



## OFFICE OF CAMPUS PLANNING & OPERATIONS

### ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

September 27th 2023

Dear Chautauquan,

The owners of 8 Warren, Margaret Clarkson & George Heintzelman, are coming before the Architectural Review Board with plans proposing a whole house renovation including the replacement of the existing foundation with a new basement. This work proposes an increase to the Floor Area Ratio (FAR) for the property, as well as construction taking place within the setbacks in the Front Yard, Street Side Yard, Interior Side Yard, with an entry well and a window well being constructed within 5'-0" of the rear property line, as well as a request to remove two (2) trees present on the adjacent Chautauqua Institution owned right-of-way along Warren Avenue. Therefore, this project requires an Architectural Review Board review for the following considerations required as a part of this proposal's scope of work.

Variances/Requests being considered:

- 1) Variance for an increase in the Floor Area Ratio (FAR) from 1.62 to 1.77 exceeding the district's Maximum FAR of 1.0 (ALU Section 4.4.3).
- 2) Variance for encroachment into a 6'-0" front yard setback (ALU Section 4.4.6).
- 3) Variance for encroachment into a 5'-0" street side yard setback (ALU Section 4.4.6).
- 4) Variance for encroachment into a 5'-0" interior side yard setback (ALU Section 4.4.6).
- 5) Construction within 10'-0" of a neighboring Structure (ALU 4.4.6).
- 6) Variance for a Basement entry well and Window well to be located within 5 feet from the rear property line. (ALU 5.3.3.1).
- 7) Request to remove two trees on the Chautauqua Institution owned right-of-way adjacent to 8 Warren along Warren Avenue. (ALU 5.13.7).

You are receiving this notification because your property is approximately within 150' of the proposed project site. Plans for this project may be reviewed online using the following link: [Architecture Review Board \(ARB\) News and Notes - Chautauqua Institution \(chq.org\)](https://www.chq.org/architecture-review-board-arb-news-and-notes)

PO Box 28 • Chautauqua, NY 14722  
716.357.6245 • 716.357.9014 (fax)  
[ARB@chq.org](mailto:ARB@chq.org) • [chq.org](https://www.chq.org)

The Architectural Review Board will meet on **November 2nd 2023 in the Turner Conference Room at 12:00pm Noon**. 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](mailto:arb@chq.org) until 12:00pm noon on November 1st 2023.

Thank you for your time,

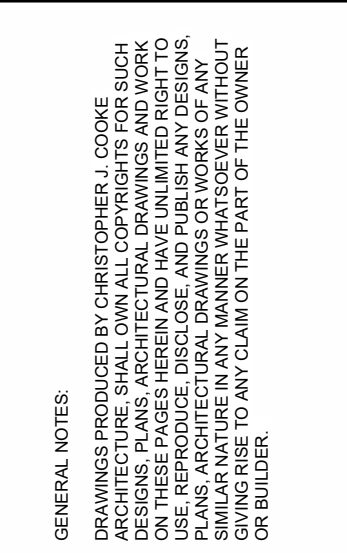
A handwritten signature in blue ink, appearing to read 'RB Boughton', with a stylized flourish at the end.

**Ryan B. Boughton, Assoc. AIA**

Administrator of Architectural and Land Use Regulations

[rboughton@chq.org](mailto:rboughton@chq.org) | o: 716.357.6245





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CLARKSON - HEINTZELMAN RESIDENCE

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# 8 WARREN AVENUE



3D VIEW

COVER SHEET	
CLARKSON - HEINTZELMAN 8 WARREN AVENUE CHAUTAUQUA INSTITUTION CHAUTAUQUA, NEW YORK	
ARB REVIEW SET	
REVISION NUMBER	REVISION DATE
SCALE: 1/8" = 1'-0"	
DATE: 9/20-23	
DRAWN BY: CJC&DK	
PROJECT NUMBER: 22-141	
SHEET NUMBER:	
ARB-1	





- NOTE: CONTRACTOR RESPONSIBLE FOR ANY TEMPORARY BRACING THAT MAY BE REQUIRED DURING CONSTRUCTION.



