



Queensbury Planning Board Agenda

First Regular Meeting: **Tuesday, August 18, 2020**/ Time 7 – 11 pm
 Queensbury Activities Center @ 742 Bay Road

Approval of Minutes

Dates - June 16, 2020 & June 23, 2020

Administrative Items

Tillman further table to September 2020

Tabled Items:

| | | | |
|--|---|---------------------|--------------------------------|
| Applicant(s) | <u>ADIRONDACK FACTORY OUTLET</u> | Application Type | Site Plan Modification 16-2020 |
| Owner (s) | Same as applicant | SEQR Type | Type II |
| Agent(s) | Hutchins Engineering | Lot size | 6.93 acres total |
| Location | 1444 State Route 9 | Ward: 1 | Zoning Classification: CI |
| Tax ID No. | 288.12-1-22 | Ordinance Reference | 179-3-040 |
| Cross Reference | SP 30-2018 (expired), SP 64-2019 | Warren Co. Referral | March 2020 |
| Public Hearing | May 27, 2020, August 18, 2020 | Site Information | |
| <p>Project Description: (Revised) Applicant proposes to modify the façade of a 102,994 sq. ft. (footprint) Adirondack Outlet with a new color scheme and align false façade face components horizontally then also replacing the windows with a full length top to bottom windows. The project includes new greenspace and additional parking as some aspects of previous approved plans have been started. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, alterations to building exterior and site shall be subject to Planning Board review and approval.</p> | | | |

Planning Board Recommendations:

| | | | |
|---|-----------------------------|---------------------|---------------------------|
| Applicant(s) | <u>BRIAN HAYWARD</u> | Application Type | Site Plan 19-2020 |
| Owner (s) | Same as applicant | SEQR Type | Type II |
| Agent(s) | Hutchins Engineering | Lot size | .26 acre |
| Location | 5 Palmer Drive | Ward: 1 | Zoning Classification: WR |
| Tax ID No. | 316.17-1-4 | Ordinance Reference | 179-3-040 |
| Cross Reference | SEP 67-2020, AV 36-2019 | Warren Co. Referral | August of 2020 |
| Public Hearing | n/a for recommendation | Site Information | Hudson River |
| <p>Project Description: Applicant proposes to remove an existing 671 sq. ft. home to construct a 1,536 sq. ft. footprint new home with a floor area of 3,072 sq. ft. Project includes site work for new septic, stormwater and driveway. Pursuant to Chapter 179-3-040 & 179-6-060 of the Zoning Ordinance a project that occurs within 50 ft. of 15% slopes shall be subject to Planning Board review and approval. Variance: Relief is sought for setbacks and floor area. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p> | | | |

| | | | |
|---|--|---------------------|---|
| Applicant(s) | <u>BENJAMIN ARONSON TRUST</u> | Application Type | Subdivision Preliminary Stage 9-2020 Subdivision Final Stage 10-2020 |
| Owner (s) | Same as applicant | SEQR Type | Unlisted |
| Agent(s) | Michael J. Muller, Trustee | Lot size | 10.32 acres |
| Location | 1516 Ridge Road | Ward: 1 | Zoning Classification: MDR |
| Tax ID No. | 266.3-1-76 | Ordinance Reference | Chapter 183 |
| Cross Reference | SP 68-2017, AV 62-2017 second garage; 2003-740 addition; 2009-486 porch; | Warren Co. Referral | |
| Public Hearing | n/a for recommendation | Site Information | APA |
| <p>Project Description: Applicant proposes a two lot subdivision of 10.32 acres. The two lots include Lot 1 of 6.10 acres with a 5,434 sq ft (footprint) single family home and shed, and Lot 2 of 4.22 acres with a 3,720 sq ft (footprint) garage building. Pursuant to Chapter 183 of the Zoning Ordinance, subdivision of land shall be subject to Planning Board review and approval. Variance: Relief is sought for road frontage. The Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p> | | | |

