

ROBERT T. POLITI
TOWN CLERK
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BOB MILLER
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DEREK DOTY
JACK FAVRO
LARRY C. STRAIGHT
CATHERINE EDMAN, CPA

TOWN OF NORTHELBA
2693 MAIN STREET
LAKE PLACID, NEW YORK 12946
phone: (518) 523-9516 fax: (518) 523-9569
web: www.northelba.org



EUGENE MARTIN
CODE ENFORCEMENT
OFFICE
TODD ANTHONY
DEAN M. DIETRICH
HON. WILLIAM HULSHOFF
RONALD J. BRIGGS

APPLICATION TO REVIEW BOARD COVERSHEET

Applicant:

Name: Zuifer Cecunjanin
Address: 2409 Main St Lake Placid NY 12946
Telephone & Email: 518-521-5167 & zuki4m@gmail.com

Property:

Address: 2793 Wilmington Road
Tax Map # 42.224-1-8.000
Zoning District: Gateway Corridor/Viewshed Overlay

Authorized Agent, if any (submit authorization letter):

Name:
Address:
Telephone & Email:

Nature of Request: Asking that parking for 14 cars be approved, see attached site plan.

Evidence of Owner Authorization Submitted:

Evidence submitted that a deed restriction does not exist regarding this type of application:

Has this property had prior Planning/Zoning review and/or approvals? Yes

If yes, please explain: Case #922 – approved a new structure but commercial use never specified

Fee Structure:

X \$50 fee for applications with up to \$100,000 of improvements
\$100 fee for applications with over \$100,000 of improvements

Date Paid: _____



Applicant's Signature: _____ **Date:** _____

Subscribed and sworn to me this _____ of _____, 2019.

Notary Public: _____

White Bear Restaurant Narrative
(Typed from handwritten letter rcv'd on 9/8/2020)

Project Narrative: Family restaurant & bar

Hours of Operation: Mon-Fri 11 AM – 10 PM

Employment: 5 per shift

Location: 2973 Wilmington Rd., Lake Placid

Building Description: restaurant, service bar, storage area, party area, and prep room on first floor with one bathroom

- Kitchen, restaurant, bar, bathroom and dining area, with loading dock
- Parking area for 12 cars and loading dock. There is no outside storage areas

White Bear Restaurant is located in the resort town of Lake Placid. The restaurant is located on Main Street Lake Placid with four hotels with no dining facilities

Restaurant will provide employment and revenues to the community. The Adirondack based theme in appearance and food served. The restaurant capacity is 80 people seated over the two floors. Under the deck is a loading dock in rear so no off street deliveries.

The restaurant and bar are within walking distance of hotels, therefore people will not need to walk or find transportation. The town features a free trolley with a stop near restaurant and Uber services to those staying in one of the dozens of hotels for tourist.

The town features many outdoor activities including, snowmobilers, boaters, water and skiing activities, shopping and relaxation. The town high end in the quality of tourist.

White Bear has a panorama scenery of the Adirondack mountains and is located two blocks from the Olympic sports center which features many events throughout the year.

Future growth is intentions to buy adjacent properties to increase parking capacity.

The facility is owner ran and operated by Zuki Cecunjanin family.

The White Bear Restaurant has been a dream of the owner to live at the restaurant in his third floor home. The building will be named in honor of his now deceased son Harris (2004). This is where he will retire with his family and feel ownership of a successful career and family life.

The owner has experience of twenty three years in restaurant and construction and is overseeing the project personally.

Sincerely,

//s// Zuifer Cecunjanin 9/8/2020

Zuki4m@gmail.com
518-521-5167

P.S. Feel free to ask questions during the board meeting for further information.

