



May 21, 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](mailto: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:

- Proposed Planned Resort Development Report, prepared by StudioA, dated February 1, 2024.

At the Town's request, we have conducted an initial cursory review of the application for issues of note. The plans submitted to date are conceptual in nature. As such, the purpose of this letter is to identify high level engineering matters and is not a comprehensive engineering review. We offer the following comments for the Town's consideration:

1. According to the Full EAF, the project will disturb 102.2 Acres and is located outside of the Lake George Park. Therefore, the project's compliance requirements with the applicable Town and State stormwater regulations are as follows:
  - (a) Town Code 147-8: required because disturbance > 1 ac.
  - (b) Town Code 147-9 and 147-10: required for all projects.



- (c) Town Code 147-11: not required because outside the LG Park.
- (d) NYSDEC GP Coverage: required because disturbance > 1 ac.

2. The Applicant will be expected to submit a water report that demonstrates sufficient capacity exists for the proposed development. Further, the Applicant shall demonstrate compliance with Section 507 of the Fire Code (Fire Protection Water Supplies) regarding fire flow. Please note, although compliance with Section 507 of the Fire Code may be reviewed during the building permit application (although it is strongly encouraged to occur during site plan review), the Applicant may need a site plan amendment from the Planning Board if design changes are required to meet site design changes to demonstrate conformance to Section 507 of the Fire Code.
3. The Applicant shall provide an intent-to-serve letter from the water provider, indicating the service provider's ability to serve the project.
4. The applicant will be expected to develop a Sanitary Sewer Report summarizing anticipated demand and sizing calculations for the subsurface sanitary sewer collection system and decentralized wastewater treatment plant.
5. This project will require the preparation of a full SWPPP. In addition, if more than 5 acres of disturbance is proposed at any given time (which seems likely given the overall scope of the project), the applicant will ultimately need to prepare detailed construction phasing and erosion & sediment control plans. Though these elements are not critical at this stage of the process, we recommend that the applicant begin incorporating a realistic phasing plan into their application materials.
6. This project will require detailed and extensive grading plans to ensure adequate drainage throughout the site. Snowmelt from West Mountain may cause significant runoff within the vicinity of proposed structures.
7. The concept stormwater management plan shows that the design will rely primarily on stormwater infiltration and other green infrastructure techniques to meet the project's stormwater requirements. This approach is acceptable, though it is noted that it relies heavily on the presence of adequate soils throughout the site.
8. The concept plans provided show several test pits were performed within the proposed development area. We note that additional test pits as well as infiltration testing may be required to support the detailed design of stormwater infiltration practices.
9. Applicant to clarify all entities requiring approval including but not limited to NYSDEC, NYSDOH, USACE, NYSOPRHP, NYSDOT, etc. and provide all correspondence to Town as project progresses.



10. Applicant to obtain all necessary permits from the Town and NYSDEC for all the proposed relocation or piping of NYSDEC regulated stream 941-397.
11. The Applicant to clarify if the USACE has provided concurrence of the wetland delineation and if a jurisdictional determination has been completed. If the USACE provides correspondence, the Applicant to provide a copy to the Town.

## Conclusion and Recommendations

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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)  
Erin O'Donnell