



June 16, 2025

Mr. Craig Brown
Zoning Administrator and Code Compliance Officer
Town of Queensbury
742 Bay 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,

LaBella Associates has received a submission package from your office for the above referenced project. The Applicant is proposing several major components for this project, including the construction of a base Area Alpine Village, Townhouse Development, Hotel/banquet/Spa Complex/Athletic Club, Day-use Lodge Area, and Single-Family Home Development.

Information submitted to our office for review includes the following:

- Conceptual Hydrologic and hydraulic Analysis Report, prepared by StudioA, Dated June 3, 2025;
- Updated Parking Site plan, prepared by StudioA, Dated June 2, 2025;
- Response to Traffic Comments Letter, prepared by Creighton Manning, dated May 6, 2025;

At the Town's request, we have conducted a review of the submitted application. While the plans remain conceptual in nature, the submission now includes some initial design elements and preliminary calculations related to stormwater management. Accordingly, this letter aims to address key engineering issues based on the information provided and is not intended to serve as a full, detailed engineering review. We offer the following comments for the Town's consideration:



1. The project will disturb > 1 Acre and is located outside the Lake George Park. The project is therefore required to comply with Town Code Section 147-8.
2. NYSDEC Construction General Permit (CGP): The total project disturbance is 1.0 acres or more, and the project is listed in Table 2 of the CGP Appendix B. Coverage under the CGP is therefore required, with a SWPPP that includes both erosion and sediment controls and post-construction stormwater management practices.
3. Note the "Response to Comments Letter" corresponds to a separate Traffic Impact Review conducted by Labella, dated May 21, 2024. The traffic-related concerns documented in that letter have been adequately addressed and the traffic report review is complete.
4. The information presented in the Hydrologic and Hydraulic Analysis report remains conceptual and relies on conservative assumptions, including but not limited to estimated elevations, infiltration rates, and slopes. Additionally, the sizes of the proposed stormwater management systems have not been finalized. As the project progresses the stormwater management plan should be revisited and refined to reflect actual site conditions and finalized design parameters.
5. While the current stormwater management design is conceptual in nature, the proposed approach appears reasonable for the site and consistent with recognized stormwater management practices.
6. According to the Town Code, *"All stormwater management plans shall be designed so that post-development runoff rates and volumes are equal to or less than the pre-development runoff."* While the plan includes pre- and post-development runoff rates, the corresponding runoff volumes have not been provided and should be included.
7. The conceptual stormwater management plan indicates stormwater will continue to drain to the existing stream (located near the eastern property line). Due to the proposed increase in impervious cover the stream can expect an increased hydraulic load. It's recommended that the applicant conduct and document a stream stability assessment to confirm the stream can handle the additional load without having downstream impacts.
8. The applicant claims the required runoff reduction for the project will be achieved using infiltration practices with runoff reduction capacity. Each infiltration device will have an upgradient pretreatment device to filter sediment from the runoff. We note that pretreatment devices have not been included in the conceptual stormwater report or supporting stormwater calculations, however the applicant claims to have



considered them spatially. This aspect of the design cannot be adequately reviewed until a full grading plan is prepared.

9. As the design progresses, a long-term inspection and maintenance plan will be required for the proposed stormwater management practices.
10. Applicants should confirm if DEC wetland Permits are necessary regarding the two vehicular stream crossings.
11. We note construction phases have been coordinated to limit soil disturbance to under 5 acres at any given time. Applicant claims a formal phasing plan will be included in the final construction document package.

Conclusion and Recommendations

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, PE
Senior Civil Engineer

Attachments:
none

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