

**THE PEAKS  
AT  
LAKE PLACID**

**NARRATIVE FOR PRELIMINARY REVIEW**

**TOWN OF NORTH ELBA  
ESSEX COUNTY, NEW YORK**

**PREPARED FOR:**

**BARILE FAMILY LLC  
1936 Saranac Avenue, Ste. #103-303  
Lake Placid, NY 12946**

**NOVEMBER 2020**

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***RECORD OF WORK***

<i>11/20/2020</i>	<i>Issued for Review</i>

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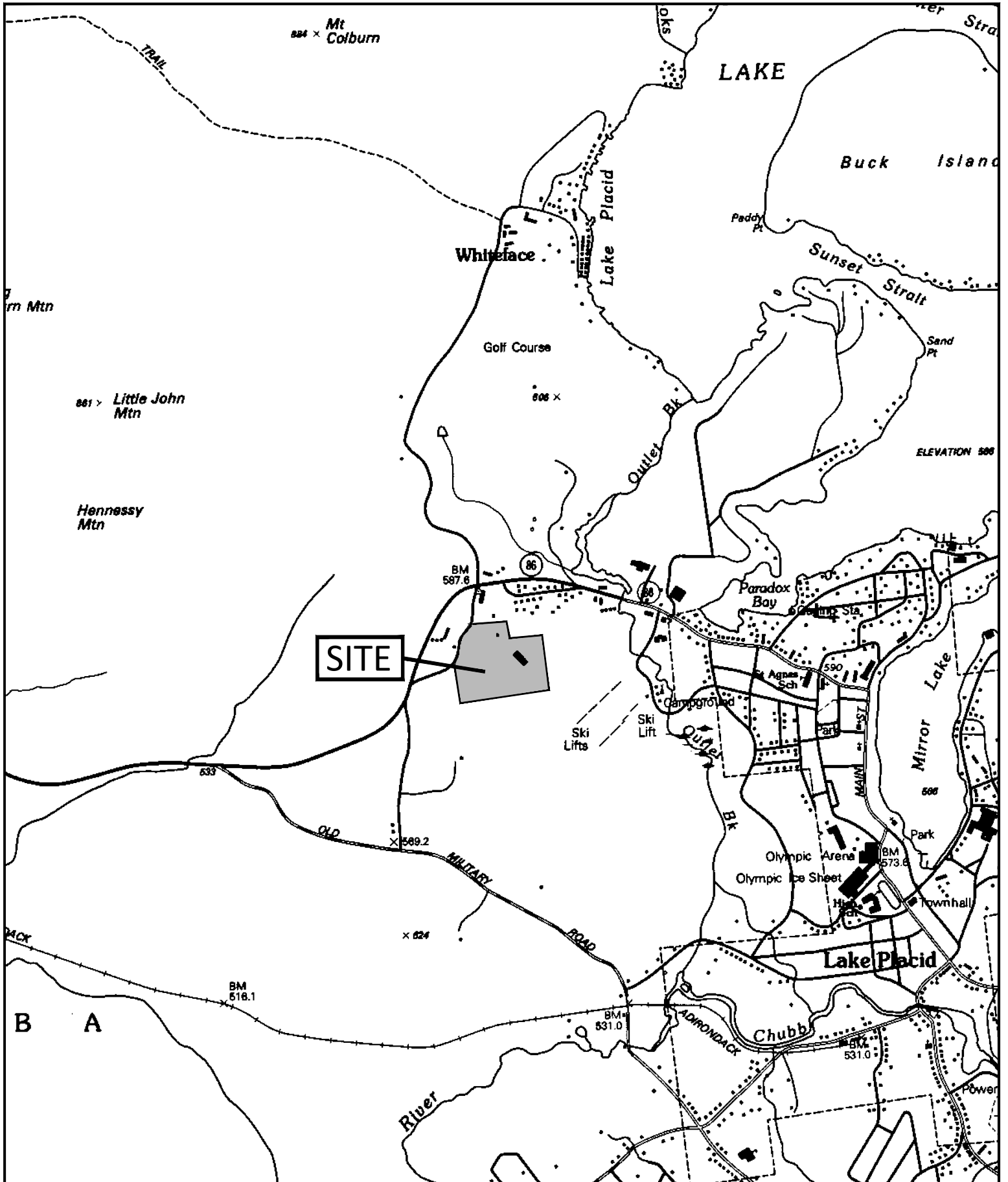
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**TABLE OF CONTENTS**

