



Queensbury Planning Board Agenda

First Regular Meeting: **Tuesday, June 16, 2020** / Time 7 – 11 pm
Queensbury Activities Center @ 742 Bay Road

Approval of Minutes

Dates – January 21, 2020, January 28, 2020, February 18, 2020 & February 25, 2020

Administrative Items:

Planning Board Recommendations:

Applicant(s)	<u>RONALD MILLER</u>	Application Type	Site Plan 11-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Jarrett Engineers, PLLC	Lot size	.19 acres
Location	107 Rockhurst Road	Ward: 1	Zoning Classification: WR
Tax ID No.	227.9-1-5	Ordinance Reference	179-3-040
Cross Reference	AV 73-1996, SP 57-2012 & AV 50-2012 patio & landscaping;	Warren Co. Referral	March 2020
Public Hearing	n/a for recommendation	Site Information	APA, LGPC
Project Description: Applicant proposes to remove an existing 282 sq. ft. deck to construct a 282 sq. ft. deck with a 63 sq. ft. addition and a 50 sq. ft. stair and landing area. Project includes repair of boathouse foundation and new plantings at shoreline. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, expansion of a pre-existing non-conforming structure and hard surface within 50 ft. of shoreline shall be subject to Planning Board review and approval. Variance: Relief is sought for setback and permeability. Planning Board shall make a recommendation to the Zoning Board of Appeals.			

Applicant(s)	<u>KEVIN & ANNIE DINEEN</u>	Application Type	Site Plan 12-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Ethan Hall	Lot size	.62 acre
Location	149 Birdsall Road	Ward: 1	Zoning Classification: WR
Tax ID No.	289.17-1-46	Ordinance Reference	179-3-040
Cross Reference	SP 11-2007, SP 26-2012, SP PZ 202-2016, AV PZ-208-2016, AV 24-2012, AV 10-2020	Warren Co. Referral	n/a
Public Hearing	n/a for recommendation	Site Information	Glen Lake
Project Description: Applicant proposes to construct 135 sq. ft. entry mudroom and reconfigure the kitchen entry and relocate deck stairs of existing single family residence. The existing home has a floor area of 4588 sq. ft. and proposed is 4,723 sq. ft. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, 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.			

Applicant(s)	<u>ADAM LEONARDO</u>	Application Type	Site Plan 14-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Jarrett Engineering	Lot size	.22 acre
Location	12 Hall Road Ext.	Ward: 1	Zoning Classification: WR
Tax ID No.	289.11-1-17	Ordinance Reference	179-3-040
Cross Reference	BOH 23-2012 Septic; 2019 Septic variances;	Warren Co. Referral	n/a
Public Hearing	n/a for recommendation	Site Information	Glen Lake
Project Description: Applicant proposes to remove a 606 sq. ft. home with 82 sq. ft. deck to construct an 888 sq. ft. home with a 288 sq. ft. deck. Existing floor area is 606 sq. ft. and new floor area to be 2,173 sq. ft. Project includes new planting plan for shoreline and stormwater for site. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, new floor area in a CEA shall be subject to Planning Board review and approval. Variance: Relief is sought for setbacks, floor area and height. The Planning Board shall provide a recommendation to the Zoning Board of Appeals.			

New Business:

Applicant(s)	<u>FRANK & ERIN STEINBACH</u>	Application Type	Site Plan 15-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	AJA Architecture & Planning	Lot size	.22 acre
Location	211 Assembly Point Road	Ward: 1	Zoning Classification: WR
Tax ID No.	226.19-2-18	Ordinance Reference	179-3-040, 179-6-050
Cross Reference	SP 38-1995 addition, SEP-0657-2019	Warren Co. Referral	March 2020
Public Hearing	June 16, 2020	Site Information	APA, LGPC
Project Description: Applicant proposes to construct a 154 sq. ft. addition to the rear portion of the home where a portion of the deck is to be removed. Site work includes updating concrete steps at front of home with new steps and landscaping. Pursuant to Chapter 179-3-040 & 179-6-050 of the Zoning Ordinance, new floor area in a CEA and hard surfacing within 50 ft. of the shoreline shall be subject to Planning Board review and approval.			

Applicant(s)	<u>MICHAEL & GAIL DAWSON</u>	Application Type	Site Plan 20-2020
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	Hutchins Engineering	Lot size	2.63 acres
Location	44 Carey Road	Ward: 4	Zoning Classification: CLI
Tax ID No.	308.16-2-4.3	Ordinance Reference	179-3-040
Cross Reference	n/a	Warren Co. Referral	n/a
Public Hearing	June 16, 2020	Site Information	Carey Industrial Park
Project Description: Applicant proposes a new 7,100 sq. ft. building with warehouse, shop & office space within Carey Industrial Park. Project includes associated site work for lighting, landscaping and stormwater. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, new commercial construction shall be subject to Planning Board review and approval.			

Applicant(s)	<u>CLEAR BROOK, LLC</u>	Application Type	Subdivision Preliminary Stage 7-2020
Owner (s)	Excess Land, LLC	SEQR Type	Unlisted
Agent(s)	Hutchins Engineering	Lot size	83.62 acres
Location	Big Boom Road	Ward: 4	Zoning Classification: WR
Tax ID No.	316.14-1-6 (portion)	Ordinance Reference	Chapter 183
Cross Reference	SUB Sketch Plan 4-2018; AV 54-2018, SUB (P) 13-2018, FWW 6-2018, SUB (F) 4-2019, SUB (S) 1-2020	Warren Co. Referral	n/a
Public Hearing	June 16, 2020	Site Information	
Project Description: Applicant proposes to complete the Clear Brook 12 lot subdivision with a two lot subdivision of 83.62 acre lot into 78.6 acres and 5.02 acres for two residential homes. Site work to include connection to Town water for Lot 13 and a well for Lot 14. Associated site work includes clearing for driveway, home and septic. Pursuant to Chapter 183 of the Zoning Ordinance, subdivision of land shall be subject to Planning Board review and approval.			

Applicant(s)	<u>WERNER GREYLING</u>	Application Type	Subdivision Preliminary Stage 3-2020 Subdivision Final Stage 4-2020
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	Nicholas Ketter	Lot size	4.20 acres
Location	55 Richardson Street	Ward: 4	Zoning Classification: NR
Tax ID No.	309.15-1-64	Ordinance Reference	Chapter 183
Cross Reference	2000-721 garage, 95224-287 addition, 2000034-8252 carport	Warren Co. Referral	n/a
Public Hearing	June 16, 2020	Site Information	
Project Description: Applicant proposes a three lot subdivision: Lot 1 – 1.75 acre has an existing home to remain with accessory noncompliant structure. Lots 2 and 3 to be sold as vacant. Pursuant to Chapter 183 of the Zoning Ordinance, subdivision of land shall be subject to Planning Board review and approval.			

Applicant(s)	<u>NATIVE DEVELOPMENT ASSOC., LLC</u>	Application Type	Subdivision Preliminary Stage 5-2020 Subdivision Final Stage 6-2020
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,	Warren Co. Referral	
Public Hearing	June 16, 2020	Site Information	
Project Description: Applicant proposes five lot subdivision with road construction from the existing Native Road from Carey Road. Lot 1 – 11.32 acres, Lot 2 – 2.01 acres, Lot 3 – 8.24 acres, Lot 4 – 6.94 acres, Lot 5 – 3.75 acres and ROW - 1.11 acres. Project includes stormwater management, grading and erosion control. ROW road greater than 1000 ft. is a Planning Board discussion. 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.