



Queensbury Planning Board Agenda

First Regular Meeting: **Tuesday, May 17, 2022**/ Time 7 – 11 pm
Queensbury Activities Center @ 742 Bay Road

Approval of Minutes

Dates- March 15, 2022, March 22, 2022 and March 29, 2022

Administrative Item:

Table request for Site Plan 33-2021 & Special Use Permit 2-2021 333 Cleverdale, LLC/San Souci to June 21, 2022

Applicant(s)	HOFFMAN DEVELOPMENT CORP.	Application Type	Site Plan 71-2021
Owner (s)	919 State Route 9 LLC.	SEQR Type	Unlisted
Agent(s)	Frank Palumbo, CT Male	Lot size	2.01 acres
Location	919 State Route 9/925 State Route 9 (access)	Ward: 2	Zoning Classification: CI
Tax ID No.	296.17-1-42, 296.13-1-17.2	Ordinance Reference	179-3-040, 179-9-040
Cross Reference	SP 38-1990, SP 53-2011, SP 57-1995, AV 42-1995, AV 74-1995, 99729-8147 Addition, Disc 5-2021	Warren Co. Referral	November 2021
Public Hearing	November 16, 2021, February 15, 2022, April 19, 2022	Site Information	Travel Corridor

Project Description: Applicant proposes a 5,750 +/- sq. ft. car wash building with associated access drives and queuing lanes, and 18 self-serve vacuum area. The applicant has included a sidewalk to be coordinated with others along the property line on Weeks Road. Project includes site work for access onto Route 9 through existing traffic light through adjoining parcel and access on Weeks Road. Project also includes associated site work for landscaping, lighting and stormwater. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, new commercial construction shall be subject to Planning Board review and approval; May 17, 2022 Resolution review.

Tabled Items:

Applicant(s)	CVE NORTH AMERICA, INC.	Application Type	Site Plan 66-2021, Freshwater Wetlands 3-2021, Special Use Permit 4-2021, PZ 0720-2021
Owner (s)	Forest Enterprises Management	SEQR Type	Unlisted
Agent(s)	Nixon Peabody	Lot size	80 acres/6.39 acres
Location	53 Quaker Ridge Blvd/East County Line Rd (National Grid)	Ward: 2	Zoning Classification: CLI, CI
Tax ID No.	303.11-1-4.1, 303.15-1-25.2, 303.11-1-5	Ordinance Reference	179-5-140, 179-9-040
Cross Reference	Disc 3-2021, PZ 720-2021	Warren Co. Referral	November 2021
Public Hearing	January 18, 2022, May 17, 2022	Site Information	Wetlands

Project Description: Applicant proposes a solar farm on site 303.11-1-4.1, with access by right of way through parcel 303.15-1-25.2. The project will include over 13,000 panels on a 30 plus acre portion of the site. The project work includes panel placement, drive areas, equipment boxes and stormwater management. The project involves a petition of zone change for parcel 303.15-1-25.2 from CI to CLI. Project subject to site plan, special use permit and freshwater wetlands permit. Pursuant to Chapter 179-15-050, Town Board referred to the Planning Board to review for SEQR and recommendation. Site plan, special use permit, and freshwater wetlands review after the Town Board completes Petition of Zone change.

Recommendations:

Applicant(s)	BETH PORTUESE	Application Type	Site Plan 28-2022
Owner (s)	Beth and Thomas Portuese	SEQR Type	Type II
Agent(s)	Hutchins Engineering PLLC	Lot size	.75 acres and 1.01 acres
Location	28 Lansburg Lane	Ward: 4	Zoning Classification: WR
Tax ID No.	316.5-1-3 and 316.9-1-27.2 (access drive)	Ordinance Reference	179-4-030, 179-6-060, 179-4-050
Cross Reference	AD 7-2006, AV 17-2022	Warren Co. Referral	May 2022
Public Hearing	n/a for recommendation	Site Information	Hudson River, slopes

Project Description: Applicant proposes to remove a home of 1,064 sq ft to construct a new home with an attached garage of 3,184 sq ft. Also to be constructed is a patio of 1,219 sq ft. A new floor area of 5,658 sq ft. A new septic system will be installed. Site work for grading for the project and a new driveway to Big Bay Road over parcel 316.9-1-27.2. Lots are in separate ownership but related. Pursuant to chapter 179-4-030, 179-6-060, 179-4-050, site plan for construction within 50 feet of 15% slopes shall be subject to Planning Board review and approval. **Variance:** Relief is sought for access from adjoining lot. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

