



Queensbury Planning Board Agenda

First Regular Meeting: **Tuesday, November 19, 2019** / Time 7 – 11 pm
Queensbury Activities Center @ 742 Bay Road

Approval of Minutes

Dates- September 17, 2019, September 24, 2019 & September 25, 2019

Administrative Items

Site Plan 54-2018 French Mountain Inn requesting one year extension to November 2020
Site Plan 53-2019 Apex Capital, LLC – further tabling

Planning Board Recommendations:

Applicant(s)	<u>10 DUNHAM'S BAY ROAD, LLC</u>	Application Type	Site Plan 63-2019 Special Use Permit 3-2019
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Matthew Fuller	Lot size	13.96 acres
Location	10 Dunham's Bay Road	Ward: 1	Zoning Classification: WR
Tax ID No.	239.20-1-4, 252.-1-67	Ordinance Reference	179-3-040, 179-13-010, 179-6-065, 179-8-010
Cross Reference	BOTH 163-2015 dock, 2014-303 docks, 96082-4747 roof over dock, SP 28-90-19945, SP disc. 19946;	Warren Co. Referral	September 2019
Public Hearing	n/a for recommendation	Site Information	CEA, APA, LPC
<p>Project Description: Applicant proposes to update an existing marina. Work is proposed to the main building to include work on first floor with reconfiguration of entry and some interior changes. Second floor includes converting a portion of the building to an open deck lounge area, updating office area and improvements to the showroom. Project includes site work for parking, pedestrian access and stormwater. The existing buildings on the site include the boat storage building at 6,913 sq. ft. and the marina building at 2,747 sq. ft. footprint. The existing floor area is 14,631 sq. ft. and proposed is 12,858 sq. ft. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, expansion of a nonconforming structure within a CEA and Chapter 179-10 Special Use Permit for Class A Marina shall be subject to Planning Board review and approval. Variance: Relief is sought for setbacks, floor area, parking and permeability. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

Applicant(s)	<u>TIM & KATHY BECHARD</u>	Application Type	Site Plan 73-2019
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Dennis MacElroy	Lot size	.22 acres
Location	3 North Lane	Ward: 1	Zoning Classification: WR
Tax ID No.	226.19-1-53	Ordinance Reference	179-6-065
Cross Reference	AV 51-2019	Warren Co. Referral	November 2019
Public Hearing	n/a for recommendation	Site Information	LGPC, APA, CEA
<p>Project Description: Applicant proposes to demolish an existing 1,359 sq. ft. (floor area) home to construct a 2,731 sq. ft. (floor area) home with an attached garage. The project site is on a corner lot and sitework includes a new septic system, permeable driveway and stormwater management. Pursuant to Chapter 179-6-065 of the Zoning Ordinance, new floor area ratio (FAR) in a CEA shall be subject to Planning Board review and approval. Variance: Relief is sought for setbacks and FAR. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

Applicant(s)	<u>LANDCRAFTER, LLC</u>	Application Type	Site Plan 75-2019
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Environmental Design Partnership, LLP	Lot size	1.07 acre
Location	704 Glen Street	Ward: 2	Zoning Classification: CI
Tax ID No.	302.6-1-58.1	Ordinance Reference	179-9-120
Cross Reference	SP 14-2013, SP 20-2002, SP 79-2010, SB 4-2002, SB 7-2002, AV 53-2019, SP 76-2019	Warren Co. Referral	November 2019
Public Hearing	n/a for recommendation	Site Information	
<p>Project Description: Applicant proposes a site plan modification to add 1,523 sq. ft. of new pavement for interconnect with 708 Glen Street. The existing building is 11,975 sq. ft. for Buy Low and other commercial businesses. Project includes a stormwater basin and management area. There are no other changes to the site or building. Pursuant to Chapter 179-9-120 of the Zoning Ordinance, amendments to a commercial site shall be subject to Planning Board review and approval. Variance: Relief is sought for permeability. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

Applicant(s)	LANDCRAFTER, LLC	Application Type	Site Plan 76-2019
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Environmental Design Partnership, LLP	Lot size	.47 acre
Location	708 Glen Street	Ward: 2	Zoning Classification: CI
Tax ID No.	302.6-1-57	Ordinance Reference	179-3-040
Cross Reference	AV 113-1989, SP 69-1089, AV 54-2019, SP 75-2019	Warren Co. Referral	November 2019
Public Hearing	n/a for recommendation	Site Information	
<p>Project Description: Applicant proposes to reuse an existing 7,145 sq. ft. building for commercial use – i.e. retail, bank, fast food, office, food service, etc. Project includes new entryway feature, drive-thru and new interconnect to adjoining property at 704 Glen Street. Pursuant to Chapter 179-3-040 & 179-9-020 of the Zoning Ordinance, reuse of existing site for commercial purposes with no site plan in last seven years shall be subject to Planning Board review and approval. Variance: Relief is sought for setback and parking requirements. Planning Board shall provide a recommendation to the Zoning Board of Appeals.</p>			

Unapproved Development:

Applicant(s)	AFTAB (SAM) BHATTI	Application Type	Site Plan 71-2019
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	n/a	Lot size	2.19 acres
Location	543 Aviation Road	Ward: 2	Zoning Classification: CI
Tax ID No.	302.5-1-51	Ordinance Reference	179-5-020
Cross Reference	SP 20-2003, AV 85-2002, AV 55-2002 hotel; SP 1-2011, AV 3-2011 Canopy; many others	Warren Co. Referral	November 2019
Public Hearing	November 19, 2019	Site Information	Travel corridor overlay on west property line
<p>Project Description: Applicant proposes to maintain a double sided, 115 ft. long by 6 ft. high privacy fence. Project site contains two existing lodging facilities – Northway Inn 8,620 sq. ft. and Quality Inn 8,651 sq. ft. (footprints) - and no changes to building or site is proposed. Pursuant to Chapter 179-5-020 of the Zoning Ordinance, fences in commercial zones shall be subject to Planning Board review and approval.</p>			

New Business:

Applicant(s)	SOUTH QUEENSBURY FIRE COMPANY	Application Type	Site Plan 74-2019
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Schoder Rivers Associates	Lot size	8.15 acres
Location	409 Dix Avenue	Ward: 2	Zoning Classification: CM
Tax ID No.	303.16-1-6	Ordinance Reference	179-3-040
Cross Reference	91717-14894 Comm.Alt.; 2007-513 sign; SP 75-2018	Warren Co. Referral	November 2019
Public Hearing	November 19, 2019	Site Information	
<p>Project Description: Applicant proposes interior alterations to an 11,920 sq. ft. building to address fire apparatus space, meeting room area and other fire department items. The project also includes site alterations with pavement adjustment and relocation of the pavilion and play court. Site work includes new septic and installation of stormwater management. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, building alterations shall be subject to Planning Board review and approval.</p>			

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