

Queensbury Zoning Board of Appeals Agenda

Meeting: July 21, 2021 Time: 7:00- 11:00 pm
Queensbury Activities Center – 742 Bay Road

Agenda subject to change and may be found at: www.queensbury.net

Approval of meeting minutes: June 16, 2021 and June 23, 2021

OLD BUSINESS:

Applicant(s)	333 Cleverdale LLC (San Souci)	Area Variance No.	AV 28-2021
Owner(s)	333 Cleverdale LLC	SEQRA Type	Type II
Agent(s)	Hutchins Engineering PLLC	Lot Size	0.27 acres
Location Ward No.	333 Cleverdale Road Ward 1	Zoning	WR
Tax Id No	226.12-1-43	Section	179-3-040; 179-9-120; 179-10
Cross Ref	AV 26-2012; AV 38-2009; SUP 9-2012; SUP 45-09	Warren County Planning	May 2021
Public Hearing	May 19, 2021; July 21, 2021	Adirondack Park Agency	ALD
Project Description: (Revised) Applicant requests approval of outdoor seating area on adjacent parcel for dining purposes associated with the restaurant; the area was previously used as a waiting area. The plans show the outdoor eating area with 24 seats, an indoor area of 55 seats (not to exceed 71 seats), an indoor waiting area for 10 persons; not to exceed 105 seats and no additional parking required. Planning Board review for modification of site plan-special use permit. Relief requested for permeability.			

Applicant(s)	337 Cleverdale LLC	Area Variance No.	AV 32-2021
Owner(s)	337 Cleverdale LLC	SEQRA Type	Type II
Agent(s)	Hutchins Engineering PLLC	Lot Size	0.15 acres
Location Ward No.	337 Cleverdale Road Ward 1	Zoning	WR
Tax Id No	226.12-1-44	Section	179-3-040; 179-5-020; 179-10
Cross Ref	SP 33-2021; SUP 2-2021	Warren County Planning	May 2021
Public Hearing	May 19, 2021; July 21, 2021	Adirondack Park Agency	ALD
Project Description: (Revised) Applicant requests approval to use a portion of the 0.15 acre parcel for 24 outdoor seats associated with the restaurant. The location is an existing hard surface of about 407.2 sq. ft. paver area previously used for waiting customers. The plans show 24 outdoor seats, 55 indoor seats (not to exceed 71 seats), 10 maximum persons for waiting area indoors; not to exceed 105 seats total. Variances are required for the proposed use and some previous project activities that had not received approvals. The site has an existing detached garage and deck that require review. Site plan and Special Use permit are required to add a restaurant use to the existing parcel with a home on it. Relief requested for setbacks, permeability, and density.			

Applicant(s)	Laphatt Holdings	Area Variance No.	AV 33-2021
Owner(s)	Laphatt Holdings	SEQRA Type	Unlisted—Coordinated Review
Agent(s)	Hutchins Engineering PLLC	Lot Size	0.87 acres
Location Ward No.	Manor Drive Ward 3	Zoning	NR
Tax Id No	301.8-1-30.3	Section	179-3-040
Cross Ref	SP 34-2021	Warren County Planning	n/a
Public Hearing	July 21, 2021	Adirondack Park Agency	n/a
Project Description: Applicant proposes to construct two four-unit buildings. Each building is to be 3,200 sq. ft. with each unit to have a garage, two bedrooms, and a driveway onto Manor Drive. The site is to have two onsite septic systems and each building is to be connected to water. Site plan for construction of new multi-family buildings in the Neighborhood Residential zone. Relief requested for density.			

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Applicant(s)	Trevor Flynn, Balzer & Tuck Architecture	Area Variance No.	AV 29-2021
Owner(s)	Daniel Grasmeyer	SEQRA Type	Type II
Agent(s)	n/a	Lot Size	3.27 acres
Location Ward No.	3222 Route 9L Ward 1	Zoning	WR
Tax Id No	239.18-1-48	Section	179-3-040; 179-5-020; 179-13-010
Cross Ref	SP 9-2021; AV 8-2021; AV 76-2002; AV 43-02; AV 27-2002	Warren County Planning	May 2021
Public Hearing	May 19, 2021; June 16, 2021; July 21, 2021	Adirondack Park Agency	ALD
Project Description: (Revised) Applicant proposes to construct an 884 sq. ft. living room/kitchen addition to the west of the existing primary dwelling, a 436 sq. ft. breezeway addition to the south of the primary dwelling, connecting the existing detached garage and reorientation of the roof on the garage. The project also includes construction of a new detached garage of 1,315 sq. ft. which would include two levels and height of 18 ft. 11 ½ inches. Site plan for new floor area in a CEA, new building within 50 ft. of 15% slopes, expansion of a nonconforming structure, and major stormwater. Relief requested for shoreline setback, height of detached garage, height of the alterations to the main home, number of garages, and size of garage.			

NEW BUSINESS:

Applicant(s)	David & Pamela Way	Area Variance No.	AV 42-2021
Owner(s)	David & Pamela Way	SEQRA Type	Type II
Agent(s)	Rucinski Hall Architecture	Lot Size	0.2 acres
Location Ward No.	33 Canterbury Drive Ward 1	Zoning	WR
Tax Id No	289.17-1-23	Section	179-3-040; 179-4-010
Cross Ref	SP 40-2021; AV 32-2020; AST 351-2020	Warren County Planning	July 2021
Public Hearing	July 21, 2021	Adirondack Park Agency	n/a
Project Description: Applicant proposes a 259 sq. ft. single story addition to an existing 518 sq. ft. single story home. The project includes site work for removing a portion of patio, installation of eave trenches, and new septic system. Site plan for new floor area in a CEA. Relief requested for setbacks and permeability.			

Applicant(s)	Kent & Cheryl Smith	Area Variance No.	AV 43-2021
Owner(s)	Kent & Cheryl Smith	SEQRA Type	Type II
Agent(s)	Rucinski Hall Architecture	Lot Size	0.41 acres
Location Ward No.	379 Bay Road Ward 2	Zoning	CI
Tax Id No	296.19-1-33	Section	179-3-040
Cross Ref	SP 41-2021	Warren County Planning	July 2021
Public Hearing	July 21, 2021	Adirondack Park Agency	n/a
Project Description: Applicant proposes a single story addition of 1,964 sq. ft. that is to be 32 ft. in height. The addition is to an existing building of 1,333 sq. ft. building at a height of 28 ft. with a floor area of 2,561 sq. ft. The new floor area is to be 4,525 sq. ft. The use of the addition is for an existing tenant who needs additional area for a multi-use space. Site plan for new commercial construction. Relief requested for setbacks.			

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Applicant(s)	Melissa Freebern	Area Variance No	AV 46-2021
Owner(s)	Melissa Freebern	SEQRA Type	Type II
Agent(s)	n/a	Lot Size	0.34 acres
Location Ward No.	928 State Route 9 Ward 1	Zoning	CM
Tax Id No	296.13-1-14	Section	179-3-040; 179-4-090
Cross Ref	SP 44-2021; CC 535-2020; AV 70-2018; SP 71-2018	Warren County Planning	July 2021
Public Hearing	July 21, 2021	Adirondack Park Agency	n/a
Project Description: Applicant proposes to convert an existing 535 sq. ft. garage space to business expansion for Artisan Ink. The existing 2,394 sq. ft. (footprint) building includes an existing laundry facility and the Artisan Ink business. Parking to be adjusted along Sweet Road; parking provided to be 12 spaces. Site plan for business expansion. Relief requested for parking requirements.			

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

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