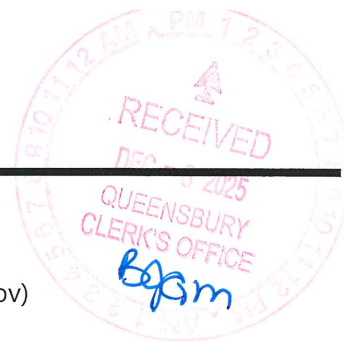


Stuart Baker

From: Stuart Baker
Sent: Thursday, December 4, 2025 3:44 PM
To: Brugger, Sarah; Ethan Gaddy (gaddy@WarrenCountyNY.gov)
Subject: Q'bury -> Woods At West Mountain
Attachments: W@WM GML 239 Response 12-4-25.pdf; 50 LL 03.2025 Woods at West Mountain Planned Resort Development - 12-1-2025.pdf; 46 Res 412.2025 Adopting SEQRA Determination for App of W Mtn Development Partners LLC for Zoning Amendment Relating to Woods at W Mtn PRD Enacting LL 3.2025 to Amend Zon (002).pdf; 47 Res 413.2025 Approving App of W Mtn Development Partners, LLC for Zoning Amendment Relating to Woods at W Mtn PRD & Enacting LL 3.2025 to Amend Zoning Law & Official Zoning Map.pdf



Attached please find the following files:

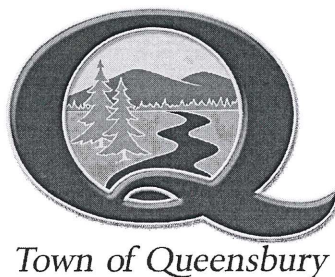
- WC Planning Project Review & Referral Form
- Town Board Res. 412 of 2025
- Town Board Res. 413 of 2025
- Local Law 3 of 2025

*Effective October 1, 2025, and in accordance with New York State legislation, the Town of Queensbury has updated its official domain. We are currently in a **transition period**, during which **both** @queensbury.net **and** @queensburyny.gov email addresses remain valid for contacting Town of Queensbury staff. Thank you for your attention and cooperation during this transition. Please note that my new email address is: stuartb@queensburyny.gov.*

Stu Baker

Stuart G. Baker, Senior Planner

Community Development
Department
Town of Queensbury
742 Bay Road
Queensbury, NY 12804-5902
(518) 761-8222 Direct Line






stuartb@queensburyny.gov

Reviewed by Department on 01/16/2025

Jan2025-7

Warren County Planning Department

Project Review and Referral Form

| | |
|---|-----------------------------------|
| Project Name: | Apex Capital-Mountaintop Ventures |
| Owner: | Apex Capital, LLC |
| ID Number: | QBY-25-PZ-1; 24 |
| County Project #: | Jan2025-7 |
| Current Zoning: | RC |
| Community: | Queensbury |
| Project Description: Applicant proposes Planned Resort Development on multiple parcels currently containing West Mountain Ski Area . The proposal includes rezoning associated parcels from Recreation Commercial Zone to Planned Resort Development. | |
| Site Location: 59 West Mountain Rd | |
| Tax Map Numbers: 307.-1-29 308.17-1-38 314.-1-3 | |
| County Planning Recommendation: NCI | |
| Additional Recommendation: | |
| Informal Staff Comments: According to Warren County Department of Public Works, a review of the Traffic Assessment for the West Mountain PUD does not reveal any appreciable impacts to the County highway system due to the development. A new site driveway will need to be constructed at the intersection of West Mountain Road (CR 58) and Pitcher Road which, among other work related to the project, will require a Highway ROW Work Permit to be issued by the County. | |
| Local action to date (if any): Town Board approval on 12/1/25 of zoning changes. Project will next be subject to Planning Board review. | |
| Local Action/Final Disposition: | |
| <div style="display: flex; justify-content: space-between; align-items: flex-end;"><div style="text-align: center;"> _____ Warren County Planning Department</div><div style="text-align: center;"><div>01/16/2025</div><div>_____ Date Signed</div></div><div style="text-align: center;"><div> COPY  _____ Local Official</div><div style="text-align: right;"><div>12/4/25</div><div>_____ Date Signed</div></div></div></div> | |

PLEASE RETURN THIS FORM TO THE WARREN COUNTY PLANNING DEPARTMENT WITHIN 10 DAYS OF FINAL ACTION