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TOWN COUNCIL
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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
web: www.northelba.org



EUGENE MARTIN
PARK DIST. MGR.
523-2591
MIKE ORTICELLE
DARCI LAFAVE
CODE ENFORCEMENT OFFICIALS
523-9518
TODD ANTHONY
ASSESSOR
TEL: 523-1975
FAX: 523-9821
TOWN COURT OFFICE
523-2141
RONALD J. BRIGGS
ATTORNEY FOR THE TOWN

APPLICATION TO REVIEW BOARD COVERSHEET

Applicant:

Name: James C. Rhoades/JCR Trust B
Address: PO Box 1315, Lake Placid
Telephone & Email: 214-208-4830 & jrholdes34@gmail.com

Property:

Address: 14 White Birch Way, Lake Placid
Tax Map # 42.25-1-15.000
Zoning District: South Lake Residential w/ Shoreland Overlay

Authorized Agent, if any (submit authorization letter):

Name: Paul F. Shurtleff, Architect
Address: 64 Elm St, Lake Placid
Telephone & Email: 201-390-1120 & paul@paulshurtleff.com

Nature of Request: Proposing to build a single-family dwelling within the Shoreland Overlay District

Evidence of Owner Authorization Submitted: Deed

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

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

If yes, please explain: 2013 boundary line adjustment

Fee Structure:

Date Paid: August 11, 2020

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

Applicant's Signature: Original application on file Date: August 11, 2020

Subscribed and sworn to me this _____ of _____, 2020.

Notary Public: _____

10 August 2020

Town of North Elba - Joint Review Board
William Hurley, Chairman
2693 Main Street
Lake Placid New York 12946

Re: Camp Birch Point,
14 White Birch Way
Lake Placid, New York 12946
Lot 42.25-1-15.100

Dear Mr. Hurley,

Please accept this letter as Authorization for Paul Francis Shurtleff Architect to represent me regarding the enclosed Application. Mr. Shurtleff will submit drawings related to our proposed new house and general Site Plan to the Joint Review Board for consideration.

Sincerely,

James C. Rhoades
JCR Trust B, Trust
29 Nash Street
Lake Placid, New York 12946

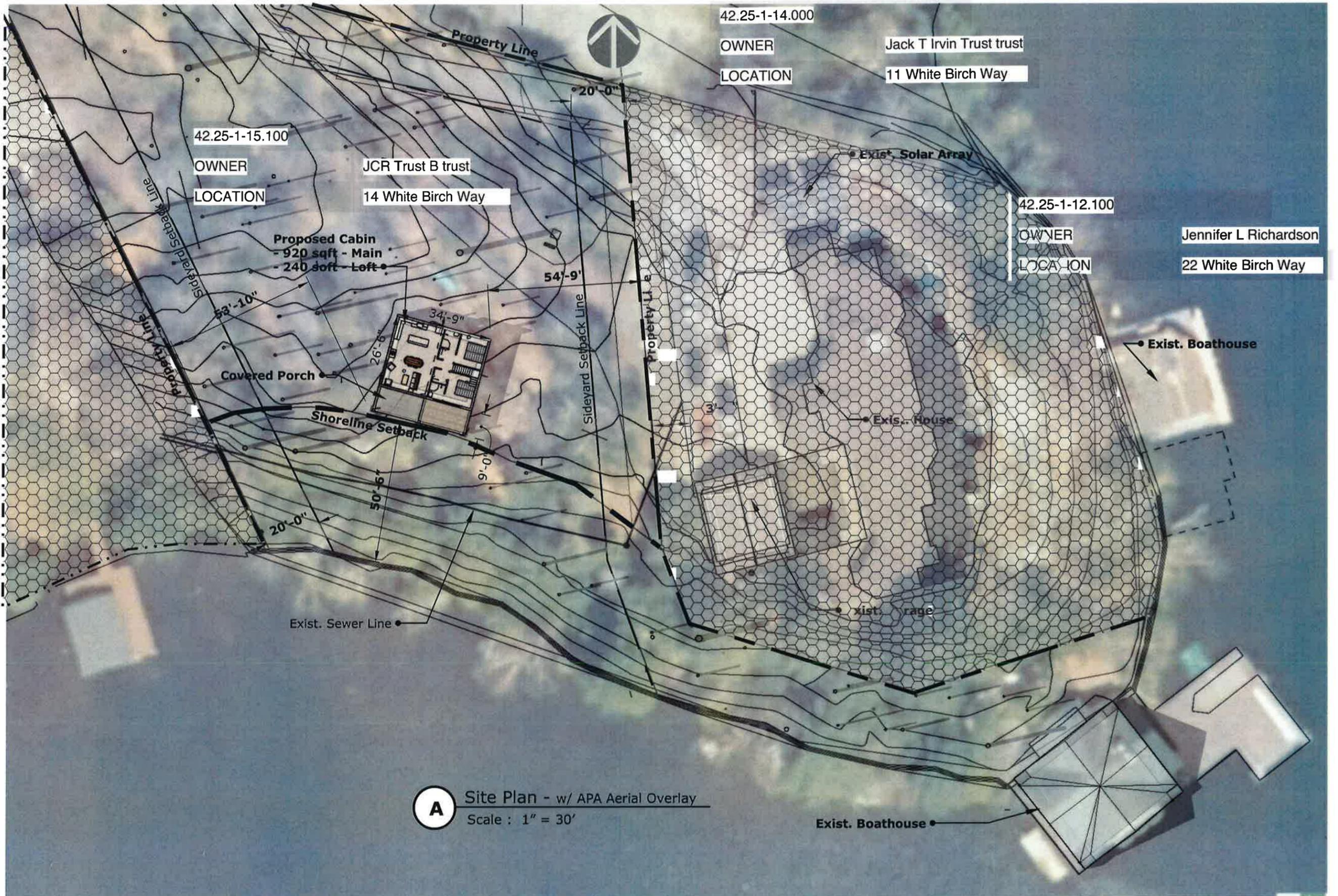
Narrative :

