

**THE WOODS AT WEST MOUNTAIN PLANNED RESORT DEVELOPMENT  
SUGGESTED RESPONSES TO THE FULL ENVIRONMENTAL ASSESSMENT FORM  
Part 2**

Following are suggested responses to the SEQR Full Environmental Assessment Form for the proposed Woods at West Mountain PRD. The suggested responses were prepared by the Studio A Landscape Architecture and Engineering, DPC project design team and Jon Lapper, Esq., attorney for the applicant.

Each major topic (18 questions) as well as all related sub-questions within each topic are responded to based on documented information which has been provided to the Town of Queensbury Planning Board as requested over the past two years of project review.

**QUESTION 1 - IMPACT ON LAND**

**Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. Check "YES."**

- *Sub-Question a. The proposed action may involve construction on land where depth to water table is less than 3 feet.*

Analysis: Six deep soil test pits were excavated on the site in the vicinity of the proposed construction activities. They are located and the soil logs documented in attachment 'R,' Soil Test Pit Data, of the PRD Application. They include TP#1-TP#6.

Of the 6 test pits, 4 encountered no groundwater, and 2 encountered groundwater deeper than 84 inches. Test pits #2 and 3 encountered groundwater at 84 and 96 inches, respectively.

No water was encountered on lands where the depth to the water table is less than 3 feet. (Write in "no").

*Suggested Impact Rating: "No, or small impact may occur."*

- *Sub-Question b. The proposed action may involve construction on slopes of 15% or greater.*

Analysis: In general, construction on the project site will encounter slopes over 15% on the mid-elevations of the site (approximately 500-650+/- MSL). Slopes below 500 MSL are gentle, less than 15% as are slopes on the upper elevations of the site where the Phase 5 project area with 14 new and 1 existing single-family lots are proposed.

The project is subject to the review and approval of an "Individual Stormwater Permit" by the NYS Department of Environmental Conservation. Over the past several months, the project's grading, drainage, stormwater management, and erosion and sediment control plans were upgraded from "Concept" Level to more detailed Schematic Plans. The NYS DEC will perform an extensive review of the "Individual Stormwater Permit" once the application is finalized during Phase 1 Site Plan review with the Town Planning Board.

*Suggested Impact Rating: While slopes over 15% will be encountered by construction activities, moderate development activity may occur on the site. However, due to the NYSDEC review of the*

*stormwater practices and erosion and sediment control plans and the mitigative measures that will be proposed, the potential impact should be noted as “Small impact may occur.”*

- Sub-Question c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.

Analysis: Of the 6 deep soil test pits that were excavated, either no bedrock was encountered, or bedrock was deeper than 60 inches. No exposed bedrock was observed on the site where construction is proposed.

*Suggested Impact Rating: “No, or small impact may occur.” (Write in “No”).*

- Sub-Question d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.

Analysis: No material will be excavated and removed from the site.

*Suggested Impact Rating: “No, or small impact may occur.” (Write in “No”).*

- Sub-Question e. The proposed action may involve construction that continues for more than one year or in multiple phases.

Analysis: The overall project is phased and will be constructed over +/-10 years. However, the lower access roadway, stormwater management practices, community wastewater system, and water line will be constructed in Phase 1. As such, the basic project infrastructure and “heavy” infrastructure services construction will be installed and advanced up the Mountain as Phases 2, 3 and 4 proceed. The Phase 5 project is not reliant on municipal water and sewer services.

The fact that homes and other elements of the project will continue to be built over ten years is no different than the construction of other similar mixed use projects. These constitute “small” to “no” impacts in that such construction involves limited site disturbance and/or intrusion on neighboring land uses over the ten year construction period.

*Suggested Impact Rating: “No, or small impact may occur.”*

- Sub-Question f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).

Analysis: The project requires an “Individual Stormwater Permit” from the NYS Department of Environmental Conservation. The proposed grading and drainage plan, stormwater management plan, and erosion and sediment control plan will be extensively reviewed by the NYSDEC as well as the Towns Designated Engineer. As such, the review must consider the potential for adverse effects from project construction and conclude that the proposed plans will prevent the potential for erosion.

Additionally, the project does not propose to employ herbicides.

*Suggested Impact Rating: “No, or small impact may occur.”*

- Sub-Question g. The proposed action is, or may be, located within a Coastal Erosion hazard area.

Analysis: The project is not located within a Coastal Erosion hazard area.

*Suggested Impact Rating: "No, or small impact may occur." (Write in "No").*

- Sub-Question h. Other impacts.

Analysis: None.

## QUESTION 2 - IMPACT ON GEOLOGICAL FEATURES

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). Check "NO."

- Sub-Question a. Identify the specific land form(s) attached:

Analysis: No unique or unusual land forms exist on the site.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark.

Analysis: No registered National Natural Landmark exists on the site or adjacent to the site.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question c. Other Impacts.

Analysis: None.

## QUESTION 3 - IMPACTS ON SURFACE WATER

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). Check "YES."

- Sub-Question a. The proposed action may create a new water body.

Analysis: The proposed action will not create a new water body. A "decorative" water feature is proposed to be constructed at the Base Area Alpine Village. It will be an artificial pool with fountains, etc. and will have an impermeable liner. It is not a new "natural" water body.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.

