CHAUTAUQUA INSTITUTION
Architectural Review Board
Minutes of Meeting
May 1, 2014
Turner Community Center – 10:30 am

The Architectural Review Board met at 10:30 AM on Thursday, May 1, 2014, in Turner Community Center. Those in attendance were: **CHAIR BOB JEFFREY, TED FIRST, DAVID ROSEN, CHRISTINE BRUESCHKE via phone, and DONNA ZELLERS.** Staff members present were: **JOHN SHEDD and JENNIFER MAJEWSKI.** Others present were: **SAMUEL PRICE JR.**

**Discussion:**

**Susan Luers – Roberts Ave (Cambridge)**

Emmet Tenpas, architect, was present to discuss the property of the Cambridge on Roberts Avenue which extends back to North Terrace. Mr. Tenpas came before the ARB in February 2014 with the beginning discussions of a substantial rehabilitation to the Cambridge. Mr. Tenpas stated that with further review of the structure on North Terrace, he questioned the possibility of a demolition permit being granted.

1.) **GEORGE SNYDER** 32 Palestine

Emmet Tenpas, architect, was present with plans to relocate their existing house northerly on their existing two lots (378 & 379) and convert the single family home into a multi-family dwelling. The basement will be altered into living space; exterior window configurations and material; add to and alter decks and porches on the north and west sides; and add a basement stairwell along the east side. Mr. Tenpas is also requesting the project include a new parking space behind the plane of the house. There are two river birch trees in the plans to be cut down and replaced with two new trees. Mr. Tenpas began the discussion on the difficulty the survey had in these oddly placed lots. The new proposed plans request 7 variances. Recommendations from the ARB are to have a drainage plan, tree protection plan and a lighting plan be submitted to the Administrator.

**NEIGHBOR COMMENTS:**

**Gerald Wahl** – letter – oppose
**Arthur Wilson** – letter – approve but concerned with aesthetic & third floor porch looks claustrophobic
**Gary Doebler** – letter – approve
**Neal Rhoads** – letter – approve
**Hugh Butler** – present – concerned with lighting and drainage

After discussion: **THE REQUEST FOR CONSTRUCTION ACROSS AN EXISTING PROPERTY LINE IN COMMON-OWNERSHIP WAS APPROVED 5-0.**

After discussion: **THE REQUEST TO MAINTAIN, BUT REDUCE AN EXISTING SIDE SETBACK ENCROACHMENT ALONG THE SOUTHEAST CORNER OF THE HOUSE WAS APPROVED 5-0.**

After discussion: **THE REQUEST TO MAINTAIN, BUT REDUCE THE AREA OF THE SOUTHEAST CORNER OF THE HOUSE THAT COMES WITHIN 10' OF A NEIGHBORING STRUCTURE WAS APPROVED 5-0.**

After discussion: **THE REQUEST TO MAINTAIN AN EXISTING FRONT YARD SETBACK ENCROACHMENT OF THE FRONT OF THE HOUSE ALONG PALESTINE (WEST SIDE) WAS APPROVED 5-0.**

After discussion: **THE REQUEST TO CONTINUE AN EXISTING PORCH ENCROACHEMENT AND EXTEND THE SIZE OF THAT ENCROACHEMENT ONTO CHAUTAUQUA INSTITUTION PROPERTY ALONG PALESTINE WAS APPROVED 5-0.**
After discussion: **THE REQUEST FOR RECOMMENDATION TO THE PRESIDENT CHAUTAUQUA INSTITUTION TO ISSUE A LICENSE TO MAINTAIN AN ENCROACHMENT OF CI PROPERTY BE GRANTED WAS APPROVED 5-0.**

After discussion: **THE REQUEST TO CREATE A NEW 2SF PORCH ENCROACHMENT INTO THE STREET SIDE SETBACK ALONG WAUGH AVENUE WAS APPROVED 5-0; CONTINGENT THE OVERALL MASS AND FORM OF THE PORCH MUST BE MORE IN LINE WITH THE REGULATIONS.**

Minutes of February 6, 2014 as amended, was approved
There being no further business, the meeting was adjourned.

Respectfully submitted,

Jennifer Majewski