



Queensbury Planning Board Agenda

Third Meeting: **Tuesday, March 31, 2020** / Time 7 – 11 pm
 Queensbury Activities Center @ 742 Bay Road

Old Business:

Applicant(s)	<u>AREC 34, LLC – UHAUL</u>	Application Type	Site Plan 4-2020 Special Use Permit 1-2020
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	February 25, 2020, March 31, 2020	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. Site Plan & Special Use Permit: Interior storage, exterior storage buildings, Uhaul store with canopy, associate truck, trailer storage with Uhaul store. Project site work for lights, parking area update and stormwater maintenance.

Applicant(s)	<u>RONALD MILLER</u>	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	March 31, 2020	Site Information	APA, LGPC

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.

Applicant(s)	<u>ADAM LEONARDO</u>	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	March 31, 2020	Site Information	Glen Lake

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.

Applicant(s)	KEVIN & ANNIE DINEEN	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	March 31, 2020	Site Information	Glen Lake
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.			

New Business:

Applicant(s)	ADIRONDACK FACTORY OUTLET	Application Type	Site Plan Modification 16-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Hutchins Engineering	Lot size	6.93 acres total
Location	1444 State Route 9	Ward: 1	Zoning Classification: CI
Tax ID No.	288.12-1-22	Ordinance Reference	179-3-040
Cross Reference	SP 30-2018 (expired), SP 64-2019	Warren Co. Referral	March 2020
Public Hearing	March 31, 2020	Site Information	
Project Description: Applicant proposes to modify an existing approved site plan for new façade features on North and South sides of building maintaining 12,505 sq. ft. building (previous approval included removal), convert 12,206 +/- sq. ft. area from proposed building to new green space. Additional site work for parking improvements, no new signage. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, modifications to an approved sit plan shall be subject to Planning Board review and approval.			

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