

Sara Fleischer, owner, was present to request a Special Exception for Restaurant/Food Service Use and a Special Exception for Personal Service Use per 4.1 and 4.2 of the Architectural and Land Use Regulations. The current thought is to only serve the Gleason patrons. If all goes well opening it up to the public. There is an interest in putting in an optical office. Chairman Jeffery's question if a consultant had been hired or a business plan had been made. Mrs. Fleisher stated they had not. This was just a visual thought.

NEIGHBOR COMMENTS:

Joyce Rothschild and Daniel Mansoor – L – opposed

Jerry and Marcia Rothschild – L- opposed

Mary Bailey – L – opposed to offering it to the public

Greg Miller – L - opposed

After discussion: THE MOTION FOR CHANGE OF USE APPLICATING WAS DEEMED INCOMPLETE BY THE CHAIRMAN. NO VOTE WAS MADE.

5.) 18-9

ADRIAN AND BARBARA PYNENBURG

25 Whitfield

Adrian and Barbara Pynenburg, owner, was present with plans to restore/reconfigure/remodel the existing cottage. The current structure has existing non-conforming elements including side yard setbacks and front property line encroachments. The proposed project will correct the front encroachment by reducing the depth of the upper porch to not encroach on the Chautauqua Institution right of way. The proposal includes a second floor open porch extension that will encroach on the side yard setback. Chairman Jeffrey's stated the dormer on the south side will require a variance for a setback as well. This is an unusual lot that it is only 30' wide, opposed to the typical 40'. Owners will do a drainage plan.

NEIGHBOR COMMENTS:

Prudence Spink – L – Questioned the easement

After discussion: THE MOTION FOR A REQUEST FOR A NORTH SIDE YARD SETBACK WAS APPROVED 3-2.

After discussion: THE MOTION FOR A REQUESTED FOR PARTIAL DEMOLITION WAS APPROVED 5-0.

After discussion: THE MOTION FOR A REQUEST FOR AN EASEMENT TO CONTINUE TO USE, MAINTAIN AND IMPROVE AS NEEDED THE EXISTING BRICK PAVER WALKWAY ON CHAUTAUQUA INSTITUTION PROPERTY IS OUT OF THE PURVUE OF THE ARB.

After discussion: THE MOTION FOR A REQUEST FOR AN ENTRY ROOF OVERHANG INTO THE LEFT INTERIOR 5' SIDE YARD 4.3.6 BY 1.1' – 1.5'. THE PROPOSED OVERHANG WOULD ENCROACH AN ADDITIONAL 3.5' OR LESS TO THE PROPERTY LINE. WAS APPROVED 4-1.

After discussion: THE MOTION FOR A REQUEST FOR A DORMER AND DORMER FACE TO ENCROACH INTO THE 5' LEFT INTERIOR SIDE YARD SETBACK PER 4.3.6 WAS APPROVED 5-0.

Minutes for February 1, 2018 were approved

There being no further business, the meeting was adjourned.

Respectfully submitted,

Jennifer Majewski