



March 30, 2018

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

The owners of 1 Irving Place (David and Fern Jaffe) are coming before the Architectural Review Board with plans to construct a small roof covering the entrance to the lower enclosed porch facing the lake. This small roof/overhang is for the purpose of protecting the lower door and surrounding wall from getting wet from the rain & snow. This proposed project will require a setback variance and an easement for crossing onto and constructing on Chautauqua Institution Property. These requests require an Architectural Review Board review.

Variances/Requests being considered:

1. Request for roof encroachment into the side yard 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" including the overhang.
2. Request for an Easement to build the roof 4'-1" over Institution owned property. Article XIII of the Rules and Regulations of Chautauqua Institution allow easements to be granted under certain conditions which first requires approval by the ARB.
3. 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.

PO Box 28
Chautauqua, New York 14722
716.357.6400 / 716.357.9014 (fax)
dwilliams@chq.org

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 May 3, 2018 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 2, 2018.

Sincerely,

CHAUTAUQUA INSTITUTION

A handwritten signature in cursive script that reads "David M. Williams". The signature is written in dark ink on a light-colored background.

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



March 30, 2018

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

The owners of 12 North Lake Drive (Bruce & Sara Fleischer) are coming before the Architectural Review Board to request a Special Exception for Restaurant/Food Service Use and a Special Exception for Personal Service Use. These requests require an Architectural Review Board review.

Variances/Requests being considered:

1. Request for Restaurant/Food Service Use by Special Exception per 4.1 and 4.2 Use Matrix of the Architectural and Land Use Regulations. They propose to serve food to their paying guests at the Gleason Hotel as well as the general public.
2. Request for Personal Services Use by Special Exception per 4.1 and 4.2 Use Matrix of the Architectural and Land Use Regulations. Dr. Bruce Fleischer is a NY State Board Licensed Optometrist and proposes to offer eye exams to the general public from an office at the Gleason Hotel.
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 new owners of 15 Longfellow Avenue (Jeff and Suzanne Watters) are coming before the Architectural Review Board with plans for partial demolition of the existing structure and construction of a reconfigured/redesigned house. This proposed project will require either a variance to cross two existing interior lot lines or re-platting the existing 4 lots into two lots (thus no variances). These requests require an Architectural Review Board review.

Variances/Requests being considered:

1. Request for partial demolition of portions of the current tri-conjoined buildings per section 6.11 Demolition of the Architectural and Land Use Regulations. Per the proposal drawings, this would include the Bryant Ave wing, the middle connector walls and roof (not the foundation or floor system), and the garage roof structure (and other possible components). The current original Longfellow structure would remain (except for the one story addition on the east end and the bay window on the west end) and be incorporated into the redesigned structure.
2. Request to combine and re-platt the 4 existing contiguous commonly owned lots into 2 lots. This would necessitate changing the Official Map of Chautauqua and requires an ARB review per Section 5.4 of the Architectural and Land Use Regulations followed by a recommendation to the Board of Trustees.

OR

3. Request for a variance to cross two interior lot lines in common ownership, also as per Section 5.4 of the Architectural and Land Use Regulations.
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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March 30, 2018

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

The new owners of 25 Whitfield Avenue (Adrian and Barbara Pynenburg) are coming before the Architectural Review Board with plans to restore/reconfigure/remodel the existing cottage. The current structure has existing non-conforming elements including side yard setback and front property line encroachments. This proposed project will correct the front encroachment by reducing the depth of the upper porch to not encroach on the Chautauqua Instruction right of way. The side yard setback encroachments will not change as there is no work that will alter the footprint of the structure. The proposal includes a second floor open porch extension that (even though it follows the footprint below) encroaches on the side yard setback and will require a variance. These requests will require an Architectural Review Board review.

Variations/Requests being considered:

1. Request for porch encroachment into the side yard per section 4.3.6 Building Setbacks of the Architectural and Land Use Regulations. The proposed open porch would be constructed on top of the roof of the right side "bay" portion of the lower level. This would continue vertically the existing side yard encroachment. This would also require a variance to continue and extend vertically an existing encroachment into the required 10' separation distance between structures, also described in section 4.3.6 of the ALU.
2. Request for partial/selective demolition of misc. elements of the current structure to accomplish the proposed restoration/alteration. This partial or selective demolition is regulated under section 6.11 of the Architectural and Land Use Regulations.
3. Request for an easement to continue to use, maintain and improve as needed the existing brick paver walkway currently on Chautauqua Institution property immediately adjacent to the south side of the 25 Whitfield property.

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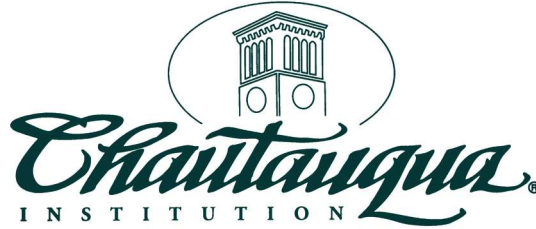
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March 30, 2018

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

The owners of 49 Janes Avenue (Nancy and Steven Peters) are coming before the Architectural Review Board with plans to remove the existing shallow foundation/basement and excavated & construct a new basement/foundation. The existing footprint will not change except for a new exterior basement stair well. This proposed project will require a side yard setback variance due to extending an existing non-conforming encroachment. This request requires an Architectural Review Board review.

Variances/Requests being considered:

1. Request 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.
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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