



Queensbury Planning Board Agenda

Second Regular Meeting: **Tuesday, April 27, 2021**/ Time 7 – 11 pm
Queensbury Activities Center @ 742 Bay Road

Administrative Items:

Site Plan Modification 8-2021 Meghan & Daniel Frazier request for further tabling to May, 2021

Tabled Items:

Applicant(s)	ROBERT MCCORMICK	Application Type	Site Plan 13-2021
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Joseph J. Bianchine, ABD Engineers	Lot size	4.69 acres
Location	18 Dark Bay Lane	Ward: 1	Zoning Classification: WR
Tax ID No.	239.18-1-45	Ordinance Reference	179-3-040, 179-6-065, 179-5-020, 179-13-010, 147
Cross Reference	SP 59-88, SP 15-91, 2000-485 Res.Alt., AV 14-2021	Warren Co. Referral	March 2021
Public Hearing	March 23, 2021, April 27, 2021	Site Information	APA, LGPC, CEA
Project Description: Revised: Applicant proposes a 110 sq. ft. porch addition and a 116 sq. ft. porch addition to the main home. The main home is 3,287 sq. ft. with 535 sq. ft. deck-porch area. Existing floor area is 4,446 sq. ft. with new floor area 8,285 sq. ft. The project includes a 500 sq. ft. carport addition to the existing 524 sq. ft. garage and construction of a new garage of 1,195 sq. ft., three bays. Pursuant to Chapter 179-3-040, 179-6-065, 179-5-020 & 179-13-010 of the Zoning Ordinance, new floor area in a CEA, expansion of a non-conforming structure, project work within 50 ft. of 15% slopes and a major stormwater project shall be subject to Planning Board review and approval.			

Old Business:

Applicant(s)	RON & RUTH JAMESON	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	April 27, 2021	Site Information	CEA – Glen Lake
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.			

Applicant(s)	PAUL LORENZ	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	April 27, 2021	Site Information	
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.			

Applicant(s)	<u>PETER RIENZI</u>	Application Type	Site Plan
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	April 27, 2021	Site Information	LGPC, APA, CEA
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.			

New Business:

Applicant(s)	<u>ROBERT & PETER NEMER</u>	Application Type	Site Plan 25-2021
Owner (s)	Robert Nemer & National Grid	SEQR Type	Unlisted
Agent(s)	Matt Huntington, Studio A	Lot size	14.63 acres
Location	Quaker Road	Ward: 2	Zoning Classification: CI
Tax ID No.	303.6-1-3, 303.10-1-6	Ordinance Reference	179-3-040
Cross Reference	P2-94-20168 rezoning	Warren Co. Referral	April 2021
Public Hearing	April 27, 2021	Site Information	Underground utilities overlay district
Project Description: Applicant proposes to construct a 290 car parking lot for car lot storage. The project includes site disturbance of 6.1 acres. Site work includes stormwater controls, lighting and landscaping. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, new commercial buildings shall be subject to Planning Board review and approval.			

Applicant(s)	<u>FOOTHILLS BUILDERS</u>	Application Type	Subdivision Sketch Plan 20-2020
Owner (s)	Patricia Wells	SEQR Type	Unlisted
Agent(s)	Studio A – Matthew Huntington, PE	Lot size	16.89 acres
Location	84 Jenkinville Road	Ward: 1	Zoning Classification: MDR
Tax ID No.	279.15-1-85	Ordinance Reference	Chapter 183
Cross Reference	SUB (S) 11-2020	Warren Co. Referral	n/a
Public Hearing	n/a for sketch plan	Site Information	
Project Description: Revised: Applicant proposes 18 lot residential subdivision of a 16.89 acre parcel. Project is to have one access drive with a cul-de-sac. Lot sizes range from 0.69 acre to 0.97 acre. Proposed house size of 1,822 sq. ft. to 1,329 sq. ft. with both single story and two story homes. Pursuant to Chapter 183 of the Zoning Ordinance, subdivision of land shall be subject to Planning Board review.			

Applicant(s)	<u>NATIVE DEVELOPMENT ASSOC., LLC</u>	Application Type	Subdivision Preliminary Stage 5-2021 Subdivision Final Stage 6-2021
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	ABD Engineers, LLP	Lot size	33.37 acres
Location	24 Native Drive	Ward: 4	Zoning Classification: CLI
Tax ID No.	308.20-1-9.2	Ordinance Reference	Chapter 183
Cross Reference	SP 69-2017, SP 14-2019, SUB (P) 5-2020 & (F) 6-2020 (expired)	Warren Co. Referral	n/a
Public Hearing	April 27, 2021	Site Information	
Project Description: Applicant proposes five lot subdivision with road construction from the existing Native Road from Carey Road. Lot 1 – 11.15 acres, Lot 2 – 1.86 acres, Lot 3 – 8.41 acres, Lot 4 – 7.14 acres, Lot 5 – 3.77 acres. A road of 1.04 acres with a cul-de-sac to connect to the existing Native Drive road is proposed. The plans include conceptual building and lot design for each parcel. Project includes stormwater management, grading and erosion control. Site Plan review will be required for each parcel for future development. The existing 117,000 sq. ft. building on Lot 1 is to remain. Pursuant to Chapter 183 of the Zoning Ordinance, subdivision of land 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.