

TOWN OF QUEENSBURY PLANNING BOARD
RESOLUTION - GRANT SITE PLAN APPROVAL
SITE PLAN 7-2024 QUATTRO DEVELOPMENT, LLC.
 TAX MAP ID: 302.5-1-94 / PROPERTY ADDRESS: 538 AVIATION ROAD / ZONING: CI

APPLICANT PROPOSES TO REMOVE AN EXISTING 1,500 SQ. FT. BUILDING TO CONSTRUCT A 1,720 SQ. FT. AUTOMOBILE OIL CHANGE FACILITY WITH ASSOCIATED SITE WORK. PROJECT INCLUDES GRADING, STORMWATER MANAGEMENT, LIGHTING AND LANDSCAPING. PLANS ALSO INCLUDES CLOSING ONE CURB CUT AND IMPROVING THE OTHER CURB CUT TO ALLOW FOR TWO WAY TRAFFIC TO USE ONE ENTRANCE AND TWO EXITS. PURSUANT TO CHAPTER 179-3-040, SITE PLAN FOR A NEW COMMERCIAL USE IN THE CI ZONE SHALL BE SUBJECT TO PLANNING BOARD REVIEW AND APPROVAL.

PURSUANT TO RELEVANT SECTIONS OF THE TOWN OF QUEENSBURY ZONING CODE-CHAPTER 179-9-080, THE PLANNING BOARD HAS DETERMINED THAT THIS PROPOSAL SATISFIES THE REQUIREMENTS AS STATED IN THE ZONING CODE; AS REQUIRED BY GENERAL MUNICIPAL LAW SECTION 239-M THE SITE PLAN APPLICATION WAS REFERRED TO THE WARREN COUNTY PLANNING DEPARTMENT FOR ITS RECOMMENDATION.

THE PLANNING BOARD OPENED A PUBLIC HEARING ON THE SITE PLAN APPLICATION ON 2/20/2024 AND CONTINUED THE PUBLIC HEARING TO 2/20/2024 WHEN IT WAS CLOSED.

THE PLANNING BOARD HAS REVIEWED THE APPLICATION MATERIALS SUBMITTED BY THE APPLICANT AND ALL COMMENTS MADE AT THE PUBLIC HEARING AND SUBMITTED IN WRITING THROUGH AND INCLUDING 2/20/2024;

THE PLANNING BOARD DETERMINES THAT THE APPLICATION COMPLIES WITH THE REVIEW CONSIDERATIONS AND STANDARDS SET FORTH IN ARTICLE 9 OF THE ZONING ORDINANCE FOR SITE PLAN APPROVAL.

MOTION TO APPROVE SITE PLAN 7-2024 QUATTRO DEVELOPMENT, LLC. INTRODUCED BY FRITZ STEFANZICK WHO MOVED FOR ITS ADOPTION.

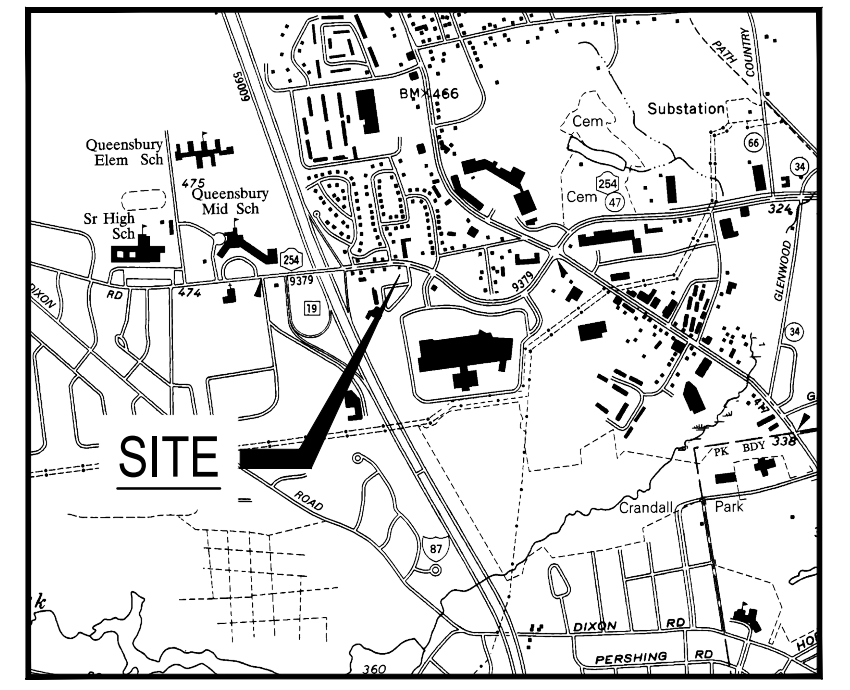
ACCORDING TO THE DRAFT RESOLUTION PREPARED BY STAFF WITH THE FOLLOWING:

