



Queensbury Planning Board Agenda

Second Regular Meeting: **Thursday, December 20, 2018** / Time 7 – 11 pm
Queensbury Activities Center @ 742 Bay Road

Administrative Item:

Planning Board Annual Meeting & Elections

Old Business

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| Applicant(s) | <u>CAMERON & JESSIE GARDNER-LEWIS</u> | Application Type | Site Plan 65-2018 |
| Owner (s) | Joseph Woodward | SEQR Type | Type II |
| Agent(s) | Jarrett Engineers, PLLC | Lot size | 5.87 acres |
| Location | 11 Old West Mountain Road | Ward: 2 | Zoning Classification: RR-5A |
| Tax ID No. | 295.6-1-8 | Ordinance Reference | 179-6-060 |
| Cross Reference | SP 62-2012 sf home, AV 68-2018 | Warren Co. Referral | December 2018 |
| Public Hearing | December 20, 2018 | Site Information | slopes |
| <p>Project Description: Applicant proposes construction of a 1,342 sq. ft. home with associated site work, installation of septic and well on a parcel with steep slopes. Home is to be one and one-half story with a loft and unfinished basement. Project occurs within 50 ft. of 15% slopes and is to have a driveway greater than 10%. Pursuant to Chapter 179-6-060 of the Zoning Ordinance, construction within 50 ft. of 15% slopes and over 10% driveway shall be subject to Planning Board review and approval.</p> | | | |

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| Applicant(s) | <u>C. RAYMOND DAVIS & SONS, INC.</u> | Application Type | Site Plan 78-2018 |
| Owner (s) | Robert & Lorraine Carbognin | SEQR Type | Type II |
| Agent(s) | Tom Hutchins, Hutchins Engineering | Lot size | .52 acre |
| Location | 197 Assembly Point Road | Ward: 1 | Zoning Classification: WR |
| Tax ID No. | 226.19-2-2 | Ordinance Reference | 179-3-040, 179-13-010 |
| Cross Reference | 2008-61 4 decks; 2009-346 dock repair; av 76-2018 | Warren Co. Referral | December 2018 |
| Public Hearing | December 20, 2018 | Site Information | |
| <p>Project Description: Applicant proposes 176 sq. ft. of new floor area involving new rooflines of home, and dormer feature on second floor. Pursuant to Chapter 179-3-040 & 179-13-010 of the Zoning Ordinance, expansion of a non-conforming structure in a CEA shall be subject to Planning Board review and approval.</p> | | | |

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| Applicant(s) | <u>JOHN R. BUCHANAN</u> | Application Type | Site Plan Modification 74-2018 |
| Owner (s) | John R. Buchanan Trust | SEQR Type | Type II |
| Agent(s) | Jarrett Engineers, PLLC | Lot size | .75 acre |
| Location | 66 Reardon Road | Ward: 1 | Zoning Classification: WR |
| Tax ID No. | 289.11-1-38 | Ordinance Reference | 179-3-040, 179-6-050 |
| Cross Reference | 91167-1983 alterations; AV 61-2018; SP 58-2018; AV 75-2018; | Warren Co. Referral | n/a |
| Public Hearing | December 20, 2018 | Site Information | CEA |
| <p>Project Description: Applicant proposes revision to remove an existing open deck to construct an enclosed porch of 92.5 sq. ft. Portion of wall sections adjoining the deck are also to be removed and reconstructed about eight feet. Project includes construction of a wheelchair ramp from the home to the boat house of 34 ft. 2 in. in length. Pursuant to Chapter 179-3-040 & 179-6-050 of the Zoning Ordinance, hard surfacing and construction within 50 ft. of shoreline shall be subject to Planning Board review and approval.</p> | | | |

New Business:

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| Applicant(s) | <u>SOUTH QUEENSBURY VOL. FIRE DEPT.</u> | Application Type | Site Plan 75-2018 |
| Owner (s) | Same as applicant | SEQR Type | Unlisted |
| Agent(s) | Schoder Rivers Associates | Lot size | 8.15 acres |
| Location | 409 Dix Avenue | Ward: 2 | Zoning Classification: CM |
| Tax ID No. | 303.16-1-6 | Ordinance Reference | 179-3-040 |
| Cross Reference | 91717-14894 Comm. Alt.; 2007-513 sign; | Warren Co. Referral | December 2018 |
| Public Hearing | December 20, 2018 | Site Information | |
| <p>Project Description: Applicant proposes removal of a 5,400 +/- sq. t. portion of the existing 11,920 sq. ft. fire house to construct a new addition of 10,000 +/- sq. ft. for new drive thru bays. The building interior will be amended with the new addition for meeting space, storage and offices. Project includes relocation of pavilion, new green areas and removal of pavement. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, new commercial construction shall be subject to Planning Board review and approval.</p> | | | |

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| Applicant(s) | <u>STONEWOOD DEVELOPMENT OF NENY, INC.</u> | Application Type | Site Plan 76-2018 |
| Owner (s) | Same as applicant | SEQR Type | Type II |
| Agent(s) | Dennis MacElroy | Lot size | 1.1 acres |
| Location | 154 Cleverdale Road | Ward: 1 | Zoning Classification: WR |
| Tax ID No. | 227.17-2-30 | Ordinance Reference | 179-6-060 |
| Cross Reference | 2011-628 demo of residence | Warren Co. Referral | n/a |
| Public Hearing | December 20, 2018 | Site Information | APA, steep slopes |
| <p>Project Description: Applicant proposes a two story 1,274 sq. ft. (footprint) home. Project occurs within 50 ft. of 15% slopes, requiring site plan review. Project includes a shared driveway proposal. Project includes some grading, new septic and new well. 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.</p> | | | |

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| Applicant(s) | <u>STONEWOOD DEVELOPMENT OF NENY, INC.</u> | Application Type | Site Plan 77-2018 |
| Owner (s) | Same as applicant | SEQR Type | Type II |
| Agent(s) | Dennis MacElroy | Lot size | 1.1 acres |
| Location | 158 Cleverdale Road | Ward: 1 | Zoning Classification: WR |
| Tax ID No. | 227.17-2-28 | Ordinance Reference | 179-6-060 |
| Cross Reference | AV 30-2018 lot line adj. | Warren Co. Referral | n/a |
| Public Hearing | December 20, 2018 | Site Information | APA, steep slopes |
| <p>Project Description: Applicant proposes a two story 1,274 sq. ft. (footprint) home. Project occurs within 50 ft. of 15% slopes, requiring site plan review. Project includes a shared driveway proposal. Project includes some grading, new septic and new well. 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.</p> | | | |

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