

Queensbury Zoning Board of Appeals Agenda

Meeting: Wednesday, May 16, 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

Approval of meeting minutes: April 18, 2018

Administrative Item:

Further Table: Z-AV-28-2017 Seaton, 308 & 310 Corinth Road

OLD BUSINESS:

Applicant(s)	Richard & Sharon Bapp	Area Variance No	Z-AV-21-2018
Owner(s)	Richard & Sharon Bapp	SEQRA Type	II
Agent(s)	Stephen L. Perkins, McPhillips, Fitzgerald & Cullum, LLP	Lot Size	1.37 Acre(s)
Location Ward No.	45 Ogden Road Ward 4	Zoning	MDR
Tax Id No	308.19-1-29.1	Section	179-3-040
Cross Ref	P-SB-3-2018	Warren County Planning	n/a
Public Hearing	March 21, 2018; May 16, 2018	Adirondack Park Agency	n/a
Project Description Applicant proposes to subdivide a 1.37 acre parcel into two lots of 0.92 acres and 0.46 acres. The existing home is to remain on the larger parcel and the smaller parcel is to be sold. Relief requested from density, creating two parcels less than 2 acres and minimum setback requirements of the existing home on the larger parcel (lot 1).			

Applicant(s)	Diana & Matthew Suders	Area Variance No	Z-AV-19-2018
Owner(s)	Diana & Matthew Suders	SEQRA Type	II
Agent(s)	Bartlett, Pontiff, Stewart & Rhodes, P.C.	Lot Size	0.77 Acre(s)
Location Ward No.	42 Eagan Road Ward 4	Zoning	MDR
Tax Id No	309.17-1-9	Section	179-3-040
Cross Ref	n/a	Warren County Planning	n/a
Public Hearing	March 28, 2018; May 16, 2018	Adirondack Park Agency	n/a
Project Description Applicant proposes (revised) construction of a 792 sq. ft. second story addition above the garage and 352 sq. ft. third bay on the existing garage. The existing home is 2,000 sq. ft. with an attached garage. Relief requested for a duplex structure on a lot that does not meet the lot size requirements in the MDR zoning district			

NEW BUSINESS:

Applicant(s)	Scott Rowland	Area Variance No	Z-AV-27-2018
Owner(s)	Erin Miller	SEQRA Type	II
Agent(s)	n/a	Lot Size	4.37 acres
Location Ward No.	749 West Mountain Road Ward 3	Zoning	MDR
Tax Id No	301.5-1-3	Section	179-4-050
Cross Ref	P-SB-5-2018 Prelim; P-SB-6-2018 Final	Warren County Planning	May 2018
Public Hearing	May 16, 2018	Adirondack Park Agency	
Project Description Applicant proposes a 2-lot subdivision of a 4.37 acre parcel. Lot 1 to be 2.01 acres and Lot 2 to be 2.36 acres; each lot to have 180 ft. of road frontage. Relief requested from minimum road frontage requirements for the new lots created in the MDR zoning district and for a second garage (maintaining existing and proposing an attached new to house). Planning Board: Subdivision Review required.			

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Applicant(s)	Community Chapel of West GF	Area Variance No	Z-AV-28-2018
Owner(s)	Community Chapel of West GF	SEQRA Type	II
Agent(s)	n/a	Lot Size	0.12 acres
Location Ward No.	55 Main Street Ward 4	Zoning	MS
Tax Id No	309.10-2-69	Section	179-3-040
Cross Ref	n/a	Warren County Planning	May 2018
Public Hearing	May 16, 2018	Adirondack Park Agency	n/a
Project Description Applicant proposes to complete the 400 sq. ft. carport addition to the existing church entrance on Newcomb Street side. Relief requested from minimum setback requirements for the Main Street zoning district. Planning Board: Addition to existing building in Main Street zone requires Site Plan Review.			

Applicant(s)	Faden Enterprises	Area Variance No	Z-AV-34-2018
Owner(s)	894 Realty, LLC	SEQRA Type	II
Agent(s)	Lansing Engineering, PC	Lot Size	1.22 acres
Location Ward No.	894 State Route 9 Ward 1	Zoning	CM
Tax Id No	296.17-1-49	Section	179-3-040; 179-4-090
Cross Ref	P-SP-36-2018	Warren County Planning	May 2018
Public Hearing	May 16, 2018	Adirondack Park Agency	n/a
Project Description Applicant proposes demolition of an existing building to construct an 11,400 sq. ft. single-story multi-tenant commercial building. Project site work includes major grading and filling, new access, and interconnect to adjoining restaurant. Relief sought for setback on Monrath Road and parking requirements. Planning Board: Site Plan Review for new commercial development.			

Applicant(s)	Faden Enterprises	Area Variance No	Z-AV-35-2018
Owner(s)	Everest Enterprises, LLC	SEQRA Type	II
Agent(s)	Lansing Engineering, PC	Lot Size	1.72 acres
Location Ward No.	900 State Route 9 Ward 1	Zoning	CM
Tax Id No	296.17-1-47	Section	179-3-040
Cross Ref	P-SP-37-2018	Warren County Planning	May 2016
Public Hearing	May 16, 2018	Adirondack Park Agency	n/a
Project Description Applicant proposes new parking improvements and an interconnect within a neighboring property to the south. Additional hard surfacing exceeds site permeability. Relief sought for permeability less than 30 percent. Planning Board: Site Plan Review for new site development.			

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