



Queensbury Planning Board Agenda

Second Regular Meeting: **Tuesday, September 22, 2020** / Time 7 – 11 pm
Queensbury Activities Center @ 742 Bay Road

Old Business:

Applicant(s)	<u>SHERWOOD ACRES CONSTRUCTION</u>	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	NA
Public Hearing	September 22, 2020	Site Information	Glen Lake CEA

Project Description: Applicant requests to maintain 617 sq. 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.

Applicant(s)	<u>WILLIAM & KATHLEEN BOSY</u>	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	September 22, 2020	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.

New Business:

Applicant(s)	<u>HUDSON HEADWATERS HEALTH NETWORK</u>	Application Type	Site Plan Modification 38-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	MJ Engineering	Lot size	1.70 acres
Location	27 Carey Road	Ward: 4	Zoning Classification: CLI
Tax ID No.	308.16-2-2.2	Ordinance Reference	179-9-120
Cross Reference	PZ257-2016 fence, SP 45-2018 shed, SP 10-2020	Warren Co. Referral	September 2020
Public Hearing	September 22, 2020	Site Information	Carey Industrial Park

Project Description: Applicant proposes to modify an approved site plan for the 3,750 sq. ft. building. The 5,000 sq. ft. building to remain as proposed with offices, etc. The 3,750 sq. ft. building will amend location and number of bay doors for storage of the RV units and general storage for HHHN. The project includes construction of 3,446 sq. ft. of sidewalk and driveway area. Pursuant to Chapter 179-9-120 of the Zoning Ordinance, modifications to an approved site plan shall be subject to Planning Board review and approval.

Applicant(s)	HUDSON HEADWATER HEALTH NETWORK	Application Type	Site Plan 39-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	MJ Engineering	Lot size	2.38 +/- acres
Location	26, 28 So. Western Ave., 35, 37 Holden Avenue	Ward: 2	Zoning Classification: O
Tax ID No.	309.7-1-54, 309.7-1-55, 309.7-1-58, 309.7-1-59, 309.7-1-60, 309,7-1-61;	Ordinance Reference	179-3-040
Cross Reference	Demo 29-2019, SP 41-2005, 88547-2500 Law Office;	Warren Co. Referral	September 2020 & Glens Falls
Public Hearing	September 22, 2020	Site Information	

Project Description: Applicant proposes site work on six properties including building demolition, removal of driveway area, tree and shrub removal, revegetation and installation of thirty new parking spaces. The new parking is associated with 309.7-1-58 having an existing medical office building with thirty spaces. Project includes merging six properties. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, site development work shall be subject to Planning Board review and approval.

Applicant(s)	ADIRONDACK IMAGING	Application Type	Site Plan 40-2020
Owner (s)	Boldstar, LLC	SEQR Type	Unlisted
Agent(s)	The LA Group	Lot size	2.87 acres
Location	Corner of Corinth Road & Carey Road	Ward: 4	Zoning Classification: CLI
Tax ID No.	309.13-2-31.113	Ordinance Reference	179-3-040
Cross Reference	Northern Distributing SUB	Warren Co. Referral	September 2020
Public Hearing	September 22, 2020	Site Information	Carey Industrial Park

Project Description: Applicant proposes to construct an 18,200 sq. ft. medical office building including an imaging center. The lot is located in the Carey Industrial Park and is a corner lot. Access to the site will be from Carey Road but will have frontage on Carey and Corinth Roads. The building has the imaging center of 15,000 sq. ft. and then 3,200 sq. ft. area for a future tenant. Site work includes installation of parking area, landscaping, stormwater management and lighting. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, new commercial construction 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.