	Unlisted
Agent(s)	Hutchins Engineering	Lot size	148.6 acres
Location	Big Boom Road	Ward: 4	Zoning Classification: WR
Tax ID No.	316.14-1-6	Ordinance Reference	Chapter 183
Cross Reference	n/a	Warren Co. Referral	n/a
Public Hearing	n/a for sketch plan	Site Information	Northway Overlay Zone
Project Description: Applicant proposes a 15 lot residential subdivision of 148.6 acre parcel with lots ranging in size from 2.28 acres to 48.8 acres. Project is located within 500 ft. of Northway Overlay Zone. Pursuant to Chapter 183 of the Zoning Ordinance, subdivision of land shall be subject to Planning Board review and approval.			

Applicant(s)	ADIRONDACK FACTORY OUTLET	Application Type	Site Plan 30-2018
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	Hutchins Engineering	Lot size	4.64 acres & 2.29 acres – 6.93 acres total
Location	1444 State Route 9	Ward: 1	Zoning Classification: CI
Tax ID No.	288.12-1-22 & -23	Ordinance Reference	179-3-040
Cross Reference	SP 3-2009, SP 37-2015, many others	Warren Co. Referral	April 2018
Public Hearing	April 24, 2018	Site Information	
Project Description: Applicant proposes removal of 13,675 sq. ft. building at front of Adirondack Outlets and to construct new 12,706 sq. ft. building on southwest corner. Project will have both buildings 75 ft. from front property line. Project work includes new façade area for existing building, site work grading, landscaping and stormwater for new building. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, new commercial construction shall be subject to Planning Board review and approval.			

Discussion Item:

Applicant(s)	CUMBERLAND FARMS, INC.	Application Type	Discussion 2-2018
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	Stephanie Bitter	Lot size	4.25 acres total
Location	3 State Route 149	Ward: 1	Zoning Classification: CI
Tax ID No.	288.12-1-6; 288.12-1-8; 288.8-1-17;	Ordinance Reference	179-9-040
Cross Reference	(-8) UV 1377 1988; Disc 9-2017	Warren Co. Referral	n/a
Public Hearing	n/a for discussion	Site Information	
Project Description: Applicant proposes to remove existing ice cream/snack bar business and replace with a 5,275 sq. ft. convenience store. Applicant has updated information. Pursuant to Chapter 179-9-040 of the Zoning Ordinance, discussion with the Planning Board may be requested by the applicant.			

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