

CHAUTAUQUA INSTITUTION  
Architectural Review Board  
Minutes of Meeting  
August 27, 2020  
ZOOM VIDEO – 1:30 pm

The Architectural Review Board met at 1:30 pm on Thursday, August 27, 2020, via Zoom video conference. Those in attendance were: **CHAIR BOB JEFFREY, DAVE ROSEN, CHRISTINE BRUESCHKE, JOHN HAUGHTON, and ANITA LIN.** Staff members present were: **JOHN SHEDD, JENNIFER MAJEWSKI and SAM PRICE Jr.**

**1) 20-10**

**JUSTIN STEWERT**

**96 N Lake Dr**

Joe Rollman, architect, was present with plans for reconstruction and alterations to their prospective new property that includes substantial landscape and hardscape changes; substantial demolition of the existing swimming pool and hot-tub structure and stairs. There are proposed improvements to surrounding Chautauqua Institution properties. This work will result in reduction in the impervious surface ratio that will still exceed the limitations in the regulations. Mr. Rollman asked to present new drawings with additional changes. He was unable to present them and would come back before the next Architectural Review Board with such changes.

**NEIGHBOR COMMENTS:**

**Arnold Bellow – L, P – concerns**

**Jamie Forese – L - Approve**

**After discussion: THE MOTION TO REQUEST A SUBSTANTIAL DEMOLITION OF THE EXISTING SWIMMING POOL/HOT-TUB, PATIO & STAIRS PER REGULATIONS 6.3 WAS APPROVED 5-0. ACCOMMODATE NEW SWIMMING POOL WAS TABLED.**

**After discussion: THE MOTION TO REQUEST TO EXCEED THE MAXIMUM IMPERVIOUS SURFACE RATIO BY .05 PER REGULATIONS 4.7.3 WAS APPROVED 5-0.**

**After discussion: THE MOTION TO REQUEST TO EXCEED THE ALLOWABLE RETAINING WALL HEIGHT OF 2' IN LOCATIONS SURROUNDING THE SWIMMING POOL AREA; AND FRONT PLANTER WALL PER REGULATIONS 5.7.3.2 WAS APPROVED 4-1.**

**After discussion: THE MOTION TO REQUEST TO ENCROACH INTO 5' REAR YARD SETBACK (NORTH) PER REGULATIONS 4.7.6 WAS APPROVED 4-1.**

**After discussion: THE MOTION TO REQUEST TO ENCROACH INTO THE 5' SIDE YARD SETBACK (EAST) PER REGULATIONS 4.7.6 WAS DENIED 5-0.**

**After discussion: THE MOTION TO REQUEST TO ENCROACH INTO 5' SIDE YARD (WEST) WITH STAIRS STRUCTURE PER REGULATIONS 4.7.6 WAS APPROVED 4-1.**

**After discussion: THE MOTION TO REQUEST TO ENCROACH INTO 5' SIDE YARD (WESTERLY) WITH NEW STEPS PROPOSED ONTO NEIGHBORING CHAUTAUQUA INSTITUTION PROPERTY PER REGULATIONS 4.7.6 WAS APPROVED 5-0.**

**After discussion: THE MOTION TO REQUEST TO ENCROACH INTO THE 5' SIDE YARD SETBACK (EASTERLY) TO CONSTRUCT COR-TEN STEEL PLANTERS PER REGULATIONS 4.7.6 WAS DENIED 5-0.**

**After discussion: THE MOTION TO REQUEST TO INCREASE GREEN SPACE FROM 25% TO 34.2% WAS APPROVED 5-0.**

**2.) 20-11**

**MARC GRASSER**

**4 Simpson**

Don Harrington, architect, was present with plans to construct a new foundation and basement beneath the existing house within the same footprint, with a request for a crawl space/foundation beneath a portion of the existing kitchen that crosses onto Chautauqua Institution property by approximately 3'3" on the southwesterly side. They are requesting to replace the roofing on the front turret with metal roofing; repair siding; repair exterior porch handrails; construct an enclosed exterior shower along the northerly side of the house. The proposed new basement walls would be constructed in the same footprint of the existing house lines.

