



September 12, 2024

Mr. Craig Brown
Zoning Administrator and Code Compliance Officer
Town of Queensbury
59 West Mountain Road
Queensbury, NY 12804
Via email: craigb@queensbury.net

**RE: Planning Board Engineering Review
PUD/ZC 01-2024 Woods at West Mountain
374 Glen Lake Road
Town of Queensbury, Warren County, New York
LaBella Project No. 2240674.21**

Dear Mr. Brown,

This letter is a supplement to our previous comment letter dated May 21, 2024. Based on conversations with Town staff, we offer the following additional comment:

1. The proposed roadway up the mountain will include a number of switchbacks. As shown, it appears it may be possible to build this road with a constant slope of 10 percent (the maximum allowable per Town Code). However, the plans presented to date include the layout for the road and adjacent lots, but not the associated grading. The grading required to construct such a road would be significant, especially in the vicinity of the switchback turns. This grading may result in some of the lots shown being inaccessible from the roadway without extreme retaining walls or other grading measures. We therefore recommend that the Town require the applicant to present a conceptual grading plan for the roadway and the adjacent lots that demonstrates that the currently shown lot layout is actually feasible and constructable.

We look forward to performing a more detailed review as the design of this complex project progresses. In the event the Planning Board or Town staff have any questions or require additional information, please do not hesitate to contact me at (518) 824-1943.

Respectfully submitted,



LaBella Associates

Paul Guillet

Paul Guillet, PE
Senior Civil Engineer

Attachments:
none

CC:
Shauna Baker, Town Planning Office Specialist (via email)
Laura Moore, Town Land Use Planner (via email)