

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 2025

A local law AMENDING ARTICLE 12B OF CHAPTER 179 OF QUEENSBURY TOWN CODE AND
(Insert Title)
ENACTING WOODS AT WEST MOUNTAIN PLANNED RESORT DEVELOPMENT

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 THE ATTACHED LOCAL LAW

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

SECTION 1.

- A. Pursuant to Chapter 179, Article 15 of the Code of the Town of Queensbury entitled "Amendments" the Town Board has reviewed a Petition for Change of Zone to Amend Chapter A183, §A183-26(A)(4) of the Code of the Town of Queensbury.
- B. Pursuant to Chapter 179, Article 12B of the Code of the Town of Queensbury entitled "Planned Resort Development" the Town Board has reviewed a proposal for a Planned Resort Development known as "Woods at West Mountain" to be located on the west side of West Mountain Road across from the intersection of Pitcher and West Mountain roads in the Town of Queensbury and identified for Tax Map Purposes as a portion of Town of Queensbury Tax Map Parcel 307.-1-29, and consisting of 254 acres of land located in the Commercial Recreation zoning district.
- C. The Town Board finds that
 - a. In accordance with said Chapter 179, Article 12B, the Woods at West Mountain Planned Resort Development satisfies the requirements of said Chapter 179, Article 12B, and
 - b. The Town Board hereby approves the petitioned changes to §A183-26(A)(4) as stated in Section 2.

SECTION 2. §A183-26(A)(4) is hereby amended as follows:

§ A183-26. Density.

The maximum number of buildable lots for a conventional subdivision shall be calculated as follows:

A. From the total area of the property to be subdivided, subtract:

- (1) Local, state, or federally regulated wetlands.
- (2) Water bodies, including but not limited to ponds, streams, rivers, etc.
- (3) Rock outcrops.
- (4) Slopes in excess of 20%, to include both natural and man-made slopes, *except that this subtraction shall not apply to ski mountain Planned Resort Developments.*
- (5) The area to be set aside for other public use, such as parkland.
- (6) The area to be occupied by the proposed streets or rights-of-way.
- (7) The area occupied by other public easements or rights-of-way across the property such as major power or telephone lines.

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

SECTION 3. Development Parameters.

- A. Residential density. A maximum of 437 residential dwelling units as set forth on the plans and specifications dated February 12, 2024 with actual ultimate number as approved by the Planning Board in Site Plan Review.
- B. Commercial density. A maximum of 136,800 square feet shall be permitted as set forth on the plans and specifications dated February 12, 2024 with actual ultimate number as approved by the Planning Board in Site Plan Review.
- C. Planning Board Approvals.
 - a. Subdivision approval will be required as per Chapter A183 of the Town Code.
 - b. Site Plan Review approvals will also be required as per Chapter 179, Article 9 of the Town Code for all development of individual lots.
- D. Use and Area Requirements. As noted in Attachment M: Draft Amendment to Zoning Ordinance from the February 2024 application filed with the Town Clerk's Office.

SECTION 4. Zone Change.

The zoning district designation for the project site as identified by the parcel above and as shown on the document titled "Northwest Mountain PRD Topographic Map, Drawing L-1.20" filed with the Town Clerk's Office on February 12, 2024 shall be the Woods at West Mountain Planned Resort Development and the Town's Official Zoning Map is hereby amended to show the zoning district designation of the subject property as "Woods at West Mountain Planned Resort Development".

SECTION 5. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this Local Law or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any Court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part of this Local Law, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered..

SECTION 6. Effective Date.

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

Note: Language in ***bold italics*** is new language to be added;
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 2025 of
the (County)(City)(Town)(Village) of QUEENSBURY was duly passed by the
TOWN BOARD on DECEMBER 1 2025, in accordance with the applicable
(Name of Legislative Body)
provisions of law.

**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 _____ 2025, 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
(Elective Chief Executive Officer*)
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.

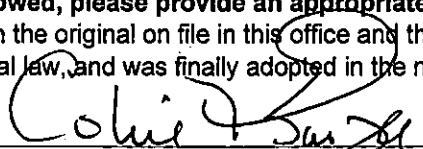
6. (County local law concerning adoption of Charter.)

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.

(Seal)


Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date:

12-3-2025