



Queensbury Planning Board Agenda

First Regular Meeting: **Tuesday, January 18, 2022** / Time 7 – 11 pm
 Queensbury Activities Center @ 742 Bay Road

Approval of Minutes

Dates- November 16, 2021 and November 18, 2021

Recommendations:

Applicant(s)	<u>ANTONIO & MARIA CIVITELLA</u>	Application Type	Site Plan 55-2021 Freshwater Wetlands Permit 1-2021
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Studio A	Lot size	.37 acre
Location	104 Knox Road	Ward: 1	Zoning Classification: WR
Tax ID No.	239.7-1-20	Ordinance Reference	179-3-040, 179-6-065
Cross Reference	AV 62-2021	Warren Co. Referral	September 2021
Public Hearing	n/a for recommendation	Site Information	CEA, LGPC, APA
<p>Project Description: (Revised) Applicant proposes a tear-down of an existing home to construct a new home with a footprint of 2,477 sq. ft. and a floor area of 4,091 sq. ft. The project includes installation of a patio area on the lake side, new driveway area of permeable patio product, new steps to future sundeck and dock, retaining walls for patio and driveway, new septic, new well, new site plantings and new shoreline plantings. Pursuant to Chapter 179-3-040 & 179-6-065 of the Zoning Ordinance, new floor area in a CEA, hard-surfacing within 50 ft. of shoreline, shoreline vegetation removal, steep slopes within 50 ft. and work within 100 ft. of wetland shall be subject to Planning Board review and approval. Variance: Relief is sought for setbacks, floor area, permeability and infiltration practice setback. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

Applicant(s)	<u>DAN SLOTE/EDP</u>	Application Type	Site Plan 1-2022
Owner (s)	Dan Slote	SEQR Type	Type II
Agent(s)	Chris Keil, EDP	Lot size	1 acre
Location	20 Burnt Ridge Road	Ward: 1	Zoning Classification: WR
Tax ID No.	239.16-1-19	Ordinance Reference	179-5-020, 179-3-040, 179-6-060
Cross Reference	SP 45-2002 sundeck, AV 2-2022	Warren Co. Referral	January 2022
Public Hearing	n/a for recommendation	Site Information	CEA, LGPC, APA
<p>Project Description: Applicant proposes to construct a 1,205 sq ft bunkhouse, two new septic tanks sharing a leach field area, retaining wall, and new stormwater management for bunk house area. The existing home is 804 sq ft. Pursuant to Chapter 179-5-020, 179-3-040, 179-6-060, site plan review for a new floor area in a CEA and a new building within 50 feet of 15% slopes shall be subject to Planning Board review and approval. Variance: Relief sought for an accessory structure size.</p>			

Applicant(s)	<u>PATRICK CONNORS</u>	Application Type	Site Plan 2-2022
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Daniel Ryan, PE	Lot size	0.25 acres
Location	95 Rockhust Road	Ward: 1	Zoning Classification: WR
Tax ID No.	227.9-1-1	Ordinance Reference	179-3-040, 179-13-010, 179-4-080
Cross Reference	AV 1454-20953, SP 61-88, AV 3-2022	Warren Co. Referral	January 2022
Public Hearing	n/a for recommendation	Site Information	CEA, LGPC, APA
<p>Project Description: Applicant proposes to remove an existing deck of 644 sq ft to construct a 644 sq ft deck in the same location. The deck is attached to the existing house and has a patio area underneath. The steps from the deck to the lower patio area will remain in the same place. The existing home is 1,890 sq ft minus the deck. There is additional work on the boat house structure. Pursuant to Chapter 179-3-040, 179-13-010, 179-4-080, construction of a new deck shall be subject to Planning Board review and approval. Variance: Relief is sought for setbacks.</p>			

Applicant(s)	<u>GREAT ESCAPE THEME PARK LLC.</u>	Application Type	Site Plan 3-2022 & Freshwater Wetlands 1-2022
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Frank Palumbo, CT Male	Lot size	237.64 acres
Location	1172 State Route 9	Ward: 1	Zoning Classification: LC-42A
Tax ID No.	288.20-1-20	Ordinance Reference	179-3-040, 179-6-050
Cross Reference	SP 3-2019 new ride, SP 54-2019 stream stabilization, SP 67-2019 & SP 3-2020 new ride, AV 6-2022	Warren Co. Referral	January 2022
Public Hearing	n/a for recommendation	Site Information	Wetland, Travel Corridor
<p>Project Description: Applicant proposes to remove the existing ticket entrance structure and alter the access area. The project includes construction of a 1,150 sq ft ticket building and a 2,750 entrance staging building. The project improves the green space of the project area. There will not be any changes to the park rides or parking area. Pursuant to Chapter 179-3-040, 179-6-050, site plan review for new developments/structures and are in the recreation commercial zone, hard surfacing within 50 feet of a shoreline, and freshwater wetlands permit for work within 100 feet of a shoreline shall be subject to Planning Board review and approval. Variance: Relief is sought for setbacks and light pole height.</p>			

