

CHAUTAUQUA INSTITUTION  
Architectural Review Board  
Minutes of Meeting  
November 3, 2016  
Turner Community Center – 10:00 am

The Architectural Review Board met at 10:00 AM on Thursday, November 3, 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.) 16-06**

**JACK BAILEY**

**2 Ames**

Dennis Sundstrom, prospective buyer, was present to request a change of use for the property at 2 Ames. It is currently residential and retail. He would like to put in a café. Mr. Sundstrom spoke on the history of the property. This property historically once had a restaurant in this location. Mr. Sundstrom, Daniel Borg Sundstrom and Jeremy Hoyce are interested in opening up a café at this location. Mr. Sundstrom expressed a need of two trees in need of removal. One tree in the back rear corner that is affecting the power line and one tree in front of the property. ARB stated there would need to be further discussion with the administration for the trees. Hours of operation are expected to be 7am-11pm. Occupancy of 35-50 people as well as a lounge area on the second floor. Lighting would be in front of the door on the corner with consideration of neighboring properties.

**NEIGHBOR COMMENTS:**

**Brian Bermel** – letter/present – concerned with venting

**Dr. Purnice** – letter – concerned with noise – object

**Ruth Nelson** – present – questioned times of operation

**Shirley Lamancuso** – present – approve

**Jack & Diane Bailey** – present – approve

**Arthur Salz** – letter – concerned w/ noise object

**Nancy Carp** – present – questioned the venting

**Peri Tuthill** – present – questioned menu

(John Haughton was unable to participate with this case)

**After discussion: THE MOTION FOR A CHANGE OF USE WAS APPROVED 4-0.**

**2.) 16-07**

**BRAD & LAURA CURRIE**

**38 Foster**

Emmett Tenpas, architect, was present with plans to lift the existing house and construct a new basement within the existing footprint on the north, east and west sides, and create an addition to the basement on the south side under the existing front porch. Two new window wells are also proposed along the north side with the 10' setback. There are three variance requests. 1) The existing basement walls encroach into the north, east and west side setbacks and the proposed new basement walls would be in the same footprint, thereby requiring variances to encroach slightly into these setbacks. 2) Construct a basement addition beneath the existing porch within the required 6' front yard setback and within the 10' east side setback. 3) Request to exceed the maximum Floor-Area Ratio (FAR) of 1.0 by .38 for a total of 1.38. The existing house already exceeds FAR by .292. There was discussion from the ARB members on how this keeping a cottage and not creating new.

**NEIGHBOR COMMENTS:**

**Keekee Minor** – letter – approve

**Beth Gunnell** – present – concerned with loss of view

**After discussion: THE MOTION TO ENCROACH ON NORTH, EAST, WEST SETBACKS WAS APPROVED 5-0.**

**After discussion: THE MOTION TO CONSTRUCT THE BASEMENT BENEATH THE FRONT PORCH WITHIN THE SETBACK WAS APPROVED 5-0.**

**After discussion: THE MOTION TO EXCEED THE FAR BY .38 WAS APPROVED 5-0.**

3.) 16-08

NANCY THEADO/SUZI MAURER

15 Longfellow

Karen Goodell, realtor, was present to request for partial demolition to include a one-story kitchen structure that joins two portions of an existing house on their property lines. The requested separation would create two separate structures with the northerly structure remaining on Lot 1251 and the southerly structure remaining on lots 1268 and 1270.

**NEIGHBOR COMMENTS:**

Larry Walsh – text – approve

Jack McCredie – letter – approve

**After discussion: THE MOTION FOR A PATIAL DEMOLITION WAS APPROVED 5-0.  
CONDITIONAL ON FUTURE ISSUES ARE ADDRESSED AND APPROVED BY ARB IN REGARDS  
TO SETBACKS/ENCROACHMENTS AS THEY ARE CREATED BY PROPOSED CONCEPTS.**

Meeting minutes of August 25, 2016 were approved  
There being no further business, the meeting was adjourned.

Respectfully submitted,  
**Jennifer Majewski**