Mr. James Rhoades is submitting a modest Cabin design for the North shore of Brewster Bay, Lot 42.25-1-15.100. The property overlooks the bay, which flows into the southern portion of the East Lake of Lake Placid. The design has been prepared by Paul Francis Shurtleff, Architect. The proposed building is set well within the required Lake and Side Yard setbacks. The Cabin's height is less than 19 feet, as measured by the upper roof midpoint. The house structure is planned to include three bedrooms and three small baths, with a footprint of 920sqft. The home will be used by the Rhoades family year-round. The building's wastewater systems will be connected to the common waste line buried beneath the land.

The building will utilize a Frost Proof Shallow Foundation to minimize the amount of disturbance to the Site. The exterior walls and roof will be fabricated with Structural Insulated Panels to aid the erection and enclosure time. The exterior will be clad in wood-toned materials and muted green trim to reduce its impact from the Lake. There is pre-existing, non-habitable Boathouse on the lot; built in 1999. The existing structure has no running water, and is used during the winter months for storage of several watercraft.

2. Standards South Lake Residential District	Code Requirement	Actual
Minimum Lot Area	0.7 Acres (30,492 sq.ft)	1.17 Acres (50,965 sq.ft)
Maximum Residential Density (unit/acre)	1.4 units / acre	1.7 units / acre
Minimum Lot Width	125 feet (w/ shoreline lot)	370 feet
Minimum Front Setback	50 feet	50.5 feet
Minimum Side Yard Setback	20 feet	53.8 feet & 54.75 feet
Minimum Rear Yard Setback	50 feet	50 feet
Maximum Building Height	30 feet	17.7 feet
Maximum Impervious Area	60 %	11 %

Buildings 1,500sf/50,965sf = 0.03
 Gravel Drives 4,500sf/50,965sf = 0.08
 Total Impervious 6,000sf/50,965sf = 0.11



