

Queensbury Zoning Board of Appeals Agenda

Meeting: July 28, 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

OLD BUSINESS:

Applicant(s)	Ayzo Ridge Consulting	Sign Variance No.	SV 3-2021
Owner(s)	Matt O'Hara	SEQRA Type	Unlisted
Agent(s)	Bridgette Shoemaker	Lot Size	0.61 acres
Location	10 Dunham's Bay Road	Zoning	WR
Ward No.	Ward 1		
Tax Id No	239.20-1-4	Section	140
Cross Ref	SIGN 40-2021	Warren County Planning	June 2021
Public Hearing	June 16, 2021; July 28, 2021	Adirondack Park Agency	ALD
Project Description: Applicant proposes to install a 60 sq. ft. wall sign where a second wall sign cannot exceed 30 sq. ft. The applicant is allowed to have a second wall sign as there is no freestanding sign proposed per Section 140. The sign is to be individual letters placed on a back drop, facing the shoreline of Lake George. The smaller sign of 20 sq. ft. is to be located near the entry door facing Dunham's Bay Road (permit has been issued). Relief is requested for a second wall sign greater than 30 sq. ft.			

NEW BUSINESS:

Applicant(s)	Nicole McGrath	Area Variance No	AV 44-2021
Owner(s)	Nicole McGrath	SEQRA Type	Type II
Agent(s)	Michael McGrath	Lot Size	15.47 acres
Location	37 Meadowbrook Rd.	Zoning	MDR
Ward No.	Ward 2		
Tax Id No	302.8-2-76	Section	179-5-020
Cross Ref	AST 357-2019	Warren County Planning	July 2021
Public Hearing	July 28, 2021	Adirondack Park Agency	n/a
Project Description: Applicant requests approval of a 592 sq. ft. structure as a second garage as the door width is greater than 6 ft. The building is used for storage; structure was built prior to purchase of property by applicant. The existing home of 2,942 sq. ft. is to remain with no changes. Relief requested for having two garages where only one is allowed.			

Applicant(s)	Foothills Builders	Area Variance No.	AV 45-2021
Owner(s)	L.P. Daigle	SEQRA Type	Type II
Agent(s)	Matthew Huntington	Lot Size	0.96 acres
Location	11 Moonhill Place	Zoning	RR-3A
Ward No.	Ward 1		
Tax Id No	289.7-2-2	Section	179-3-040
Cross Ref	SP 43-2021	Warren County Planning	July 2021
Public Hearing	July 28, 2021	Adirondack Park Agency	n/a
Project Description: Applicant proposes demolition of an existing home to construct a 2,319 sq. ft. (footprint) home. The project includes disturbances of about 19,786 sq. ft. for site work and installation of on-site septic system and well. Site plan for constructing a new home within 50 ft. of 15% slopes. Relief requested for setbacks in the RR-3A zone on a parcel of 0.96 acres.			

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Applicant(s)	Yi Eric Zheng	Area Variance No.	AV 47-2021
Owner(s)	Yi Eric Zheng	SEQRA Type	Type II
Agent(s)	n/a	Lot Size	0.5 acres
Location	70 Richmond Hill Drive	Zoning	MDR
Ward No.	Ward 3		
Tax Id No	308.7-1-71	Section	179-5-070
Cross Ref	POOL-345-2021	Warren County Planning	n/a
Public Hearing	July 28, 2021	Adirondack Park Agency	n/a
Project Description: Applicant proposes to install 270 linear feet of 6 ft. in height privacy fence. The property is a corner lot where a 110 ft. of fence will be along the north property line of Richmond Hill Drive. The fence will connect to the home on both the north and south side. The existing home of 2,055 sq. ft. to remain with no changes proposed. Relief requested for location and height of fence.			

Applicant(s)	Manfred Unkauf & Joan McGrath	Area Variance No.	AV 48-2021
Owner(s)	Manfred Unkauf & Joan McGrath	SEQRA Type	Type II
Agent(s)	n/a	Lot Size	10.31 acres
Location	38 Hiland Drive	Zoning	RR-3A
Ward No.	Ward 1		
Tax Id No	290.10-1-7	Section	179-3-040; 179-5-020
Cross Ref	AST 328-2021; AV 4-2020; AST 437-2020	Warren County Planning	n/a
Public Hearing	July 28, 2021	Adirondack Park Agency	n/a
Project Description: Applicant proposes to expand an existing garage with a 672 sq. ft. carport addition. The addition is to be 12 ft. wide concrete pad by 56 ft. in length and 10 ft. in height. The site has two other existing outbuildings and a main home that are to remain the same with no changes. Relief requested for a garage greater than 2,200 sq. ft.			

Applicant(s)	Michael McCarthy	Area Variance No	AV 49-2021
Owner(s)	Michael McCarthy & Lynn Conlon	SEQRA Type	Type II
Agent(s)	n/a	Lot Size	0.51 acres
Location	14 Glenwood Ave.	Zoning	MDR
Ward No.	Ward 2		
Tax Id No	302.7-1-5	Section	179-3-040; 179-4-080
Cross Ref	RC 262-2021	Warren County Planning	July 2021
Public Hearing	July 28, 2021	Adirondack Park Agency	n/a
Project Description: Applicant proposes to complete a removal of the existing 160 sq. ft. rear deck to replace it with a 160 sq. ft. deck and to construct a 200 sq. ft. roof over the top of the deck (a stop work order was issued). The existing home 968 sq. ft. footprint is to remain and no changes are proposed. Relief requested for setbacks.			

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

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