



Queensbury Planning Board Agenda

First Regular Meeting: Tuesday, February 12, 2019 / Time 7 – 11 pm
Queensbury Activities Center @ 742 Bay Road

Approval of Minutes

Dates – December 18, 2018 & December 20, 2018

Administrative Items

Site Plan Modification 12-2018 O'Reilly Auto Enterprise – request for one year extension

Tabled Items:

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; February 12, 2019	Site Information	
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.			

Applicant(s)	<u>CLEAR BROOK, LLC</u>	Application Type	Subdivision Preliminary Stage 13-2018 Freshwater Wetlands Permit 6-2018
Owner (s)	Excess Land, LLC	SEQR Type	Unlisted
Agent(s)	Hutchins Engineering	Lot size	145.3 acres
Location	Big Boom Road	Ward: 4	Zoning Classification: WR
Tax ID No.	316.14-1-6	Ordinance Reference	Chapter 183 & Chapter 94
Cross Reference	SUB Sketch Plan 4-2018; AV 54-2018	Warren Co. Referral	n/a
Public Hearing	August 28, 2018; October 16, 2018; January 15, 2019; February 12, 2019	Site Information	I-87 Overlay Zone, wetlands
SEQR: Applicant proposes a water district expansion to include two of the fourteen proposed lots. SEQR coordinated review. Planning Board to seek lead agency. Project Description: Applicant proposes a 14 lot residential subdivision of a 145.30 acre parcel. Project is within I-87 overlay zone. Currently in review process with Planning Board. Pursuant to Chapter 183 and Chapter 94 of the Zoning Ordinance, subdivision of land and work within 100 ft. of a wetland shall be subject to Planning Board review and approval.			

Planning Board Recommendation:

Applicant(s)	<u>STEWART'S SHOPS CORP.</u>	Application Type	Site Plan 7-2019
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	n/a	Lot size	1.03 acres
Location	347 Aviation Road	Ward: 3	Zoning Classification: NC
Tax ID No.	301.8-1-33	Ordinance Reference	179-3-040
Cross Reference	AV 92-1993, SP 22043, SP 17-93, SP 20-94, SP 24-99, SP 5-2006, SP 72-2010; several permits & signs; AV 5-2019, SV 1-2019;	Warren Co. Referral	n/a
Public Hearing	n/a for referral	Site Information	
Project Description: Applicant proposes to tear down the 4,935 sq. ft. building to construct a new 3,855 sq. ft. building for a new convenience store. Project includes removal of the fuel canopy and installation of a new 6,160 sq. ft. fuel canopy. Pursuant to Chapter 179-3-040 of the Zoning Ordinance new commercial construction shall be subject to Planning Board review and approval. Variance: Relief is sought for setbacks and signage. Planning Board shall provide a recommendation to the Zoning Board of Appeals.			

New Business:

Applicant(s)	WILLIAM RUDENKO	Application Type	Site Plan 8-2019
Owner (s)	Elks Lodge	SEQR Type	Unlisted
Agent(s)	n/a	Lot size	5.01 acres
Location	32 Cronin Road	Ward: 2	Zoning Classification: CI
Tax ID No.	296.20-1-32	Ordinance Reference	179-3-040
Cross Reference	SP 45-2014, SP 54-1990, UV 46-1990,	Warren Co. Referral	February 2019
Public Hearing	February 12, 2019	Site Information	
Project Description: Applicant proposes a renewal of a produce stand on Cronin Road at the Elks Lodge – previous approval was for a 20x20 tent and to operate for 5 years. Applicant request five years, a 20x30 tent and a display area (25 ft. from edge of pavement). Pursuant to Chapter 179-3-040 of the Zoning Ordinance, produce stands shall be subject to Planning Board review and approval.			

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