



OFFICE OF CAMPUS PLANNING & OPERATIONS

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

July 17th, 2024

Dear Chautauquan,

The owners of 17 Peck, Jill Penrose-Smith and Michael Smith, are requesting to come before the Architectural Review Board for the scope of work for renovation and rehabilitation of the Building. This scope of work proposes an addition to the first floor kitchen that crosses the rear yard setback, and also exceeds the maximum Floor Area Ratio (FAR) allowed for this district. Therefore, this project requires an Architectural Review Board review for the following considerations required as a part of this proposal's scope of work.

Variances/Requests being considered:

1. Variance for encroachment into the rear yard setback on the South Western side of the property (Architectural and Land Use Regulations Section 4.4.6)
2. Variance to exceed the property maximum FAR (Architectural and Land Use Regulations 4.4.3)

You are receiving this notification because your property is approximately within 150' of the proposed project site. Plans for this project's scope of work may be reviewed online at the Architecture Review Board (ARB) News and Notes Page at the following link:

[Architecture Review Board \(ARB\) News and Notes - Chautauqua Institution \(chq.org\)](https://www.chq.org/ARB-News-and-Notes)

The Architectural Review Board will meet on **August 22nd 2024 at 12:00pm Noon in the Turner Community Center Conference Room.** Please submit any comments that you may have in writing for the Architectural Review Board's consideration. E-mails are preferred and may be submitted to the Administrator of Architectural and Land Use Regulations at arb@chq.org until 12:00pm noon the day before on August 21st 2024.

Thank you for your time!

Respectfully,



Ryan B. Boughton, Assoc. AIA

Administrator of Architectural and Land Use Regulations

rboughton@chq.org | o: 716.357.6245

Penrose-Smith Additions and Alterations

17 Peck Avenue

Chautauqua Institution, Chautauqua, NY 14722



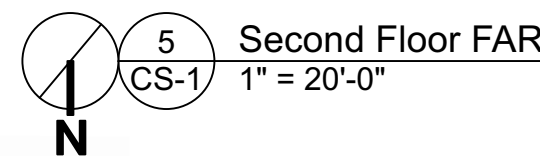
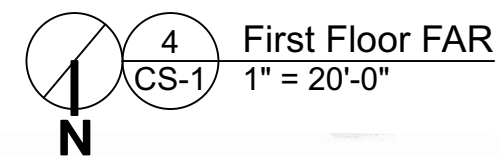
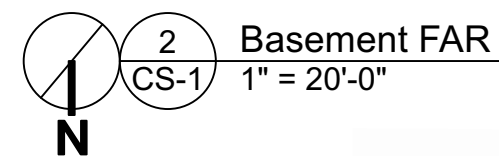
MAYSHARK
ARCHITECTURE | DESIGN | CONSTRUCTION

5073 West Lake Road
Mayville, NY 14757
Phone: (716) 386-6228
Fax: (716) 386-4159
Email: mbi@mayshark.com

It is a violation of the law for any person, unless acting under the direction of a licensed design professional, to alter this document in any way.



Exception, 36" rule



DRAWING INDEX:

CS-1 -COVER SHEET

ARCHITECTURAL
A-1 -BASEMENT PLAN / 1ST FLOOR PLAN

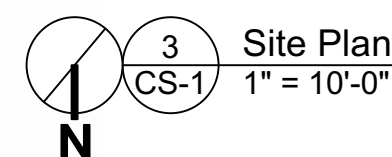
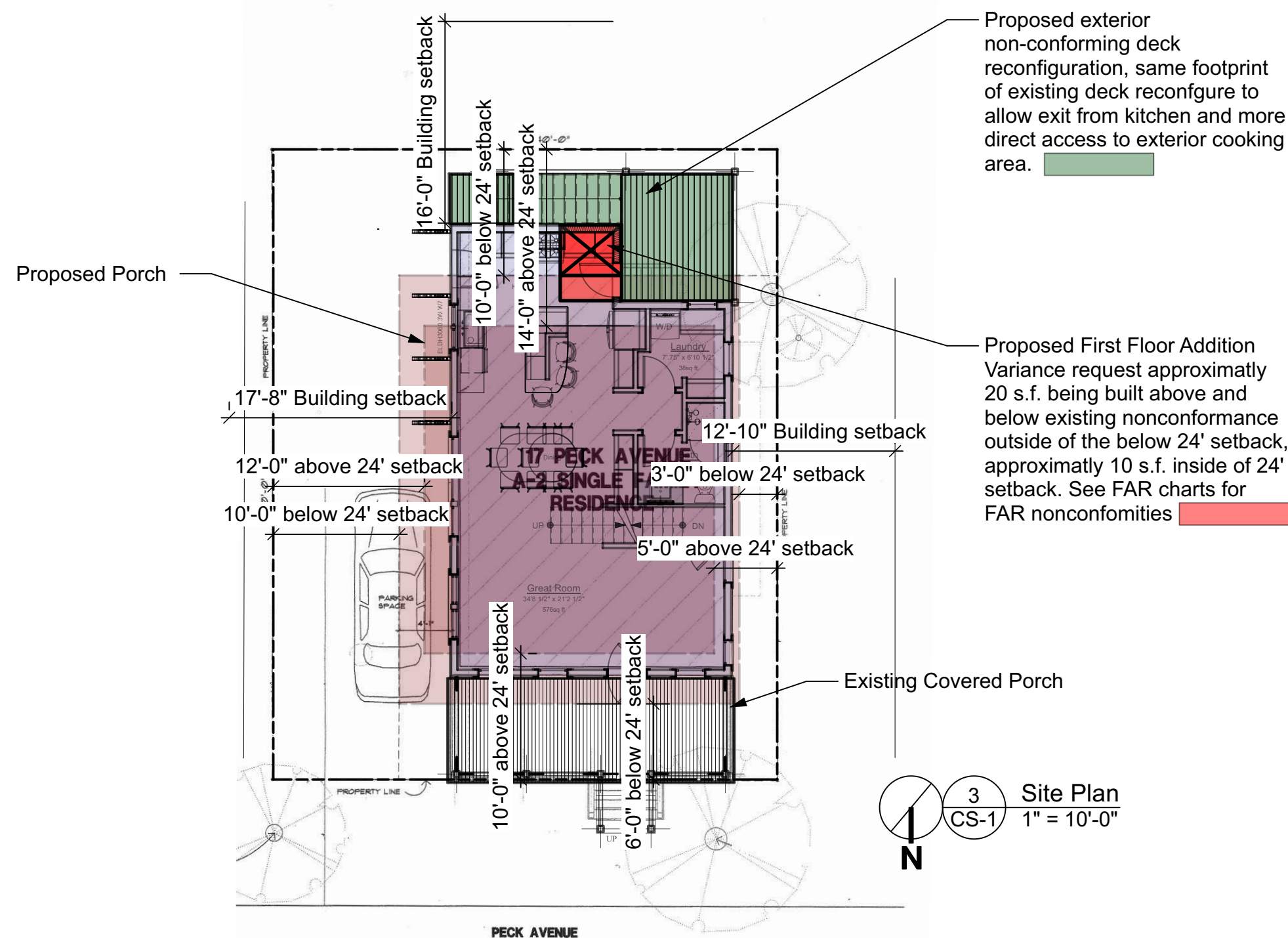
A-3 -NORTH ELEVATIONS
A-4 -SOUTH ELEVATIONS
A-5 -EAST ELEVATIONS

General Notes:

- All interior partitions are wood stud and 1/2 GWB construction unless noted otherwise.
- All dimensions are from face of stud or face of existing construction unless noted otherwise
- Provide and install sound attenuation batt insulation in all rated partitions.
- Maintain all required fire separations when penetrating rated assemblies
- Do not cut or patch structural members in a manner that will compromise the load capacity of any member.
- Provide Smoke and C.O. detectors as required

Applicable Codes:

2020 Residential Code of New York State
Single Family Home
2020 Fire Code of New York State
2020 Plumbing Code of New York State
2020 Mechanical Code of New York State
The Chautauqua Institution Architectural and Land Use Regulations