Analysis: The proposed action will not increase or decrease the surface area of any water

body.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.

Analysis: No dredging is proposed.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.

Analysis: Two water features have been reported to exist on the project site, a Federal Wetland and a NYSDEC Regulated Stream (DEC No. 941-397).

The Federal Wetland appears on the National Wetland Inventory Map and is approximately 0.85 acres in size. It is a man-made excavation that was a former soil borrow pit to support previous construction activities at West Mountain. The excavation temporarily is inundated in Spring and dries up by Summer. This wetland has no surface inlet or outlet and has been determined to be "isolated." Isolated wetlands were recently de-regulated as being jurisdictional by the US Army Corps of Engineers.

Stream No. 941-397 is a class C(T) stream and is regulated by the NYS Department of Environmental Conservation. Stream 941-397 flows during the Spring runoff period and dries up in the Summer. It is illustrated on the "National Hydrography Data Set Map" as an intermittent stream. (See Woods at West Mountain PRD Application Attachment 'P', Correspondence).

Stream 941-397 traverses the site in the vicinity of the Base Area Alpine Village parking lot. As such, a stream disturbance permit from the NYS DEC would have been required. Review of the original 1"=200' scale Concept Plan for the Woods at West Mountain illustrated infringements on the stream corridor by the parking lot layout for the Base Area Alpine Village.

However, following initial Town Planning Board review of the preliminary project plans which identified this issue, the applicant and Studio A Landscape Architecture and Engineering prepared more detailed plans for the parking lot area at a scale of 1"=40'. This allowed for an accurate re-design of the Base Area Alpine Village parking lot. Drawing L-1.00, Revised Alpine Village Parking Area, illustrates the re-design. As shown on drawing L-1.00, the parking layout and access roadways avoid the stream channel and allow it to remain an "open channel" resource with the exception of two crossings for the main access driveway and driveway into one of the proposed apartment buildings. The two main access drive crossings can be accomplished with either a short bridge or pipe arch culvert, thereby not disturbing the stream channel. In the vicinity of the proposed apartment building, the stream is already partially encased in a pipe as it enters the project site. This segment of stream will most likely remain piped and/or slightly modified.

As such, impacts to the existing stream channel can be minimized, if not completely avoided as more detailed project plans are prepared during the site plan phase review of the project.

*Suggested Impact Rating: No, or small impact may occur.*

- Sub-Question e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.

Analysis: The project requires an “Individual Stormwater Permit” from the NYS Department of Environmental Conservation. As such, the NYSDEC will review the project grading and drainage plan, stormwater management plan, erosion and sediment control plan, and wetland disturbance and proposed mitigation plan. The review must consider the potential for erosion by construction activities and conclude that the proposed plans will prevent the potential for erosion.

*Suggested Impact Rating: No, or small impact may occur.*

- Sub-Question f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.

Analysis: The project does not propose the construction of an intake for withdrawal of water from surface water.

*Suggested Impact Rating: No, or small impact may occur. (Write in “No”).*

- Sub-Question g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).

Analysis: The project proposes the construction of a discharge of treated wastewater to a surface water (The Hudson River). The project proposes a tertiary wastewater treatment system. The NYS Department of Environmental Conservation will review the proposed treatment system and must conclude that no undue adverse impact to the Hudson River will occur prior to it’s issuing a permit to discharge.

*Suggested Impact Rating: No, or small impact may occur.*

- Sub-Question h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.

Analysis: As stated in Sub-Question e, the project requires an “Individual Stormwater Permit” from the NYE Department of Environmental Conservation. The DEC will review the project plans and must conclude that appropriate erosion control and mitigation measures are proposed and that a permit will be issued and that the proposed plans will prevent the potential for erosion.

*Suggested Impact Rating: No, or small impact may occur.*

- Sub-Question i. The proposed action may affect the water quality of any water bodies

within or downstream of the site of the proposed action.

Analysis: As stated in Sub-Question e and h, the project requires an “Individual Stormwater Permit” from the NYS Department of Environmental Conservation. The DEC will review the project plans and must conclude that a permit will be issued and that the proposed project will, therefore, not affect the water quality of any water bodies within or downstream of the project site.

*Suggested Impact Rating: No, or small impact may occur.*

- Sub-Question j. The proposed action may involve the application of pesticides or herbicides in or around any water body.

Analysis: The project does not propose the use or application of pesticides or herbicides.

*Suggested Impact Rating: No, or small impact may occur. (Write in “No”).*

- Sub-Question k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.

Analysis: As stated in Sub-Question i above, the project proposes the construction of new on-site tertiary wastewater treatment systems. The 14 large single-family lots in the Phase 5 portion of the site will be serviced by individual on-site septic systems. The remainder of the project will be serviced, as stated above, by a tertiary on-site community wastewater treatment system.

The project requires a wastewater permit from the NYS Department of Environmental Conservation. Project plans will be reviewed by the NYSDEC. The review must conclude that the design is appropriate and will not result in any adverse impacts to surface waters (the Hudson River).

*Suggested Impact Rating: No, or small impact may occur.*

- Sub-Question l. Other impacts.

Analysis: None.

