

LOCAL LAW NO.: 3 OF 2025

**A LOCAL LAW AMENDING ARTICLE 12B OF CHAPTER 179
OF QUEENSBURY TOWN CODE AND ENACTING
WOODS AT WEST MOUNTAIN PLANNED RESORT DEVELOPMENT**

***BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF
QUEENSBURY AS FOLLOWS:***

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:

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

§ 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.

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.

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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.

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