**NEIGHBOR COMMENTS:**

**Susan O'Connor Baird** – L,P – concerns

**Leslie Zemsky** – L – approve except shower

**Justine Nordine** – L – Opposed

**Deac Manross** – L – concerns

**Dennis Wilder** – L - Opposed

**After discussion: THE MOTION TO REQUEST TO CONTINUE AN EXISTING ENCROACHMENT FOR THE EXISTING STRUCTURE AND A NEW ENCROACHMENT FOR THE NEW FOUNDATION AND CRAWL SPACE, NEW BASEMENT AND FOUNDATION BELOW TO ENCROACH UPON THE REQUIRED 5' REAR YARD SETBACK AS WELL AS TO CONTINUE TO CROSS THE PROPERTY LINE ONTO CHAUTAUQUA INSTITUTION PROPERTY PER REGULATIONS 4.3.6. WAS APPROVED 5-0.**

**After discussion: THE MOTION TO REQUEST TO CONTINUE AN EXISTING FRONT PORCH ENCROACHMENT ONTO CHAUTAUQUA INSTITUTION PROPERTY ALONG SIMPSON AVE BY 1.9' WITH SAME CONFIGURATIONS OR TO PROPERTY LINE IF ARB REQUIRES IT TO BE TAKEN DOWN PER REGULATIONS 4.4.6 WAS APPROVED 5-0.**

**After discussion: THE MOTION TO REQUEST TO ACKNOWLEDGE TO CONTINUE AN EXISTING CONDITION OF THE STRUCTURE TO REMAIN WITHIN 10' OF THE NEIGHBORING STRUCTURE ON THE NORTHERLY SIDE PER REGULATIONS 4.3.6 WAS APPROVED 5-0 RECOGNIZING EXISTING CONDITION.**

**After discussion: THE MOTION TO REQUEST TO CONTINUE TO EXCEED THE ALLOWABLE FLOOR AREA RATIO (FAR) OF 1.37 PER REGULATIONS 4.3.3 WAS APPROVED 5-0. RECOGNIZING EXISTING CONDITION.**

**After discussion: THE MOTION TO REQUEST TO CONSTRUCT A NEW FENCE EXCEEDING 2' IN HEIGHT SHOWN NEAR THE SOUTHWESTERLY SIDE OF THE PROPERTY SURROUNDING A PATIO PER REGULATIONS 5.7.3.2 – FENCE ELIMINATED BY APPLICANT.**

**After discussion: THE MOTION TO REQUEST TO CONSTRUCT A FENCE EXCEEDING 2' AND SHOWER ON NORTHWEST SIDE PER REGULATIONS 5.7.3.2 WAS DENIED 4-0 (John Houghton abstained)**

**20-07**

**SPRINGER FAMILY**

**2 Irving**

Amy Springer, owner, and John Garverick, architect, were present with plans to construct a new foundation and basement beneath the existing house, extending under the existing porch on the lake side. They also would like to replace doors, windows, and siding. Enhance exterior porch handrails for code compliance. Install a new basement egress window well on the southeast side that would cross onto Chautauqua Institution property. They would like to request to partially alter the grade on Chautauqua Institution property on the lake side. The proposed new basement walls would be constructed in the same footprint of the existing house encroaching upon the required setbacks and some proposed work crosses the property line.

**NEIGHBOR COMMENTS: NONE**

**After discussion: THE MOTION TO REQUEST TO ENCROACH UPON THE REQUIRED 6' FRONT YARD SETBACK FOR THE NEW BASEMENT FOUNDATION PER REGULATIONS 4.4.6 WAS APPROVED 5-0.**

**After discussion: THE MOTION TO REQUEST TO ENCROACH AN EXISTING ENCROACHMENT FOR A NEW CANTILEVERED STRUCTURAL ELEMENT BENEATH THE EXISTING FLOOR AND NEW BASEMENT UPON THE REQUIRED 5' SIDE YARD SETBACK PER REGULATIONS 4.4.6 WAS APPROVED 5-0.**

**After discussion: THE MOTION TO REQUEST TO ENCROACH UPON THE 5' SIDE YARD SETBACK WAS APPROVED 4-1.**

**After discussion: THE MOTION TO REQUEST TO CROSS THE PROPERTY LINE ONTO CHAUTAUQUA INSTITUTION PROPERTY WITH A NEW BASEMENT AND EMERGENCY EGRESS WINDOW-WELL ON THE EASTERLY SIDE PER REGULATIONS 4.4.6 WAS APPROVED 5-0.**

**After discussion: THE MOTION TO REQUEST TO CONTINUE AN EXISTING VARIANCE TO COME WITHIN 10' OF A NEIGHBORING STRUCTURE PER REGULATIONS 4.4.6 WAS APPROVED 5-0.**

**After discussion: THE MOTION TO REQUEST TO EXCEED THE ALLOWABLE FLOOR AREA RATIO OF 1.0 (PROPOSED IS 1.92) PER REGULATIONS 4.4.3 WAS APPROVED 5-0.**

**After discussion: THE MOTION TO REQUEST TO EXCEED IMPERVIOUS SURFACE RATIO OF 75% (PROPOSED 78%) PER REGULATIONS 4.4.3 WAS APPROVED 5-0.**

Minutes were approved for July 2, 2020

There being no further business, the meeting was adjourned.

Respectfully submitted,

**Jennifer Majewski**