



OFFICE OF CAMPUS PLANNING & OPERATIONS

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

October 1st, 2024

Dear Chautauquan,

The owners of 3 North Lake, James and Bonnie Gwin, in the Miller Park District are coming before the Architectural Review Board with plans to construct an addition of a first-floor powder room and entry vestibule within the rear yard setback, within 10'-0" of a neighboring building, which exceeds the maximum FAR for this district. This plan also proposes construction ~2'-6" across a property line onto a Chautauqua Institution owned right-of-way. Therefore, this project requires an Architectural Review Board review.

Variations/Requests being considered:

1. Variance to construct a new addition within the 5'-0" rear yard setback (ALU 4.6.6);
2. Variance to construct a new addition within the 3'-0" side yard setback (ALU 4.6.6);
3. Variance for new construction within 10'-0" of a neighboring structure (ALU 4.6.6);
4. Request to construct a new addition on Chautauqua Institution owned property within the Asbury Ave right-of-way;

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:

PO Box 28 • Chautauqua, NY 14722
716.357.6245 • 716.357.9014 (fax)
ARB@chq.org • chq.org

[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 **November 7th 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 or letters may be sent to our office until 12:00pm noon the day before on November 6th 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

DRAWING LIST

V-1	Zoning Information, Aerial Map View, Proposed Site Plan, Existing Conditions Photographs
V-2	Existing First Floor Plan, Proposed First Floor Plan
V-3	Existing Rear and Partial Right Side Elevations, Proposed Rear and Partial Right Side Elevations

LIST OF VARIANCES

1. Minimum side yard setback
2. Minimum rear yard setback
3. Maximum floor area ratio
4. License/recommendation from the ARB for an encroachment over a rear property line onto Chautauqua Institution grounds

ZONING INFORMATION

LOT: 68
 ZONE: MILLER PARK & LAKEFRONT
 USE GROUP: R4
 CONSTRUCTION CLASSIFICATION: V-B

	REQUIRED/ ALLOWABLE	EXISTING	PROPOSED
LOT AREA	2,000 SF	* 901 SF	NO CHANGE
LOT WIDTH	40'	* 33'	NO CHANGE
FRONT YARD SETBACK	6'	* 0.0'	NO CHANGE
SIDE YARD SETBACK	5' (below 18' eaves) 7' (above 18' eaves)	* 0.0' * 0.2'	** 2.1' ** 0.2'
REAR YARD SETBACK	5' (below 18' eaves) 9' (above 18' eaves)	* 0.0'	** 0.0'
IMPERVIOUS SURFACE RATIO (I.S.R.)	75.0% (451 SF)	* 91.2% (822 SF)	NO CHANGE
FLOOR AREA RATIO (F.A.R.)	100% (901 SF)	* 234% (2,112 SF)	** 241% (2,175 SF)
BUILDING HEIGHT (EAVE)	18'	* 23.9'	NO CHANGE
BUILDING HEIGHT (PEAK)	24'	* 33.9'	NO CHANGE
NEW VOLUME			551 FT ³

F.A.R. CALCULATIONS:	EXISTING	PROPOSED	TOTAL
BASEMENT	TBD	0 SF	TBD
FIRST FLOOR	675 SF	63 SF	738 SF
SECOND FLOOR (APPROX.)	841 SF	0 SF	841 SF
THIRD FLOOR (APPROX.)	596 SF	0 SF	596 SF
TOTALS (APPROX.)	2,112 SF	63 SF	2,175 SF

I.S.R. CALCULATIONS:	EXISTING	PROPOSED
HOUSE	780 SF 86.6%	796 SF 88.3%
WALKWAYS	26 SF 2.9%	26 SF 2.9%
FIRE ESCAPE	16 SF 1.8%	0 SF 0.0%
TOTALS	822 SF 91.2%	822 SF 91.2%

* = EXISTING NON-CONFORMITY
 ** = VARIANCE REQUIRED

Floor Area Ratio Note: Existing FAR calculations are approximate. Proposed additional FAR calculation of 63 SF is accurate. Existing FAR is nonconforming and proposed additional FAR calculation increases existing non-conformity by 63 SF / 7%.

SITE PLAN NOTE

Information obtained from an existing conditions survey by:
 Michael J. Rodgers and Associates
 Bemus Point, NY 14712
 Date: September 17, 1996

