

CHAUTAUQUA INSTITUTION
Architectural Review Board
Minutes of Meeting
April 30, 2015
Turner Community Center – 10:30 am

The Architectural Review Board met at 10:30 AM on Thursday, April 30, 2015, in Turner Community Center. Those in attendance were: **CHAIR BOB JEFFREY, DAVID ROSEN, CHRISTINE BRUESCHKE, JOHN HAUGHTON and JOHN MILOS.** Staff members present were: **JOHN SHEDD and JENNIFER MAJEWSKI.** Others present were: **SAMUEL PRICE JR.**

1.) 15-06 DAVID SHIELDS 15 Center

Craig Pilon, contractor, was present with plans to demolish a small basement entry along the south side of the house and to construct a new basement entry in the same location with a slightly different configuration. The new basement entrance is within the existing 10' setback along the northern property line. There are no current plans to convert the basement into livable space.

NEIGHBOR COMMENTS:

Pedi Piper – letter - approve

After discussion: **THE REQUEST FOR A SIDE YARD VARIANCE AND 10' SEPARATION BETWEEN BUILDINGS WAS APPROVED 5-0.**

2.) 15-01 CONT. CHRISTINE POTTS 4 Elm

Bill Laubscher, architect was present to request a variance for demolition and construction of a new structure. Mr. Laubscher was before the ARB on February 5, 2015 with an identical request that was approved for a continuation on a later date pending more documentation. Mr. Laubscher provided documentation of a structural report indicating that the house has “suffered substantial structural damage” (ALU Section 6.11.2.1) as well as going through the steps taken to look at every option available. The property in discussion is not on the list as a home with contributing factors. The floor area for the proposed home will be 2036 square feet.

NEIGHBOR COMMENTS:

Maggie Liber – present – concerned with the view changing for her to continue to have a lake view

After discussion: **THE REQUEST FOR DEMOLITION AND NEW CONSTRUCTION (CONTINGENT ON MOVING THE HOME AWAY FROM THE LAKE SO THAT THE CORNERS ARE TOUCHING THE 10' SETBACKS) WAS APPROVED 5-0.**

3.) 15-05 RAYMOND ANDREWS 21 Foster

Ray Andrews, owner, was present with plans to rehabilitate and fully enclose an existing semi-enclosed structure that is currently used as a porch on the back of their house. The existing structure encroaches 1 foot into the rear setback. The proposed structure will be within the same footprint and will also encroach into the setback the same amount as the existing structure. The proposed structure will have 14' between it and the structure on the adjoining property.

NEIGHBOR COMMENTS:

John Dilley – letter – approve

Jim & Elisabeth Groninger – letter – approve

After discussion: **THE REQUEST FOR A REAR YARD SETBACK VARIANCE WAS APPROVED 5-0.**

Minutes of February 5, 2015 ARB meeting was approved
There being no further business, the meeting was adjourned.

Respectfully submitted,
Jennifer Majewski