

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  
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: Mabel Spino  
Address: 777 Sleepy Hollow Rd, Briarcliff Manor, NY 10510  
Telephone & Email: 914-941-9310

### ***Property:***

Address: 20 Kilkare Way, Lake Placid  
Tax Map # 42.25-1-7.000  
Zoning District: Southlake Residential/Shoreland Overlay

### ***Authorized Agent, if any (submit authorization letter):***

Name: Ian Storsburg/Blue Line Construction Services, LLC  
Address: 10903 Prospect Rd, Remsen, NY 13438  
Telephone & Email: 315-525-6833 & bluelineconstructioncny@gmail.com

***Nature of Request:*** Proposing to replace an existing boathouse with a larger boathouse

**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?** Yes

**If yes, please explain:** RB #685 & ZBA #143

**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:** See original application Date: 6/22/2020

Subscribed and sworn to me this \_\_\_\_\_ of \_\_\_\_\_, 2020.

**Notary Public:** \_\_\_\_\_

ROBERT POLIT  
BUDGET OFFICER  
LAUREN DUDLEY  
TOWN CLERK / TAX COLLECTOR  
TOWN COUNCIL  
BOB MILLER  
JAY RAND  
OSREK DOTY  
JACK FIVRO  
LARRY C. STRAIGHT  
SUPT OF WORKS  
CATHERINE EDMAN, CPA  
BUDGET OFFICER  
TEL: 508-817-7400  
TAC: 508-817-7400

TOWN OF NORTH ELBA  
200 MAIN STREET  
LAKE PLACID, NY 12946  
PHONE: 518-527-8819 FAX: 518-527-8839  
WWW.MUNIC.NY.NY.GOV

CAROL SWANSON  
TOWN ENGINEER  
200E SUFFOLK ST  
JULIE  
SCOTT ANTHONY  
TOWN ASSESSOR  
518-527-8817  
TOWN OFFICE  
SCOTT W. BETHUNE  
TOWN MANAGER  
RON WILLIAM LAROFF  
TOWN ATTORNEY  
RONALD J. BRONSTEIN  
TOWN CLERK



To the Town of North Elba/Village of Lake Placid Building Department:

I, Mabel Spino, owner of the property located at 20 Kilkare Way, do hereby give Blue line Construction Services, LLC permission to apply for all required approvals and/or permits on my behalf.

Mabel Spino  
Owner Signature

June 23, 2020  
Date

Mabel Spino  
Print Name

## Project Narrative

Blue Line Construction Services, LLC representing Mabel Spino. For the last 40 years, the Spinos have owned a camp on Brewster Peninsula at 20 Kilkare Way and have been seasonal residents in the community since. In 1971 they purchased a rectangular shaped lot containing 75 feet of frontage on Lake Placid (the "Camp Lot"). The property consists of .33 acres/14,444 square feet. The property was improved by prior owners with a framed residence and garage and a covered, two slip dock (the "Boathouse")

The Spinos, in the early 1990's purchased additional property surrounding their camp on two sides from a Mr. Wilkins. Included in the purchase was waterfront parcel approx. 25 feet wide and average depth of 195 feet deep (the "Strip"). The Strip and the Camp Lot adjoin and together consist of .44 acres with a tie-line shoreline measurement of 99.02 feet, 106 feet along the shoreline as it winds and turns. However, the Strip is the lake access parcel for two additional tax lots owned by the Spinos on the northerly side of Kilkare Way. The Strip was acquired separately, is taxed separately, and the Spinos intend to keep it as a separate parcel for the benefit of their children who may choose to build on the Spinos lots northerly of Kilkare Way.

This application is for the replacement of the existing Boathouse on the Camp Lot. The Boathouse is more than 40 years old, far from appealing mostly just due to time and Mother Nature. Replacement of The Boathouse with a more architecturally attractive one would be a positive for the entire neighborhood.

The current Boathouse measures 24'x26 consist of two slips, open sides and a roof however does not comply with current applicable sideline setback standards. In South Lake Residential Zoning District, sideline set backs are 20 feet. On the northwest corner, the existing boathouse its 10ft off the Flaherty /Spino line as the property line projects out into the lake, the southwest corner sits one foot from that boundary line projection. The Spino property is more or less squarely oriented on the lot, i.e., the east and west building walls run close to parallel to the lot sidelines, and the north and south walls run more or less diagonally across the lot and appears to be "cockeyed" when viewed from the lake. Photographs 1 and 2a taken from the lake show the asymmetry of the camp and boathouse. When replacing the boathouse, we intend to reorient the new structure, essentially rotating the south side counterclockwise, so that the boathouse roof is oriented in harmony with the dwelling. We believe the reorienting the boathouse so it "lines up" with the dwelling. This will help allow the boathouse to "blend" in with its surroundings I believe.

Because this project proposed does not comply with the strict letter of the new land use code, we will have to apply for variances. The variances would be for a 10' relief from the 20' sideline setback requirement, 6' relief from the 32' maximum projection out into the lake and 7'5" relief from the mathematical maximum building width restriction.

**\*\*Back in 2012, case number JRB-685, the Spinos received approval for all variances: for the 10ft relief from the 20' sideline setback, 6' relief from the 32' maximum projection into the lake and a 5'5" relief from the mathematical maximum building width restriction (seeking variance for additional 2' relief) Apparently because the project contemplates replacement of an existing non-conforming structure as opposed to new construction, the Zoning Board of Appeals *granted* the variances applications at Spinos first attempt at building this new dwelling.**

The Spinos propose to replace The Boathouse with a new structure very similar. The new boathouse will sit on top of GoliathTech Helical Piles (3 ½" fully galvanized screw pile). Helical piles have little to no disturbance of soils due to twisting slowing into the ground, twisting until required torque and depth is met. It will again, have open sides (cedar 6x6 uprights) however, the roof will have a sleeper deck "sun deck" on top measuring 24' W x 30' L and the overall size of the boathouse lower level will be 30'x30'. There will be no exposed roofing material; everything will be hidden under the sun deck. All decking will be pressure treated as the existing boathouse. The upper railing for the sundeck will be a cedar railing to match the existing railing on the camp. The height of the boathouse will comply with both the Adirondack Park Agency (15ft from deck to roof peak).