#### QUESTION 4 - IMPACTS ON GROUND WATER

The proposed action may result in new or additional use of ground water or may have the potential to introduce contaminants to ground water or an aquifer. Check “NO.”

- Sub-Question a. The proposed action may require new water supply wells or create additional demand on supplies from existing water supply wells.

Analysis: The project will be serviced by potable water from the Town of Queensbury Municipal Water System. The Town of Queensbury’s water source is the Hudson River and not wells.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer.

Analysis: The Hudson River is a reliable source of water for the Town of Queensbury Municipal Water System. The proposed project water demand will not exceed the safe and sustainable capacity of the water source.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question c. The proposed action may allow or result in residential uses in areas without water and sewer.

Analysis: Phase 1 of the project is located within the Town of Queensbury Water District. Expansion of the district is proposed which would extend the service area and allow for additional residential uses to access the system in Phases 2,3, and 4. Phase 5 will be serviced by on-site wells.

*Suggested Impact Rating: No, or small impact may occur.*

- Sub-Question d. The proposed action may include or require wastewater discharged to groundwater.

Analysis: Other than the Phase 5 project, the project does not propose on-site wastewater treatment systems with subsurface absorption fields. It is anticipated that soils in the Phase 5 project area are suitable to support on-site wastewater treatment and in-ground discharge systems.

*Suggested Impact Rating: No, or small impact may occur.*

- Sub-Question e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.

Analysis: The project does not propose the construction of wells for its water source. Additionally, the DEC EAF Mapper did not report any contamination of groundwater sources in the vicinity of the site.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.

Analysis. The project does not propose the storage of petroleum or chemical products.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.

Analysis: The project does not propose the commercial application of pesticides or any use of pesticides.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question h. Other impacts.

Analysis: None.

## QUESTION 5 - IMPACT ON FLOODING

The proposed action may result in development on lands subject to flooding. Check "NO."

- Sub-Question a. The proposed action may result in development in a designated floodway.

Analysis: The project site is not in a designated floodway.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question b. The proposed action may result in development within a 100 year floodplain.

Analysis: The project site is not within a 100 year floodplain.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question c. The proposed action may result in development within a 500 year floodplain.

Analysis: The project site is not within a 500 year floodplain.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question d. The proposed action may result in, or require, modification of existing drainage patterns.

Analysis: No modifications to the overall drainage patterns on the project site are proposed. The project requires an "Individual Stormwater Permit" from the NYS Department of Environmental Conservation. Project plans will be reviewed by the NYSDEC. The review must conclude that the design is appropriate and will not adversely affect existing drainage patterns.

*Suggested Impact Rating: No, or small impact may occur.*

- Sub-Question e. The proposed action may change flood water flows that contribute to flooding.

Analysis: As stated in Sub-Question d, the NYS Department of Environmental Conservation must review the project grading and drainage and conclude that the design is appropriate and will not contribute to flooding.



An updated Stormwater Management Concept was prepared and submitted to the Town. The report concluded that the proposed project stormwater management plan treats all stormwater generated by the project "on-site" and does not increase the off-site flow of stormwater above current flows. The report also concludes that the stormwater mitigation measures will actually reduce off-site runoff volumes.

It should be noted that the existing culvert under West Mountain Road through which all stormwater leaves the site, will not be modified or increased in size. Therefore, total water volume leaving the site cannot increase over and above existing flow volume. Therefore, the potential for downstream flooding will not be exacerbated by the project, but as mentioned above, will actually be reduced due to lesser off-site flows due to the improved stormwater management plan that is proposed.

*Suggested Impact Rating: No, or small impact may occur.*

- Sub-Question f. If there is a dam located on the site of the proposed action, is the dam in need of repair or upgrade.

Analysis: There is no dam on the site.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question g. Other Impacts

Analysis: None.

#### QUESTION 6 - IMPACTS ON AIR

The proposed action may include a state regulated air emission source. Check "NO."

- Sub-Question a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:
  - i. More than 1000 tons/year of carbon dioxide (CO<sub>2</sub>)
  - ii. More than 3.5 tons/year of nitrous oxide (N<sub>2</sub>O)
  - iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)
  - iv. More than 0.45 tons/year of sulfur hexafluoride (SF<sub>6</sub>)
  - v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons' (HFCs) emissions
  - vi. 43 tons/year or more of methane

Analysis: The project does not require any federal or state air emission permits

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.

Analysis: The project will not generate any designated hazardous air pollutants.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTUs per hour

Analysis: The project does not require a state air registration or produce any of the above referenced emissions.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question d. The proposed action may reach 50% or any of the thresholds in "a" through "c," above.

Analysis: The project will not produce any emissions identified in "a" through "c" above.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

Sub-Question e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.

Analysis: The project does not propose the combustion or thermal treatment of any refuse.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question f. Other Impacts

Analysis: None.

## QUESTION 7 IMPACT ON PLANTS AND ANIMALS

The proposed action may result in a loss of flora and fauna. Check "NO."

- Sub-Question a. The proposed action may cause reduction in population or loss of individuals or any threatened species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.

Analysis: As reported in the DEC EAF Mapper Summary Report, there are no threatened or endangered species as listed by New York State or the Federal government on the project site.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the Federal government

Analysis: As stated in Sub-Question a above, there are no listed threatened or endangered species on the site nor habitats for such species.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.

