

**Project Narrative**  
**for**  
**Wesvalley Road Apartments**  
**Town of North Elba**  
**Essex County, New York**

Prepared for:  
Regan Development Corporation  
1055 Saw Mill River Road #204  
Ardsley, NY 10502

June 9, 2020

*Prepared by:*



Engineering and  
Land Surveying, P.C.

21 Corporate Drive, Suite 105  
Clifton Park, NY 12065  
Tel: 518-371-0799  
Fax: 518-371-0822



## **INTRODUCTION**

The proposed project is located on a parcel of land that is within the Town of North Elba (Tax ID # 42.2-3-2.000). The 15.8± ac property is located on Wesvalley Rd, approximately 150 feet north of the intersection of Cummins Rd and Wesvalley Rd; see attached aerial map and tax map. Regan Development proposes to construct a 3-4 story apartment building containing single- and double-bedroom units, on a +/- 5 acre portion of the parcel which will be subdivided from the parcel and purchased from Lake Placid Vacation Corp. The proposed project will include the 60 unit apartment building, parking, utilities, and stormwater management area.

## **Zoning**

Parcel 42.2-3-2.000 is currently zoned as Village Center, although the current owner of the property (Lake Placid Vacation Corp.) is in the process of changing the zoning to Planned Development. The property is surrounded by North Lake Residential to the north and south, and Old Military Corridor to the west, and Planned Development to the east. See attached zoning map.

## **Wetland**

The project does not contain any wetlands.

## **Flood Plain**

The parcel is not located within a flood plain.

## **Usage**

The proposed use of multi-family residential is an allowed use within the proposed Planned Development.

## **Building**

The proposed building will be 4 stories from the front and built into the existing terrain, with only 3 stories in the rear. The building will be approximately 53,600 sf with 60 one and two-bedroom apartments, and approximately 44 ft in height per the Town of North Elba's height definition; see attached building elevations.

## **Operations**

The proposed project will consist of single- and double- bedroom apartments which are expected to hold 60 total units. There are no business/hours of operation for the residential project. Residents will be coming in and out of site for work and other miscellaneous activities.

## **Water**

There is service currently along Wesvalley Road. A water district extension is not needed.

## **Sewer**

There is service currently along Wesvalley Road. A sewer district extension is not needed.

## **Stormwater**

As the building and site improvements will result in disturbance of more than 1 acre, a NYSDEC GP 00-20-001 permit will be required. The project will include the construction of an infiltration basin to address water quality and water quantity to be in compliance with NYSDEC GP 00-20-001 permit.

## **Setbacks**

The Planned Development will define the setbacks for the project. The town code restricts the building height to 45 feet, within a Planned Development. The proposed building will conform to the 45 feet height restriction, as defined by the Town of North Elba.



### **Parking**

Town Code requires parking calculated at 1.5 spaces per residential unit, which requires 90 parking spaces. The proposed project proposes 75 total spaces with 8 handicap parking stalls. A waiver from the Review Board would be required for the proposed reduction in parking.

### **Traffic**

Residents will access the site from Wesvalley Road.

### **Impact to Adjoining Property Owners/Community**

There will be very little impact to adjoining properties and the community, as the building will be placed away from the road and much of the existing vegetation will remain.

### **Adirondack Park Agency**

The project will need to be heard by the Adirondack Park Agency, as the building exceeds the height limit of 40', as defined by the APA.