- 1) WAIVERS REQUESTED GRANTED; INCLUDING THE WAIVER FOR THE 20 FOOT INTERCONNECT (NOT TO BE PROVIDED).
- 2) THE APPROVAL IS VALID FOR ONE (1) YEAR FROM THE DATE OF APPROVAL. APPLICANT IS RESPONSIBLE FOR REQUESTING AN EXTENSION OF APPROVAL BEFORE THE ONE YEAR EXPIRATION DATE OF 2/20/2025;
- 3) ADHERENCE TO THE ITEMS OUTLINED IN THE FOLLOW-UP LETTER SENT WITH THIS RESOLUTION.
- 4) THE LIMITS OF CLEARING WILL CONSTITUTE A NO-CUT BUFFER ZONE. ORANGE CONSTRUCTION FENCING SHALL BE INSTALLED AROUND THESE AREAS AND FIELD VERIFIED BY COMMUNITY DEVELOPMENT STAFF;
 - a) IF APPLICABLE, THE SANITARY SEWER CONNECTION PLAN MUST BE SUBMITTED TO THE WASTEWATER DEPARTMENT FOR ITS REVIEW, APPROVAL, PERMITTING AND INSPECTION;
 - b) IF CURB CUTS ARE BEING ADDED OR CHANGED A DRIVEWAY PERMIT IS REQUIRED. A BUILDING PERMIT WILL NOT BE ISSUED UNTIL THE APPROVED DRIVEWAY PERMIT HAS BEEN PROVIDED TO THE PLANNING OFFICE;
 - c) IF APPLICATION WAS REFERRED TO ENGINEERING THEN ENGINEERING SIGN-OFF REQUIRED PRIOR TO SIGNATURE OF ZONING ADMINISTRATOR OF THE APPROVED PLANS;
 - d) FINAL APPROVED PLANS SHOULD HAVE DIMENSIONS AND SETBACKS NOTED ON THE SITE PLAN/SURVEY, FLOOR PLANS AND ELEVATION FOR THE EXISTING ROOMS AND PROPOSED ROOMS IN THE BUILDING AND SITE IMPROVEMENTS;
- 5) IF REQUIRED, THE APPLICANT MUST SUBMIT A COPY OF THE FOLLOWING TO THE TOWN:
 - a) THE PROJECT NOI (NOTICE OF INTENT) FOR COVERAGE UNDER THE CURRENT "NYSDEC SPDES GENERAL PERMIT FROM CONSTRUCTION ACTIVITY" PRIOR TO THE START OF ANY SITE WORK;
 - b) THE PROJECT NOT (NOTICE OF TERMINATION) UPON COMPLETION OF THE PROJECT;
 - c) THE APPLICANT MUST MAINTAIN ON THEIR PROJECT SITE, FOR REVIEW BY STAFF:
 - i) THE APPROVED FINAL PLANS THAT HAVE BEEN STAMPED BY THE TOWN ZONING ADMINISTRATOR. THESE PLANS MUST INCLUDE THE PROJECT SWPPP (STORM WATER POLLUTION PREVENTION PLAN) WHEN SUCH A PLAN WAS PREPARED AND APPROVED;
 - ii) THE PROJECT NOI AND PROOF OF COVERAGE UNDER THE CURRENT NYSDEC SPDES GENERAL PERMIT, OR AN INDIVIDUAL SPDES PERMIT ISSUED FOR THE PROJECT IF REQUIRED;
 - d) FINAL APPROVED PLANS, IN COMPLIANCE WITH THE SITE PLAN, MUST BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT BEFORE ANY FURTHER REVIEW BY THE ZONING ADMINISTRATOR OR BUILDING AND CODES PERSONNEL;
 - e) THE APPLICANT MUST MEET WITH STAFF AFTER APPROVAL AND PRIOR TO ISSUANCE OF BUILDING PERMIT AND/OR THE BEGINNING OF ANY SITE WORK;
 - f) SUBSEQUENT ISSUANCE OF FURTHER PERMITS, INCLUDING BUILDING PERMITS IS DEPENDENT ON COMPLIANCE WITH THIS AND ALL OTHER CONDITIONS OF THIS RESOLUTION.
- 6) AS-BUILT PLANS TO CERTIFY THAT THE SITE PLAN IS DEVELOPED ACCORDING TO THE APPROVED PLANS TO BE PROVIDED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- 7) THIS RESOLUTION IS TO BE PLACED IN ITS ENTIRETY ON THE FINAL PLANS
- 8) LOCATION OF SNOW REMOVAL IS TO BE IDENTIFIED.
- 9) CUT SHEETS FOR LIGHTING FIXTURES ARE TO BE IDENTIFIED.
- 10) FOUNDATION PLANS ARE TO BE SUBMITTED TO THE TOWN.

