

# Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County  City  Town  Village  
(Select one:)

of QUEENSBURY

Local Law No. 3 of the year 2024

A local law TO AMEND CHAPTER 179 "ZONING" OF QUEENSBURY TOWN CODE TO AMEND

(Insert Title)

ZONING MAP TO CHANGE ZONING DISTRICT DESIGNATION FOR TAX MAP

NO. 303.5-1-79 AND TO AMEND TABLE 1: TABLE OF AREA REQUIREMENTS

Be it enacted by the TOWN BOARD of the  
(Name of Legislative Body)

County  City  Town  Village  
(Select one:)

of QUEENSBURY

as follows:

PLEASE SEE ATTACHED LOCAL LAW

(If additional space is needed, attach pages the same size as this sheet, and number each.)

**SECTION 1.** Queensbury Town Code Chapter 179, "Zoning," is hereby amended by amending the official Town Zoning Map to reflect a change of zoning district designation for a parcel identified as Tax Map Nos: 303.5-1-79 from Commercial Intensive (CI) to Moderate Density Residential (MDR).

**SECTION 2.** The Map appended to this Local Law is hereby adopted as the official Town Zoning Map of the Town of Queensbury and supersedes the previously adopted Town Zoning Map.

**SECTION 3.** §179-3-040(A)(3)(b)[1], entitled "Density" is hereby amended as follows:

[1] Density

[a] Two acres per dwelling unit if not connected to public sewer and water systems.

[b] One acre per dwelling unit if connected to public sewer and water systems.

*[c] Multifamily Dwelling(s) 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.*

**SECTION 4.** Chapter 179 Attachment 1, Table 1: Table of Area Requirements is hereby amended to include Multiple-Family Dwelling in "Density" column for the Moderate-density Residential (MDR) District table with footnote No. 22 stating that "Multiple-Family Dwelling(s) 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."

**SECTION 5.** Attachment 1, Table 1: Table of Area Requirements as amended and appended to this Local Law is hereby adopted.

**SECTION 6.** The invalidity of any clause, sentence, paragraph or provision of this Local Law shall not invalidate any other clause, sentence, paragraph or part thereof.

**SECTION 7.** All Local Laws or Ordinances or parts of Local Laws or Ordinances in conflict with any part of this Local Law are hereby repealed.

**SECTION 8.** This Local Law shall take effect immediately upon filing in the Office of the New York Secretary of State as provided in New York State Municipal Home Rule Law §27.

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Note: Language in ***bold italics*** is new language to be added;  
Language with ~~line drawn through~~ is old language to be deleted.

ZONING

179 Attachment 1

Town of Queensbury

Table 1: Table of Area Requirements

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 <sup>1</sup> (feet)	Road Frontage (feet)	Depth (feet)	Water Frontage (feet)	Area for Clustering (acres)	Front (feet)	Side (feet)	Rear (feet)	Shoreline (feet)	Merchandise Display <sup>7</sup> (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		
Parkland recreation	PR-42A	42		400	400	800	800	210	100	100	100	200		95%	35		
Rural residential	RR-5A	5		400	400	—	200	25	100	100	100	150		90%	35		
	RR-3A	3		400	400	—	200	15	100	75	100	75		75%	40/35 <sup>3</sup>		
Waterfront residential	WR	2		150	150	—	150	4	30	25, 20, 15, 12; varies with lot width <sup>10</sup>	30	50/75 <sup>5</sup>		75%	40/35 <sup>3</sup>		
															75%	28 <sup>3</sup>	0.22
Moderate-density residential	MDR	2 or 1 <sup>1</sup>	<i>Multifamily dwelling<sup>23</sup></i>	100	100	—	100	2	30	25	30	75		50%	40/35 <sup>3</sup>		
Neighborhood residential	NR	0.5 or 10,000 sq <sup>6</sup>		50	50		50		20	10/0 <sup>3</sup>	15	50		35%	40/35 <sup>3</sup>		
Recreation commercial	RC	15,000 sq <sup>6</sup>		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 <sup>11</sup>	20 minimum; sum 50 <sup>11</sup>	25 <sup>11</sup>	75		30%	40-70 <sup>11</sup>		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		1 acre per principal use or structure	50	50	100	75		40	20	15	75		30%	30		
Main Street	MS			50	50		75		40-100 <sup>13</sup>	0 <sup>14</sup>	10	50		5%-10% varies with lot size <sup>15</sup>	40 <sup>14</sup>		5% landscaped <sup>17</sup>
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