The Spinos property zoned "South Lake Residential" and is located within the Shoreland Overlay District. The property is serviced by private water and public sewer, although the project involves use of neither utility. While the dock will be wired for electrical service, no garish exterior lights will be utilized. To the contrary, all exterior lighting will be subdued. Such lighting will include yellow "bug" lights enclosed in decorative exterior fixtures used to mark dock location and other low level lighting to provide sufficient illumination to walk on the dock at night. Once constructed, the boathouse may have brighter interior ceilings lighting to use when boarding or disembarking from boats, but not for regular, sustained use. In any event, the lighting will be directed downward and accordingly the majority of such light will be contained within the boathouse.

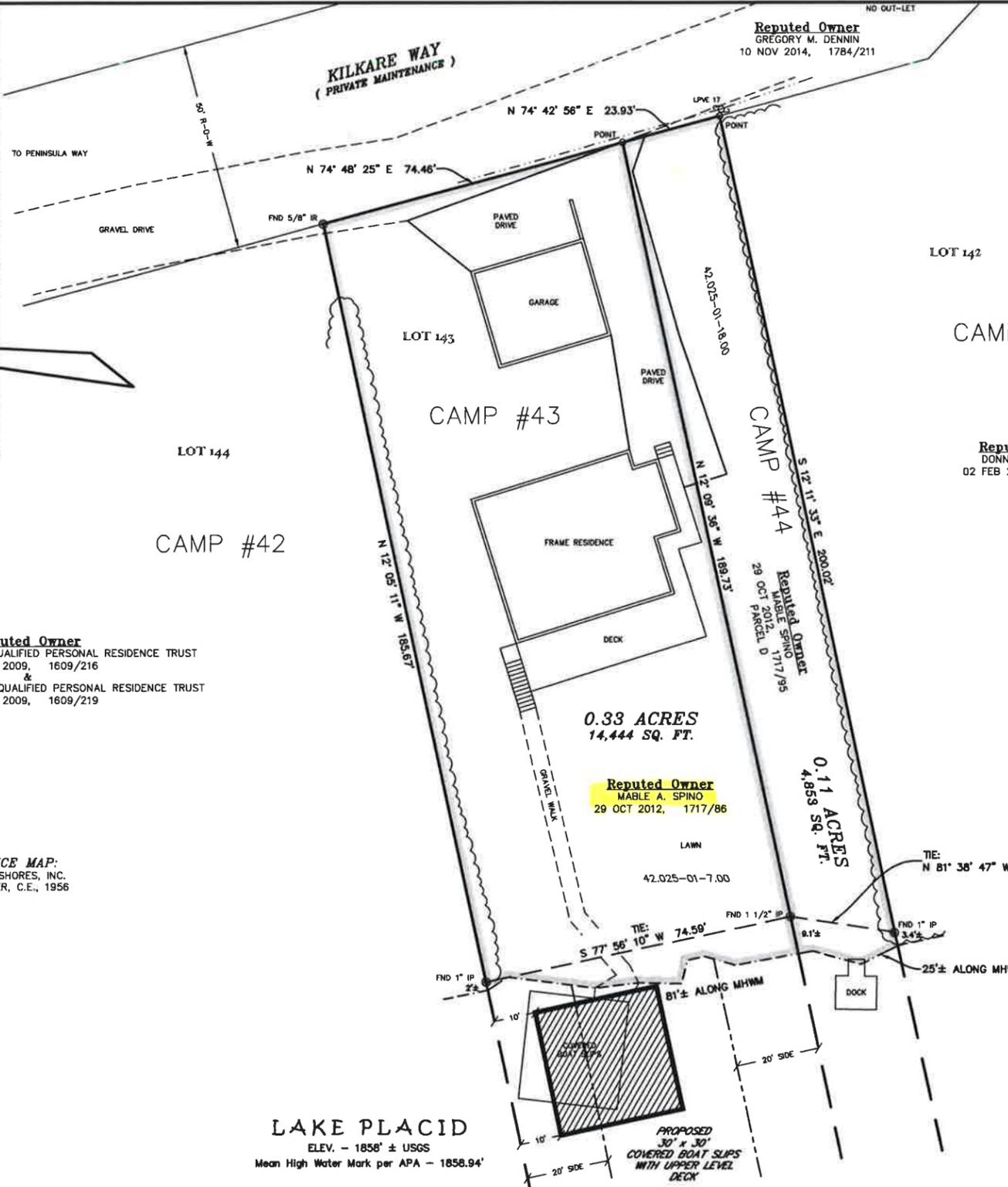
Access to the boathouse will be by means of an existing foot path. There are no known wetlands on or adjoining the property. No excavation is needed. No Storm water management plan is propose as project takes place entirely over Lake Surface.

Since this job requires replacement of an existing structure, no vegetation shall be disturbed or removed although a few branches may be trimmed for construction process if needed.

Please let me know if any additional information is needed.