<b><u>SECTION</u></b>	<b><u>PAGE NO.</u></b>
LOCATION MAP .....	i
A. Introduction.....	1
B. Project Description	
1. Tabular Summary of Project Site Plan.....	1
2. Proposed Ownership of Project Site .....	3
3. Residential Buildings .....	3
4. Clubhouse Building .....	3
5. Greenhouses and Gardens.....	3
6. Maintenance Building.....	3
7. Vehicular & Pedestrian Access, Parking .....	3
8. Sanitary Sewer System .....	4
9. Water Supply .....	4
10. Drainage.....	4
11. Electric Service .....	4
12. Preservation Areas, Landscaping .....	4
13. Amenities .....	5



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PROJECT LOCATION MAP

THE PEAKS AT LAKE PLACID

TOWN OF NORTH ELBA	ESSEX COUNTY, NEW YORK		
PROJ. NO 20005	DATE: JUNE, 2020	SCALE: 1" = 2000'	SHEET 1 OF 1

**NARRATIVE FOR PRELIMINARY REVIEW  
THE PEAKS AT LAKE PLACID**

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**A. INTRODUCTION**

The Lake Placid/North Elba region has a shortage of long-term community housing availability. A recent housing study commissioned by the Town of North Elba and the Village of Lake Placid confirms this shortage:

The Peaks at Lake Placid project will provide 265 one-, two-, and three-bedroom apartments with rentals up to 150% of the Essex County AMI (average median income). The goal of this project is to create a vibrant, sustainable community. This will be accomplished with this project by providing affordable long-term community housing for the local workforce and positioning the community for population growth and increased school enrollment.

The diversity of The Peaks at Lake Placid community will be further enhanced with proposed 90 condominium units.

**B. PROJECT DESCRIPTION**

1. Tabular Summary of Project Site Plan

- Zoning: PD (Proposed)
- Project Area: 34.35 ± Acres
- Proposed Use: Multifamily Residential
- Number of Units: 355 (265 Apartments, 90 Condominiums)
- Density: 10.31 Units/Acre<sup>1</sup>
- Perimeter Setback for Buildings: 20' min<sup>2</sup>
- Building Area: 4.89 ± Acres (14%)
- Paved Area: 5.71 ± Acres (17%)
- Green Space: 23.75 ± Acres (69%)
- Parking Spaces for Residential Units:<sup>3</sup>
  - Apartments: 398 (Reference Table 1)*
  - Condominiums: 180*
- Clubhouse Parking, Guest Parking: 44 Spaces
- Building Height<sup>4</sup>
  - Condominium Buildings: 47' 2"*
  - Apartment Buildings (Lodges) 43' 0"*

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<sup>1</sup> PD Allowed Density: 12 Units/Acre

<sup>2</sup> PD Perimeter Setback: 20' Minimum

<sup>3</sup> Apartments: 1.5 Parking Space/Unit, Condominiums: 2 Parking Spaces/Unit

<sup>4</sup> Height measured based on Town Land Use Code: PD Allowed building height: 48 Feet.

**NARRATIVE FOR PRELIMINARY REVIEW  
THE PEAKS AT LAKE PLACID**

<b>TABLE I</b>							
<b>LODGES: 1, 2, 3 &amp; 4 and GARAGES: 1, 2 &amp; 3</b>							
	UNITS			PARKING SPACES			
	#Bldgs	Units/Bldg.	Total	COVERED	UNCOVERED	Total	HandiCap Req'd
LODGES:	4	19	76	56	37	93	
GARAGES:	3	2	6	18		18	
CARPORTS:	2	0	0	12		12	
		Totals	82	86	37	123	5
					Required	123	5
<b>LODGES: 5 &amp; 6 and GARAGES: 4 &amp; 5</b>							
	UNITS			PARKING SPACES			
	#Bldgs	#Bldgs	Total	COVERED	UNCOVERED	Total	HandiCap Req'd
LODGES:	2	19	38	28	17	45	
GARAGES:	2	2	4	12		12	
CARPORTS:	1	0	0	6		6	
		Totals	42	46	17	63	3
					Required	63	3
<b>LODGES: 7 &amp; 8 and GARAGE: 6</b>							
	UNITS			PARKING SPACES			
	#Bldgs	#Bldgs	Total	COVERED	UNCOVERED	Total	HandiCap Req'd
LODGES:	2	19	38	28	18	46	
GARAGE:	1	2	2	6		6	
CARPORT:	1	0	0	8		8	
		Totals	40	42	18	60	3
					Required	60	3
<b>LODGES: 9, 10 &amp; 11 and GARAGES: 7 &amp; 8</b>							
	UNITS			PARKING SPACES			
	#Bldgs	#Bldgs	Total	COVERED	UNCOVERED	Total	HandiCap Req'd
LODGES:	3	19	57	42	24	66	
GARAGE:	2	2	4	12		12	
CARPORT:	2	0	0	14		14	
		Totals	61	68	24	92	4
					Required	92	4
<b>LODGES: 12 &amp; 13 and GARAGE: 9</b>							
	UNITS			PARKING SPACES			
	#Bldgs	#Bldgs	Total	COVERED	UNCOVERED	Total	HandiCap Req'd
LODGES:	2	19	38	28	20	48	
GARAGE:	1	2	2	6		6	
CARPORT:	1	0	0	6		6	
		Totals	40	40	20	60	3
					Required	60	3
<b>PARKING SUMMARY</b>			<b>UNITS</b>	<b>COVERED</b>	<b>UNCOVERED</b>	<b>TOTAL</b>	<b>HANDICAP</b>
<b>TOTALS:</b>			<b>265</b>	<b>282</b>	<b>116</b>	<b>398</b>	<b>18</b>