Note: Language in *bold italics* is new language to be added;  
Language with ~~line drawn through~~ is old language to be deleted.

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 <sup>1</sup> (feet)	Road Frontage (feet)	Depth (feet)	Water Frontage (feet)	Area for Clustering (acres)	Front (feet)	Side (feet)	Rear (feet)	Shoreline (feet)	Merchandise Display <sup>7</sup> (feet)				
Light Industrial Veteran's Field	LI-VF	1				200	200	NA	50	20	20	75		30%	35	0.3	
Heavy industry	HI		3 acres minimum per principal use or structure	300	300	400	200	NA	100	50	50	200		30%	50		
Enclosed shopping center	ESC	2.5	Maximum residential density as per § 179-3-040B(1)(b) [12] <sup>20</sup>	500	75		200	NA	40 <sup>21</sup>	30 <sup>21</sup>	30 <sup>21</sup>	150 <sup>21</sup>		20%	70 <sup>19</sup>		15% minimum landscaped

NOTES:

- <sup>1</sup> Minimum lot widths require compliance with access management requirements for shared driveways or double lot width.
- <sup>2</sup> Thirty-five-foot building height applies within the Adirondack Park.
- <sup>3</sup> 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.
- <sup>4</sup> 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.
- <sup>5</sup> Ten feet if buildings not connected or zero if connected.
- <sup>6</sup> With a minimum of 15,000 square feet of land per 2,000 square feet of floor area.
- <sup>7</sup> Setback from the edge of pavement.
- <sup>8</sup> Accessory structures shall have a maximum height of 16 feet.
- <sup>9</sup> Seventy-five-foot setback applies to lands in the Rural Use classification in the Adirondack Park. See Zoning Map.
- <sup>10</sup> See § 179-3-040A(5)(b)[3].
- <sup>11</sup> 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].
- <sup>12</sup> See §§ 179-3-040B(5)(b)[2], 179-3-040B(5)(b)[9], and 179-7-070A(1)(c).
- <sup>13</sup> 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].
- <sup>14</sup> §§ 179-3-040B(5)(b)[10] and 179-3-040B(5)(b)[11].
- <sup>15</sup> See § 179-3-040B(5)(b)[9].
- <sup>16</sup> See § 179-3-040B(5)(b)[11].
- <sup>17</sup> Parcels adjacent to residential uses shall require a minimum fifty-foot setback which shall include at least a twenty-five-foot vegetated buffer.
- <sup>18</sup> Buildings in excess of 40 feet in height shall have a front setback of 100 feet or greater.
- <sup>19</sup> 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].
- <sup>20</sup> 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).
- <sup>21</sup> *Multifamily Dwelling(s) 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.*

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Language with ~~line-drawn-through~~ is old language to be deleted.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

**1. (Final adoption by local legislative body only.)**

I hereby certify that the local law annexed hereto, designated as local law No. 3 of 2024 of the ~~(County)(City)~~(Town)(Village) of QUEENSBURY was duly passed by the TOWN BOARD on MAY 6 2024, in accordance with the applicable provisions of law.  
*(Name of Legislative Body)*

**2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer\*.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the \_\_\_\_\_ and was deemed duly adopted *(Elective Chief Executive Officer\*)* on \_\_\_\_\_ 20    , in accordance with the applicable provisions of law.