Analysis: As Reported in the DEC EAF Mapper Summary Report, there are no species of special concern or conservation need as listed by the New York State or the Federal government on the project site.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.

Analysis: As stated above in Sub-Question c, there are no listed species of special concern or concentration on the project site nor habitats for such species.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question e. The proposed action may diminish the capacity of a National Natural Landmark to support the biological community it was established to protect.

Analysis: There are no registered National Natural Landmarks on the project site.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community.

Analysis: There are no designated significant natural communities on the project site as reported on the DEC EAF Mapper.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.

Analysis: The project site is not a significant location for the nesting/breeding, foraging or over-wintering habitat for any species as listed on the DEC EAF Mapper.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: DEC EAF Mapper

Analysis: No regionally or locally important habitats exists on the project site as listed on the DEC EAF Mapper.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides

Analysis: The project does not propose the use of herbicides or pesticides.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question j. Other Impacts

Analysis: None

#### QUESTION 8 - IMPACT ON AGRICULTURAL RESOURCES

The proposed action may impact agricultural resources. Check "NO."

- Sub-Question a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.

Analysis: The project site does not contain any group 1 through 4 soils.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)

Analysis: No agricultural land uses occur adjacent to or near the site which may be impacted by the proposed action.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.

Analysis: No active agricultural uses exist on the project site.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.

Analysis: No active agricultural uses exist on the project site.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question e. The proposed action may disrupt or prevent installation of an agricultural land management system.

Analysis: No active agricultural uses exist on the project site; therefore, an agricultural land management system is not necessary.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.

Analysis: No active agricultural uses exist on the project site. The site is not suitable for farming, therefore, there is no development pressure on any such lands.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.

Analysis: No municipal Farmland Protection Plan exists that has jurisdiction over the project site.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question h. Other Impacts.

Analysis: None.

#### QUESTION 9 – IMPACT ON AESTHETIC RESOURCES

The land use of the proposed action is obviously different from, are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. Check "YES."

- Sub-Question a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.

Analysis: There are no "officially designated" federal or state scenic or aesthetic resources within the five mile zone of visibility from the project site to the east.

The Town of Queensbury has an "Open Space Vision" Plan. Review of this plan indicates that there are no such locally identified aesthetic resources between the Northway (I-87) and the project site. Hovey Pond, Crandall Park, Coles Woods and Big Cedar Swamp and the Feder Canal Trail exist to the east of the Northway.

The proposed Woods at West Mountain Resort is designed so that +/-80% of the actual development is located at the base of the mountain and below elevation +/-500 MSL. There is no potential for these areas of the site to be visible from any of the above mentioned aesthetic resources. Since the views to the site are blocked by either vegetation or existing built conditions.

The Phase 3 and 4 portions of the project consist of single family homes from elevation 500 to 750+/- MSL. Again, these portions of the proposed project site will not be visible from the

above mentioned aesthetic resources due to intervening vegetation and existing built conditions.

The Phase 5 development area consists of 15 single family home lots (1 lot has an existing building). All of these lots are located below the West Mountain Ridge Line with potential houses at an elevation below the ridge line elevation so that no roof line will exceed the ridge line height. Of these 14 potential house sites, 11 are on the west facing slope of the ridge line (facing away from Glens Falls) and 4 are on the east facing slope (1 already built on). None of the above potential home structures will protrude above the ridge line as viewed from the east. In addition, vegetation clearing restrictions will allow for the structures to be well buffered from view.

The proposed use will, therefore, not be visible from any officially or unofficially designated federal, state or local scenic or aesthetic resources.

*Suggested Impact Rating: No, or small impact may occur. (Write in "Small").*

- Sub-Question b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.

Analysis: There are no "officially designated" scenic views in the project vicinity. Therefore, the project will not result in the obstruction of, elimination or significant screening of any scenic views.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question c. The proposed action may be visible from publicly accessible vantage points:
  - i. Seasonally (e.g., screened by summer foliage, but visible during other seasons)
  - ii. Year round

Analysis: As stated in Sub-Question a and b above, the proposed project will not be visible from publicly accessible vantage points to the east. It will be screened by existing vegetation and existing built conditions.

The project will be visible from travelers using West Mountain Road, immediately adjacent to the site and Corinth Mountain Road. However, roadside vegetation and proposed vegetation buffer plantings within the project site will provide adequate screening of the development from travelers using West Mountain Road.

*Suggested Impact Rating: No, or small impact may occur. (Due to proposed mitigative measures).*

- Sub-Question d. The situation or activity in which viewers are engaged while viewing the proposed action is:
  - i. Routine travel by residents, including travel to and from work
  - ii. Recreational or tourism based activities

Analysis: Potential visibility of the project may be encountered both by routine travelers and residents using West Mountain Road and potentially short stretches of Corinth Road.

However, visibility to the development on the lower levels on the mountain (550' MSL and below) will be blocked by intervening vegetation as identified in Sub-Question a and b above.

As stated in Sub-Question a above, no visibility of the development will be possible for recreational, or tourism based activities to the east.

*Suggested Impact Rating: No, or small impact may occur. (Due to proposed mitigative measures).*

- Sub-Question e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.

