



Queensbury Planning Board Agenda

Second Regular Meeting: **Thursday, December 17, 2020** / Time 7 – 11 pm
Queensbury Activities Center @ 742 Bay Road

Administrative Items

Planning Board Annual Meeting & Elections

Site Plan 42-2020 Pogonowski request for further tabling to January 2021

Site Plan 49-2020 Godnick request for further tabling to January 2021

Tabled Items – Unapproved Development:

Applicant(s)	<u>APEX CAPITAL, LLC</u>	Application Type	Site Plan 53-2019
Owner (s)	Same as applicant	SEQR Type	Unlisted
Agent(s)	Studio A Landscape Arch. DPC	Lot size	382.34
Location	59 West Mt. Road (main); 47 & 53 West Mt. Rd. (parking)	Ward: 4	Zoning Classification: RC/MDR
Tax ID No.	307.-1-29, 315.5-1-3.2, 315.5-1-2	Ordinance Reference	179-3-040
Cross Reference	AV 92-2002 create 2 nonconforming lots, SP 22-2008 additions & deck, SP 34-2011 Alpine Slide & Zip Flyer, SP 61-2011 shed addition; SP 60-2018; PZ 584-2019 rezoning;	Warren Co. Referral	September 2019
Public Hearing	September 24, 2019, January 21, 2020, February 18, 2020, February 25, 2020, December 17, 2020	Site Information	

Project Description: (SEQR) Applicant proposes expansion of the West Mountain Ski Area parking lot, construction of a zip line attraction, approval of an existing mountain biking venue and other associated projects. Project also includes a Town Board referral for a Petition for Zone Change parcels 315.5-1-3.2 and 315.5-1-2 from Moderate Density to Recreation Commercial. The parcels are to be used for overflow parking. Pursuant to Chapter 179-15-040 Town Board may refer proposed amendments to the Planning Board for recommendation, and Pursuant to Chapter 179-3-040 of the Zoning Ordinance, expansion of a recreation center shall be subject to Planning Board review and approval. Planning Board to review SEQR.

Old Business:

Applicant(s)	<u>ROCKHURST, LLC</u>	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	December 17, 2020	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.

Applicant(s)	<u>PENELOPE D. TOWNSEND</u>	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	December 17, 2020	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.

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	December 17, 2020	Site Information	APA, CEA, LGPC
<p>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.</p>			

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	December 17, 2020	Site Information	APA, LGPC
<p>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.</p>			

New Business:

Applicant(s)	LUXURY BOX, LLC	Application Type	Site Plan 54-2020
Owner (s)	GAM of the Adirondacks	SEQR Type	Type II
Agent(s)	Schoder Rivers Associates	Lot size	1.01 acres
Location	South of 1048 State Route 9	Ward: 1	Zoning Classification: CM
Tax ID No.	296.9-1-13	Ordinance Reference	179-3-040
Cross Reference	SP 33-2012	Warren Co. Referral	December 2020
Public Hearing	December 17, 2020	Site Information	
<p>Project Description: Applicant proposes to install seven separate buildings connected by a covered walkway and façade feature 4,685 sq. ft. total. Project includes site work, grading, stormwater management, lighting, landscaping and connection to municipal water and sewer. The project will be for interior commercial recreation facility. Pursuant to Chapter 179-3-040 of the Zoning Ordinance, new commercial construction shall be subject to Planning Board review and approval.</p>			

Applicant(s)	JOSEPH LEUCI	Application Type	Site Plan 56-2020
Owner (s)	Same as applicant	SEQR Type	Type II
Agent(s)	Matthew Huntington	Lot size	34.20 acres
Location	277 Chestnut Ridge Road	Ward: 1	Zoning Classification: MDR
Tax ID No.	290.-1-48	Ordinance Reference	179-6-060
Cross Reference	AV 60-2017	Warren Co. Referral	December 2020
Public Hearing	December 17, 2020	Site Information	
<p>Project Description: Applicant proposes construction of a single family home. The home is 2,796 sq. ft. footprint first floor, 1,700 sq. ft. floor area. Second floor is 1,580 sq. ft. floor area. Foundation/basement plan includes both unfinished and finished basement areas, 1,700 sq. ft. floor area. Project will include new on-site septic and well. 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.</p>			

Applicant(s)	FOOTHILLS BUILDERS	Application Type	Subdivision Sketch Plan 20-2020
Owner (s)	Patricia Wells	SEQR Type	Unlisted
Agent(s)	Studio A – Matthew Huntington, PE	Lot size	16.89 acres
Location	84 Jenkinville Road	Ward: 1	Zoning Classification: MDR
Tax ID No.	279.15-1-85	Ordinance Reference	Chapter 183
Cross Reference	SUB (S) 11-2020	Warren Co. Referral	n/a
Public Hearing	n/a for sketch plan	Site Information	
Project Description: Applicant proposes 18 lot residential subdivision of a 16.89 acre parcel. Project is to have one access drive with a cul-de-sac. Average lot size of approximately 0.83 acre. Pursuant to Chapter 183 of the Zoning Ordinance, subdivision of land shall be subject to Planning Board review.			

- 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.