



Queensbury Planning Board Agenda

First Regular Meeting: **Tuesday, December 18, 2018** / Time 7 – 11 pm  
Queensbury Activities Center @ 742 Bay Road

**Approval of Minutes**

Dates - October 16, 2018 & October 23, 2018; **Also:** - September 18, 2018 & September 25, 2018

**Administrative Items**

Site Plan 76-2017 Queensbury Square, LLC – request for one-year extension of approval  
Subdivision Prel. Stage 13-2018 & FWW Permit 6-2018 Clear Brook, LLC- tabled to February 19, 2018

**Planning Board Recommendation:**

Applicant(s)	<b><u>CAMERON &amp; JESSIE GARDNER-LEWIS</u></b>	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	n/a for recommendation	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. <b>Variance:</b> Relief is sought for setbacks. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

Applicant(s)	<b><u>C. RAYMOND DAVIS &amp; SONS, INC.</u></b>	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	2008-614 decks; 2009-346 dock repair; AV 76-2018	Warren Co. Referral	December 2018
Public Hearing	n/a for recommendation	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 &amp; 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. <b>Variance:</b> Relief is sought for setbacks and expansion of a non-conforming structure. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

Applicant(s)	<b><u>JOHN R. BUCHANAN</u></b>	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	n/a for recommendation	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 &amp; 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. <b>Variance:</b> Relief is sought for setbacks. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

**New Business:**

Applicant(s)	<b><u>CHARLES KANE</u></b>	Application Type	Site Plan Modification 73-2018
Owner (s)	North Country Development, LLC	SEQR Type	Unlisted
Agent(s)	Ethan Hall	Lot size	.46
Location	973 State Route 9	Ward: 2	Zoning Classification: CI
Tax ID No.	296.13-1-19	Ordinance Reference	179-9-120
Cross Reference	SP 41-2017	Warren Co. Referral	December 2018
Public Hearing	<b>December 18, 2018</b>	Site Information	Travel corridor
Project Description: Applicant proposes to modify existing site plan for paved areas and parking arrangements on property. The current, existing conditions are 11,850 sq. ft. of hard surfacing or 18.22% permeable and proposed to maintain previous existing conditions are 11,535 sq. ft. hard surfacing or 19.97% permeability. Pursuant to Chapter 179-9-120 of the Zoning Ordinance, modification to an approved site plan shall be subject to Planning Board review and approval.			

Applicant(s)	<b><u>JOSEPH DEMELLO</u></b>	Application Type	Site Plan 72-2018
Owner (s)	Arthur & Christine Hull	SEQR Type	Unlisted
Agent(s)	Sustainable Forestry, LLC; Kurt Koskinen	Lot size	101 +/- acres
Location	Across street from 311 West Mt. Road	Ward: 4	Zoning Classification: MDR
Tax ID No.	308.13-1-4.11	Ordinance Reference	179-6-010
Cross Reference	n/a	Warren Co. Referral	December 2018
Public Hearing	<b>December 18, 2018</b>	Site Information	Partial APA
Project Description: Applicant proposes a timber harvest plan for 96 acres of 101 acre parcel. Applicant has provided a timber harvest plan showing landing and main skidder trail from Luzerne Road. There are spurs from the main skidder path to areas as shown to harvest 7 stands. Pursuant to Chapter 179-6-010 of the Zoning Ordinance, timber harvests shall be subject to Planning Board review and approval.			

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