



Queensbury Planning Board Agenda

First Regular Meeting: **Tuesday, December 15, 2020** / Time 7 – 11 pm
Queensbury Activities Center @ 742 Bay Road

Approval of Minutes

Dates – October 20, 2020 & October 27, 2020

Administrative Items

Subdivision Preliminary Stage 19-2020 JP Gross Properties, LLC Planning Board seeks lead agency
Site Plan 48-2020 Prendeville request for further tabling to January 2021
Site Plan 3-2020 Great Escape request for extension to July 2022

Planning Board Recommendations:

Applicant(s)	ROCKHURST, LLC	Application Type	Site Plan 57-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Environmental Design Partners	Lot size	1.0 acre
Location	Assembly Point Road	Ward: 1	Zoning Classification: WR
Tax ID No.	239.12-2-35	Ordinance Reference	179-6-065, 179-6-050
Cross Reference	AV 22-2020, AV 8-1993, SUB 5-1993, SP 81-2011; AV 49-2020	Warren Co. Referral	December 2020
Public Hearing	n/a for recommendation	Site Information	APA, CEA, LGPC

Project Description: Applicant proposes to demolish existing buildings to construct a new single family home with 2,400 sq. ft. footprint and 4,300 sq. ft. floor area with exterior patio areas. Project includes site work, fill and grading, stormwater management, shoreline landscaping, new septic and water supply from Lake George. Pursuant to Chapter 179-6-065 & 179-6-050 of the Zoning Ordinance, construction in a CEA and hard surfacing within 50 ft. of shore shall be subject to Planning Board review and approval. **Variance:** Relief is sought for setbacks and height. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

Applicant(s)	JENNIFER BALL	Application Type	Subdivision Preliminary Stage 18-2020
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	Hutchins Engineering	Lot size	7.98 acres
Location	253 Pickle Hill Road	Ward: 1	Zoning Classification: RR-3A
Tax ID No.	266.1-1-9.2	Ordinance Reference	Chapter 183
Cross Reference	AV 46-2020	Warren Co. Referral	n/a
Public Hearing	n/a for recommendation	Site Information	CEA

Project Description: Applicant proposes a two lot subdivision of 7.98 acre parcel to Lot 1A of 5.89 acres with an existing home and Lot 2A to be a 2.09 acre marketable building lot. Pursuant to Chapter 183 of the Zoning Ordinance, subdivision of land shall be subject to Planning Board review and approval. **Variances:** Lot 1A – Relief is sought for lot width. Lot 2A – Relief is sought for size, width and road frontage. Planning Board shall provide recommendations to the Zoning Board of Appeals.

Applicant(s)	PENELOPE D. TOWNSEND	Application Type	Site Plan 59-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Hutchins Engineering	Lot size	1.14 acres
Location	32 Bean Road	Ward: 1	Zoning Classification: WR
Tax ID No.	227.10-1-22	Ordinance Reference	179-6-065
Cross Reference	SP 34-1994, SEP 50-2019, 758-2005 Deck, RC 739- 2018 guest house, RC 540-2019 Alterations, SP 68- 2019 renovations, AV 47-2020	Warren Co. Referral	December 2020
Public Hearing	n/a for recommendation	Site Information	APA, CEA, LGPC

Project Description: Applicant proposes to remove an existing 573 sq. ft. detached garage to construct a 676 sq. ft. footprint garage with storage above. Floor area of garage is 1,352 sq. ft., height to be 22 ft. The project includes a covered walkway connecting house to new garage. The existing home is 4,332 sq. ft. footprint with porches. New floor area is 7,220 sq. ft. Pursuant to Chapter 179-6-065 of the Zoning Ordinance, new floor area in a CEA shall be subject to Planning Board review and approval. **Variance:** Relief is sought for height. Planning Board shall provide a recommendation to the Zoning Board of Appeals.

Applicant(s)	BONNIE ROSENBERG	Application Type	Site Plan 58-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Dennis MacElroy	Lot size	.48 acre
Location	73 Knox Road	Ward: 1	Zoning Classification: WR
Tax ID No.	239.7-1-15	Ordinance Reference	179-3-040, 179-6-065
Cross Reference	AV 48-2020	Warren Co. Referral	December 2020
Public Hearing	n/a for recommendation	Site Information	APA, CEA, LGPC
Project Description: Applicant proposes to construct two residential additions. Northside addition of 64 sq. ft. is on upper level. Southside addition is two story, 370 sq. ft. footprint with 740 sq. ft. floor area. Project includes new wastewater, stormwater management and reduction of decks and floor area. The site has one main house and two cottages – 1,855 sq. ft. footprint. No changes to existing cottages on site. Pursuant to Chapter 179-3-040 & 179-6-065 of the Zoning Ordinance, new floor area in a CEA shall be subject to Planning Board review and approval. Variance: Relief is sought for setbacks. Planning Board shall provide a recommendation to the Zoning Board of Appeals.			

