



Queensbury Planning Board Agenda

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

Approval of Minutes

Dates- May 15, 2018 & May 17, 2018

Administrative Items

Applicant(s)	<u>THE FORT MILLER CO., INC.</u>	Application Type	Zoning Change Recommendation
Owner (s)	Same as applicant	SEQR Type	Type I DEC Completed
Agent(s)	Jonathan C. Lapper, ESQ	Lot size	9.23 acres
Location	39 Dream Lake Road Ext.	Ward: 1	Zoning Classification: RR5A
Tax ID No.	279.-1-48	Ordinance Reference	179-10-070, 179-3-040, 179-9-080
Cross Reference	SP 6-2015; SP 7-2015; SP 55-2015, UV 57-2015; SP PZ 223-2016; SUP PZ 224-2016; SP 12-2017; UV 1-2017;	Warren Co. Referral	n/a for zoning recommendation
Public Hearing	n/a for zoning recommendation	Site Information	APA

Project Description: **Zoning Referral:** Planning Board to provide a recommendation to the Town Board on zoning request from MDR to RR5A. Also to include commercial mineral extraction and sand, gravel & top soil extraction, commercial in the list of uses of the RR-5A zone. Site Plan and Special Use Permit in review process. Applicant proposes continuation of sand and gravel operations. Project has access road from Ridge Road through an easement with Kubricky/Collins property and will abandon Dream Lake Road access except for emergency

Planning Board Recommendations:

Applicant(s)	<u>LARRY STEINHART</u>	Application Type	Site Plan 47-2018
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Hutchins Engineering	Lot size	.21 acres
Location	362 Cleverdale Road	Ward: 1	Zoning Classification: WR
Tax ID No.	226.12-1-64	Ordinance Reference	179-3-040
Cross Reference	2013-547 septic alt.;	Warren Co. Referral	July 2018
Public Hearing	n/a for recommendation	Site Information	APA, LGP

Project Description: Applicant proposes 136 sq. ft. single story addition to existing 1156 sq. ft. (footprint) home. Existing home has FAR of 2,007 sq. ft. and proposed is 2,143 sq. ft. Project includes removal of some existing hard surface areas. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, expansion of a non-conforming structure shall be subject to Planning Board review and approval. **Variance:** Relief is sought for setbacks and FAR. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

Old Business:

Applicant(s)	<u>FADEN ENTERPRISES, INC.</u>	Application Type	Site Plan 36-2018
Owner (s)	894 Realty, LLC	SEQR Type	Unlisted
Agent(s)	Lansing Engineering	Lot size	1.22 +/- acres
Location	894 NYS Route 9	Ward: 1	Zoning Classification: CM
Tax ID No.	296.17-1-49	Ordinance Reference	179-3-040, 179-4-090
Cross Reference	SP 37-2018 AV 34-2018	Warren Co. Referral	May 2018
Public Hearing	May 17, 2018; June 19, 2018; June 25, 2018, July 17, 2018	Site Information	Travel corridor overlay zone

Project Description: Applicant proposes to demolish an existing building to construct an 11,400 sq. ft. single story building multi-tenant commercial building. Project site work includes major grading and filling, new access right-in/right-out, and interconnect to adjoining restaurant. Pursuant to Chapters 179-3-040, 179-4-090 of the Zoning Ordinance, new commercial buildings in the commercial moderate zone shall be subject to Planning Board review and approval.

Applicant(s)	FADEN ENTERPRISES, INC.	Application Type	Site Plan 37-2018
Owner (s)	Everest Enterprises, LLC	SEQR Type	Unlisted
Agent(s)	Lansing Engineering	Lot size	1.72 acres
Location	900 State Route 9	Ward: 1	Zoning Classification: CM
Tax ID No.	296.17-1-47	Ordinance Reference	179-3-040, 179-4-090, 179-9-020
Cross Reference	SP 36-2018, AV 35-2018	Warren Co. Referral	May 2018
Public Hearing	May 17, 2018; June 19, 2018; June 25, 2018, July 17, 2018	Site Information	Travel corridor overlay zone

Project Description: Applicant proposes new parking improvements & inter-connect to neighboring parcel. Additional hard surfacing and adjustment to the parking area for drive aisle and new parking spaces. Pursuant to Chapters 179-3-040, 179-4-090, 179-9-020 of the Zoning Ordinance, site work on an existing commercial property with no site plan review within 7 years shall be subject to Planning Board review and approval.

New Business:

Applicant(s)	RICHARD & SHARON BAPP	Application Type	Subdivision Final Stage 10-2018
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: MDR
Tax ID No.	308.19-1-29.1	Ordinance Reference	Chapter 183
Cross Reference	2016 Septic Alt.; AV 21-2018; SUB (P) 3-2018	Warren Co. Referral	n/a
Public Hearing	July 17, 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. Applicant requests waivers from stormwater and septic information for this parcel with purchaser responsible for these items. Pursuant to Chapter 183 of the Zoning Ordinance, subdivision of land shall be subject to Planning Board review and approval.

Applicant(s)	MIKE BAIRD & JULIE JARVIS	Application Type	Site Plan 44-2018 Special Use Permit 2-2018
Owner (s)	Mike Baird	SEQR Type	Unlisted
Agent(s)	n/a	Lot size	1.37 acres
Location	414 Corinth Road	Ward: 4	Zoning Classification: CLI
Tax ID No.	308.15-1-44	Ordinance Reference	179-3-040, 179-10-040, 179-5-070
Cross Reference	AV 30-90, SP 62-90, AV PZ 219-2016, SP PZ 220-2018, SUP PZ 221-2016	Warren Co. Referral	July 2018
Public Hearing	July 17, 2018	Site Information	

Project Description: Applicant proposes permanent special use permit for kennel, maintain existing sign business and residence. Applicant proposes a 950 ft. perimeter fence. Pursuant to Chapter 179-3-040, 179-10-040 & 179-5-070 of the Zoning Ordinance, kennel use and fence shall be subject to Planning Board review and approval.

Applicant(s)	COMMUNITY WORK & INDEPENDENCE, INC.	Application Type	Site Plan 48-2018
Owner (s)	Community Workshop Res. Corp.	SEQR Type	Unlisted
Agent(s)	Dan Ryan, Vision Engineering, LLC	Lot size	4.73 acres
Location	37 Everts Avenue	Ward: 2	Zoning Classification: CLI
Tax ID No.	302.12-1-44	Ordinance Reference	179-3-040
Cross Reference	2001-803 handicap ramp, several int. alterations;	Warren Co. Referral	July 2018 & City of Glens Falls
Public Hearing	July 17, 2018	Site Information	

Project Description: Applicant proposes a 348 sq. ft. egress area on the east side of the building for day program area egress only. The existing building is 38,398 sq. ft. and no changes to the site are proposed. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, new commercial construction shall be subject to Planning Board review and approval.

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