



Queensbury Planning Board Agenda

First Regular Meeting: **Tuesday, May 18, 2021** / Time 7 – 11 pm
 Queensbury Activities Center @ 742 Bay Road

Approval of Minutes

Dates – March 16, 2021, March 23, 2021 & March 25, 2021

Administrative Items

Site Plan 8-2020 Thomas Heinzelman requesting one year extension.

Site Plan 79-2019 & Freshwater Wetlands Permit 8-2019 Don Bernard requesting one year extension

Applicant(s)	<u>LAPHATT HOLDINGS</u>	Application Type	Site Plan 34-2021
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	Tom Center	Lot size	.87 acre
Location	Manor Drive	Ward: 3	Zoning Classification: NR
Tax ID No.	301.8-1-30.3	Ordinance Reference	179-3-040
Cross Reference	AV 33-2021	Warren Co. Referral	n/a
Public Hearing	n/a for recommendation	Site Information	
<p>Project Description: SEQR: Planning Board seeks Lead Agency status with coordinated review. Applicant proposes to construct two four-unit buildings. Each building is to be 3,200 sq. ft. with each unit to have a garage, two bedrooms and a driveway onto Manor Drive. The site is to have two on-site septic systems and each building is to be connected to water. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, construction of new multi-family buildings in the NR zone shall be subject to Planning Board review and approval. Variance: Relief is sought for density.</p>			

Tabled Items:

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, May 18, 2021	Site Information	
<p>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.</p>			

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, 239.18-1-27.2	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, May 18, 2021	Site Information	LGPC, APA, CEA
<p>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. The project includes work on two separate parcels – driveway 27.1 – swimming area 27.2. 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.</p>			

Planning Board Recommendation Unapproved Development:

Applicant(s)	<u>STEPHEN A. BURNETT, TRUSTEE</u>	Application Type	Site Plan 28-2021
Owner (s)	The Burnett Family Trust	SEQR Type	Type II
Agent(s)	Hutchins Engineering – Tom Hutchins	Lot size	1.28 acres
Location	11 Andrew Drive	Ward: 1	Zoning Classification: WR
Tax ID No.	239.18-1-12	Ordinance Reference	179-6-065, 179-13-010
Cross Reference	SUB 14-2015, SUB 8-2015, AV 51-2015, PZ 21-2015, 2004-677 docks, AV 27-2021	Warren Co. Referral	May 2021
Public Hearing	n/a for recommendation	Site Information	LGPC, APA, CEA

Project Description: Applicant proposes to complete work on an existing 1.5 story cabin. The existing cabin footprint is 1,365 sq. ft. and proposed is 1,312 sq. ft.; the cabin floor area is to be 1,793 sq. ft. The site has an existing house on the property with a footprint of 1,496 sq. ft.; total site floor area is 4,641 sq. ft. and proposed is 4,985 sq. ft. The applicant had started work in 2019 and was issued a stop work order. A portion of the existing home was damaged by a tree and is now being reconstructed; the existing deck has been removed and a new smaller deck is to be constructed. The interior main floor and basement area are to be renovated; this includes the foundation and wall supports. Exterior improvements include a new entry roof feature, doors and slider doors on lower level. Pursuant to Chapter 179-6-065 & 179-13-010 of the Zoning Ordinance new floor area in a CEA and expansion of a non-conforming structure 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.

Planning Board Recommendations:

Applicant(s)	<u>JOHN GRAZIANO</u>	Application Type	Site Plan 30-2021
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Nicholas Zeglen, EDP	Lot size	.48 acre
Location	195 Assembly Point Road	Ward: 1	Zoning Classification: WR
Tax ID No.	226.19-2-1	Ordinance Reference	179-3-040, 179-13-010, 179-6-065, 179-5-020
Cross Reference	2011-003 dock, SEP-80-2021, AV 31-2021	Warren Co. Referral	May 2021
Public Hearing	n/a for recommendation	Site Information	LGPC, APA, CEA

Project Description: Applicant proposes residential additions to an existing home of 1,900 sq. ft. footprint/3,137 sq. ft. floor area. There is to be a two story addition of 886 sq. ft. footprint, a single story of 124 sq. ft. footprint master bathroom addition, and a 344 +/- sq. ft. roof area over the existing front porch. The new floor area is to be 4,699 sq. ft. Pursuant to Chapter 179-3-040, 179-13-010, 179-6-065 & 179-5-020 of the Zoning Ordinance, expansion of a non-conforming structure in a CEA and new floor area in a CEA shall be subject to Planning Board review and approval. **Variance:** Relief is sought for setbacks, floor area and shed location. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

