

Queensbury Zoning Board of Appeals Agenda

Meeting: **March 29, 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

TABLED ITEMS:

Applicant(s)	Garden World Associates LLC	Area Variance Number	AV 50-2022
Owner(s)	Garden World Associates LLC	SEQRA Type	Type II
Agent(s)	Hutchins Engineering PLLC	Lot Size	0.32 acres (49) & 0.76 acres (50)
Location & Ward	2 Carlton Dr. & 537 Aviation Rd. Ward 2	Zoning	MDR (49) & CI (50)
Tax Id No	302.5-1-49 & 302.5-1-50	Section	179-3-040
Cross Ref	SP 69-2022; RZ 5-2022; AV 44-2017; SP 49-2017	Warren County Planning	January 2023
Public Hearing	January 18, 2022; February 15, 2023; March 29, 2023	Adirondack Park Agency	n/a

Project Description: (Revised) Applicant proposes a parking lot expansion on 1.09 acres. The existing restaurant is to remain. Additional landscaping buffering has been added between uses. The project is part of a rezoning and site plan review where the site work increases the hard surfacing on the site to a noncompliant percentage. Relief requested for permeability.

NEW BUSINESS:

Applicant(s)	Geoffrey & Cheryl Hoffman	Area Variance Number	AV 10-2023
Owner(s)	Geoffrey & Cheryl Hoffman	SEQRA Type	Type II
Agent(s)	n/a	Lot Size	0.2 acres
Location & Ward	1234 Bay Rd. Ward 1	Zoning	NC
Tax Id No	278.-2-9	Section	179-3-040
Cross Ref	SP 19-2022	Warren County Planning	March 2023
Public Hearing	March 29, 2023	Adirondack Park Agency	ALD

Project Description: Applicant proposes a 72 sq. ft. covered porch and 72 sq. ft. ramp addition to the east side of an existing 600 sq. ft. commercial building for a compliant ADA access. The existing driveway and parking area to remain the same. The building is to be used for artisan craft business. Relief is requested for setbacks.

Applicant(s)	Richard Selkow	Area Variance Number	AV 12-2023
Owner(s)	Richard Selkow	SEQRA Type	Type II
Agent(s)	Environmental Design Partnership	Lot Size	0.99 acres (or 0.882?)
Location & Ward	185 Lockhart Mountain Rd. Ward 1	Zoning	RR-5A
Tax Id No	252.-1-20	Section	179-5-020; Chapter 94
Cross Ref	SP 20-2023; FWW 4-2023; AV 33-1999; AV 82-1996	Warren County Planning	March 2023
Public Hearing	March 29, 2023	Adirondack Park Agency	ALD

Project Description: Applicant proposes to remove shed structure to build a 768 sq. ft. garage. The garage to be metal siding and a garage door. The existing home of 1,375 sq. ft. to remain with no changes. Site plan review for work within 100 ft. of wetland and possible work within 50 ft. of 15% slopes. Relief is requested for setbacks.

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

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