

ZONING

179 Attachment 1

Town of Queensbury

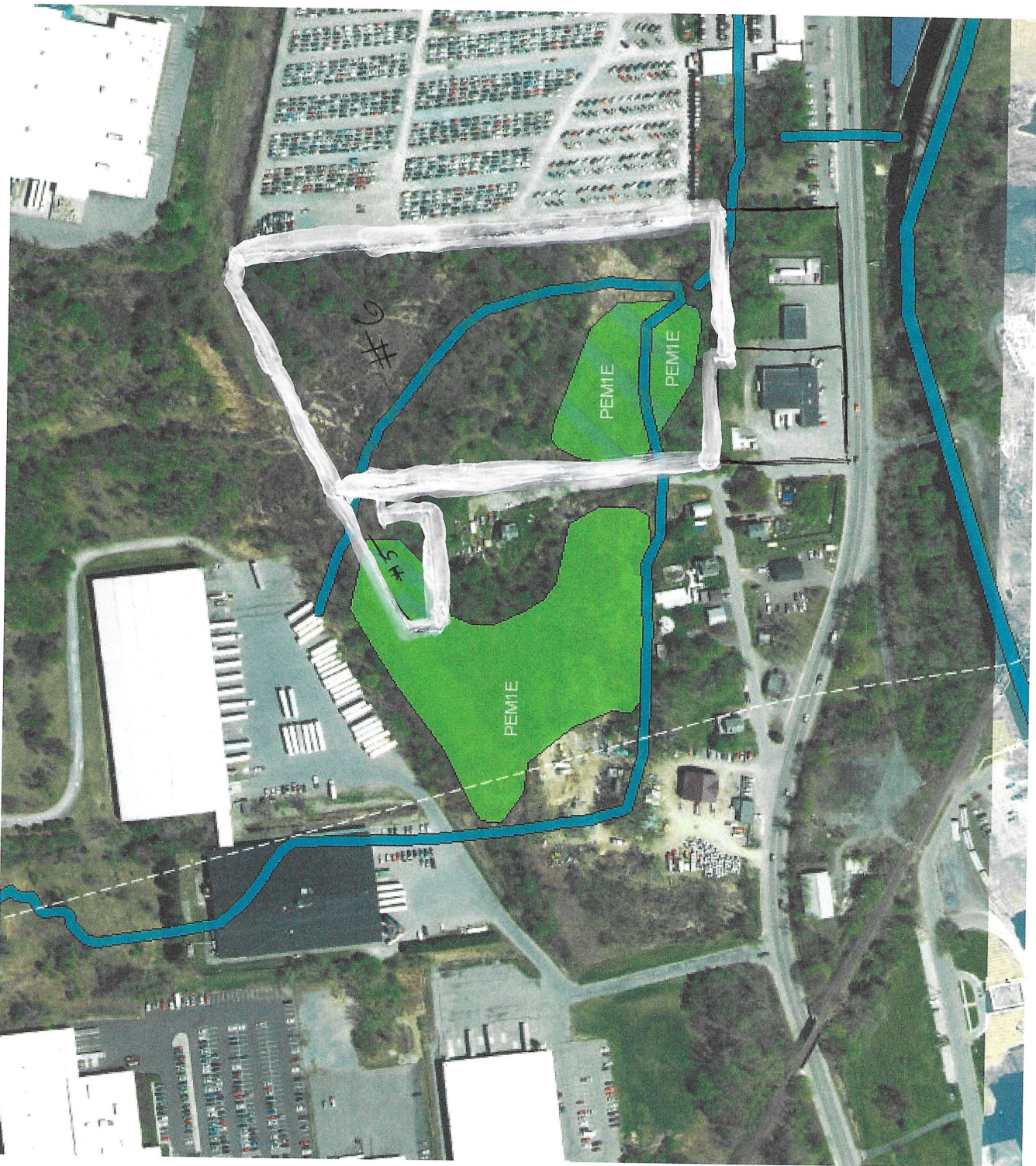
Table 1: Table of Area Requirements
 [Amended 1-28-2011 by L.L. No. 2-2011; 3-18-2013 by L.L. No. 2-2013; 12-16-2013 by L.L. No. 7-2013; 10-6-2014 by L.L. No. 5-2014; 4-18-2016 by L.L. No. 3-2016; 10-17-2016 by L.L. No. 7-2016; 2-27-2017 by L.L. No. 3-2017; 6-1-2020 by L.L. No. 6-2020]

