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TOWN COUNCIL  
KENNETH PORTER  
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523-8981  
CATHERINE EDMAN  
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## 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.  
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CODE ENFORCEMENT OFFICIALS  
523-9518  
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ASSESSOR  
TEL: 523-1975  
FAX: 523-8821  
TOWN COURT OFFICE  
523-2141  
RONALD J. BRIGGS  
ATTORNEY FOR THE TOWN

# APPLICATION FOR MINOR SUBDIVISION

NOTE: Less than 5 lots, not involving a new road

1. Landowner's Name, Address, & Email:

Lake Placid Vacation Corp.  
101 Olympic Drive Lake Placid, NY 12946  
[arthur@lakeplacidcp.com](mailto:arthur@lakeplacidcp.com)

2. Authorized Agent's Name, Address, & Email (submit authorization letter):

MJ Engineering & Land Surveying, P.C.  
1533 Crescent Road  
Clifton Park NY 12065  
[jcaston@mjels.com](mailto:jcaston@mjels.com)

3. Location of Property:

Wesvalley Road

4. Tax Map # 42.2-3-2.000

5. Number of Lots Proposed: 2

6. Attach Map of Proposed Subdivision, showing:

- Location of Property, including existing nearby roads and/or bodies of water
- Location and shape of proposed lots
- Area or acreage of proposed lots
- Width of proposed lots along existing roads and/or bodies of water
- Location of existing buildings, if any
- Tabular summary

7. Proposed Use of Lots to be created:

One lot to be used as Multi-Family Dwelling & 1 LOT TO REMAIN UNDEVELOPED

8. Zoning District of Proposed Subdivision:

Planned Development

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

If yes, please explain:

No

10. Has the Village Electric Department been notified?

<sup>Yes</sup>  
Richard J. Luzzi

August 22, 2020  
Date

Landowner/Agent's Signature

Date

**An applicant needs the following survey maps for filing a subdivision/lot line adjustment with Essex County:**

- (1) Mylar -- Essex County Clerk
- (8) Paper -- Essex County Clerk  
Essex County Real Property  
N. Elba Building Dept (2 copies)  
Surveyor  
Applicant (2 copies)

- Maps shall not be less than 8-1/2" x 11" and not more than 24" x 36"
- Maps shall each be stamped and signed by the land surveyor
- Maps shall each have NYS Dept. of Health approval for subdivisions consisting of five (5) or more residential lots sized five (5) acres or less.

**SUBMIT ONLY ONE FULL-SIZE PAPER MAP COPY WITH THE APPLICATION.  
ONCE REVIEWED AND APPROVED, YOU WILL BE NOTIFIED TO PROVIDE THE  
8 PAPER COPIES AND 1 MYLAR COPY**

**Map Filing Requirements**

The Final Plan (or approved sections thereof) shall be duly filed in the Office of the Essex County Clerk within **60** days from the date of the Review Board Chairman's approval signature.

The Final Plan (or approved sections thereof), with County filing information (i.e., label), shall be delivered to the Building Dept. within **30** days from the date of filing with the Essex County Clerk.

The costs for filing maps with Essex County vary. Please contact the Office of the County Clerk at 518-873-3600 and the Real Property office at 518-873-3390 for details.



**Suggested Description**  
**Lands now or formerly of**  
**Lake Placid Vacation Corporation**  
**being portions of**  
**Tax Map ID: 42.190-1-4.1 (Village of Lake Placid)**  
**Tax Map ID: 42.2-3-2.0 (Town of North Elba)**  
**Essex County, New York**  
**August 19, 2020**

**Lot One:**

All that tract, piece or parcel of land, situated in the Village of Lake Placid and the Town of North Elba, County of Essex, State of New York, and being more particularly bounded and described as follows:

Beginning at a point on the westerly bounds of Olympic Drive, at its intersection with the property division line between lands now or formerly of Lake Placid Vacation Corporation (TMP 42.190-1-4.1), on the east and other lands now or formerly of Lake Placid Vacation Corporation (TMP 42.190-1-3), on the west; thence along said westerly bounds of Olympic Drive the following five (5) courses and distances:

1. South 51° 36' 57" East, a distance of 9.98 feet to a point,
2. South 75° 35' 57" East, a distance of 38.00 feet to a point,
3. North 89° 02' 03" East, a distance of 27.20 feet to a point,
4. North 78° 26' 03" East, a distance of 47.75 feet to a point, and
5. South 51° 09' 57" East, a distance of 331.00 feet to a point at its intersection with the property division line between said lands of Lake Placid Vacation Corporation (TMP 42.190-1-4.1), on the north and other lands now or formerly of Lake Placid Vacation Corporation (TMP 42.190-1-4.21), on the south; thence along said property division line, other lands now or formerly of Lake Placid Vacation Corporation (TMP 42.190-1-5.1), and other lands now or formerly of Lake Placid Vacation Corporation (TMP 42.190-1-6.0) the following six (6) courses and distances:

1. South 66° 50' 03" West, a distance of 205.70 feet to a point,

2. South 19° 59' 57" East, a distance of 90.00 feet to a point,

3. North 66° 50' 03" East, a distance of 15.00 feet to a point,

4. South 19° 59' 57" East, a distance of 135.06 feet to a point,

5. South 71° 58' 03" West, a distance of 139.56 feet to a point, and

6. South 12° 41' 57" East, a distance of 224.80 feet to a point to a point at its intersection with the property division line between said lands of Lake Placid Vacation Corporation (TMP 42.190-1-4.1), on the north and lands now or formerly of ORDA Arena Complex (TMP 42.191-1-2.11), on the south; thence along said property division line the following two (2) courses and distances:

1. South 56° 17' 03" West, a distance of 316.90 feet to a point, and
2. South 20° 02' 27" East, a distance of 209.90 feet to a point at its intersection with the property division line between said lands of Lake Placid Vacation Corporation (TMP 42.190-1-4.1) and lands of Lake Placid Vacation Corporation (TMP 42.2-3-2), on the north and lands now or formerly of Central School District No. 2 (TMP 42.207-1-1.1), and lands now or formerly of Central School District No. 2 (TMP 42.2-3-3.0), on the south; thence along said property division line the following four (4) courses and distances:

1. South 12° 47' 03" West, a distance of 140.10 feet to a point, and

2. South 42° 50' 03" West, a distance of 195.40 feet to a point;

3. North 52° 42' 57" West, a distance of 116.80 feet to a point;

4. North 67° 42' 57" West, a distance of 100.00 feet to a point; Thence through said lands of

1. South 56° 17' 03" West, a distance of 316.90 feet to a point, and

2. South 20° 02' 27" East, a distance of 209.90 feet to a point at its intersection with the property division line between said lands of Lake Placid Vacation Corporation (TMP 42.190-1-4.1) and lands of Lake Placid Vacation Corporation (TMP 42.2-3-2), on the north and lands now or formerly of Central School District No. 2 (TMP 42.207-1-1.1), and lands now or formerly of Central School District No. 2 (TMP 42.2-3-3.0), on the south; thence along said property division line the following four (4) courses and distances:

1. South 12° 47' 03" West, a distance of 140.10 feet to a point, and
2. South 42° 50' 03" West, a distance of 195.40 feet to a point;
3. North 52° 42' 57" West, a distance of 116.80 feet to a point;
4. North 67° 42' 57" West, a distance of 100.00 feet to a point; Thence through said lands of



Lake Placid Vacation Corporation (TMP 42.2-3-2) the following two (2) courses and distances:

1. North 00° 44' 35" West, a distance of 480.95 feet to a point;
2. North 90°00' 00" West, a distance of 300.00 feet to a point in the easterly bounds of Wesvalley Road;

thence along said easterly bounds of Wesvalley Road and the westerly line of lands of Lake Placid Vacation Corporation, known as Town of North Elba (TMP 42.2-3-2) the following two (2) courses and distances:

1. Along a curve to the left having a radius of 2,117.33 feet and an arc length of 344.20 feet, with a chord bearing North 16° 55' 18" West, a distance of 343.82 feet to a point of curvature, and
2. Along a curve to the left having a radius of 1,106.11 feet and an arc length of 259.35 feet, with a chord bearing North 26° 52' 24" West, a distance of 258.75 feet to a point at its intersection with the property

division line between said lands of Lake Placid Vacation Corporation (TMP 42.2-3-2), on the south and lands now or formerly of Northern Adirondack Housing Development Fund Corporation (TMP 42.41-1-35.2), on the north; thence North 70° 05' 03" East, along said property division line and along lands now or formerly of Woodknoll Home Owners Association, Inc. (TMP 42.41-1-36.001), a distance of 525.09 feet to a point at its intersection with the property division line between said lands of Lake Placid Vacation Corporation (TMP 42.2-3-2), on the west and other lands now or formerly of Lake Placid Vacation Corporation (TMP 42.41-1-14) on the east; thence along said property division line the following two (2) courses and distances:

1. South 19° 54' 57" East, a distance of 80.00 feet to a point, and
2. North 70° 05' 03" East, a distance of 152.03 feet to a point at its intersection with the property division line between said lands of Lake Placid Vacation Corporation (TMP 42.2-3-2), on the west and lands now or formerly of Verizon New York, Inc., on the east; thence along said property division line and partially through the Village of Lake Placid the following four (4) courses and distances:

1. South 11° 05' 57" East, a distance of 200.00 feet to a point,
2. North 78° 54' 03" East, a distance of 60.00 feet to a point,
3. North 33° 54' 03" East, a distance of 28.28 feet to a point, and
4. North 11° 05' 57" West, a distance of 180.60 feet to a point at its intersection with the property

division line between the first mentioned lands of Lake Placid Vacation Corporation (TMP 42.190-1-4.1), on the south and other lands now or formerly of Lake Placid Vacation Corporation (TMP 42.190-1-3), on the north; thence along said property division line the following three (3) courses and distances:

1. North 86° 23' 03" East, a distance of 75.65 feet to a point,
2. North 39° 20' 03" East, a distance of 87.45 feet to a point, and
3. North 09° 35' 57" West, a distance of 22.35 feet to the point or place of beginning, containing 22.78±

contiguous acres of land, with 11.78± acres lying in the Town of North Elba and 7.83± acres lying in the Village of Lake Placid.

**Lot Two:**

All that tract, piece or parcel of land, situated in the Town of North Elba, County of Essex, State of New York, and being more particularly bounded and described as follows:

Beginning at the point of intersection of the easterly bounds of Wesvalley Road with the property division line between lands now or formerly of Central School District No. 2 (TMP 42.2-3-3.0), on the south and the lands now or formerly of Lake Placid Vacation Corporation, known as Town of North Elba (TMP 42.2-3-2) on the north thence along the easterly bounds of Wesvalley Road the following two (2) courses and distances:



1. Along a curve to the left having a radius of 1,797.37 feet and an arc length of 516.85 feet, with a chord bearing North  $00^{\circ} 35' 48''$  West, a distance of 515.07 feet to a point of curvature;
2. Along a curve to the left having a radius of 2,117.33 feet and an arc length of 12.63 feet, with a chord bearing North  $12^{\circ} 05' 38''$  West, a distance of 12.63 feet to a point;

Thence through said lands of Lake Placid Vacation Corporation, known as Town of North Elba (TMP 42.2-3-2) the following two (2) courses and distances:

1. South  $90^{\circ} 00' 00''$  East, a distance of 300.00 feet to a point,
2. South  $00^{\circ} 44' 35''$  East, a distance of 480.95 feet to a point on the first mentioned property division line between lands now or formerly of Central School District No. 2 (TMP 42.2-3-3.0), on the south and the lands now or formerly of Lake Placid Vacation Corporation, known as Town of North Elba (TMP 42.2-3-2) on the north;

thence along said property division line the following four (4) courses and distances:

1. North  $82^{\circ} 42' 57''$  West, a distance of 100.00 feet to a point,
2. South  $82^{\circ} 17' 03''$  West, a distance of 100.00 feet to a point,
3. South  $67^{\circ} 17' 03''$  West, a distance of 100.00 feet to a point,
4. South  $47^{\circ} 17' 03''$  West, a distance of 10.49 feet to the point or place of beginning, containing

3.17± acres of land more or less.

Bearing based on true north at the  $74^{\circ} 30'$  meridian of the west longitude.

