The Architectural Review Board met at 8 AM on Thursday, January 31, 2019, in Turner Community Center. Those in attendance were: DAVE ROSEN, JOHN HAUGHTON and JOHN MILOS. Staff members present were: JENNIFER MAJEWSKI, DAVID WILLIAMS and others present were: SAM PRICE Jr.

1.) 19-01 DEBORAH HOGE AND NANCY COON 9 South
Ed Bradford, friend, was present and Walter Hough (owner, on phone) with plans to request to construct a 1 story addition on the front of the house to enlarge a bedroom. The current non-conforming structure encroaches into the setback and the front wall of the proposed addition will encroach to within 1’4” of the property line where there is a required 10’.

NEIGHBOR COMMENTS:
Pat Rowe – P – approve
Michael Marrow – P – concerned with loosing lake view

After discussion: THE MOTION TO REQUEST A FRONT SIDE YARD VARIANCE WAS APPROVED 5-0.

2.) 19-02 SARAH & KAREN JAMES 48 Foster
Jeff Flanders, architect, was present with plans to request to remove the existing shallow foundation/basement and excavate & construct a new basement and foundation. The existing footprint will not change except for a new exterior basement stair well at the rear and a 2-story addition on the East side. The proposed plans include substantial demolition of the front and side porches to accommodate a house lift. The porches will be reconstructed to match the existing. Elevation will go up approximately 6”. The house is currently a multi-family home and will go to a single family.

NEIGHBOR COMMENTS: NONE

After discussion: THE MOTION TO REQUEST A PARTIAL DEMOLITION OF THE ENTIRE EXISTING PORCH STRUCTURE PER 6.11, A VARIANCE INTO THE SIDE YARD PER 4.4.6 AND A REQUEST TO CONSTRUCT BASEMENT STAIRS WITHIN THE REQUIRED 5’ DISTANCE OF A LOT LINE PER 5.3.3.1 OF THE ALU REGULATIONS WAS APPROVED 5-0.

3.) 19-03 LAURIE BRANCH 34 Peck
Diane Hendricks, architect, was present with plans to construct an addition to and provide significant structural and functional alterations to the entire house. The partial demolition will include entire existing roof, side porches, original front porches that were enclosed (currently non-conforming) circa 1950’s, interior walls, all doors and windows and other miscellaneous components to accommodate the new plans. New construction will be within all setbacks. There will be window wells but only in the back of the house. Owners will provide a stormwater management plan.

NEIGHBOR COMMENTS: NONE

After discussion: THE MOTION TO REQUEST A VARIANCE FOR SUBSTANTIAL DEMOLITION PER 2.1.80 AND 6.11 OF THE ALU REGULATIONS WAS APPROVED 5-0

4.) 19-04 PIERCE WILLIAMS 46 Janes
Dennis Hagg Jr., contractor, was present (Mr. Williams, owner, on the phone) with plans to replace the entire (open and closed) porch structure on the front of the house with a new 3 story open porch similar to what was on the original building.

NEIGHBOR COMMENTS: NONE
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 FOR 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