MOTION SECONDED BY WARREN LONGACKER. DULY ADOPTED THIS 20TH/ DAY OF FEBRUARY 2024 BY THE FOLLOWING VOTE:

AYES: MR. DEEB, MRS. MCDEVITT, MR. LONGACKER, MR. STARK, MR. MAGOWAN, MR. STEFANZICK, MR. TRAVER

NOES: NONE



SITE LOCATION MAP
N.T.S.

- GENERAL NOTES:
1. PREPARED BY ABD ENGINEERS, LLP, FROM MAP REFERENCE
 2. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE SHOWN FROM FIELD LOCATIONS (IF POSSIBLE) AND OTHERS ARE SHOWN FROM RECORD DATA. THEIR EXACT LOCATION MAY BE DIFFERENT FROM THAT SHOWN AND OTHER HIDDEN UNDERGROUND IMPROVEMENTS MAY EXIST. NO CERTIFICATION IS MADE TO THE ACCURACIES OF UNDERGROUND LOCATIONS. CALL DIG SAFE NEW YORK BY DIALING 811 PRIOR TO ANY EXCAVATING, BLASTING, DRILLING, OR DRIVING.
- MAP REFERENCES:
1. "ALTA/NSPS LAND TITLE SURVEY - 538 AVIATION ROAD - MADE FOR - QUATTRO DEVELOPMENT L.L.C." AS PREPARED BY VAN DUSEN & STEVES LAND SURVEYORS, DATED JUNE 7, 2023

SITE DATA:

TAX MAP ID# 302.51-94
LOT AREA: 0.65-AC

ZONING: CI - COMMERCIAL INTENSIVE W/ TRAVEL CORRIDOR OVERLAY	REQUIRED	PROVIDED
LOT SIZE: 1-ACRE MIN.	0.65-ACRE (PREEXISTING NON-CONFORMING)	
LOT WIDTH: 150'-FT MIN.	159'±	
ROAD FRONTAGE: 50'-FEET	158'±	
GREEN SPACE: 30% MIN.	48.7%	
BUILDING HEIGHT: 40'-FEET MAX.	TBD (LESS THAN 40')	
SETBACKS: REQUIRED:		
FRONT:	40' MIN.	48.9' MIN.
SIDE:	20' MIN.	48.2' MIN.
REAR:	25' MIN.	92.1' MIN.

PARKING REQUIREMENT: AUTOMOTIVE SERVICE

REQUIRED: 2 SPACES + 2 PER BAY +1 PER EMPLOYEE = 2 + 2*3 BAYS + 5 EMPLOYEES = 13 SPACES
PROVIDED: 11 SPACES + 3 BANKED PARKING SPACES = 14 SPACES

COVERAGE STATISTICS:

	EXISTING	PROPOSED
BUILDINGS:	1,500-SF 5.3%	1,720-SF 6.1%
PAVEMENT:	13,238-SF 46.8%	12,768-SF 45.2%
GREEN SPACE:	13,519-SF 47.8%	13,769-SF 48.7%
TOTAL	28,257-SF 0.65 ACRES)	100%

TOTAL AREA OF DISTURBANCE: 0.60± ACRES

ANTICIPATED NO. OF EMPLOYEES: 5 DURING MAX SHIFT

HOURS OF OPERATION: MONDAY - FRIDAY: 7AM - 8PM
SATURDAY: 7AM - 7PM
SUNDAY: 9AM - 5PM

PLANNING BOARD APPROVAL

APPROVED UNDER AUTHORITY OF A RESOLUTION ADOPTED SEPTEMBER 19, 2023 BY THE PLANNING BOARD OF THE TOWN OF QUEENSBURY, NEW YORK.

