

CHAUTAUQUA INSTITUTION
Architectural Review Board
Minutes of Meeting; May 5, 2022
ZOOM VIDEO – 12PM

The Architectural Review Board met at 12PM on Thursday, May 5, 2022, via Zoom video conference. Those in attendance in DC office were **CHAIR ANITA LIN, JOHN HAUGHTON, BILL NECHES, PAUL HAGMAN and RICK EVANS.** Staff members present were **JOHN SHEDD, and DANA LUNDBURG.** Those in Chautauqua were **RYAN BOUGHTON AND JENNIFER MAJEWSKI.**

1.) 22-07 JOHN SCHUBERT 33 Root

Abbey Phillips, contractor, was present with plans and photos with a proposal for the replacement of an existing water feature on a connecting deck with a hot tub. Demolish an existing carport along the west side of the home. The owners will not be replacing it with anything and will landscape the area.

NEIGHBOR COMMENTS:

August Spector – L – approve

Farley Toothman – L - approve

After discussion: THE MOTION TO REQUEST AN INSTALLATION OF A HOT TUB; PER ALU REGULATIONS 4.4.15 WAS APPROVED 5-0.

2.) 22-08 GOLDBERG/KRAMER 39 South

Diane Hendrix, architect, was present with plans for the construction of a canopy to protect an existing basement entry which falls within a rear yard setback. The structure will be 7' from the required 10' setback. This will cover the existing Bilco Door that is used for the basement entrance. The basement is finished living space.

NEIGHBOR COMMENTS:

Stuart Blersch – L - approve

After discussion: THE MOTION TO REQUEST A VARIANCE FOR CONSTRUCTION OF A CANOPY WITHIN A REAR YARD SETBACK; PER REGULATIONS 4.4.6 WAS APPROVED 5-0.

3.) 22-09 STEVE BARGE 4 Irving

Emmet Tenpas, architect, was present with plans for improvement of a non-conforming foundation and porch to allow the construction of a partial new foundation and 2nd floor porch. Mr. Barge is asking for variances to exceed the allowable impervious surface ratio (ISR), exceed the allowable floor area ratio (FAR), improvements to a non-conforming foundation and porch within a 5' rear yard setback, improvements to a non-conforming foundation and porch within 10' of a neighboring property, and partial demolition of the original partial foundation and porch deck and reconstruction using appropriate waterproofing membrane and flashings.

NEIGHBOR COMMENTS:

Carrie Zachry – L – approve

Francie Oliver – L - approve

After discussion: THE MOTION TO REQUEST A VARIANCE TO EXCEED THE ALLOWABLE ISR (NEW CONSTRUCTION WILL DECREASE CURRENT ISR); PER REGULATIONS 4.4.3 WAS APPROVED 5-0.

After discussion: THE MOTION TO REQUEST A VARIANCE TO EXCEED THE ALLOWABLE FAR; PER REGULATIONS 4.4.3 WAS APPROVED 5-0.

After discussion: THE MOTION TO REQUEST A VARIANCE FOR IMPROVEMENTS TO A NON-CONFORMING FOUNDATION AND PORCH WITHIN THE 5' REAR-YARD SETBACK; PER REGULATIONS 4.4.6 WAS APPROVED 5-0.

After discussion: THE MOTION TO REQUEST A VARIANCE FOR IMPROVEMENTS TO A NON-CONFORMING FOUNDATION AND PORCH LESS THAN 10' OF A NEIGHBORING STRUCTURE; PER REGULATIONS 4.4.6 WAS APPROVED 5-0.

After discussion: THE MOTION TO REQUEST A VARIANCE FOR A PARTIAL DEMOLITION OF HE ORIGINAL PARTIAL FOUNDATION AND PORCH DECK AND RECONSTRUCTION; PER REGULATIONS 6.11.2 WAS APPROVED 5-0.

4.) 22-10

CRAIG MARTHINSON

13 Peck

Emmet Tenpas, architect, was present with plans and photos to construct a porch addition onto Chautauqua Institution property on two sides of the building. The owners are requesting to purchase the property from Chautauqua Institution to accommodate the new work to the porch needed for handicapped accessibility. This will also exceed the maximum allowable impervious surface ration for the construction.

NEIGHBOR COMMENTS:

Sue Ann Power – L – question

After discussion: THE MOTION TO REQUEST A VARIANCE TO RECOMMEND TO THE PRESIDENT TO SELL A PORTION OF CHAUTAUQUA INSTITUTION PROPERTY; WAS APPROVED 5-0.

After discussion: THE MOTION TO REQUEST A VARIANCE TO ISSUE A LICENSE TO CONSTRUCT A HANDICAPPED ACCESSIBLE RAMP AND NEW STEP TO THE PORCH; WAS APPROVED 5-0

After discussion: THE MOTION TO REQUEST A VARIANCE TO EXCEED THE MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO (ISR); PER ALU REGULATIONS 4.3.3 WAS APPROVED 5-0

5.) 22-11

REID & KIERSTIN SMITH

6 Evergreen

Diane Hendrix, architect, was present with a request to demolish their existing house and construct the proposed design of a 1 ½ story cottage to replace their existing cottage. The current cottage has failing sewer line under the slab, mold in the walls and portions of the foundation collapsing due to mold and rot.

NEIGHBOR COMMENTS:

Nancy Wolfe – L – concern with water

Margaret Blackburn – L - Approve

After discussion: THE MOTION TO REQUEST A DEMOLITION OF THE EXISTING HOM PER REGULATIONS 6.11.2 WAS APPROVED 5-0.

Minutes were approved for February 3, 2022.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Jennifer Majewski