



## Queensbury Planning Board Agenda

First Regular Meeting: **Tuesday, March 17, 2020**/ Time 7 – 11 pm  
 Queensbury Activities Center @ 742 Bay Road

### Approval of Minutes

Dates – January 21, 2020 & January 28, 2020

### Planning Board Recommendations:

Applicant(s)	<b><u>RONALD MILLER</u></b>	Application Type	Site Plan 11-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Jarrett Engineers, PLLC	Lot size	.19 acres
Location	7 Rockhurst Road	Ward: 1	Zoning Classification: WR
Tax ID No.	227.9-1-5	Ordinance Reference	179-3-040
Cross Reference	AV 73-1996, SP 57-2012 & AV 50-2012 patio & landscaping;	Warren Co. Referral	March 2020
Public Hearing	n/a for recommendation	Site Information	APA, LGPC
<p>Project Description: Applicant proposes to remove an existing 282 sq. ft. deck to construct a 282 sq. ft. deck with a 63 sq. ft. addition and a 50 sq. ft. stair and landing area. Project includes repair of boathouse foundation and new plantings at shoreline. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, expansion of a pre-existing non-conforming structure and hard surface within 50 ft. of shoreline shall be subject to Planning Board review and approval. <b>Variance:</b> Relief is sought for setback and permeability. Planning Board shall make a recommendation to the Zoning Board of Appeals.</p>			

Applicant(s)	<b><u>ADAM LEONARDO</u></b>	Application Type	Site Plan 14-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Jarrett Engineering	Lot size	.22 acre
Location	12 Hall Road Ext.	Ward: 1	Zoning Classification: WR
Tax ID No.	289.11-1-17	Ordinance Reference	179-3-040
Cross Reference	BOH 23-2012 Septic; 2019 Septic variances;	Warren Co. Referral	n/a
Public Hearing	n/a for recommendation	Site Information	Glen Lake
<p>Project Description: Applicant proposes to remove a 606 sq. ft. home with 82 sq. ft. deck to construct an 888 sq. ft. home with a 288 sq. ft. deck. Existing floor area is 606 sq. ft. and new floor area to be 2,173 sq. ft. Project includes new planting plan for shoreline and stormwater for site. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, new floor area in a CEA shall be subject to Planning Board review and approval. <b>Variance:</b> Relief is sought for setbacks, floor area and height. The Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

Applicant(s)	<b><u>KEVIN &amp; ANNIE DINEEN</u></b>	Application Type	Site Plan 12-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Ethan Hall	Lot size	.62 acre
Location	149 Birdsall Road	Ward: 1	Zoning Classification: WR
Tax ID No.	289.17-1-46	Ordinance Reference	179-3-040
Cross Reference	SP 11-2007, SP 26-2012, SP PZ 202-2016, AV PZ-208-2016, AV 24-2012, AV 10-2020	Warren Co. Referral	n/a
Public Hearing	n/a for recommendation	Site Information	Glen Lake
<p>Project Description: Applicant proposes to construct 135 sq. ft. entry mudroom and reconfigure the kitchen entry and relocate deck stairs of existing single family residence. The existing home has a floor area of 4588 sq. ft. and proposed is 4,723 sq. ft. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, new floor area in a CEA shall be subject to Planning Board review and approval. <b>Variance:</b> Relief is sought for setbacks and permeability. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

**New Business:**

Applicant(s)	<b>FRANK &amp; ERIN STEINBACH</b>	Application Type	Site Plan 15-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	AJA Architecture & Planning	Lot size	.22 acre
Location	211 Assembly Point Road	Ward: 1	Zoning Classification: WR
Tax ID No.	226.19-2-18	Ordinance Reference	179-3-040, 179-6-050
Cross Reference	SP 38-1995 addition, SEP-0657-2019	Warren Co. Referral	March 2020
Public Hearing	<b>March 17, 2020</b>	Site Information	APA, LGPC
Project Description: Applicant proposes to construct a 154 sq. ft. addition to the rear portion of the home where a portion of the deck is to be removed. Site work includes updating concrete steps at front of home with new steps and landscaping. Pursuant to Chapter 179-3-040 & 179-6-050 of the Zoning Ordinance, new floor area in a CEA and hard surfacing within 50 ft. of the shoreline shall be subject to Planning Board review and approval.			

Applicant(s)	<b>R&amp;P QUAKER REALTY II, LLC</b>	Application Type	Site Plan 13-2020
Owner (s)	Switchco, LLC	SEQR Type	Type II
Agent(s)	Daniel W. Ryan, PE	Lot size	2.0 acres
Location	281 Dix Avenue	Ward: 2	Zoning Classification: CI
Tax ID No.	303.15-1-4, 303.15-1-10	Ordinance Reference	179-9-020
Cross Reference	SP 50-1990, SP 52-2000 addition	Warren Co. Referral	March 2020
Public Hearing	<b>March 17, 2020</b>	Site Information	
Project Description: Applicant proposes to reuse an existing 24,850 sq. ft. building where tenant #1 is an existing electric supply business, Tenant #2 space is vacant and the applicant to use 11,270 sq. ft. for auto repair and detailing including lifts and other auto related equipment storage. Site work includes interconnect to adjacent property and new lawn area. Pursuant to Chapter 179-9-020 of the Zoning Ordinance, new commercial use shall be subject to Planning Board review and approval.			

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