



OFFICE OF CAMPUS PLANNING & OPERATIONS

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

July 17th, 2024

Dear Chautauquan,

The owner of 48 S Lake, Dr. Russell Leslie, is 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 that crosses over 5'-0" into the side yard setback. 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 side yard setback on the North Western side of the property (Architectural and Land Use Regulations Section 4.4.6)

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,



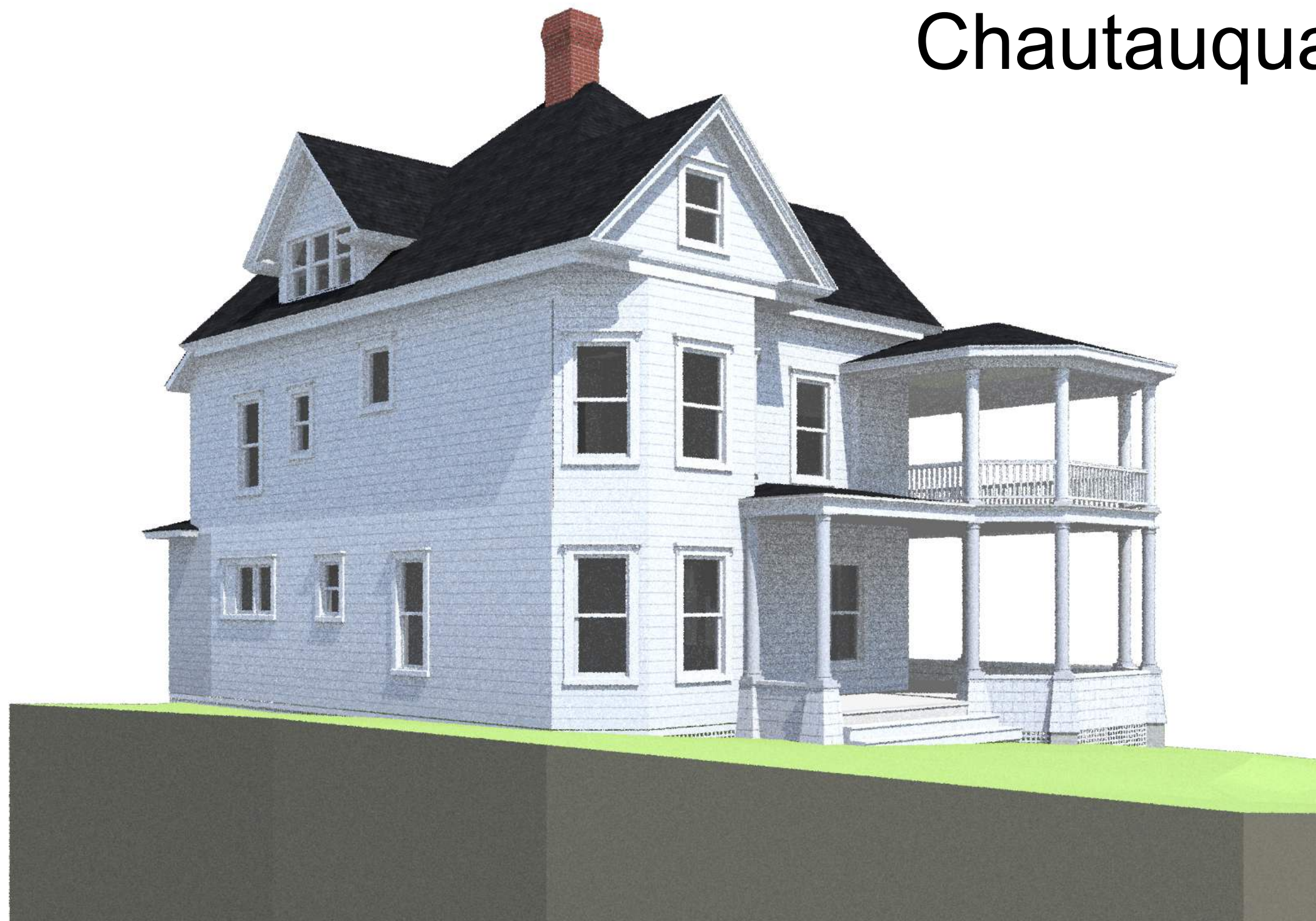
Ryan B. Boughton, Assoc. AIA

Administrator of Architectural and Land Use Regulations

rboughton@chq.org | o: 716.357.6245

Leslie Residence

48 South lake.
Chautauqua, NY 14722



1 West Perspective
CS-1 3/8" = 1'-0"



2 East Perspective
CS-1 1:42.66666667

DRAWING INDEX:

CS-1 Cover Sheet
CS-1 Cover Sheet

ARCHITECTURAL

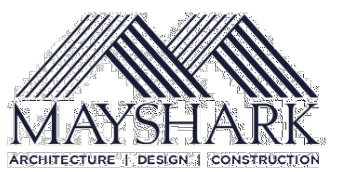
A-4.1 Elevations
A-4.2 Elevations
A-4.3 Elevations
A-4.4 Elevations

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.

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



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

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Leslie Residence
48 South lake
Chautauqua NY 14722

Drawn By MBI
Date 07.11.2024
No. Date

Cover Sheet

CS-1

Leslie Residence

48 South lake.
Chautauqua, NY 14722

MAYSHARK
ARCHITECTURE | DESIGN | CONSTRUCTION
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4 East Perspective
CS-2 1:42.6666667



3 West Perspective
CS-2 3/8" = 1'-0"

DRAWING INDEX:

CS-1 Cover Sheet
CS-1 Cover Sheet

ARCHITECTURAL

A-4.1 Elevations
A-4.2 Elevations
A-4.3 Elevations
A-4.4 Elevations

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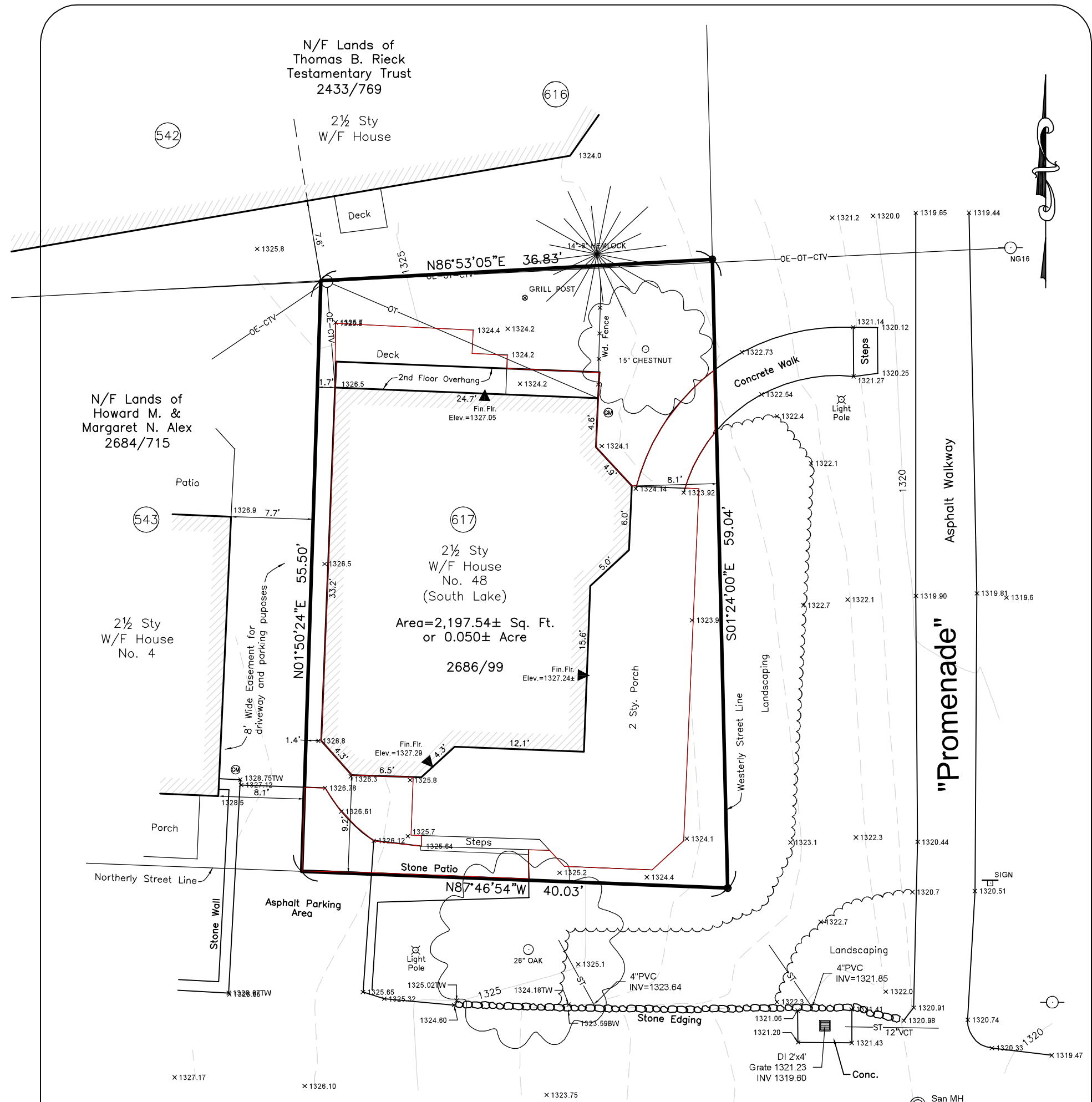
2020 Residential Code of New York State
Single Family Home
2020 Fire Code of New York State
2020 Plumbing Code of New York State
2020 Mechanical Code of New York State
Town of Chautauqua Zoning

Leslie Residence
48 South lake
Chautauqua NY 14722

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Cover Sheet

CS-2



- Legend:**
- - Iron Stake Found
 - N/F - Now or Formerly
 - W/F - Wood Frame
 - - Utility Pole
 - OE— - Overhead Electric Service
 - OT— - Overhead Telephone Service
 - CTV— - Overhead Cable Television
 - ⑥ - Lot number as shown on official map of Chautauqua Institution.

- Notes:**
- 1- Contour interval = 1 foot
 - 2- Vertical Datum: NGVD1929
 - 3- For clarity, some symbols are shown out of scale.

- Utility Notes:**
- A- Underground Utilities other than those shown may exist.
 - B- Underground utilities shown are plotted from above ground observation only. The location as shown should be considered approximate only. Contact the appropriate authority prior to any excavation. No sub-surface investigation or location was performed during the course of this survey.

"This survey was prepared without the benefit of an Abstract of Title, and is subject to any facts that may be revealed by an examination of such."

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's seal is a violation of section 7209 sub-division 2, of the New York State Education Law.

Only copies from the original of this survey marked with an original of the Land Surveyor's embossed seal shall be considered to be valid true copies.



**Map of a Survey of
48 South Lake Drive**

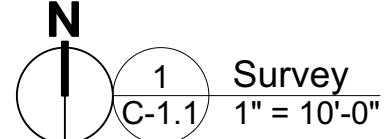
Chautauqua Institution
Town of Chautauqua
County of Chautauqua
State of New York

Being part of Lot 29 - Town 3 - Range 13 of the Holland Land Company's Survey

DATE OF SURVEY: August 1, 2022	SCALE: 1" = 10'	DR. BY: KMR
DATE OF PLAN: August 10, 2022	F.B.:	SHEET NO.:

RODGERS
LAND SURVEYING

583 FALCONER STREET - JAMESTOWN, NY 716-665-2828 ph. www.rodgerssurveying.com
KEVIN M. RODGERS, LS NYS Lic. No. 50247



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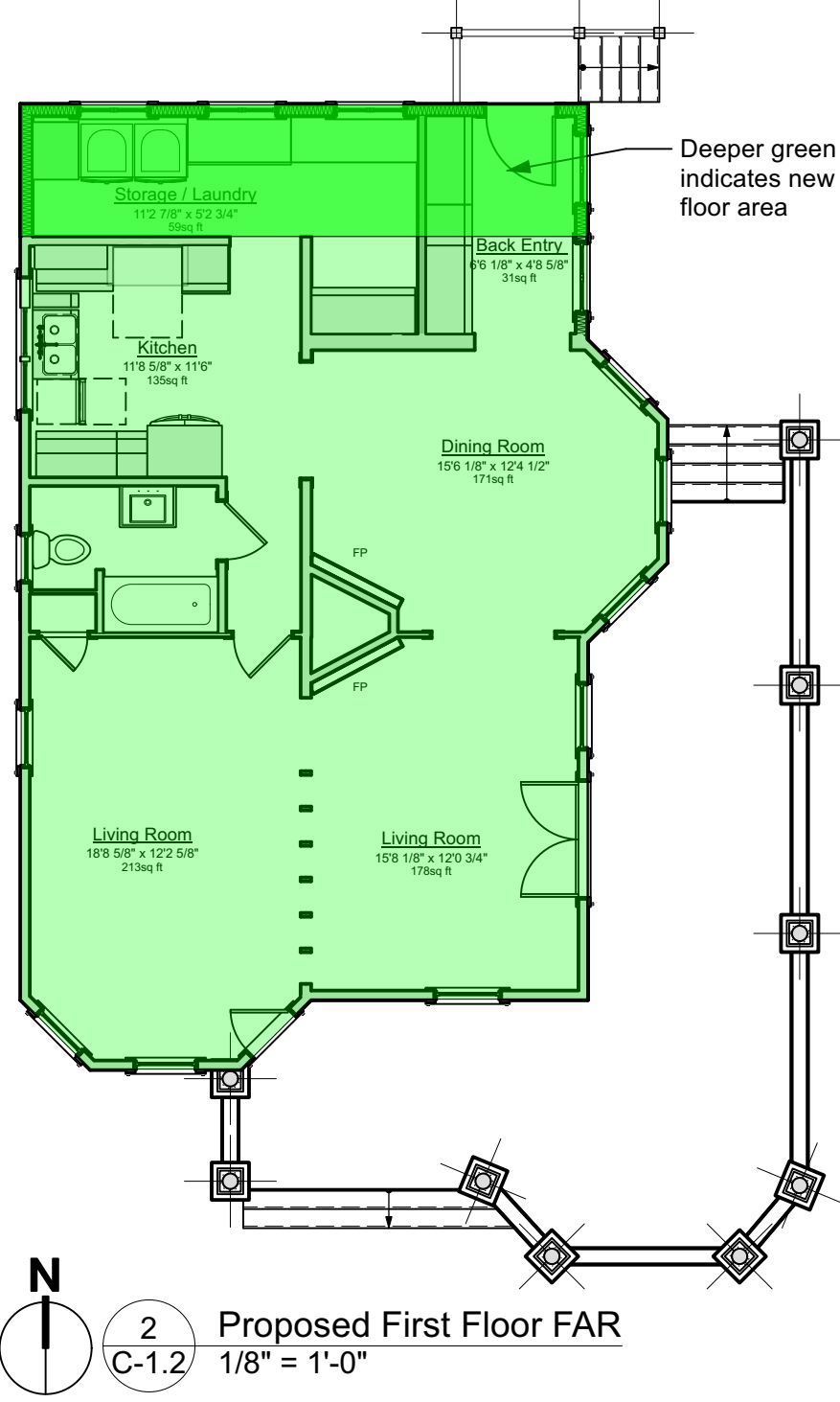
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**Leslie Residence
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Chautauqua NY 14722**

