



Queensbury Planning Board Agenda

First Regular Meeting: **Tuesday, January 19, 2021** / Time 7 – 11 pm

***Conducted Virtually – See Notes Below**

Approval of Minutes

Dates – November 17, 2020 & November 24, 2020

Administrative Item:

Planning Board recommendation to Town Board on local law amendment allowed uses in residential districts RR3A & RR5A

Tabled Items

Applicant(s)	<u>MARK PRENDEVILLE</u>	Application Type	Site Plan 48-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Hutchins Engineering	Lot size	.62 acre
Location	102 Ash Drive	Ward: 1	Zoning Classification: WR
Tax ID No.	289.13-1-58	Ordinance Reference	179-3-040, 179-6-065
Cross Reference	88723-1824 shed, 90279-8236 dock	Warren Co. Referral	n/a
Public Hearing	October 27, 2020, December 15, 2020, January 19, 2021	Site Information	Glen Lake CEA

Project Description: Applicant proposes a two story addition with a basement to an existing home and associated site work. The floor area of the new addition is 3,844 sq. ft. with a 1,518 sq. ft. footprint. Pursuant to Chapter 179-3-040 & 179-6-065 of the Zoning Ordinance, new floor area and previous shoreline vegetation removal in a CEA shall be subject to Planning Board review and approval.

Planning Board Recommendation:

Applicant(s)	<u>JAMES & KIM OGDEN</u>	Application Type	Site Plan 2-2021
Owner (s)	Same as applicants	SEQR Type	Type II
Agent(s)	Ethan Hall	Lot size	.71 acre
Location	17 Fitzgerald Road	Ward: 1	Zoning Classification: WR
Tax ID No.	289.18-1-13 & 289.18-1-15	Ordinance Reference	179-5-020, 179-13-010
Cross Reference	AV 28-1995, AV 33-1995, 95407-4260 sf home, 2002-463 dock replacement, AV 2-2021;	Warren Co. Referral	n/a
Public Hearing	n/a for recommendation	Site Information	CEA, Glen Lake

Project Description: Applicant proposes to merge two parcels to construct a two story addition to the existing home to include a garage then also construct a pole barn to be 1,500 sq. ft., two stories. The existing floor area is 2,626 sq. ft. and proposed is 5,770 sq. ft. The existing home is 1,286 sq. ft. footprint with deck area of 336 sq. ft. Pursuant to Chapter 179-5-020 & 179-13-010 of the Zoning Ordinance, expansion of a nonconforming structure shall be subject to Planning Board review and approval. **Variance:** Relief is sought for setbacks, height, second garage and permeability. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

Applicant(s)	<u>DAVID WHITE TRUST</u>	Application Type	Site Plan 5-2021
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Michael O'Connor, John Mason, Hutchins Eng.	Lot size	.83 acre
Location	5 Wild Turkey Lane (off 9L)	Ward: 1	Zoning Classification: WR
Tax ID No.	239.15-1-4	Ordinance Reference	179-3-040, 179-6-065, 179-13-010
Cross Reference	SP 10-2002 boathouse, SP 1-1992 deck, AV 37-2002 dock, AV 6-1990 res. add., AV 1-2021;	Warren Co. Referral	January 2021
Public Hearing	n/a for recommendation	Site Information	LGPC, CEA, APA, slopes

Project Description: Applicant proposes a 471 sq. ft. addition to an existing home on the upper level of the home. The existing home is 1,575 sq. ft. footprint with 431 sq. ft. deck. The existing floor area is 4,198 sq. ft. and proposed is 4,669 sq. ft. Pursuant to Chapter 179-3-040, 179-6-065 & 179-13-010 of the Zoning Ordinance, new floor area in a CEA and expansion of a non-conforming structure in a CEA shall be subject to Planning Board review and approval. **Variance:** Relief is sought for height, setbacks and expansion of a non-conforming structure. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

Applicant(s)	JASON WALKER	Application Type	Site Plan 6-2021
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	n/a	Lot size	3 acres
Location	3 West Mountain Road	Ward: 4	Zoning Classification: MDR
Tax ID No.	315.10-1-52	Ordinance Reference	179-3-040
Cross Reference	AV 3-2021	Warren Co. Referral	January 2021
Public Hearing	n/a for recommendation	Site Information	

