

**RESOLUTION APPROVING 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.: 413, 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”, including amendments to the Town’s Zoning Law necessary for the PRD, 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, applications for amendments to the Town Zoning Law are forwarded to the Town Planning Department and Planning Board for recommendations in accordance with §179-12B-050 of the Town Zoning Law, and

WHEREAS, following such recommendations, the Queensbury Town Board reviews the applications and takes such other action as it shall deem necessary and proper, and

WHEREAS, prior to making a decision about whether to approve Town zoning amendments, 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 forwarded the PRD application to the Queensbury Planning Board for report and recommendation, and

WHEREAS, on or about April 10, 2025, the Queensbury Planning Board adopted a Resolution recommending to the Town Board as favorable the application for the proposed West Mountain PRD, and

WHEREAS, on or about January 16, 2025, the Warren County Planning Department reviewed the Project and determined “No County Impact,” and

WHEREAS, before the Town Board may amend, supplement, change or modify the Town Code and Map to create a PRD District, it must hold a public hearing in accordance with the provisions of Town Law §265, the Municipal Home Rule Law and the Town of Queensbury Zoning Law, and

WHEREAS, the Town Board duly held such public hearing on Monday, December 1<sup>st</sup> 2025, and

WHEREAS, the Town Board has considered the application materials submitted by West Mountain Development Partners, LLC and the proposed Local Law to amend the Town's Zoning Law and Zoning Map, and

WHEREAS, the Town Board has also considered the conditions and circumstances of the area that would be affected by the proposed redistricting to the West Mountain Planned Resort Development, and

WHEREAS, by previous Resolution the Town Board has issued a SEQRA Negative Declaration, and

WHEREAS, in issuing its SEQRA Negative Declaration, the Town Board considered potential environmental impacts of only the amendments to the Town Code but not the Project-specific/site-specific details to be submitted by the Applicant to the Planning Board for Site Plan and Subdivision Review, and

WHEREAS, the Town Board believes that, upon receipt of this additional information, the Planning Board will be able to review all Site-specific/Project-specific detailed potential environmental impacts, and

WHEREAS, the Town Board is requesting that the Planning Board conduct SEQRA Review of these potential environmental impacts by seeking designation as subsequent SEQRA Lead Agency,

NOW, THEREFORE, BE IT

RESOLVED, that the Queensbury Town Board hereby determines that the proposed West Mountain Planned Resort Development (PRD), as set forth in the application materials submitted by West Mountain Development Partners, LLC meets the purposes and objectives and all of the provisions and requirements of Article 12B of the Town of Queensbury Zoning Law, and

BE IT FURTHER,

RESOLVED, that in accordance with the Municipal Home Rule Law and Article 12B of the Town's Zoning Law, and subject to the specific conditions and requirements set forth below, the Town Board hereby adopts Local Law No.: 3, of 2025 to amend Queensbury Town Code Chapter 179 (Town of Queensbury Zoning Law) and the Town's official Zoning Map to approve, enact, adopt, and create the Woods at West Mountain Planned Resort Development

District located on properties bearing Tax Map Nos.: 307.-1-29 and 314.-1-3 and located on the west side of West Mountain Road across from the intersection of Pitcher and West Mountain Roads in the Town of Queensbury, as more specifically set forth in West Mountain Development Partners, LLC's application dated February 1, 2024, and

BE IT FURTHER,

RESOLVED, that the approval and enactment of the West Mountain Planned Resort Development and the revisions to the Town's Zoning Law and Zoning Map are subject to the following conditions:

- a. Site Plan Review and approval and Subdivision Review and approval by the Town Planning Board, and compliance with any conditions imposed by the Planning Board;
- b. Posting of any security deposit or bond, if deemed necessary by the Town Board and/or Town Planning Board, for required infrastructure improvements;
- c. Payment of all applicable fees to the Town, including any fees for review by the Town's consultants;

and

BE IT FURTHER,

RESOLVED, that the Town Zoning Map is hereby amended to show redistricting of the lands contained within and set forth as the Woods at West Mountain Planned Resort Development, and

BE IT FURTHER,

RESOLVED, that this amendment to the Zoning Law and Zoning Map of the Town of Queensbury shall be effective upon the filing of Local Law No.: 3, of 2025 with the Secretary of State.

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

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

NOES : None

ABSENT: None