Neighborhood Traditional DISTRICT			
	Allowable	Existing	Proposed
Min. Lot Width	40'-0"	40'-0"	40'-0"
Min. Lot Area	2,000	2,000	2,000
Maximum FAR	1.0	1.126	1.140
Maximum ISR	85%	80%	no change
Building Ht. Eave	24'-0"	22'-0"	no change
Building Ht. Roof	36'-0"	30'-0"	no change

Proposed Floor Area Ratio's	Area	FAR	Exempt	Subtotal
Basement	738	.369	- .013	.356
First Floor	738	.369	- .000	.369
Second Floor	830	.415	- .000	.415
Total FAR				1.140

Note: FAR increase of approximately .014

Penrose-Smith Additions and Alterations

17 Peck Ave

Chautauqua NY 14722

Drawn By MBI
Date 07.10.2024

No. Date

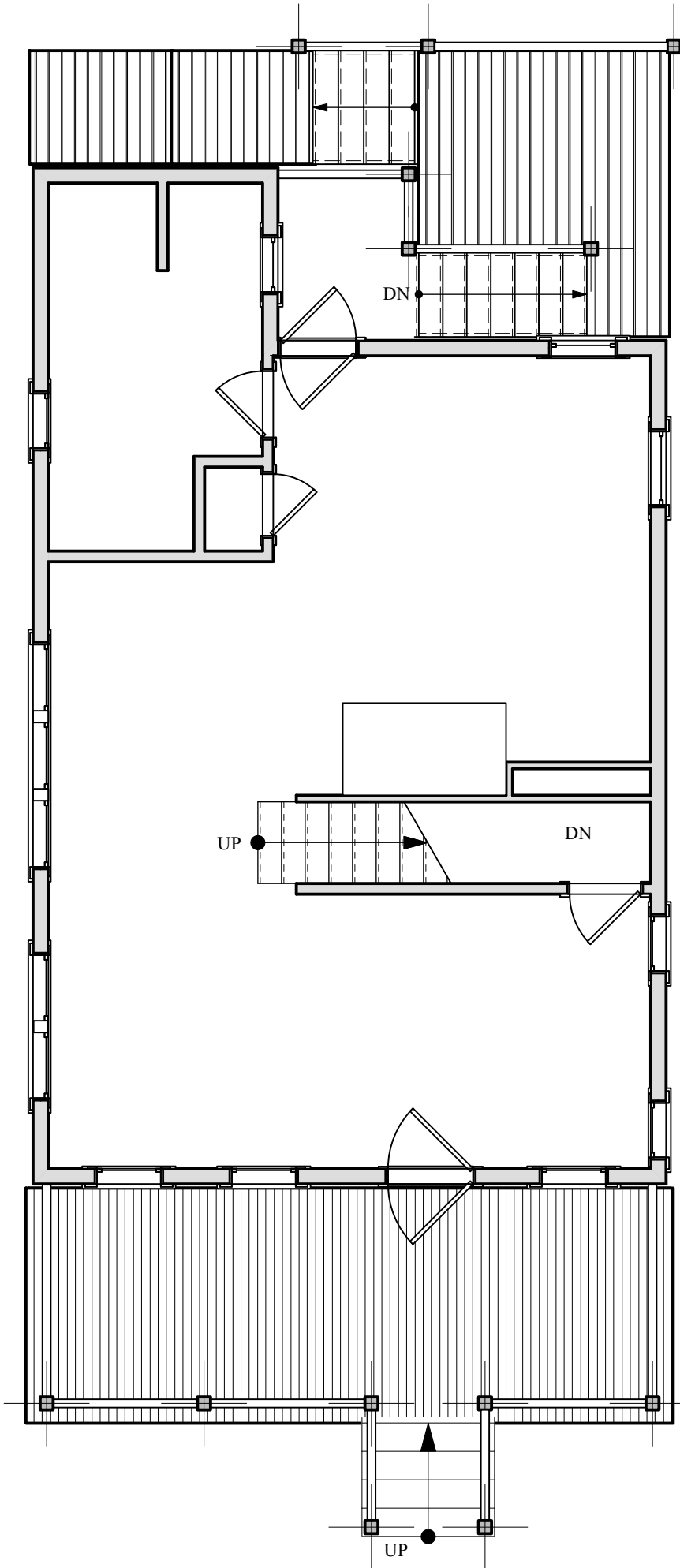
Cover Sheet

CS-1

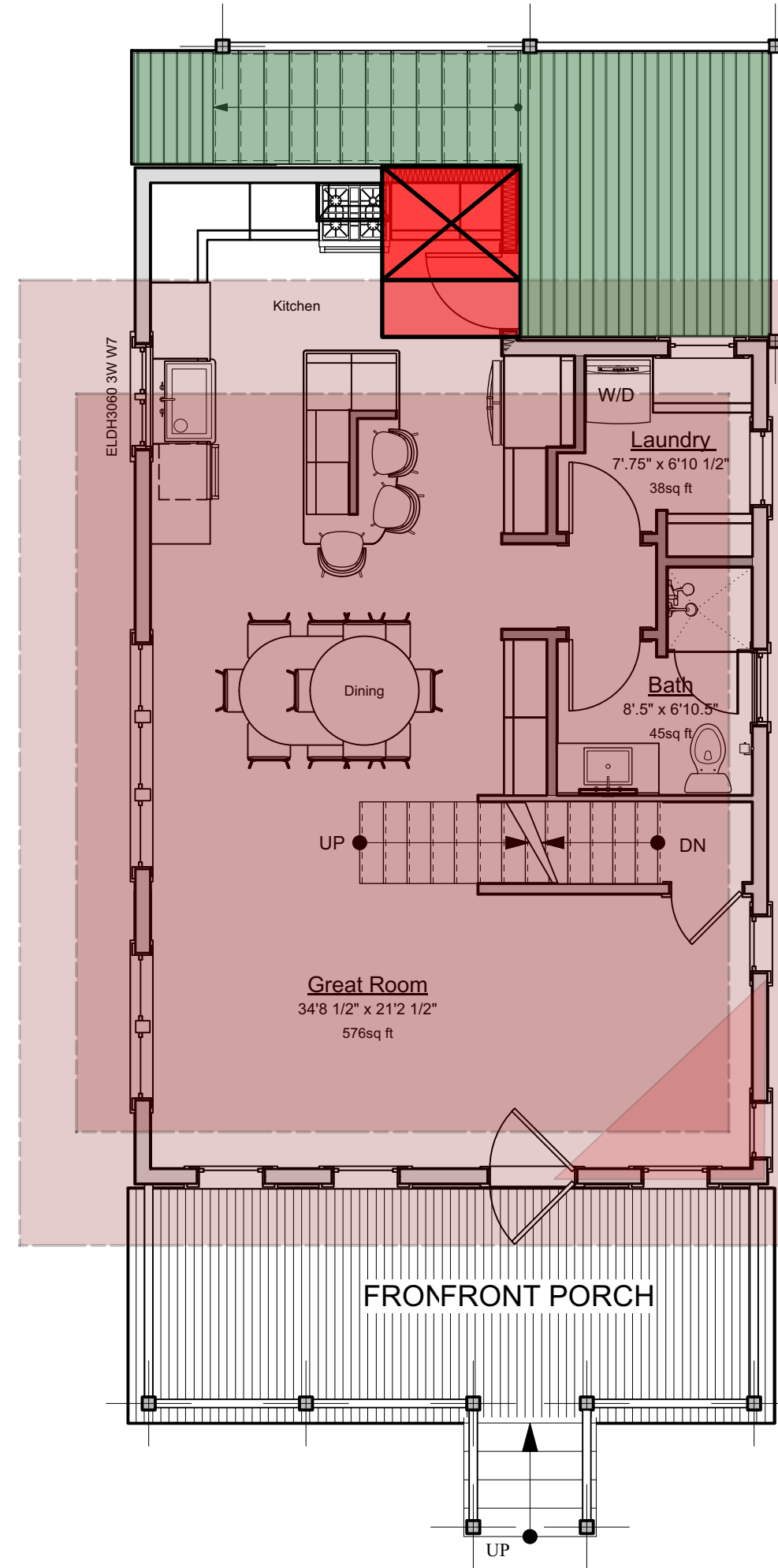


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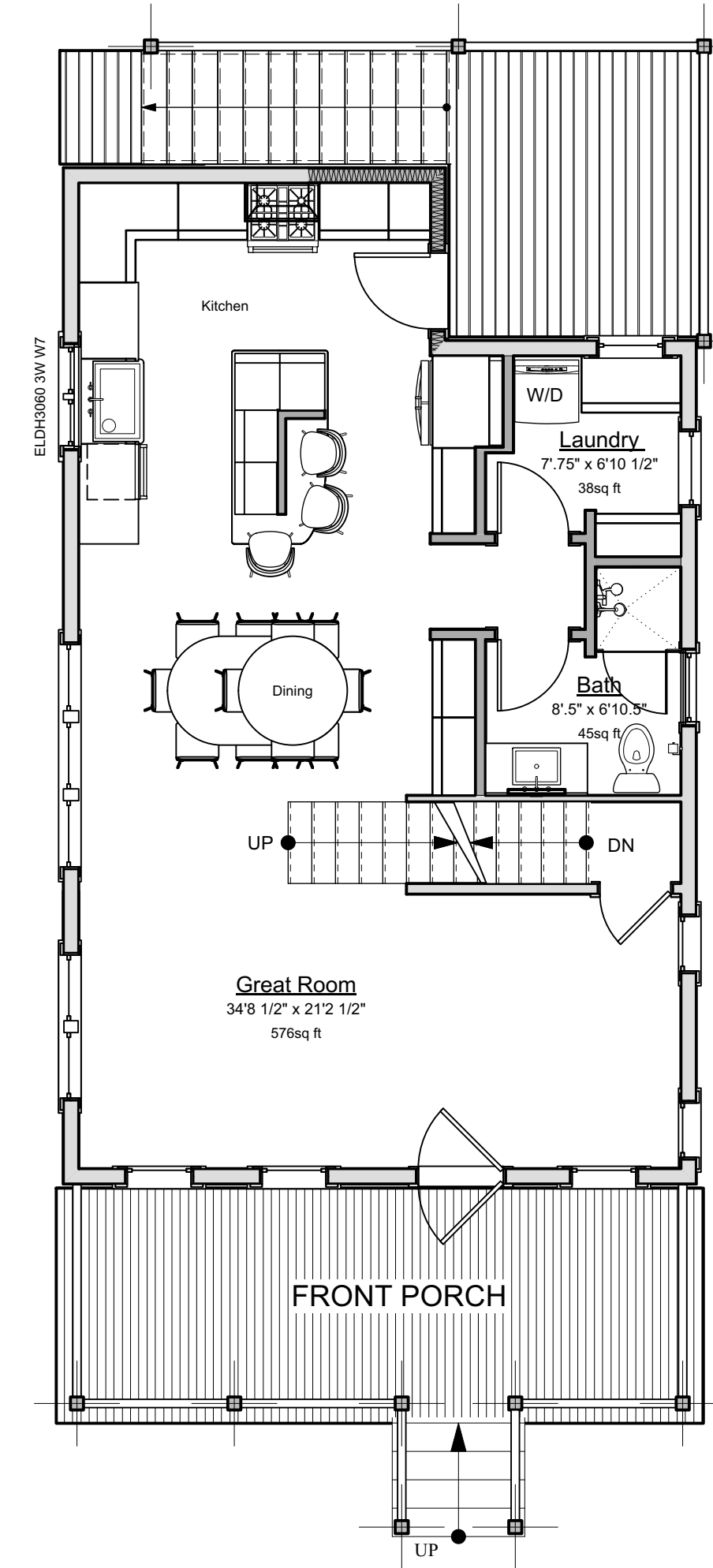
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1 Existing Floor Plan
A-1 3/16" = 1'-0"