**EXHIBITS:**

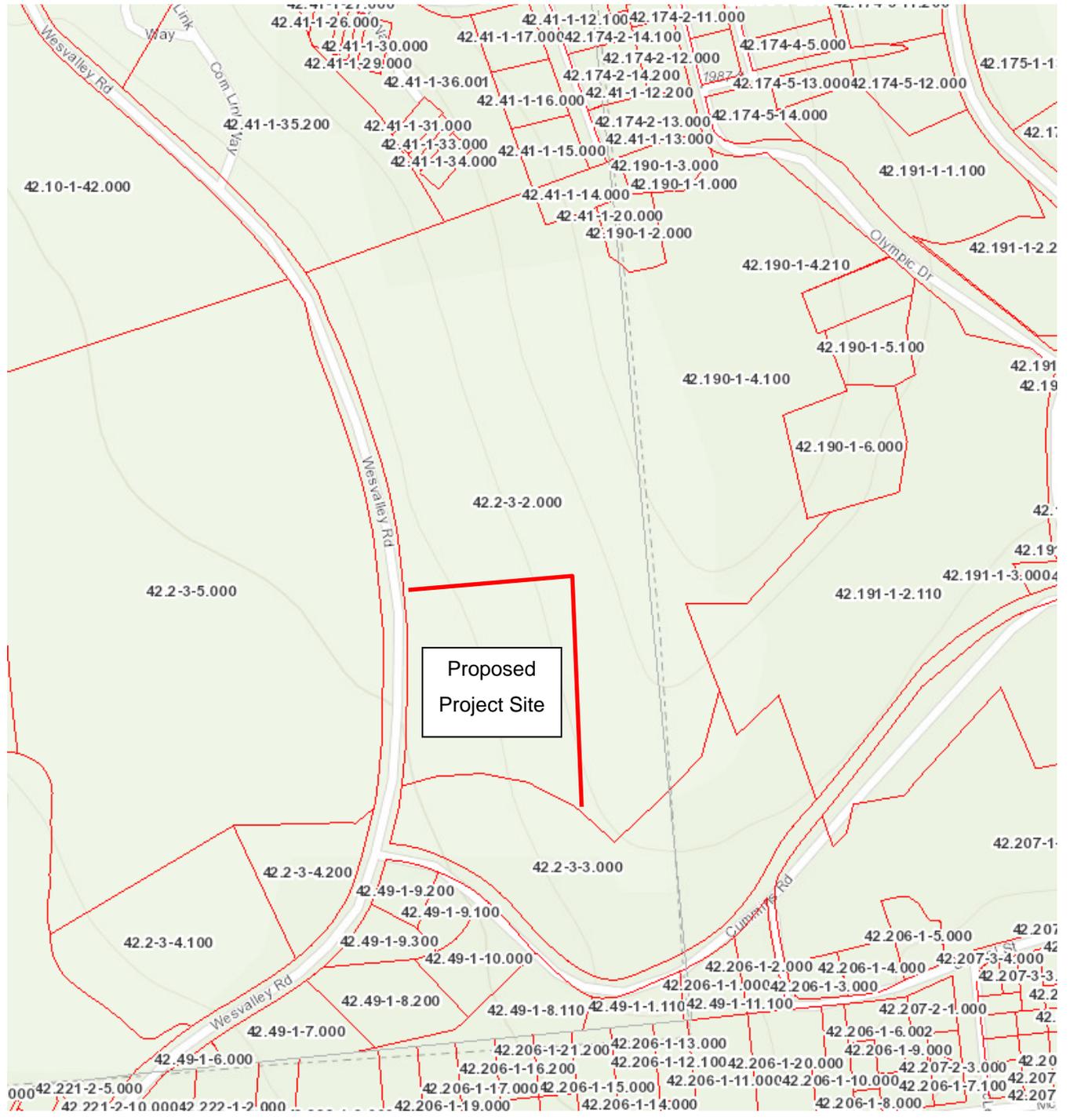
- |                  |                                |
|------------------|--------------------------------|
| <b>Exhibit 1</b> | <b>Tax I.D. Map</b>            |
| <b>Exhibit 2</b> | <b>Zoning Map</b>              |
| <b>Exhibit 3</b> | <b>Aerial Map</b>              |
| <b>Exhibit 4</b> | <b>Building Elevations</b>     |
| <b>Exhibit 5</b> | <b>Architectural Rendering</b> |
| <b>Exhibit 6</b> | <b>Conceptual Site Plan</b>    |



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Land Surveying, P.C.

