

March 27, 2019

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

The owner of 2 Ames Avenue (Dennis Sundstrom) and the proprietors of the 2 Ames establishment are coming before the Architectural Review Board with additional requests related to the Special Use Exception previously approved as well as additional site and building requests requiring an Architectural Review Board review.

Variations/Requests being considered:

1. Request to expand the Special Use Exception for Restaurant Use per 4.1 Use Matrix of the Architectural and Land Use Regulations to also include the exterior areas along both Ames and Pratt Avenues. They desire to provide food and legal beverage service at approved locations ending at 10:00 pm (per their submitted Operational Plan). The following locations are proposed by the applicant along with descriptions:
 - A. **Ames Avenue area "A"**: Pursuant to their submitted Plan, this dining area requires some minor grading and the installation of either permeable pavers or grasscrete/gravelcrete (100% permeable) pavers to allow for the placement of approximately from 10-12 seats into the dining area - completely within the 2 Ames property. The adjacent area is Institution owned property and is proposed to be improved with a tree and landscaping. Area "A" would be partitioned as a designated restaurant service seating area by movable stanchions and rope and landscaping to define the area. This area will be used for both food and beverage service by staff depending on the time of day. When closed at 10 pm, the area would be closed down by placing chairs upside down on tables and 'collapsing' the area by moving the stanchions against the tables and chairs.

- B. **Pratt Avenue area “B”**: Pursuant to their submitted Plan, this dining area requires the construction of 4 stepped patio sections where the current grass area is. 10”x10” timbers would be used to accommodate approximately 6” grade drops per the drawing, with the surface covered by either permeable pavers or grasscrete/gravelcrete (100% permeable) pavers to allow for the placement of approximately from 10-18 seats into the dining area. The stepped sections would follow the general grade of the adjacent brickwalk keeping in mind that the portion of the brickwalk owned by 2 Ames (approximately 2-2.5 feet) would be used for service to restaurant guests and be partitioned from those generally travelling on the Institution owned portion of the brickwalk by portable movable stanchions and rope to define the service area. This area will be used for both food and beverage service by staff depending on the time of day. When closed at 10 pm, the area would be closed down by placing chairs upside down on tables and ‘collapsing’ the area by moving the stanchions against the tables and chairs.
- C. **Pratt Avenue area “C”**: Pursuant to their submitted Plan, this dining area requires the construction a new wood deck (slightly elevated with railing system along the Pratt Avenue side) for the purpose of food/beverage service. This would be built to the property line either requiring a variance to the side yard setback per 4.3.6 Building Setbacks of the Architectural and Land Use Regulations. This level deck will allow for the placement of approximately from 10-18 seats in the dining area and would be used for service to restaurant guests and be partitioned from those generally travelling on the other portion of the brickwalk by a permanent railing system to define the service area. This area will be used for both food and beverage service by staff depending on the time of day and closed at 10 pm.
- D. **Pratt Avenue area “D”**: Pursuant to their submitted Plan, this dining area utilizes the deck serviced from the interior of the restaurant “sun room”. This area can accommodate 2-3 guests and also serves as an emergency exit from the restaurant interior. This area is visible from Pratt Avenue; however, it will be screened (visual & sound reducing) from the adjacent building on Ramble by a deck level trellis with flowering vegetation.
2. Any other variances or special requests that are required and discovered in the process of review and discussion of the proposed project.

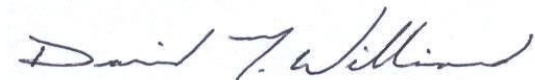
You are receiving this notification because your property is within 150' of the proposed project site.

Plans for this project may be reviewed in the office of the Administrator of Architectural and Land Use Regulations in the Colonnade Building.

The Architectural Review Board will meet on Thursday May 2nd, 2019 at 8:00 AM at Turner Community Center in the first-floor conference room to review this request. You are welcome to attend this meeting and to submit any comments that you may have in writing for the Board's consideration. E-mails are preferred and may be submitted to David Williams at arb@ciweb.org until 12:00 noon on May 1st, 2019.