Regards,

Ian F. Storsberg



*North*

**Reputed Owner**  
GREGORY M. DENNIN  
10 NOV 2014, 1784/211

**Reputed Owner**  
DONNA J. SCHARFE  
02 FEB 2005, 1431/147

**Reputed Owner**  
THE MARY B. FLAHERTY QUALIFIED PERSONAL RESIDENCE TRUST  
14 MAY 2009, 1609/216  
&  
THE RICHARD S. FLAHERTY QUALIFIED PERSONAL RESIDENCE TRUST  
14 MAY 2009, 1609/219

**Reputed Owner**  
MABLE A. SPINO  
29 OCT 2012, 1717/86

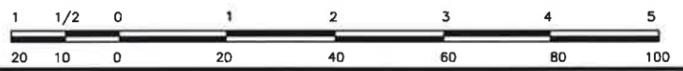
**Village of Lake Placid,  
Town of North Elba Land Use Code 2011**  
Amended August 2011, September 2011, June 2013,  
September 2017 & March 2020  
Zoning Regulations:  
District: SL, South Lake Residential with Shoreland  
Overlay District (SOD)  
Minimum Lot Area: 0.70 Acres (30,492 Sq. Ft.)  
Maximum Residential Density (unit/acre): 1.4 units/acre  
Minimum Lot Width: 125' (Includes shoreline lot width)  
Maximum Impervious Area: 60%  
Minimum Yard Dimensions  
Front/Shoreline: 50'  
Side: 20'  
Rear: 50'  
Maximum Building Height: 30'  
Accessory Structure / Ancillary Structure  
1 bathhouse or dock / lot width  
Side Setback: 20'  
Extend 32' into lake  
Width - 50' or 30% of shoreline whichever is less  
Height - 18' but not greater than principal building

**Adirondack Park Agency Intensity Guidelines**  
Moderate Intensity:  
average lot size 1.3 acres, minimum lot size 0.91 acres  
Shoreline lot size 0.57 acres, 25,000 sq. ft. / greater  
and with a lot width of greater than 100'.

**REFERENCE MAP:**  
LAKE PLACID SHORES, INC.  
BY F. I. TURNER, C.E., 1956

**LAKE PLACID**  
ELEV. - 1858' ± USGS  
Mean High Water Mark per APA - 1858.94'

**SCALE: 1" = 20'**



**NOTES:**  
All Rights-of-Way and Easements discoverable by inspection of the subject premises are indicated hereon.  
Only copies from the original of this survey marked with an original of the Land Surveyor's Embossed Seal shall be considered to be valid true copies.  
Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's Seal is a violation of Section 2209 Sub-Division 2, of the New York State Education Law.  
Certification indicated hereon shall run only to the parties for whom the survey is prepared and on their behalf to the Title Company and Lending Institution listed hereon.  
Certifications are not transferable to subsequent owners or additional institutions.  
Underground Improvements or encroachments, if any, are not shown hereon or located by survey.

**MAP OF SURVEY**  
SHOWING CERTAIN LANDS OF  
**MABEL A. SPINO**

SITUATE

TOWN OF NORTH ELBA    COUNTY OF ESSEX    STATE OF NEW YORK

being part of

LOT 257,    TOWNSHIP 11,    OLD MILITARY TRACT,    RICHARDS' SURVEY

TOWN OF NORTH ELBA TAX MAP NOS. 42.025-01-7.000 & 42.025-01-18.000

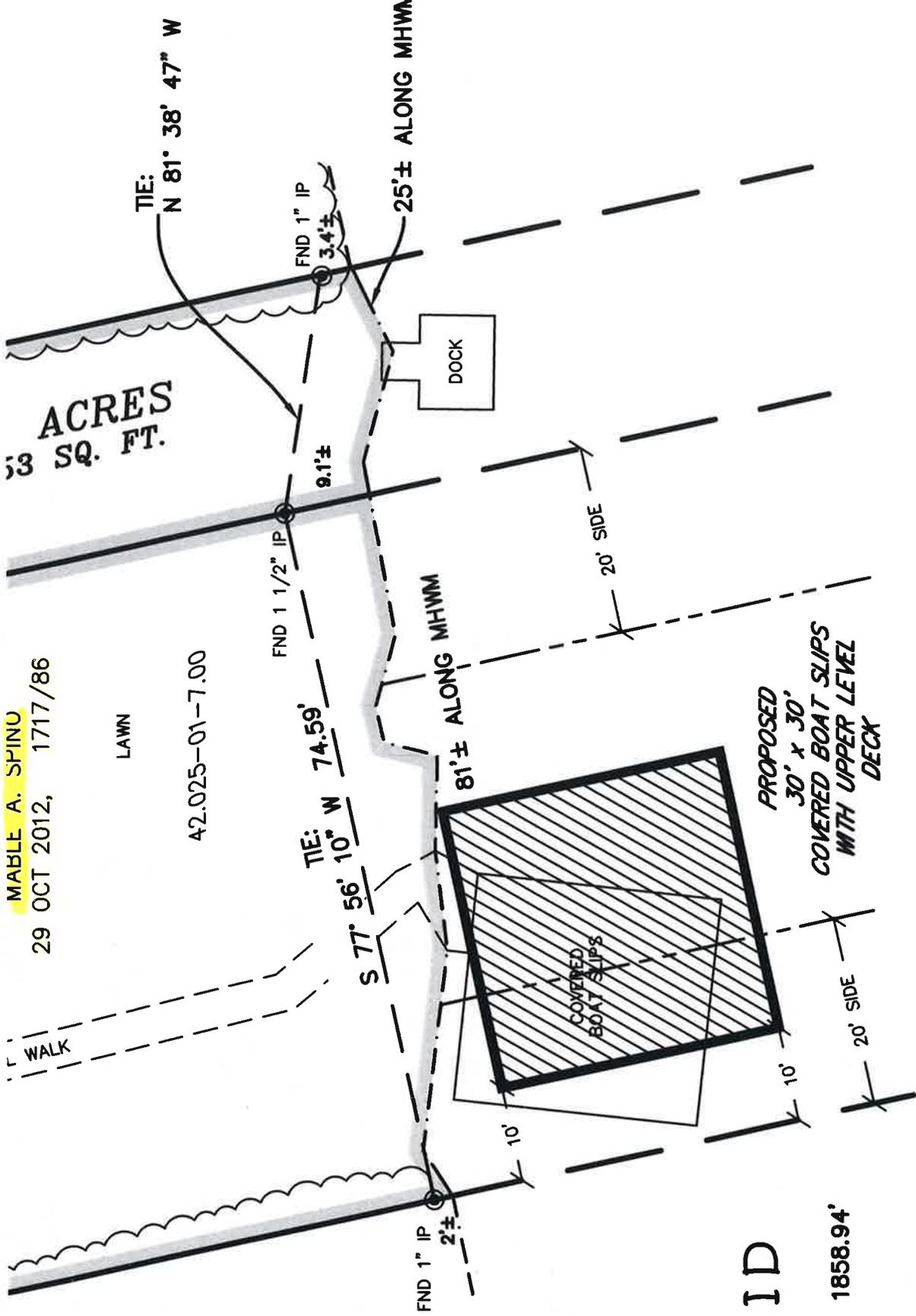
SURVEY COMPLETED:	30 AUG 2011	ROBERT M. MARVIN, JR., LAND SURVEYOR
MAP PLOTTED:	16 OCT 2020	LAKE PLACID, NEW YORK 12946-0969