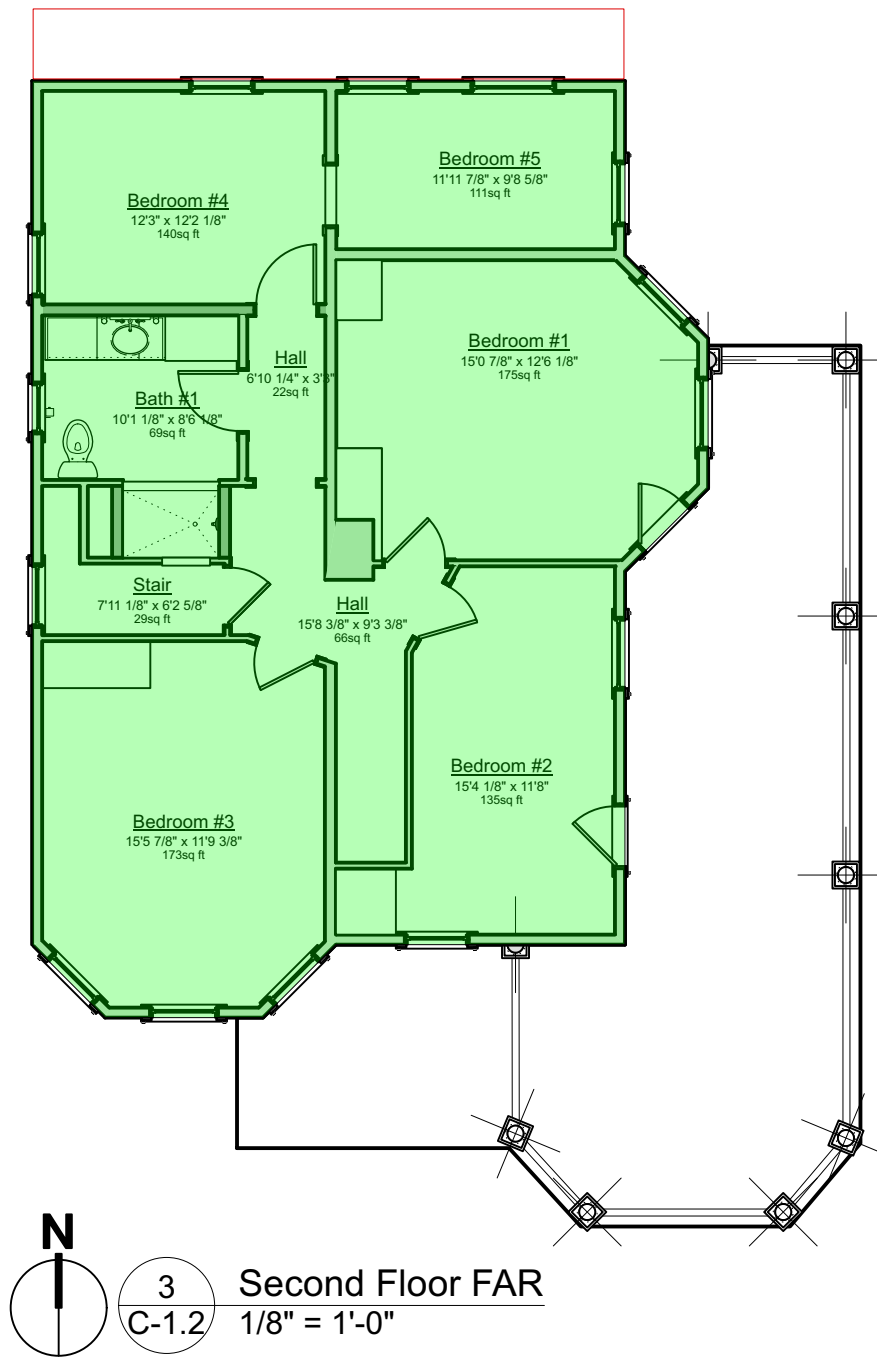
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Survey

