

B. 24-05

AFRICAN AMERICAN HERITAGE HOUSE

40 Scott

Ted First, representative, was present with plans proposing an addition to the west side of the building on to an empty lot in common ownership.

Variances requested:

1. For new construction crossing a Lot line separating two Lots in common ownership under ALU Regulation 5.4.1
2. For encroaching upon a 3'-0" side yard setback under ALU Regulation 4.4.6

NEIGHBOR COMMENTS:

Marisa Rogers – 44 Scott – L*- objection

After presentation by the applicant and review of the comments, the following motion was made by Paul Hagman to grant the requested variances for a building project to cross a lot line separating two lots in common ownership under ALU Regulation 5.4.1 and variance for construction encroaching upon a 3'0" side yard setback under ALU Regulation 4.4.6, as presented in this meeting

Following discussion, the motion FAILED.

C. 24-06

RUSSELL LESLIE

48 S. Lake

Emmett Tempas, architect, was present with plans proposing a scope of work for renovation and rehabilitation of 48 S. Lake. A multi-level addition that crosses into the side yard setback, as well as construction of a basement.

Variances requested:

1. For encroachment into a setback on the northwestern side of the property under ALU Regulation 4.4.6
2. For construction of a basement under ALU Regulation 6.3

NEIGHBOR COMMENTS: None

After presentation by the applicant and review of the comments, a motion was made by Terry Horner to grant the requested variances for encroachment into a setback on the northwestern side of the property, not to exceed the existing second floor plane of the home under ALU Regulation 4.4.6, and for the construction of a basement under ALU Regulation 6.3, as presented to this meeting.

Following discussion, the motion PASSED.

D. 24-07

DAVID SAVETT

43 N. Lake

*L- Means comment submitted by letter

Chris Cooke, architect, was present with plans proposing a whole house renovation. The scope of the work will include interior renovation, the addition of an attached garage, construction of a new basement, as well as the demolition of two small sleeping porch additions. The owners are also requesting to replace the majority of the building's exterior windows with compliant aluminum-clad wood windows.

Variances requested:

1. Request for Partial Demolition of two sleeping porch additions from the building under ALU Regulation 2.1.6
2. Replacement of the majority of the building's exterior windows with compliant aluminum-clad wood windows under ALU Regulation 4.2.2.3.4
3. Request for the construction of a basement under ALU Regulation 6.3
4. FAR increase from the existing 0.75 to 1.16 under ALU Regulation 4.4.3
5. Variance for new construction to come within 10'-0" of a neighboring structure Under ALU Regulation 4.4.6
6. Variance for encroachment into the rear yard setback on the southwest side of the property under ALU Regulation 4.4.6

NEIGHBOR COMMENTS:

Tim & Moureen Jahrling – 3 Hurst – L – objection

Terry Tucker – L -questions on drainage

Jim Miller 41 N. Lake – L – objection

After presentation by the applicant and review of the comments, the Chair elected to consider each variance separately.

1. The following resolution was proposed by Paul Hagman with respect to the request for the demolition of two sleeping porch additions, as presented to this meeting:

WHEREAS, the proposed demolition of the sleeping porches and renovation of 43 N. Lake does not, in the judgment of the ARB, significantly affect the structure, significantly affect the structure's relationship to neighboring structures, its contribution as a Historic Property to the Chautauqua Historic Landmark or the ambiance of the grounds of the Chautauqua Institution; and

WHEREAS, the ARB has considered the other applicable factors in ALU Regulation 6.11.2;

BE IT RESOLVED, that the variance requesting demolition of two sleeping porches (partial demolition) is hereby granted.

Following discussion, the resolution PASSED

2. A motion was made by Izumi Hara to grant a variance to replace a majority of the building's exterior windows with compliant aluminum clad wood windows under ALU Regulation 4.2.2.3.4, as presented to this meeting.

Following discussion, the motion FAILED

*L- Means comment submitted by letter

3. A motion was made by Izumi Hara to grant a variance to build a basement under ALU Regulation 6.3, as presented to this meeting.

Following discussion, the motion PASSED

4. A motion was made by Paul Hagman to grant a variance to permit the increase of the FAR from the existing 0.75 to 1.16 under ALU Regulation 4.4.3, as presented to this meeting.

Following discussion, the motion PASSED

5. A motion was made by Terry Horner to grant a variance for new construction of a garage to come within 10'-0" of a neighboring structure under ALU Regulation 4.4.6, as presented to this meeting.

Following discussion, the motion FAILED.

6. A motion was made by Terry Horner to grant a variance for an encroachment into the rear yard setback on the southwest side of the property under ALU Regulation 4.4.6, as presented to this meeting.

Following discussion, the motion FAILED.

III. Approval or Prior Meeting Minutes

Minutes from the ARB meeting of February 1, 2024 minutes were tabled by unanimous consent.

There being no further business, the Chair declared the meeting adjourned.

Respectfully submitted,

Jennifer Majewski