MABLE A. SPINU  
29 OCT 2012, 1717/86

LAWN

42.025-01-7.00

53 ACRES  
SQ. FT.



# E PLACID

- 1858' ± USGS  
at Mark per APA - 1858.94'

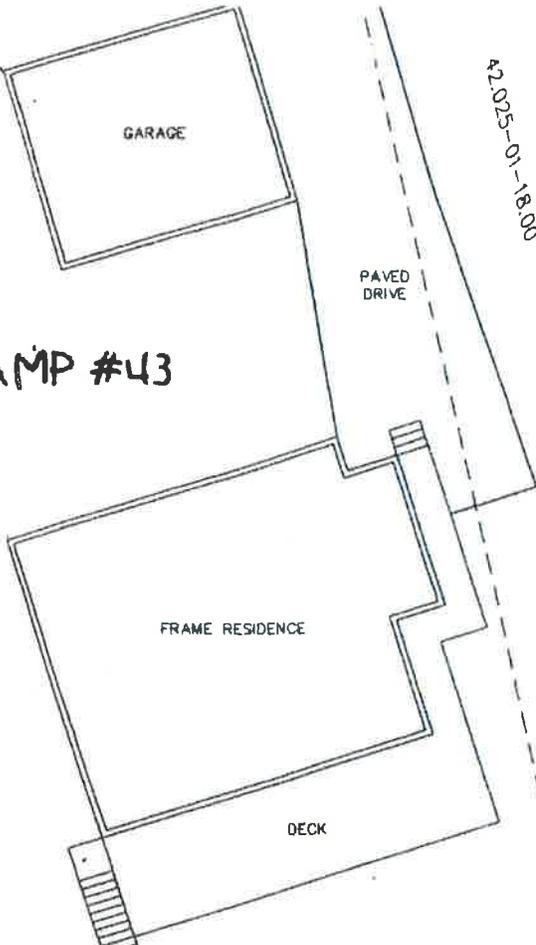
LOT 142

CAMP KILC  
#45

Reputed Owner  
DONNA J. SCHARFE  
02 FEB 2005, 1431/

LOT 143

CAMP #43



CAMP #44

S 12° 11' 33" E 200.02'

Reputed Owner  
MABLE SPINO & PETER SPINO  
22 JUN 2006, 1494/141

0.44 ACRES  
19,297 SQ. FT.

Reputed Owner  
MABLE A. SPINO & PETER SPINO  
22 JUN 2006, 1494/132

GRAVEL WALK

LAWN

42.025-01-7.00

FND 1 1/2" IP

TIE:  
S 83° 07' 03" W 99.02'

