

CHAUTAUQUA INSTITUTION
Architectural Review Board
 Minutes of Meeting
May 2, 2019
 Turner Community Center – 8 am

The Architectural Review Board met at 8 AM on Thursday, May 2, 2019, in Turner Community Center. Those in attendance were: **CHAIR BOB JEFFREY, CHRISTINE BRUESCHKE, DAVE ROSEN, JOHN HAUGHTON and JOHN MILOS.** Staff members present were: **JENNIFER MAJEWski, DAVID WILLIAMS** and others present were: **SAM PRICE Jr.**

1.) 19-06 DENNIS SUNDSTROM 2 Ames

Dennis Sundstrom, owner, Jeremy Hois, proprietor, were present for the 2 Ames establishment with additional requests related to the Special Use Exception previously approved as well as additional site and building alterations. Requests are to expand the Special Exception use for outdoor dining and bar along Ames and Pratt Avenue. Seating on the deck of the Pratt Avenue exit. ARB members do not see much of a difference in the plan presented on January 31, 2019 for the outdoor dining and bar.

NEIGHBOR COMMENTS: Attached Sheet

After discussion: THE MOTION TO REQUEST TO EXPAND THE SPECIAL EXCEPTION USE WAS DENIED 5-0.

2.) 19-07 PETER & GAIL SILBERSTEIN 21 Center

Keri Belovarac, architect, Gail Silberstein, owner, were present to request partial demolition per regulations 2.1.6.11 to remove and replace rotting porches and railings. Second request to encroach in the 3’ side yard setback per regulations 4.3.6 and encroach within the required 6’ front yard setback per regulations 4.3.6 to construct 2nd floor porch extension to connect the two existing porches reframe and reconfigure the front porch roof and gable front end. The owners want to take off the vinyl siding and put wood back on.

NEIGHBOR COMMENTS:

Patti Piper – L – approve Handen Benjamin – L - approve

After discussion: THE MOTION TO REQUEST PARTIAL DEMOLITION AND A VARIANCE REQUEST FOR ENCROACHMENT OF FRONT AND SIDE YARD SETBACKS WAS APPROVED 5-0.

3.) 19-08 ROE FUND LLC 47 Miller

Don Harrington, architect, was present with plans and documentation to request to demolish the existing cottage and construct a new cottage on the site. The new structure complies with all aspects of the current Architectural Land Use Regulations for new design/construction. Mr. Harrington was before the ARB January 31, 2019 with this request and was advised by the ARB to come back at a future ARB meeting and provide more information to support the need for complete demolition. Chairman Jeffrey stated he had walked through the home and agreed that it was in need of the demolition.

NEIGHBOR COMMENTS:

Richard Moschel – L – concern with construction and damage of neighboring property

After discussion: THE MOTION TO REQUEST FOR COMPLETE DEMOLITION PER REGULATIONS 2.1.17 and 6.1 WAS APPROVED 5-0.

4.) 19-09 COLONNADE COTTAGE 9 Simpson

Jeff Jacobus, owner of ground floor, was present to request to have non-compliant awnings reinstalled after the reconstruction of the 3-story porch along Miller Avenue. One awning on the ground floor and one on the roof top. The owners of the Colonnade Cottage were approved November 2018 by the ARB to rebuild the 3-story porches along Miller Avenue. The action to rebuild removed the right to maintain the existing encroachment with the

awnings that had been there for many years. The ARB members requested that the roof-top cover over the fire escape stairs be unified by having it all made of the same material.

NEIGHBOR COMMENTS: NONE

After discussion: THE MOTION TO REQUEST A VARIANCE TO ENCROACH INTO THE 5' STREET SIDE YARD SETBACK PER REGULATIONS 4.3.6 FOR THE GROUND FLOOR WAS APPROVED 5-0.

After discussion: THE MOTION TO REQUEST A VARIANCE TO ENCROACH INTO THE REQUIRED 5' STREET SIDE YARD SETBACK PER REGULATIONS 4.3.6 FOR THE 3RD FLOOR AWING; CONDITIONAL NOT TO EXCEED ONE YEAR WAS APPROVED 5-0.

19-10

STEVE & KATH BARGE

4 Irving

Emmet Tenpas, architect, was present to 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 would also like to remove and reconstruct the porch structure on the north (rear) to improve an existing inadequate condition and reconfigured slightly to accommodate the garage.

NEIGHBOR COMMENTS:

Francie Oliver – L,P – opposed

Nancy Karp – P – concerned with her handicap

After discussion: THE MOTION TO REQUEST A PARTIAL DEMOLITION OF THE EXISTING PORCH STRUCTURE ON THE NORTH SIDE PER REGULATIONS 6.1 OF THE ALU WAS APPROVED 5-0.

After discussion: THE MOTION TO REQUEST CONSTRUCTION OF A GARAGE IN THE NEIGHBORHOOD TRADITIONAL DISTRICT PER 4.4.13 OF THE REGULATIONS WAS DENIED 5-0.

After discussion: THE MOTION TO REQUEST TO ENCROACH INTO THE REAR YARD SETBACK WAS APPROVED 5-0.

After discussion: THE MOTION TO REQUEST TO ENCROACH INTO A 10' DISTANCE SEPARATION TO A NEIGHBORING STRUCTURE PER REGULATIONS 4.4.6 WAS APPROVED 5-0.

After discussion: THE MOTION TO REQUEST A VARIANCE FOR ISR WAS APPROVED 5-0.

5.) 19-11

LUTHERAN HOUSE

41 Clark

Sharon Hamilton, Pastor Bill Coleman, and Pastor Don Green were present to request to install 15 window mounted air conditioners to all 4 sides of the existing building. The building's current construction of concrete causes major challenges in retrofitting the a/c systems, making it difficult to control high indoor temperatures with conventional fans. The Hall of Missions is next door and it was mentioned by many that the compressor for their HVAC unit would still be louder than the window units proposed for the Lutheran House.

NEIGHBOR COMMENTS:

Suzanne Keppel – L – approve

John Bloomquist – L – approve

Victoria Bauer – L – approve

Groninger Family – L- opposed

Mary Ugoletti – L – approve

Maureen Revegno – P – approve

Barbara Zuegel – L – opposed

Jim & Carol Collins – L – opposed

Diane Martin – P – opposed

After discussion: THE MOTION TO REQUEST A VARIANCE TO ALLOW 15 WINDOW A/C UNITS ON FRONT SIDE AND STREET SIDE WAS APPROVED 3-2 (CHRISTINE BRUESCHKE, JOHN HAUGHTON & BOB JEFFREY).

Minutes for November 1, 2018 and January 31, 2019 were approved
There being no further business, the meeting was adjourned.
Respectfully submitted,
Jennifer Majewski

2 Ames Comments

Chautauqua Property Owners Association – approve
Bill Schaal – opposed
Carol Sewell – opposed
Claude Welch – opposed
Carol Schaal – opposed
Betty Halford – opposed
Jerry Hodson - opposed
Arthur Salz – opposed
Chaz and Jane Kerschner – opposed
Edna Strnad – opposed
Mary and Dave Davenport – opposed
James and Barbara Chaloupka – opposed
Priscilla Kirkpatrick – ARB will do right thing
Ann-Marie Cunningham – opposed
Kathryn Shomo – opposed
Dick and Joreta Speck – opposed
Astrid Weismann – opposed
Brian Bermel – opposed
Peter Hickman – opposed
Carol Chimento – opposed