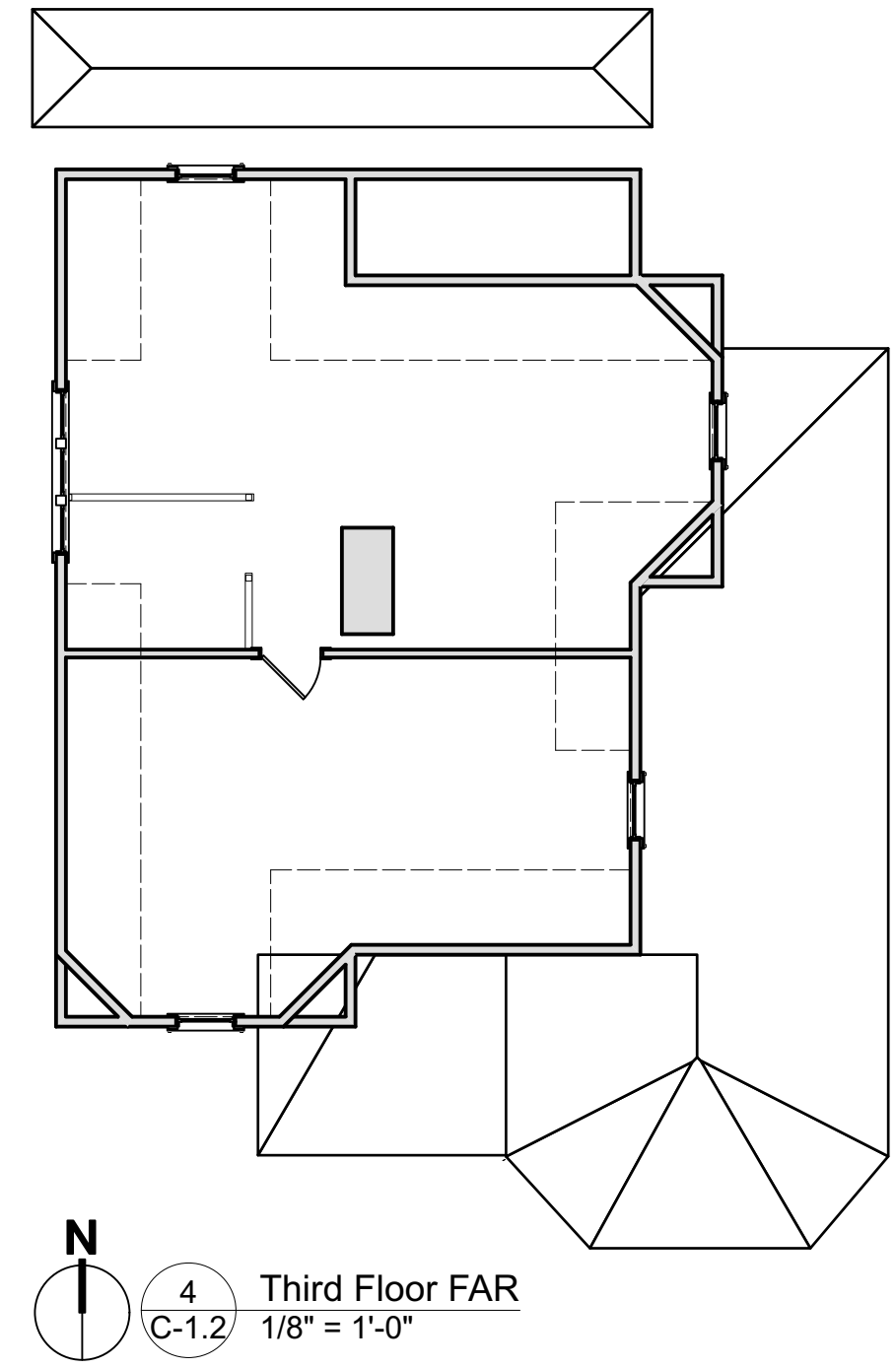
C-1.1



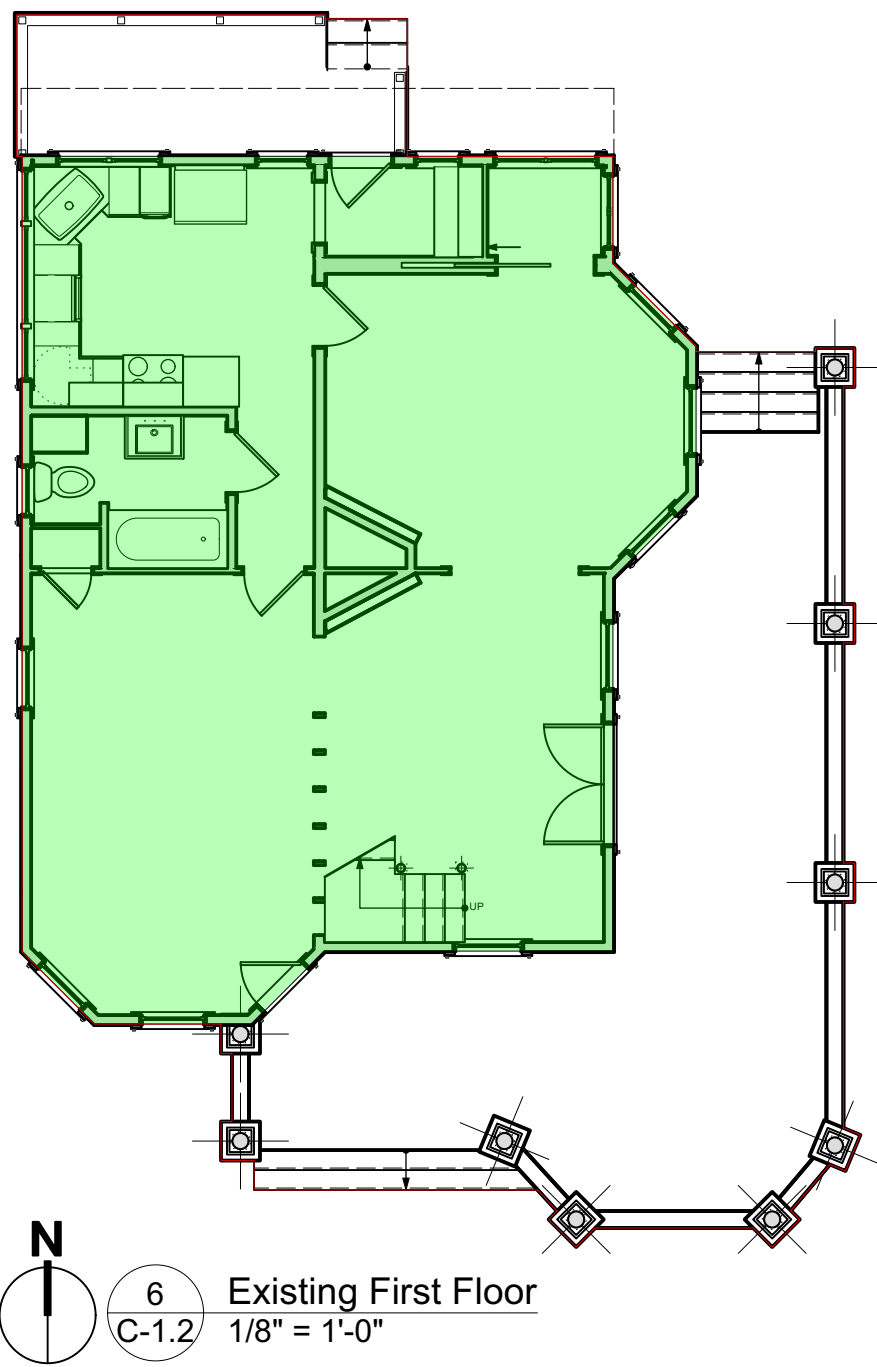
2 Proposed First Floor FAR
C-1.2 1/8" = 1'-0"



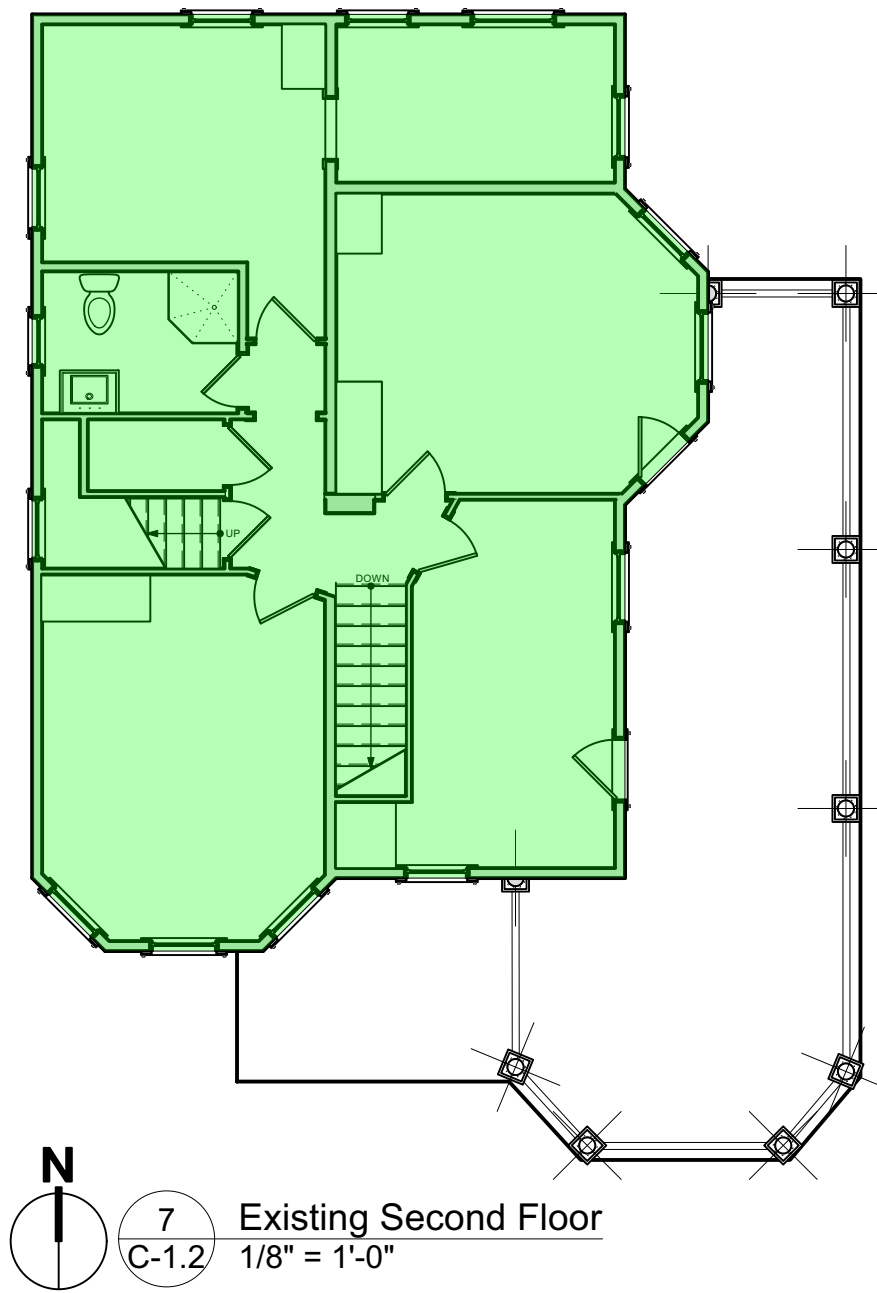
3 Second Floor FAR
C-1.2 1/8" = 1'-0"