42.25-1-15.100

OWNER JCR Trust B trust

LOCATION 14 White Birch Way

B Proposed Cabin - Water View South
Scale : not to Scale

42.25-1-12.100

OWNER Jennifer L Richardson

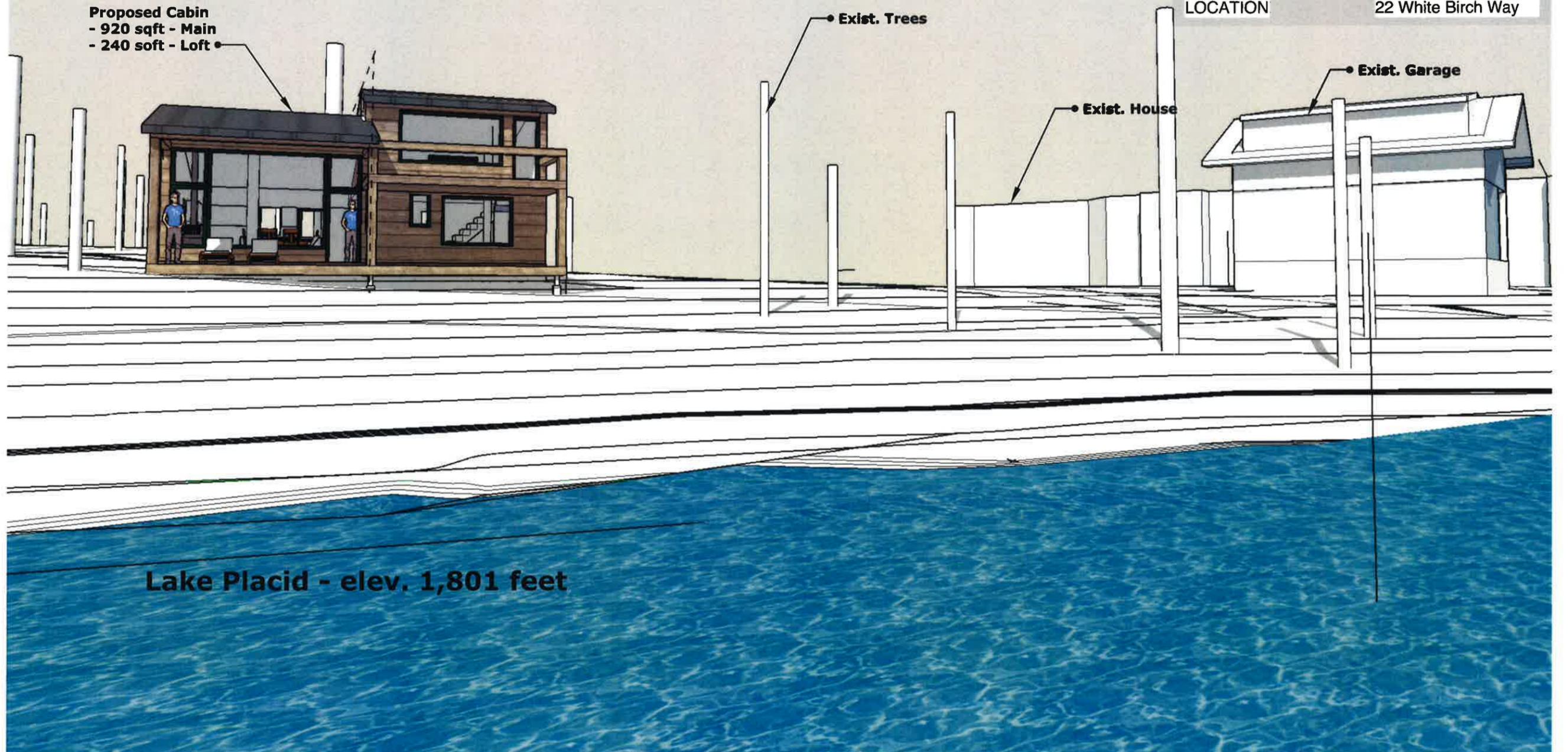
LOCATION 22 White Birch Way

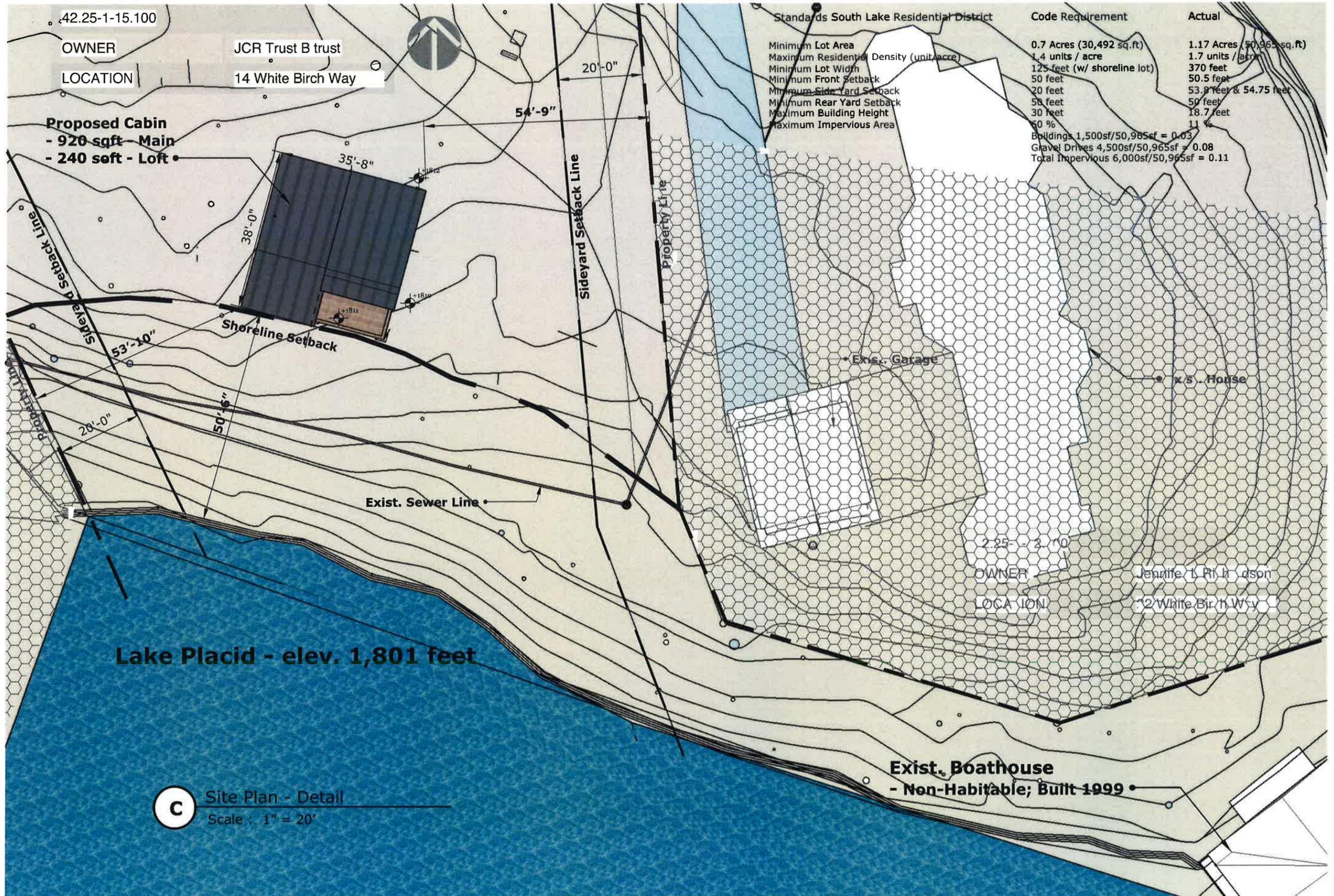
Proposed Cabin
- 920 sqft - Main
- 240 soft - Loft

