



Queensbury Planning Board Agenda

Second Regular Meeting: **Thursday, May 20, 2021** / Time 7 – 11 pm  
Queensbury Activities Center @ 742 Bay Road

**Tabled Items**

Applicant(s)	<b><u>JEFFREY GODNICK</u></b>	Application Type	Site Plan 49-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Jon C. Lapper, Esq.	Lot size	.49 acre
Location	312 Glen Lake Road	Ward: 1	Zoning Classification: WR
Tax ID No.	289.9-1-84	Ordinance Reference	179-6-065
Cross Reference	AV 71-1994, SP 95-21323, 2008-016 dock; AV 39-2020	Warren Co. Referral	n/a
Public Hearing	October 27, 2020, Dec. 22, 2020, March 25, 2021, <b>May 20, 2021</b>	Site Information	Glen Lake CEA

Project Description: Revised: Applicant requests to maintain a 188 sq. ft., 10 ft. high shed to replace a shed that has been removed. The existing home is 4,259 sq. ft. (footprint) with a site floor area of 5,962 sq. ft., which includes 188 sq. ft. shed. Hard surfacing has been reduced with new permeable surface. Pursuant to Chapter 179-6-065 of the Zoning Ordinance, new floor area in a CEA and hard surfacing within 50 ft. of shoreline shall be subject to Planning Board review and approval.

Applicant(s)	<b><u>TREVOR FLYNN</u></b>	Application Type	Site Plan 9-2021
Owner (s)	Daniel Grasmeyer	SEQR Type	Type II
Agent(s)	Brandon Fergusen, EDP; Jon Lapper	Lot size	3.27 acres
Location	3222 Rt. 9L	Ward: 1	Zoning Classification: WR
Tax ID No.	239.18-1-48	Ordinance Reference	179-3-040, 179-13-010, 179-6-060, Chapter 147
Cross Reference	AV 43-2002, AV 27-2002, AV 76-2002 all re: garage/guest cottage; AV 8-2021, AV 29-2021	Warren Co. Referral	February 2021
Public Hearing	February 23, 2021, March 25, 2021, April 20, 2021, <b>May 20, 2021</b>	Site Information	APA, LGPC, CEA

Project Description: Revised: Applicant proposes a single story 884 sq. ft. living room/kitchen addition to be on the west side of the existing home, a 436 sq. ft. single story breezeway/mudroom addition to the south side of the home connecting the existing 1,315 sq. ft. garage to the main home. The project includes interior alterations on the second floor for the master bedroom then alterations to the third floor to include a 48 sq. ft. study nook and a new roof over the existing bathroom area. The project also includes construction of a detached garage with the upper level garage area of 576 sq. ft., lower level of garage area 672 sq. ft. and workshop area of 572 sq. ft. (total floor area 1,820 sq. ft.) and height to be 21 ft. 4 inches. Existing building footprints: 2,172 sq. ft. house and 1,315 sq. ft. detached garage. New floor area to be 6,390 sq. ft. Pursuant to Chapter 179-3-040, 179-13-010 and 179-6-060 of the Zoning Ordinance, new floor area in a CEA, new building within 50 ft. of 15% slopes and expansion of a non-conforming structure and major stormwater shall be subject to Planning Board review and approval.

**Old Business**

Applicant(s)	<b><u>JOHN GRAZIANO</u></b>	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	<b>May 20, 2021</b>	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.

Applicant(s)	<b><u>STEPHEN A. BURNETT, TRUSTEE</u></b>	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	<b>May 20, 2021</b>	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.

Applicant(s)	<b><u>333 CLEVERDALE, LLC / SAN SOUCI</u></b>	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	<b>May 20, 2021</b>	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.

Applicant(s)	<b><u>TOWN FAIR TIRE</u></b>	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	<b>May 20, 2021</b>	Site Information	Travel Corridor

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.

### **New Business:**

Applicant(s)	<b><u>WAYNE &amp; MICHELE WILLIAMS</u></b>	Application Type	Site Plan 31-2021
Owner (s)	Same as applicants	SEQR Type	Type II
Agent(s)	Dennis MacElroy	Lot size	.75 acre
Location	80 Seelye Road	Ward: 1	Zoning Classification: WR
Tax ID No.	227.17-2-18	Ordinance Reference	179-3-040, 179-6-065
Cross Reference	2001-352 res. add., 92234-1276 res. add.	Warren Co. Referral	May 2021
Public Hearing	<b>May 20, 2021</b>	Site Information	LGPC, APA, CEA

Project Description: Applicant proposes new entryway addition of 27 sq. ft. addition to an existing entryway of the home. The existing home is 2,025 sq. ft. footprint, with a floor area of 4,033 sq. ft. Project includes a new 20 sq. ft. concrete area – all construction occurs over existing hard surfacing. Pursuant to Chapter 179-3-040 & 179-6-065 of the Zoning Ordinance, new floor area in a CEA shall be subject to Planning Board review and approval.

Applicant(s)	<b>COUNTRY INN &amp; SUITES/DAVID MENTER</b>	Application Type	Site Plan Modification 29-2021
Owner (s)	Wakita Properties, LLC	SEQR Type	Type II
Agent(s)	n/a	Lot size	6 acres
Location	1130 State Route 9	Ward: 1	Zoning Classification: CI
Tax ID No.	295.8-1-9	Ordinance Reference	179-9-120
Cross Reference	SP 13-2004 w/modifications in 04, 05 & 08.	Warren Co. Referral	May 2021
Public Hearing	<b>May 20, 2021</b>	Site Information	Travel corridor
Project Description: Applicant proposes to install an 875 sq. ft. concrete patio that will contain two pergola structures and an open patio area with a fire pit. The outdoor area is replacing an existing lawn area. Pursuant to Chapter 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 –

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.