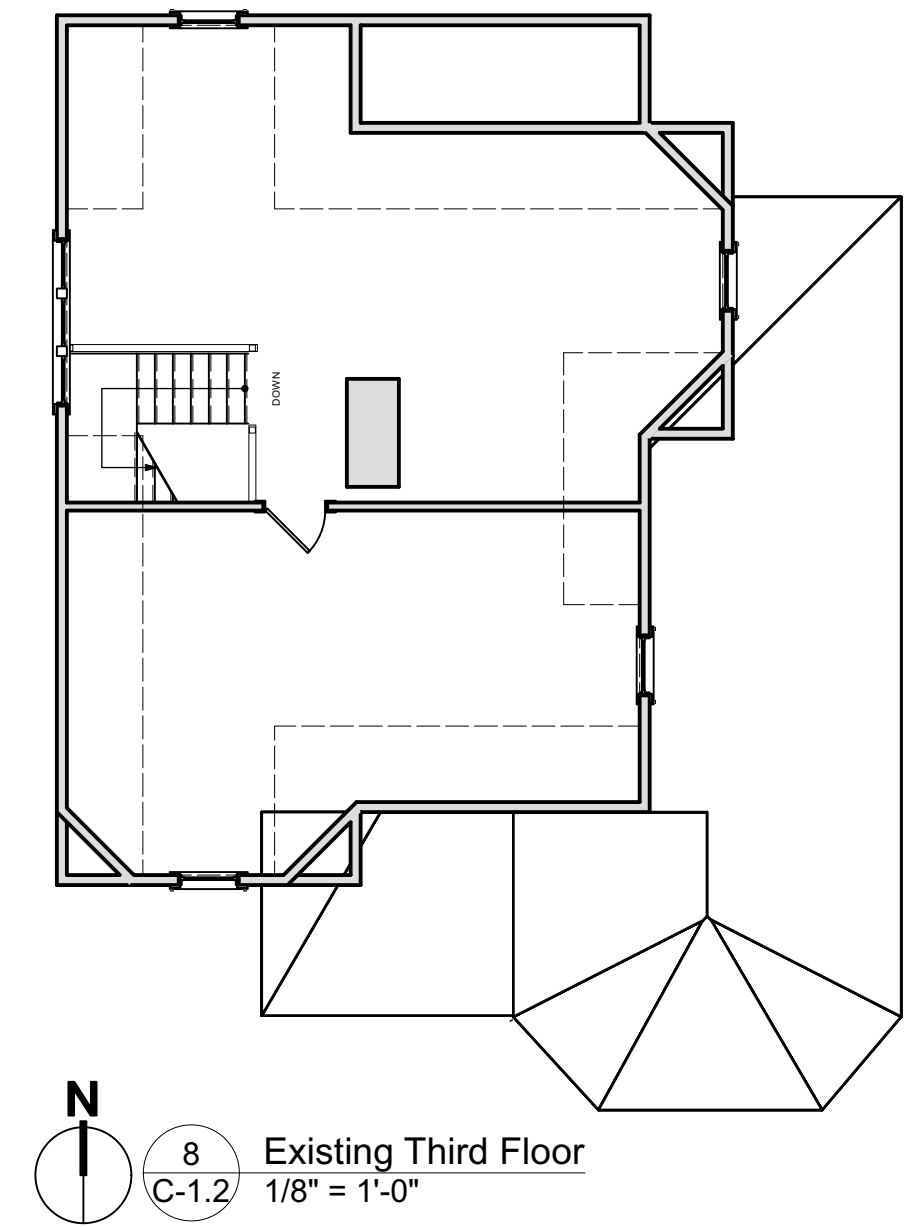
4 Third Floor FAR
C-1.2 1/8" = 1'-0"



6 Existing First Floor
C-1.2 1/8" = 1'-0"



7 Existing Second Floor
C-1.2 1/8" = 1'-0"



8 Existing Third Floor
C-1.2 1/8" = 1'-0"

Niegborhood Traditional DISTRICT			
	Allowable	Existing	Proposed
Min. Lot Width	40'-0"	39'-6" Average	39'-6" Average
Min. Lot Area	2,000	2,197.5	2,197.5
Maximum FAR	1.0	.392	.439
Maximum ISR	75%	67%	71%
Building Ht. Eave	24'-0"	17'-8"	17'-8"
Building Ht. Roof	36'-0"	27'-4"	27'-4"

Existing Floor Area Ratio's	Area	FAR	Exempt	Subtotal
First Floor	877	.399	- .0	.399
Second Floor	944	.430	- .0	.430
Third Floor	537	.224	- .224	.000
Total FAR				.829

Proposed Floor Area Ratio's	Area	FAR	Exempt	Subtotal
First Floor	1,019	.464	- .0	.464
Second Floor	944	.430	- .0	.430
Third Floor	537	.224	- .224	.000
Total FAR				.894

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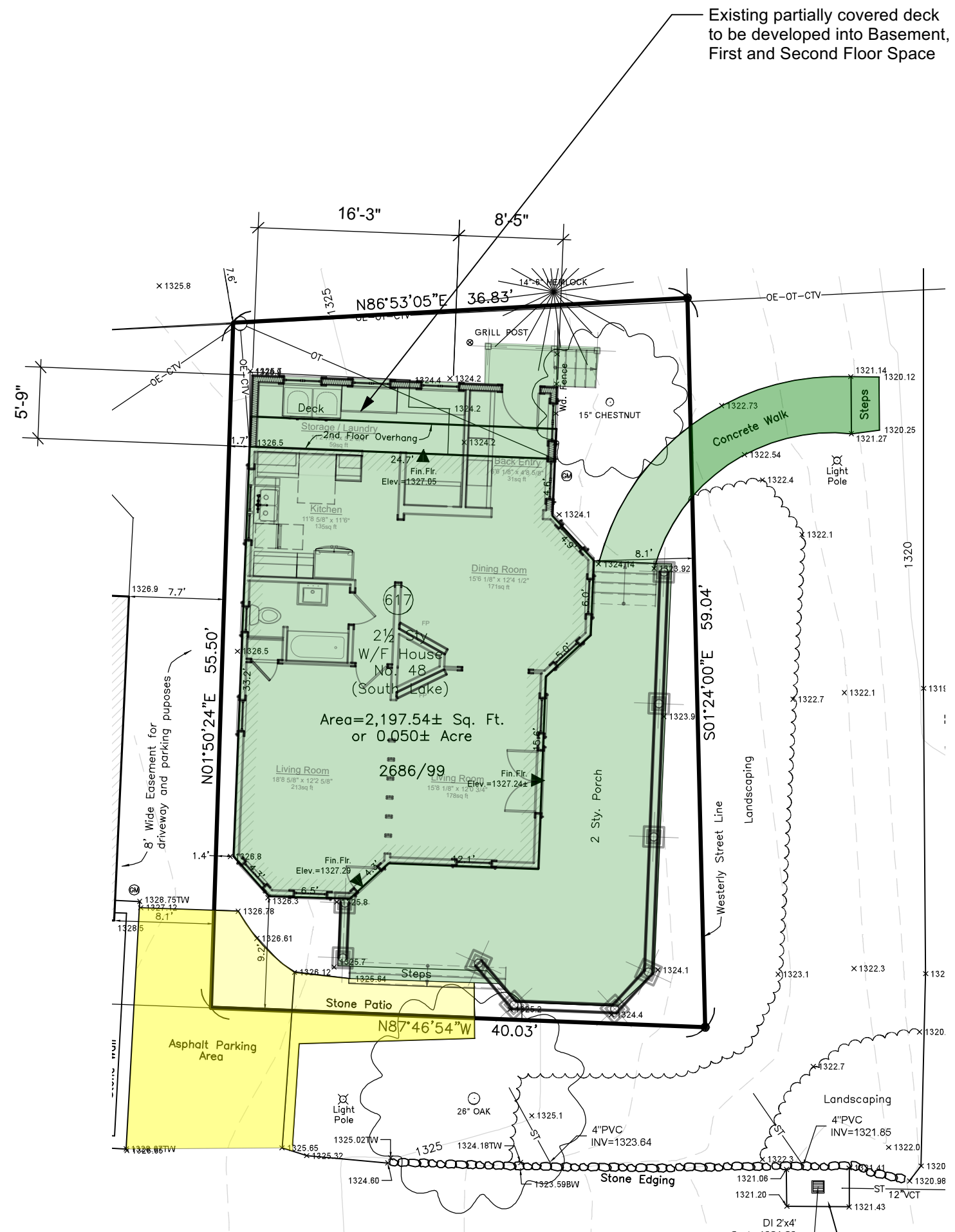
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No. Date