District	Symbol	Minimum Lot Size (acres)	Density	Minimum						Minimum Setbacks				Minimum Percent Permeable	Maximum Building Height Proposed (feet)	Floor Area Ratio (FAR)	Notes
				Lot Width ¹ (feet)	Road Frontage (feet)	Depth (feet)	Water Frontage (feet)	Area for Clustering (acres)	Front (feet)	Side (feet)	Rear (feet)	Shoreline (feet)	Merchandise Display ⁷ (feet)				
Land conservation	LC-42A	42		400	400	—	400	210	100	100	100	200		95%	35		
	LC-10A	10		400	400	—	400	50	100	100	100	200		95%	35		
	PR-42A	42		400	400	800	800	210	100	100	100	150		90%	35		
	RR-5A	5		400	400	—	200	25	100	75	100	75		75%	40/35 ²		
Rural residential	RR-3A	3		400	400	—	200	15	100	75	100	75		75%	40/35 ²		
	WR	2		150	150	—	150	4	30	25, 20, 15, 12 ² ; varies with lot width ¹⁰	30	50/75 ⁹		75%	28 ³	0.22	
Moderate-density residential	MDR	2 or 1 ³		100	100	—	100	2	30	25	30	75		50%	40/35 ²		
Neighborhood residential	NR	0.5 or 10,000 sq ⁶		50	50		50		20	10/0 ⁵	15	50		35%	40/35 ²		
Recreation commercial	RC	15,000 sq ⁶		75	75		200		30	20	20	75		30%	35		
Commercial moderate	CM	1		150	50	200	150	NA	75	20 minimum; sum 50	25	75	25	30%	40	0.3	
Commercial intensive	CI	1		150	50	200	150	NA	75	20 minimum; sum 50	25	75	25	30%	40	0.3	
Commercial Intensive – Exit 18	CI-18	1		150	50	200	NA	NA	50-100 ¹¹	20 minimum; sum 50 ¹²	25 ¹⁸	75		30%	40-70 ¹¹		30% landscaped
Office	O		Nonresidential: 0.5 acre per 7,000 square feet of floor area Residential: 1 acre per 8 dwelling units	250	75		80		75	25	25	75		35%	40		15% landscaped
Neighborhood commercial	NC			50	50	100	75		40	20	15	75		30%	30		
Main Street	MS			50	50		75		40-100 ¹³	0 ¹⁴	10	50		5%-10%; varies with lot size ¹⁵	40 ¹⁶		5% landscaped ¹⁷
Commercial Light Industrial	CLI		1 acre per principal use or structure	200	100	200	200		50	30	30	75		30%	60		40,000 square feet Total building size cap for retail use only

Primary & Residential: 3.67 Acres = 159,865.2
 Max size warehouse

NEEDS Fill, Subject site Plan Review.

Natural Wetland
Inventory.





Property Description Report For: Brayton Ave, Municipality of Queensbury

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	523400
		Tax Map ID #:	303.19-1-45
		Property Class:	340 - Vacant indus
		Site:	COM 1
		In Ag. District:	No
		Site Property Class:	340 - Vacant indus
		Zoning Code:	CLI
		Neighborhood Code:	00409 - Comm East G.F.
Total Acreage/Size:	8.67	School District:	Queensbury
Land Assessment:	2023 - Tentative \$78,800 2022 - \$78,800 2021 - \$78,800	Total Assessment:	2023 - Tentative \$78,800 2022 - \$78,800 2021 - \$78,800
Full Market Value:	2023 - Tentative \$92,700 2022 - \$87,600 2021 - \$78,800		
Equalization Rate:	----	Property Desc:	Vac. Ward 2 110.-1- 24.1
Deed Book:	1111	Deed Page:	231
Grid East:	727186	Grid North:	1632970