2 Proposed 1st Floor Plan w/ Graphical setbacks & Additions
A-1 3/16" = 1'-0"



3 Proposed 1st Floor Plan
A-1 3/16" = 1'-0"

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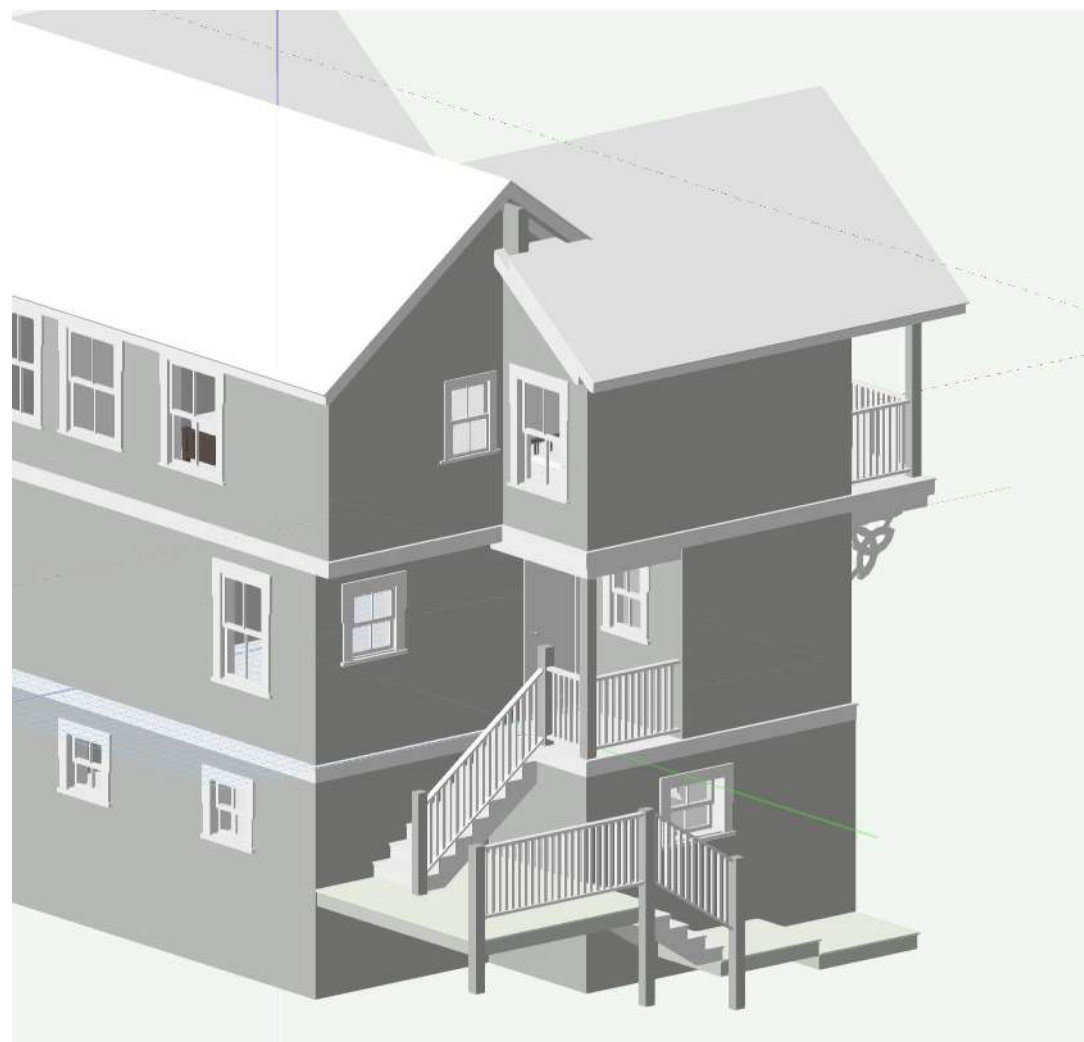
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Basement Plan