FAR Compliance Plan

C-1.2



1
 C-1.3 Impervious Surface Area Plan
 1" = 10'-0"

- Existing Impervious Surface
- Existing Crushed Stone Drive
- New Impervious Surface

Impervious Surface Ratio (ISR) - Worksheet .5			
Existing or Proposed	Proposed		
Site Address	48 South Lake		
Total Lot Area	2,198 sf		
Impervious Surfaces:			
Total Building Footprint	1020 sf	X 100% =	1020 sf
Total Porches, Decks, Stairs, Steps	495 sf	X 100% =	495 sf
Total Concrete or Asphalt Walks or Drives	43 sf	X 100% =	43 sf
Total Gravel Walks & Drives	0 sf	X 90% =	0 sf
Total Crushed or Washed Stone Walks & Drives	82 sf	X 10% =	8.2 sf
Total Brick, Pavers, or Flagstone Set in Min. Sand or Gravel Base	0 sf	X 90% =	0 sf
Total Brick, Pavers, or Flagstone Set in Permeable Bed	0 sf	X 10% =	0 sf
Other	0 sf	X 10% =	0 sf
Total Impervious Surface Area:	1566.2		
	<u>1566.2</u>	/	<u>2,198</u> = <u>0.712718999</u>
Total Impervious Surface Area	Divided By	Total Lot Area	= ISR

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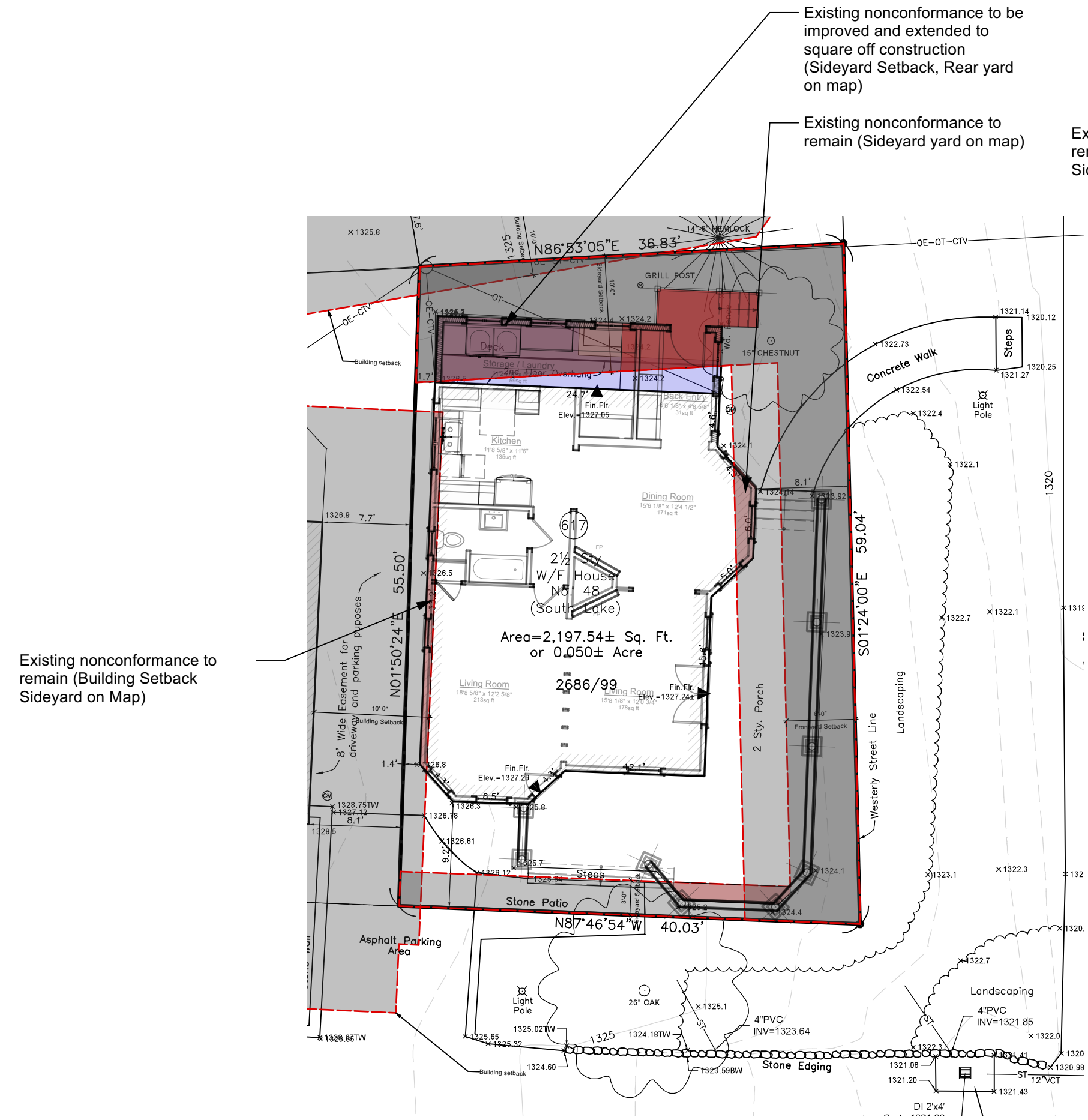
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ISR Compliance Plan
 C-1.3