Addition and Alterations for the Existing

GWIN RESIDENCE

3 North Lake Drive Chautauqua Institution, Chautauqua, NY

ARCHITECTURE & DESIGN

**ROSEN
 KELLY
 CONWAY**

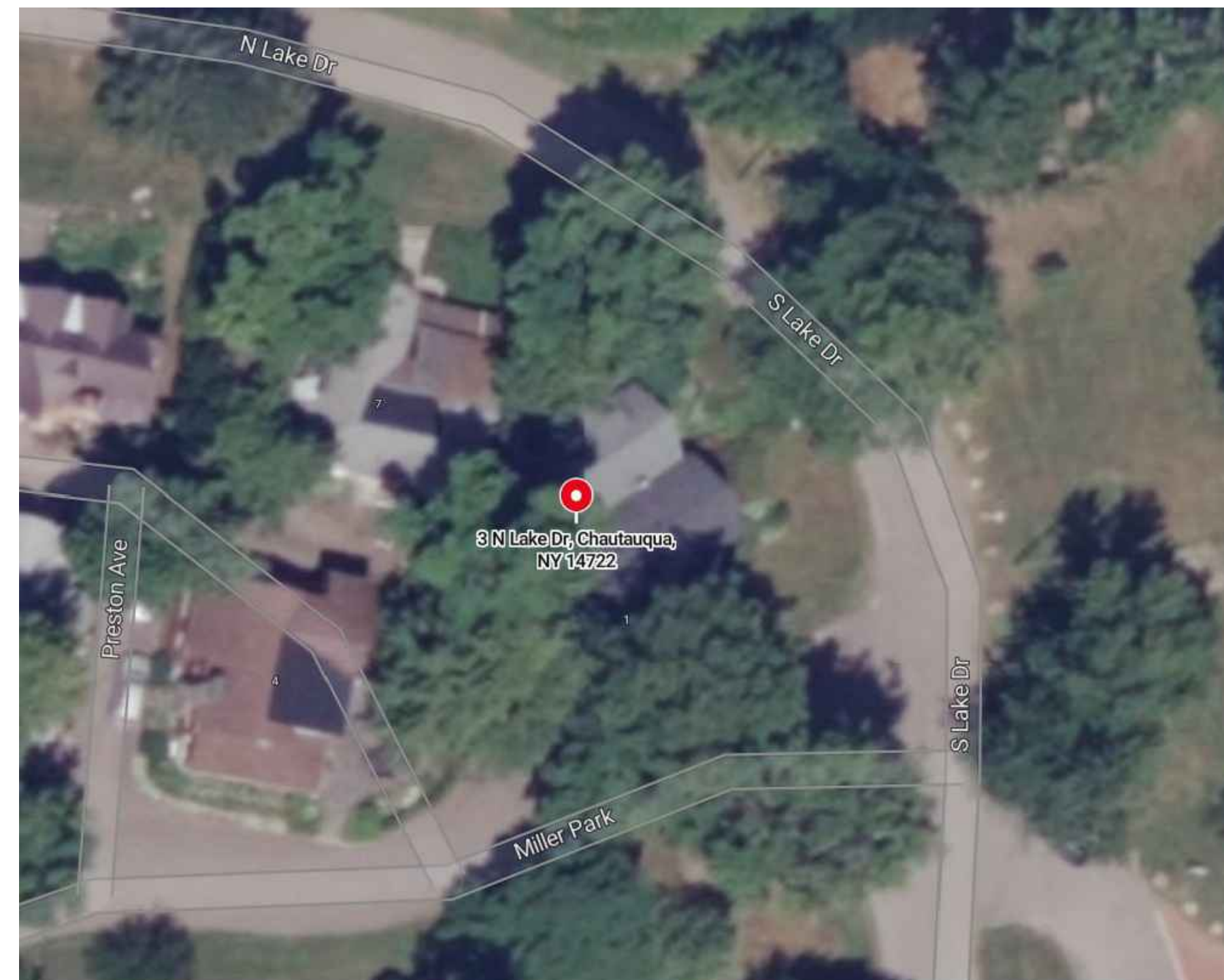
