



There was not enough documentation and detail to make a vote. The Architectural Review Board gave guidance as a discussion. When brought back to the ARB the Board has requested a current sketch of the proposal, measurements and surrounding text.

**After discussion: MR WILLIAMS HAS WITHDRAWN HIS APPLICATION.**

**5.) 19-05**

**DENNIS SUNDSTROM**

**2 Ames**

Dennis Sundstrom, Danny Sundstrom & Jeremy Hois, owners, were present with additional requests related to the Special Use Exception previously approved as well as additional site and building requests. Mr. Dennis Sundstrom request to expand the Special Use Exception to include the entire site specifically the exterior areas along both Ames and Pratt Ave to serve both food and alcohol until 10pm. Second, a request to change the Pratt Ave designation to "Front yard" including all setback and other requirements that relate. Third, a request for egress stair/landing encroachments into the rear yard. The existing building encroaches 3' into the required 10' setback. The proposed would encroach an additional 40". The egress stair/landing has been allowed with temporary approval from the Administrator. Final, a request to construct a new wood deck with railings along the property line on the Pratt Ave side for food and beverage service. Mr. Dennis Sundstrom stated the proposed methods and materials will result in an enhanced drainage system that will improve the effective ISR. Mr. Hois discussed his plan for ensuring the noise level kept to a minimal. No patrons would be seated after 8:30pm. Mr. Dennis Sundstrom stated he was happy with the design and layout of the rear of building. The deck closest to Pratt Ave. was built for an additional egress if need. There are currently no stairs to the deck.

**NEIGHBOR COMMENTS: See Final Page**

**After discussion: THE MOTION TO REQUEST A VARIANCE FOR A SPECIAL USE EXCEPTION FOR RESTAURANT USE PER 4.1 OF THE ALU WAS DENIED 5-0.**

**After discussion: THE MOTION TO REQUEST A VARIANCE FOR A FRONT YARD DESIGNATION TO FRONT YARD INCLUDING ALL SETBACK AND OTHER REQUIREMENTS THAT RELATE TO SPECIFIC YARD ALLOWANCES WAS DENIED BECAUSE THREE BOARD MEMBERS OBSTAINED FROM VOTING.**

**After discussion: THE MOTION TO REQUEST A VARIANCE FOR THE CURRENT EGRESS STAIR/LANDING ENCROACHMENTS INTO THE REAR YARD PER 4.3.6 OF THE ALU WAS DENIED 5-0.**

**After discussion: THE MOTION TO REQUEST FOR A VARIANCE FOR THE CURRENT REAR DELIVERY RAMP ENCROACHMENT INTO THE REAR YARD PER 4.3.6 OF THE ALU WAS APPROVED 5-0.**

**After discussion: THE MOTION TO REQUEST A VARIANCE FOR A NEW DECK WITH RAILING ALONG PRATT AVE WAS DENIED 5-0.**

**After discussion: THE MOTION TO REQUEST FOR A VARIANCE TO ALLOW EGRESS STEPS IN THE REAR YARD TOWARDS RAMBLE AVENUE WAS APPROVED 5-0.**

**6.) 19-06**

**ROE FUND LLC**

**47 Miller**

Don Harrington, architect, was present with drawings to request to demolish the existing cottage and construct a new cottage on the site per 6.11 of the Architectural Land Use Regulations. The proposed new structure complies with all aspects of the current ALU regulations for new design and construction. Chair Jeffrey's asked for a structural report. John Milos asked to see an engineer report. The Board would like to see more documentation to justify demolition.

**NEIGHBOR COMMENTS: NONE**

**After discussion: MR. HARRINGTON HAS WITHDRAWN HIS APPLICATION.**

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