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## Exhibit 1: Tax I.D. Map





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## Exhibit 2: Zoning Map



### Legend

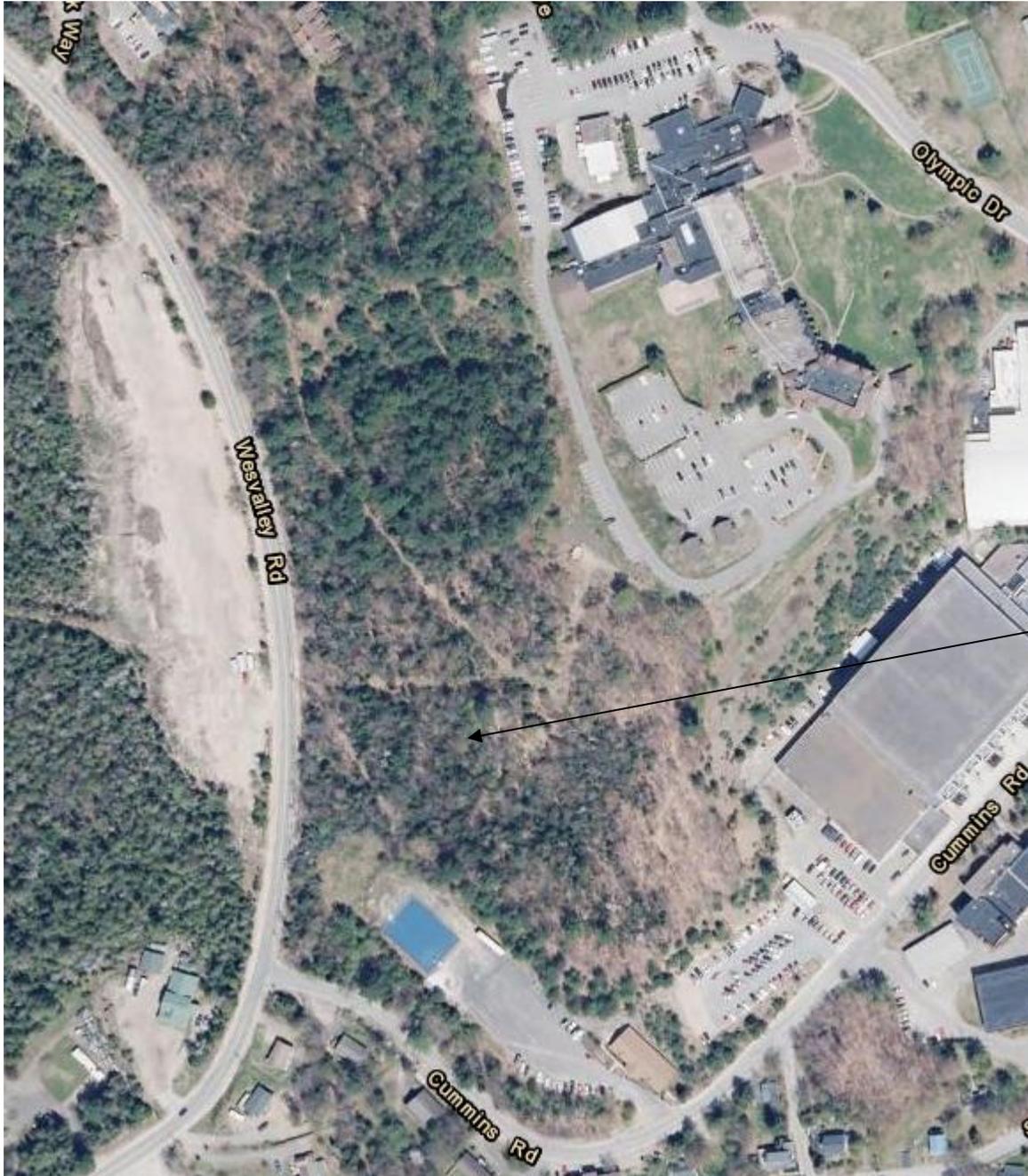
- |  |   |
|--|---|
|  Rural Countryside District       |  Roads                         |
|  North Lake Residential District  |  Tax Parcels                   |
|  South Lake Residential District  |  Town Boundary                 |
|  Town Residential District        |  Village Boundary              |
|  Village Center District          |  Surface Water                 |
|  Gateway Corridor District        |  NYS Forest Preserve Lands     |
|  Old Military Corridor District   |  Other State and Federal Lands |
|  Pre-Existing Planned Development |   |