A-1



2 Proposed Isometric
A-3 Actual Size



3 Existing Isometric
A-3 Actual Size



1 North Elevation
A-3 1/4" = 1'-0"



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North Elevation

A-3



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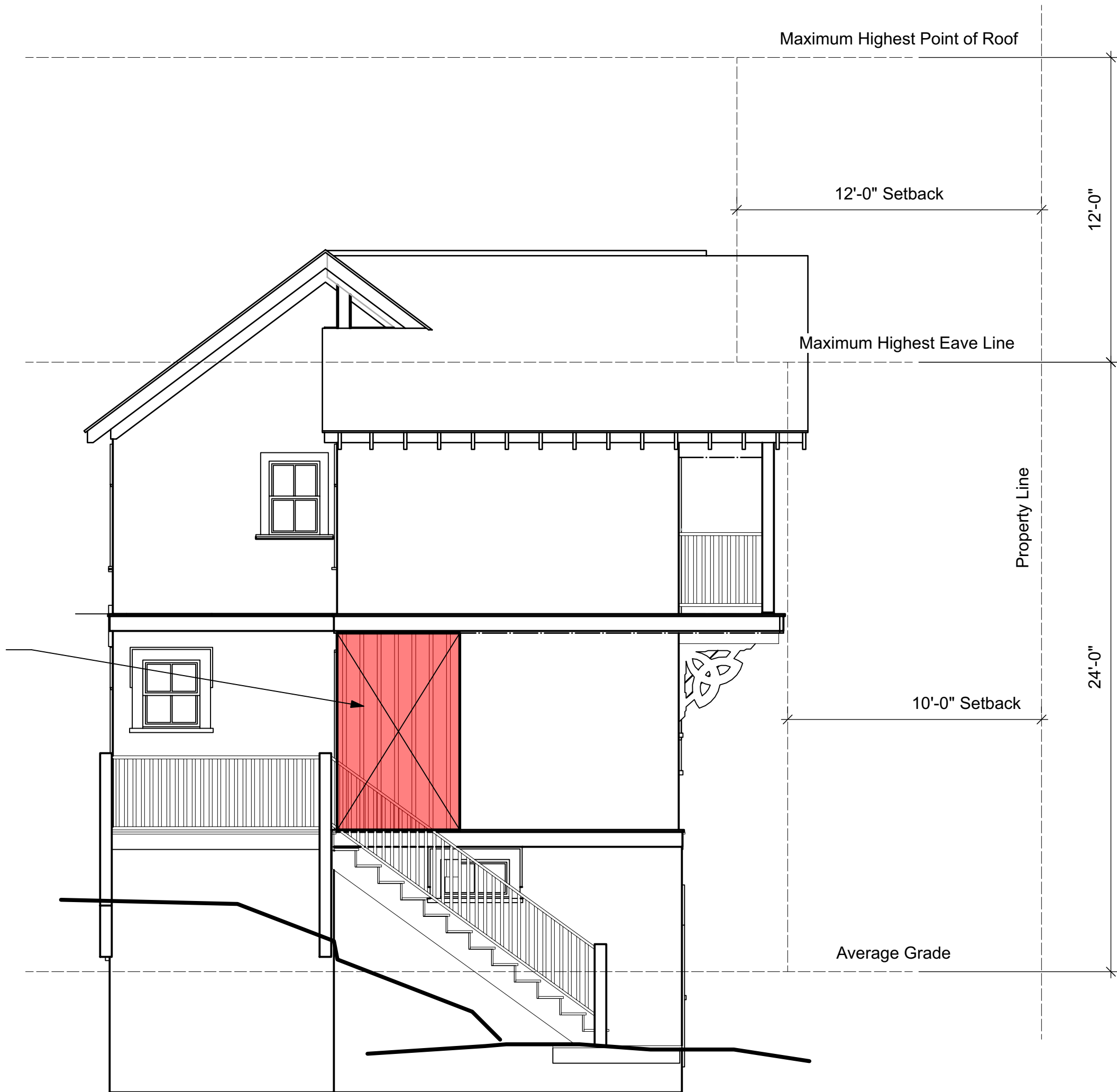
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South Elevation