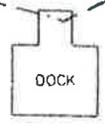
SHADED YELLOW =  
SETBACK AREA

PINK = EXISTING BH  
GREEN = PROPOSED BH  
WITH APPROVED  
VARIANCES

FND 1" IP  
2'±

FND 1" IP  
3.4'±

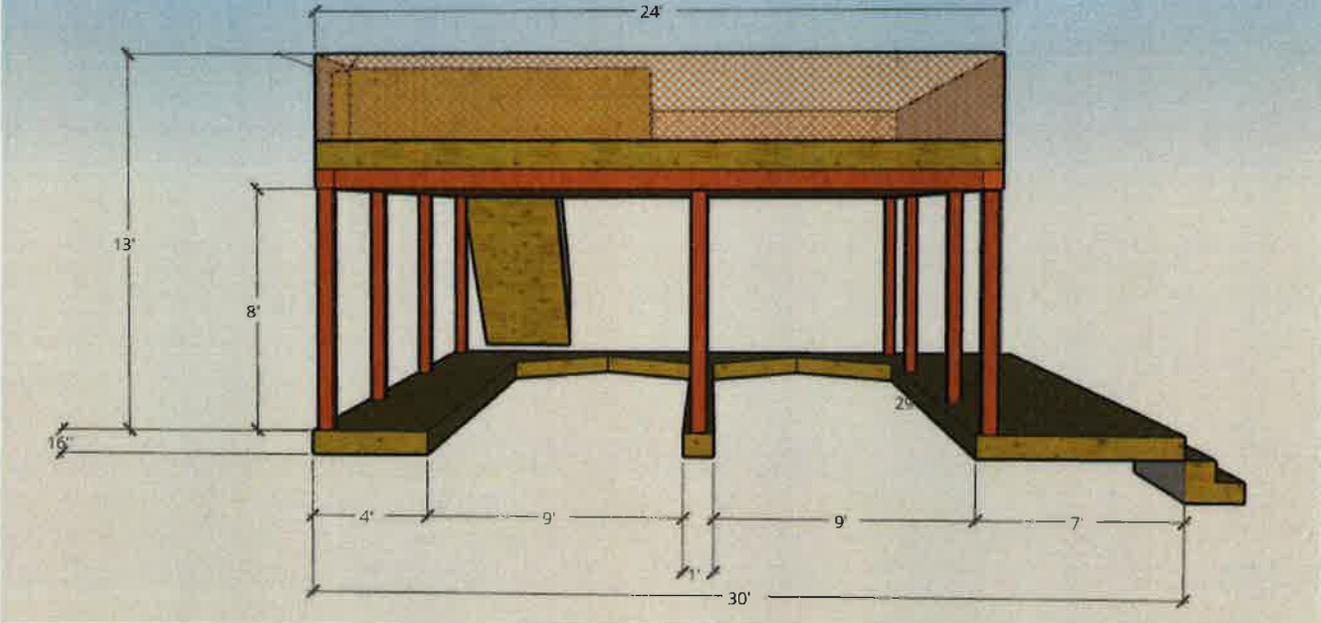
106'± ALONG MHWM



