



Queensbury Planning Board Agenda

First Regular Meeting: **Tuesday, August 20, 2019** / Time 7 – 11 pm
Queensbury Activities Center @ 742 Bay Road

Approval of Minutes

Dates – June 18, 2019 & June 20, 2019

Tabled Items:

Applicant(s)	ALEX & MICHELLE WILCOX	Application Type	Site Plan 16-2019
Owner (s)	Thomas Dubois	SEQR Type	Type II
Agent(s)	n/a	Lot size	1.93 acres
Location	Corner Walkup Rd. & Moon Hill Rd.	Ward: 1	Zoning Classification: RR-3A
Tax ID No.	278.20-1-3	Ordinance Reference	179-6-060
Cross Reference	AV 32-2018 (voided), DISC 1-2019;	Warren Co. Referral	April 2019
Public Hearing	April 23, 2019; June 20, 2019, August 20, 2019	Site Information	Steep slopes
Project Description: (Revised) Applicant proposes construction of a 2,616 sq. ft. single family home with associated site work. The house to be constructed is located within 50 ft. of 15% slopes. The site includes grading, lot clearing for house, septic and well. Pursuant to Chapter 179-6-060 of the Zoning Ordinance, construction occurring within 50 ft. of 15% slopes shall be subject to Planning Board review and approval.			

Applicant(s)	PIZZA HUT	Application Type	Site Plan 39-2019
Owner (s)	Pizza Hut of Southeast Kansas, Inc.	SEQR Type	Type II
Agent(s)	n/a	Lot size	1.26 acres
Location	863 State Route 9	Ward: 2	Zoning Classification: CI
Tax ID No.	296.17-1-34	Ordinance Reference	179-5-070
Cross Reference	SP 20-1999, SP 21925, AV 21-1999, AV 16-1996;	Warren Co. Referral	July 2019
Public Hearing	July 16, 2019, August 20, 2019	Site Information	
Project Description: Applicant has replaced a split rail fence with a 40x30 five foot stockade fence to enclose an outdoor patio for 20-30 seats. Project includes decorative lighting in patio area. Pursuant to Chapter 179-5-070 of the Zoning Ordinance, fence in a commercial zone shall be subject to Planning Board review and approval.			

Recommendations:

Applicant(s)	WILLIAM MASON	Application Type	Site Plan 52-2019
Owner (s)	Matt Smith	SEQR Type	Type II
Agent(s)	William Mason	Lot size	.05 acre
Location	3 Seneca Drive	Ward: 1	Zoning Classification: WR
Tax ID No.	239.8-1-24	Ordinance Reference	179-3-040, 179-6-065
Cross Reference	Multiple AV & SP "Takundewide"	Warren Co. Referral	August 2019
Public Hearing	n/a for recommendation	Site Information	CEA, APA, LGP, Takundewide
Project Description: Applicant proposes demolition of an existing 768 sq. ft. home to construct a new 768 sq. ft. home with a basement and second story – from a two bedroom to a three bedroom. New floor area of 2,196 sq. ft. Pursuant to Chapter 179-3-040 & 179-6-065 of the Zoning Ordinance, new construction in a CEA shall be subject to Planning Board review and approval. Variance: Relief is sought for setbacks, permeability and FAR. Planning Board shall provide a recommendation to the Zoning Board of Appeals.			

Applicant(s)	<u>VERIZON WIRELESS</u>	Application Type	Site Plan 49-2019 Special Use Permit 2-2019
Owner (s)	Stewart's Shops Corp.	SEQR Type	Type II
Agent(s)	David Brennan, Esq.	Lot size	1.037 acre
Location	347 Aviation Road	Ward: 3	Zoning Classification: NC
Tax ID No.	301.8-1-33	Ordinance Reference	179-5-130, 179-10
Cross Reference	Site Plan 7-2019	Warren Co. Referral	n/a
Public Hearing	n/a for recommendation	Site Information	
<p>Project Description: Applicant proposes to remove an existing small cell wireless facility on the roof of an existing Stewart's Shops store. The applicant proposes a new small cell facility to be located on a proposed light pole to be installed with the new store. The project includes lease of a 10 x 10 sq. ft. area with the light pole and cell facility height at 31 ft. 9 inches – light pole at 15 ft. 6 inches. Pursuant to Chapter 179-5-130 and 179-10 of the Zoning Ordinance, telecommunication towers shall be subject to Planning Board review and approval. Variance: Relief is sought for setback. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

New Business:

Applicant(s)	<u>JEFFREY GREENWOOD</u>	Application Type	Site Plan 47-2019
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	n/a	Lot size	.62 acre
Location	222 Lake Parkway	Ward: 1	Zoning Classification: WR
Tax ID No.	226.19-1-83	Ordinance Reference	179-6-065
Cross Reference	n/a	Warren Co. Referral	August 2019
Public Hearing	August 20, 2019	Site Information	APA, LGP, CEA
<p>Project Description: Applicant proposes to construct an 864 sq. ft., 15 ft. high two car garage in a CEA. The site has an existing 1,182 sq. ft. (footprint), 2,470 sq. ft. FAR and floor area increase of 864 sq. ft. Pursuant to Chapter 179-6-065 of the Zoning Ordinance, construction in a CEA shall be subject to Planning Board review and approval.</p>			

Applicant(s)	<u>NORTH COUNTRY PROPERTY MGMT.</u>	Application Type	Site Plan 46-2019
Owner (s)	R&P Quaker 1 Realty, LLC	SEQR Type	Type II
Agent(s)	n/a	Lot size	1.72 acres
Location	415 Big Bay Road	Ward: 4	Zoning Classification: CLI
Tax ID No.	309.17-1-17.1	Ordinance Reference	179-9-020
Cross Reference	SUB 11-2002 two lots; SP 27-1989, SP 68-1999, SP 71-2010 changes of use;	Warren Co. Referral	August 2019
Public Hearing	August 20, 2019	Site Information	
<p>Project Description: Applicant is currently occupying a 5,500 sq. ft. existing building and utilizing the 1.72 acre site for North Country Snow & Ice Company. The project includes storage of equipment, vehicles and materials and new gravel area to be added. The building to be used for office space, company vehicle work and internal storage. Pursuant to Chapter 179- 9-020 of the Zoning Ordinance, change of use for existing commercial building shall be subject to Planning Board review and approval.</p>			

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