Applicant(s)	HARRISENA CHURCH	Application Type	Subdivision Preliminary Stage 16-2020
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	VanDusen & Steves	Lot size	3.8 acres
Location	1616 Ridge Road	Ward: 1	Zoning Classification: MDR
Tax ID No.	266.3-1-59	Ordinance Reference	Chapter 183
Cross Reference	AV 37-2003 lot line adj., AV 45-2020	Warren Co. Referral	n/a
Public Hearing	n/a for recommendation	Site Information	APA, LGPC
Project Description: Applicant proposes a three lot subdivision of 3.8 acre parcel. Lot 1 to be 1.3 acre to maintain an existing home 1,580 sq. ft. with decks (footprint); Lot 2 to be 1.3 acres and Lot 3 to be 1.2 acres for new homes and associated site work. 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 size. Planning Board shall provide a recommendation to the Zoning Board of Appeals.			

New Business:

Applicant(s)	MICHAEL ALFORD/BURCH BOTTLE	Application Type	Site Plan 53-2020
Owner (s)	428 Corinth Road, LLC	SEQR Type	Type II
Agent(s)	n/a	Lot size	12 acres
Location	428 Corinth Road	Ward: 4	Zoning Classification: CLI
Tax ID No.	308.15-1-40	Ordinance Reference	179-9-020
Cross Reference	SP 38-2001, 98510-6997 Int. Alt., 98658-7161 Septic	Warren Co. Referral	December 2020
Public Hearing	December 15, 2020	Site Information	
Project Description: Applicant proposes to reuse an existing 75,000 sq. ft. building for warehouse, sales of assorted containers and office area. Pursuant to Chapter 179-9-020 of the Zoning Ordinance, change of use and no site plan within the past seven years shall be subject to Planning Board review and approval.			

Applicant(s)	FOOTHILLS BUILDERS	Application Type	Site Plan 55-2020
Owner (s)	Terre Majestic Holdings	SEQR Type	Type II
Agent(s)	Hutchins Engineering	Lot size	1.3 acres
Location	Lot 9 – Round Pond Subdivision	Ward: 1	Zoning Classification: MDR
Tax ID No.	296.5-1-16	Ordinance Reference	179-6-060
Cross Reference	SUB 4-1993	Warren Co. Referral	December 2020
Public Hearing	December 15, 2020	Site Information	CEA (portion), Steep Slopes
Project Description: Applicant proposes to construct a 2,019 sq. ft. footprint single family home, single story with a full unfinished basement. Project includes grading and new septic system. Pursuant to Chapter 179-6-060 of the Zoning Ordinance, construction within 50 ft. of 15% slopes shall be subject to Planning Board review and approval.			

Applicant(s)	JENNIFER BALL	Application Type	SUB (S) 17-2020
Owner (s)	Pamela Harris	SEQR Type	Unlisted
Agent(s)	Hutchins Engineering	Lot size	16 acres
Location	Pickle Hill Road	Ward: 1	Zoning Classification: RR-3A
Tax ID No.	266.1-1-9.1, 266.1-1-8	Ordinance Reference	Chapter 183
Cross Reference	(Parcel 1.8)– AV 61-1990, NOA 2-2013	Warren Co. Referral	n/a
Public Hearing	n/a for recommendation	Site Information	APA, LGPC
Project Description: Applicant proposes a two lot subdivision and a boundary line adjustment. Parcel 266.1-1-9.1 is 16 acres – Lot 1 to be 12 acres and Lot 2 to be 3 acres. Boundary line adjustment with parcel 266.1-1-8 that is 0.64 acre and add 1.00 acre for total of 1.64 acres. Lot 1 was formerly commercial garage with proposal to renovate garage and construct a new home. Lot 2 to be marketable building lot. Pursuant to Chapter 183 of the Zoning Ordinance, subdivision of land shall be subject to Planning Board review.			

Applicant(s)	MICHAEL KOKOLETSOS	Application Type	Subdivision Modification 15-2020
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	Jon Lapper	Lot size	4.28 acres
Location	Montray Rd. & Pinecrest	Ward: 1	Zoning Classification: MDR
Tax ID No.	296.13-1-26.1 & 296.13-1-26.2	Ordinance Reference	Chapter 183
Cross Reference	SUB (P) 18-2018, SUB (F) 21-2018, SUB (P) 22-2018	Warren Co. Referral	n/a
Public Hearing	December 15, 2020	Site Information	
Project Description: Applicant proposes to modify an approved subdivision to now include installation of a fence. The project will include clearing an area along the property line of 1,260 feet to install the fence. Also, a part of the project is a forest thinning to remove unhealthy and undesirable trees and vegetation to allow for more hardwoods and healthy tree species to grow. Pursuant to Chapter 183-17 of the Zoning Ordinance, modification of an approved subdivision 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.