SEPTEMBER 13, 2024

DAVID M. ROSEN, AIA, LEED AP
 NJ - AI 08664 NY - 025464

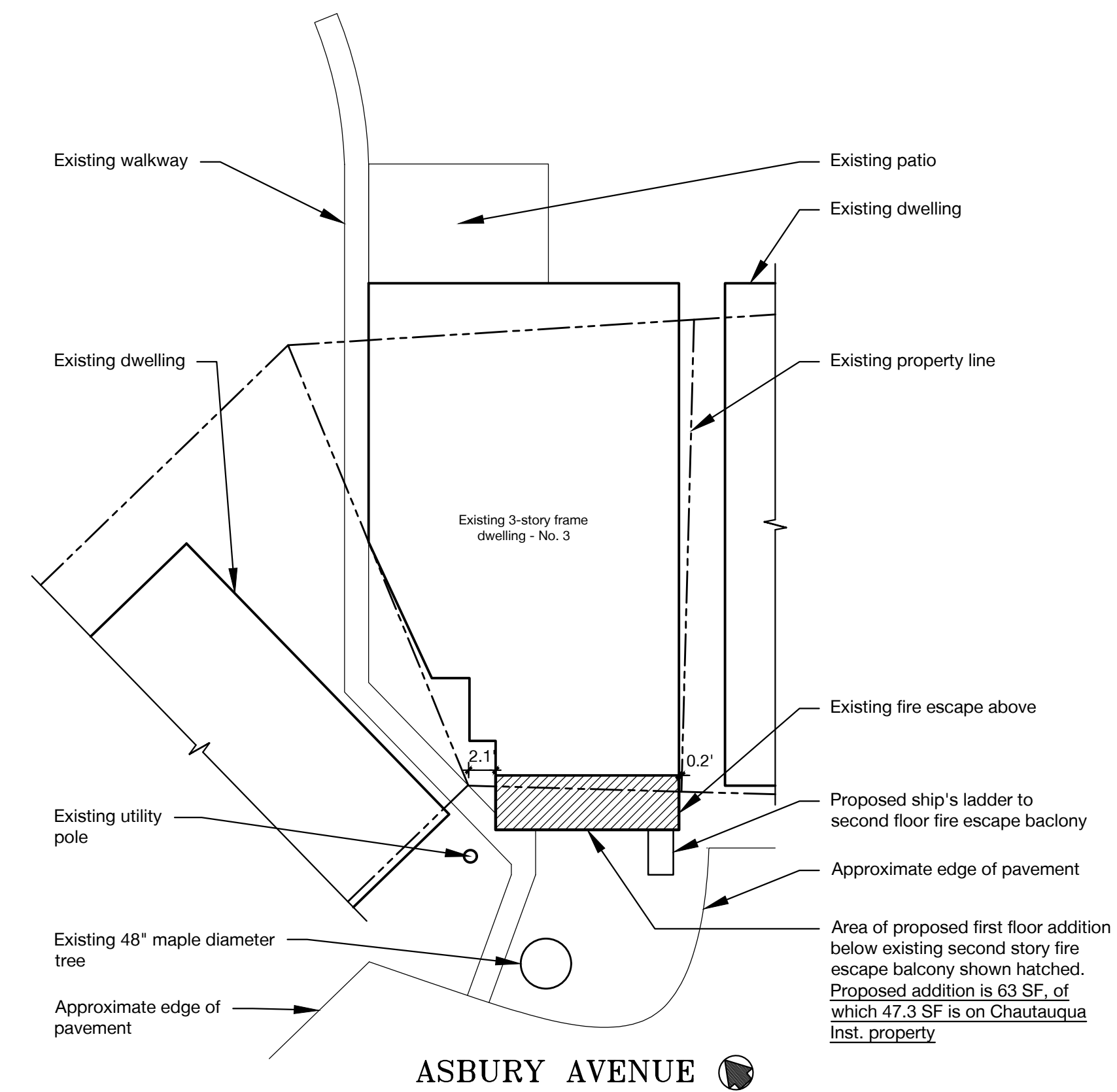
David M. Rosen
 JOHN H. KELLY, JR., AIA, LEED AP
 NJ - AI 11116