**3. (Final adoption by referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_. *(Elective Chief Executive Officer\*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.

**4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.

\* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

**5. (City local law concerning Charter revision proposed by petition.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the City of \_\_\_\_\_ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on \_\_\_\_\_ 20\_\_\_\_, became operative.

**6. (County local law concerning adoption of Charter.)**

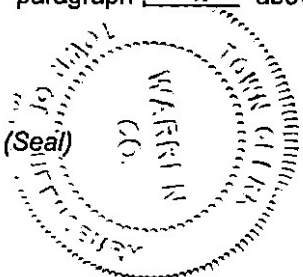
I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the County of \_\_\_\_\_ State of New York, having been submitted to the electors at the General Election of November \_\_\_\_\_ 20\_\_\_\_, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

**(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)**







I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.

Colin J. Santolucito BMC  
Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body





















Date: May 22, 2024



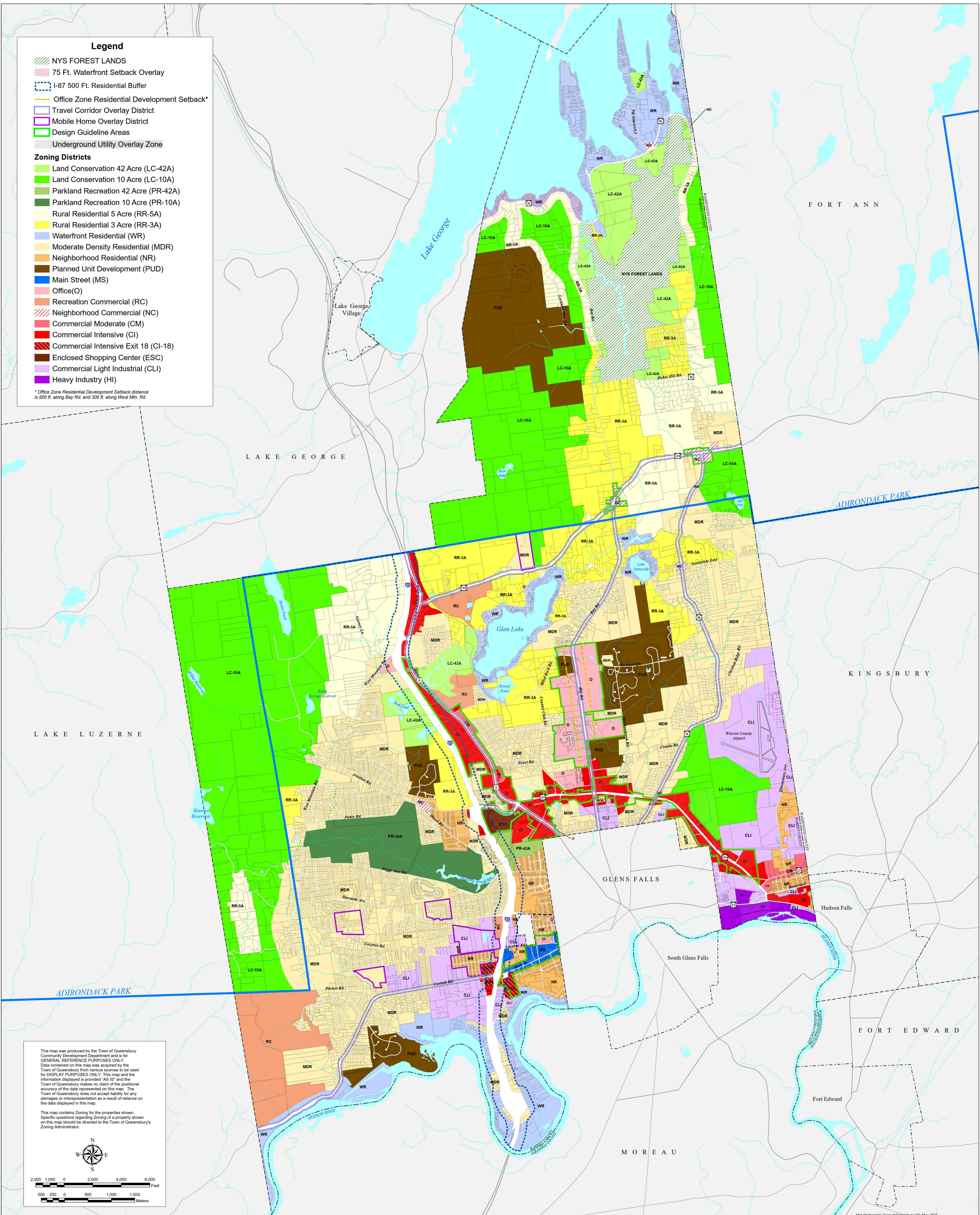
**Legend**

-  NYS FOREST LANDS
-  75 Ft. Waterfront Setback Overlay
-  I-87 500 Ft. Residential Buffer
-  Office Zone Residential Development Setback\*
-  Travel Corridor Overlay District
-  Mobile Home Overlay District
-  Design Guideline Areas
-  Underground Utility Overlay Zone

**Zoning Districts**

-  Land Conservation 42 Acre (LC-42A)
-  Land Conservation 10 Acre (LC-10A)
-  Parkland Recreation 42 Acre (PR-42A)
-  Parkland Recreation 10 Acre (PR-10A)
-  Rural Residential 5 Acre (RR-5A)