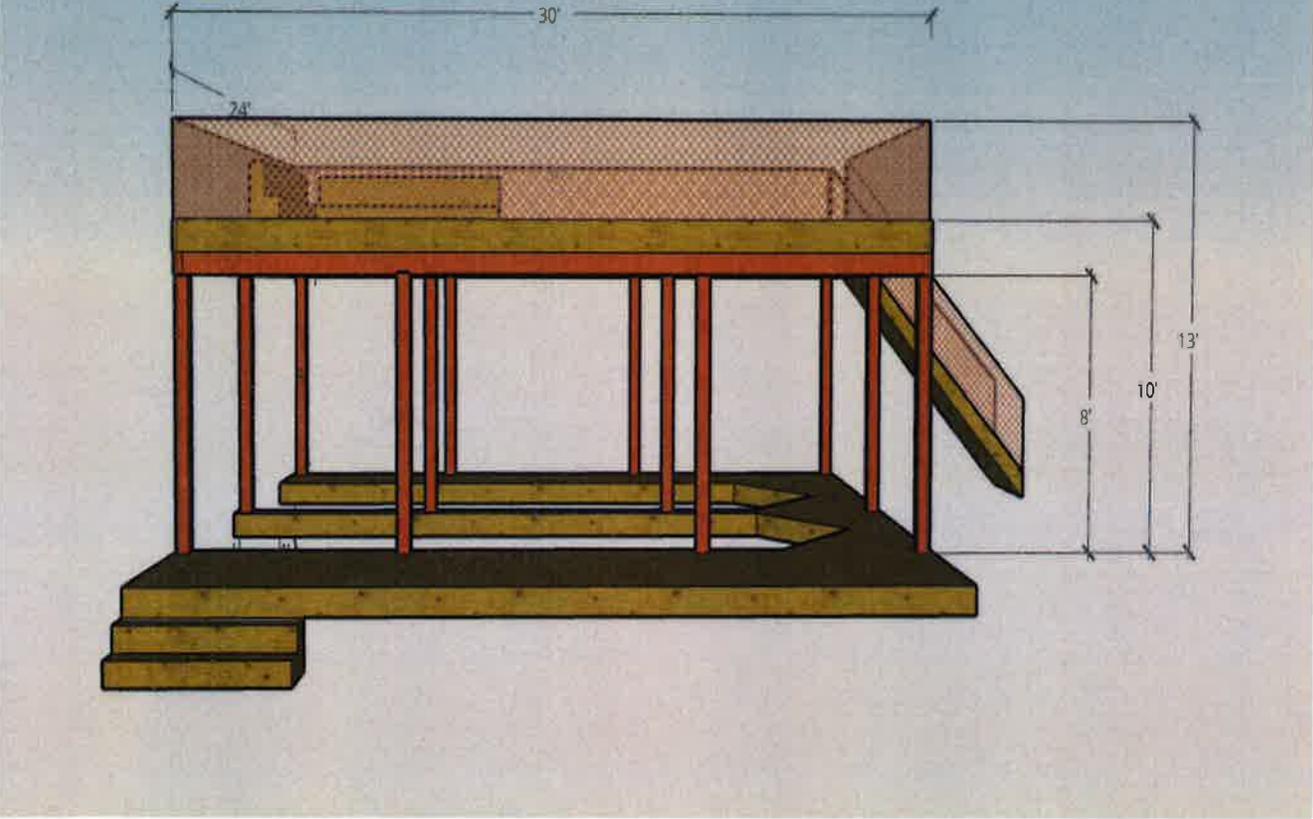
COVERED  
BOAT SLIPS

N

**FRONT VIEW**

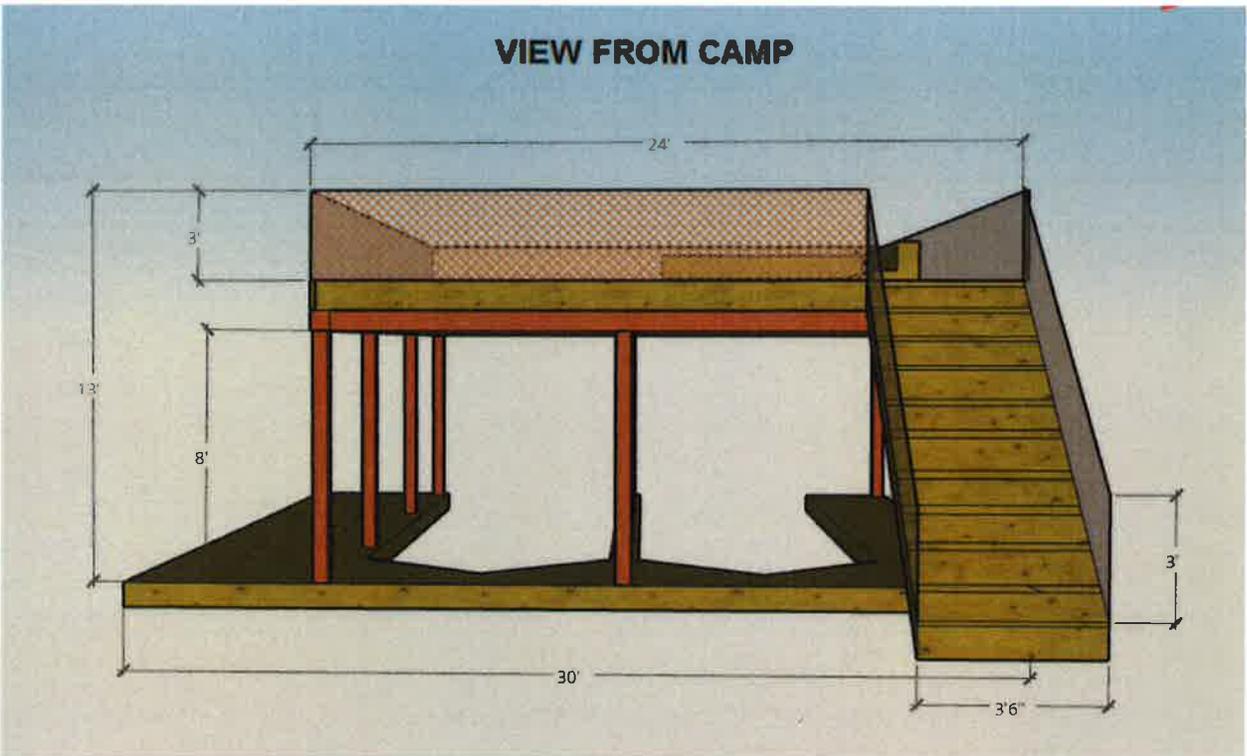


**SIDE VIEW**

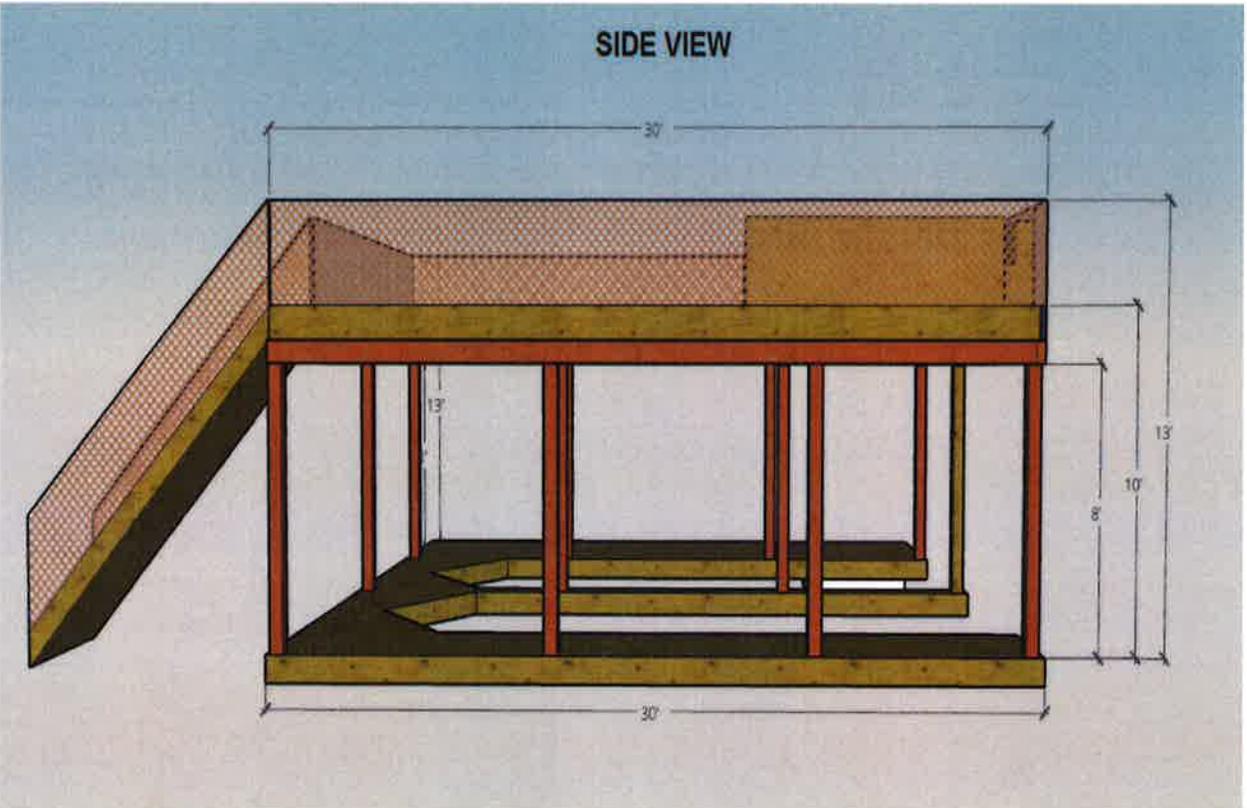


SPINO

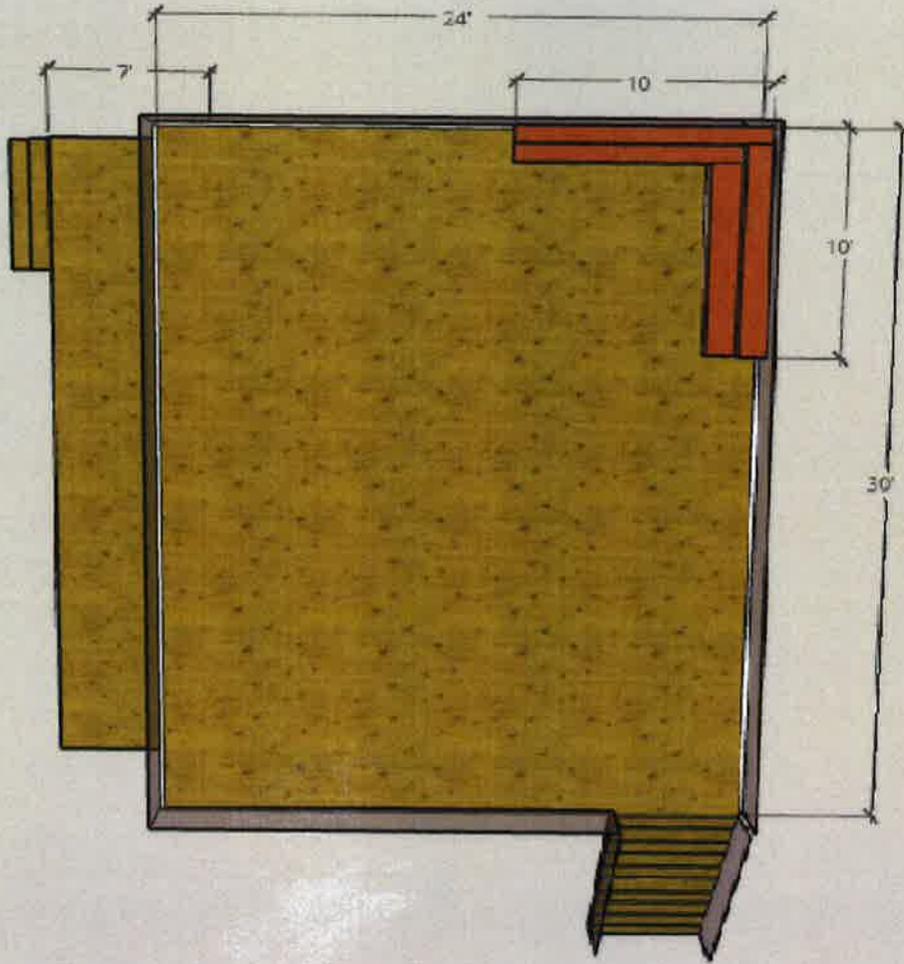
