



Queensbury Planning Board Agenda

Second Regular Meeting: **Tuesday, January 26, 2021** / Time 7 – 11

**\*Conducted Virtually – See Notes Below**

**Tabled Items:**

Applicant(s)	<b><u>APEX CAPITAL, LLC</u></b>	Application Type	Site Plan 53-2019
Owner (s)	Same as applicant	SEQR Type	Type I – negative declaration 12/22/2020
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, February 18, 2020, February 25, 2020, December 22, 2020, <b>January 26, 2021</b>	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 and provide recommendation.

Applicant(s)	<b><u>ROCKHURST, LLC</u></b>	Application Type	Site Plan 57-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Environmental Design Partners	Lot size	1.0 acre
Location	Assembly Point Road	Ward: 1	Zoning Classification: WR
Tax ID No.	239.12-2-35.2	Ordinance Reference	179-6-065, 179-6-050
Cross Reference	AV 22-2020, AV 8-1993, SUB 5-1993, SP 81-2011; AV 49-2020	Warren Co. Referral	December 2020
Public Hearing	December 22, 2020, <b>January 26, 2021</b>	Site Information	APA, CEA, LGPC

Project Description: Applicant proposes to demolish existing buildings to construct a new single family home with 2,400 sq. ft. footprint and 4,300 sq. ft. floor area with exterior patio areas. Project includes site work, fill and grading, stormwater management, shoreline landscaping, new septic and water supply from Lake George. Pursuant to Chapter 179-6-065 & 179-6-050 of the Zoning Ordinance, construction in a CEA and hard surfacing within 50 ft. of shore shall be subject to Planning Board review and approval.

Applicant(s)	<b><u>HARRISENA CHURCH</u></b>	Application Type	Subdivision Preliminary Stage 16-2020
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	VanDusen & Steves	Lot size	3.8 acres
Location	1616 Ridge Road	Ward: 1	Zoning Classification: MDR
Tax ID No.	266.3-1-59	Ordinance Reference	Chapter 183
Cross Reference	AV 37-2003 lot line adj., AV 45-2020	Warren Co. Referral	n/a
Public Hearing	December 17, 2020; <b>January 26, 2021</b>	Site Information	APA, LGPC

Project Description: Applicant proposes a three lot subdivision of 3.8 acre parcel. Lot 1 to be 1.3 acre to maintain an existing home 1,580 sq. ft. with decks (footprint); Lot 2 to be 1.3 acres and Lot 3 to be 1.2 acres for new homes and associated site work. Pursuant to Chapter 183 of the Zoning Ordinance, subdivision of land shall be subject to Planning Board review and approval.

## Old Business

Applicant(s)	<b>JAMES &amp; KIM OGDEN</b>	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	<b>January 26, 2021</b>	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.			

Applicant(s)	<b>DAVID WHITE TRUST</b>	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	<b>January 26, 2021</b>	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.			

Applicant(s)	<b>JASON WALKER</b>	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	<b>January 26, 2021</b>	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.			

## New Business:

Applicant(s)	<b>JEFFREY CAMPBELL</b>	Application Type	Site Plan 3-2021
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Hutchins Engineering	Lot size	.57 acre
Location	16 Mayflower Lane	Ward: 1	Zoning Classification: WR
Tax ID No.	227.6-1-7	Ordinance Reference	179-6-065, 179-4-080
Cross Reference	SEP 0276-2020 Septic	Warren Co. Referral	January 2021
Public Hearing	<b>January 26, 2021</b>	Site Information	LGPC, CEA, APA, slopes
Project Description: Applicant proposes to renovate a portion of an existing home with an enclosed patio addition. The plans indicate there is 142 sq. ft. of existing patio part of the renovation and 176 sq. ft. of patio addition – 320 sq. ft. total. The existing home is 1,367 sq. ft. footprint with 204 sq. ft. deck area. The new footprint would be 1,367 sq. ft. with 515 sq. ft. deck areas. The existing floor area is 2,500 sq. ft. and new floor area would be 2,820 sq. ft. Pursuant to Chapter 179-6-065 & 179-4-080 of the Zoning Ordinance, new floor area in a CEA shall be subject to Planning Board review and approval.			

*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.*