

# Queensbury Zoning Board of Appeals Agenda

Meeting: Wednesday, July 18, 2018 Time: 7:00- 11:00 pm

Queensbury Activities Center – 742 Bay Road

Agenda subject to change and may be found at: [www.queensbury.net](http://www.queensbury.net)

**Approval of meeting minutes:** June 20 & 27, 2018

## OLD BUSINESS:

<b>Applicant(s)</b>	Joe Orlow	<b>Area Variance No</b>	Z-AV-76-2017
<b>Owner(s)</b>	Joe Orlow and Michael Alund	<b>SEQRA Type</b>	II
<b>Agent(s)</b>	Garry Robinson	<b>Lot Size</b>	0.07 Acre(s)
<b>Location Ward No.</b>	11 Wagon Trail Ward 1	<b>Zoning</b>	WR
<b>Tax Id No</b>	290.5-1-21	<b>Section</b>	179-3-040; 179-4-050; 179-5-090
<b>Cross Ref</b>	RC 631-2016 Res. Alt.; BOTH 630-2016 Demolition interior only	<b>Warren County Planning</b>	November 2017
<b>Public Hearing</b>	November 15, 2017; February 21, 2018; July 18, 2018	<b>Adirondack Park Agency</b>	n/a
<b>Project Description</b> Applicant proposes to maintain and complete construction of a 891 sq. ft. single-family home. The project has been revised with loft area reduced height less than 5 ft. and the entry deck has been reduced from 144 sq. ft. to 84 sq. ft. Relief requested from minimum property line setbacks, permeability, and road frontage requirements as well as relief from the maximum allowable Floor Area Ratio (FAR) requirements for the WR zoning district.			

## NEW BUSINESS:

<b>Applicant(s)</b>	Larry Steinhart	<b>Area Variance No</b>	Z-AV-47-2018
<b>Owner(s)</b>	Larry Steinhart	<b>SEQRA Type</b>	II
<b>Agent(s)</b>	J. Lapper, Esq. / Hutchins Engineering	<b>Lot Size</b>	0.21 acres
<b>Location Ward No.</b>	362 Cleverdale Road Ward 1	<b>Zoning</b>	WR
<b>Tax Id No</b>	226.12-1-64	<b>Section</b>	179-3-040A
<b>Cross Ref</b>	P-SP-47-2018; SB 4-1980	<b>Warren County Planning</b>	July 2018
<b>Public Hearing</b>	July 18, 2018	<b>Adirondack Park Agency</b>	ALD
<b>Project Description</b> Applicant proposes construction of a 136 sq. ft. (footprint) single-story residential addition to an existing 1,156 sq. ft. (footprint) home. Existing home has FAR of 2,007 sq. ft. and proposed is 2,143 sq. ft. Project includes removal of hardsurfacing to increase permeability. Relief requested from FAR requirements and minimum setback requirements for the WR zoning district. Planning Board: Site Plan Review required for expansion of a nonconforming structure.			

Any further business that the Chairman determines may be properly brought before the Zoning Board of Appeals.

Revised Final ZBA Agenda Version 7.05.2018 (removed Lejuez)

Final ZBA Agenda Version 6.29.2018