### VIEW FROM CAMP



### SIDE VIEW



# TOP VIEW OF SUN DECK



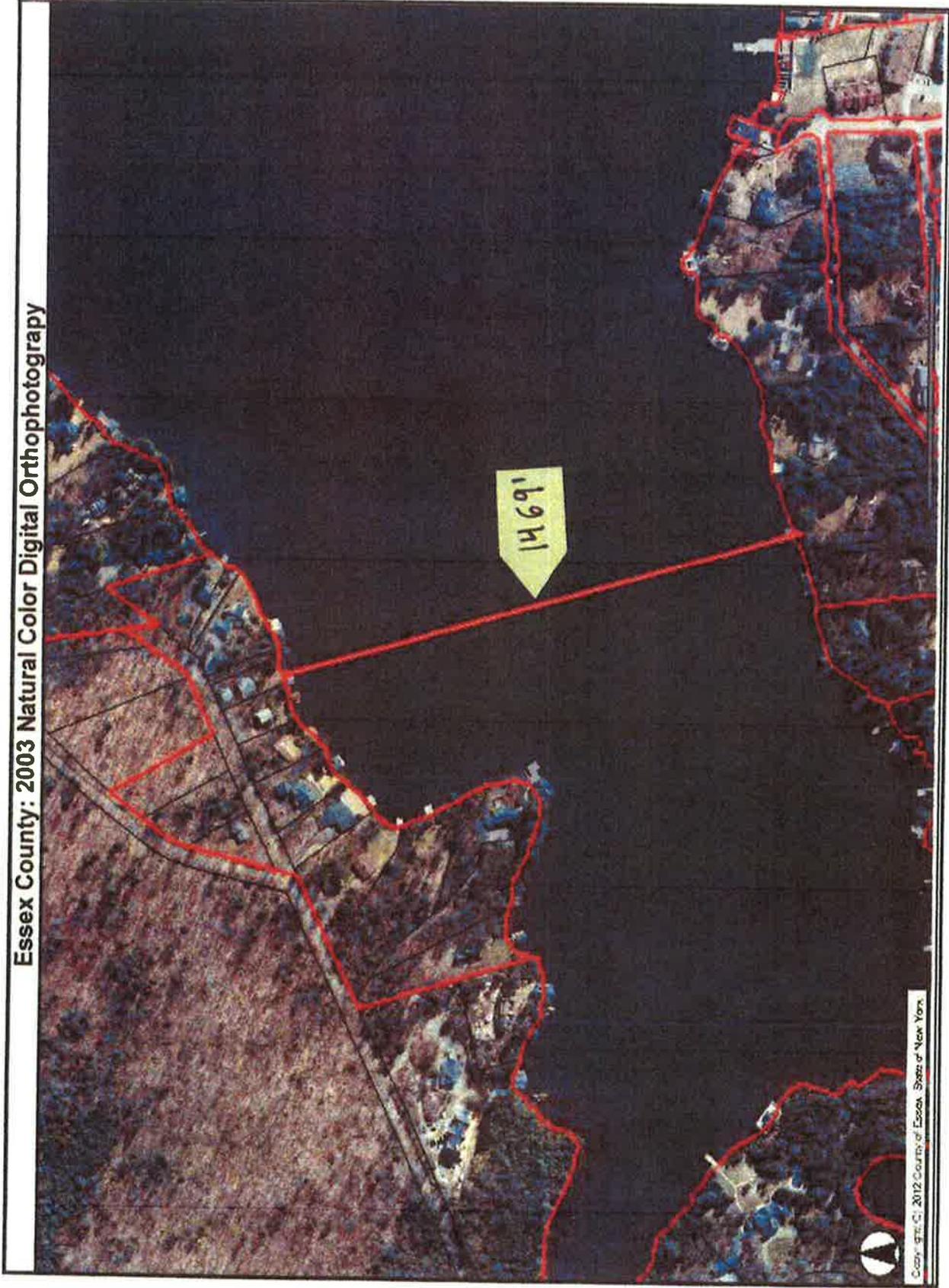
# Spino - 20 Kilkare Way



**Google Maps**  
20 Kilkare Way  
Spino (10/16/2020)



Map data ©2020, Map data ©2020 20 ft





