



Queensbury Planning Board Agenda

First Regular Meeting: **Tuesday, September 15, 2020** / Time 7 – 11 pm
Queensbury Activities Center @ 742 Bay Road

Approval of Minutes

Dates – July 21, 2020 & July 28, 2020

Administrative Items

Recommendation to the Queensbury Town Board for adoption of Local Law to amend Queensbury Town Code to Establish Renewable Energy Systems and Facilities Regulations
Site Plan 54-2019 Great Escape request for one year extension
Site Plan 59-2019 Mark Posniewski request for six month extension or June 2021

Planning Board Recommendations:

Applicant(s)	WILLIAM & KATHLEEN BOSY	Application Type	Site Plan 41-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Jon Lapper	Lot size	.22 acre
Location	53 Assembly Point Rd.	Ward: 1	Zoning Classification: WR
Tax ID No.	239.12-2-16	Ordinance Reference	179-3-040, 179-6-065, 179-6-050, 179-8-040
Cross Reference	Septic alteration 2019	Warren Co. Referral	September 2020
Public Hearing	n/a for recommendation	Site Information	APA, LGPC, CEA

Project Description: Applicant proposes to demo existing home of 2,537.3 sq. ft. FAR and to construct a new home of 3,065.3 sq. ft. FAR. The project includes construction of a 384 sq. ft. detached garage, installation of new lawn area, patio areas and driveway. Pursuant to Chapter 179-3-040, 179-6-065, 179-6-050 & 179-8-040 of the Zoning Ordinance, new floor area in a CEA, hard surfacing within 50 ft. of shoreline and shoreline buffers shall be subject to Planning Board review and approval. **Variance:** Relief is sought for FAR, setbacks and permeability. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

Unapproved Development:

Applicant(s)	SHERWOOD ACRES CONSTRUCTION	Application Type	Site Plan Modification 35-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	VanDusen & Steves	Lot size	.21 acre
Location	3 Glen Hall Road	Ward: 1	Zoning Classification: WR
Tax ID No.	289.11-1-27	Ordinance Reference	179-3-040
Cross Reference	SP 14-2018, AV 8-2018 sf home	Warren Co. Referral	n/a
Public Hearing	n/a for recommendation	Site Information	Glen Lake CEA

Project Description: Applicant requests to maintain 617 sp. Ft. of hard surface in the driveway area. In addition, there is 107 sq. ft. of new concrete sidewalk with retaining wall for the parking area of the home. The parcel was part of previous approvals for a new home construction and associated site work for area variance and site plan (1,019 sq. ft. footprint and 2,035 sq. ft. floor area). Pursuant to Chapter 179-3-040 and 179-9-120 of the Zoning Ordinance Site Plan Modification to an approved site plan shall be subject to Planning Board review and approval. **Variance:** Relief is sought for permeability. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

Old Business:

Applicant(s)	GARY HIGLEY	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	n/a
Public Hearing	September 15, 2020	Site Information	Glen Lake, CEA, Flood Zone
Project Description: Applicant proposes to construct a 590 sq. ft. garage addition to an existing home with 3,026 sq. ft. with a floor area of 4,189 sq. ft. – proposed floor area 4,306 sq. ft. Project includes removal of a 473 sq. ft. metal building. Pursuant to Chapter 179-3-040 & 179-6-065 of the Zoning Ordinance, New floor area in a CEA shall be subject to Planning Board review and approval.			

Applicant(s)	CLEAR BROOK, LLC	Application Type	Subdivision Final Stage 12-2020
Owner (s)	Excess Land, LLC	SEQR Type	Unlisted
Agent(s)	Hutchins Engineering	Lot size	83.62 acres
Location	Big Boom Road	Ward: 4	Zoning Classification: WR
Tax ID No.	316.14-1-6 (portion)	Ordinance Reference	Chapter 183
Cross Reference	SUB Sketch Plan 4-2018; AV 54-2018, SUB (P) 13-2018, FWW 6-2018, SUB (F) 4-2019, SUB (S) 1-2020, SUB (P) 7-2020	Warren Co. Referral	n/a
Public Hearing	n/a for final stage	Site Information	
Project Description: Applicant proposes to complete the Clear Brook 12 lot subdivision with a two lot subdivision of 83.62 acre lot into Lot 13 to be 5.02 acre for residential home and Lot 14 to be 78.6 acres to remain undeveloped at this time. Site work to include connection to Town water for Lot 13. Associated site work includes clearing for driveway, home and septic. Pursuant to Chapter 183 of the Zoning Ordinance, subdivision of land shall be subject to Planning Board review and approval.			

Applicant(s)	CKT ENTERPRISES, LLC	Application Type	Site Plan 37-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Rucinski Hall Architecture	Lot size	1.78 Acres
Location	11 Lafayette Street	Ward: 2	Zoning Classification: CI
Tax ID No.	302.7-1-18	Ordinance Reference	179-3-040, 179-9-120
Cross Reference	SP 36-99, 99582-7952 Building, CC-0356-2020 Alterations	Warren Co. Referral	September 2020
Public Hearing	September 15, 2020	Site Information	
Project Description: Applicant proposes to enclose the existing 2,627 sq. ft. pole barn building with a 436 sq. ft. addition for overhead doors for a storage building. The project also requests to maintain a buffer of an open fence and lawn area between the commercial use and residential use where a 50 ft. buffer is required. Pursuant to Chapter 179-3-040 & 179-9-120 of the Zoning Ordinance new commercial construction and modifications to an approved site plan 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.