

CHAUTAQUA INSTITUTION
Architectural Review Board
 Minutes of Meeting
July 6, 2017
Turner Community Center – 8:00 am

The Architectural Review Board met at 8:00 AM on Thursday, July 6, 2017, in Turner Community Center. Those in attendance were: **CHAIR BOB JEFFREY, CHRISTINE BRUESCHKE, DAVE ROSEN, JOHN HAUGHTON and JOHN MILOS.** Staff members present were: **JOHN SHEDD, JENNIFER MAJEWSKI, DAVID WILLIAMS** and others present were: **SAM PRICE Jr.**

1.) 17-03 **CAROL MCKIERNAN** **36 Clark**

Emmett Tenpas, architect, was present to request a variance for a rear yard encroachment for a new exterior egress stairs per 4.4.6 of the ALU. The stairs footprint follows a pre-existing non-conforming porch encroachment. The work will include lifting the house and construction a foundation, new exterior exit stairwell and replacing front porches. The client has agreed to provide final drawings, a storm water management plan and a complete tree management plan.

NEIGHBOR COMMENTS:

Jim Groninger – L & P – approve **Andrew Camden – L & P – concerned with tree removal**
John Dilly – L & P – concerned with tree damage and drainage

After discussion: THE MOTION FOR AN ENCROACHMENT IN A REAR YARD SETBACK WAS APPROVED 5-0.

2.) 17-06 **PAT & AMY MEAD** **54 S. Lake**

Diane Hendricks, architect, was present with drawings to request two variances in the construction of a new home. Variance request are to exceed the allowable FAR (floor area ratio), to exceed the appearance of the height of the house in relation to the ground level, and asking for window wells on the lake side (front) of the house. After lengthy discussion, the board did not feel the drawings provide enough information and asked that the Mead's comeback with more information.

NEIGHBOR COMMENTS:

Bob Park – L & P – opposed. Should not need to request any variances.
Dave Beeson – P – opposed. Should not need any variances.
Carol Nicholi – P – questioned what window well they were considering eliminating.

After discussion: THE MOTION FOR VARIANCE REQUESTS WERE TABLED.

3.) 17-02 **DENNIS SUNDSTROM** **2 Ames**

Dennis Sundstrom, owner, was present to request a variance to encroach on the rear yard setback. Mr. Sundstrom was before the Architectural Review Board November 3, 2016 to request a change of use to open a café at such address. He was granted the change. Mr. Sundstrom was required by code to put in an egress stair/landing. The existing building encroaches 3' into the required 10' setback. The proposed stair/landing will encroach an additional 40". Discussion of the garbage resulted in the ARB members recommending they think about putting up a fence or screening around the area.

NEIGHBOR COMMENTS:

William Shaw – P – concerned with housekeeping of the garbage area
Brian Bermel – P – concerned with garbage area

After discussion: THE MOTION FOR AN ENCROACHMENT IN A REAR YARD SETBACK WAS TEMPORARILY APPROVED 5-0.

4.) 17-05

Kurt Miller

30 Forest

Matt Benson, architect, was present to request for a partial demolition per section 6.11.2 of the Architectural and Land Use Regulations. Second, to a request for new chimney footprint encroachment. Third, request to enclose existing unconditional exterior porch into new conditioned interior space. Fourth, request new window well on front yard and encroachment to the property line less than 5'. Plantings to be used to minimize visual appearance from the street.

NEIGHBOR COMMENTS:

After discussion: THE MOTION WAS MADE FOR PARTIAL DEMOLITION, NEW CHIMNEY FOOTPRINT, ENCLOSURE OF AN EXISTING EXTERIOR PORCH AND NEW WINDOW WELLS THAT ENCROACH INTO THE FRONT AND SIDE YARD SETBACK. APPROVED 5-0.

5.) 17-04

THOMAS ARMSTRONG

12 South Lake

Jack Kelly, architect, was present with plans to improve the existing Victorian house. The work includes exterior materials and details, replacement of an existing non-code compliant stair with a new egress stair, replacing enclosed sunroom/porch with a new open front porch, and internal renovations. First request is for a rear yard encroachment for a new enclosed egress stair. Second, to exceed the allowable ISR (Impervious Service Ratio) to 89.1%. Third, to exceed the allowable FAR (Floor Area Ratio) to 1.64. Fourth, is a license to encroach on Institution owned property for the purpose of replacing an existing air conditioning condenser at the same allocation along Miller Ave.

NEIGHBOR COMMENTS:

Richard Spiveck – L – concerned with HVAC

Richard Wood – L - opposed

David Rosen recused himself from this case.

After discussion: THE MOTION FOR AN ENCROACHMENT IN A REAR YARD SETBACK FOR A REAR EGRESS STAIRS WAS APPROVED 4-0.

After discussion: THE MOTION TO EXCEED THE ALLOWABLE ISR (Impervious Service Ratio) TO 85% WAS APPROVED 4-0.

After discussion: THE MOTION TO EXCEED THE ALLOWABLE FAR (Floor Area Ratio) to 1.64 WAS APPROVED 3-1.

After discussion: THE MOTION FOR A LICENSE TO ENCROACH ON INSTITUTION OWNED PROPERTY ALONG MILLER AVENUE WAS DENIED 3-1.

After discussion: THE REQUEST FOR AN ENCROACHMENT FOR THE FRONT YARD SETBACK FOR A BASEMENT WAS DENIED 4-0.

There being no further business, the meeting was adjourned.

Respectfully submitted,
Jennifer Majewski