The Architectural Review Board met at 8 AM on Thursday, May 3, 2018, in Turner Community Center. Those in attendance were: CHAIR BOB JEFFREY, CHRISTINE BRUESCHKE, DAVE ROSEN, JOHN HAUGHTON and JOHN MILOS. Staff members present were: JENNIFER MAJEWSKI, DAVID WILLIAMS and others present were: SAM PRICE Jr.

1.) 18-05 DAVID JAFFE 1 Irving

Susan Brierly, architect, was present with plans to request a side yard variance per 4.4.6 Building Setbacks of the Architectural and Land Use Regulations. The existing porch encroaches into the required 5’ setback. The proposed stair/landing will encroach an additional 5’7”. This small roof/overhang is for the purpose of protecting the lower door and surrounding wall from getting wet from the rain and snow. The Board asked if there was any other way of accomplishing this without requesting a variance. There was an additional request to build upon the Chautauqua Institution property. This request is not within the Architectural Review Boards purview. They must make their request to the Board of Trustees.

NEIGHBOR COMMENTS: None

After discussion: THE MOTION FOR VARIANCE REQUEST TO ENCROCH INTO THE SIDE YARD SETBACK WAS DENIED 5-0.

2.) 18-06 JEFF WATTERS 15 Longfellow

Susanne Watters, owner, and Emmett Tenpas, architect, were present to discuss the request plans for a partial demolition of the existing structure and construction of the reconfigured/redesigned house per 6.11 of the Architectural and Land Use Regulations. The proposed project will require either a variance to cross two existing interior lot lines or re-platting the existing 4 lots into two lots. It is the owner’s home to re-plot. The owners would like to take down the small of the two houses. The ARB members asked that there be detailed documentation of the property for the archives.

NEIGHBOR COMMENTS:
Larry Walsh – L – Approve  
Sue Murphy – P - Approve

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

3.) 18-07 STEVEN AND NANCY PETERS 49 Janes

Steve and Nancy Peters, owners, and Sue Brierly, architect, were present with plans to request a variance for encroachment into the side yard per 4.4.6 Building Setbacks of the Architectural and Land Use Regulations. The building footprint encroaches approximately 2’ into the required 3’ setback. The owners would like to remove the existing shallow foundation/basement and excavate and construct a new basement. When lifting the house they would like to put the house back down on the same footprint same elevation. There will be no trees disturbed. Chairman Jeffrey suggested the owners make verbal contact with their neighbor.

NEIGHBOR COMMENTS:
Barbara Branch – L - Approve

After discussion: THE MOTION FOR VARIANCE REQUEST TO ENCROCH INTO THE SIDE YARD SETBACK WAS DENIED 5-0.

4.) 18-08 BRUCE AND SARA FLEISCHER 12 N. Lake Dr.
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 INSTITUITION 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