

CHAUTAUQUA INSTITUTION
Architectural Review Board
Minutes of Meeting; **November 4, 2021**
ZOOM VIDEO – 12PM

The Architectural Review Board met at 12PM on Thursday, November 4, 2021, via Zoom video conference. Those in attendance were **CHAIR ANITA LIN, JOHN HAUGHTON, BILL NECHES, PAUL HAGMAN and RICK EVANS**. Staff members present were **JOHN SHEDD, JENNIFER MAJEWSKI, and DANA LUNDBURG**

1.) 21-15 MATT GROMET 24 Vincent

Matt Gromet, owner, was present with plans to construct an addition on the back of their house that would encroach upon the northerly rear-yard and westerly side-yard setbacks. The rear-yard setback would come within approximately 7' from the rear property line. The side-yard setback would come within 9' 5.5" from the side property line. Mr. Gromet spoke about removing the bushes along the back of the house and re-landscaping.

NEIGHBOR COMMENTS:

Rosalind Stark – L – approve

Don Moldover – L - suggestions

After discussion: THE MOTION TO REQUEST A VARIANCE TO CONSTRUCT AN ADDITION WITHIN THE REQUIRED 10' REAR-YARD SETBACK ON THE NORTHERLY PROPERTY LINE; ALSO, WITHIN THE REQUIRED 10' SIDE-YARD SETBACK ON THE WESTERLY PROPERTY LINE; PER ALU 4.4.6 WAS APPROVED 5-0.

2.) 21-16 KEIRA DIGEL DRAKE 3 Root

Keira Digel Drake, owner, was present with plans to construct a fixed awning on the back side (southeasterly) of their condominium over the deck. In the ALU Regulations an awning is considered to be a "structure". The proposed awning will encroach within the required 10' side-yard and rear-yard setbacks. The proposed awning will come within approximately 7' of the westerly side-yard property line and within approximately 8.7' from the southerly rear-yard property line. The condo association indicated there were no objections to an awning going over the deck.

NEIGHBOR COMMENTS: NONE

After discussion: THE MOTION TO REQUEST A VARIANCE TO CONSTRUCT A FIXED AWNING WITHIN THE REQUIRED 10' SIDE-YARD SETBACK ON THE WESTERLY PROPERTY LINE; ALSO, WITHIN THE REQUIRED 10' REAR-YARD SETBACK ON THE SOUTHERLY PROPERTY LINE; PER ALU 4.4.6 WAS APPROVED 5-0.

3.) 21-17 BEN HADEN 38 Miller

Kraig Sweeny, contractor, was present with plans to construct a new basement under the existing building in the same footprint; construct a new basement access door on the westerly side; and reconstruct the side deck and front porch. The construction is within the existing footprint, and the proposed reconstructed deck in the northwest corner will encroach upon required setbacks. The proposed basement access will come within 6' 3 1/2" from the property line.

Mr. Sweeny withdrew the request to construct a basement within the required 10' side-yard westerly setback.

NEIGHBOR COMMENTS: NONE

After discussion: THE MOTION TO REQUEST A VARIANCE TO CONSTRUCT A NEW BASEMENT WITHIN THE REQUIRED 5' REAR-YARD (NORTHERLY) SETBACK; A NEW BASEMENT WITHIN THE REQUIRED 5 SIDE-YARD (EASTERLY) SETBACK, AND A NEW BASEMENT THAT WILL RESULT IN THE HOUSE STRUCTURE TO BE WITHIN 10' OF AN EXISTING NEIGHBORING STRUCTURE PER ALU 4.3.6 WAS APPROVED 5-0.

Minutes were approved for August 26, 2021.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Jennifer Majewski