

JAY RAND
SUPERVISOR
LAURIE C. DUDLEY
TOWN CLERK/ TAX COLLECTOR
523-2162
JACK FAVRO
DEREK DOTY
RICHARD CUMMINGS
EMILY KILBURN POLITI
TOWN COUNCIL
KENNETH PORTER
SUPT. OF HIGHWAYS
523-9081
CATHERINE EDMAN
BUDGET OFFICER
523-9517

TOWN OF NORTH ELBA

2693 MAIN STREET
LAKE PLACID, NEW YORK 12946
phone: (518) 523-9516 fax: (518) 523-9569
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EUGENE MARTIN
PARK DIST. MGR.
523-2591
MIKE ORTICELLE
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523-2141
RONALD J. BRIGGS
ATTORNEY FOR THE TOWN

July 13, 2020

From: Chairman, Town of North Elba/Village of Lake Placid Review Board
To: Town Board, Town of North Elba, NY

Subj: Recommendation re Planned Development District Zoning Request from Lake Placid
Vacation Corporation (Tax Map #42.2-3-2.000)

Ref: (a) Lake Placid Vacation Corporation Review Board Application of 5/20/2020
(b) Lake Placid Vacation Corporation Narrative (Art Lussi); Lussi Email of 6/25/2020
(c) Review Board Public Hearing of 7/1/2020
(d) MJ Engineering Concept Plans [Annotated] of 7/10/2020

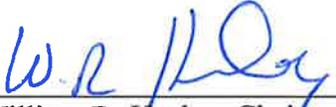
1. Per reference (a), Lake Placid Vacation Corporation (LPVC) has submitted a request to redesignate a parcel of land from a Village Center District to a Planned Development District (PDD). The parcel is a 15.8-acre lot abutting the Crowne Plaza Hotel property to the east, Wesvalley Road to the west, Trustees of School District 2 (Shipman Youth Center) to the south, and Northern Adirondack Housing Development and Woodknoll Homeowners Association, Inc., to the north.
2. The primary purpose of the request is to donate approximately 5 acres of this parcel to the Town of North Elba for development of affordable housing by Larry Regan (Regan Development Corporation, Ardsley, NY). The remaining acreage would be used for Jack Rabbit Trail access, snowmobile access, and/or future housing or hotel development (ref b).
3. The Review Board discussed this request as Case #1082 at its meeting on 7/1/2020. Mr. Lussi reiterated his request in person. A public hearing conducted as part of this meeting (ref c). There was no oral or written response from the public.
4. The Review Board conducted a site visit at the property on 7/7/2020 (ref d). Katrina (Lussi) Kroes attended for LPVC. Upon viewing the property and discussing the proposed 5-acre parcel, the Board approved a motion recommending the following setback standards for the proposed ~5-acre lot and the remaining ~10-acre lot (ref d):
 - a. ~5-Acre Lot
 - i. A 50-ft side setback on the south side of the proposed lot.
 - ii. A 25-ft front setback on the west side (Wesvalley Rd) of the proposed lot.

- iii. A 15-ft side setback on the north side of the proposed lot.
- iv. A 15-ft rear setback on the east side of the proposed lot.

b. Remaining ~10-Acre Lot

- i. A 10-ft side setback bordering the north lot line of the proposed ~5-acre lot.
- ii. A 25-ft front setback on the west side (Wesvalley Rd) of the lot.
- iii. A 15-ft side setback for the north side of the lot.
- iv. A 15-ft rear setback for the east side of the lot

Respectfully submitted,



William R. Hurley, Chairman

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APPLICATION TO REVIEW BOARD COVERSHEET

Applicant:

Name: Lake Placid Vacation Corporation
Address: 101 Olympic Dr, Lake Placid
Telephone & Email: 518-523-2556 & arthur@lakeplacidcp.com

Property:

Address: Wesvalley Rd (east side of road near intersection of Cummings Rd)
Tax Map # 42.2-3-2.000
Zoning District: Village Center

Authorized Agent, if any (submit authorization letter):

Name: Arthur Lussi
Address: 101 Olympic Dr, Lake Placid
Telephone & Email: see above

Nature of Request: Requesting reclassification as a Planned Development District

Evidence of Owner Authorization Submitted: Yes

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? No

If yes, please explain:

Fee Structure:

Date Paid: _____

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

Applicant's Signature: _____ *Arthur Lussi* _____ **Date:** 5/20/2020

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

Notary Public: _____

REF (a)

