

CHAUTAUQUA INSTITUTION
Architectural Review Board
Minutes of Meeting; February 2, 2023
DC Office/Zoom – 12PM

The Architectural Review Board met at 12PM on Thursday, February 2, 2023, DC Office/Zoom. Those in attendance were **CHAIR ANITA LIN, PAUL HAGMAN, BILL NECHES, TERRY HORNER and RICK EVANS**. Staff members present were **RYAN BOUGHTON, JOHN SHEDD, SHANNON ROZNER, JENNIFER MAJEWSKI and DANA LUNDBURG**.

1.) 23-01 BOB & CAROL McKIERNAN 36 Clark

Carol and Bob McKiernan, owners, were present with plans proposing a 4'0" awning addition to the northern facing façade of their home. This project expansion proposes an encroachment into the interior side yard and rear yard setback by 3'4". Discussion of the water runoff showed it would not affect the adjoining neighbor.

NEIGHBOR COMMENTS: NONE

After discussion: THE REQUEST VARIANCE FOR AN AWNING, EXTENDING FROM THE BUILDING, TO CROSS THE INTERIOR SIDE YARD SETBACK; PER REGULATIONS 4.4.6 WAS APPROVED 5-0.

2.) 23-02 BERT & CATHY CLARK 20 Whittier

Bert and Cathy Clark, owners, and Matt Benson, architect, were present with plans proposing the addition of a basement, and a 2nd level bedroom. This project's expansion proposes an increase in the Floor Area Ratio (FAR) and Impermeable Surface Area Ratio (ISR) as well as the ability to construct within the rear yard setback. The owners are proposing to move one of the two existing parking spaces into a location that will make it a noncompliant parking space. There was in-depth discussion around variance 3 where approval of the variance is contingent on the new ISR to be less than the current ISR.

NEIGHBOR COMMENTS:

George & Susan Murphy – L – approve

Cynthia Norton – L - approve

Ruthann Sammarco – P – concern with new driveway location

After discussion: THE REQUEST FOR A VARIANCE OF AN ADDITION OF A BASEMENT THAT CROSSES THE REAR YARD SETBACK; PER ALU SECTION 4.7.6 AND A VARIANCE TO EXCEED THE FLOOR AREA RATIO (FAR) OF .59 WITH A PROPOSED OF .70; PER ALU SECTION 4.7.3; WAS APPROVED 5-0.

After discussion: THE REQUEST FOR A VARIANCE TO EXCEED THE IMPERVIOUS SURFACE AREA RATIO (ISR), CONTINGENT THE NEW ISR AS CALCULATED UNDER A TO-BE-DETERMINED LANDSCAPE PLAN DOES NOT EXCEED THE CURRENT ISR; PER ALU SECTION 4.7.3; WAS APPROVED 5-0.

After discussion: THE REQUEST A VARIANCE TO MOVE AN EXISTING PARKING SPACE INTO A NONCOMPLIANCE LOCATION OFF WYTHE AVENUE; PER ALU SECTION 5.11.4.5; WAS APPROVED 5-0.

Chair Lin stated the Architectural Review Board (ARB) had met four times regarding Solar power regulations, to be adopted into the Architectural Land Use regulations. Those revisions will be presented at the Board of Trustee during their meeting on Saturday, February 4, 2023 for approval.

Minutes from November 3, 2022 were approved.

There being no further business, the meeting was adjourned.

Respectfully submitted,
Jennifer Majewski