Owners

G F Lehigh Cement Co
3520 Piedmont Rd Ste 410
Atlanta GA 30305

Sales

No Sales Information Available

Utilities

Sewer Type:	Private	Water Supply:	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:		Overall Condition:	Normal
Overall Grade:		Overall Desirability:	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
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Improvements

Structure	Size	Grade	Condition	Year
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Special Districts for 2023 (Tentative)

Description	Units	Percent	Type	Value
EM001-Emergency medical	0	0%		0
FP007-Fire protection	0	0%		0
LB001-Crandall library dst	0	0%		0
LT008-S.queensbury light	0	0%		0
WT013-Queensbury water	0	0%		0

Special Districts for 2022

Description	Units	Percent	Type	Value
EM001-Emergency medical	0	0%		0
FP007-Fire protection	0	0%		0
LB001-Crandall library dst	0	0%		0
LT008-S.queensbury light	0	0%		0
WT013-Queensbury water	0	0%		0

Special Districts for 2021

Description	Units	Percent	Type	Value
EM001-Emergency medical	0	0%		0
FP007-Fire protection	0	0%		0
LB001-Crandall library dst	0	0%		0
LT008-S.queensbury light	0	0%		0
WT013-Queensbury water	0	0%		0



Property Description Report For: Brayton Ave, Municipality of Queensbury

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	523400
		Tax Map ID #:	303.19-1-10
		Property Class:	340 - Vacant indus
		Site:	COM 1
		In Ag. District:	No
		Site Property Class:	340 - Vacant indus
		Zoning Code:	CLI
		Neighborhood Code:	00409 - Comm East G.F.
Total Acreage/Size:	0.66	School District:	Queensbury
Land Assessment:	2023 - Tentative \$8,900 2022 - \$8,900 2021 - \$8,900	Total Assessment:	2023 - Tentative \$8,900 2022 - \$8,900 2021 - \$8,900
Full Market Value:	2023 - Tentative \$10,500 2022 - \$9,900 2021 - \$8,900		
Equalization Rate:	----	Property Desc:	Vac. Ward 2 110.-3-2
Deed Book:	1111	Deed Page:	231
Grid East:	726751	Grid North:	1633094

Owners

G F Lehigh Cement Co
3520 Piedmont Rd Ste 410
Atlanta GA 30305

Sales

No Sales Information Available

Utilities

Sewer Type:	Private	Water Supply:	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:		Overall Condition:	Normal
Overall Grade:		Overall Desirability:	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
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Improvements

Structure	Size	Grade	Condition	Year
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Special Districts for 2023 (Tentative)

Description	Units	Percent	Type	Value
EM001-Emergency medical	0	0%		0
FP007-Fire protection	0	0%		0
LB001-Crandall library dst	0	0%		0
LT008-S.queensbury light	0	0%		0
WT013-Queensbury water	0	0%		0

Special Districts for 2022

Description	Units	Percent	Type	Value
EM001-Emergency medical	0	0%		0
FP007-Fire protection	0	0%		0
LB001-Crandall library dst	0	0%		0
LT008-S.queensbury light	0	0%		0
WT013-Queensbury water	0	0%		0

Special Districts for 2021

Description	Units	Percent	Type	Value
EM001-Emergency medical	0	0%		0
FP007-Fire protection	0	0%		0
LB001-Crandall library dst	0	0%		0
LT008-S.queensbury light	0	0%		0
WT013-Queensbury water	0	0%		0



Property Description Report For: Brayton Ave.,off, Municipality of Queensbury

No Photo Available

Status:	Active
Roll Section:	Taxable
Swis:	523400
Tax Map ID #:	303.19-1-22
Property Class:	340 - Vacant indus
Site:	COM 1
In Ag. District:	No
Site Property Class:	340 - Vacant indus
Zoning Code:	CLI
Neighborhood Code:	00159 - Res East of GF
School District:	Queensbury
Total Assessment:	2023 - Tentative \$200 2022 - \$200 2021 - \$1,900
Total Acreage/Size:	0.34
Land Assessment:	2023 - Tentative \$200 2022 - \$200 2021 - \$1,900
Full Market Value:	2023 - Tentative \$200 2022 - \$200 2021 - \$1,900
Equalization Rate:	----
Deed Book:	1111
Grid East:	726807
Property Desc:	Vac. Ward 2 110.-3-19
Deed Page:	231
Grid North:	1632682