THOMAS A. CONWAY, AIA, LEED AP
 NJ - AI 17846

16 Maple Street Summit NJ 07901
 908 273 6565 rkcad.com



1 AERIAL VIEW W/ SURROUNDING PROPERTIES
 SCALE: N.T.S.



2 PROPOSED SITE PLAN
 SCALE: 1" = 10'-0"



3 EXISTING CONDITIONS PHOTOGRAPHS
 SCALE: N.T.S.

ARB Submission	09.13.24
Description	Date

**GWIN RESIDENCE
 3 NORTH LAKE DRIVE
 CHAUTAUQUA INST.
 CHAUTAUQUA, NY**

ZONING INFORMATION,
 PROPOSED SITE PLAN,
 EXISTING CONDITIONS PHOTOGRAPHS

V-1

ROSEN KELLY CONWAY

SEPTEMBER 13, 2024

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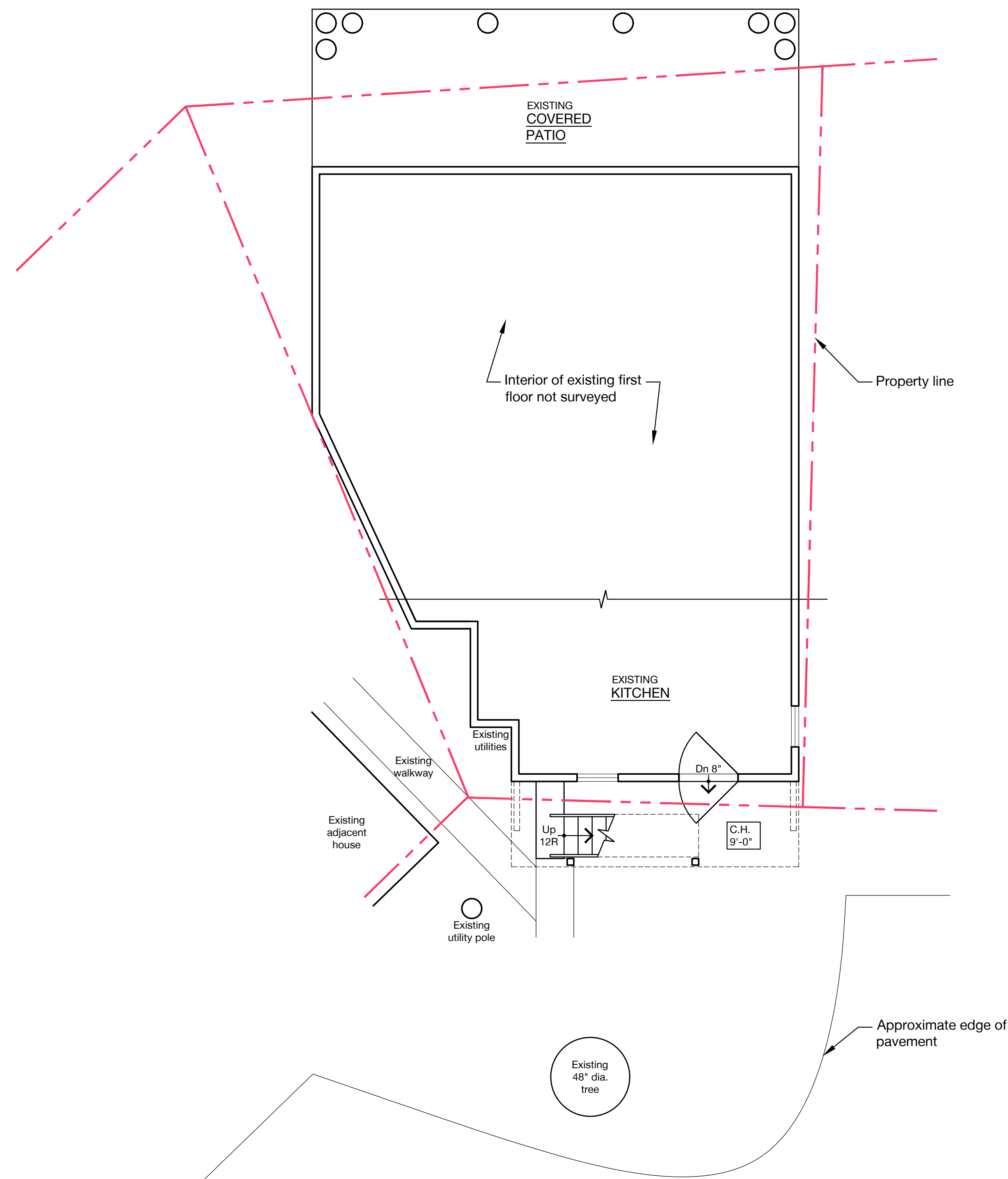
16 Maple Street Summit NJ 07901
908 273 6565 rkcad.com