Applicant(s)	<u>ERIC CARLSON</u>	Application Type	Site Plan 26-2022 Freshwater Wetlands 5-2022
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	EDP (Chris Keil)	Lot size	1.25 acres
Location	67 Brayton Lane	Ward: 1	Zoning Classification: WR
Tax ID No.	239.12-2-84	Ordinance Reference	179-3-040, 179-6-065, 147 chapter 94
Cross Reference	SEP 241-2019, AV 20-2022	Warren Co. Referral	May 2022
Public Hearing	n/a for recommendation	Site Information	APA, LPGC, CEA
<p>Project Description: Applicant proposes to demolish an existing home and detached garage to construct a new home with a footprint of 2,381 sq ft which includes porch/deck areas and living space of detached building. The project includes 873 sq ft footprint area detached garage. New floor area to be 6,194 sq ft. The project includes stormwater management, alteration of a shared driveway and parking arrangement, as well as grading and erosion control. The house is to have 3 bedrooms. Pursuant to chapter 179-3-040, 179-6-065, 147 chapter 94, new floor area in a CEA, hard surfacing within 50 ft of the shoreline, a new structure within 50 ft of 15% slopes, work within 100 feet of wetlands, and driveway of 10% slope shall be subject to Planning Board review and approval. Variance: Relief is sought for setbacks and garage height, infiltration device setback. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

Applicant(s)	<u>3 ANTIGUA ROAD, LLC.</u>	Application Type	Site Plan 25-2022
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	EDP (Chris Keil)	Lot size	.74 acres and .04 acres
Location	5 Antigua Road	Ward: 1	Zoning Classification: WR
Tax ID No.	239.17-1-2 and 239.17-1-1	Ordinance Reference	179-9-020, 179-6-065
Cross Reference	AV 59-2014, AV 22-2022	Warren Co. Referral	May 2022
Public Hearing	n/a for recommendation	Site Information	APA, LGPC, CEA
<p>Project Description: Applicant proposes to construct a new 2,145 sq ft home with a 180 sq ft deck footprint; total floor area is 6,483 sq ft. The new home will be 37 ft in height. The driveway area includes 8,145 sq ft of hard surfacing and 1,400 sq ft of permeable pavers. The parcel that is located in the Town of Queensbury adjoins a parcel that is in the Town of Lake George that has frontage on the lake. The project includes a new entry porch overhang to the existing home and a portion of new hard surface area for the outdoor kitchen that is located on the Town of Lake George. Pursuant to Chapter 179-9-020, 179-3-040, 179-6-065 and Chapter 147, site plan for a new floor area in a CEA shall be subject to Planning Board review and approval. Variance: Relief is sought for setbacks and permeability. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

Recommendation: Unapproved Development:

Applicant(s)	<u>REDS LG LLC</u>	Application Type	Site Plan 29-2022
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	EDP (Nick Zeglen)	Lot size	0.53 acres
Location	7, 9 & 13 Nutley Lane	Ward: 1	Zoning Classification: WR
Tax ID No.	239.17-1-15	Ordinance Reference	179-3-040, 179-6-065, 179-6-050, 179-13-010, 147
Cross Reference	SEP 37-2021, AV 21-2022	Warren Co. Referral	May 2022
Public Hearing	n/a for recommendation	Site Information	APA, LPGC, CEA
<p>Project Description: The applicant proposes to complete alterations to two existing dwelling units on the site and complete construction of third dwelling unit on the site. Site work had started on all three buildings prior to review. Alterations include 7 Nutley Lane new building of 540 sq ft of one bedroom and kitchen, 288 sq ft open porch, 24 sq ft covered entry area; Alterations to 9 Nutley Lane 704 sq ft footprint with two bedrooms and kitchen (floor area of 1,408 sq ft, new open deck of 440 sq ft - walkout area below; interior alterations for 13 Nutley Lane existing floor area 2,134 with four bedrooms. Project includes grass depression areas, shoreline plantings, construction of a retaining wall of 72 ft in length at 1.8 ft in height. Project subject to site plan for new floor area for 7 Nutley Lane, expansion of non-conforming structure for 9 Nutley Lane, hard surfacing within 50 ft of the shoreline; Project subject to area variance for setbacks for 7 and 9 Nutley Lane, expansion of non-conforming, stormwater devices less than 100 ft from the shoreline, adding a third dwelling unit- kitchen, and permeability. Pursuant to Chapter 179-3-040, 179-6-065, 147, shall be subject to Planning Board review and approval. Variance: Relief is sought for expansion of nonconforming, adding third dwelling unit, setbacks and stormwater device setback. Planning Board shall provide a recommendation to the Zoning Board of Appeals</p>			

New Business:

Applicant(s)	TIDAL WAVE AUTO SPA	Application Type	Site Plan 68-2021
Owner (s)	TWAS Quaker Road LLC	SEQR Type	Unlisted
Agent(s)	EMC Engineering Services, Inc.	Lot size	3.83 acres
Location	708 Quaker Road	Ward: 2	Zoning Classification: CI
Tax ID No.	303.15-1-12	Ordinance Reference	179-3-040, 179-9-120
Cross Reference	PZ 37-2015, SP 51-2015 car wash, SV 1-2017	Warren Co. Referral	May 2022
Public Hearing	May 17, 2022	Site Information	Municipal Sewer connection
Project Description: Applicant proposes renovations to an existing 6,815 sq ft car wash building with a new façade and color scheme. The project includes site improvements, new parking and driveway arrangement. Project includes construction of a new 9,950 sq ft vacuum open canopy. There is to be new signs, landscaping, and stormwater management. The existing self-car wash building of 3,114 sq ft is to remain. Pursuant to Chapter 179-3-040 and 179-9-120 of the Zoning Ordinance, modifications to an approved site plan shall be subject to Planning Board review and approval.			

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