



Queensbury Planning Board Agenda

First Regular Meeting: **Tuesday, July 20, 2021** / Time 7 – 11 pm
Queensbury Activities Center @ 742 Bay Road

Approval of Minutes

Dates- May 18th & May 20th

Administrative Item:

Site Plan 35-2021 Racicot table to August 2021

Tabled Items:

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	SUB 5-1967 Section 2 Evergreen, AV 33-2021	Warren Co. Referral	n/a
Public Hearing	June 22, 2021, July 20, 2021	Site Information	
Project Description: SEQRA: Planning Board has accepted Lead Agency status, can proceed with SEQRA 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. Planning Board may conduct SEQRA and may make recommendation to the Zoning Board of Appeals.			

Planning Board Recommendations:

Applicant(s)	<u>KENT & CHERYL SMITH</u>	Application Type	Site Plan 41-2021
Owner (s)	Same as applicants	SEQR Type	Type II
Agent(s)	Ethan Hall	Lot size	.41
Location	379 Bay Road	Ward: 2	Zoning Classification: CI
Tax ID No.	296.19-1-33	Ordinance Reference	179-3-040
Cross Reference	n/a	Warren Co. Referral	July 2021
Public Hearing	n/a for recommendation	Site Information	Bay Road
Project Description: Applicant proposes a single story addition of 1,964 sq. ft. that is to be 32 ft. in height. The addition is to an existing building of 1,333 sq. ft. at a height of 28 ft. with a floor area of 2,561 sq. ft. The new floor area is to be 4,525 sq. ft. The use of the addition is for an existing tenant who needs additional area for a multi-use space. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, new commercial construction 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.			

Applicant(s)	<u>DAVID & PAMELA WAY</u>	Application Type	Site Plan 40-2021
Owner (s)	Same as applicants	SEQR Type	Type II
Agent(s)	Ethan Hall	Lot size	.20 acre
Location	33 Canterbury Drive	Ward: 1	Zoning Classification: WR
Tax ID No.	289.17-1-23	Ordinance Reference	179-3-040, 179-4-010, 179-6-065, 179-8-040
Cross Reference	AV 32-2020 Dock	Warren Co. Referral	July 2021
Public Hearing	n/a for recommendation	Site Information	Glen Lake CEA
Project Description: Applicant proposes a 259 sq. ft. single story addition to an existing 518 sq. ft. single story home. The project includes site work removing a portion of a patio, installation of eave trenches and new septic system. Pursuant to Chapter 179-3-040, 179-4-010, 179-6-065 & 179-8-040 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)	ARTISAN INK / MELISSA FREEBERN	Application Type	Site Plan 44-2021
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	n/a	Lot size	.34 acre
Location	928 State Route 9	Ward: 2	Zoning Classification: CM
Tax ID No.	296.13-1-14	Ordinance Reference	179-3-040
Cross Reference	SP 30-2005, SP 28-2009, AV 18-2009, SP 71-2018, AV 70-2018	Warren Co. Referral	July 2021
Public Hearing	n/a for recommendation	Site Information	Route 9 corridor
<p>Project Description: Applicant proposes to convert an existing 535 sq. ft. garage space to business expansion. The existing 2,394 sq. ft. (footprint) building includes an existing laundry facility and the Artisan Ink business. The applicant proposes alterations to parking on Sweet Road. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, business expansion shall be subject to Planning Board review and approval. Variance: Relief is sought for parking requirements. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

New Business:

Applicant(s)	HONEY DO ENTERPRISES, LLC	Application Type	Site Plan 42-2021
Owner (s)	442 HD, LLC	SEQR Type	Type II
Agent(s)		Lot size	.69 acre
Location	442 Corinth Road	Ward: 4	Zoning Classification: CLI
Tax ID No.	308.15-1-39	Ordinance Reference	179-3-040
Cross Reference	SP 12-2014, 2014-195 comm. alterations	Warren Co. Referral	July 2021
Public Hearing	July 20, 2021	Site Information	Corinth Road
<p>Project Description: Applicant proposes to remove an existing 400 sq. ft. pole barn to construct a 960 sq. ft. three sided pole barn with an enclosed portion that will have a garage door. The 240 sq. ft. enclosed area is to be a shop area. The existing building of 3,200 sq. ft. is to remain. The site improvements include tree removal for the placement of 3,637 sq. ft. of new pavement area for access to the new pole barn. The project includes grading and stormwater management. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, new commercial construction shall be subject to Planning Board review and approval.</p>			

Applicant(s)	CERRONE BUILDERS, INC.	Application Type	Subdivision Sketch Plan 7-2021
Owner (s)	City of Glens Falls	SEQR Type	Unlisted
Agent(s)	Hutchins Engineering	Lot size	49.5 acres
Location	Upper Sherman Avenue	Ward: 3	Zoning Classification: MDR
Tax ID No.	301.18-2-1	Ordinance Reference	Chapter 183
Cross Reference	n/a	Warren Co. Referral	n/a
Public Hearing	n/a for sketch	Site Information	
<p>Project Description: Applicant proposes to subdivide a 49.5 acre parcel into 49 parcels with access to Upper Sherman Avenue. The project includes 12.65 acres to be part of a Homeowners Association. The lots range in size from 0.47 acres to 1.57 acres with majority less than 1 acre. Pursuant to Chapter 183 of the Zoning Ordinance, subdivision of land shall be subject to Planning Board review and approval.</p>			

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