ARB Submission	09.13.24
Description	Date

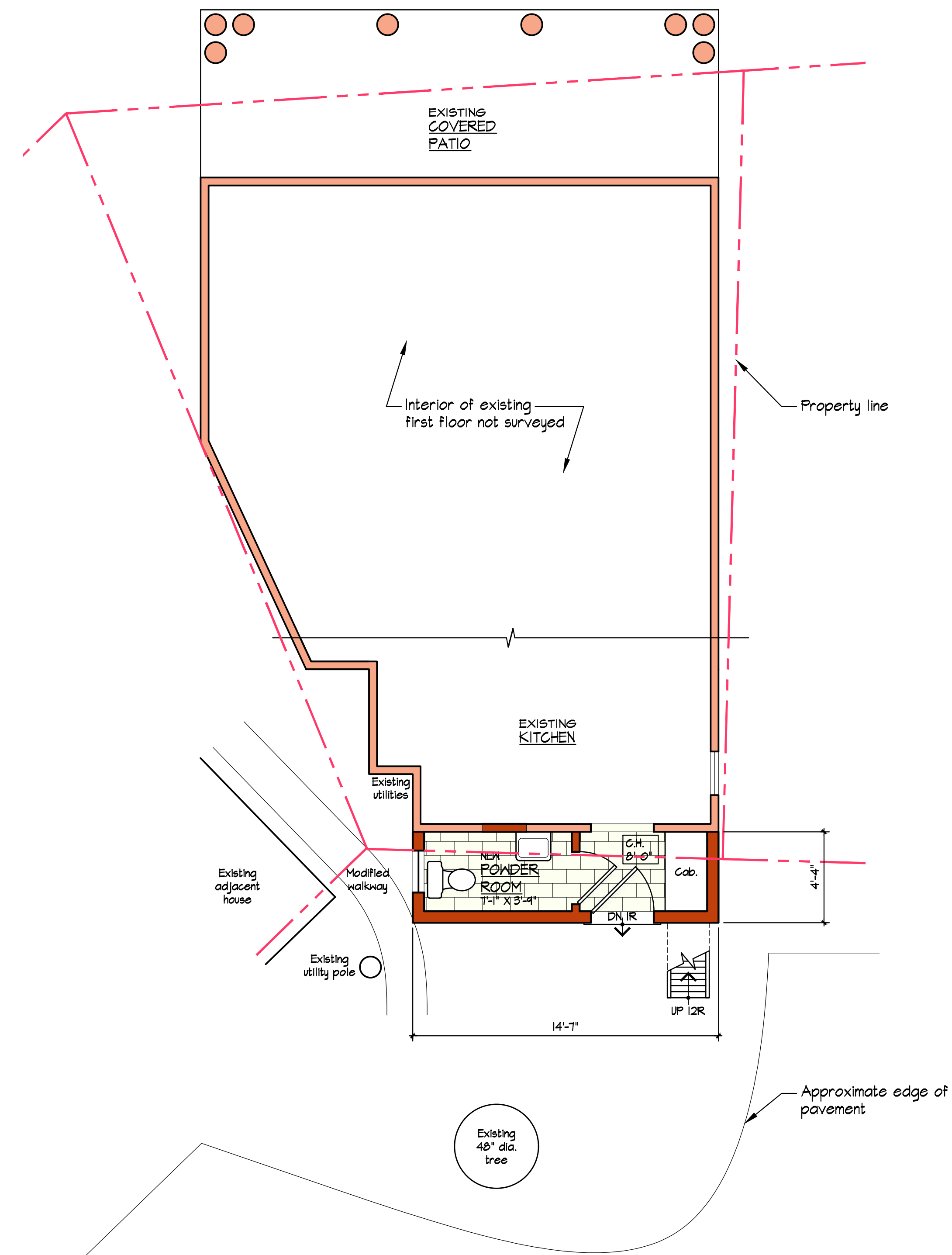
GWIN RESIDENCE
3 NORTH LAKE DRIVE
CHAUTAQUA INST.
CHAUTAQUA, NY

EXISTING FIRST FLOOR PLAN,
PROPOSED FIRST FLOOR PLAN

V-2



