



SHERMAN CRAIG
Chairman

TERRY MARTINO
Executive Director

DRAFT MINUTES
LGS Committee
October 13, 2016 Meeting
REB:ap

**Local Government Services
October 13, 2016**

The Local Government Services Committee convened at 3:10 p.m.

Local Government Services Committee Members Present:

Dan Wilt, Chair, William Thomas, Bradley Austin (ESD), Robert Stegemann (DEC), Barbra Rice

Other Members and Designees Present:

Sherman Craig, Chairman, Arthur Lussi, John Ernst, Sandi Allen (DOS), Karen Feldman, Dr. Chad Dawson

Local Government Review Board:

Frederick Monroe

Agency Staff Present:

Terry Martino, James Townsend, Kate-Lyn Knight, Kathy Reagan, Keith McKeever, Dan Kelleher, Annemarie Peer

Town of Queensbury Approved Local Land Use Program Amendment (Robyn Burgess)

This item was for action.

On a motion by Mr. Thomas, seconded by Mr. Stegemann the September draft minutes were unanimously approved.

The Town of Queensbury sought Agency approval for some minor amendments to its Agency-approved Local Land Use Program. The Town proposes to amend its zoning code to add the use "Interior Storage Facility" and allow that use by Special Use Permit in the Neighborhood Commercial district and also add applicable standards for the use. The Town also proposes to amend its sign regulations to allow LED fuel pump signs for the purpose of fuel pricing.

Ms. Burgess gave a brief background on the Town of Queensbury and their approved program. Less than half of the Town's zoning districts are found inside the Blueline and portions of the Town are also under the jurisdiction of the Lake George Park Commission. These areas inside of the Adirondack Park are focused mainly in residential and land conservation themed districts.

Ms. Burgess gave a brief history of the Queensbury Local Land Use Program (ALLUP) which went into effect in 1982 and followed with other updates throughout the years. She then discussed criteria for ALLUP Amendment Review as outlined in the Act and Agency Rules & Regulations. She explained that the Agency is required to review certain classes of amendments to local laws in towns with an Agency-approved Local Land Use Program. Ms. Burgess remarked that the Agency Regulations specifically call out sign regulations as subject to review.

Ms. Burgess began discussion of the Queensbury amendments with interior storage facilities. She gave the proposed definition of interior storage facility. An abridged version is that the use is a reuse of an existing structure for storage without changing the outside appearance of the existing structure. This new use has been proposed to be added as allowable by special use permit in the neighborhood commercial district. These areas are APA Moderate and Low Intensity Use areas and this amendment does not change the Agency's Class A threshold for commercial uses. The Town has proposed standards and requirements for the use including: the number of parking spaces, no blacked-out windows, no garage style doors, providing minimal safe ingress and egress, allow for interior alterations as long as they are not visible outside, allow independent storage rooms, no expansion of the existing footprint, must be a lawful structure, and a companion change to the Queensbury sign regulations so that the use cannot utilize window signs. All of these requirements will help maintain the character of this district.

Ms. Burgess also discussed a change to the Town's sign regulations, in this case LED fuel pump signs. She noted that the Agency has standards for signs associated with projects which are found in Q-3 of the Agency regulations and the Lake George Park Commission also has sign regulations that would apply to those parts of Queensbury. She went over basic sign requirements, the definition of signs in Queensbury's code and the current amendment for the fuel pump signs. Under Queensbury's current code there are several types of signs that do not require permits, and fuel pump price signs are among them. These types of signs are required by state law and have to display the correct fuel price on gas pumps.

Ms. Burgess commented on the Town Board's completion of SEQR and their request for APA approval on September 26. She finished the Queensbury presentation with a review of the draft resolution to approve the amendment.

Chairman Craig asked if all towns that have approved programs need to go through this process with the LED fuel pump signs. Ms. Burgess responded yes, any of the towns that have Approved Programs need to. Mr. Austin mentioned that there was a typo in the resolution in the first paragraph.

Ms. Burgess concluded her presentation with a reminder that the Local Government Day Conference will be held on April 5 & 6, 2017 at the Crown Plaza in Lake Placid. She said agenda planning will start next month.

Mr. Austin made a motion to approve the amendment. Ms. Rice seconded the motion. All were in favor.

Old Business

None

New Business

None

Mr. Wilt adjourned the meeting at 3:35 p.m.