CHAUTAUQUA INSTITUTION
Architectural Review Board
Minutes of Meeting; **July 1, 2021**
ZOOM VIDEO – 12PM

The Architectural Review Board met at 12PM on Thursday, July 1, 2021, via Zoom video conference. Those in attendance were **CHAIR BOB JEFFREY, JOHN HAUGHTON, BILL NECHES, TERRY HORNER and ANITA LIN.** Staff members present were **JOHN SHEDD, JENNIFER MAJEWSKI, and DANA LUNDBURG**

1.) 21-10 LARRY ROOSE 34 Clark
Kraig Sweeny, contractor, was present with drawings to request to demolish and rebuild a 1st floor addition in the existing footprint. The existing 15'7" x 5'11" addition will be demolished and a new 15'7" x 11" will be constructed in the same footprint as the existing. The new addition will encroach upon the southerly 10' rear setback. Mr. Sweeny stated he would put in a new foundation and add heat.

NEIGHBOR COMMENTS: Shirley Duffy L, approve

After discussion: THE MOTION TO REQUEST A VARIANCE TO DEMOLISH AN EXISTING 1ST FLOOR ADDITON ON SOUTHERLY SIDE OF HOUSE PER REGULATIONS 6.11 WAS APPROVED 5-0.

After discussion: THE MOTION TO REQUEST A VARIANCE TO ENCROACH UPON THE SOUTHERLY REAR-YARD SETBACK PER REGULATIONS 4.4.6 WAS APPROVED 5-0.

2.) 21-11 STEPHEN CENDELLA 46 Cookman
Jay Johnson, contractor, was present with plans to request build a 1st floor addition. The existing 2-story home will be extended on the first floor by three feet toward the northerly interior rear lot line. The addition will encroach upon the 10' rear-yard setback.

NEIGHBOR COMMENTS: Ingeborg Kosh, L, concerns of water flow

After discussion: THE MOTION TO REQUEST A VARIANCE TO ENCROACH UPON THE NORTHERLY REAR-YARD SETBACK PER REGULATIONS 4.4.6 WAS APPROVED 5-0.

3.) 21-12 RICHARD GUNNELL 5 Elm Lane
Jay Johnson, contractor, was present with plans to request to demolish an existing carport and build a new 1 ½ story garage addition. Mr. Gunnell spoke on his request and stated he would be turning the existing concrete driveway into a more permeable product.

NEIGHBOR COMMENTS: NONE

After discussion: THE MOTION TO REQUEST A VARIANCE TO DEMOLISH AN EXISTING CARPORT IN THE SOUTHWEST CORNER OF THE EXISTING HOUSE PER REGULATIONS 6.11 WAS APPROVED 5-0.

4.) 21-13 TURBESSI/CALECA FAMILY 21 Hazlett
Diane Hendrix, architect, was present with plans to request a 2-story addition to the southwest corner of the house, alter the 2nd floor closet area on the north side (front) to a dormer office, add a roof and columns over the north (front) porch, and construct a new roof with columns over the south (rear) patio. The 2nd floor dormer above the north (front) side of the house exceeds 50% of the roof area. ARB members expressed the improvement of light and aesthetics.

NEIGHBOR COMMENTS: NONE

After discussion: <u>THE MOTION TO REQUEST A VARIANCE TO EXCEED 50% OF ROOF AREA WITH A NEW DORMER PER ALU REGULATIONS 4.7.7.2 WAS APPROVED 5-0.</u>

5.) **21-13** **SIDNEY & ANITA HOLIC** **27 Vincent**

Diane Hendrix, architect, was present with plans to construct a new foundation under the entire house (except the porch) with a partial basement o the east side, and a crawl space on the west side. The plans show substantial interior alterations; raise the roof above the 2nd floor bedroom; a new dormer over the 2nd floor master bathroom; and a new entrance to the basement from grade at the southerly side (rear). The proposed new foundation and existing house above on the westerly side crosses the 10' side yard setback and rests within 10' of the neighboring structure. The easterly existing and proposed foundation and house above crosses the property line and rests within 10' of the neighboring structure.

NEIGHBOR COMMENTS: Pati Piper – L - approve

After discussion: <u>THE MOTION TO REQUEST A VARIANCE TO ENCROACH UPON THE WESTERLY 10' SIDE-YARD SETBACK; CONTRUCTION WITHIN 10' OF NEIGHBORNG PROPERTY ON WESTERLY SIDE; CROSS THE PROPERTY LINE ON THE EASTERLY SIDE ZERO-SIDE-YARD SETBACK; ENCROACH UPON THE SOUTHERLY 10' REAR-YARD SETBACK; CONSTRUCTION WITHIN 10' OF NEIGHBORING PROPERTY ON EASTERLY SIDE; PER REGULATIONS 4.3.6 WAS APPROVED 5-0.</u>

Minutes were approved with noted corrections for May 6, 2021.
There being no further business, the meeting was adjourned.
Respectfully submitted,
Jennifer Majewski