



Queensbury Planning Board Agenda

First Regular Meeting: **Tuesday, October 20, 2020** / Time 7 – 11 pm
Queensbury Activities Center @ 742 Bay Road

Approval of Minutes:

Dates – August 18, 2020 & August 25, 2020

Planning Board Recommendations:

Applicant(s)	<u>BILL POGONOWSKI</u>	Application Type	Site Plan 42-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Ethan Hall	Lot size	.30 acre / .09 acre
Location	24 Russell Harris Road	Ward: 1	Zoning Classification: WR
Tax ID No.	239.8-1-7 & 239.8-1-60	Ordinance Reference	179-3-040, 179-6-065
Cross Reference	AV 27-1999, AV 28-1999;	Warren Co. Referral	October 2020
Public Hearing	n/a for recommendation	Site Information	LGPC, APA, CEA
<p>Project Description: Applicant proposes construction of a 672 sq. ft. detached garage with a floor area of 1,114 sq. ft. and associated site work. Existing home is 1,954 sq. ft. (footprint) with a floor area of 3,195 sq. ft. The new garage is to be 23'3" in height. Project includes combining two lots. 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. Variance: Relief is sought for FAR and height. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

Applicant(s)	<u>TREVOR FLYNN</u>	Application Type	Site Plan 44-2020
Owner (s)	James S. Denooyer	SEQR Type	Type II
Agent(s)	n/a	Lot size	1.84 acre
Location	19 Lockhart Loop	Ward: 1	Zoning Classification: RR-5A
Tax ID No.	239.18-1-22	Ordinance Reference	179-6-065
Cross Reference	n/a	Warren Co. Referral	October 2020
Public Hearing	n/a for recommendation	Site Information	LGPC, CEA, APA
<p>Project Description: Applicant proposes two porch additions – 81.4 sq. ft. +/- covered entry porch, 224 sq. ft. screen porch, relocation of driveway and two dormer additions. Existing home is 1,540 sq. ft. (footprint) and a full basement. Pursuant to Chapter 179-6-065 of the Zoning Ordinance, new floor area in a CEA and expansion of a non-conforming structure shall be subject to Planning Board review and approval. Variance: Relief is sought for setbacks. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

Applicant(s)	<u>MARK PREDEVILLE</u>	Application Type	Site Plan 48-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Hutchins Engineering	Lot size	.62 acre
Location	102 Ash Drive	Ward: 1	Zoning Classification: WR
Tax ID No.	289.13-1-58	Ordinance Reference	179-3-040, 179-6-065
Cross Reference	88723-1824 shed, 90279-8236 dock	Warren Co. Referral	n/a
Public Hearing	n/a for recommendation	Site Information	Glen Lake CEA
<p>Project Description: Applicant proposes a two story addition with a basement to an existing home with associated site work. The floor area of the new addition is 3,844 sq. ft. with a 1,518 sq. ft. footprint. Pursuant to Chapter 179-3-040 & 179-6-065 of the Zoning Ordinance, new floor area and previous shoreline vegetation removal in a CEA shall be subject to Planning Board review and approval. Variance: Relief is sought for setbacks. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

Unapproved Development (Planning Board Recommendation):

Applicant(s)	<u>JEFFREY GODNICK</u>	Application Type	Site Plan 49-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Jon C. Lapper, Esq.	Lot size	.49 acre
Location	312 Glen Lake Road	Ward: 1	Zoning Classification: WR
Tax ID No.	289.9-1-84	Ordinance Reference	179-6-065
Cross Reference	AV 71-1994, SP 95-21323, 2008-016 dock;	Warren Co. Referral	n/a
Public Hearing	n/a for recommendaiton	Site Information	Glen Lake CEA
<p>Project Description: Applicant requests to maintain a 188 sq. ft., 10 ft. high shed to replace a shed that has been removed. The existing home is 4,259 sq. ft. (footprint) with a floor area of 3,931 sq. ft., which includes 188 sq. ft. shed. Pursuant to Chapter 179-6-065 of the Zoning Ordinance, new floor area in a CEA shall be subject to Planning Board review and approval. Variance: Relief is sought to maintain a 3.9 ft. setback where 20 ft. is required. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

New Business:

Applicant(s)	<u>JP GROSS PROPERTIES, LLC</u>	Application Type	Subdivision Sketch Plan 13-2020
Owner (s)	Same as applicant	SEQR Type	Type I - coordinated w/ Town Board
Agent(s)	Owen Speulstra, EDP	Lot size	50.52 acres
Location	748 Luzerne Road	Ward: 4	Zoning Classification: MDR/LC10A/RR5A
Tax ID No.	307.-1-22	Ordinance Reference	Chapter 183
Cross Reference	SUB 3-2015, SUB (S) 7-2019, SUB (S) 2-2020, SUB (P) 8-2020 (withdrawn)	Warren Co. Referral	n/a
Public Hearing	n/a for sketch	Site Information	
<p>Project Description: Applicant proposes a six lot residential project. The projects is described with four lots to have access to Luzerne Road. Lot 1 will be accessed from Twin Mountain Drive and is a corner lot. Lot 6 will have access from Tuthill Road and is located in three zones – RR5A, LC10A and MDR – with the proposed home in the RR5A zone area. Lots 1-5 are to be 2.0 acres or larger and Lot 6 is to be 37.442 acres and includes land area from across Luzerne Road. Pursuant to Chapter 183 of the Zoning Ordinance, subdivision of land shall be subject to Planning Board review and approval.</p>			

Applicant(s)	<u>MICHAEL & MARY JANE BERNHOLZ</u>	Application Type	Site Plan 43-2020
Owner (s)	Same as applicants	SEQR Type	Type II
Agent(s)	Hutchins Engineering	Lot size	.30 acre
Location	Assembly Point Road (across from #47)	Ward: 1	Zoning Classification: WR
Tax ID No.	239.12-2-94.2	Ordinance Reference	179-6-065
Cross Reference	n/a	Warren Co. Referral	October 2020
Public Hearing	October 20, 2020	Site Information	LGPC, APA, CEA
<p>Project Description: Applicant proposes construction of a single family home with a garage of 30 ft. x 36 ft., and a second floor also 30 ft. x 36 ft. for two bedrooms – home noted as a carriage house. Proposed footprint of 1080 sq. ft., new floor area 2,160 sq. ft. Project includes re-grading the parcel and installation of a well and septic. Pursuant to Chapter 179-6-065 of the Zoning Ordinance, new floor area in a CEA shall be subject to Planning Board review and approval.</p>			

Applicant(s)	<u>FOOTHILLS BUILDERS</u>	Application Type	Site Plan 45-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Hutchins Engineering	Lot size	.77 acre
Location	71 Round Pond Road	Ward: 1	Zoning Classification: MDR
Tax ID No.	296.5-1-8	Ordinance Reference	179-6-060
Cross Reference	Subdivision 1993	Warren Co. Referral	October 2020
Public Hearing	October 20, 2020	Site Information	
<p>Project Description: Applicant proposes to construct a 2,019 (footprint) home including a basement and attached garage. Applicant had started lot clearing as lot was previously approved in a 1993 subdivision. Pursuant to Chapter 179-6-060 of the Zoning Ordinance construction within 50 ft. of 15% slopes shall be subject to Planning Board review and approval.</p>			

- 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.