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**CHRIS COOKE**  
ARCHITECTURE

Christopher J. Cooke Architecture, P.C.  
chris@ccarchitecture.com 716-228-0520  
PO Box 437 - Catsadaga, New York 14718

CLARKSON - HEINTZELMAN  
8 WARREN AVENUE  
CHAUTAUQUA INSTITUTION  
CHAUTAUQUA, NEW YORK

**AB REVIEW SET**

[illegible]

SHEET NUMBER:

ARB-2

## 2ND FLOOR (DEMO. PLAN)

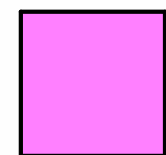
### 3RD FLOOR (DEMO. PLAN)

**DEMOLITION NOTES:**

- |    |                                  |
|----|----------------------------------|
| 01 | EXISTING WALL(S) TO BE REMOVED   |
| 02 | EXISTING DOOR(S) TO BE REMOVED   |
| 03 | EXISTING STAIR(S) TO BE REMOVED  |
| 04 | EXISTING WINDOW(S) TO BE REMOVED |

NOTE: CONTRACTOR RESPONSIBLE FOR ANY TEMPORARY BRACING THAT MAY BE REQUIRED DURING CONSTRUCTION.

## 2ND FLOOR PLAN

NEW INTERIOR  
AND/OR PORCH AREA

### 3RD FLOOR PLAN

DRAWINGS, PRODUCTS, ARCHITECTURE, SCAFFOLDING, SIGNS, DESIGNS, PLANS, AND PHOTOGRAPHS. NO USE ON THESE PAGES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. SIMILAR NATURE OF WORK, GIVING RISE TO AN UNDESIRABLE OR BUILDING.

**CHRIS COOKE**  
ARCHITECTURE



CLARKSON - HEINTZELMAN  
8 WARREN AVENUE  
CHAUTAUQUA INSTITUTION  
CHAUTAUQUA, NEW YORK

**ARB REVIEW SET**

[illegible]

EET NUMBER

ARB-3



GENERAL NOTES:

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## WARREN AVENUE ELEVATION

①  **$3/16'' = 1'-0''$**



## JANES AVENUE ELEVATION

2  $\frac{3}{16}'' = 1'-0''$

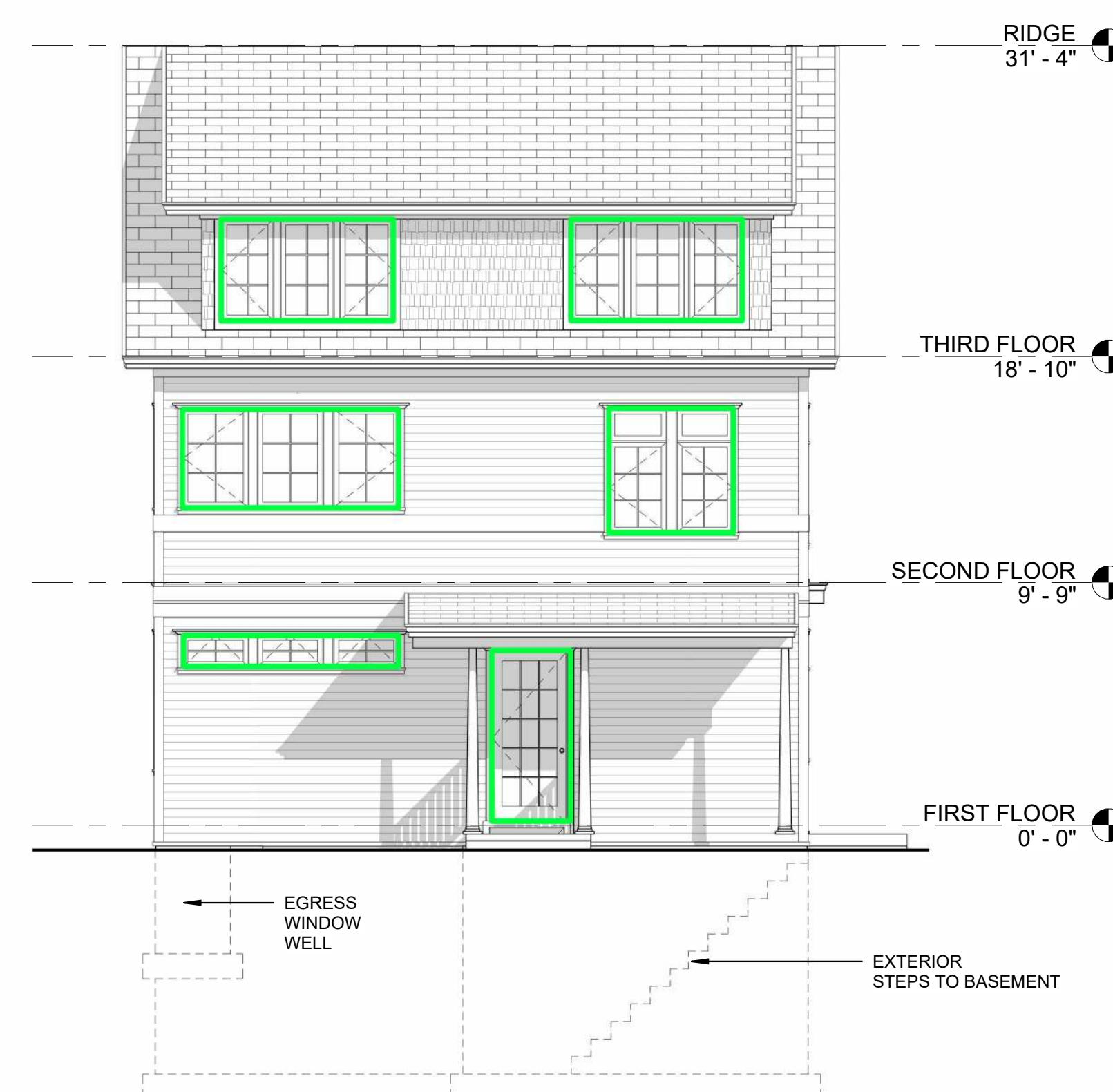
 NEW INTERIOR  
AND PORCH AREA

 NEW WINDOW OR DOOR



## NORTH ELEVATION

4  **$3/16'' = 1'-0''$**



## WEST ELEVATION

3 **3/16" = 1'-0"**

ELEVATIONS

CLARKSON - HEINTZELMAN  
8 WARREN AVENUE  
CHAUTAQUA INSTITUTION  
CHAUTAUQUE, NEW YORK

**ARB REVIEW SET**

[illegible]

SCALE: 3/16" = 1' 0"

DATE: 9/20-23

DRAWN BY: CJC&D

PROJECT NUMBER: 22-141

SHEET NUMBER:

ARB-4



GENERAL NOTES:

1. EXISTING CONDITIONS BASE PLAN HAS BEEN ASSEMBLED UTILIZING THE PLANIMETRIC SURVEY PREFORMED BY RODGERS LAND SURVEYING DATED SEPTEMBER 3, 2010 IN ADDITION TO FROM RECORD DRAWINGS PROVIDED BY OWNER AND AERIAL IMAGERY. A TOPOGRAPHIC SURVEY OF THE PARCEL HAS NOT BEEN PERFORMED AND NO TOPOGRAPHIC INFORMATION IS CURRENTLY AVAILABLE.
2. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES ON SITE PRIOR TO BEGINNING EXCAVATION. ADDITIONAL UTILITIES MAY BE PRESENT IN ADDITION TO THOSE INDICATED IN THE PLAN SET.
3. UNDERGROUND UTILITIES EXIST, CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING 811DIG-SAFE FOR UTILITY MARK-OUT PRIOR TO THE COMMENCEMENT OF ANY WORK.
4. INSTALL TEMPORARY TREE AND SHRUB PROTECTION PRIOR TO COMMENCEMENT OF ANY WORK.
5. ALL TEMPORARY SEDIMENT AND EROSION CONTROLS SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION OR EARTH-WORK ACTIVITIES AND SHALL BE MAINTAINED IN GOOD WORKING ORDER THROUGH THE COMPLETION OF CONSTRUCTION ACTIVITIES.
5. CONTRACTOR SHALL COORDINATE WORK WITH OTHER TRADES, AS MAY BE NEEDED.
6. CONTRACTOR SHALL KEEP A CLEAN AND TIDY WORK SITE. TRASH AND LITTER TO BE PICKED -UP AND DISPOSED OF AT THE CLOSE OF EACH DAY.
7. THE CONTRACTOR AND THEIR SUBS SHALL BE REGISTERED WITH CHAUTAUQUA INSTITUTION TO PERFORM WORK ON THE GROUNDS. ALL VEHICLES SHALL HAVE AND DISPLACE CHAUTAUQUA INSTITUTION HANG-TAGS.
8. THE CONTRACTOR AND THEIR SUBS SHALL ADHERE TO AND FOLLOW THE RULES AND REGULATIONS OUTLINED IN THE CURRENT EDITION OF THE CHAUTAUQUA INSTITUTION ARCHITECTURE AND LAND-USE REGULATIONS.
9. THE CONTRACTOR SHALL COMPLY WITH ALL REGULATIONS AND REQUIREMENTS SET FORTH BY CHAUTAUQUA INSTITUTION, INCLUDING BUT NOT LIMITED TO PARKING AT APPROVED DESIGNATED AREAS FOR CONTRACTORS AND NOT ON THE STREET, ANY RESTRICTION ON WHEN WORK MAY BE PREFORMED AND KEEPING ADJACENT STREET CLEAN AND FREE OF DEBRIS. IF NECESSARY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING THE STREET SURFACE AT THE END OF EACH SHIFT.
10. ANY CUTTING AND PATCHING OF ASPHALT OR CONCRETE PAVEMENT FOR UTILITY CONNECTIONS SHALL BE REPAIRED AS INDICATED IN "ASPHALT REPAIR DETAIL" OR AS DIRECTED BY CHAUTAUQUA INSTITUTION.
11. LAYOUT AND LOCATION PLANS ARE DIAGRAMMATIC, ACTUAL FIELD CONDITIONS MAY VARY. IF CONDITIONS DIFFER SUBSTANTIALLY FROM THE INTENT SHOWN ON IN THE DOCUMENTS, STOP WORK AND CONTACT THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE IMMEDIATELY.
12. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND TIDY CONSTRUCTION SITE. CLEANING UP ANY DIRT, MUD AND OTHER DEBRIS FROM THE PUBLIC ROADWAY AT THE CLOSE OF EACH DAY.
13. EXCAVATED MATERIAL WILL NEED TO BE HAULED OFF-SITE UNLESS APPROVED OTHERWISE BY OWNER OR AGENT.
14. THE CONTRACTOR SHALL MAINTAIN A ADEQUATE WORK-FORCE CONTINUALLY ON THE JOB SITE FROM COMMENCEMENT OF WORK THROUGH COMPLETION.
15. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCING OR OTHER SEDIMENT CONTROL DEVICES AS DIRECTED BY THE LANDSCAPE ARCHITECT IF AT THEIR DISCRETION IT IS DEEMED NECESSARY.



