



Queensbury Planning Board Agenda

Second Regular Meeting: **Tuesday, January 28, 2020** / Time 7 – 11 pm
 Queensbury Activities Center @ 742 Bay Road

Old Business:

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| 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 | January 28, 2020 | 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.

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| 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 | January 28, 2020 | 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.

New Business:

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| Applicant(s) | <u>CLEAR BROOK, LLC</u> | Application Type | Subdivision Sketch Plan 1-2020 |
| Owner (s) | Excess Land, LLC | SEQR Type | Unlisted |
| Agent(s) | Hutchins Engineering | Lot size | 83.62 acres |
| Location | Big Boom Road | Ward: 4 | Zoning Classification: WR |
| Tax ID No. | 316.14-1-6 (portion) | Ordinance Reference | Chapter 183 |
| Cross Reference | SUB Sketch Plan 4-2018; AV 54-2018, SUB (P) 13-2018, FWW 6-2018, SUB (F) 4-2019 | Warren Co. Referral | n/a |
| Public Hearing | n/a for sketch | Site Information | |

Project Description: Applicant proposes to complete the Clear Brook 12 lot subdivision two lot subdivision of 83.62 acre lot into 78.6 acres and 5.02 acres for two residential homes. Lot 13 (5.02 acres) to connect to town water and Lot 14 (78.6 acres) to have a well. Project will be subject to additional project review for Town Board. Pursuant to Chapter 183 of the Zoning Ordinance, subdivision of land shall be subject to Planning Board review and approval.

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| Applicant(s) | <u>AREC 34, LLC – UHAUL</u> | Application Type | Site Plan 4-2020 Special Use Permit |
| Owner (s) | Same as applicant | SEQR Type | Unlisted |
| Agent(s) | Environmental Design Partnership, LLP | Lot size | 29.35 acres |
| Location | 308 Dix Avenue | Ward: 2 | Zoning Classification: CLI |
| Tax ID No. | 303.19-1-71 | Ordinance Reference | 179-3-040 |
| Cross Reference | SP 33-1993, UV 59-1994, PZ 798-2019 petition for zone change | Warren Co. Referral | Town Board referral |
| Public Hearing | n/a | Site Information | |

Project Description: SEQR: Applicant proposes to convert 65,850 sq. ft. of an existing 170,130 sq. ft. building into climate controlled self-storage with 641 units and some retail/rental space and to add 10 drive-up self-storage buildings with a total of 147 units. Other site modifications include repairs to existing curbing and catch basins and the removal of brush from existing stormwater management areas. Petition for Zone Change: Project includes a Town Board referral for zoning language change for allowable uses in the Commercial Light Industrial zone to include interior self-storage and to be consistent with the Neighborhood Commercial that allows interior self-storage projects, projects would be subject to site plan and special use permit. Pursuant to Chapter 179-15-040, the Town Board may refer proposed zoning amendments to the Planning Board for recommendation and pursuant to Chapter 179-3-040 of the Zoning Ordinance, a new commercial use shall be subject to Planning Board review and approval.

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