Exist. Trees

Exist. House

Exist. Garage





42.25-1-15.100

OWNER JCR Trust B trust

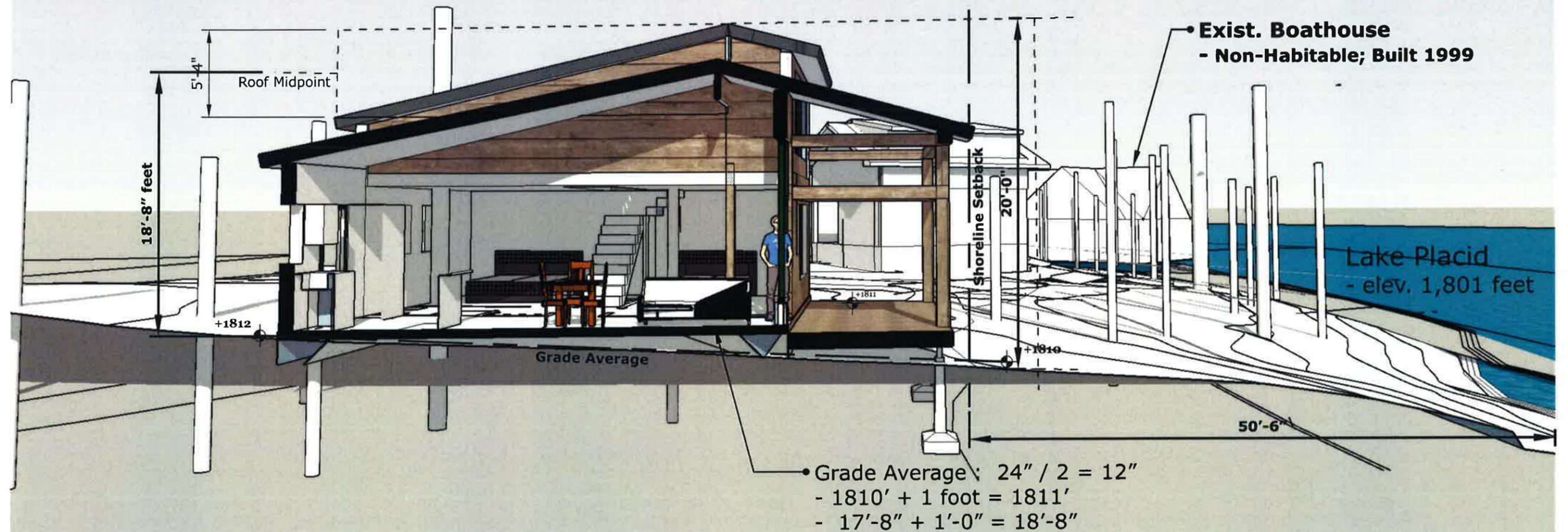
LOCATION 14 White Birch Way

Standards South Lake Residential District

Code Requirement

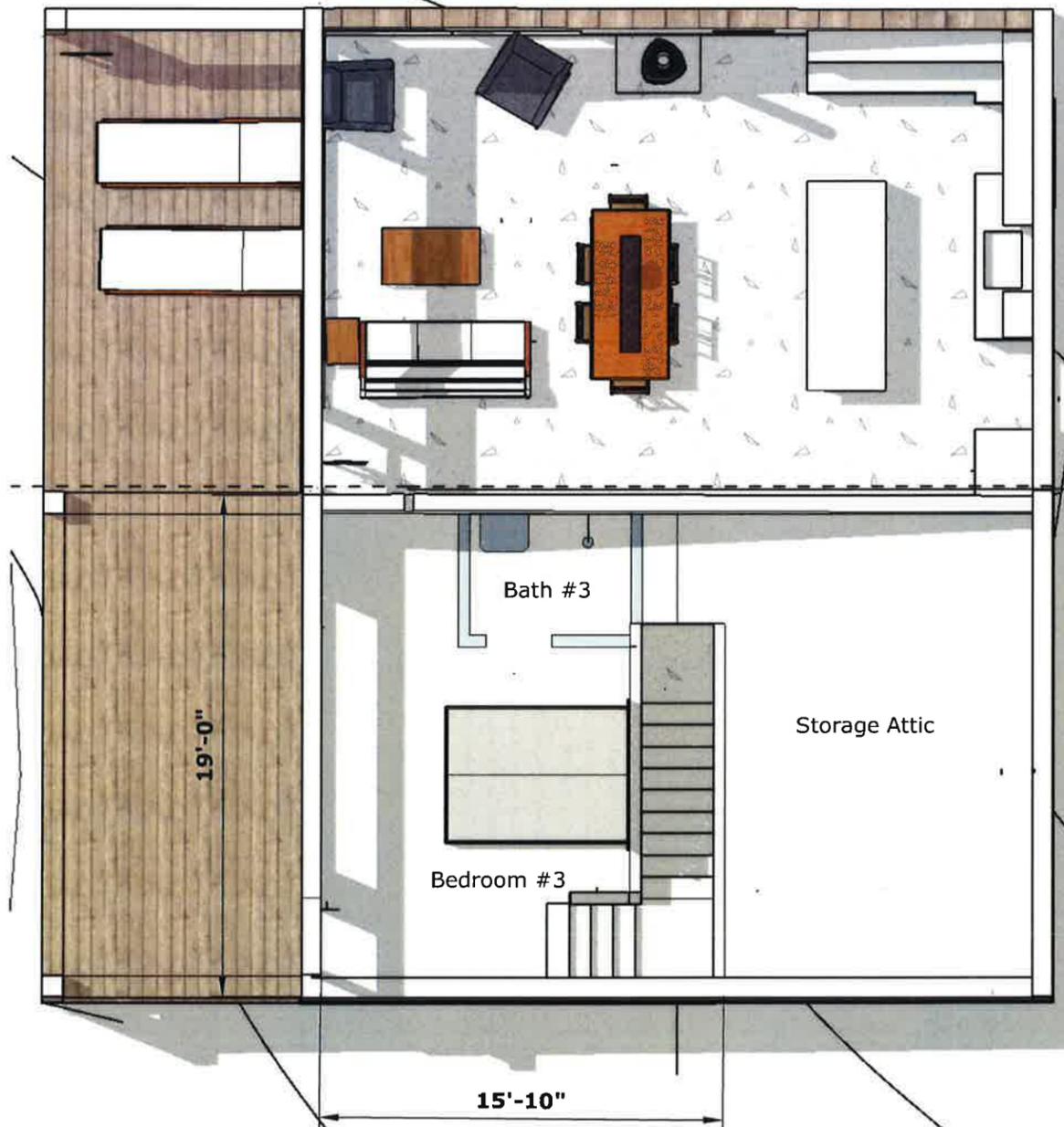
Actual

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Minimum Rear Yard Setback	50 feet	50 feet
Maximum Building Height	30 feet	18.7 feet
Maximum Impervious Area	60 %	11 %
	Buildings 1,500sf/50,965sf = 0.03	
	Gravel Drives 4,500sf/50,965sf = 0.08	
	Total Impervious 6,000sf/50,965sf = 0.11	