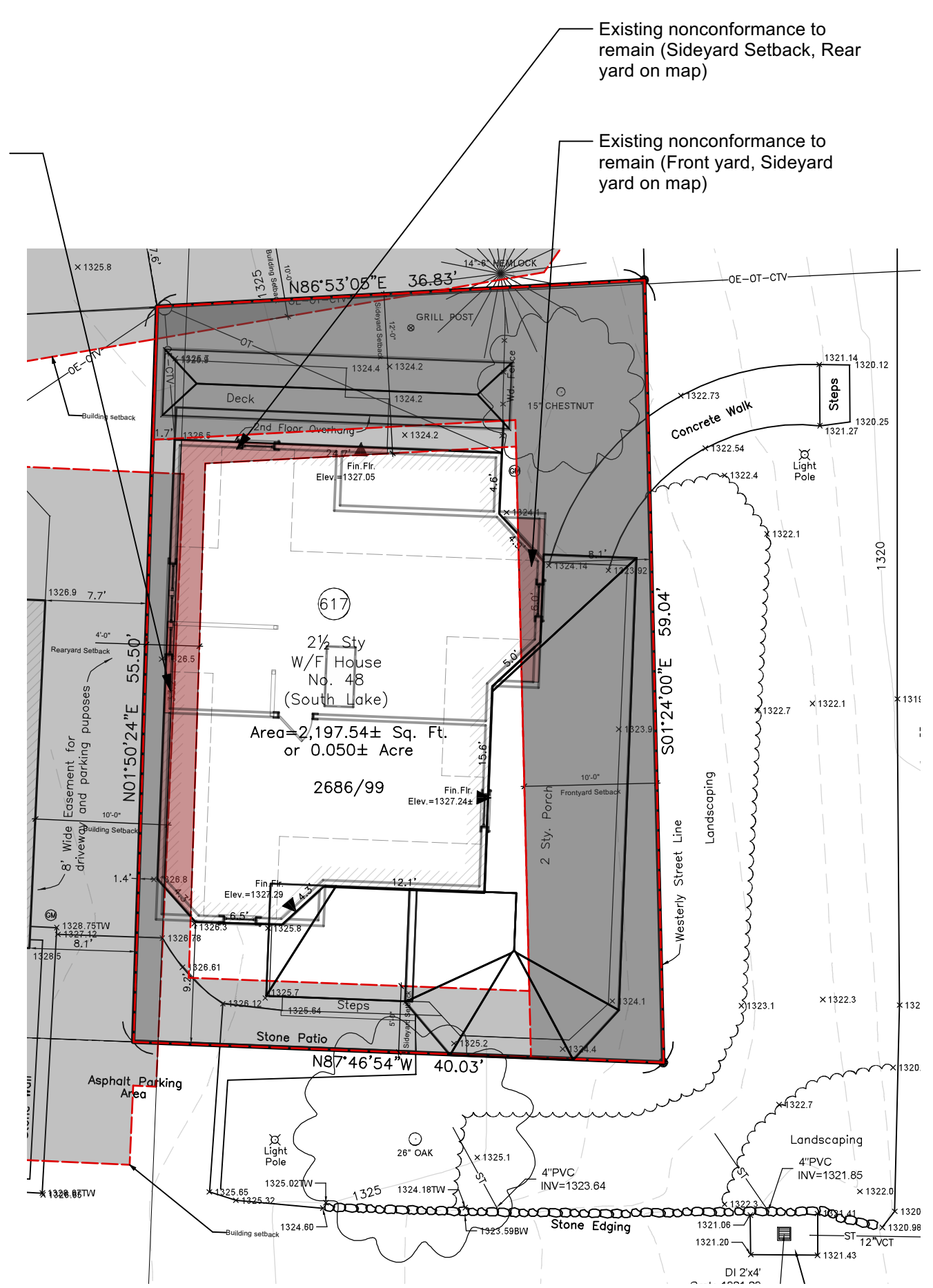
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1 Setbacks below 24' Plan
 C-1.4 1" = 10'-0"

Existing nonconformance to remain (Building Setback Sideyard on Map)



2 Setbacks above 24' Plan
 C-1.4 1" = 10'-0"

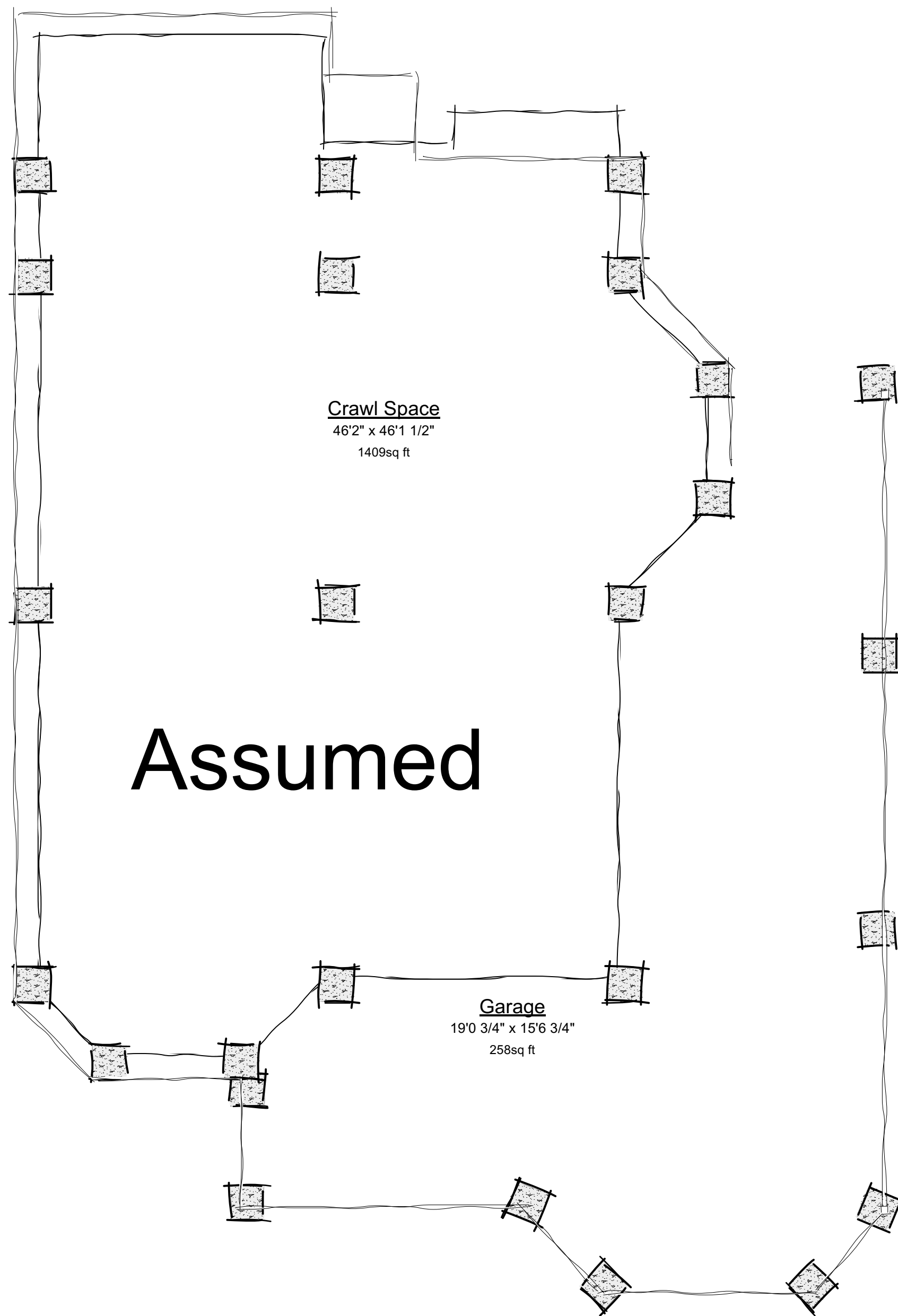
Existing nonconformance to remain (Building Setback Sideyard on Map)