| | | | |
|--|--|---------------------|--|
| Applicant(s) | <u>FRANK & CINDY STECIUK</u> | Application Type | Site Plan 32-2020 Freshwater Wetlands Permit 2-2020 |
| Owner (s) | Same as applicant | SEQR Type | Type II |
| Agent(s) | Daniel W. Ryan, PE | Lot size | 2.02 acres |
| Location | 62 Country Club Road | Ward: 1 | Zoning Classification: MDR |
| Tax ID No. | 296.14-1-51 | Ordinance Reference | 179-4-010 & 95 |
| Cross Reference | SUB 5-1983, 99525-7894 sf home; 2002-200 shed; 2003-166 deck & porch; 2003-178 pool, 2015-023 alterations; | Warren Co. Referral | August 2020 |
| Public Hearing | n/a for recommendation | Site Information | wetlands |
| <p>Project Description: Applicant proposes a two story structure of 2,196 sq. ft. footprint. The building use includes two vehicle garage and a living space with a recreation area on the second floor. The project construction of a new building occurs within 100 ft. of a designated wetlands requiring a site plan and a freshwater wetland permit. The site has an existing 2,898 sq. ft. (footprint) 2-story home with an unfinished basement and attached garage. Also the site has a 150 sq. ft. +/- shed to be removed. Pursuant to Chapter 179-4-010 and 95 of the Zoning Ordinance, work within 100 ft. of wetlands shall be subject to Planning Board review and approval. Variance: Relief is sought to have two dwellings on one parcel where only one is allowed. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p> | | | |

New Business:

| | | | |
|---|---|---------------------|---------------------------|
| Applicant(s) | <u>R & P QUAKER II REALTY</u> | Application Type | Site Plan 31-2020 |
| Owner (s) | Same as applicant | SEQR Type | Type II |
| Agent(s) | Daniel W. Ryan, PE | Lot size | 3.25 acres |
| Location | 728 Quaker Road | Ward: 2 | Zoning Classification: CI |
| Tax ID No. | 303.15-1-10 | Ordinance Reference | 179-9-020 |
| Cross Reference | SP 49-2011 addition; SP 66-2012 addition; | Warren Co. Referral | August 2020 |
| Public Hearing | August 18, 2020 | Site Information | Display 25 ft. |
| <p>Project Description: Applicant proposes to construct a 3,600 sq. ft. addition to an existing 14,842 sq ft (footprint) building for additional service bays. The new addition is to have five overhead door, two at each end (west & east) and one to the south. Project work includes new pavement and vehicle parking area arrangement update. Pursuant to Chapter 179-9-020 of the Zoning Ordinance, new commercial construction shall be subject to Planning Board review and approval.</p> | | | |

| | | | |
|---|-------------------------------|---------------------|--|
| Applicant(s) | <u>BARBARA WOODARD</u> | Application Type | Site Plan 36-2020 Special Use Permit 3-2020 |
| Owner (s) | Same as applicant | SEQR Type | Type II |
| Agent(s) | n/a | Lot size | .41 acre |
| Location | 4 Richardson Street | Ward: 4 | Zoning Classification: MS |
| Tax ID No. | 309.10-2-52 | Ordinance Reference | 179-3-040 |
| Cross Reference | DEMO-118-2020, POOL-232-2020 | Warren Co. Referral | August 2020 |
| Public Hearing | August 18, 2020 | Site Information | Main Street Zoning |
| <p>Project Description: Applicant proposes to relocate a 1,386 double wide home with porches and decks to 4 Richardson Street. The site had an existing home that has been demolished, a pool permit was issued and work started. Fences are also to be installed. Pursuant to Chapter 179-3-040 179-10 of the Zoning Ordinance, Single Family home in Main Street zoning district shall be subject to Planning Board for Site Plan and Special Use Permit review and approval.</p> | | | |

| | | | |
|--|---------------------------------------|---------------------|---------------------------------|
| Applicant(s) | <u>FOOTHILLS BUILDERS, LLC</u> | Application Type | Subdivision Sketch Plan 11-2020 |
| Owner (s) | Patricia Wells | SEQR Type | Unlisted |
| Agent(s) | Studio A – Matthew Huntington, PE | Lot size | 16.89 acres |
| Location | 84 Jenkinsville Road | Ward: 1 | Zoning Classification: MDR |
| Tax ID No. | 279.15-1-85 | Ordinance Reference | Chapter 183 |
| Cross Reference | n/a | Warren Co. Referral | NA |
| Public Hearing | n/a for sketch plan | Site Information | |
| <p>Project Description: Applicant proposes 19 lot residential subdivision of a 16.89 acre parcel. Project is to have one access drive with a cul-de-sac. Average lot size of approximately 0.83 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 -

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.