CHAIRMAN, QUEENSBURY PLANNING COMMISSION

DATE SIGNED: _____

SITE PLAN

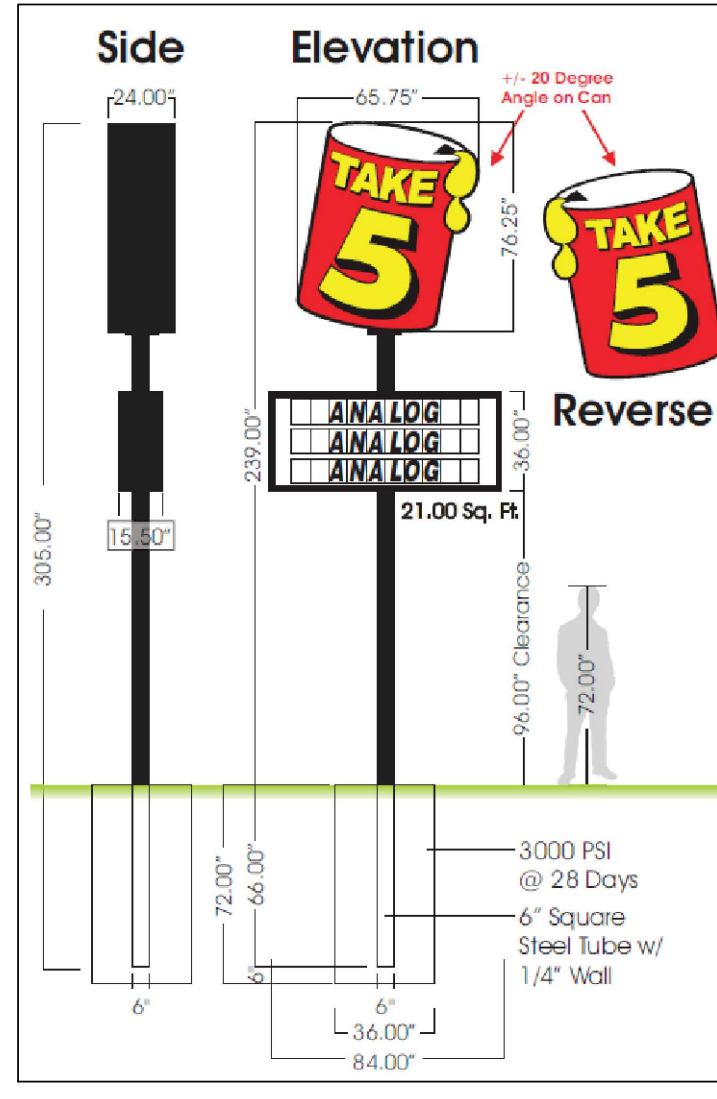
538 AVIATION ROAD

TOWN OF QUEENSBURY COUNTY OF WARREN

ABD ENGINEERS SURVEYORS

411 Union Street Schenectady, N.Y. 12305
518-377-0315 Fax: 518-377-0379
www.abdeng.com

DATE: NOVEMBER 21, 2023 SCALE: 1" = 20' DWG. 5707A- S3 SHEET OF 3



TAKE 5 TYPICAL SIGN DETAIL
NO SCALE

OWNER: NORTH COUNTRY DEVELOPMENT
1158 SALT POINT TPKE
PLEASANT VALLEY, NY 12569

APPLICANT: QUATTRO DEVELOPMENT, LLC.
1100 JORIE BOULEVARD - SUITE 140
OAK BROOK, IL 60523

TAX MAP #: 302.5-1-94

NO.	DATE	BY	REVISION
3.	3/21/24	OM	UPDATE FOOTPRINT, ADD RES.
2.	2/7/24	JEH	TDC COMMENTS
1.	2/21/23	JEH	TOWN COMMENTS
			NO.

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL

LUIGI A. PALLESCHI, P.E.
N.Y.S. LICENSE NO. 94676



TAKE 5 TYPICAL WALL DETAIL
NO SCALE

