

## **NOTICE OF PUBLIC HEARING**

IN ACCORDANCE WITH A RESOLUTION OF THE QUEENSBURY TOWN BOARD DULY ADOPTED ON MONDAY, APRIL 15<sup>TH</sup>, 2024, NOTICE IS HEREBY GIVEN THAT THE TOWN BOARD WILL CONDUCT A PUBLIC HEARING ON MONDAY, MAY 6<sup>TH</sup>, 2024 AT 7:00 P.M. IN THE QUEENSBURY ACTIVITIES CENTER, 742 BAY ROAD, QUEENSBURY AT WHICH HEARING THE TOWN BOARD SHALL HEAR ALL INTERESTED PARTIES CONCERNING FOOTHILLS BUILDERS, LLC'S PETITION FOR CHANGE OF ZONE TO ALLOW FOR A CHANGE OF ZONING DISTRICT DESIGNATION FOR A PARCEL LOCATED AT 361 RIDGE ROAD IN THE TOWN OF QUEENSBURY, IDENTIFIED AS TAX MAP NO.: 303.5-1-79, FROM COMMERCIAL INTENSIVE (CI) TO MODERATE DENSITY RESIDENTIAL (MDR), AND A PROPOSED AMENDMENT TO THE TOWN'S ZONING ORDINANCE TO STATE THAT MULTIFAMILY DWELLINGS IN THE MODERATE DENSITY RESIDENTIAL (MDR) ZONING DISTRICT SHALL BE ENTITLED TO A DENSITY OF SIX (6) DWELLING UNITS PER ACRE, IN ACCORDANCE WITH §A183-26, SUBJECT TO THE FOLLOWING: (1) THE LOT SHALL HAVE A MINIMUM GROSS LAND AREA OF TEN (10) ACRES; (2) THE LOT SHALL BE SERVED BY MUNICIPAL WATER AND SEWER; AND (3) TWO POINTS OF INGRESS AND EGRESS TO THE LOT SHALL BE REQUIRED FROM LOCAL ARTERIAL ROADS OR COLLECTOR ROADS. THE TOWN BOARD WISHES TO CONSIDER ADOPTION OF PROPOSED LOCAL LAW NO.: \_\_\_ OF 2024 TO AMEND CHAPTER 179 "ZONING" OF QUEENSBURY TOWN CODE TO AMEND ZONING MAP TO CHANGE ZONING DISTRICT DESIGNATION FOR TAX MAP NO. 303.5-1-79 AND TO AMEND TABLE 1: TABLE OF AREA REQUIREMENTS ACCORDINGLY.

FOR FURTHER INFORMATION, PLEASE CONTACT OR VISIT THE QUEENSBURY TOWN CLERK'S OFFICE, 742 BAY ROAD, QUEENSBURY (518) 761-8234 DURING NORMAL BUSINESS HOURS OR VISIT ON-LINE AT: [WWW.QUEENSBURY.NET](http://WWW.QUEENSBURY.NET).

BY ORDER OF THE QUEENSBURY TOWN BOARD.

**PUBLICATION DATE: APRIL 23, 2024**

**CAROLINE H. BARBER, RMC  
TOWN CLERK  
TOWN OF QUEENSBURY**