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ROSEN KELLY CONWAY

SEPTEMBER 13, 2024

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David M. Rosen

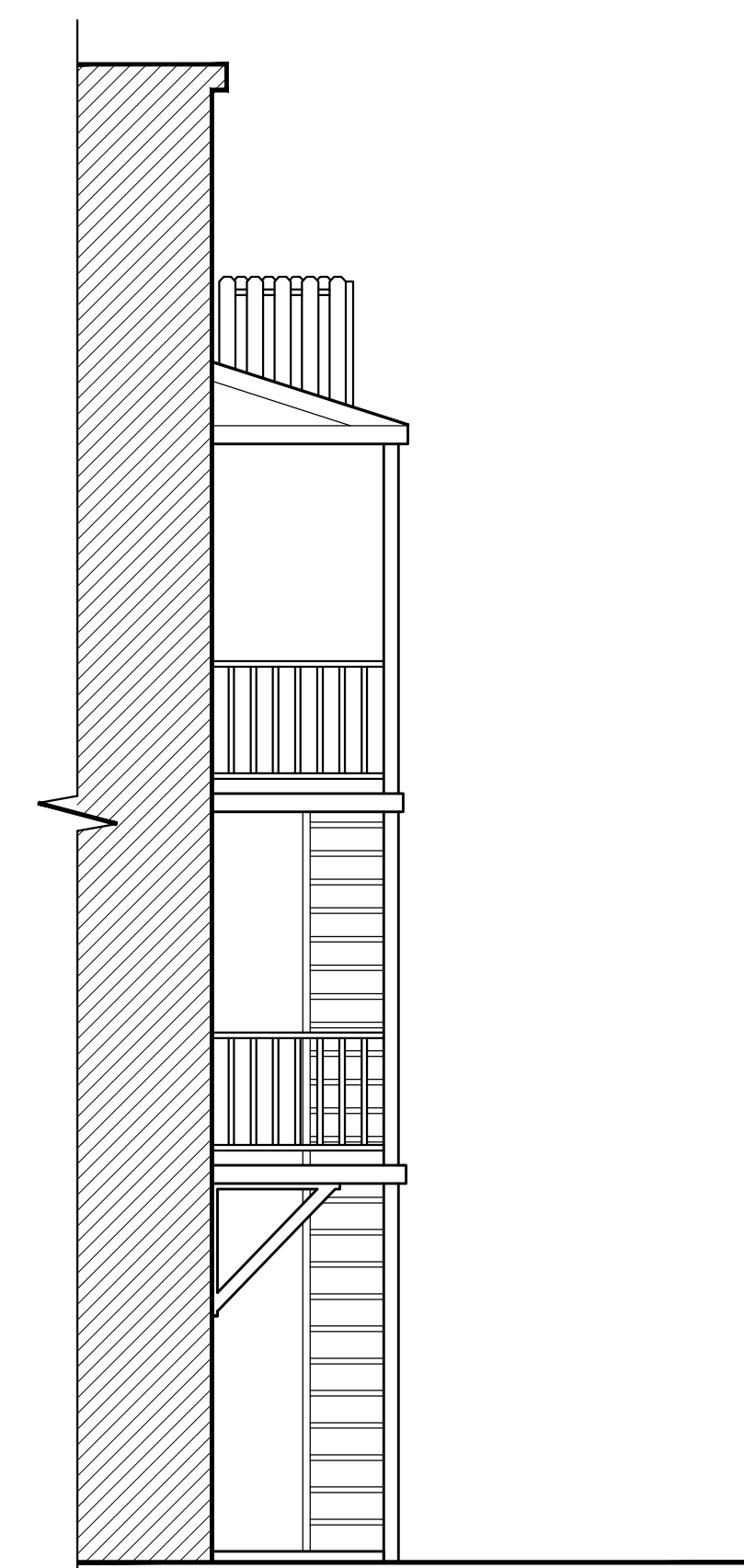