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## Exhibit 3: Aerial Image



Project Site



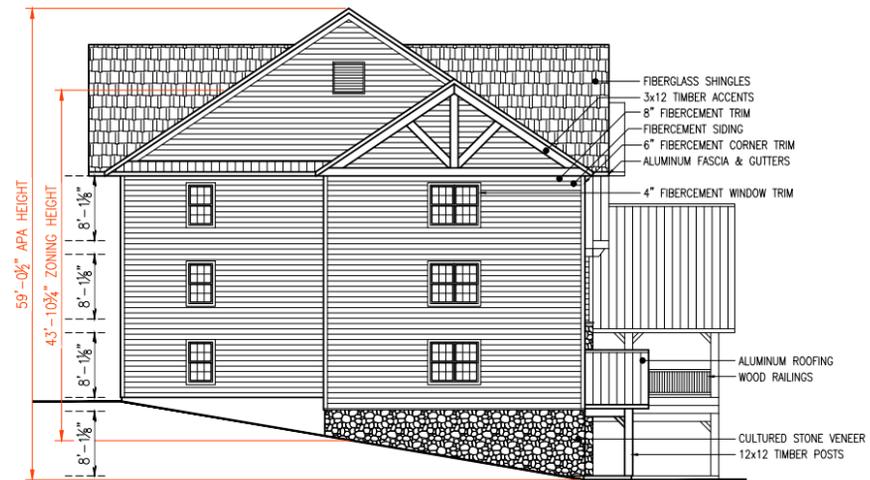
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## Exhibit 4: Building Elevations

Lake Placid - Unit and Area Breakdown					
Floor #	1 Br Apartment	1 Br Apartment	2 Br Apartment	Super's 2 Br Apartment	Totals
	743 s.f. int	717 s.f. int	966 s.f. int	966 s.f. int	
1	4	0	1	1	6
2	12	0	6	0	18
3	12	0	6	0	18
4	8	4	6	0	18
<b>TOTALS</b>					
	36	4	19	1	60
Total Int Area	26748	2868	18354	966	48,936

Minimum Bulk Storage is provided within each unit as follows-1 & 2 BR- 20 s.f., 3BR- 25 s.f.,  
 (3) Units will be Handicap Adapted for mobility impaired tenants per ICC/ANSI 117.1-2009 Type A units (5%)  
 (2) Units will be A/V adapted (2%)  
 All units are visitable and adaptable.



**Exterior Finishes:**  
 Cultured Stone Veneer- 'Lakeshore River Rock'  
 Hardie Fiber Cement Siding- 'Autumn Tan'  
 Hardie Fiber Cement Trims- 'Timber Bark'  
 Timber accents- match Timber Bark  
 Wood railings- match Timber Bark  
 Energy Star Single Hung Vinyl Windows- Tan  
 GAF Fiberglass Shingle Roofing- 'Hunter Green'  
 Aluminum Standing Seam Roofing- 'Hunter Green'

**2 Side Elevation**  
 A1 Scale: 3/32"=1'-0"



**1 Front Elevation**  
 A1 Scale: 3/32"=1'-0"

*Design, Architecture & Planning*  
 6 Old North Plank Road  
 Suite 101  
 Newburgh, NY 12550  
 TEL: 845-561-3559  
 FAX: 845-561-2051  
 ajcoppola@coppola-associates.com

*ajc*

LICENSE NUMBER: 018849

PROPOSED MULTIFAMILY DWELLING FOR REGAN DEVELOPMENT

Lake Placid

Wesvalley Road  
 Town of North Elba, NY

Elevations

REVISIONS
DATE
6/9/20
PROJECT NUMBER
17-34
SHEET NUMBER

**A1**



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## Exhibit 5: Architectural Rendering