Owners

G F Lehigh Cement Co
3520 Piedmont Rd Ste 410
Atlanta GA 30305

Sales

No Sales Information Available

Utilities

Sewer Type:	Private	Water Supply:	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:	Overall Condition:	0
Overall Grade:	Overall Desirability:	2

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
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Improvements

Structure	Size	Grade	Condition	Year
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Special Districts for 2023 (Tentative)

Description	Units	Percent	Type	Value
EM001-Emergency medical	0	0%		0
FP007-Fire protection	0	0%		0
LB001-Crandall library dst	0	0%		0
LT008-S.queensbury light	0	0%		0
WT013-Queensbury water	0	0%		0

Special Districts for 2022

Description	Units	Percent	Type	Value
EM001-Emergency medical	0	0%		0
FP007-Fire protection	0	0%		0
LB001-Crandall library dst	0	0%		0
LT008-S.queensbury light	0	0%		0
WT013-Queensbury water	0	0%		0

Special Districts for 2021

Description	Units	Percent	Type	Value
EM001-Emergency medical	0	0%		0
FP007-Fire protection	0	0%		0
LB001-Crandall library dst	0	0%		0
LT008-S.queensbury light	0	0%		0
WT013-Queensbury water	0	0%		0

ZONING

179 Attachment 4

Town of Queensbury

Table 4: Summary of Allowed Uses in Industrial Districts
[Amended 4-19-2010 by L.L. No. 7-2010; 1-28-2011 by L.L. No. 2-2011;
2-27-2012 by L.L. No. 3-2012; 2-22-2016 by L.L. No. 1-2016; 7-6-2020 by L.L. No. 7-2020;
2-14-2022 by L.L. No. 2-2022; 1-23-2023 by L.L. No. 2-2023]

KEY

PU = Permitted Use
 SPR = Site Plan Review Use
 SUP = Special Use Permit
 Blank = Not Permitted

	Veteran's Field Light Industrial	Commercial Light Industrial	Heavy Industrial
Industrial Use Table	VF-LI	CLI	HI
Adult use establishment			SUP
Agricultural service use		SUP	
Asphalt plant			SPR
Assembly operation/use	PU ³		
Automobile service		SPR	
Building supply/lumberyard		SPR	
Bus storage facility		SPR	
Business service		SPR	
Cement manufacturing			SPR
Chemical plant			SPR
Commercial boat sales/service/ storage		SPR ⁵	
Commercial nursery		SUP	
Construction company		SPR	
Distribution center		SPR	
Electric power plant			SPR
Food service		SPR ²	SPR
Fuel supply depot			SPR
Funeral home		SPR	
Health-related facility		SPR	

QUEENSBURY CODE

Industrial Use Table	Veteran's Field Light Industrial	Commercial Light Industrial	Heavy Industrial
	VF-LI	CLI	HI
Heavy equipment storage/sales/services		SPR	
Heavy industry			SPR
Junkyard			SUP
Kennel		SUP	
Light manufacturing		SPR	SPR
Limousine service		SPR	
Logging company		SPR	
Mineral extraction			SUP
Mobile home ¹		PU ¹	
Office, large		SPR	
Office, small		SPR	
Parking structure		SPR	SPR
Public or semipublic building		SPR	
Railroad service or repair facility			SPR
Recycling center		SUP	SPR
Repossession business		SPR	
Research and development facility	PU ³	SPR	
Retail		SPR ⁴	
Sand and gravel processing			SPR
Sawmill, chipping and pallet mill		SUP	SPR
School		SPR	
Self-storage facility		SPR	
Storage facility, interior		SUP	
Telecommunications tower		SPR	SPR
Truck depot		SPR	SPR
TV or radio station		SPR	SPR
Veterinary clinic		SPR	
Warehouse		SPR	SPR
Wholesale business		SPR	