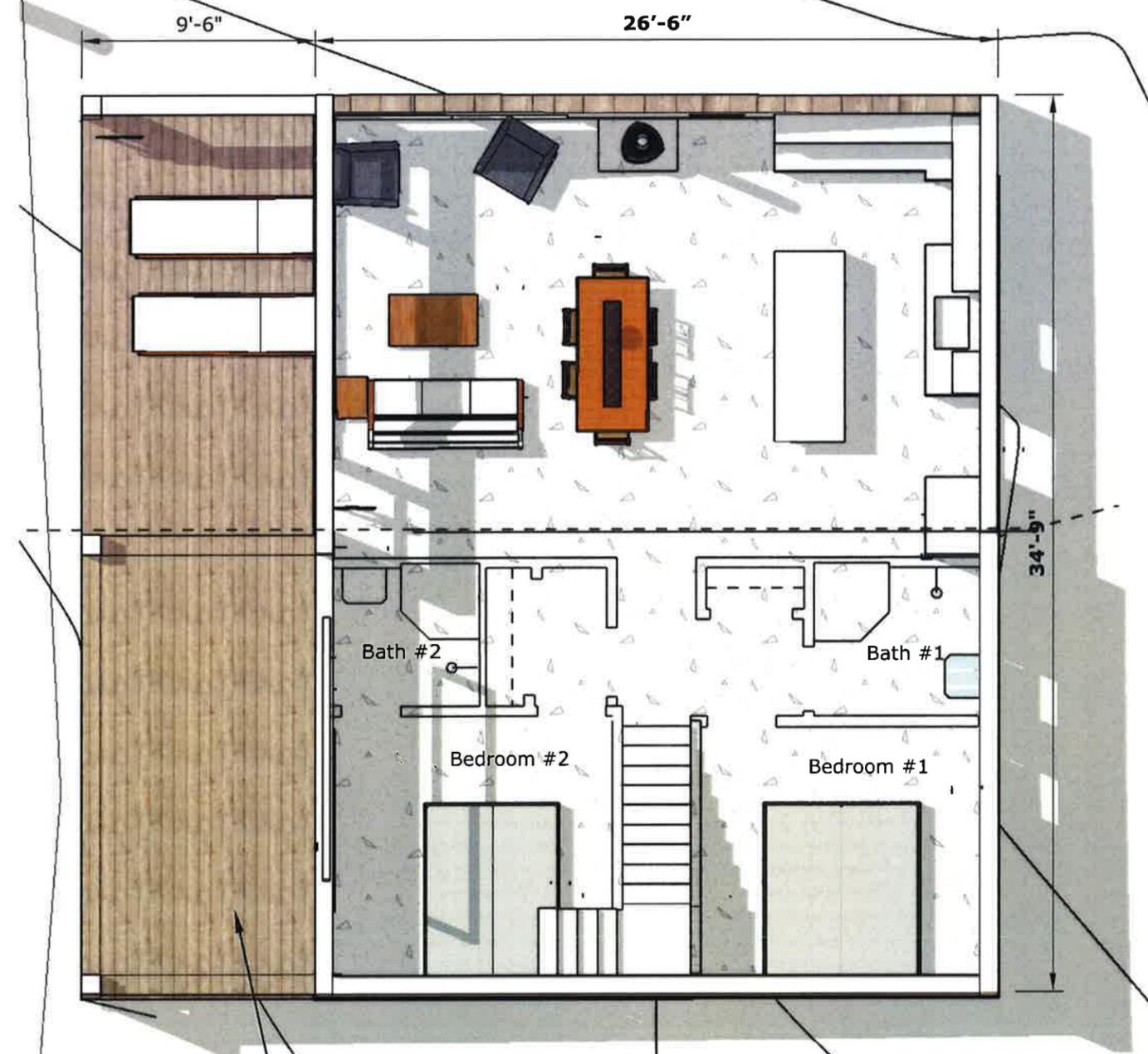


D Site Section - looking East
Scale : not to Scale

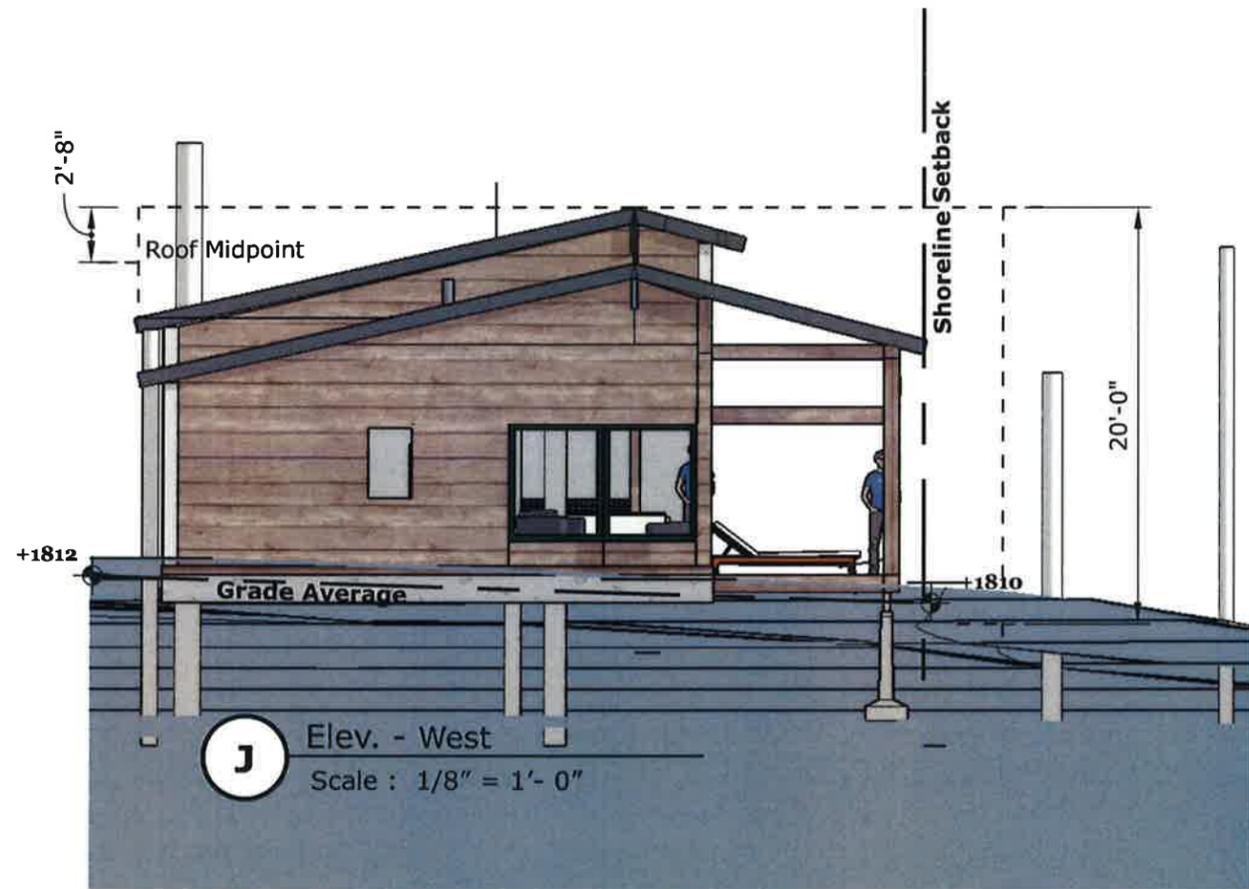
Proposed Cabin
- 920 sqft - Main
- 240 soft - Loft