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Compliance Plan

C-1.4



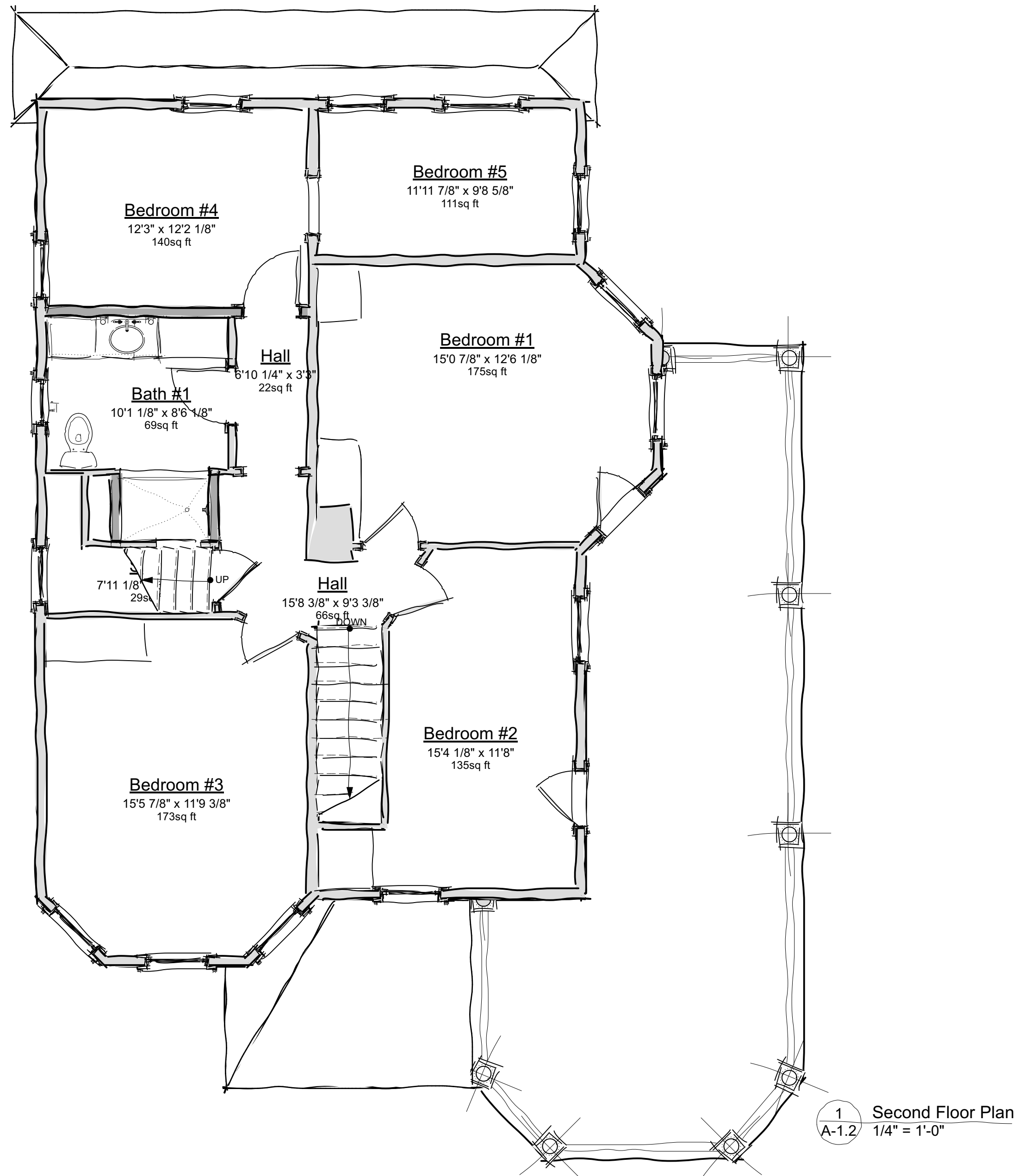
1 Basement Plan
A-1.0 1/4" = 1'-0"

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Basement Plan

A-1.0

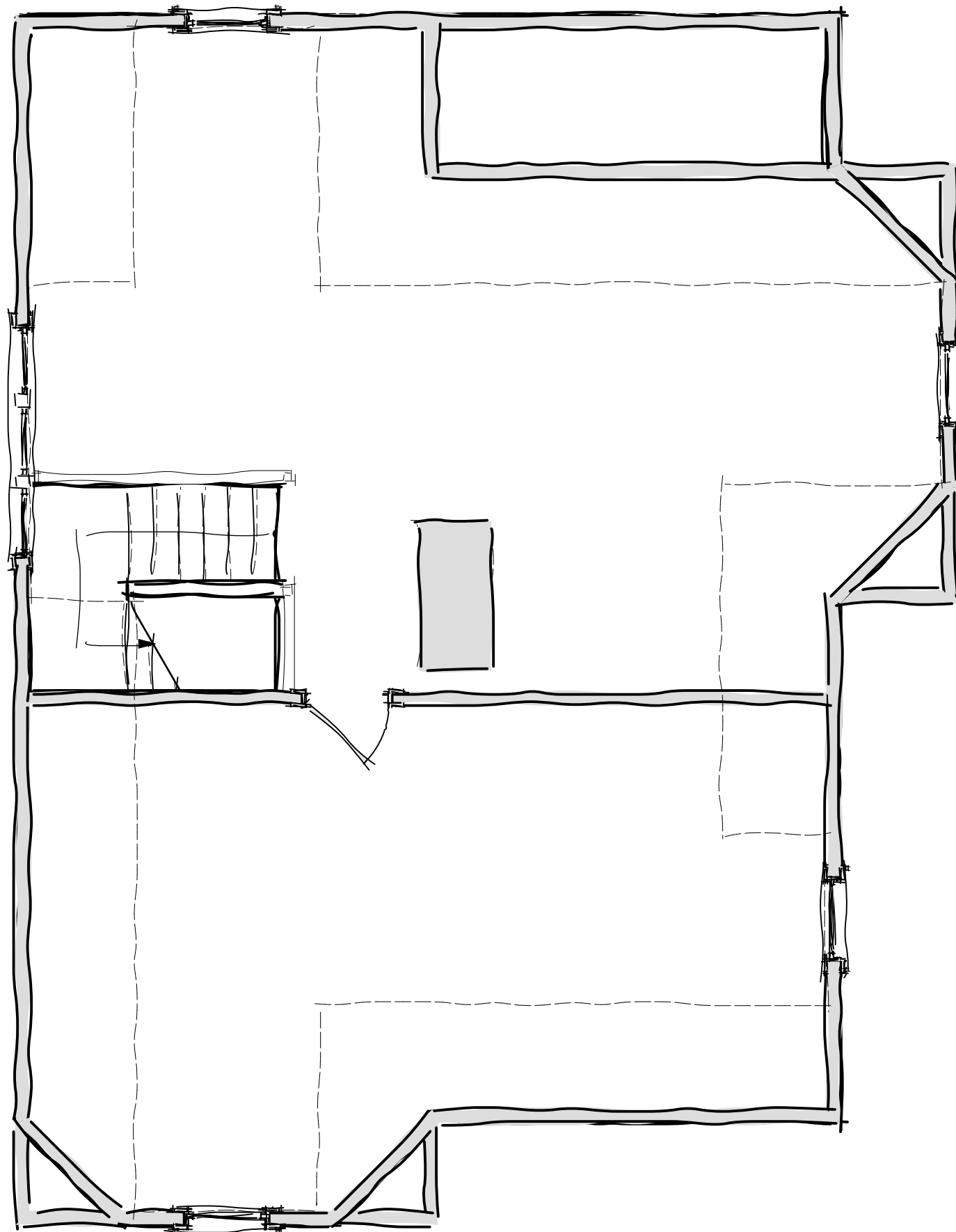


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Second Floor Plan
Option 1
A-1.2



2 Third Floor Plan
A-1.3 1/4" = 1'-0"



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Third Floor Plan
Option 1
A-1.3



1 West Elevation Option A
A-4.5 3/16" = 1'-0"



2 North Elevation Option A
A-4.5 3/16" = 1'-0"

Average established
natural grade
-2'-0"



3 West Elevation Option C
A-4.5 3/16" = 1'-0"



4 North Elevation Option C
A-4.5 3/16" = 1'-0"

Average established
natural grade
-2'-0"



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Elevation Option A

A-4.5

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