CLARKSON - HEINTZELMAN  
RESIDENCE

8 WARREN AVENUE  
CHAUTAUQUA, NEW YORK  
COUNTY OF CHAUTAUQUA

LANDSCAPE ARCHITECT:  
LEAF+STONE LANDSCAPE ARCHITECTURE  
5363 DEAN ROAD  
STOCKTON, NEW YORK, 14784  
(716) 952 4666

ARCHITECT:  
CHRIS COOKE ARCHITECTURE  
25 SOUTH MAIN STREET  
CASSADAGA, NEW YORK 14718

CLIENT:  
MARGARET CLARKSON  
GEORGE HEINTZELMAN  
8 WARREN AVE.  
CHAUTAUQUA, NEW YORK

DRAWING INDEX:

- L 1.0 EXISTING CONDITIONS
- L1.1 EXISTING CONDITION IMPERMEABLE SURFACE AREA GROUND FIGURE
- L1.2 TREE PROTECTION, TEMP. EROSION & SEDIMENT CONTROL & DEMO PLAN
- L2.0 PROPOSED SITE PLAN
- L2.1 PROPOSED CONDITION IMPERMEABLE SURFACE AREA GROUND FIGURE
- L2.2 PRELIMINARY PLANTING PLAN
- L2.3 CONCEPT IMAGES OF PROPOSED SITE COMPONENTS
- L2.4 CONCEPT IMAGES OF PROPOSED SITE COMPONENTS

ISSUE DATE:  
SEPTEMBER 18, 2023

SEAL:

