



## Queensbury Planning Board Agenda

Second Regular Meeting: **Tuesday, August 27, 2019** / Time 7 – 11 pm  
Queensbury Activities Center @ 742 Bay Road

### **Tabled Items:**

Applicant(s)	<b><u>REECE RUDOLPH</u></b>	Application Type	Site Plan 29-2019
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	David Hutchinson	Lot size	.24 acre
Location	24 Nacy Road	Ward: 1	Zoning Classification: WR
Tax ID No.	289.6-1-34	Ordinance Reference	179-3-040
Cross Reference	91653-2495 septic alt. 1991	Warren Co. Referral	n/a
Public Hearing	May 29, 2019, June 20, 2019, <b>August 27, 2019</b>	Site Information	CEA, Glen Lake
Project Description: Applicant has revised plans to include removal of 129 sq. ft. porch area and 392 sq. ft. ½ story to construct a 715 sq. ft. second story over the first floor. Also, a 56.4 sq. ft. bathroom addition to be installed on the first floor. The existing parcel includes a 623 sq. ft. garage and 968 sq. ft. home for a site floor area of 2,844 sq. ft. The proposed floor area is to be 2,906 sq. ft. The house is a pre-existing and non-conforming structure. No other changes to the site are proposed. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, expansion of a non-conforming structure shall be subject to Planning Board review and approval.			

### **Old Business:**

Applicant(s)	<b><u>WILLIAM MASON</u></b>	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	<b>August 27, 2019</b>	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.			

Applicant(s)	<b><u>VERIZON WIRELESS</u></b>	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	<b>August 27, 2019</b>	Site Information	
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.			

**New Business:**

Applicant(s)	<b><u>ADIRONDACK BUILDERS</u></b>	Application Type	Site Plan 48-2019
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Devin Dickinson	Lot size	.54 acres
Location	127 Seelye Road	Ward: 1	Zoning Classification: WR
Tax ID No.	227.17-1-53	Ordinance Reference	179-6-065
Cross Reference	SP 10-96, SP 3-93, AV 25-91, AV 17-96	Warren Co. Referral	August 2019
Public Hearing	<b>August 27, 2019</b>	Site Information	APA, LGP, CEA

Project Description: Applicant proposes removal of existing 1,210 sq. ft. (footprint) single family home and construction of a new single family home – 2,169 sq. ft. with an attached garage. The new home is to be 5,002 sq. ft. total floor area. Pursuant to Chapter 179-6-065 of the Zoning Ordinance, construction in a CEA shall be subject to Planning Board review and approval.

Applicant(s)	<b><u>DANIEL PICKETT</u></b>	Application Type	Site Plan 51-2019
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Dennis MacElroy	Lot size	.6 acre & 2.33 acres
Location	15 Antigua Road	Ward: 1	Zoning Classification: WR
Tax ID No.	239.17-1-5, 239.17-1-9	Ordinance Reference	Chapter 147, 179-9-020
Cross Reference	AV 101-2000, SP 77-2000, AV 63-2001, AV 68-2002, AV 86-2002	Warren Co. Referral	August 2019, Town of LG
Public Hearing	<b>August 27, 2019</b>	Site Information	APA, CEA, LGP

Project Description: Applicant requests to maintain property disturbance of 35,000 +/- sq. ft. including driveway/paved loop area. Project includes installation of stormwater devices to manage stormwater. Pursuant to Chapter 179-9-020 & Chapter 147 of the Zoning Ordinance, site disturbance and major stormwater shall be subject to Planning Board review and approval.

Applicant(s)	<b><u>ROBERT &amp; HEIDI UNDERWOOD</u></b>	Application Type	Site Plan 50-2019
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	n/a	Lot size	1.23 acres
Location	413 Bay Road	Ward: 2	Zoning Classification: O
Tax ID No.	296.15-1-19	Ordinance Reference	179-9-020
Cross Reference	Sign permits and CO's only	Warren Co. Referral	August 2019
Public Hearing	<b>August 27, 2019</b>	Site Information	

Project Description: Applicant proposes reuse of an existing 5,636 sq. ft. building site to operate Adirondack Enrichment Program for children from birth to five. Project includes interior alterations for classroom areas, offices and therapy area. Pursuant to Chapter 179-9-020 of the Zoning Ordinance, commercial buildings with no site plan within the last seven years shall be subject to Planning Board review and approval.

Applicant(s)	<b><u>BARRY &amp; JACQUELINE LASHINSKY</u></b>	Application Type	Subdivision Modification 6-2019
Owner (s)	Same as applicants	SEQR Type	Unlisted
Agent(s)	Matthew F. Fuller	Lot size	23.7 acres
Location	Moon Hill Road	Ward: 1	Zoning Classification: RR-3A
Tax ID No.	289.8-1-39	Ordinance Reference	Chapter 183
Cross Reference	SUB 17-1989, AV 90-1989	Warren Co. Referral	n/a
Public Hearing	<b>August 27, 2019</b>	Site Information	

Project Description: Applicant proposes to modify an existing subdivision “Imperial Acres” (April 1990). Project consists of seven lots for residential and one lot for stormwater redesign. Previously approved plan was for 8 lots with two for stormwater. Pursuant to Chapter 183 of the Zoning Ordinance, modification of an approved subdivision shall be subject to Planning Board review and approval.