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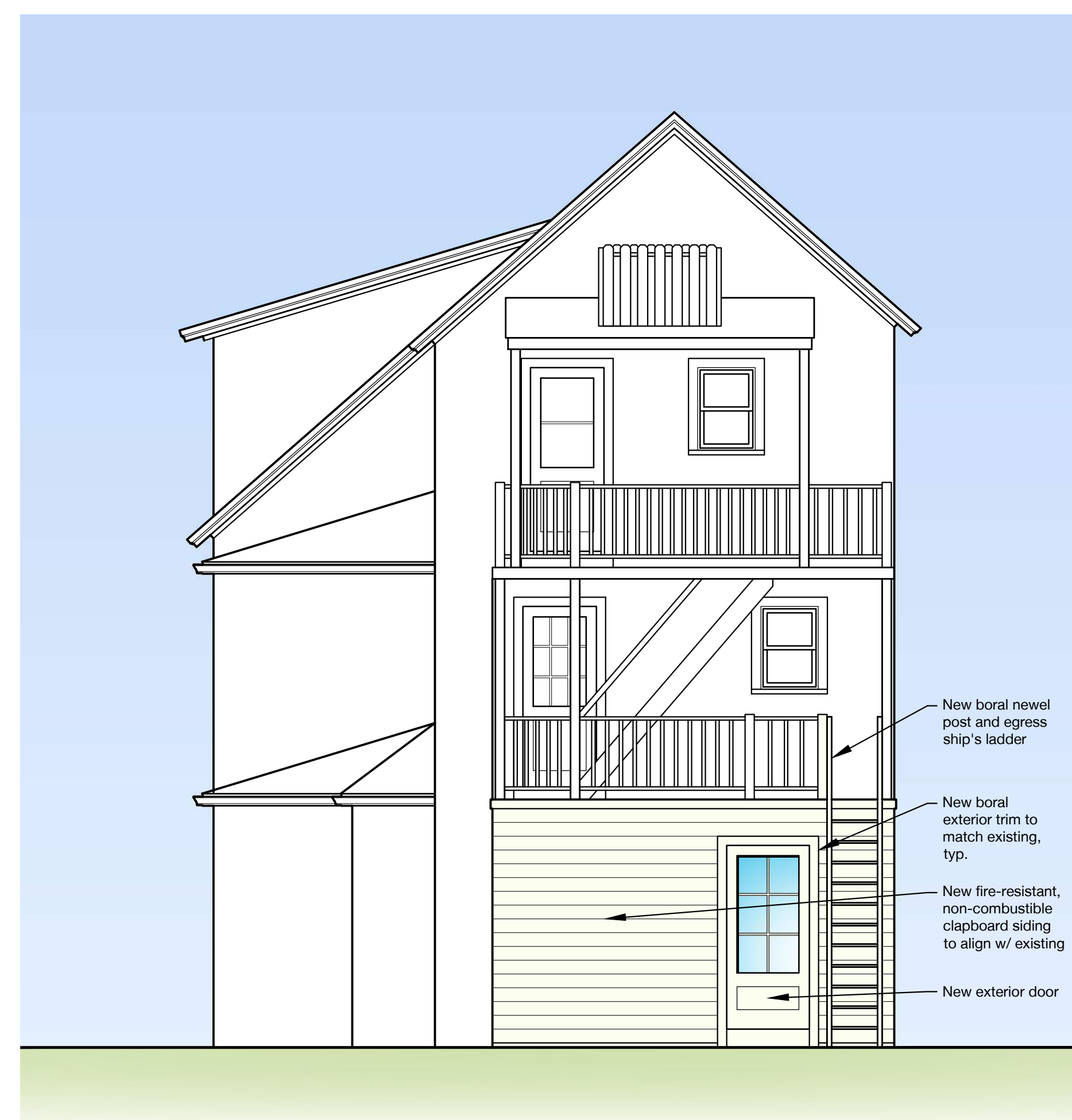
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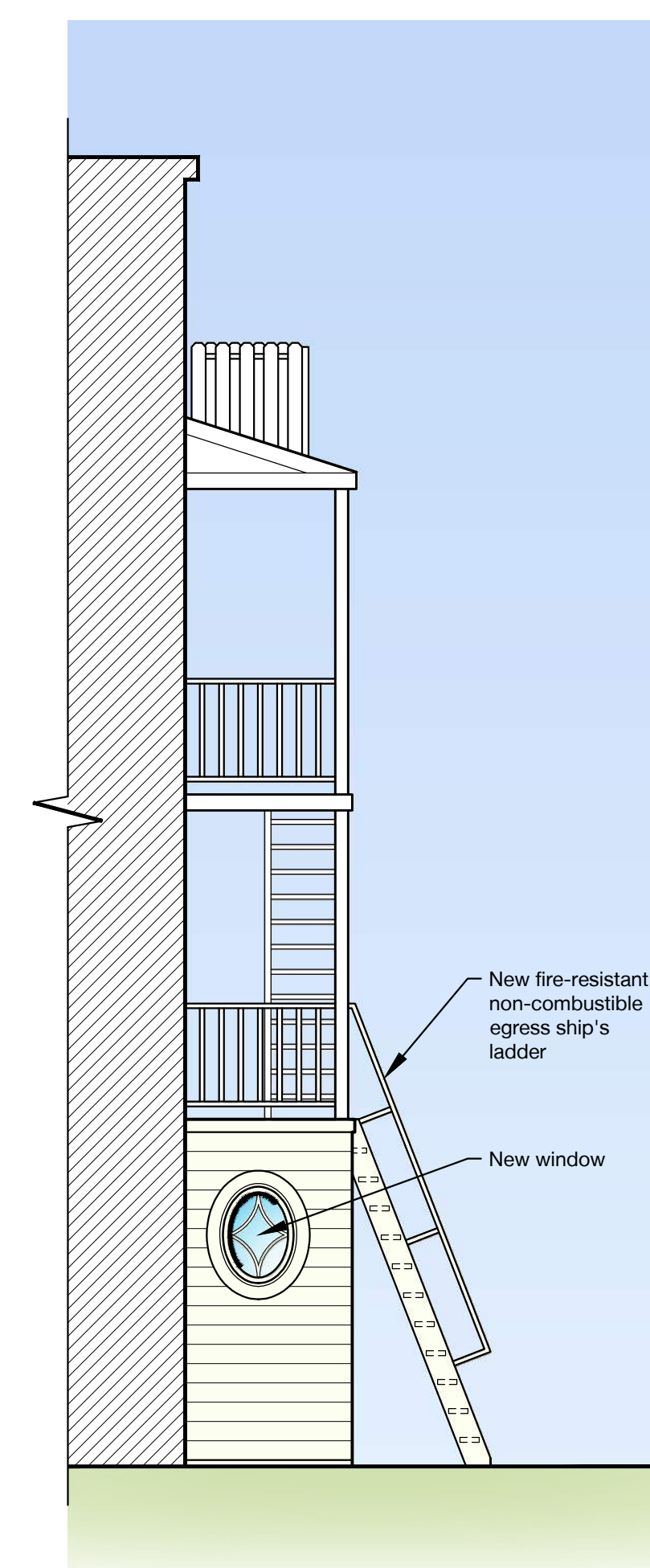
1 EXISTING REAR ELEVATION
V-3 SCALE: 1/4" = 1'-0"