Zuifer Cecunjanin
2793 Wilmington Road
Lake Placid, NY 12946

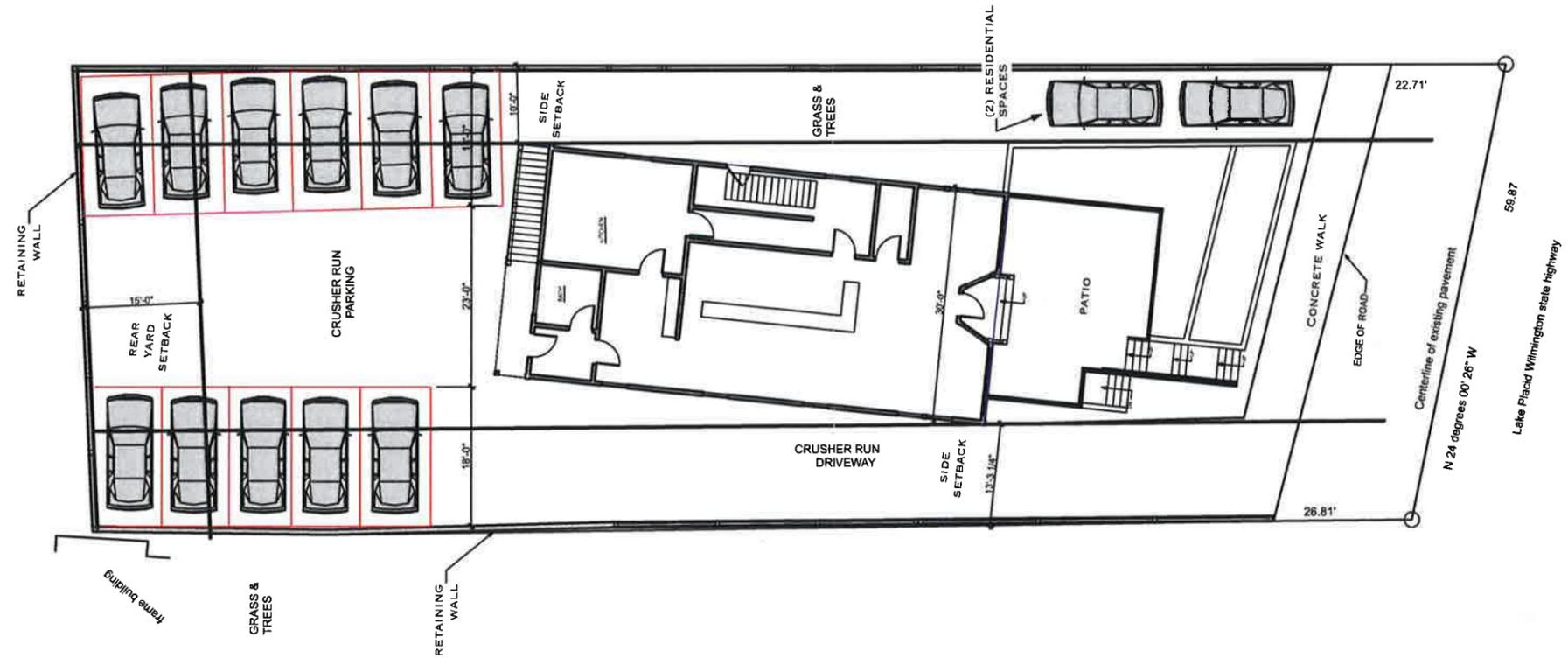
Zuifer will not have a dumpster for his restaurant on Wilmington road. He will do as he does now for the Black Bear Restaurant and use his truck to bring garbage to the dump daily.

Deliveries will be dropped off in the parking lot and brought in by the back door.

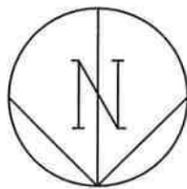
Cecunjanin Project Narrative

Mr. Cecunjanin would like to have 14 parking spaces for his project at 2793 Wilmington Road. His hope is that 3 seats per car will give him 42 people and then additional seats can be added for walk ins.

