



Queensbury Planning Board Agenda

Second Regular Meeting: **Thursday, December 16, 2021** / Time 6:15 – 11 pm  
Queensbury Activities Center @ 742 Bay Road

**Administrative Item:**

Training: MS4 Educational Training & Stormwater management 6:15 – 7:00 PM

**Tabled Items**

Applicant(s)	<b>BRETT &amp; PAMELA WEST (Main House)</b>	Application Type	Site Plan 51-2021
Owner (s)	Same as applicants	SEQR Type	Type II
Agent(s)	EDP	Lot size	0.91 acre
Location	106 Bay Parkway	Ward: 1	Zoning Classification: WR
Tax ID No.	226.15-1-17	Ordinance Reference	179-3-040, 179-6-065
Cross Reference	53-2017 septic var.; AV 47-2007 & SP 39-2007 - boathouse; SP PZ 89-2016 & SP PZ 210-2016 & AV 95-2016 – addition; SP 37-2009; AV 57-2021, SP 52-2021	Warren Co. Referral	August 2021
Public Hearing	September 28, 2021, November 16, 2021, <b>December 16, 2021</b>	Site Information	APA, CEA, LGPC

Project Description: (*Revised 11/22/2021*) Applicant proposes to demo existing home plus shed and construct a new home with a 5,004 sq. ft. footprint with a garage. Also, included is installation of 1,649 sq ft of permeable patio area, a covered walkway between the two property and construction of a 500 sq ft barn. The new floor area will be 8,764 sq. ft. where the maximum allowed is 8,687 sq ft. The project includes site work for new landscaping shoreline and residential house, septic, stormwater management, driveway area, a covered walkway between the main home and a proposed home on the adjoining parcel. Project includes a lot line adjustment but no change to lot size. Site plan for new floor area in a CEA and hard surfacing within 50 ft. of the shoreline.

Applicant(s)	<b>BRETT &amp; PAMELA WEST (Guest House)</b>	Application Type	Site Plan 52-2021
Owner (s)	Same as applicants	SEQR Type	Type II
Agent(s)	EDP	Lot size	.34 acre
Location	108 Bay Parkway	Ward: 1	Zoning Classification: WR
Tax ID No.	226.15-1-16	Ordinance Reference	179-3-040, 179-6-065
Cross Reference	Demo 803-2019; AV 52-2009 & SP54-2009; PT 802-2019 septic; 2010-184 addition; SEP 343-2021 Septic Alt.; AST 433-2020 Boathouse; SP 51-2021, AV 58-2021	Warren Co. Referral	August 2021
Public Hearing	September 28, 2021, November 16, 2021, <b>December 16, 2021</b>	Site Information	APA, CEA, LGPC

Project Description: (*Revised 10/04/2021 – no revision for Dec.*) Applicant proposes construction of a new home with 3,437 sq. ft. floor area and 2,250 sq. ft. footprint. The home is two story with an attached garage. The project includes a covered walkway from the home to the proposed adjoining home and installation of permeable paver areas. Site work includes stormwater management with a rain garden, new site plantings, new septic, and new line for drinking water. Project includes a lot line adjustment but no change to lot size. Site plan for new floor area in a CEA and hard surfacing within 50 ft of the shoreline.

**New Business:**

Applicant(s)	<b>FABIAN HERERRA/THE LANDING</b>	Application Type	Site Plan 74-2021
Owner (s)	27 Woodvale Road, LLC.	SEQR Type	Type II
Agent(s)		Lot size	7.38 acres
Location	27 Woodvale Road	Ward: 2	Zoning Classification: Office
Tax ID No.	296.19-1-14.2	Ordinance Reference	179-9-120, 179-5-020
Cross Reference	SP 50-1998, SUB 8-1998	Warren Co. Referral	December 2021
Public Hearing	<b>December 16, 2021</b>	Site Information	

Project Description: Applicant proposes to remove 310 sq ft of existing small sheds to install a 16x32 sq ft metal shed. The applicant intends to use it for maintenance equipment for the facility. The shed will be accessed from the existing paved area and will be located to the rear of the property on the northeast side. Pursuant to Chapter 179-9-120, 179-5-020, modification of an approved site plan shall be subject to Planning Board review and approval.

**Old Business**

Applicant(s)	<b><u>MARC AWAD</u></b>	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	<b>December 16, 2021</b>	Site Information	APA
<p>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.</p>			

Applicant(s)	<b><u>FRANK SINATRA JR.</u></b>	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	Warren Co. Referral	December 2021
Public Hearing	<b>December 16, 2021</b>	Site Information	CEA, LGPC, APA
<p>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.</p>			

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