Terry Tubridy

From: Britt Isham
Sent: Wednesday, May 20, 2020 3:51 PM
To: Terry Tubridy; Darci LaFave
Subject: FW: Review Board/PUD

From: Arthur Lussi <arthur@lakeplacidcp.com>
Sent: Wednesday, May 20, 2020 3:42 PM
To: Britt Isham <bisham@northelba.org>
Cc: Jay Rand <jrand@northelba.org>; Craig Randall <mayorrandall@villageoflakeplacid.ny.gov>; Larry Regan <larry@regandevlopment.com>; Emily Kilburn <elkilburn@gmail.com>; james@lakeplacid.com; Betty Little (senatorbettylittle@yahoo.com) <senatorbettylittle@yahoo.com>
Subject: Review Board/PUD

May 20, 2020

Dear Lake Placid Review Board,

The Lussi Family is working with an affordable housing expert for a project along Wesvalley Road on the Crowne Plaza Property. We plan to donate approximately 5 acres of land to support the project. We would like the entire area from the Crowne Plaza to Wesvalley Road rezoned to Planned Development to support this project. As of now the P-D line runs through the middle of the Crowne Plaza property along the Village and Town line. We propose to move the westerly boundary of the P-D line from the Village/Town line to Wesvalley Road. This area is served by existing Village Water, Village Sewer, and Village Electric. If you need more information, do not hesitate to call or email me. We are trying to get this community project completed as soon as possible. Time is of the essence.

Thank you for your time and consideration.

Art Lussi

June 25, 2020

Town of North Elba Board
Joint Review Board
Adirondack Park Agency

Re: PD for Crowne Plaza Property

Dear All,

Please review Map of Lake Placid Vacation Corp. lot 42.2-3-2.000 and surrounding land owners. You may find a larger map on essex-gis.co.essex.ny.us.

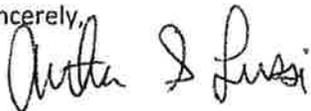
We plan on donating approximately 5 acres of the 15 acre parcel to the Town of North Elba who will pass it on to affordable housing developer named Larry Regan. Larry plans to build 40-60 1 and 2 bedroom units to be used for the World University Games in January of 2023. After the games the units will become affordable housing units for area workers who meet an income based criteria for rent.

The remaining ten acres will be used for Jack Rabbit Trail Access, snowmobile access, mixed use housing, or possibly another 100 room hotel.

We have also provided a list of Neighbors within 200 feet of the proposed PD for the property. Jim Brooks has a law office on about an acre. Verizon has a telecommunications building on .40 acres in the middle of the Crowne Plaza parking lot. ORDA manages over 11 acres of land comprising the Olympic Center. The Lake Placid Central School owns the Shipman Youth Center on 3.4 acres right next to proposed Affordable Housing Project, as well as School itself that is on about 10 acres. Phil Wilsey has an electrical supply business on 1.39 acres to the southwest. Arlene Petty has .93 acres. Carl Topper has a house on .40 acres. The Frederick Gotha Trust has a townhouse on .13 acres. Micheal Ballard and John Reinker have TownHouses on .05 acres. Northern ADk Housing has common area of 4.92 acres as does Woodknoll HO Assoc. Kim Moran has a home on corner of Cummings and Wesvalley on .31 acres, as does Susan Hinckley on .29 acres.

If you have any questions, do not hesitate to call me at 518 523 2556 ext 452 or email at Arthur@lakeplacidcp.com.

Sincerely,



Art Lussi
President Lake Placid Vacation Corporation

REF (b)

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REVIEW BOARD AGENDA

Wednesday, July 1, 2020, at 5:30 PM

OLD BUSINESS

Lake Placid Vacation Corps./Lussi, Arthur (Case #1082) – Request for Planned Development/Public Hearing