SITE PLAN



<u>Gateway Corridor District</u>	
Minimum Lot Area	- .2 acre (8,712 sq. feet)
Max. Res. Density	- 10 units/per acre
Min. Lot Width	- 70 feet
Min. Front Setback	- Average yard of abutting principal structures on the same side of the street wholly or partially within 500'
Min. Side Setback	- 10' min./ 25' total both sides
Min. Rear Yard Setback	- 15'
Max Building Height	- 35'
Max Impervious area	- 70%

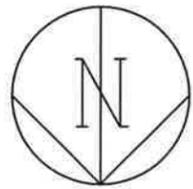
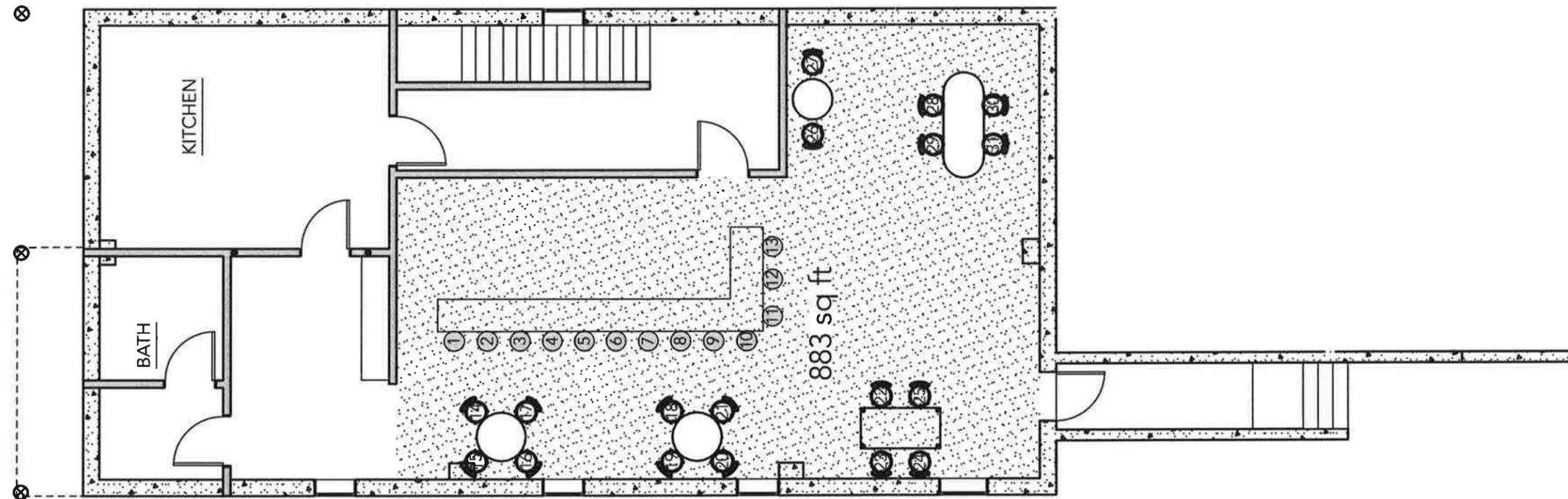