SPINO

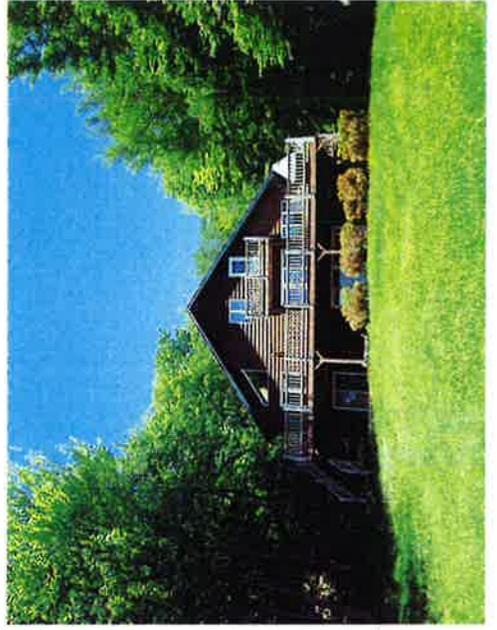
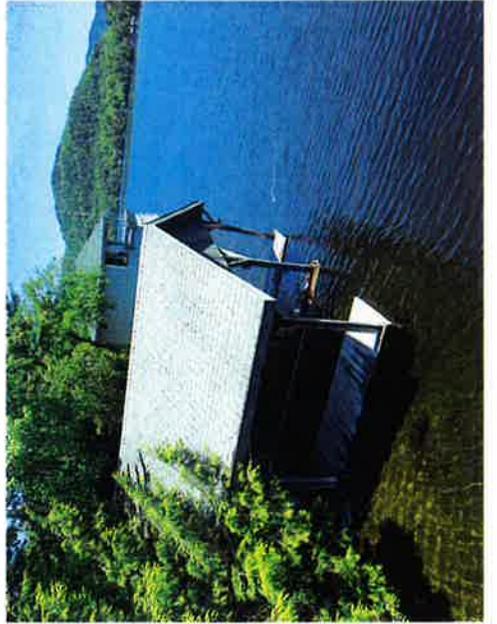


42.25-1-7.000

70 Kilcare Way

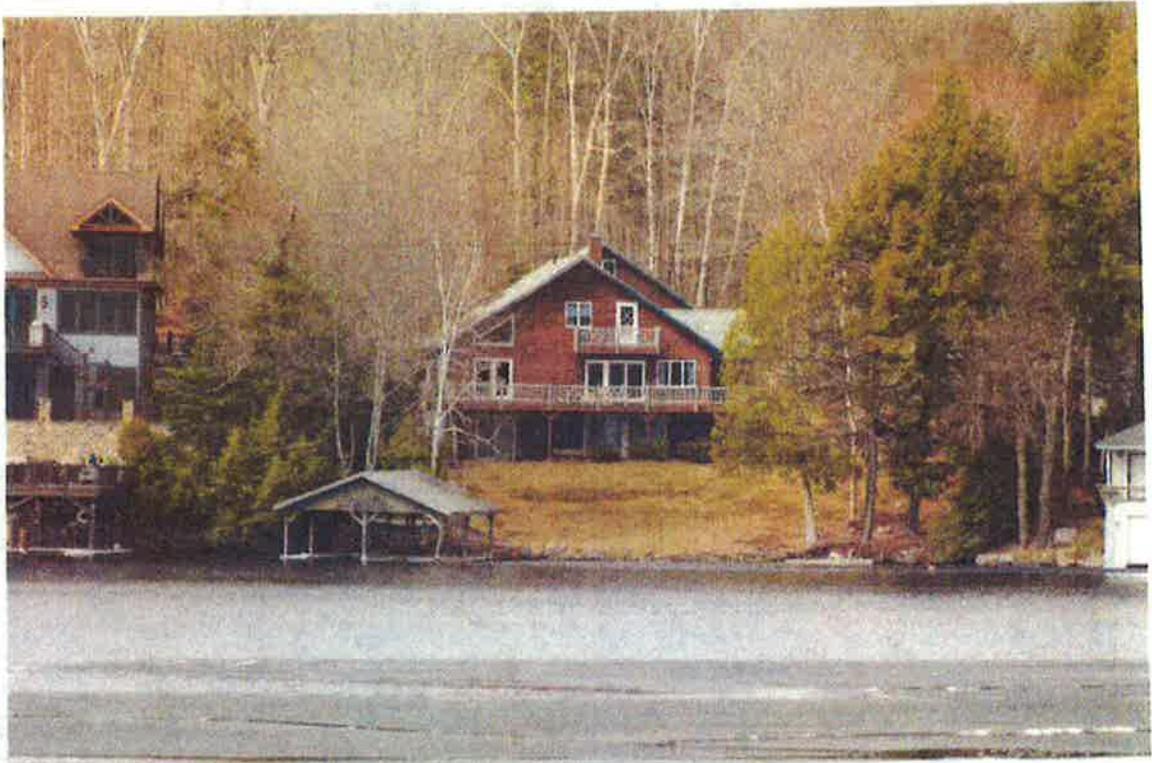
6/3/2015

SPINO





**Photograph 1**



**Photograph 2a**