

# Queensbury Zoning Board of Appeals Agenda

Meeting: **March 22, 2023** Time: 7:00- 11:00 pm

Queensbury Activities Center – 742 Bay Road

**Agenda subject to change** and may be found at: [www.queensbury.net](http://www.queensbury.net)

**Administrative Items:** Approval of Meeting Minutes for February 15, 2023  
 Request to Table AV 49-2022 (Faden Enterprises) to April 19, 2023  
 Request to Table AV 4-2023 (Eberlein) to April 19, 2023

## TABLED ITEMS:

<b>Applicant(s)</b>	3 Sons and Holly, LLC (Michael Carey Jr.)	<b>Area Variance Number</b>	AV 63-2022
<b>Owner(s)</b>	3 Sons and Holly, LLC	<b>SEQRA Type</b>	Type II
<b>Agent(s)</b>	Studio A Landscape, Arch. & Eng.; Jon Lapper, Esq.	<b>Lot Size</b>	0.38 acres
<b>Location &amp; Ward</b>	28 Holly Lane Ward 1	<b>Zoning</b>	WR
<b>Tax Id No</b>	239.12-2-57	<b>Section</b>	179-3-040; 179-6-065; 179-4-080; 147
<b>Cross Ref</b>	SP 76-2022	<b>Warren County Planning</b>	November 2022
<b>Public Hearing</b>	November 16, 2022; December 14, 2022; January 18, 2023; March 22, 2023	<b>Adirondack Park Agency</b>	ALD

**Project Description: (Revised)** Applicant proposes alterations to an existing home and site. The project includes a 72 sq. ft. covered porch and 238 sq. ft. addition to the existing home. There is to be a deck addition of 365 sq. ft., a ground level patio of 297 sq. ft. and landscape rocks for path and firepit area. The parking area is to be reduced hard surfacing and installing an area of reinforced turf. In addition, there is to be a rain garden and shoreline plantings added to the site. The existing floor area of 2,809 sq. ft. to be increased to 3,047 sq. ft. There are no changes to the existing 1,152 sq. ft. floor area garage with living space. Site plan for new floor area in a CEA, expansion of nonconforming structure, and hard-surfacing within 50 ft. of the shoreline. Relief is requested for expansion of a nonconforming structure and setbacks.

<b>Applicant(s)</b>	Sharon Serini	<b>Area Variance Number</b>	AV 8-2023
<b>Owner(s)</b>	Sharon Serini	<b>SEQRA Type</b>	Type II
<b>Agent(s)</b>	Nick Zeglen (EDP)	<b>Lot Size</b>	0.2 acres
<b>Location &amp; Ward</b>	15 Private Road #1 Ward 1	<b>Zoning</b>	WR
<b>Tax Id No</b>	240.9-1-4	<b>Section</b>	179-3-040
<b>Cross Ref</b>	SP 10-2023; FWW 2-2023	<b>Warren County Planning</b>	February 2023
<b>Public Hearing</b>	February 15, 2023; March 22, 2023	<b>Adirondack Park Agency</b>	ALD

**Project Description:** Applicant proposes a 2-story home with a footprint of 972 sq. ft., porch area of 240 sq. ft., and a floor area of 2,113 sq. ft. The project includes a septic system and stormwater management. The plan includes a vegetative plan for removal and plantings to remain. Site plan for new floor area in the CEA. Relief is requested for setbacks and height.

## NEW BUSINESS:

<b>Applicant(s)</b>	Phillip Mitchell	<b>Area Variance Number</b>	AV 9-2023
<b>Owner(s)</b>	Phillip Mitchell	<b>SEQRA Type</b>	Type II
<b>Agent(s)</b>	n/a	<b>Lot Size</b>	0.42 acres
<b>Location &amp; Ward</b>	2960 State Route 9L Ward 1	<b>Zoning</b>	WR
<b>Tax Id No</b>	239.20-1-10	<b>Section</b>	179-3-040; 179-5-020
<b>Cross Ref</b>	SP 17-2023	<b>Warren County Planning</b>	March 2023
<b>Public Hearing</b>	March 22, 2023	<b>Adirondack Park Agency</b>	ALD

**Project Description:** Applicant proposes to place a 160 sq. ft. shed on the property. The existing home of 983 sq. ft. and a 288 sq. ft. garage are to remain. The existing floor area is 1,800 sq. ft. and new floor area is to be 1,960 sq. ft. The shed is to be located near the driveway area with stormwater management. Site plan review for new construction in a CEA. Relief is requested for setbacks.

Any further business that the Chairman determines may be properly brought before the Zoning Board of Appeals