



Queensbury Planning Board Agenda

First Regular Meeting: **Tuesday, April 20, 2021** / Time 7 – 11 pm
 Queensbury Activities Center @ 742 Bay Road

Approval of Minutes

Dates – February 16, 2021 & February 23, 2021

Administrative Item:

Site Plan 9-2021 Trevor Flynn (D. Grasmeyer) tabling to May 20, 2021

Planning Board Recommendations:

Applicant(s)	<u>RON & RUTH JAMESON</u>	Application Type	Site Plan 21-2021
Owner (s)	Same as applicants	SEQR Type	Type II
Agent(s)	Ethan Hall	Lot size	.33 acre
Location	94 Hall Road	Ward: 1	Zoning Classification: WR
Tax ID No.	289.11-1-24	Ordinance Reference	179-3-040, 179-6-065
Cross Reference	2002-453 Dock, AV 21-2021	Warren Co. Referral	n/a
Public Hearing	n/a for recommendation	Site Information	CEA – Glen Lake
<p>Project Description: Applicant proposes to demo an existing home and garage to construct a new home with a 2,440 sq. ft. footprint and a 3,478 sq. ft. floor area including an attached garage and a covered patio. The project includes associated site work for grading, stormwater controls and plantings. Pursuant to Chapter 179-3-040 & 179-6-065 of the Zoning Ordinance, hard surfacing within 50 ft. of shoreline and new floor area in a CEA shall be subject to Planning Board review and approval. Variance: Relief is sought for setbacks and floor area. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

Applicant(s)	<u>PAUL LORENZ</u>	Application Type	Site Plan 26-2021
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Jarrett Engineering	Lot size	.5 acre
Location	78 Quaker Road	Ward: 2	Zoning Classification: CI
Tax ID No.	302.6-1-61	Ordinance Reference	179-3-040, 179-5-050
Cross Reference	AV 80-1990, AV 91-2002, SP 26-2003, UV 83-1990, SP 92-90, AV 24-2021	Warren Co. Referral	April 2021
Public Hearing	n/a for recommendation	Site Information	
<p>Project Description: Applicant proposes a 240 sq. ft. shed to be placed on the property. The existing commercial building of 4,079 sq. ft. is to remain. The site and building use remains the same – AutoFix (auto service/repair facility). Pursuant to Chapter 179-3-040 & 179-5-050 of the Zoning Ordinance, installation of a shed on a commercial property shall be subject to Planning Board review and approval. Variance: Relief is sought for setbacks. Planning Board shall provide a recommendation to the Zoning Board of Appeals</p>			

Applicant(s)	<u>PETER RIENZI</u>	Application Type	Site Plan 24-2021
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Nicholas Zeglan, EDP	Lot size	.23 acre
Location	374 Cleverdale Road	Ward: 1	Zoning Classification: WR
Tax ID No.	226.12-1-60	Ordinance Reference	179-13-010
Cross Reference	AV 1452-1998, SP 25-1997, SP 26-1997, SP 2-1989, AV 23-2021	Warren Co. Referral	April 2021
Public Hearing	n/a for recommendation	Site Information	LGPC, APA, CEA
<p>Project Description: Applicant proposes to rebuild an existing 422 sq. ft. deck area and construct a new 365 sq. ft. expansion to the deck - totaling 787 sq. ft. The existing two story, 1,414 sq. ft. home is to remain. Pursuant to Chapter 179-13-010 of the Zoning Ordinance, expansion of a non-conforming structure in a CEA shall be subject to Planning Board review and approval. Variance: Relief is sought setbacks and permeability. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

New Business:

Applicant(s)	<u>LAURA FEATHERS/FAMILY FOOTWEAR</u>	Application Type	Site Plan 23-2021
Owner (s)	Lake George Outlets, LLC	SEQR Type	Type II
Agent(s)	n/a	Lot size	1.61 acres
Location	1500 State Route 9	Ward: 1	Zoning Classification: CI
Tax ID No.	288.12-1-15	Ordinance Reference	179-3-040
Cross Reference	SP 19-2018, SP 25-2014, SP 18-2012 tent sales, SP 9-2015 Alterations;	Warren Co. Referral	April 2021
Public Hearing	April 20, 2021	Site Information	Lake George Outlet Area

Project Description: Applicant proposes to install a 20' x 20' temporary tent near the existing building for the Family Footwear tenant to operate a seasonal outdoor sale. The sale is to be held August 1 – August 31 in both 2021 and 2022. There are no changes to the site except for the placement of the tent and a sign for the tent sale. Pursuant to Chapter 179- 3-040 of the Zoning Ordinance seasonal tent sales shall be subject to Planning Board review and approval.