2 EXISTING PARTIAL RIGHT SIDE ELEVATION
V-3 SCALE: 1/4" = 1'-0"



3 PROPOSED REAR ELEVATION
V-3 SCALE: 1/4" = 1'-0"



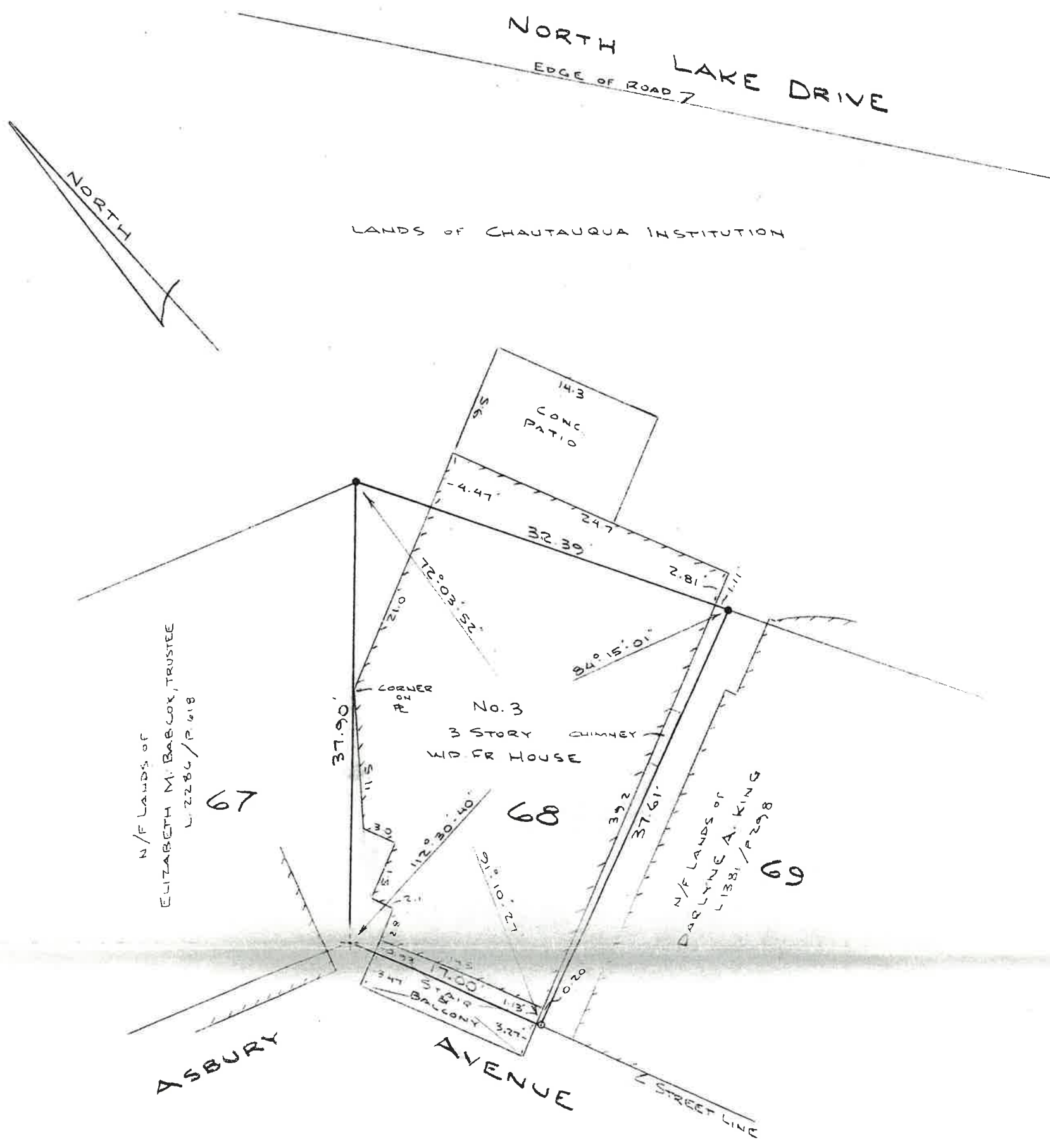
4 PROPOSED PARTIAL RIGHT SIDE ELEVATION
V-3 SCALE: 1/4" = 1'-0"

ARB Submission	09.13.24
Description	Date

GWIN RESIDENCE
3 NORTH LAKE DRIVE
CHAUTAUQUA INST.
CHAUTAUQUA, NY

EXISTING REAR AND PARTIAL RIGHT
SIDE ELEVATIONS,
PROPOSED REAR AND PARTIAL RIGHT
SIDE ELEVATIONS

V-3



LEGEND:

- - IRON STAKE FOUND
 - - IRON STAKE SET
 - CHISEL MARK IN CONC WALK FOUND (OVER IRON STAKE)
- 68 - LOT NO. AS SHOWN ON "OFFICIAL MAP" OF CHAUTAUQUA INSTITUTION - FILED APRIL 25, 1939 IN THE CHAUTAUQUA COUNTY CLERK'S OFFICE IN CABINET 2 - SECTION E - MAP 159.

I HEREBY CERTIFY TO THE FOLLOWING,
 that this plan was prepared from an
 instrument survey using Electronic
 Distance Measurement.

PETER W. BROER AND VICTORIA BRIGHT URBAN BROER.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

MAP OF A SURVEY FOR
MICHAEL B. BYRNE, ETAL
 NO. 3 NORTH LAKE DRIVE
 CHAUTAUQUA INSTITUTION
 COUNTY OF CHAUTAUQUA
 STATE OF NEW YORK

PART OF LOT 29, TOWN 3 - RANGE 13 OF THE H.L.C.S.
 SURVEY BY: MICHAEL J. RODGERS AND ASSOCIATES
 LAND SURVEYORS
 BEMUS POINT, NY
 NYS LIC. NO. 49232

SCALE: 1" = 10'

DATED: SEPTEMBER 28, 1994
 REDATED: SEPTEMBER 17, 1996
 CERTIF. TO BROER

"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."

SEP 17 1996

"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."

FILE 1-114

LOT 68