



Queensbury Planning Board Agenda

Second Regular Meeting: **Tuesday, June 23, 2020** / Time 7 – 11 pm
Queensbury Activities Center @ 742 Bay Road

Administrative Items:

Tabled Items:

Applicant(s)	<u>DON BERNARD</u>	Application Type	Site Plan 79-2019 Freshwater Wetlands Permit 8-2019
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	AJA Architecture	Lot size	.28 acre
Location	20 Brayton Road	Ward: 1	Zoning Classification: WR
Tax ID No.	239.8-1-15	Ordinance Reference	179-6-065
Cross Reference	Septic alterations 2019, AV 61-2019;	Warren Co. Referral	January 2020
Public Hearing	January 28, 2020, June 23, 2020	Site Information	LGPC, APA, CEA
<p>Project Description: Applicant proposes to tear down an existing home to construct a new single family home of (revised) 730 sq. ft. (footprint) with 2,643 sq. ft. of floor area. Site work includes stormwater management, plantings, site grading, new septic, new well and removal of some sheds. The site will retain an existing garage of 418 sq. ft. and a portion of Brayton Road is located on a portion of the property. Pursuant to Chapter 179-6-065 of the Zoning Ordinance, new floor area in a CEA shall be subject to Planning Board review and approval.</p>			

Applicant(s)	<u>TILLMAN INFRASTRUCTURE</u>	Application Type	Site Plan 78-2019 Special Use Permit 2-2020
Owner (s)	Burke Brothers Builders, Inc.	SEQR Type	Unlisted
Agent(s)	Tony Phillips, Fullerton Engineering	Lot size	20.17 acres
Location	55 State Route 149	Ward: 1	Zoning Classification: RR 3A
Tax ID No.	288.8-1-21	Ordinance Reference	179-5-130
Cross Reference	UV 1-2019	Warren Co. Referral	December 2019
Public Hearing	December 19, 2019, February 25, 2019, June 23, 2020	Site Information	
<p>Project Description: Applicant proposes to install a final revision of 150 ft. (from 260', then 199') lattice tower for up to three tenants, no light required. Project includes site work for a 360 ft. road with lease area of 100 ft. x 100 ft. Site work for road, tree clearing and installation of fence. Pursuant to Chapter 179-5-130 of the Zoning Ordinance, telecommunications towers shall be subject to Planning Board review and approval.</p>			

Old Business

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	June 23, 2020	Site Information	APA, LGPC
<p>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.</p>			

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	June 23, 2020	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.			

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	June 23, 2020	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			

Applicant(s)	<u>KATHY SANDERS</u>	Application Type	Site Plan 9-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Redbud Design LA	Lot size	.45 ace
Location	119 Birdsall Road	Ward: 1	Zoning Classification: WR
Tax ID No.	289.17-1-42	Ordinance Reference	179-3-040, 179-6-050
Cross Reference	AV 26-2019 Dock replacement;	Warren Co. Referral	n/a
Public Hearing	June 23, 2020	Site Information	Glen Lake
Project Description: Applicant proposes to renovate an existing 1,245 sq. ft. (footprint) home with a second story and an open deck addition to an existing deck. The home has an existing floor area of 3,971 sq. ft. and proposed is 5,856 sq. ft. Project includes site work for retaining walls on land, repairs of shoreline retaining wall, landscaping, stormwater management and a new septic system. Pursuant to Chapter 179-3-040 & 179-6-050 of the Zoning Ordinance, new construction in a CEA and hard surfacing 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.