Applicant(s)	<u>MICHAEL MARTEL</u>	Application Type	Site Plan 20-2021
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	n/a	Lot size	163.41 acres
Location	87 Bell Mountain Road	Ward:	Zoning Classification: LC-10A
Tax ID No.	288.-1-10	Ordinance Reference	179-6-060
Cross Reference	90784-580 sf dwelling; AST-0688 acc. Structure;	Warren Co. Referral	April 2021
Public Hearing	April 20, 2021	Site Information	LGPC, 15% slopes

Project Description: Applicant proposes to construct a 28 ft. x 40 ft. garage. The existing 1,009 sq. ft. (footprint) home to remain. Site also has a garden shed to remain. Pursuant to Chapter 179-6-060 of the Zoning Ordinance, construction within 50 ft. of 15% slopes shall be subject to Planning Board review and approval.

Applicant(s)	<u>ALDI, INC. / FIVE BELOW</u>	Application Type	Site Plan Modification 22-2021
Owner (s)	Upper Glen Street Associates, LLC	SEQR Type	Type II
Agent(s)	APD Engineering & Architecture	Lot size	3.25 acres
Location	763 Glen Street	Ward: 2	Zoning Classification: CI
Tax ID No.	302.6-1-27	Ordinance Reference	179-3-040, 179-9-120
Cross Reference	SP 30-2019	Warren Co. Referral	April 2021
Public Hearing	April 20, 2021	Site Information	Upper Glen Street

Project Description: Applicant proposes to modify the façade for a new tenant that is to occupy the 8,839 sq. ft. space adjacent to ALDI's. The façade changes include exterior canopy features and relocation of light fixtures. The color scheme includes different shades of white and blue. The storefront entry area is being modified with a new door and additional window areas. Pursuant to Chapter 179-3-040 & 179-9-120 of the Zoning Ordinance, modification of an approved site plan and façade alterations to an existing building shall be subject to Planning Board review and approval.

Applicant(s)	<u>DARK BAY PROPERTIES, LLC</u>	Application Type	Site Plan Modification 27-2021
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Hutchins Engineering	Lot size	1.81 acres
Location	3300 State Rt. 9L	Ward: 1	Zoning Classification: WR
Tax ID No.	239.18-1-27.1	Ordinance Reference	179-9-120
Cross Reference	SP 4-2008, SP 33-2017, AV 31-2017, NOA 1-2018	Warren Co. Referral	April 2021
Public Hearing	April 20, 2021	Site Information	LGPC, APA, CEA

Project Description: Applicant proposes installation of 790 sq. ft. driveway spur from the existing driveway area of 3,770 sq. ft. to allow for small equipment storage for property maintenance. The project also includes the installation of retractable aluminum stairs on an existing pier for the northeast swimming cove area. The existing buildings on the site are to remain. Pursuant to Chapter 179-9-120 of the Zoning Ordinance, modifications to an approved site plan and hard surfacing within 50 ft. of shore shall be subject to Planning Board review and approval.

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

The public will be allowed to attend and be allowed to make comments to the Planning Board during the public hearing portions of the meeting for the specific project; however, on-site attendees must abide by the Town's posted COVID-19 rules.

The Town is also accommodating those who wish to view and participate remotely:

- To view live please visit: Town of Queensbury YouTube Live.
- To make comments during Privilege of the Floor call 518-761-8225. NOTE: To assure the integrity and validity of the public comments, the only calls that will be recognized will be those that show a caller identification.

The Town wishes to remind its residents that public comments can be shared with Planning Board members by email.