Analysis: As stated in Sub-Question a, b, and c above, the majority of the development at the Woods at West Mountain is proposed at the Base Area at the lowest elevation of the site and will not cause any diminishment of the public enjoyment and appreciation of the West Mountain Ridge.

Phase 3 and 4 occur well below the ridge line and below elevation 750+/- MSL. Here the density of development and scale of buildings is lessened and will allow for the custom siting of the residences to avoid steep slopes and maintain vegetation buffers.

The Phase 5 development maintains the mountain ridge line and assures that all homes built will not exceed the ridge line height. As noted in Sub-Question a above, only 4 of the home sites in the Phase 5 area are on the east facing slope of West Mountain.

*Suggested Impact Rating: No, or small impact may occur. (Due to proposed mitigative measures).*

- Sub-Question f. There are similar projects visible within the following distance of the proposed project:
  - 0 - ½ mile
  - ½ - 3 mile
  - 3 - 5 mile
  - 5+ mile

Analysis: There are no similar projects that either exist or are proposed within the above distance ranges.

*Suggested Impact Rating: No, or small impact may occur.*

- Sub-Question g. Other Impacts

Analysis: None.

#### QUESTION 10 – IMPACT ON HISTORIC AND ARCHEOLOGICAL RESOURCES

The proposed action may occur in or adjacent to a historic or archaeological resource. Check “NO.”

- Sub-Question a. The proposed action may occur wholly or partially within, or substantially continuous to, any buildings, archaeological site or district which is listed on the National Register or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible

for listing on the State Register of Historic Places.

Analysis: As per the NYS DEC EAF Mapper, there are no buildings or archeological sites or district on the project site or substantially continuous to the site.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archeological sites on the NY State Historic Preservation Office (SHPO) archeological site inventory.

Analysis: As per the NYS DEC EAF Mapper, no archeological sensitive sites were identified to exist on the project site or substantially contiguous to the site.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archeological site not included on the NY SHPO inventory. Source:

Analysis: As stated in Sub-Question b above, no archeological sites are known to exist on the project site.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question d. Other Impacts

Analysis: None.

- Sub-Question e. If any of the above (a-d) are answered "Moderate to large impact may occur," continue with the following questions to help support conclusions in Part 3:
  - i. The proposed action may result in the destruction or alteration of all or part of the site or property.
  - ii. The proposed action may result in the alteration of the property's setting or integrity.
  - iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property or may alter its setting.

Analysis: Sub-Questions (a-d) were not answered "Moderate to large impact may occur."

#### QUESTION 11 – IMPACT ON OPEN SPACE AND RECREATION ISSUES

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. Check "NO."

- Sub-Question a. The proposed action may result in an impairment of natural functions, or "ecosystem services," provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.

Analysis: Portions of the project site have been subject to prior development for the northwest ski area portion of the overall West Mountain recreation / ski facility.



As such, the site is not an undeveloped property but has been used in the past for similar recreational activities. Current plans for the project site propose the expansion of not only ski and other winter activities but also as a four season recreational resort and will not negatively impact the ability of the site resources to accommodate stormwater management, nutrient recycling and continued use by urban wildlife as their habitat.

As concluded in Question 5 – Impact on Flooding, the project will not have an impact on the site’s ability for stormwater storage and will not contribute to flooding potential.

*Suggested Impact Rating: No, or small impact may occur.*

- Sub-Question b. The proposed action may result in the loss of a current or future recreational resource.

Analysis: The proposed project includes the expansion of, and not loss of, recreational resources.

*Suggested Impact Rating: No, or small impact may occur. (Write in “No”).*

- Sub-Question c. The proposed action may eliminate open space or recreational resource in an area with few such resources.

Analysis: The existing West Mountain Ski Area and proposed Woods at West Mountain is an open space recreational resource. The proposed project will expand the availability of such a resource in the community.

Additionally, many open space recreational resources exist in the area such as Moreau Lake State Park, Crandall Park, other Town, and City of Glens Falls Parks and Prospect Mountain Recreation area. The site is also proximate to the Adirondack State Park which has numerous outdoor recreational facilities available to the public in the Lake George area.

*Suggested Impact Rating: No, or small impact may occur. (Write in “No”).*

- Sub-Question d. The proposed action may result in loss of an area now used informally by the community as an open space resource.

Analysis: The project site is private property and is not used by the community as an open space resource.

*Suggested Impact Rating: No, or small impact may occur. (Write in “No”).*

## QUESTION 12 – IMPACT ON CRITICAL ENVIRONMENTAL AREAS

The proposed action may be located within or adjacent to a critical environmental area (CEA). Check “NO.”

- Sub-Question a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.

Analysis: As per the NYS DEC EAF Mapper, no CEAs exist on or proximate to the project site.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question b. The proposed action may result in a reduction in the quality or characteristic which was the basis for designation of the CEA.

Analysis: As stated in Sub-Question a above, no CEAs exist on or proximate to the project site.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

#### QUESTION 13 – IMPACT ON TRANSPORTATION

The proposed action may result in a change to existing transportation system. Check "NO."

- Sub-Question a. Projected traffic increase may exceed capacity of existing road network.

