



Queensbury Planning Board Agenda

First Regular Meeting: **Tuesday, November 16, 2021** / Time 7 – 11 pm
Queensbury Activities Center @ 742 Bay Road

Approval of Minutes

Dates- September 21, 2021 & September 28, 2021

Administrative Item:

Table Site Plan 51-2021 West Main House & Site Plan 52-2021 West Guest house to December 16, 2021 meeting

Applicant(s)	<u>RICHARD & LISA SPOERL</u>	Application Type	(Recommendation) Discussion item 7-2021
Owner (s)	Same as applicant	SEQR Type	Type I (Town Board)
Agent(s)		Lot size	1 acre
Location	Farr Lane	Ward: 3	Zoning Classification: 311
Tax ID No.	295.20-1-4.2	Ordinance Reference	179-12 PUD
Cross Reference	SP 51-1999 (PUD)	Warren Co. Referral	(Town Board)
Public Hearing	n/a for discussion items	Site Information	Indian Ridge PUD

Project Description: Applicant proposes to amend the approved April 12, 2000 Indian Ridge PUD. To convert existing 1 acre parcel 295.20-1-4.2 from a commercial designated lot to a residential lot. The parcel of land is the last lot within the PUD and was sold in a tax auction; the applicant intends to develop the property for residential purposes. The Indian Ridge PUD was approved with 75 residential lots where the applicant proposes one additional residential lot. Per section 179-12-060, changes in Planned Unit Developments (PUD), the Planning Board determines whether or not the modified is still keeping with the intent of the local law creating the PUD by notification to the Town Board. SEQRA consent for Town Board to act as the lead agency.

Recommendations:

Applicant(s)	<u>JUDITH DOOLEY</u>	Application Type	Site Plan 69-2021
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)		Lot size	.16 acres
Location	2964 State Route 9L	Ward: 1	Zoning Classification: WR
Tax ID No.	239.20-1-8	Ordinance Reference	179-3-040, 179-13-010
Cross Reference	AST 355-2019 boathouse & sundeck, AV 73-2021	Warren Co. Referral	November 2021
Public Hearing	n/a for recommendation	Site Information	APA, CEA, LGPC

Project Description: Applicant proposes a new deck configuration for the upper, main level landing area facing the shore. The previous deck system is 305sq ft main floor, 156 sq ft landing/deck, and 15 sq ft stairs for a total of 476 sq ft. Proposed decking is 60 sq ft upper deck, 300 sq ft main floor, 24.5 sq ft landing, and 38 sq ft stairs for a total of 422.5 sq ft. The existing home's footprint of 1,151 sq ft remains, only deck construction changes. Pursuant to Chapter 179-3-040, 179-13-010 of the Zoning Ordinance, hard surfacing within 50 feet of the shoreline and expansion of a non-conforming structure shall be subject to Planning Board review and approval. **Variance:** Relief is sought for setbacks and expansion of a non-conforming structure.

Applicant(s)	<u>FRANCIS & ERIN STEINBACH</u>	Application Type	Site Plan Modification 70-2021
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	n/a	Lot size	.22 acres
Location	211 Assembly Point Drive	Ward: 1	Zoning Classification: WR
Tax ID No.	226.19-2-18	Ordinance Reference	179-3-040, 179-6-065
Cross Reference	SP 38-1995 addition, SEP-0657-2019, SP 15-2020, AV 74-2021	Warren Co. Referral	November 2021
Public Hearing	n/a for recommendation	Site Information	APA, LGPC, CEA

Project Description: Applicant proposes to raise an existing 1,352 sq ft home footprint to install a full basement with a footprint of 1,550 sq ft. The project includes a removal of a 444 sq ft rear dock to construct a 356 sq ft deck; site has previous approval for 154 sq ft addition. The front deck of 220 sq ft is to be removed to construct a 458 sq ft deck. The existing floor area of 1,949 sq ft increased to 2,786 sq ft. Site plan for new floor area in a CEA shall be subject to Planning Board review and approval. **Variance:** Relief is sought for setbacks, permeability, floor area, and expansion of a non-conforming structure.

Applicant(s)	WILLIAM MASON	Application Type	Site Plan 73-2021
Owner (s)	David & Lisa Paplanus	SEQR Type	Type II
Agent(s)		Lot size	.05 acres
Location	15 Tuscarora Drive	Ward: 1	Zoning Classification: WR
Tax ID No.	239.8-1-44	Ordinance Reference	179-3-040, 179-6-065, 179-13-010
Cross Reference	AV 75-2021	Warren Co. Referral	November 2021
Public Hearing	n/a for recommendation	Site Information	APA, LGPC, CEA

Project Description: Applicant proposes a 768 sq ft second story addition to an existing 768 sq ft one story home. The project includes a 16 sq ft new porch landing entry and a smaller access landing to the existing porch. The home has an existing one bedroom and the second floor will add three more bedrooms. The project includes connection to the Takundewide community septic and water supply from the lake. Pursuant to Chapter 179-3-040, 179-6-065, 179-13-010, site plan for an expansion of non-conforming and a new floor in a CEA shall be subject to Planning Board review and approval.

Variance: Relief is sought for setbacks, permeability, floor area, and expansion of a non-conforming structure.

New Business:

Applicant(s)	JOSEPH GROSS	Application Type	Site Plan 72-2021
Owner (s)	27 Silver Circle LLC	SEQR Type	Unlisted
Agent(s)		Lot size	9.38 acres
Location	27 Silver Circle	Ward: 4	Zoning Classification: CLI
Tax ID No.	309.17-1-17.2	Ordinance Reference	179-3-040
Cross Reference	SP 6-2004 office/storage, SP 18-2009 modification, SP 62-2013 lot line adj & 3 new bldgs., SP 14-2015 lot line adj & 2 new bldgs., SP PZ 140-2016, AV PZ 138-2016	Warren Co. Referral	November 2021
Public Hearing	November 16, 2021	Site Information	

Project Description: Applicant proposes to construct two 16,000 sq ft warehouse buildings with a 2,000 sq ft covered loading dock on an existing parcel and to improve onsite parking area. The project site has 4 existing buildings and there is no change to these structures. Site work includes maintaining existing stormwater management. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, construction of new commercial buildings in a commercial light industrial zone shall be subject to Planning Board review and approval.

Applicant(s)	HOFFMAN DEVELOPMENT CORP.	Application Type	Site Plan 71-2021
Owner (s)	919 State Route 9	SEQR Type	Unlisted
Agent(s)	Frank Palumbo, CT Male	Lot size	2.01 acres
Location	919 State Route 9	Ward: 2	Zoning Classification: CI
Tax ID No.	296.17-1-42	Ordinance Reference	179-3-040, 179-9-040
Cross Reference	SP 38-1990, SP 53-2011, SP 57-1995, AV 42-1995, AV 74-1995, 99729-8147 Addition, Disc 5-2021	Warren Co. Referral	November 2021
Public Hearing	November 16, 2021	Site Information	Travel Corridor

Project Description: Applicant proposes a 5,750 +/- sq. ft. car wash building with associated access drives and queuing lanes, and 18 self-serve vacuum area. The applicant has included a sidewalk to be coordinated with others along the property line on Weeks Road. Project includes site work for access onto Route 9 through existing traffic light, access on Weeks Road, sidewalk on Weeks Road and associated site work for landscaping, lighting and stormwater. 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 -