Sincerely,

CHAUTAUQUA INSTITUTION

A handwritten signature in cursive script that reads "David M. Williams".

David M. Williams, Architect
Administrator of Architectural & Land Use Regulations / Capital Projects Manager

PO Box 28
Chautauqua, New York 14722
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dwilliams@chq.org



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ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

The owners of 4 Irving Place (Steve and Kathe Barge) are coming before the Architectural Review Board with a request to make several modifications to their property. This includes construction of a new driveway from the lower portion of Root Avenue on the North (rear) side of the property and altering/converting a portion of the existing basement to a garage for one vehicle. They are also proposing to remove and reconstruct the porch structure on the north (rear) to improve an existing inadequate condition and reconfigured slightly to accommodate the garage. The proposed garage, removal of the porch and proposed new porch encroachment require an Architectural Review Board review.

Variances/Requests being considered:

1. Request for Partial Demolition per 6.11 of the Architectural and Land Use Regulations. This is for the entire existing porch structure on the north side along lower Root avenue.
2. Request to construct a garage in the Neighborhood Traditional district per 4.4.13 of the Architectural and Land Use Regulations.
3. Request for a variance to encroach into the required 5' rear yard setback required by section 4.4.6 of the Architectural and Land Use Regulations. The current porch structure is non-conforming and the proposed reconstruction follows the current footprint with a small (14.25 sf) additional footprint over the proposed garage.
4. Request for a variance to encroach into the 10' distance separation to a neighboring structure required by section 4.4.6 of the Architectural and Land Use Regulations. The current structure encroaches on the 10' separation distance and the proposed garage and first floor porch above would extend this encroachment.

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5. Request to construct a gravel driveway across Institution property and request for a variance to construct a retaining wall with a height that will exceed 2'. This request is based on requirements in section 5.7.3.7 and 5.7.3.8 of the Architectural and Land Use Regulations.
6. Request to increase the Impervious Surface ratio (ISR) required by section 4.4.3 of the Architectural and Land Use Regulations. The maximum allowable is 75% and the current ISR is 79%. The proposed is a De Minimis increase over the existing to 79.7% but still exceeding the max.
7. Any other variances or special requests that are required and discovered in the process of review and discussion of the proposed project.

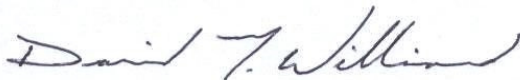
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ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

Two of the owners of units at 9 Simpson Avenue (Colonnade Cottage Condo) are coming before the Architectural Review Board with requests to have a non-compliant awnings reinstalled after the reconstruction of the 3-story porch along Miller Avenue. These awning requests will require an Architectural Review Board review.

Variations/Requests being considered:

1. Unit 3A - (Tony and Sandy Combine)

Request for a variance to encroach into the required 5' street side yard setback required by section 4.3.6 of the Architectural and Land Use Regulations. The awning & metal frame was installed on southeast corner of the top of the 3rd floor porch years prior to the recent porch reconstruction and was an encroachment into the setback. The awning had to be removed in preparation for the porch removal. The approximately 4'x6' awning encroaches approximately 1.5 feet into the setback.

2. Unit 1 - (Jeff and Carrie Jacobus)

Request for a variance to encroach into the required 5' street side yard setback required by section 4.3.6 of the Architectural and Land Use Regulations. The retractable awning was installed on south face of the 1st floor porch ledger years prior to the recent porch reconstruction. The awning had to be removed in preparation for the porch removal. The awning in its closed position will encroach about 1.5 feet into the setback and in its full open position encroaches to and past the property line and covers about 1 foot of Institution owned property.

3. Any other variances or special requests that are required and discovered in the process of review and discussion of the proposed project.

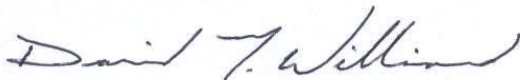
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ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

The owner of 21 Center Avenue (Gail Silberstein) is coming before the Architectural Review Board with a request to Remove and replace rotting porches and railings, construct 2nd floor porch extension to connect the two existing porches, reframe & reconfigure the front porch roof & gable front end and other siding, roofing window and door replacements. There are several aspects of this proposed work that require an Architectural Review Board review.

