



Queensbury Planning Board Agenda

First Regular Meeting: **Tuesday, December 14, 2021** / Time 7 – 11 pm
Queensbury Activities Center @ 742 Bay Road

Approval of Minutes

Dates- October 19, 2021 and October 26, 2021

Administrative Items

Site Plan 2-2021 James & Kim Ogden request for an extension

Site Plan 33-2021 & Special Use Permit 2-2021 San Souci request to table to February 15, 2022 meeting

Site Plan 55-2021 & Freshwater Wetlands Permit 1-2021 Antonio & Maria Civitella request for tabling to January 18, 2022 meeting

Applicant(s)	<u>LUZERNE HOLDING, INC.</u>	Application Type	Recommendation(Rezoning) PZ 0811-2021
Owner (s)		SEQR Type	Type I (Town Board)
Agent(s)	Jonathan Lapper	Lot size	1.12 acres split
Location	115 Everts Avenue	Ward: 2	Zoning Classification: split CI/CLI
Tax ID No.	302.8-1-28	Ordinance Reference	179-15-040
Cross Reference		Warren Co. Referral	n/a
Public Hearing	n/a	Site Information	
Project Description: Applicant proposes to change a portion of current parcel zoning Commercial Intensive to Commercial Light Industrial as existing portion of property is already Commercial Light Industrial. The existing 3,600 sq ft building for HVAC service company to remain. No physical changes will be made to the property. Pursuant to Chapter 179-15-040, the Town Board may refer proposed zoning amendments to the Planning Board for recommendation.			

Recommendations:

Applicant(s)	<u>MARC AWAD</u>	Application Type	Subdivision Preliminary Stage 11-2021 Subdivision Final Stage 12-2021
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)		Lot size	6.72 acres
Location	936 State Route 149	Ward: 1	Zoning Classification: MDR
Tax ID No.	279.-1-52	Ordinance Reference	Chapter 183
Cross Reference	AV 76-2021	Warren Co. Referral	n/a for subdivision
Public Hearing	n/a for recommendation	Site Information	APA
Project Description: Applicant proposes a two lot subdivision of a 6.72 acre parcel. One lot with the existing residence is to be 2.04 acres and the second lot of 4.68 acres is to be sold. There is no site work proposed at this time. Pursuant to Chapter 183 of the Zoning Ordinance, subdivision of land shall be subject to Planning Board review and approval. Variance: Relief is sought for lot width. Planning Board shall provide a recommendation to the Zoning Board of Appeals.			

Applicant(s)	<u>FRANK SINATRA JR.</u>	Application Type	Site Plan 75-2021
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Environmental Design Partnership	Lot size	0.21 acres
Location	105 Rockhurst Road	Ward: 1	Zoning Classification: WR
Tax ID No.	227.9-1-4	Ordinance Reference	179-3-040, 179-4-080, 179-6-060
Cross Reference	AV 79-2021, BOH 55-2021	Warren Co. Referral	December 2021
Public Hearing	n/a for recommendation	Site Information	CEA, LGPC, APA
Project Description: Applicant proposes demolition of an existing 1,562 sq ft footprint home to construct a 1,553 sq ft footprint home with a floor area of 2,338 sq ft. The new home has 3 levels: foundation area, first floor, and second floor. Pursuant to Chapter 179-3-040, 179-4-080, 179-6-060 of the Zoning Ordinance, site plan review for a new floor area in a CEA, new hard surfacing within 50 feet of the shoreline, and construction of new building within 50 feet of 15% slopes shall be subject to Planning Board review and approval. Variance: Relief is sought for setbacks, and floor area. Planning Board shall make a recommendation to the Zoning Board of Appeals.			

New Business:

Applicant(s)	DAVID HOWARD/BRENNAN ESTATES	Application Type	Subdivision Modification 13- 2021
Owner (s)	Same as applicant	SEQR Type	Unlisted (reaffirm)
Agent(s)	Hutchins Engineering	Lot size	22.72 acres
Location	23 Elsie's Way	Ward: 4	Zoning Classification: MDR
Tax ID No.	Road 315.10-1-35	Ordinance Reference	Chapter 183
Cross Reference	SUB 13-2006	Warren Co. Referral	n/a for subdivision
Public Hearing	December 14, 2021	Site Information	
Project Description: Applicant proposes to modify a 16 lot subdivision to include removal of the boulevard entrance and revision of the stormwater management plan. There is no change to the number or arrangement of the lots. Subdivision modification required for the update to the subdivision entrance roadway and stormwater plan. Pursuant to Chapter 183 of the Zoning Ordinance, SEQR review for the updated project shall be subject to Planning Board review and approval.			

Discussion Items:

Applicant(s)	DANIEL MANNIX	Application Type	Subdivision Sketch Plan 15-2021
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)		Lot size	7.49 acres
Location	552 Bay Road	Ward: 2	Zoning Classification: 210
Tax ID No.	296.12-1-23.1	Ordinance Reference	183-11
Cross Reference	AV 48-2006	Warren Co. Referral	n/a for discussion
Public Hearing	n/a for discussion	Site Information	Wetlands
Project Description: Applicant proposes a 3 lot subdivision with lot 1 to be 1.1 acres and lot 2 to be 1.3 acres, both for future office use. Lot 3 to be 4.5 acres with existing residential use and buildings to remain; for Subdivision Sketch plan review. Lots would have access to Bay Road and Bayberry Drive. Site has existing wetlands with some project work for parking area to occur. Project activities may be subject to future review for site plan, freshwater wetlands, and variances. Pursuant to Chapter 183-11, Subdivision Sketch Plan shall be subject to Planning Board review and approval.			

Applicant(s)	PAUL NASRANI	Application Type	Subdivision Sketch Plan 14-2021
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)		Lot size	6.29 acres
Location	790 Bay Road	Ward: 1	Zoning Classification: 210
Tax ID No.	289.15-1-47	Ordinance Reference	183-11
Cross Reference	BP 179-1968	Warren Co. Referral	n/a for discussion
Public Hearing	n/a for discussion	Site Information	
Project Description: Applicant proposes a 3 lot subdivision with lot 1 to be 2 acres with existing residential use and buildings to remain. Lot 2 will be 2.05 acres and lot 3 will be 2.23 acres, both for future residential house; for Subdivision Sketch Plan review. Lot 1 would maintain existing driveway access to Bay Road and both of the other 2 lots would have access to an existing separate driveway with improvements on Bay Road. Site drawings indicate existing wetlands in lots 2 and 3 where some work will occur within 100 feet of the wetlands. Project activities may be subject to future review for freshwater wetlands with subdivision and variances. Pursuant to Chapter 183-11, Subdivision Sketch Plan shall be subject to Planning Board review and approval.			

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