



Queensbury Planning Board Agenda

First Regular Meeting: **Tuesday, January 21, 2020** / Time 7 – 11 pm
 Queensbury Activities Center @ 742 Bay Road

Approval of Minutes

Dates – November 19, 2019 & November 26, 2019

Tabled Items

Applicant(s)	<u>APEX CAPITAL, LLC</u>	Application Type	Site Plan 53-2019
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	Studio A Landscape Arch. DPC	Lot size	382.34
Location	59 West Mt. Road (main); 47 & 53 West Mt. Rd. (parking)	Ward: 4	Zoning Classification: RC/MDR
Tax ID No.	307.-1-29, 315.5-1-3.2, 315.5-1-2	Ordinance Reference	179-3-040
Cross Reference	AV 92-2002 create 2 nonconforming lots, SP 22-2008 additions & deck, SP 34-2011 Alpine Slide & Zip Flyer, SP 61-2011 shed addition; SP 60-2018; PZ 584-2019 rezoning;	Warren Co. Referral	September 2019
Public Hearing	September 24, 2019, January 21, 2020	Site Information	

Project Description: (SEQR) Applicant proposes expansion of the West Mountain Ski Area parking lot, construction of a zip line attraction, approval of an existing mountain biking venue and other associated projects. Project also includes a Town Board referral for a Petition for Zone Change parcels 315.5-1-3.2 and 315.5-1-2 from Moderate Density to Recreation Commercial. The parcels are to be used for overflow parking. Pursuant to Chapter 179-15-040 Town Board may refer proposed amendments to the Planning Board for recommendation, and Pursuant to Chapter 179-3-040 of the Zoning Ordinance, expansion of a recreation center shall be subject to Planning Board review and approval. Planning Board to review SEQR.

Planning Board Recommendation:

Applicant(s)	<u>DON BERNARD</u>	Application Type	Site Plan 79-2019 Freshwater Wetlands Permit 8-2019
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	AJA Architecture	Lot size	.28 acre
Location	20 Brayton Road	Ward: 1	Zoning Classification: WR
Tax ID No.	239.8-1-15	Ordinance Reference	179-6-065
Cross Reference	Septic alterations 2019, AV	Warren Co. Referral	January 2020
Public Hearing	n/a for recommendation	Site Information	LGPC, APA, CEA

Project Description: Applicant proposes to tear down an existing home to construct a new single family home of 1,060 sq. ft. (footprint) with 3,711 sq. ft. of floor area. Site work includes stormwater management, plantings, site grading, new septic, new well and removal of some sheds. The site will retain an existing garage of 418 sq. ft. and a portion of Brayton Road is located on a portion of the property. Pursuant to Chapter 179-6-095 of the Zoning Ordinance, new floor area in a CEA shall be subject to Planning Board review and approval. **Variance:** Relief is sought for setbacks, height & floor area. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

Applicant(s)	<u>QUEENSBURY SQUARE, LLC</u>	Application Type	Site Plan Modification 1-2020
Owner (s)	Monty Liu	SEQR Type	Unlisted
Agent(s)	Hutchins Engineering	Lot size	1.42 acres
Location	909 State Route 9	Ward: 2	Zoning Classification: CI
Tax ID No.	296.17-1-38	Ordinance Reference	179-9-120
Cross Reference	SP 76-2017, AV 78-2017	Warren Co. Referral	January 2020
Public Hearing	n/a for recommendation	Site Information	

Project Description: Applicant proposes a site plan modification to a 5,460 sq. ft. building under construction. The project is to install three 57 sq. ft. pads with canopy covers for a total of 170 sq. ft. The project site includes an existing 7,000 sq. ft. liquor store. Pursuant to Chapter 179-9-120 of the Zoning Ordinance, modifications to existing site plan for new covered delivery entrance shall be subject to Planning Board review and approval. **Variance:** Relief is sought for setbacks. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

New Business:

Applicant(s)	LARRY KELLEY	Application Type	Site Plan 2-2020
Owner (s)	687 Upper Glen Street, LLC	SEQR Type	Type II
Agent(s)	Jarrett Engineers	Lot size	3.58 acres (total)
Location	989 State Route 9	Ward: 2	Zoning Classification: CI
Tax ID No.	296.13-1-22.1, 296.13-1-22.2	Ordinance Reference	179-3-040
Cross Reference	Subdivision – 697 Upper Glen St., LLC	Warren Co. Referral	January 2020
Public Hearing	January 21, 2020	Site Information	
<p>Project Description: Applicant proposes to reuse an existing building with 5,234 sq. ft. to be used for Five Star golf carts and utility vehicle sales, service and repair – not automobile. An existing 5,287 sq. ft. pavilion to be enclosed for interior storage of golf carts and utility vehicles. A portion of the site to be used for outside display and storage. In addition, a portion of the main building to be rented for commercial use. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, reuse of existing building and site shall be subject to Planning Board review and approval.</p>			

Applicant(s)	GREAT ESCAPE THEME PARK, LLC	Application Type	Site Plan 3-2020
Owner (s)	Same as Applicant	SEQR Type	Unlisted / FGEIS SEQR
Agent(s)	Frank Palumbo, CT Male Associates	Lot size	237 acres
Location	1172 State Route 9	Ward: 2	Zoning Classification: RC
Tax ID No.	288.20-1-20	Ordinance Reference	179-3-040
Cross Reference	SP 6-2014 Super Nova ride, SP PZ 23-2015 Greezed Lightnin ride, SP 5-2017 Bonzai Pipeline ride; SP 15-2018 Pandemonium ride; SP 67-2019 (Withdrawn), Several more	Warren Co. Referral	January 2020
Public Hearing	January 21, 2020	Site Information	
<p>Project Description: Applicant proposes to construct a new ride “Adirondack Outlaw” that is to be 164 ft. in height, with an attendant booth of 24 sq. ft. and operator booth of 42 sq. ft. The project includes removal of 6,190 sq. ft. building area known as “The Saloon” café area of a larger building. The restroom area of 1,123 sq. ft. is to remain with a canopy to be constructed, The area of building removed will be converted to a ride access plaza for the “Steamin’ Demon” and the new “Adirondack Outlaw”. The project includes building demolition, grading and cut for new ride area, new lighting, landscaping, stormwater and associated upgrades to site features for Ghost Town. Pursuant to Chapter 1793-040 of the Zoning Ordinance, new commercial construction shall be subject to Planning Board review and approval.</p>			

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