Old Business:

Applicant(s)	<u>MOUNTAIN VISTA PROPERTIES, LLC.</u> <u>(FORMERLY CHRIS RACICOT)</u>	Application Type	Site Plan 35-2021
Owner (s)	Aldrich, LLC	SEQR Type	Unlisted – Lead Agency PB 6/15/21, Negative Declaration 8/17/2021
Agent(s)	Nicholas Zeglen, EDP	Lot size	1.04 acres, .43 acres
Location	20 Newcomb Street	Ward: 4	Zoning Classification: MS
Tax ID No.	309.10-1-60	Ordinance Reference	179-3-040, 179-5-090, 179-5-100, 179-7-070, 179-8-050
Cross Reference	SP 45-2008, 2009-039 Comm. Alt., SP 35-2009, 94663-4008 res. addition, 2005-494 partial garage demo, Disc 1-2021	Warren Co. Referral	May 2021 (Discussion)
Public Hearing	May 18, 2021, June 15, 2021, August 17, 2021, January 18, 2022	Site Information	Main Street Zoning
<p>Project Description: Applicant proposes construction of 14 units consisting of three buildings where two buildings will have six units and one building will have two units. The buildings are to be two-story with garage and exterior patios. Project includes sewer connection. Project site work includes lighting, landscaping and stormwater controls. Pursuant to Chapter 179-3-040, 179-5-090, 179-5-100, 179-7-070 & 179-8-050 of the Zoning Ordinance new construction shall be subject to Planning Board and other department reviews.</p>			

Applicant(s)	<u>DAVID HOWARD/BRENNAN ESTATES</u>	Application Type	Subdivision Modification 13- 2021
Owner (s)	Same as applicant	SEQR Type	Unlisted (reaffirm)
Agent(s)	Hutchins Engineering	Lot size	22.72 acres
Location	23 Elsie's Way	Ward: 4	Zoning Classification: MDR
Tax ID No.	Road 315.10-1-35	Ordinance Reference	Chapter 183
Cross Reference	SUB 13-2006	Warren Co. Referral	n/a for subdivision
Public Hearing	December 14, 2021, January 18, 2022	Site Information	
<p>Project Description: Applicant proposes to modify a 16 lot subdivision to include removal of the boulevard entrance and revision of the stormwater management plan. There is no change to the number or arrangement of the lots. Subdivision modification required for the update to the subdivision entrance roadway and stormwater plan. Pursuant to Chapter 183 of the Zoning Ordinance, SEQR review for the updated project shall be subject to Planning Board review and approval.</p>			

New Business:

Applicant(s)	<u>CVE NORTH AMERICA, INC.</u>	Application Type	Site Plan 66-2021, Freshwater Wetlands 3-2021, Special Use Permit 4-2021, PZ 0720-2021
Owner (s)	Forest Enterprises Management	SEQR Type	Unlisted
Agent(s)	n/a	Lot size	80 acres/6.39 acres
Location	53 Quaker Ridge Blvd/East County Line Rd (National Grid)	Ward: 2	Zoning Classification: CLI, CI
Tax ID No.	303.11-1-4.1, 303.15-1-25.2, 303.11-1-5	Ordinance Reference	179-5-140, 179-9-040
Cross Reference	Disc 3-2021, PZ 720-2021	Warren Co. Referral	November 2021
Public Hearing	January 18, 2022	Site Information	Wetlands
Project Description: Applicant proposes a solar farm on site 303.11-1-4.1, with access by right of way through parcel 303.15-1-25.2. The project will include over 13,000 panels on a 30 plus acre portion of the site. The project work includes panel placement, drive areas, equipment boxes and stormwater management. The project involves a petition of zone change for parcel 303.15-1-25.2 from CI to CLI. Project subject to site plan, special use permit and freshwater wetlands permit. Pursuant to Chapter 179-15-050, Town Board referred to the Planning Board to review for SEQR and recommendation. Site plan, special use permit, and freshwater wetlands review after the Town Board completes Petition of Zone change.			

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