-  Rural Residential 3 Acre (RR-3A)
-  Waterfront Residential (WR)
-  Moderate Density Residential (MDR)
-  Neighborhood Residential (NR)
-  Planned Unit Development (PUD)
-  Main Street (MS)
-  Office (O)
-  Recreation Commercial (RC)
-  Neighborhood Commercial (NC)
-  Commercial Moderate (CM)
-  Commercial Intensive (CI)
-  Commercial Intensive Exit 18 (CI-18)
-  Enclosed Shopping Center (ESC)
-  Commercial Light Industrial (CLI)
-  Heavy Industry (HI)

\* Office Zone Residential Development Setback distance is 600 ft. along Bay Rd. and 300 ft. along West Mn. Rd.



LAKE LUZERNE

LAKE GEORGE

FORT ANN

ADIRONDACK PARK

KINGSBURY

GLENS FALLS

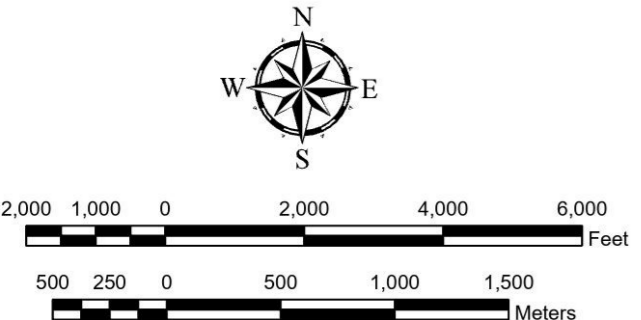
Hudson Falls

FORT EDWARD

MOREAU

This map was produced by the Town of Queensbury Community Development Department and is for GENERAL REFERENCE PURPOSES ONLY. Data contained on this map was acquired by the Town of Queensbury from various sources to be used for DISPLAY PURPOSES ONLY. This map and the information displayed is provided 'AS IS' and the Town of Queensbury makes no claim of the positional accuracy of the data represented on this map. The Town of Queensbury does not accept liability for any damages or misrepresentation as a result of reliance on the data displayed in this map.

This map contains Zoning for the properties shown. Specific questions regarding Zoning of a property shown on this map should be directed to the Town of Queensbury's Zoning Administrator.



Map Produced by Town of Queensbury GIS, May, 2024



**ZONING MAP**

Community Development Department  
742 Bay Road  
Queensbury, New York  
12804  
www.queensbury.net