CECUNJANIN - LAKE PLACID, NY

SCALE: 1" = 20'-0"
DATE: 8/3/20

BASEMENT PLAN

SEATING FOR WALK-INS - 30 PEOPLE/ SEATS



CECUNJANIN - LAKE PLACID, NY

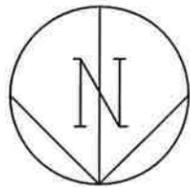
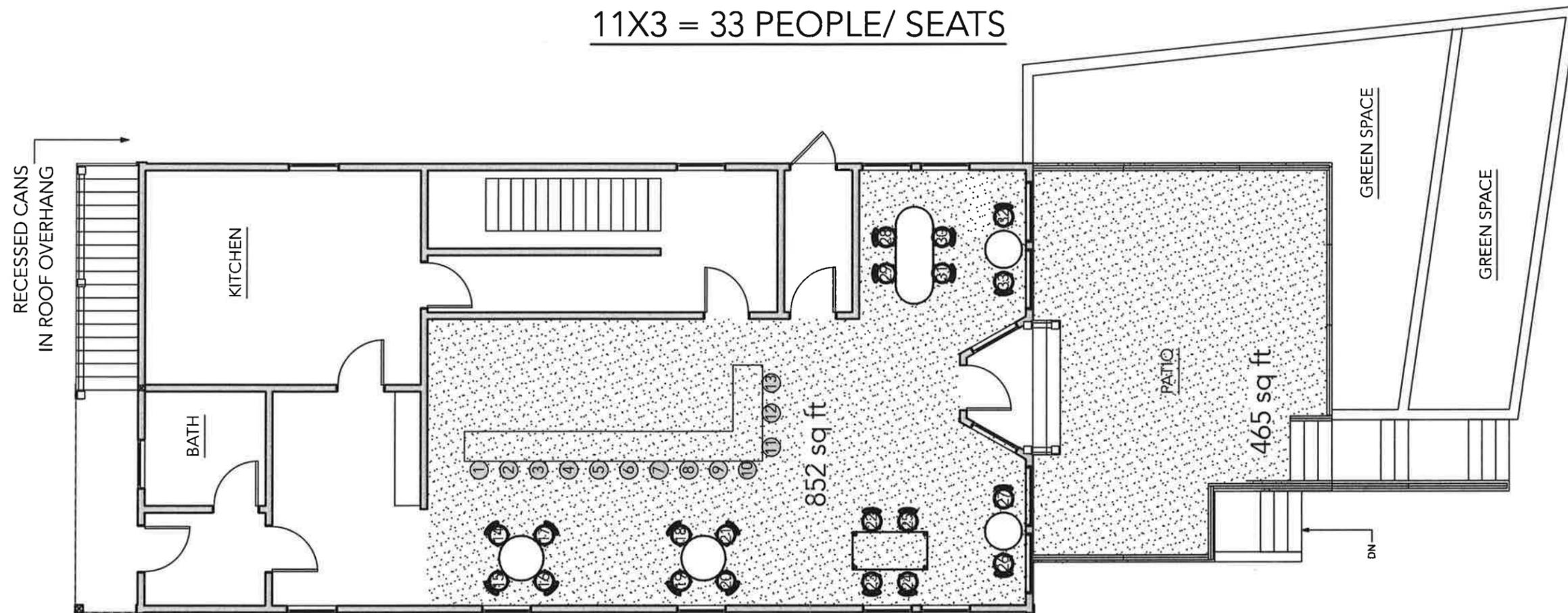
SCALE: 1/8" = 1'-0"

DATE: 8/3/20

FIRST FLOOR PLAN

11 PARKING SPOTS

11X3 = 33 PEOPLE/ SEATS



CECUNJANIN - LAKE PLACID, NY

SCALE: 1/8" = 1'-0"

DATE: 8/3/20

B. Permitted Uses

Single and Two-Family Residential
Accessory Dwellings

C. Conditional Uses

Accessory Dwelling Conversions not in conformance with setback requirements
Antennae/Communications Facility
Bed/Breakfast / Rooming House
Cemetery
Commercial
Commercial Excavation
Day Care
Fuel Sales, Storage
Home Occupation
Hotel/Motel
Marina
Membership Club/Fraternal Organization
Mobile Home Court
Multi-Family Residential
Nursing Home/Residential Care Facility/Convalescent Home
Open Space Recreational
Place of Worship
Semi-Public Facility
Vehicle Fuel Sales

D. Standards for Gateway Corridor District

Minimum Lot Area	.2 acre (8,712 sq. ft.)
Maximum Residential Density (unit/acre)	* ** 10 units/acre
Minimum Lot Width	70 feet
Minimum Front Setback	The average front yard of abutting principal structures on the same side of the street wholly or partially within 500 feet.
Minimum Side Yard Setback	10 feet minimum/25 feet total on both sides
Minimum Rear Yard Setback	15 feet
Maximum Building Height	35 feet
Maximum Impervious Area	70%

Accessory dwellings will not be considered when determining maximum residential densities. A density bonus may be permitted for approved conservation subdivisions and income based housing (see Section 7.2 and 5.6).

Establishing the average front yard setback does not require a survey. When the average front setback cannot be established, is not in conformance with this Code, or would result in an unnecessary hardship, the front setback shall be at least 35 feet.

