

CHAUTAUQUA INSTITUTION  
Architectural Review Board  
Minutes of Meeting  
January 31, 2013  
Turner Community Center – 9:00 am

The Architectural Review Board met at 9:00 AM on Thursday, January 31, 2013, in Turner Community Center. Those in attendance were: **CHAIR DONNA ZELLERS, BOB JEFFREY, JIM PARDO and BLUIE GREENBERG** Via phone: **TED FIRST**. Staff members present were: **JOHN SHEDD** and **JENNIFER MAJEWSKI**. Others present were: **SAMUEL PRICE JR.**

1.) 13-01 MCDONALD'S 20 S Lake

Ed Jenson, contractor, was present to request the approval of proposed plans to construct a 3<sup>rd</sup> floor room addition, including new roof structure on the back of their house that will come within 10' of an interior property line. There are no plans to install a sprinkler system. Mr. Jeffrey's stated if pulled in 3'10" it would be in compliance. The ARB feels the drawings are not complete and would like to see more detailed ones.

**NEIGHBOR COMMENTS:**

**Judie Barrie** – letter & present – opposed

**Morton Abramson** – letter – opposed

**John Schultz** – letter – opposed

**Sherry Cavese** – letter – opposed

**Frank Cervack** – present - opposed

After discussion: **THE REQUEST FOR PROPOSED CONSTRUCTION WITH A 10' INTERIOR PROPERTY LINE WAS DENIED 3-2.**

2.) 13-02 BILL BRAHAM 6 Vincent

Emmett Tenpas, architect, was present to request the approval for plans of a substantial rehabilitation project to their existing two story board and batten home. They would like to include lifting the house and moving it north approximately 2'. Basement will include living space; enlarging the front steps and front porch and changing the roof line above the 2<sup>nd</sup> floor front porch. Additionally, proposing enclosing the existing back porch in the same footprint and building living space above. The owner has agreed to plant a disguise tree. Mayshark will provide a drainage plan if approved.

**NEIGHBOR COMMENTS:**

**William Hoff** – letter - opposed

After discussion: **THE REQUEST FOR PROPOSED CONSTRUCTION TO CONTINUE EXPAND OF 4' ON AN EXISTING NON-CONFORMING FRONT STAIR WAS DENIED 5-0.**

After discussion: **THE REQUEST TO CONTINUE AND ENHANCE AN EXISTING ENCROACHMENT OF A TWO-STORY WAS APPROVED 5-0.**

After discussion: **THE REQUEST TO CONSTRUCT WITHIN 10' OF ANOTHER STRUCTURE WAS APPROVED 5-0 CONTINGENT OF THE NEW TREE PLANTING AND WILL NOT BE A FUTURE RENTAL UNIT.**

3.) 13-03 FRENCH/WOOD 12 Whittfield

Debra French, owner, was present to express her outlook on Chautauqua and their new home. Emmett Tenpas and Jeff Flanders, architects, were present to request approval to construct a new 1,936 sf 2-story home plus an attached 464 sf garage following demolition of the existing house. A demolition certificate was granted for this property July 2011 contingent upon design approval. The home will encroach upon the required 10' interior setback. Ms. French and Ms. Wood are asking for confirmation this is still in effect.

**NEIGHBOR COMMENTS: NONE**

After discussion: **THE REQUEST TO APPROVE THE DESIGN REVIEW WAS APPROVED 5-0.**

After discussion: **THE REQUEST TO CONSTRUCT WITHIN 10' OF AN INTERIOR LOT LINE ALONG THE SOUTHSIDE WAS APPROVED 5-0.**

After discussion: **THE REQUEST TO CONSTRUCT ACROSS THE SOUTHSIDE PROPERTY LINE IN COMMON OWNERSHIP WAS APPROVED 5-0.**

4.) 13-04 DAVID FERGUSON 19 Simpson

Owners were to come before the ARB to request approval to construct a screened in addition to the back of the unit in the location of the existing open porch. There was no representation therefore tabled.

5.) 13-05 RICHARD PARLATO 24 Woolsey

Emmett Tenpas, architect, was present to request approval for proposed plans to install solar panels on the roof of their previously approved new unconstructed home. Chair Zellers stated according to Article 11 section 3 of the rules and regulations of Chautauqua; therefore cannot go before the Architectural Review Board.

**Miscellaneous Business:**

Minutes for November 2012 were approved  
There being no further business, the meeting was adjourned.

Respectfully submitted,  
**Jennifer Majewski**