

**RESOLUTION ADOPTING SEQRA DETERMINATION FOR  
APPLICATION OF WEST MOUNTAIN DEVELOPMENT PARTNERS,  
LLC FOR ZONING AMENDMENT RELATING TO WOODS AT WEST  
MOUNTAIN PLANNED RESORT DEVELOPMENT AND ENACTING  
LOCAL LAW NO.: 3 OF 2025 TO AMEND TOWN OF QUEENSBURY  
ZONING LAW AND OFFICIAL ZONING MAP**

**RESOLUTION NO.: 412, 2025**

**INTRODUCED BY: Mr. Michael Dixon  
WHO MOVED ITS ADOPTION**

**SECONDED BY: Mr. Scott Gushlaw**

WHEREAS, West Mountain Development Partners, LLC (the “applicant”) submitted application materials dated February 1, 2024, to the Queensbury Town Clerk’s Office for a Planned Resort Development (PRD) entitled, “Proposed Planned Resort Development (PRD) Woods at West Mountain”, and

WHEREAS, the applicant submitted supplemental and revised application materials on 10/21/24, 12/4/24/, 6/4/25, 8/26/25, 10/3/25, 10/20/25 and 11/10/25, and

WHEREAS, prior to making a decision about whether to approve the requested PRD, it is necessary to conduct a review under the New York State Environmental Quality Review Act (SEQRA) to consider potential environmental impacts, and

WHEREAS, by Resolution No.: 94,2024, the Town Board stated its intent to be designated Lead Agency for SEQRA review of this project, and

WHEREAS, in connection with the project, the Town Board, by same Resolution, previously authorized the Community Development Office to notify other Involved Agencies of the desire of the Town Board to serve as Lead Agency, and

WHEREAS, Community Development Staff has advised that other Involved Agencies have been notified and have consented to the Town Board serving as Lead Agency, and

WHEREAS, by Resolution No.: 403,2025 the Queensbury Town Board acknowledged SEQRA Lead Agency status in connection with the Proposed Planned Resort Development (PRD) Woods at West Mountain, and

WHEREAS, the proposed action considered by this Board is Type 1 in the Department of Environmental Conservation Regulations implementing the State Environmental Quality Review Act and the regulations of the Town of Queensbury;

WHEREAS, the Town Board finds that each stage of the project is independent and that the SEQRA review process should be structured to limit initial Town Board SEQRA review to the potential environmental impacts of the generic proposed PRD designation and the requested amendment to §A183-26 of the Town Code as this initial stage of project review is independent and subsequent SEQRA review of the second stage would consider Project-specific/site-specific impacts and thus be no less or even more protective of the environment, and

WHEREAS, Part 1 of the Full Environmental Assessment Form (FEAF) has been completed by the applicant, and

WHEREAS, the Town Board has reviewed and carefully considered each of the questions in Part II of the FEAF, and

WHEREAS, the answers to each of the questions has been only “no to small impacts”, and no potential impacts were identified as “moderate to large”, and

WHEREAS, the Town Board focused its SEQRA review on the potential environmental impacts of the proposed PRD designation and the requested amendment to §A183-26 of the Town Code,

NOW, THEREFORE, BE IT

RESOLVED, upon review of the potential environmental impacts of the proposed PRD designation and the requested amendment to §A183-26 of the Queensbury Town Code and the information recorded on the FEAF Parts I and II, it is the conclusion of the Queensbury Town Board as Lead Agency that the proposed PRD designation and the requested amendment to §A183-26 of the Town Code will result in no significant adverse impacts on the environment, and therefore, an Environmental Impact Statement need not be prepared, and

BE IT FURTHER,

RESOLVED, that accordingly, a SEQRA Negative Declaration is issued.

Duly adopted this 1<sup>st</sup> day of December, 2025, by the following vote:

AYES : Mr. Gushlaw, Mr. Dixon, Mr. McNulty, Mr. Strough, Mr. Metivier

NOES : None

ABSENT: None