Variances/Requests being considered:

1. Request for Partial Demolition per 2.1.60 and 6.11 of the Architectural and Land Use Regulations. This is for portions of the existing front porch structures and other misc. components as part of the overall project.
2. Request for a variance to encroach into the required 3' side yard setback required by section 4.3.6 of the Architectural and Land Use Regulations. The proposed 2nd floor porch extension that will connect the existing front and side porches will continue at the same line as the current side porch. This however is an existing non-compliant condition as it encroaches on the side yard setback. The proposed connector will also encroach slightly but due to the angled property line and setback line, this encroachment is only a short distance (approx. 5' long) and tapered so the maximum encroachment depth is approx. 15".

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3. Request for a variance to encroach into the required 6' front yard setback required by section 4.3.6 of the Architectural and Land Use Regulations. The current roof (overhang extends beyond) and front gable extend to approximately the front property line. This structure is an existing non-compliant condition and will remain. The request is to lower the current front gable to create a larger gable and a lower ceiling for the 2nd floor front porch. This will also extend an existing attic space making it more usable but resulting in an increase in the amount of building that encroaches into the required setback.
4. Any other variances or special requests that are required and discovered in the process of review and discussion of the proposed project.

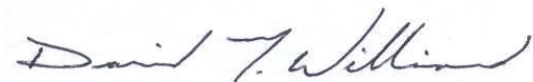
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April 2, 2019

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

The owners of 41 Clark Avenue (The Lutheran Chautauqua Association) are coming before the Architectural Review Board with a request to install 15 window mounted air conditioners to all 4 sides of the existing building. The building's current construction has major challenges in retrofitting with A/C systems and being poured concrete, the daytime heat is retained in the material making it very difficult to control the high temperatures with conventional fans. This A/C request requires an Architectural Review Board review.

The A/C Variance will need to consider the following requests:

1. Request to install ancillary equipment in the front Yard and Street Side Yard and be located on the front façade of the building per 5.2.3.2.1 of the Architectural and Land Use Regulations.
2. Request to install ancillary equipment that will be visible and audible to neighboring windows per 5.2.3.2.2 of the Architectural and Land Use Regulations.
3. Request to install multiple pieces of ancillary equipment in the same general area (each façade) without using rooftop locations per 5.2.3.2.3 of the Architectural and Land Use Regulations.
4. Request to install ancillary equipment that will not be screened from public view per 5.2.3.2.4 of the Architectural and Land Use Regulations.
5. Request to install ancillary equipment that will be visible from the street per 5.2.3.2.6 of the Architectural and Land Use Regulations.
6. Request for ARB review of window style air conditioners that are highly discouraged per 5.2.3.2.7 of the Architectural and Land Use Regulations.

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7. Request to install window style air conditioners that may be individually be compliant with sound tolerances per 5.2.3.2.1 of the Architectural and Land Use Regulations. However, the combined sound levels at each area of multiple units will be unknown until installed and tested. This may require additional conditions placed upon the use and timing of use of the equipment.
8. Any other variances or special requests that are required and discovered in the process of review and discussion of the proposed project.

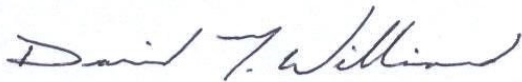
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Dear Chautauquan,

The owners of 47 Miller Avenue (Roe Fund LLC) are coming before the Architectural Review Board with a request to demolish the existing cottage and construct a new cottage on the site. The proposed new structure complies with all aspects of the current ALU regulations for new design/construction, however the demolition request requires an Architectural Review Board review.

Variations/Requests being considered:

1. Request for Complete Demolition per 6.11 of the Architectural and Land Use Regulations.
2. Any other variances or special requests that are required and discovered in the process of review and discussion of the proposed project.

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