

CHAUTAUQUA INSTITUTION
Architectural Review Board
Minutes of Meeting
February 5, 2015
Turner Community Center – 10:30 am

The Architectural Review Board met at 10:30 AM on Thursday, February 5, 2015, in Turner Community Center. Those in attendance were: **CHAIR BOB JEFFREY, DAVID ROSEN, CHRISTINE BRUESCHKE, JOHN HAUGHTON and JOHN MILOS**. Staff members present were: **JOHN SHEDD** and **JENNIFER MAJEWSKI**. Others present were: **SAMUEL PRICE JR.**

1.) 14-03 Cont. JOSEPH GREENBERG (CAMBRIDGE) 9 Roberts/10-12 S Terrace

Emmet Tenpas, architect, requested design approval. Mr. Tenpas and Joseph Greenberg (CHQ W&M Holdings LLC), owner, have been before the ARB in July, August and November 2014 where they received approval for demolition of a majority of the three existing structures while attempting to preserve the general impression of the 3 facades that face the street on Roberts and on South Terrace. During the last meeting the Floor Area Ratio (FAR) was not conforming. In the current plans, the FAR is conforming. This was achieved by making some of the egress stairs as exterior spaces, as well as positioning the building into the ground a bit farther. ARB members expressed to the owner to consider the nicest elements of the “Old Cambridge” facade when doing the final design details.

NEIGHBOR COMMENTS: NONE

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

2.) 14-04 LUTHERAN HOUSE 25 Peck

Gary Matczak, architect, requested a license to encroach onto CI property. Mr. Matczak provided plans to construct a paved entrance walkway, to be built on Chautauqua Institution property, leading from Peck Avenue to a new door.

NEIGHBOR COMMENTS:

Richard Karlake – letter – approve

Roy & Paula Mason – letter – approve

After discussion: **THE REQUEST TO RECOMMEND A LICENSE AGREEMENT FOR THE ENCROACHMENT UPON CI PROPERTY FOR A WALKWAY WAS APPROVED 5-0.**

3.) 15-02 JANICE FRIEND-DAVIS 45 Hurst

Bill Laubscher, architect, requested a variance for an encroachment on the west and east sides. Mr. Laubscher provided plans for additions and alterations to the single family home that will encroach into required setbacks. The addition of a 9’ porch will allow the change of the asphalt to green space with nice landscaping. The ARB suggested that the owner review the parking regulations, so that the sale of the property in the future might allow for a parking space to remain on the lot. There is currently a grandfathered parking space in front of the home that will disappear when the property is eventually sold.

NEIGHBOR COMMENTS:

Stephen Jacobs – letter - approve

After discussion: **THE REQUEST FOR A SIDE YARD SETBACK ENCROACHMENT VARIANCE WAS APPROVED 5-0.**

Bill Laubscher, architect, requested a variance for demolition of the existing house and construction of a new home. The new two-story, 2,850 sf home plus garage will be on the same .488 acre lot. Mr. Laubscher discussed condition of the existing house, and the process that led them to determine that demolition of the existing house would be the best course of action, due to hardship. The ARB members requested that Mr. Laubscher submit reports and any other documentation to support the hardship claim. Mr. Laubscher did not have the reports and other documentation in his possession.

NEIGHBOR COMMENTS:

Dick & Beth Gunnel – letter – approve

Marsha Butler – present – approve

Hugh Butler – present – concerned about the watershed

Maggie Liber – present – concerned with the view changing for her to continue to have a lake view

**After discussion: A MOTION WAS MADE FOR CONTINUATION PENDING DOCUMENTATION;
APPROVED 5-0.**

Minutes of November 6, 2015 was approved
There being no further business, the meeting was adjourned.

Respectfully submitted,
Jennifer Majewski