



Queensbury Planning Board Agenda

Second Regular Meeting: **Tuesday, March 24, 2020** / Time 7 – 11 pm
 Queensbury Activities Center @ 742 Bay Road

Administrative Items:

Site Plan 19-2019 Columbia Development request for six month extension of approval.

Tabled Items

Applicant(s)	<u>TILLMAN INFRASTRUCTURE</u>	Application Type	Site Plan 78-2019
Owner (s)	Burke Brothers Builders, Inc.	SEQR Type	Unlisted
Agent(s)	Tony Phillips, Fullerton Engineering	Lot size	20.17 acres
Location	55 State Route 149	Ward: 1	Zoning Classification: RR 3A
Tax ID No.	288.8-1-21	Ordinance Reference	179-5-130
Cross Reference	UV 1-2019	Warren Co. Referral	December 2019
Public Hearing	December 19, 2019, February 25, 2019, March 24, 2020	Site Information	

Project Description: Applicant proposes to install a revised 199 ft. (from 260) lattice tower for up to three tenants, no light required (195 ft. tower, 4 ft. lightning rod). Project includes site work for a 360 ft. road with lease area of 100 ft. x 100 ft. Site work for road, tree clearing and installation of fence. Pursuant to Chapter 179-5-130 of the Zoning Ordinance, telecommunications towers shall be subject to Planning Board review and approval.

Applicant(s)	<u>THOMAS HEINZELMAN</u>	Application Type	Site Plan 8-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Hutchins Engineering	Lot size	.30 acre
Location	52 Reardon Road	Ward: 1	Zoning Classification: WR
Tax ID No.	289.7-1-19	Ordinance Reference	179-3-040
Cross Reference	AV 26-2004 Deck	Warren Co. Referral	n/a
Public Hearing	February 25, 2019, March 24, 2020	Site Information	Glen Lake

Project Description: Applicant proposes to remove an existing home 740 sq. ft. home and 715 sq. ft. porches for construction of a new home - 1,510 sq. ft. footprint and 2,604 sq. ft. floor area. Site work includes grading, new well and new septic (septic on adjoining property). Project proposes additional shoreline planting area. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, construction in a CEA shall be subject to Planning Board review and approval.

Applicant(s)	<u>AFTAB (SAM) BHATTI</u>	Application Type	Site Plan 5-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	n/a	Lot size	2.19 acres
Location	547 Aviation Road	Ward: 2	Zoning Classification: CI
Tax ID No.	302.5-1-51	Ordinance Reference	179-3-040
Cross Reference	SP 20-2003, AV 85-2002, AV 55-2002 hotel; SP 1-2011, AV 3-2011 Canopy; SP 82-2019, many others	Warren Co. Referral	February 2020
Public Hearing	February 25, 2020, March 24, 2020	Site Information	Travel Corridor Overlay

Project Description: Applicant proposes to update an existing "Quality Inn" to enclose an existing 288 sq. ft. porch to create a sunroom off of natatorium (enclosed swimming pool). Also is a new 240 sq. ft. covered porch to rear of the building for guests. The existing site has two lodging establishments that share parking and access to Aviation Road. Pursuant to Chapter 179-3-040 of the Zoning Ordinance commercial construction shall be subject to Planning Board review and approval.

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 61-2019;	Warren Co. Referral	January 2020
Public Hearing	January 28, 2020, March 24, 2020	Site Information	LGPC, APA, CEA
Project Description: Applicant proposes to tear down an existing home to construct a new single family home of (revised) 730 sq. ft. (footprint) with 2,643 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 179-6-065 of the Zoning Ordinance, new floor area in a CEA shall be subject to Planning Board review and approval.			

Old Business:

Applicant(s)	<u>KATHY SANDERS</u>	Application Type	Site Plan 9-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Redbud Design LA	Lot size	.45 acre
Location	119 Birdsall Road	Ward: 1	Zoning Classification: WR
Tax ID No.	289.17-1-42	Ordinance Reference	179-3-040, 179-6-050
Cross Reference	AV 26-2019 Dock replacement;	Warren Co. Referral	n/a
Public Hearing	March 24, 2020	Site Information	Glen Lake
Project Description: Applicant proposes to renovate an existing 1,245 sq. ft. (footprint) home with a second story and an open deck addition to an existing deck. The home has an existing floor area of 3,971 sq. ft. and proposed is 5,856 sq. ft. Project includes site work for retaining walls on land, repairs of shoreline retaining wall, landscaping, stormwater management and a new septic system. Pursuant to Chapter 179-3-040 & 179-6-050 of the Zoning Ordinance, new construction in a CEA and hard surfacing shall be subject to Planning Board review and approval.			

New Business:

Applicant(s)	<u>KEVIN GOGGINS, OUTBACK STEAKHOUSE</u>	Application Type	Site Plan (M) 17-2020
Owner (s)	Queensbury Holdings, LLC	SEQR Type	Type II
Agent(s)	n/a	Lot size	1.13 acres
Location	925 State Route 9	Ward: 2	Zoning Classification: CI
Tax ID No.	296.13-1-17.2	Ordinance Reference	179-9-120
Cross Reference	SP 4-2005, SP 61-2009, SUB 2-2011	Warren Co. Referral	March 2020
Public Hearing	March 24, 2020	Site Information	Travel corridor
Project Description: Applicant proposes to repaint the existing Outback Steakhouse restaurant from a two-tone brown and yellow shades and green roofing to a two-tone brown & beige shades with a dark brown roof. Pursuant to Chapter 179-9-120 of the Zoning Ordinance, new color scheme on commercial building shall be subject to Planning Board review and approval.			

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