



Queensbury Planning Board Agenda

Second Regular Meeting: **Tuesday, November 26, 2019**/ Time 7 – 11 pm
 Queensbury Activities Center @ 742 Bay Road

Approval of Minutes

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

Tabled Items

Applicant(s)	<u>BARRY & JACQUELINE LASHINSKY</u>	Application Type	Subdivision Modification 6-2019
Owner (s)	Same as applicants	SEQR Type	Unlisted
Agent(s)	Matthew F. Fuller	Lot size	23.7 acres
Location	Moon Hill Road	Ward: 1	Zoning Classification: RR-3A
Tax ID No.	289.8-1-39	Ordinance Reference	Chapter 183
Cross Reference	SUB 17-1989, AV 90-1989	Warren Co. Referral	n/a
Public Hearing	August 27, 2019, October 15, 2019, November 26, 2019	Site Information	

Project Description: Applicant proposes to modify an existing subdivision “Imperial Acres” (April 1990). The application has been revised to show 8 lots where seven lots are residential and one lot is for stormwater management. The stormwater management has been updated in regards to grading and adding basins. The project has been further revised to address lot line adjustment with adjoining properties. Pursuant to Chapter 183 of the Zoning Ordinance, modification of an approved subdivision shall be subject to Planning Board review and approval.

Applicant(s)	<u>GREAT ESCAPE THEME PARK, LLC</u>	Application Type	Site Plan 67-2019
Owner (s)	Same as applicant	SEQR Type	Unlisted – review of past SEQR
Agent(s)	CT Male Associates, Frank Palumbo	Lot size	237 acres
Location	1172 State Route 9	Ward: 2	Zoning Classification: RC
Tax ID No.	288.20-1-20	Ordinance Reference	179-3-040
Cross Reference	SP 6-2014 Super Nova ride, SP PZ 23-2015 Greezed Lightnin ride, SP 5-2017 Bonzai Pipeline ride; SP 15-2018 Pandemonium ride; Several more	Warren Co. Referral	October 2019
Public Hearing	October 22, 2019, November 26, 2019	Site Information	

Project Description: Applicant proposes a new ride “Adirondack Outlaw” located near “Desperado Plunge” – removing an existing building for the new ride. The new ride is to be 165 ft. in length/height. Project includes ride construction and construction of enclosed entry area. Project includes landscaping and stormwater management. Pursuant to Chapter 179- 3-040 of the Zoning Ordinance, new commercial construction shall be subject to Planning Board review and approval.

Old Business:

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	November 26, 2019	Site Information	CEA, APA, LPC

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.

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	November 26, 2019	Site Information	LGPC, APA, CEA
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.			

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	November 26, 2019	Site Information	
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.			

Applicant(s)	<u>LANDCRAFTER, LLC</u>	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	November 26, 2019	Site Information	
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.			

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