Analysis: A Traffic Study was prepared for the project by CME, Creighton Manning Engineers, and concluded that all roads servicing the site have adequate capacity to accommodate traffic from the project and will not be negatively impacted.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.

Analysis: The project does not propose to construct a parking area for 500 or more vehicles.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question c. The proposed action will degrade existing transit access.

Analysis: A Traffic Report was prepared by CME and concluded that the proposed project will have no impact on traffic or existing traffic/transit access.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question d. The proposed action will degrade existing pedestrian or bicycle accommodations.

Analysis: No pedestrian or bicycle accommodations exist adjacent to or in the vicinity of the project site. Therefore, the proposed project will have no impact on any facility since none exist.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question e. The proposed action may alter the present pattern of movement of people or goods.

Analysis: The proposed project will not alter any off-site transportation facility nor will traffic from the project impact the future capacity or use of such facilities. Therefore, the proposed

project will not alter the present pattern of movement of people or goods.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question f. Other Impacts

Analysis: None.

#### QUESTION 14 – IMPACT ON ENERGY

The proposed action may cause an increase in the use of any form of energy. Check "NO."

- Sub-Question a. The proposed action will require a new, or an upgrade to an existing substation.

Analysis: The proposed project does not require the construction of a new or upgrade to an existing substation.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.

Analysis: The proposed project does not require the creation or extension of an energy transmission or supply system. Electric service capacity to the existing West Mountain Ski Area is adequate and will accommodate the proposed project energy demands.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question c. The proposed action may utilize more than 2,500 MW hrs. per year of electricity.

Analysis: The proposed project will not utilize more than 2,500 MW hrs. per year of electricity.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.

Analysis: The proposed project will involve heating and cooling of more than 100,000 square feet of building area when completed.

However, as previously stated in Sub-Question a and b above, adequate electric capacity exists in the project area to service the proposed project.

Similarly, adequate fossil fuel resources exist in the project area to adequately service the proposed project.

*Suggested Impact Rating: No, or small impact may occur.*

- Sub-Question e. Other Impacts

Analysis: None.

#### QUESTION 15 – IMPACT ON NOISE, ODOR, AND LIGHT

The proposed action may result in an increase in noise, odors, or outdoor lighting. Check “NO.”

- Sub-Question a. The proposed action may produce sound above noise levels established by local regulation.

Analysis: The proposed project includes a mix of residential and commercial uses in a recreational resort community. These uses are similar to other uses that now occur in the neighborhood and throughout the Town. A homeowner’s association with rules and regulations will be established that will enforce noise and activity levels at the residential areas on the site. No noise levels above local regulations will be allowed.

The project includes a small outdoor amphitheater facility. The amphitheater is intended to offer small performances and not “concert” level activities. Noise volumes will be controlled and maximum allowable decibel levels at the property line will be established and agreed to with the Town which will guarantee that off-site noise levels will not increase.

Construction activities will also be confined to weekdays from 7:30 am to 5:00 pm with no construction allowed on weekends or holidays.

*Suggested Impact Rating: No, or small impact may occur.*

- Sub-Question b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.

Analysis: Soil test pits were conducted on the project site and the results reported in Question 1; Sub-Question c. Bedrock was not encountered in soil test pits that were performed in areas scheduled for construction activities. No blasting is anticipated.

*Suggested Impact Rating: No, or small impact may occur. (Write in “No”).*

- Sub-Question c. The proposed action may result in routine odors for more than one hour per day.

Analysis: The project is a residential resort. No source of objectionable odors is proposed; therefore, no odors are anticipated to be generated by activities on the project site.

*Suggested Impact Rating: No, or small impact may occur. (Write in “No”).*

- Sub-Question d. The proposed action may result in light shining onto adjoining properties.

Analysis: All exterior lighting on the project site will employ “Dark Sky” certified fixtures. Such

lighting fixtures have rapid cut-off luminaries which prevent migration of light beyond the surfaces intended for illumination. Therefore, there will be no light shining on any adjacent properties.

Existing night lighting of the ski trails will continue. Since essentially no new ski trails (other than small interconnects between existing trails) are proposed, existing ski trail light conditions will remain.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.

Analysis: As stated in Sub-Question d. above, the project will employ "Dark Sky" certified fixtures. Therefore, there will be no "sky glow" except as currently exist with the existing ski trail lighting.

*Suggested Impact Rating: No, or small impact may occur.*

- Sub-Question f. Other Impacts

Analysis: None.

#### QUESTION 16 – IMPACT ON HUMAN HEALTH

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. Check "NO."

- Sub-Question a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.

Analysis: The proposed project is not located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question b. The site of the proposed action is currently undergoing remediation.

Analysis: The project site is not currently the subject of any remediation actions.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.

Analysis: According to the DEC EAF Mapper, there are no remediation sites on the project site or within 2,000 feet of the project site.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).

Analysis: The project site is not subject to any institutional control limiting use of the property or any deed restrictions.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.

Analysis: There are no institutional control measures that have been put in place relative to the project site.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.

Analysis: No treatment of hazardous wastes nor disposal of such wastes are anticipated on the project site in the future. The project will employ a Homeowners Association and enforce rules and regulations prohibiting such activities.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question g. The proposed action involves construction or modification of a solid waste management facility.