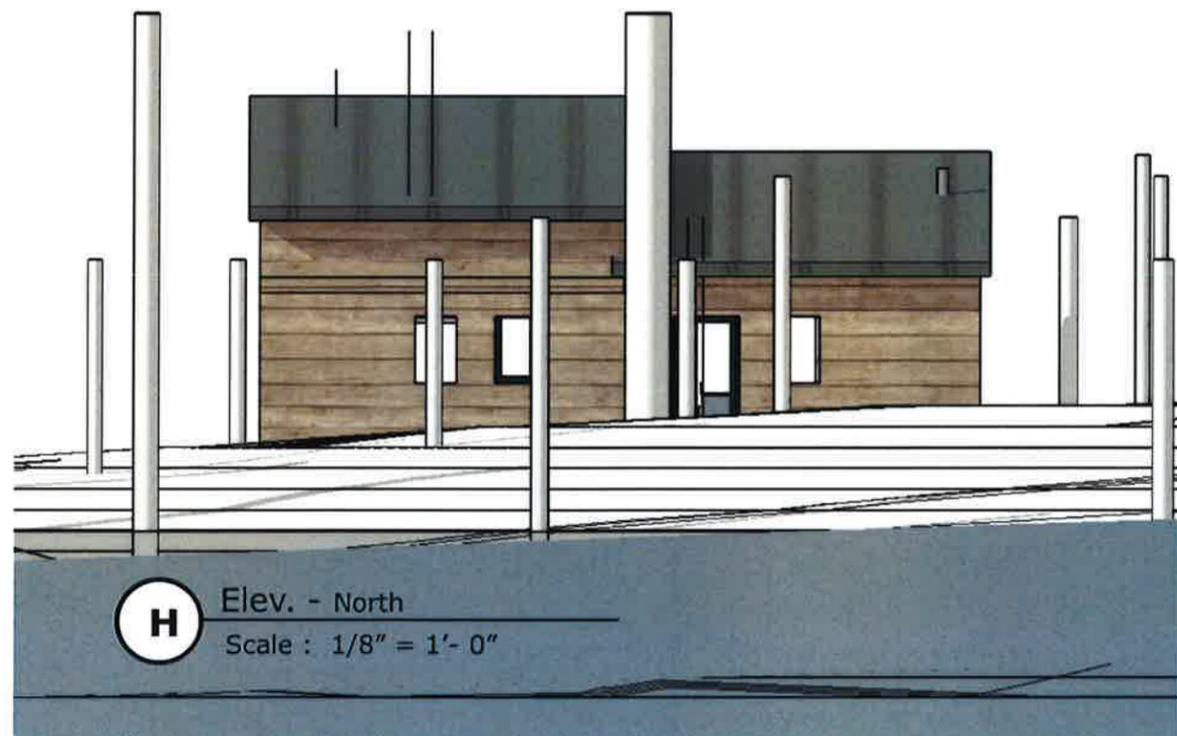
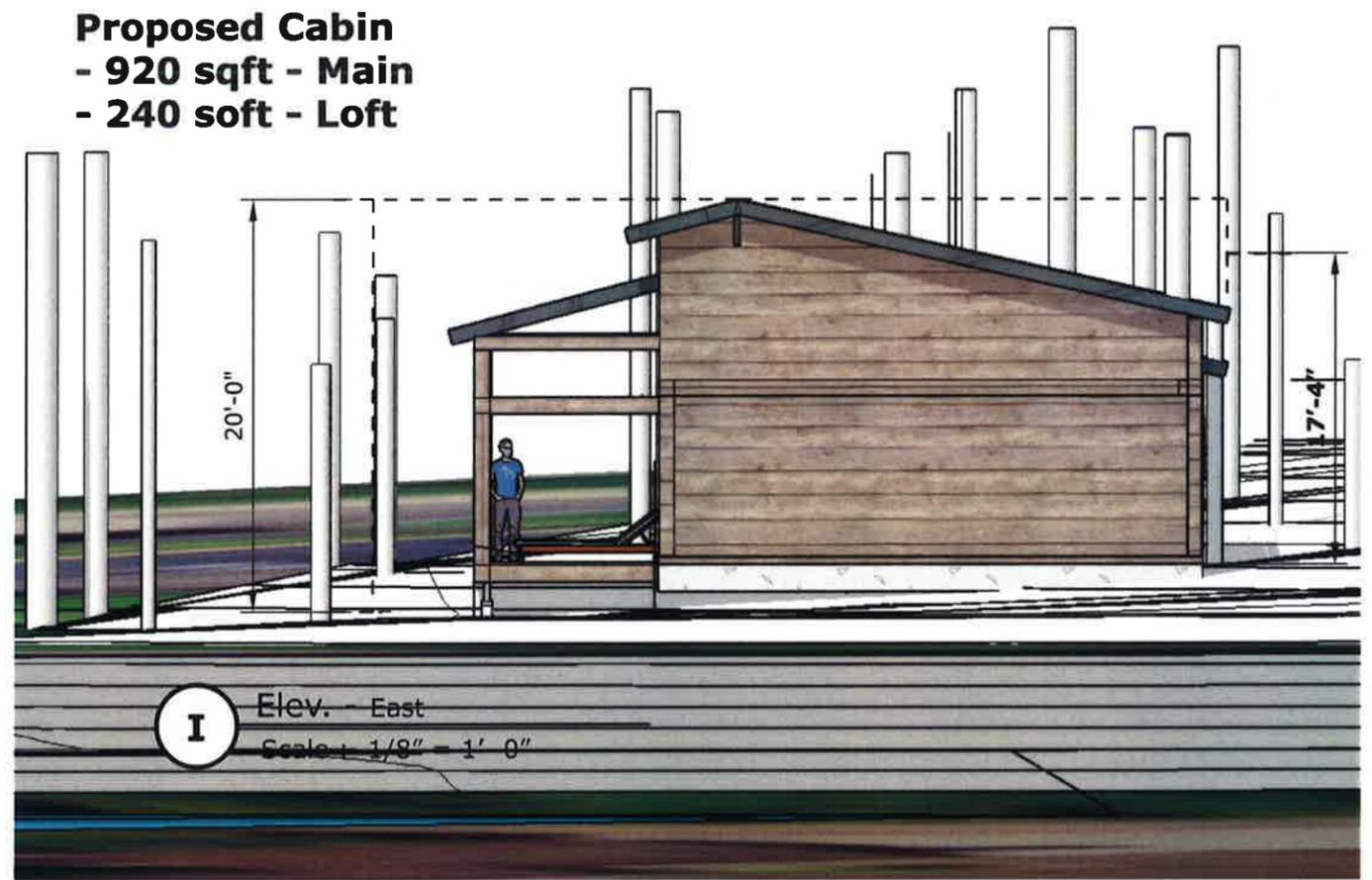
F Plan - Loft Level
Scale : 3/32" = 1'- 0"



