



Queensbury Planning Board Agenda

Second Regular Meeting: **Thursday, May 26, 2022**/ Time 7 – 11 pm
 Queensbury Activities Center @ 742 Bay Road

Old Business:

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	May 26, 2022	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.</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	May 26, 2022	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.</p>			

Applicant(s)	<u>BETH PORTUESE</u>	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	May 26, 2022	Site Information	Hudson River, slopes
<p>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.</p>			

Old Business: Unapproved Development:

Applicant(s)	REDS LG LLC	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	May 26, 2022	Site Information	APA, LPGC, CEA

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.

New Business:

Applicant(s)	FOOTHILLS BUILDERS (FHB APTS)	Application Type	Site Plan 27-2022
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	Studio A (Matthew Huntington)	Lot size	.76 acres
Location	78-80 Main Street	Ward: 4	Zoning Classification: NC
Tax ID No.	309.10-1-24 and 309.10-1-25	Ordinance Reference	179-3-040, 179-7-030, 179-7-070, 140
Cross Reference	Disc 6-2021	Warren Co. Referral	May 2022
Public Hearing	May 26, 2022	Site Information	Main Street

Project Description: Applicant proposes removal of existing structures and to construct a new building with a footprint of 8,663 sq ft and floor area of 25,989 sq ft. First floor office/retail with a second and third floor containing 24 apartment total. Site work to include parking/drive area, lighting, landscaping and stormwater. Site plan for new uses and multi-story building in the Main Street zone. Pursuant to chapter 179-3-040, site plan for a new commercial use in a main street zone shall be subject to Planning Board review and approval.

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