**NARRATIVE FOR PRELIMINARY REVIEW  
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2. Proposed Ownership of Project Site Property:

The proposed site will be subdivided into two parcels:

- *Homeowners Association (HOA) parcel will be associated with the proposed condominium complex. This parcel will be owned by the HOA.*
- *Apartment Complex parcel will be owned by the Applicant/Developer of this project.*

3. Residential Buildings

A total of 355 residential units are proposed for construction which include:

- *265 apartment units in thirteen (13) lodge buildings and nine (9) garage buildings.*
- *90 Condominium units located in the existing former “Cell Science Center” building (76 units) and in a new “West Wing” building (14 units) proposed next to the existing building.*

4. Clubhouse Building

The clubhouse building will be constructed within the apartment complex. It will include the following:

- *Administrative Offices*
- *Daycare*
- *Recreation Areas*
- *Outside Deck*
- *Postage Delivery/Pickup*

5. Greenhouse and Gardens

Two (2) greenhouses (60’x 24’ each) will be constructed for community use.

6. Maintenance Building

The maintenance building will be located in the existing wooded area in the eastern part of the site. The building will be approximately 2,000 square feet with adjacent fenced area for storage and parking of maintenance equipment.

7. Vehicular and Pedestrian Access, Parking

Vehicular access to the project site will be from Barn Road (a Town road) at two locations. On site road system will consist of 24’ wide roads. All on site roads will be private.

Garage parking spaces will be provided at one space per unit for apartments and two spaces per unit for condominiums.

Open parking spaces will be 9’ x 18’ with 26’ wide adjacent travel lanes.

Pedestrian access from parking to buildings will be with paved (5’ wide) sidewalks. On site sidewalk system provides connection to the adjacent Outpost shopping complex.

**NARRATIVE FOR PRELIMINARY REVIEW  
THE PEAKS AT LAKE PLACID**

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A traffic study was prepared to evaluate and document the impact of vehicular traffic generated by this project on adjacent road network.

8. Sanitary Sewer System

A public sanitary sewer gravity system will be constructed for the proposed complex. It will discharge to existing sewer main on Barn Road.

An engineering study will be prepared to evaluate capacity of existing collection system and determine any required improvements if necessary.

9. Water Supply System

A public water system supply system will be constructed to provide potable water and fire protection for this complex. The proposed system will extend from two existing water mains – one on Old Barn Road (12” diameter) and one on Algonquin Drive (8” diameter).

A booster station will be required to serve this site with water supply at adequate pressures.

An engineer’s report will be prepared to document the proposed system and evaluate capacity of existing distribution lines to serve this project.

Capability of the system to provide fire protection will be addressed in the water supply report.

10. Drainage

A stormwater management system for this project will be developed in accordance with Town and NYSDEC guidelines/requirements.

A stormwater management report will be prepared to document the design and performance of the proposed system.

11. Electric Service

Sufficient capacity exists in the existing electrical lines adjacent to and on the site to serve this project.

Plans for the proposed electrical distribution system will be reviewed and approved by the Village Electric Department.

Site lighting for parking and sidewalks will utilize fixtures that will prevent light glare and trespass on adjacent properties.

12. Preservation Areas, Landscaping

All areas with steep slopes located in the northeast part of the site will be preserved. A buffer of existing vegetation will be preserved in the viewshed from Barn Road.

Substantial grading operations will be required for accommodation of all proposed improvements.



**NARRATIVE FOR PRELIMINARY REVIEW  
THE PEAKS AT LAKE PLACID**

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All disturbed areas will be properly stabilized and landscaped.

A Stormwater Pollution Prevention Plan (SWPPP) will be prepared to address stormwater discharges during construction to avoid adverse impacts due to siltation and erosion.

13. Amenities

In addition to amenities offered in the Clubhouse and in the common areas of the condominium complex, a system of walks and nature trails will be developed for the use of the community.

A pond, which will be part of the stormwater management system, will be constructed along the southern boundary of the site at its lowest elevation. This pond will offer an aesthetic amenity adjacent to the proposed walking trails, sitting areas and grassed open space.