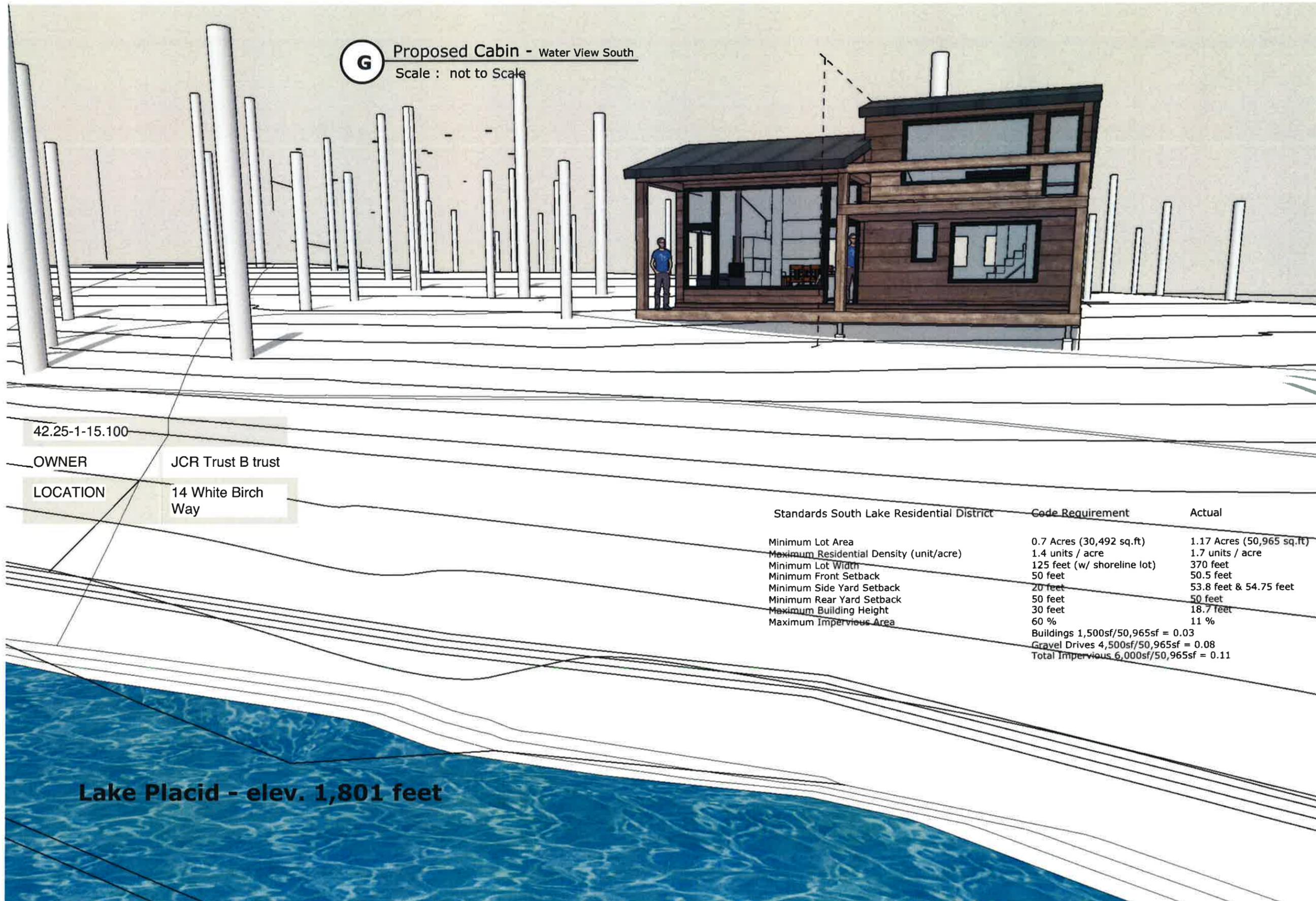
E Plan - Main Level
Scale : 3/32" = 1'- 0"



Grade Average : $24'' / 2 = 12''$
 - $1810' + 1 \text{ foot} = 1811'$
 - $17'-8'' + 1'-0'' = \text{Bldg. Ht. } 18'-8''$



G Proposed Cabin - Water View South
Scale : not to Scale



42.25-1-15.100

OWNER JCR Trust B trust

LOCATION 14 White Birch Way

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Lake Placid - elev. 1,801 feet

