



Queensbury Planning Board Agenda

Second Regular Meeting: **Thursday, November 18, 2021** / Time 7 – 11 pm
Queensbury Activities Center @ 742 Bay Road

Tabled Items

Applicant(s)	STEVE MCDEVITT	Application Type	Site Plan 58-2021
Owner (s)	32 North Lane, LLC	SEQR Type	Type II
Agent(s)	Chris Keil, EDP	Lot size	.26 acre
Location	32 North Lane	Ward: 1	Zoning Classification: WR
Tax ID No.	226.19-1-58	Ordinance Reference	179-3-040, 179-6-065, 179-13-010
Cross Reference	95595-4509 sf home, 97199-5755 deck;	Warren Co. Referral	September 2021
Public Hearing	September 28, 2021, November 18, 2021	Site Information	CEA, LGPC, APA

Project Description: Applicant proposes two additions: a 320 sq ft great room and a 128 sq ft screen porch on the first floor and a 448 sq ft second addition where 266 sq ft is floor area. The alterations include moving a downstairs office upstairs and converting downstairs space to a laundry room. A crawl space will be included under the addition. Site work includes stormwater management. Pursuant to Chapter 179-3-040, 179-6-065, 179-13-010 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.

New Business:

Applicant(s)	FADEN ENTERPRISES, INC.	Application Type	Site Plan Modification 67-2021
Owner (s)	CLM Empire LLC	SEQR Type	Type II
Agent(s)		Lot size	1.22 acres
Location	894 State Route 9	Ward: 1	Zoning Classification: CM
Tax ID No.	296.17-1-49	Ordinance Reference	179-6-020, 179-9-120
Cross Reference	AV 34-2018, SP 36-2018 demo & rebuild, SP 27-2019 Modification	Warren Co. Referral	November 2021
Public Hearing	November 18, 2021	Site Information	

Project Description: Applicant proposes to modify an approved site plan to maintain wall pack lights on the building that are different than approved. The wall mounts are located in the design peaks of the building. The existing 11,793 sq ft building and site work will remain with no changes. Pursuant to Chapter 179-6-020, 179-1-020, modifications to an approved site plan shall be subject to Planning Board review and approval.

Old Business

Applicant(s)	FRANCIS & ERIN STEINBACH	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	Warren Co. Referral	November 2021
Public Hearing	November 18, 2021	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.

Applicant(s)	JUDITH DOOLEY	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	Warren Co. Referral	November 2021
Public Hearing	November 18, 2021	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.

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		Warren Co. Referral	November 2021
Public Hearing	November 18, 2021	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.

Discussion Items:

Applicant(s)	FHB MAIN STREET APARTMENTS	Application Type	Discussion Item 6-2021
Owner (s)	Ronald Newell, Delwyn Mulder	SEQR Type	Type II
Agent(s)		Lot size	.31 acres
Location	78-80 Main Street	Ward: 4	Zoning Classification: MS
Tax ID No.	309.10-1.24, 309.10-1-25	Ordinance Reference	179-3-040, 179-7-070
Cross Reference	Takundewide MOU	Warren Co. Referral	n/a for discussion
Public Hearing	n/a for discussion	Site Information	

Project Description: Applicant requests a discussion/sketch plan for the redevelopment of property at 78-80 Main Street. The project involves tear down new build of a 3 story building. The building will contain 22 apartments and office/mixed use on the main level. Pursuant to Chapter 179-3-040, 179-7-070 of the Zoning Ordinance, development of a mixed use building for residential and office under Main Street zoning guidelines shall be subject to Planning Board review and approval.

- Any further business which may be properly brought before the Board -