Analysis: The proposed project does not include the construction or modification of a solid waste management facility.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question h. The proposed action may result in the unearthing of solid or hazardous waste.

Analysis: According to the DEC EAF Mapper, the site was never the location for a solid waste or hazardous waste disposal facility. Therefore, no unearthing of such wastes may occur.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.

Analysis: No solid waste disposal facility exists nor is one proposed on the project site.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.

Analysis: According to the DEC EAF Mapper, no site exists within 2000 feet of the project site that was used for the disposal of solid or hazardous waste.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.

Analysis: According to the DEC EAF Mapper, no landfill ever existed on or adjacent to the project site.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question l. The proposed action may result in the release of contaminated leachate from the project site.

Analysis: According to the DEC EAF Mapper, no materials have ever been disposed of on the site that may contribute to the release of contaminated leachates.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question m. Other Impacts

Analysis: None.

## QUESTION 17 – CONSISTENCY WITH COMMUNITY PLANS

The proposed action is not consistent with adopted land use plans. Check "NO."

- Sub-Question a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).

Analysis: The proposed project is a mix of residential and commercial facilities in a resort recreational community. The project site is within lands owned by West Mountain and is adjacent to the existing West Mountain Ski Area development.

Adjacent land uses on the neighborhood includes several single-family residences along West Mountain Road and in small neighborhood clusters to the east. Significant "buffer" areas are proposed between the proposed project and adjacent residential uses. As such, the proposed project is consistent with other land uses in the vicinity. The project is located within an area already zoned Recreation Commercial by the Town of Queensbury where Planned Recreational Development are an allowed use.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow more than 5%.

Analysis: The proposed project consists of a total of 65 single family residences, 46 townhouses units, 64 condominiums and 252 apartments. Many of these units will be rental units and not contribute to the total permanent population of the Town. Assuming a permanent population will occupy one fourth of the total living units, a conservative permanent on-site population of 3.5 residents per unit, this assumes a permanent population of 373 residents (427 units ÷ 4 x 3.5).

According to the US Census, the reported population of the Town of Queensbury is approximately 29,068. This calculates to a total increase in population in the Town of 1.3%.

***Suggested Impact Rating: No, or small impact may occur. (Write in "No").***

- **Sub-Question c. The proposed action is inconsistent with local land use plans or zoning regulations.**

Analysis: The proposed action is consistent with local land use plans and zoning regulations. The proposed action is a change of zoning for the site from "RC" (Recreational Commercial) to "PRD" (Planned Resort Development).

PRDs are an allowed use in the RC Zone District. The Town Zoning Ordinance presents criteria for the execution of a proposed change of Zone from RC to PRD which includes. A. Intent (items A.1 to A.4) and B. Objectives ( items B.1 to B.12). Following extensive review of the Intent and Objectives of the proposed PRD, by the Planning Board, which included a Public Hearing, at the 3/16/2025 Planning Board Meeting that the application satisfied these criteria (see attached, Town of Queensbury Planning Board, Community Development Department Staff Notes).

***Suggested Impact Rating: No, or small impact may occur. (Write in "No").***

- **Sub-Question d. The proposed action is inconsistent with any County plans, or other regional land use plans.**

Analysis: West Mountain Ski Area has been in existence for over 50 years. It is a recognized open space recreational facility in the region and has been included as such a resource on local, county, and regional land use plans.

Expansion of this facility, as proposed, is consistent with the purpose and intent of the West Mountain Recreational Development. Expansion and diversity of amenities and extended seasons for use are vital to the future success of West Mountain and allowing it to serve the residents of the community and beyond.

***Suggested Impact Rating: No, or small impact may occur. (Write in "No").***

- **Sub-Question e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.**

Analysis: The project site is accessible from the Northway (I-87) by Corinth Road (CR 28) and West Mountain Road (CR 58). According to a Traffic Report for the project that was prepared by CME (Traffic Engineers), both roads have adequate capacity to service the proposed



project and will not experience a degradation of service capacity.

Additionally, the project site is serviced by a Town of Queensbury Municipal Water line in West Mountain Road which is adjacent to the site. The water line has more than adequate capacity to service the proposed project.

While no municipal sanitary sewer service exists, the proposed project intends to install a tertiary treatment plant on the site to accommodate the project (except for Phase 5) and will discharge treated wastewater to the Hudson River.

As such, adequate infrastructure either exists or will be developed to accommodate the proposed project.

*Suggested Impact Rating: No, or small impact may occur.*

- Sub-Question f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.

Analysis: The West Mountain Ski Area and proposed Woods at West Mountain project area located in the western end of the Town of Queensbury, adjacent to the Town of Luzerne Town Boundary. With the exception of single family residences along West Mountain Road and several residential developments in the vicinity, the area is characterized by a moderate density level of development.

However, as stated in Sub-Question e above, adequate public infrastructure exists in the area consisting of county highways and Town Municipal water to service the project. No expansion of such public infrastructure is, therefore, required by the proposal.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action).