A-4



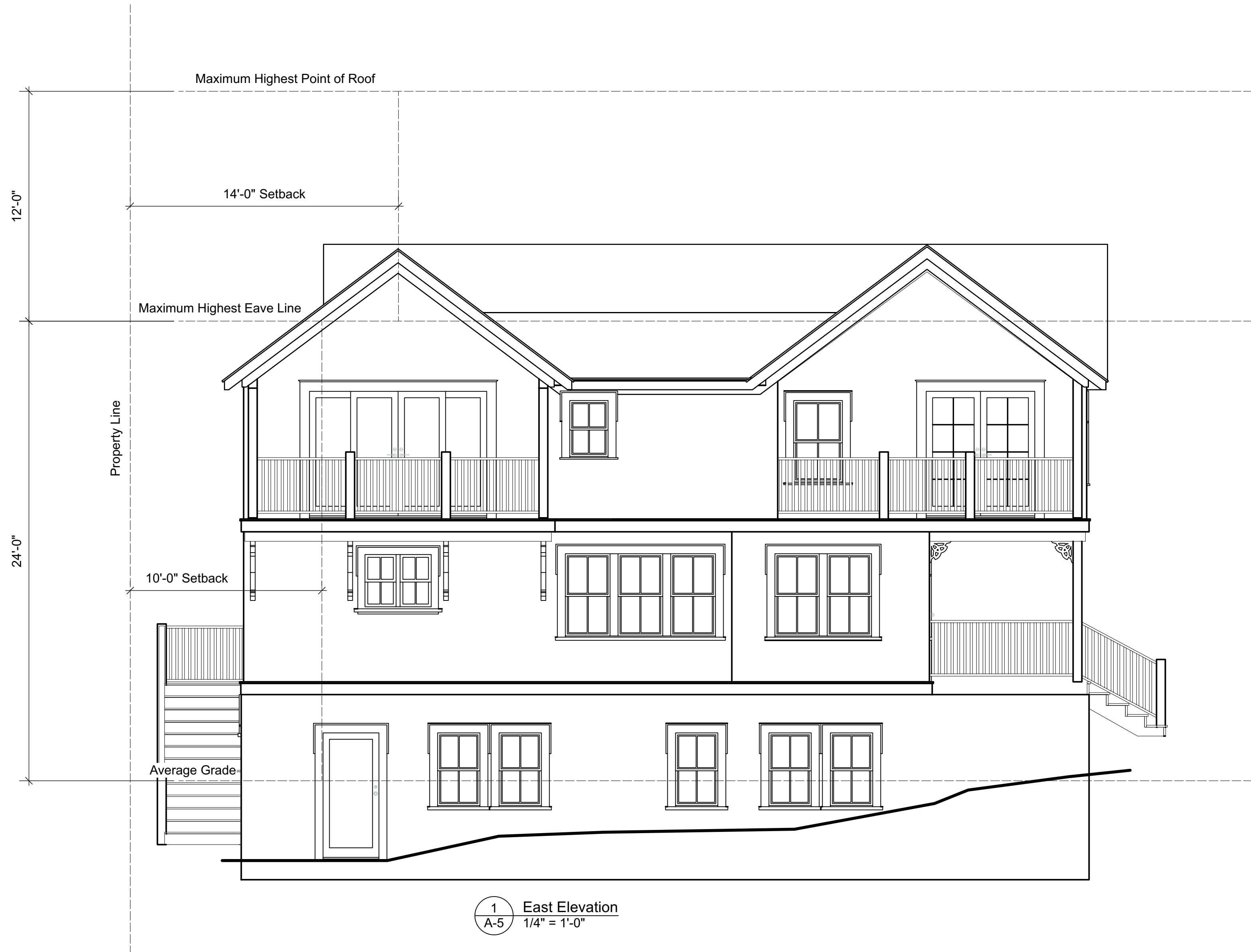
Proposed first floor addition, infill between existing basement and second floor

1 South Elevation
 A-4 1/4" = 1'-0"



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1 East Elevation
 A-5 1/4" = 1'-0"

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Date	07.10.2024
No.	Date

East Elevation

A-5