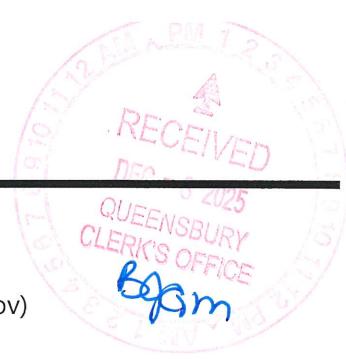


Stuart Baker



From: Stuart Baker
Sent: Thursday, December 4, 2025 3:44 PM
To: Brugger, Sarah; Ethan Gaddy (gaddye@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



Town of Queensbury

stuartb@queensburyny.gov

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
<p>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.</p>	
<p>Site Location: 59 West Mountain Rd</p>	
<p>Tax Map Numbers: 307.-1-29 308.17-1-38 314.-1-3</p>	
<p>County Planning Recommendation: NCI</p>	
<p>Additional Recommendation:</p>	
<p>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.</p>	
<p>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.</p>	
<p>Local Action/Final Disposition:</p>	
	
01/16/2025	 COPY <i>Aut S. Brugger</i>
Warren County Planning Department	Date Signed
Local Official	
Date Signed	