Applicant(s)	<u>333 CLEVERDALE, LLC / SAN SOUCI</u>	Application Type	Site Plan 33-2021 Special Use Permit 2-2021
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Hutchins Engineering – Tom Center	Lot size	.27 acre & .15 ACRE
Location	333 Cleverdale Road & 337 Cleverdale Road	Ward: 1	Zoning Classification: WR
Tax ID No.	226.12-1-43, 226.12-1-44	Ordinance Reference	179-3-040, 179-4-090
Cross Reference	SUP 45-2009,SUP 9-2012, AV 28-2012, AV 28-2021, AV 32-2021	Warren Co. Referral	May 2021
Public Hearing	n/a for recommendation	Site Information	LGPC, APA, CEA

Project Description: Applicant requests approval of outdoor seating area to include existing four 6 person picnic tables and one table for 4 persons on the restaurant parcel and the five top tables for 4 persons each on the adjoining parcel. Pursuant to Chapter 179-3-040 & 179-4-090 of the Zoning Ordinance, food service in a WR zone shall be subject to Planning Board review and approval. **Variance:** Relief is sought for permeability and parking. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

Applicant(s)	TOWN FAIR TIRE	Application Type	Site Plan 32-2021
Owner (s)	Omall Family Ltd. Partnership	SEQR Type	Type II
Agent(s)		Lot size	1.24 acres
Location	863 State Route 9	Ward: 2	Zoning Classification: CI
Tax ID No.	296.17-1-34	Ordinance Reference	179-3-040
Cross Reference	AV 21-1999, AV 16-1996, SP 20-1999, SP 39-2019, AV 30-2021	Warren Co. Referral	May 2021
Public Hearing	n/a for recommendation	Site Information	Travel Corridor
<p>Project Description: Applicant proposes to remove an existing 2,740 sq. ft. building to construct a new 7,269 sq. ft. tire sales and service facility. The project includes new parking area, stormwater management, lighting and landscaping. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, new commercial use and building in the CI zone shall be subject to Planning Board review and approval. Variance: Relief is sought for building setbacks. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

New Business:

Applicant(s)	CHRIS RACICOT	Application Type	Site Plan 35-2021
Owner (s)	Aldrich, LLC	SEQR Type	Unlisted
Agent(s)	Nicholas Zeglen, EDP	Lot size	1.04 acres, .43 acres
Location	20 & 18 ½ Newcomb Street	Ward: 4	Zoning Classification: MS
Tax ID No.	309.10-1-60, 309.10-1-63	Ordinance Reference	179-3-040, 179-5-090, 179-5-100, 179-7-070, 179-8-050
Cross Reference	SP 45-2008, 2009-039 Comm. Alt., SP 35-2009, 94663-4008 res. addition, 2005-494 partial garage demo, Disc 1-2021	Warren Co. Referral	May 2021
Public Hearing	May 18, 2021	Site Information	Main Street Zoning
<p>Project Description: Applicant proposes construction of a 14 unit two story townhouse building of 12,740 sq. ft. footprint, 23,400 sq. ft. floor area. Each unit will have a garage and a patio area. Pursuant to Chapter 179-3-040, 179-5-090, 179-5-100, 179-7-070 & 179-8-050 of the Zoning Ordinance new residential building of 14 units shall be subject to Planning Board and other department reviews.</p>			

Discussion Item:

Applicant(s)	CVE NORTH AMERICA, INC.	Application Type	Discussion Item 3-2021
Owner (s)	Forest Enterprises Management	SEQR Type	Unlisted
Agent(s)	n/a	Lot size	80 acres/6.39 acres
Location	Queensbury Avenue/Quaker Ridge Blvd.	Ward: 2	Zoning Classification: CLI, CI
Tax ID No.	303.11-1-4.1, 303.15-1-25.2	Ordinance Reference	179-5-140, 179-9-040
Cross Reference	n/a	Warren Co. Referral	n/a
Public Hearing	n/a for discussion	Site Information	
<p>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. Pursuant to Chapter 179-5-140 of the Zoning Ordinance, solar farms shall be subject to Planning Board review and approval. Projects is before the board for a sketch plan discussion.</p>			

- 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.