Project Description: Applicant proposes to construct a 40 ft. x 80 ft. (3,200 sq. ft.) enclosed pole barn to store farm equipment, materials, etc. The site has an existing residence of 1,128 sq. ft., barn/greenhouse of 3,648 sq. ft., and greenhouse of 3,768 sq. ft. There are no changes to the existing structures on site. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, produce stand greater than 100 sq. ft. shall be subject to Planning Board review and approval. **Variance:** Relief is sought for dimensional requirements. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

Old Business

Applicant(s)	JP GROSS PROPERTIES, LLC	Application Type	Subdivision Preliminary Stage 19-2020
Owner (s)	Same as applicant	SEQR Type	Type 1 – coordinated w/ Town Board
Agent(s)	Owen Spelstra, EDP	Lot size	52.31 acres
Location	748 Luzerne Road	Ward: 4	Zoning Classification: MDR/LC10A/RR5A
Tax ID No.	307.-1-22	Ordinance Reference	Chapter 183
Cross Reference	SUB 3-2015, SUB (S) 7-2019, SUB (S) 2-2020, SUB (P) 8-2020 (withdrawn), SUB (S) 13-2020	Warren Co. Referral	n/a
Public Hearing	January 19, 2021	Site Information	

Project Description: SEQR: Applicant proposes a six lot residential subdivision. The project includes shared driveways – Lots 2 & 3 and Lots 4 & 5. Lot 1 is a corner lot with access to Twin Mountain Drive and Lot 6 will have access on Tuthill Road. Lot sizes: Lot 6 – 33.44 acres and includes a small section across from Luzerne Road; Lot 5 – 3.06 acres; Lot 4 – 2.80 acres; Lot 3 – 2.0 acres; Lot 2 – 5.01 acres; Lot 1 – 2.0 acres. Project is subject to water district extension triggering coordinated SEQR review. Project will require stormwater management and is a Class B subdivision for APA. Pursuant to Chapter 183 of the Zoning Ordinance, subdivision of land shall be subject to Planning Board accept lead agency and review SEQR

New Business:

Applicant(s)	ROCKY AUTO SALES	Application Type	Site Plan Modification 1-2021
Owner (s)	North Country Development, Charles & Lisa Kane	SEQR Type	Type II
Agent(s)	n/a	Lot size	.46 acre
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 53-1988, SV 71-2002, SP 41-2017, SP 73-2018	Warren Co. Referral	January 2021
Public Hearing	January 19, 2021	Site Information	Travel corridor overlay

Project Description: Applicant proposes to modify an existing site plan of auto related uses for two existing buildings to place a single rope/chain between the buildings to show separation between the operations of each building. One building, 1,251 sq. ft. to be used for auto sales by applicant and the other building, 1,633 sq. ft. to be used by a tenant for auto detailing. Pursuant to Chapter 179-9-120 of the Zoning Ordinance, modification of an existing site plan shall be subject to Planning Board review and approval.

Applicant(s)	ELISA & GLENN SCHNEIDER	Application Type	Site Plan 4-2021
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Jarrett Engineers	Lot size	6.71 acres
Location	11 Old West Mountain Road	Ward: 3	Zoning Classification: RR 5A
Tax ID No.	288.-1-77	Ordinance Reference	179-6-060
Cross Reference	n/a	Warren Co. Referral	January 2021
Public Hearing	January 19, 2021	Site Information	slopes

Project Description: Applicant proposes to construct a new home and associated site work including septic, driveway, etc. The new home is to be 1,220 sq. ft. footprint with main floor with three bedrooms and a basement garage area below. Pursuant to Chapter 179-6-060 of the Zoning Ordinance, construction on 15% or greater slopes shall be subject to Planning Board review and approval.

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

In an effort to help stop the spread of COVID-19 and in order to keep as many people as safe as possible while still working to conduct Town business, please note that; until further notice, all upcoming Planning Board and Zoning Board of Appeals meetings will be conducted in a virtual manner. The public and applicants will be able to access the virtual meeting by their own media device i.e. pc, smart phone, ipad etc. The link to the virtual meetings will be provided from the Town's website and the information sheet provided for public notice. Public comments can be submitted prior to the meeting and will be read into the record; those wishing to speak during the meeting will need to utilize the virtual meeting setup to make comment; note anonymous submissions are not accepted.