

CHAUTAUQUA INSTITUTION
Architectural Review Board
Minutes of Meeting
August 25, 2016
Turner Community Center – 10:00 am

The Architectural Review Board met at 10:00 AM on Thursday, August 25, 2016, in Turner Community Center. Those in attendance were: **CHAIR BOB JEFFREY, CHRISTINE BRUESCHKE, DAVE ROSEN, JOHN HAUGHTON and JOHN MILOS.** Staff members present were: **JOHN SHEDD and JENNIFER MAJEWSKI** and others present were: **Sam Price Jr.**

1.) 16-04

DEAC MANROSS

17B Miller

Deac Manross, owner, was present with plans to construct a first and second floor porch addition on the southeast corner of their condominium. The proposed additions would encroach upon the rear (easterly) and side (southerly) property line. A lengthy discussion of the placement of the stairs occurred. Joe Musser, president of the condo association, was present. Mr. Musser stated there were a couple design issues to work out but approved of the project. Mrs. Brueschke expressed concern with setting precedence on the encroachment to the adjoining property.

NEIGHBOR COMMENTS:

The Helms – letter – approve

Joan Rosenthal – letter – approve

Joe Musser – present - approve

After discussion: THE MOTION 4.3.6.10 TO ENCROACH SETBACKS ON THE EAST AND SOUTH SIDES CONTINGENT UPON FINAL DESIGN APPROVAL FROM THE CONDO ASSOCIATION, NEIGHBOR AND ADMINISTRATOR WAS APPROVED 4-1.

2.) 16-03

ROBERT METZGAR

10 Elm

Robert Metzgar, owner, was present to request approval to construct a 5' high, black aluminum fence within 12" of his property line. Materials would match existing gate at entrance of the driveway. There was a lengthy discussion over different option to provide similar means of privacy without asking for a variance. Examples were to only put up a 2'high fence or to plant trees or shrubs along the property. Mr. Metzgar asked if a 2' garden wall with shrubs above was ok. ARB responded with a "yes".

NEIGHBOR COMMENTS:

Christine Potts – present – approve

Beth Gunnel – present – concerned with loss of view

After discussion: THE MOTION TO CONSTRUCT A 5' FENCE ALONG THE SUROUNDING PROPERTY LINE WAS DENIED 5-0.

3.) 16-05

ROWAN SMOLCHA

28 Palestine

Rowan Smolcha, owner, was present with plans to lift and relocate their existing house and construct a new basement. The house is currently located 2'11" from the northwesterly neighboring structure and currently crosses onto Chautauqua property by 81 square feet. Mr. Smolcha is also proposing to demolish and reconstruct the northeast corner of the house due to structural inadequacies. The relocation of the structure will cause the need for removal of two trees that will be replaceD with two deciduous trees. Mr. Smolcha had plans for a 3 season room in the setback. The ARB members stated the room must be open as a porch. The time frame for working on the house will be after the 2017 summer season.

NEIGHBOR COMMENTS:

Farley & Ingrid Toothman – letter – approve

Rich & Karin Lewis – letter – approve

Neal Rhoads – letter – approve – would like it done soon

Tom McGann – present – approve

Carol Hopper – present – approve

Jane Gross – present – approve

Mr. Smolcha agreed to repair broken windows and remove the piano by the end of October. He would also do exterior painting to make the house one color, remove debris and strap the column before November 3 2016.

After discussion: THE MOTION TO RECOMMEND TRANSFER OF 150 SF OF PROPERTY ALONG PALESTINE PENDING BOARD APPROVAL WAS APPROVED 5-0.

After discussion: THE MOTION TO GRANT A VARIANCE FOR 5' SETBACK CONTINGENT UPON PROPERTY TRANSFER BASED UPON ARB DRAWINGS WAS APPROVED 5-0.

After discussion: THE MOTION FOR PARTIAL DEMOLITION OF NE CORNER OF HOUSE (KITCHEN SPACE); RE-BUILD IN THE SAME FOOTPRINT AND RETAIN APPEARANCE AS IT IS TODAY WAS APPROVED 5-0.

Meeting minutes of July 7, 2016 were approved
There being no further business, the meeting was adjourned.

Respectfully submitted,
Jennifer Majewski