The Architectural Review Board met at 9:30 AM on Friday, August 23, 2013, in Turner Community Center. Those in attendance were: CHAIR DONNA ZELLERS, BOB JEFFREY, TED FIRST, JIM PARDO and BLUIE GREENBERG. Staff members present were: JOHN SHEDD and JENNIFER MAJEWSKI.

1.)  ENGLEWOOD  19 Roberts
David McKee, architect, and Olivia Barone were present to discuss proposed drawings turning the current 3-story wood rooming house into a six unit complex. Ms. Barone would retain one unit and sell the other five. Ms. Barone is requesting two variances. First, construction occurring within 10’ of an interior property line and second, a stairwell leading to the basement on the east side of the building is within 5’ of the rear property line. There will be a removal of an existing stairwell on the northwest side.

NEIGHBOR COMMENTS:
Edna Posner – letter - opposed
Dennis Sundstrom – present – opposed, concerned with the race to the line
Av Posner – present – opposed, questioned the architectural aspects
Joan Smith – present – approve, glad to see she’s preserving the trees
Sally McClure – present – approve

Proposed conditions: Steps taken to review plans with the Fire Department
Demark basement stairs for winter
Final plans to identify bikes, trash etc.

After discussion: THE REQUEST FOR CONSTRUCTION WITHIN 10’ OF THE SOUTH AND WEST INTERIOR PROPERTY LINE WAS APPROVED 5-0.

After discussion: THE REQUEST FOR REAR STAIRS TO COME WITHIN 5’ OF THE PROPERTY LINE WITH PROPOSED CONDITIONS WAS APPROVED 5-0.

After discussion: THE REQUEST FOR DESIGN RENOVATIONS WAS APPROVED 5-0.

2.)  DAVID BEESON  56 South Lake
Mark Minnerly, architect, and David Beeson, owner, were present to discuss prospective construction plans after a fire destroyed the current home in November 2012. The current plans propose creating a new setback within the two lots Mr. Beeson owns for which will be recorded at the County and in the deed. There would be a meets and bounds restriction. Mr. Beeson has plans to construct a new 2-1/2 story, 2,835 sf wood frame house with a one-car garage on the easterly property parcel that will come within 3’ of their property line to the west. There will be a removal of three spruce trees along Park Ave and will be replaced with in kind. There was approval by the ARB in May of 2013 for 10’ setback line on the north side.

NEIGHBOR COMMENTS: NONE

Proposed conditions: Dry wells are to be reviewed and approved by Administrator

After discussion: THE REQUEST FOR CONSTRUCTION WITH 10’ SETBACK ON THE WEST SIDE WITH A NEW DEED RESTRICTION WAS APPROVED 5-0.

After discussion: THE REQUEST FOR DESIGN REVIEW WITH PROPOSED CONDITIONS WAS APPROVED 5-0.
Bill Laubscher, architect, was present to request approval on plans to remove an existing car port and construct a new 2-car garage addition; construct a new second floor; construct a new wrap-around porch; and substantially alter the interior of the existing house. Muttons will be applied to the windows.

This will be a phased construction with the exterior now. The current proposal is for three years; Ms. Gunnell must come back in two years unless she wish to comply to new regulations.

**NEIGHBOR COMMENTS:**
Christine Potts – letter – approve
Margaret Lieber – letter - approve

After discussion: **THE REQUEST FOR SUBSTANTIAL REHABILITATION WAS APPROVED 5-0.**

Emmet Tenpas, architect, Ed & Melanie Vobril, owners, were present to discussed conceptual plans for a new two-story house with parking in addition to a lower level apartment at 22 Woolsey. The project will require the removal of 3 trees that will be replaced with new trees. There will be a donation of two trees to Chautauqua to plant where they see fit and two on existing property. Back stairs could be constructed inside so they do not encroach.

**NEIGHBOR COMMENTS:**
Robert Rosenthal – letter – opposed  
Dick Langston – letter – opposed  
Jean Bailey Gaede – letter and present – opposed  
Ed Metzger – letter – opposed  
Larry Greenberg – letter – opposed  
Richard Parlado – present - approve

Proposed conditions:
A drainage plan and formal engineering report be provided to the Administrator  
Exterior basement entrance is eliminated  
Two trees on the property

After discussion: **THE REQUEST FOR DESIGN REVIEW AND CONSTRUCTION WITH PROPOSED CONDITIONS WAS APPROVED 5-0.**

Emmet Tenpast, architect, was present to request permission to demolish small portion of an existing addition on the south side of their house, reconstruct this existing addition and add onto this addition. Mr. Tenpast spoke with Doug Conroe, Director of Operations and discussed a drainage plan using percolation. Mr. Conroe was in agreement. Chair Zellers was please with the design to save the tree roots.

**NEIGHBOR COMMENTS:** None

After discussion: **THE REQUEST FOR CONSTRUCTION WITHIN 10’ OF AN INTERIOR PROPERTY LINE WAS APPROVED 5-0.**

David McKee, architect, was present to request approval for new construction. The Wilders came before the ARB in August 2012 and were granted a demolition certificate for their residence at 44 Forest pending approval of new home construction on the site. In July 2013 the Wilders came back to ARB seeking approval on new 3-story plus basement, 3,053 square foot home, but were asked to do some amendments to the plans. The Wilders are now coming before the ARB with amendments. The projected plans include the removal of two 4” Cherry trees and includes planting two new trees. The site drainage is expected to be managed within the lot lines and will be engineered as the project progresses.

**NEIGHBOR COMMENTS:**
Jack White – present – concerned with massing and drainage  
Av Posner – present – concerned with massing and protecting the spruce trees  
Bill Zorn – present – questioned if they would still have a CI parking spot
After discussion: THE REQUEST FOR APPROVAL OF NEW CONSTRUCTION WAS APPROVED 4-1.

Minutes of July 19, 2013 with specified change was approved
There being no further business, the meeting was adjourned.

Respectfully submitted,
Jennifer Majewski