Analysis: The proposed action will not induce secondary development impacts including residential and commercial development to occur. The proposed project is a Destination Resort that will include a variety of residential uses including single family homes, townhouses, condominiums, and apartments which will offer a variety of "prince points" for interested buyers. The proposed project also includes commercial services to support the inhabitants of the resort. Such commercial services include convenience store, restaurants (both fine dining and delicatessen), apparel shops for outdoor recreation, ski shop including rentals/repairs/sales and other such support services.

Adequate available housing options and support commercial services will be developed to avoid the need for secondary development impacts to occur in the vicinity.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

#### **QUESTION 18 – CONSISTENCY WITH COMMUNITY CHARACTER**

The proposed project is inconsistent with the existing community character. Check "NO."

- Sub-Question a. The proposed action may replace or eliminate existing facilities, structures, or area of historic importance to the community.

Analysis: The proposed project will not replace or eliminate any existing facilities, structures, or areas of historic importance to the community. It will, on the contrary, preserve the economics of and viability of a historically significant recreational resource to the community, the West Mountain Ski Area. This is a positive impact.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question b. The proposed action may create a demand for additional community services (e.g., schools, police and fire).

Analysis: The proposed project will not create a demand for additional community services. Police services are provided by Warren County and the New York State Police. Fire and Emergency Medical Services are provided by volunteer fire and EMS stations in the vicinity and are adequate to service the project.

While it can be expected that the project may include a portion of permanent residential occupancy and increase the Town population by up to 1.3%, this may increase a demand on school services. However, the Queensbury Union Free School District has adequate capacity to accommodate such an increase in student attendance.

It should be noted that the Fiscal Impact Analysis for the proposed project that is included in Attachment 'N' of the PRD application concludes that both Town tax revenue and school tax revenue generated by the proposed project will far exceed any potential for the need to increase any demand for expansion of either school or municipal services. This is a positive impact.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.

Analysis: The proposed project will not displace affordable or low-income housing in the area. No affordable or low-income housing ever existed on the project site.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.

Analysis: The proposed project will not interfere with the use or enjoyment of officially recognized public resources such as Public Parks or other such facilities. No such resources exist on the site.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question e. The proposed action is inconsistent with the predominant architectural

scale and character.

Analysis: The existing West Mountain Ski Area has a Base Lodge which includes a full service restaurant, food court, and skier support facilities. It also includes a free standing ski shop which provides rentals and repair services. The existing West Mountain Base area includes a large parking lot, tubing hill, two ski lift terminals, a maintenance facility and night lighting.

Off-site uses in the vicinity of the existing Ski Area include single family houses both on West Mountain Road and in residential clusters in the general area.

The proposed Woods at West Mountain is an extension or expansion of West Mountain Ski Area. It is a Destination Resort which will include similar facilities which exist both at the West Mountain Ski Area and in the neighborhood. A Base Alpine Village is proposed with new lodge, commercial uses, and apartments. The Base Alpine Village will have a surface parking lot similar in size to the existing West Mountain Ski Area.

Beyond the Base Alpine Village, additional housing is proposed, such as townhouses, single family homes, condominiums, and apartments. These residential uses will be consistent with the predominant architectural scale and character as exists both at the existing West Mountain Ski Area and adjacent residential areas.

*Suggested Impact Rating: No, or small impact may occur. (Write in "No").*

- Sub-Question f. Proposed action is inconsistent with the characters of the existing natural landscape.

Analysis: The proposed project is consistent with the character of the existing natural landscape. The Woods at West Mountain Resort is designed to complement the ability of the site to accommodate the scale, density, and intent of development. As such, proposed land uses in the resort are purposefully designed to site the most intensive uses at the lowest elevation on the mountain where the most suitable land resources exist to accommodate such development. Here, slope gradients are well below 15% and the soils consist of deep sands.

As the proposed development advances uphill, development density and the scale of buildings is lessened. In actuality, Phase 1, the Base Alpine Village, and Phase 2, the Townhouses Area, and Boutique Hotel/Conference Center, are all at the base of the mountain and, as previously stated, are on gentle slopes, with deep sands, and at the lowest elevation on the mountain. Phase 1 and 2 of the project consists of over 80% of the overall proposed Woods at West Mountain project density.

Phase 3 and 4 of the project consists exclusively of single family houses, 46 in Phase 3 and 4 in Phase 4. These houses are smaller in scale and are able to be custom sited on each lot, thereby avoiding any small portions of steep slopes that may be present on each lot. Soils in the Phase 3 and 4 Phases also include deep sands and till with no evidence of shallow bedrock and with the seasonal high water table deeper than 84 inches.

The Phase 5 area is at the mountain summit. Here, slope gradients are also gradual. The Phase 5 project includes 15 lots (1 lot already occupied by a structure). The site layout has been refined during the project review period with Town Planning Staff so that all proposed

lots/houses are located below the mountain ridge line on both the east facing and west facing slopes. As previously stated, 11 lots are on the west facing slope and 4 lots are on the east facing slope. The lots are at an elevation below the ridge line that assures that no structure will exceed the ridge line elevation. This will result in the presentation of the natural characteristics of the West Mountain Ridge with no development silhouetted above the ridge or skyline.

*Suggested Impact Rating: No, or small impact may occur.*

QUESTION 18 – CONSISTENCY WITH COMMUNITY CHARACTER SUGGESTED  
CONCLUSION: NO