ZONING

- ¹ Allowed within those portions of the district falling within the Mobile Home Overlay District. See zoning map. Additional regulations apply.
- ² Drive-through windows are not allowed.
- ³ See the findings statement for the Veteran's Field Industrial Park environment impact statement for provisions relating to this district.
- ⁴ Commercial uses such as retail and services are allowed with certain restrictions as to size and location.
- ⁵ Commercial boat storage shall be an accessory use and shall not exceed more than 30% land area associated with the primary use of the lot in the Commercial Light Industrial Zoning District.

QUEENSBURY CODE

District	Symbol	Minimum Lot Size (acres)	Density	Minimum					Minimum Setbacks				Minimum Percent Permeable	Maximum Building Height Proposed (feet)	Floor Area Ratio (FAR)	Notes
				Lot Width (feet)	Road Frontage (feet)	Depth (feet)	Water Frontage (feet)	Area for Clustering (acres)	Front (feet)	Side (feet)	Rear (feet)	Shoreline (feet)	Merchandise Display (feet)			
Light Industrial	LI-VF	1				200	200	NA	50	20	20	75		35	0.3	
Veteran's Field			3 acres minimum per principal use or structure	300	300	400	200	NA	100	50	50	200		50		
Heavy industry	HI															
Enclosed shopping center	ESC	2.5	Maximum residential density as per § 179-3-040B(1)(b) [12] ^{1st}	500	75		200	NA	40 ²¹	30 ²¹	30 ²¹	150 ²¹		70 ¹⁹		15% minimum landscaped

NOTES:

- 1 Minimum lot widths require compliance with access management requirements for shared driveways or double lot width.
- 2 Thirty-five-foot building height applies within the Adirondack Park.
- 3 Two acres of land per residential unit if not connected to public sewer and water systems; one acre of land per residential unit if connected to public water and sewer systems.
- 4 Five-tenths acre of land per residential unit if not connected to public sewer and water systems; 10,000 square feet of land per residential unit if connected to public sewer and water systems.
- 5 Ten feet if buildings not connected or zero if connected.
- 6 With a minimum of 15,000 square feet of land per 2,000 square feet of floor area.
- 7 Setback from the edge of pavement.
- 8 Accessory structures shall have a maximum height of 16 feet.
- 9 Seventy-five-foot setback applies to lands in the Rural Use classification in the Adirondack Park. See Zoning Map.
- 10 See § 179-3-040A(5)(b)[3].
- 11 A building setback greater than the minimum requirement of 50 feet may allow for a building height greater than the maximum of 40 feet otherwise allowed. See § 179-3-040B(8)(b)[2] and [9].
- 12 See §§ 179-3-040B(5)(b)[2], 179-3-040B(5)(b)[9], and 179-7-070A(1)(c).
- 13 Buildings shall occupy a minimum of 60% of the build-to lot width as measured by the building facade width divided by the build-to lot width. See § 179-3-040B(5)(b)[3].
- 14 §§ 179-3-040B(5)(b)[10] and 179-3-040B(5)(b)[11].
- 15 See § 179-3-040B(5)(b)[9].
- 16 See § 179-3-040B(5)(b)[11].
- 17 Parcels adjacent to residential uses shall require a minimum fifty-foot setback which shall include at least a twenty-five-foot vegetated buffer.
- 18 Buildings in excess of 40 feet in height shall have a front setback of 100 feet or greater.
- 19 The maximum gross building residential area (total unit square footage) shall be 30% of the total building floor area of all other commercial buildings within the ESC zoning district. See § 179-3-040B(1)(b)[12].
- 20 Back lots to be utilized for (1) mall anchor stores greater than 30,000 square feet each, and (2) multifamily dwelling; may be subdivided without otherwise required setbacks or frontage on a public road. See § 179-3-040B(1)(d).
- 21