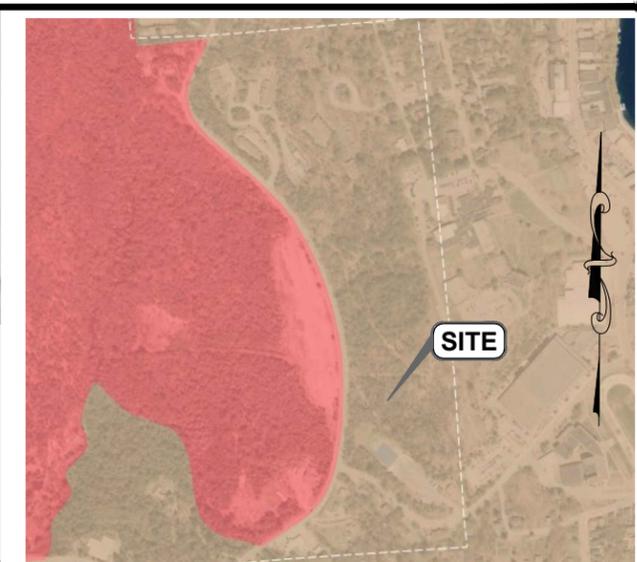


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## Exhibit 6: Concept Site Plan

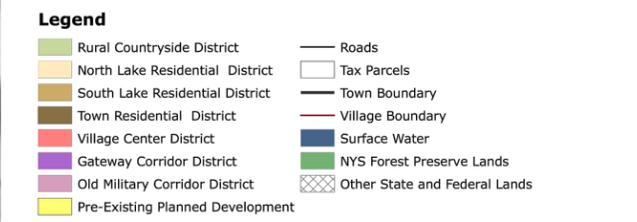
File Name: C:\Users\ayovine\appdata\local\temp\pvcPublish\_29540\Site Plan 5.29.20.dwg  
 Date: Tue, Jun 09, 2020 4:21:17 PM (Name: ayovine)



APA ZONING MAP



ZONING MAP



**SITE INFORMATION**  
 EXISTING ZONING: VILLAGE CENTER DISTRICT  
 PROPOSED ZONING: PLANNED DEVELOPMENT (PENDING)  
 APARTMENTS ARE PERMITTED IN DISTRICT

	REQUIRED	PROPOSED	VARIANCE REQUIRED
LOT AREA:	3 ACRE	± 5.0 ACRES	NO
MINIMUM LOT WIDTH:	TBD	± 400 FT	NO
MAX. IMP. COVERAGE:	TBD	± 25%	NO
MAX. HT.:	45 FT	44 FT	NO
FRONT BLDG. SETBACK:	TBD	±150 FT	NO
SIDE BLDG. SETBACK:	TBD	± 56 FT	NO
REAR BLDG. SETBACK:	TBD	± 340 FT	NO

**PARKING (TOWN CODE SECTION 5.3 TABLE 1)**  
 APARTMENTS 1.5 PER UNIT  
 REQUIRED= 90 SPACES  
 PROPOSED= 75 SPACES  
 VARIANCE REQUIRED  
 YES

SUBMITTAL / REVISIONS				
No.	DATE	DESCRIPTION	BY	REVIEWED BY:

PROJ. MANAGER:	JWE
CHIEF DESIGNER:	JWE
DESIGNED BY:	JWE
DRAWN BY:	APY
CHECKED BY:	JWE

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

**Engineering and Land Surveying, P.C.**  
 1533 Crescent Road - Clifton Park, NY 12065

REGAN DEVELOPMENT  
**CONCEPT PLAN**  
 LAKE PLACID  
 TOWN OF NORTH ELBA NEW YORK

SCALE: 1"=40'  
 CONTRACT No.: -  
 MJ PROJ. No.: 972.46  
 DATE: JUNE 2020  
**C-3**