



## Queensbury Planning Board Agenda

First Regular Meeting: **Tuesday, November 17, 2020** / Time 7 – 11 pm  
Queensbury Activities Center @ 742 Bay Road

### Approval of Minutes

Dates – September 15, 2020 & September 22, 2020

### Administrative Items

SP 19-2019 Columbia Development request for one year extension  
SP 63-2019 10 Dunham's Bay Road request for one year extension

### Tabled Items

Applicant(s)	<b>CAMP KNOX, LLC/BALLAS</b>	Application Type	Site Plan Modification 29-2020
Owner (s)	Cara & Stephen Ballas	SEQR Type	Type II
Agent(s)	n/a	Lot size	.45 acre
Location	67 Knox Road	Ward: 1	Zoning Classification: WR
Tax ID No.	239.7-1-14	Ordinance Reference	179-6-050
Cross Reference	SP 53-2007, SP (M) 53-2007, NOA 11-2007, NOA 4-2009, AV 3-2014, SP 4-2014	Warren Co. Referral	August 2020
Public Hearing	August 25, 2020, <b>November 17, 2020</b>	Site Information	APA, LGPC, CEA

Project Description: Revised: Applicant proposes revisions to an existing shoreline landscaping. Replacing an area of approximately 100 sq. ft. patio area with 150 sq. ft. permeable patio area and landscaping at shoreline. The site has an existing 2,706 sq. ft. (footprint) home. Pursuant to Chapter 179-6-050 of the Zoning Ordinance, modification of an existing site plan and hard surfacing within 50 ft. of shoreline shall be subject to Planning Board review and approval.

### Planning Board Recommendations:

Applicant(s)	<b>STEWART'S SHOPS CORPORATION</b>	Application Type	Site Plan Modification 50-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	n/a	Lot size	1.46 acres
Location	1002 State Route 9	Ward: 1	Zoning Classification: CM
Tax ID No.	296.13-1-65	Ordinance Reference	179-9-120
Cross Reference	SP 50-2009, AV 47-2009, 2010-241 Bank, 2014-648 Alt., 2010-075 gas tanks/canopy, AV 40-2020	Warren Co. Referral	November 2020
Public Hearing	n/a for recommendation	Site Information	Travel corridor

Project Description: Applicant proposes a site plan modification to place a 280 sq. ft. generator shed at rear of property, relocating the 10' x 10' shed to one parking space. The site has an existing 4,929 sq. ft. building and a 2,560 sq. ft. fuel canopy – no changes are proposed. Pursuant to Chapter 179-9-120 of the Zoning Ordinance, modification of an approved site plan shall be subject to Planning Board review and approval. **Variance:** Relief is sought for dimensional requirements. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

Applicant(s)	<b>PETER SHEEHAN (CO-TRUSTEE)</b>	Application Type	Site Plan 51-2020
Owner (s)	Paul & Margaret Sheehan Irrevocable Trust	SEQR Type	Type II
Agent(s)	Hutchins Engineering	Lot size	.83 acre
Location	31 Birch Road	Ward: 1	Zoning Classification: WR
Tax ID No.	289.13-1-20	Ordinance Reference	179-4-080, 179-3-040, 179-6-065, 179-6-050, 179-13-010
Cross Reference	SP 76-2012 demo and rebuild sf home, 89508-2020 replace dock, AV 42-2020	Warren Co. Referral	n/a
Public Hearing	n/a for recommendation	Site Information	Glen Lake CEA

Project Description: Applicant proposes a 224 sq. ft. sunroom addition to an existing home of 4,279 sq. ft. floor area. The new floor area proposed is 4,503 sq. ft. The project includes a new open deck of 224 sq. ft. above the sunroom. Pursuant to Chapter 179-4-080, 179-3-040, 179-6-065, 179-6-050 and 179-13-010 of the Zoning Ordinance, new floor area in a CEA and hard surfacing within 50 ft. of shoreline shall be subject to Planning Board review and approval. **Variance:** Relief is sought for dimensional requirements. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

**New Business:**

Applicant(s)	<b><u>JEFFREY &amp; JOANNE MANN</u></b>	Application Type	Subdivision Sketch Plan 14-2020
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	Hutchins Engineering	Lot size	34.8 acres
Location	Bay Road and Pickle Hill Road	Ward: 1	Zoning Classification: RR-3A
Tax ID No.	265.-1-23.1	Ordinance Reference	Chapter 183
Cross Reference	2003-244 Demo, 2003-407 new sf home	Warren Co. Referral	n/a
Public Hearing	<b>November 17, 2020</b>	Site Information	Wetlands, APA
Project Description: Applicant proposes a six lot residential subdivision in RR-3A zone – lots are greater than three acres. Project includes shared driveways. Pursuant to Chapter 183 of the Zoning Ordinance subdivision of land shall be subject to Planning Board discussion at sketch plan stage.			

Applicant(s)	<b><u>MICHAEL &amp; JUDITH MCMAHON</u></b>	Application Type	Site Plan 52-2020
Owner (s)	Same as applicants	SEQR Type	Type II
Agent(s)	Hutchins Engineering	Lot size	.38 acre
Location	28 Bay Parkway	Ward: 1	Zoning Classification: WR
Tax ID No.	226.15-1-35	Ordinance Reference	179-6-065, 179-6-050
Cross Reference	SP 70-2017 3,638 sq. ft. home	Warren Co. Referral	November 2020
Public Hearing	<b>November 17, 2020</b>	Site Information	APA, LGP, CEA
Project Description: Applicant proposes to demo an existing home and garage to construct a new home of 3,630 sq. ft. floor area and a footprint of 2,605 sq. ft. The project includes site work for the house project and shoreline area including installation of new plantings. Project includes permeable paver driveway area, patio area site plantings and pathway. Pursuant to Chapter 179-6-065 and 179-6-050 of the Zoning Ordinance, new floor area in a CEA and hard surfacing within 50 ft. of shoreline 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.