CHQ. INST.  
COMPLIANCE APP.  
SUBMISSION

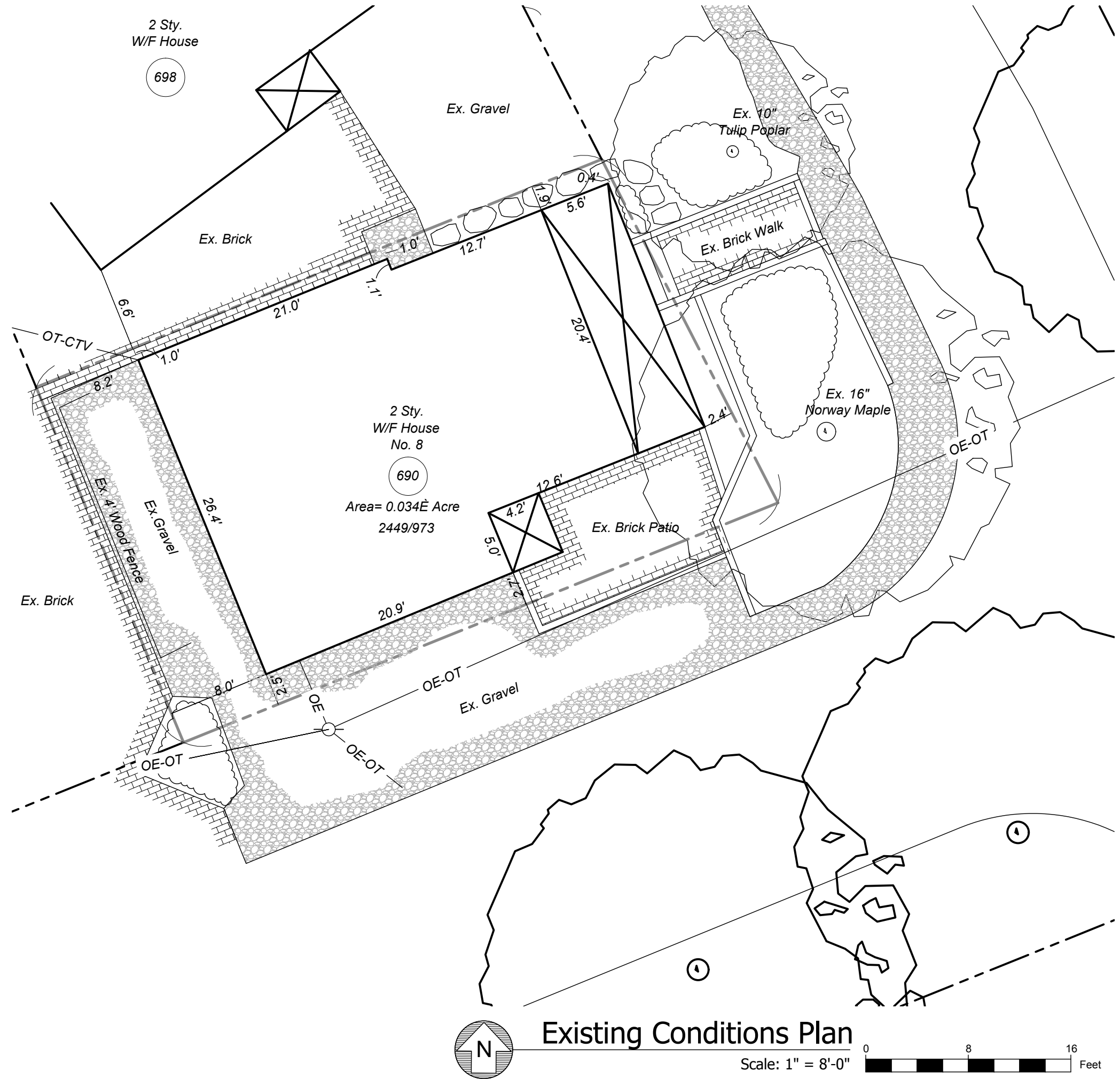
09 18 2023

**CLIENT:**  
CLARKSON - HEINTZLEMAN  
8 WARREN AVENUE  
CHAUTAUQUA, NEW YORK  
COUNTY OF CHAUTAUQUA

**DATE:** 09/18/23  
**RE-ISSUE:** MM.DD.YYYY

**PROJECT:**  
8 WARREN AVE.  
IMPROVEMENTS &  
ALTERATIONS

**DRAWN BY:**  
*PLB, JWR*  
**DRAWING TITLE:**  
*EXISTING CONDITIONS*  
*PLAN*





EXISTING ISR AREA LEGEND

8 Warren Ave Private Property 1,460 SF (TOTAL)

	100% Permeable	233 SF
	Semi-Permeable Landscape Elements	0 SF
	100% Impermeable Structures	1,227 SF

MAX. ALLOWED ISR (0.75) : 1,095 SF

EXISTING ISR: 1,227 SF (0.84)

Chautauqua Institute R.O.W. Property 1,125 SF (TOTAL)

	100% Permeable	973 SF
	Semi-Permeable Landscape Elements	0 SF
	100% Impermeable Structures	152 SF



Leaf+Stone  
Landscape Architecture

5363 Dean Road  
Stockton, New York 14784  
www.LeafandStone.design  
(716) 952-4666

CLIENT:  
CLARKSON - HEINTZLEMAN  
8 WARREN AVENUE  
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COUNTY OF CHAUTAUQUA