*Town of North Elba Local Law 1 of the year 2013

**Village of Lake Placid Local Law 1 of the year 2013

Table 1. Off-Street Parking Requirements

Use Type	Minimum Spaces Required
Bed & Breakfast/Rooming House	2 per dwelling unit, 1 per lodging room and 1 per non-resident employee
Commercial Use	1 per 300 sq. ft. of gross floor area
Dwelling, Accessory	1 per unit
Dwelling, Multi-Family	1.5 per unit
Dwelling, Single- or Two-Family	2 per dwelling unit
Hotel /Motel	1 per room or rental unit
Marina	1.3 per boat berth - additional parking for trailers may be required by the Joint Review Board
Membership Club / Fraternal Organization	1 per 200 sq. ft of gross floor area
Nursing Home/ Residential Care Facility/ Convalescent Home	1 per 3 beds
Public Assembly (auditorium, stadium, theater, place of worship, etc.)	1 per 200 sq. ft. of gross floor area, or 1 per 5 seats in assembly room(s), whichever is greater
Restaurant, Eating/Drinking Establishment	1 per 3 seats, or 50 sq. ft. of floor area available to patrons where no seating is generally available
Semi public Building	1 per 200 sq. ft. of gross floor area
Grouped Retail	5.5 per 1000 sq. ft. of gross floor area
Unspecified	As determined by the Review Board under site plan or conditional use review

C.
A. Location of Parking

1. Required parking spaces, open or enclosed, shall be located either on the same lot as the use for which they are accessory, or off-site, provided that all required spaces are located within 200 feet walking distance of such lot. Such spaces shall be in the same ownership or under long-term lease agreement as the use to which they are accessory, and shall be subject to deed restriction binding the owner, heirs and assigns to maintain the required number of spaces either: (a) throughout the existence of such use to which they are accessory; or (b) until such spaces are provided at another location approved by the Review Board.

2. Parking areas for fewer than five vehicles should be located behind the building front facade line.
3. Parking areas for five or more vehicles should not be located in any front yard or within five feet of any property line, except for single or two family dwellings. Where parking areas need to remain in front of or beside buildings, a 10-foot wide planting area should be provided between the parking area and street right-of-way. Such parking areas shall not be used for automobile service, repair or fueling, or for the storage of gasoline, oil, grease or other materials.
4. Any entrance or exit from an off-street parking area of five spaces or more shall be located a minimum of 50 feet or the furthest appropriate distance from a street or highway intersection.

D.
 B. Dimensional Standards for Parking Spaces, Aisles and Curbing

1. The minimum parking space per passenger vehicle shall be 9 feet by 18 feet. Additional larger parking spaces may be required to accommodate larger vehicles.
2. Parking aisles shall be a minimum of 26 feet wide for two-way traffic and 13 feet wide for one-way traffic.
3. Six inch tall curbing with a 90 degree vertical angle shall be used when creating islands for vegetation or lighting.

E. Design Considerations

1. Parking areas shall be landscaped and screened from roadways by a wall, fence, thick hedge or berm. Such screening should not be less than three or more than eight feet in height.
2. Walls, fencing, and architectural details in parking areas should complement the materials used in adjacent architectural styles.
3. Parking areas of more than 50 spaces, or in other cases as deemed appropriate by the Review Board, should be segmented with the use of landscaped islands or medians that are at least 10 feet in width.
4. Curb cuts should only be as wide as necessary to accommodate needed lanes. The number of curb cuts and curb radiuses should be kept to a minimum.
5. Parking areas should be designed so that cars may exit and enter without backing onto the right-of-way.
6. Secondary access points from side roads should be employed when warranted.
7. Adjacent parking areas should be connected by pedestrian pathways whenever possible.
8. Where bus stops occur in the public right-of-way, pedestrian walkways should provide a direct and clear connection from the building's main entrance to the bus stop.
9. Shared parking areas serving two or more uses is encouraged and may be required, provided that the number of required parking spaces shall not be fewer than the total required for individual uses, unless otherwise allowed.
10. Parking area design shall accommodate adequate provisions for snow removal and storage.