Jubin, Jennifer (Case #1087) – Viewshed Overlay/Notice to Neighbors

Lamb, Joe/Lamb Properties (Case #754) – Modification to Previous Approval

NEW BUSINESS

Quade, Eugenia/Mountain Rocks (Case #1088) – Sign Review

Cunningham, Tyler/Ski Barn (Case #1089) – Sketch Plan Review/Historic Overlay

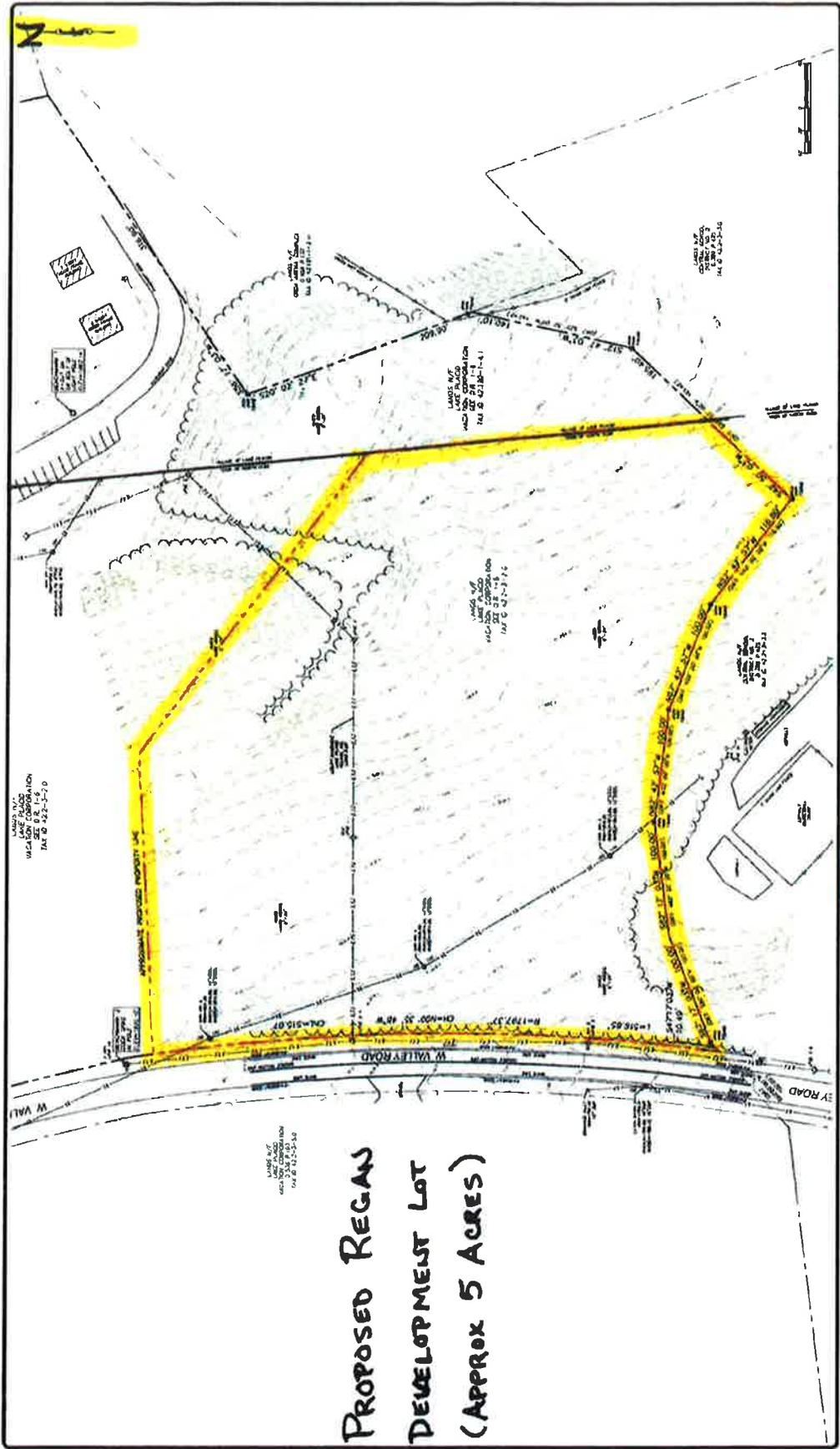
Bimonte, Edite/Bluesberry Bakery (Case #1090) – Sign Review

Rose, Richard/Carbil Corp. (Case #1091) – Sketch Plan Review/Shoreland Overlay

BOARD BUSINESS

Approval of Meeting minutes of 6/17/2020

REF (c)



**PROPOSED REGAN
DEVELOPMENT LOT
(APPROX 5 ACRES)**

DATE	DESCRIPTION

REGAN DEVELOPMENT
EXISTING CONDITIONS
 TOWN OF NORTHELA
 LANE FLACID
 NEW YORK

**Engineering and
Land Surveying, P.C.**
 100 Chestnut Street - Chester, PA 19380

I, the undersigned, being a duly qualified and licensed Professional Engineer and a duly Licensed Professional Land Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey and plan as shown to me by the client, and that the same conform to the requirements of the laws of the State of Pennsylvania.

NO.	DATE	BY	REVISIONS

DATE	DESCRIPTION

C-2

