



## Queensbury Planning Board Agenda

Second Regular Meeting: **Tuesday, August 25, 2020** Time 7 – 11 pm  
Queensbury Activities Center @ 742 Bay Road

### Administrative Items

#### Tabled Items

Applicant(s)	<b><u>KATHY SANDERS</u></b>	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, <b>August 25, 2020</b>	Site Information	Glen Lake, CEA
<p>Project Description: (Revised) Applicant proposes to renovate an existing 1,232sq. 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 5,513 sq. ft. Project includes site work for retaining walls on land, repairs of shoreline retaining wall, landscaping, stormwater management and a new septic system. Revision includes additional green space and a reduced bedroom size on the second floor. Pursuant to Chapter 179-3-040 &amp; 179-6-050 of the Zoning Ordinance, new floor area construction in a CEA and hard surfacing shall be subject to Planning Board review and approval.</p>			

### Planning Board Recommendations

Applicant(s)	<b><u>GARY HIGLEY</u></b>	Application Type	Site Plan 30-2020
Owner (s)	Higley Lake Properties	SEQR Type	Type II
Agent(s)	Cifone Construction	Lot size	0.23 acre
Location	23 Jay Road	Ward: 1	Zoning Classification: WR
Tax ID No.	289.10-1-14	Ordinance Reference	179-3-040, 179-6-605
Cross Reference	SP 77-2019, AV 57-2019, AV 1422-21421, RC-0147-2018	Warren Co. Referral	NA
Public Hearing	n/a for recommendation	Site Information	Glen Lake, CEA, Floodzone
<p>Project Description: Applicant proposes to construct a 590 sq. ft. garage addition to an existing home with 3,026 sq. ft. including decks with a floor area of 4,189 sq. ft. – proposed floor area 4,306 sq. ft. The project site had a previous approval for a 328 sq. ft. addition – the garage is to be attached. Project includes removal of a 473 sq. ft. metal building. Pursuant to Chapter 179-3-040 &amp; 179-6-065 of the Zoning Ordinance, New floor area in a CEA shall be subject to Planning Board review and approval. <b>Variance:</b> Relief is sought for setbacks and permeability. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

### Old Business

Applicant(s)	<b><u>BRIAN HAYWARD</u></b>	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 2020
Public Hearing	<b>August 25, 2020</b>	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 &amp; 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.</p>			

Applicant(s)	<b><u>BENJAMIN ARONSON TRUST</u></b>	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	<b>August 25, 2020</b>	Site Information	APA
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 3,320 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.			

Applicant(s)	<b><u>FRANK &amp; CINDY STECIUK</u></b>	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	<b>August 25, 2020</b>	Site Information	
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.			

### **New Business:**

Applicant(s)	<b><u>CAMP KNOX, LLC/BALLAS</u></b>	Application Type	Site Plan Modification 29-2020
Owner (s)	Cara & Stephen Ballas	SEQR Type	Type II
Agent(s)	n/a	Lot size	.45 acre
Location	67 Knox Road	Ward: 1	Zoning Classification: WR
Tax ID No.	239.7-1-14	Ordinance Reference	179-6-050
Cross Reference	SP 53-2007, SP (M) 53-2007, NOA 11-2007, NOA 4-2009, AV 3-2014, SP 4-2014	Warren Co. Referral	August 2020
Public Hearing	<b>August 25, 2020</b>	Site Information	APA, LGPC, CEA
Project Description: Applicant proposes revisions to an existing landscaping plan. Replacing an area of approximately 100 sq. ft. permeable patio area with 150 sq. ft. permeable patio area and landscaping at shoreline. The site has an existing 2,706 sq. ft. (footprint) home. Pursuant to Chapter 179-6-050 of the Zoning Ordinance, modification of an existing site plan and hard surfacing within 50 ft. of shoreline shall be subject to Planning Board review and approval.			

Applicant(s)	<b><u>PAUL LEJUEZ</u></b>	Application Type	Site Plan 33-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Studio A – Kristen Catellier	Lot size	.61 acres
Location	16 Honeysuckle Lane	Ward: 1	Zoning Classification: WR
Tax ID No.	226.19-2-21	Ordinance Reference	179-6-050, 179-8-040
Cross Reference	SP 43-2010 boathouse, 2015-424 combine parcels, BP 2015-484 res. demo, RC 246-2015 sf const, SP 34-2020,	Warren Co. Referral	August 2020
Public Hearing	<b>August 25, 2020</b>	Site Information	APA, LGPC, CEA
Project Description: Applicant proposes to upgrade a 2,000 sq. ft. shoreline area and removal of vegetation and planting new vegetation, boulders and updating existing pathway. The site has an existing 2,831 sq. ft. (footprint) home on the other side of the road. Pursuant to Chapter 179-6-050 & 179-8-040 of the Zoning Ordinance, hard surfacing within 50 ft. of shoreline and shoreline buffers shall be subject to Planning Board review and approval.			

Applicant(s)	<b>JONATHAN LEJUEZ</b>	Application Type	Site Plan 34-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Studio A – Kristen Catellier	Lot size	.35 acres
Location	219 Assembly Point Rd.	Ward: 1	Zoning Classification: WR
Tax ID No.	226.19-2-20	Ordinance Reference	179-6-050, 179-8-040
Cross Reference	SP 51-2018, AV 50-2018m 96645-5372 res. demo, 96665-5393 sf const., SP 33-2020,	Warren Co. Referral	August 2020
Public Hearing	<b>August 25, 2020</b>	Site Information	APA, LGPC, CEA
Project Description: Applicant proposes to upgrade a 1,800 sq. ft. shoreline area with removal of vegetation and planting new vegetation, boulders and updating existing pathway. The site has an existing 1,552 sq. ft. (footprint) home on the other side of the street. Pursuant to Chapter 179-6-050 & 179-8-040 of the Zoning Ordinance, hard surfacing within 50 ft. of shoreline and shoreline buffers 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.