



Queensbury Planning Board Agenda

First Regular Meeting: **Tuesday, May 15, 2018** / Time 7 – 11 pm
 Queensbury Activities Center @ 742 Bay Road

Approval of Minutes

Dates- March 13, March 20 & March 27, 2018

Administrative Items

- Site Plan 57-2015 Queensbury Partners – request for extension of approval to December 31, 2018
- Site Plan 27-2017 & Special Use Permit 7-2017 Seaton Properties –further table application/ deny without prejudice
- Site Plan 67-2017 Gregory Teresi –further table –second meeting in June -6/26/18

Applicant(s)	<u>SEAVEY FAMILY TRUST</u>	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 –public hearing closed	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.			

Tabled Items

Applicant(s)	<u>TABASSUM SHEIKH</u>	Application Type	Site Plan Modification 22-2018
Owner (s)	ASAD Petroleum Inc.	SEQR Type	Unlisted
Agent(s)	n/a	Lot size	3.63 acres
Location	985 State Route 149	Ward: 1	Zoning Classification: NC
Tax ID No.	266.3-1-78	Ordinance Reference	179-9-120
Cross Reference	SP 36-2015, SP PZ157-2016, SV 2-2018, multiple SP, BP, SP	Warren Co. Referral	March 2018
Public Hearing	March 20, 2018, May 15, 2018	Site Information	APA
Project Description: Applicant proposes revised modification to fuel canopies and building lighting. Lighting changes include number of lights, fixtures and brightness. Pursuant to Chapter 179-9-120 of the Zoning Ordinance, modifications to an existing site plan shall be subject to Planning Board review and approval.			

Applicant(s)	<u>RANDOLPH JR. & DENISE BARDIN</u>	Application Type	Site Plan 28-2018 Freshwater Wetland FWW 2-2018
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; Chapter 94
Cross Reference	n/a	Warren Co. Referral	n/a
Public Hearing	April 24, 2018, May 15, 2018	Site Information	APA, Wetlands
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 –portion within 100 f of wetlands, utilities, waste water & stormwater management. Pursuant to Chapter 179-6-060 of the Zoning Ordinance, construction within 50 ft. of 15% slopes and driveway greater than 10% and Chapter 94 Wetland work within 100 ft. of wetland shall be subject to Planning Board review and approval.			

Planning Board Recommendations:

Applicant(s)	<u>COMMUNITY CHAPEL OF WGF</u>	Application Type	Site Plan 33-2018
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	n/a	Lot size	.12 acre
Location	55 Main Street	Ward: 4	Zoning Classification: MS
Tax ID No.	309.10-2-69	Ordinance Reference	179-3-040
Cross Reference	n/a	Warren Co. Referral	May 2018
Public Hearing	n/a for recommendation	Site Information	

Project Description: Applicant proposes to complete a 20 x 20 sq. ft. carport addition to an existing church to be used for covered access to church building. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, addition to existing building in Main Street zone shall be subject to Planning Board review and approval. **Variance:** Relief requested for setbacks. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

Applicant(s)	<u>SCOTT ROWLAND</u>	Application Type	Subdivision Preliminary Stage 5-2018 Subdivision Final Stage 6-2018
Owner (s)	Erin Miller	SEQR Type	Unlisted
Agent(s)	n/a	Lot size	4.37 acres
Location	749 West Mountain Road	Ward: 3	Zoning Classification: MDR
Tax ID No.	301.5-1-3	Ordinance Reference	Chapter 183
Cross Reference	AV 27-2018	Warren Co. Referral	NA
Public Hearing	n/a for recommendation	Site Information	

Project Description: Applicant proposes a two lot subdivision of 4.37 acre parcel – Lot 1 to be 2.01 acres and Lot 2 to be 2.36 acres. Project parcel has 360 ft. road frontage – 180 ft. is proposed for each. The existing home is to remain on Lot 1 and a new home to be constructed on Lot 2. 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 road frontage and second garage. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

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	n/a for recommendation	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. **Variance:** Relief is sought for setback on Montray Road and parking requirements. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

Applicant(s)	<u>FADEN ENTERPRISES, INC.</u>	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	n/a for recommendation	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. **Variance:** Relief is sought for permeability less than 30 percent. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

New Business:

Applicant(s)	1454 STATE ROUTE 9, LLC	Application Type	Site Plan 35-2018
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	Hutchins Engineering	Lot size	3.37 acres
Location	1454 State Route 9	Ward: 1	Zoning Classification: CI
Tax ID No.	288.12-1-21	Ordinance Reference	179-3-040
Cross Reference	SP 55-2007 Hotel Addition; SP 7-1996 restaurant addition; previous site plans, area variances, sign variances.	Warren Co. Referral	May 2018
Public Hearing	May 15, 2018	Site Information	Travel Corridor overlay zone
Project Description: Applicant proposes removal of 10,067 sq. ft. of restaurant and hotel building to construct a 12,444 sq. ft. building – new commercial use and associated site work. Building to be single story and consistent with adjoining outlet buildings. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, new commercial construction shall be subject to Planning Board review and approval.			

Applicant(s)	JAMES S. BROWN	Application Type	Site Plan 32-2018
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	n/a	Lot size	45 acres (total two parcels)
Location	1918 Ridge Road	Ward: 1	Zoning Classification: LC-10A
Tax ID No.	253.-1-24 (access) & 253.-1-23 (main)	Ordinance Reference	179-3-040, 179-6-060
Cross Reference	n/a	Warren Co. Referral	May 2018
Public Hearing	May 15, 2018	Site Information	LGPC
Project Description: Applicant proposes to install a 10,440 sq. ft., 870 ft. driveway on an existing vacant parcel with future plans to construct a home/camp. Project includes driveway across adjoining parcel for access. Pursuant to Chapter 179-3-040 & 179-6-060 of the Zoning Ordinance, driveway greater than 10% shall be subject to Planning Board review and approval.			

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