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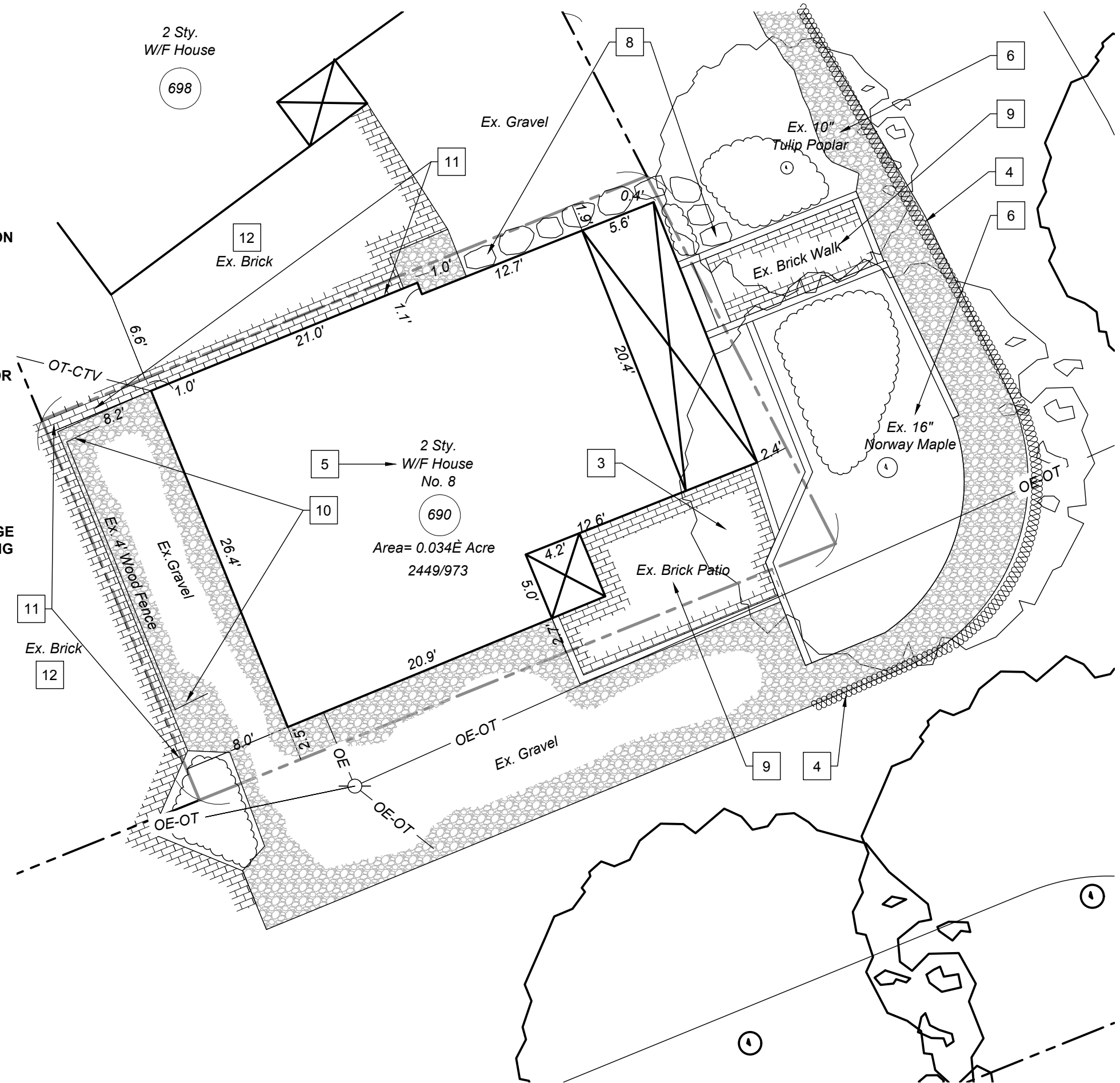
PROJECT:  
8 WARREN AVE.  
IMPROVEMENTS &  
ALTERATIONS

DRAWN BY:  
JWR  
DRAWING TITLE:  
EXISTING IMPERMEABLE  
SURFACE AREA  
TABULATION

L

1.1

1. (NOT USED.)
2. (NOT USED.)
3. ANTICIPATED CONSTRUCTION ENCROACHMENT OF THE TREE PROTECTION ZONE.
4. INSTALL & MAINTAIN COMPOST FILTER / SILT SOCK AS DIRECTED.
5. REFER TO ARCHITECTURAL DRAWINGS FOR INFORMATION PERTAINING TO BUILDING DEMOLITION AND ALTERATIONS.
6. REMOVE EXISTING TREE AND STUMP IN ITS ENTIRETY.
7. (NOT USED.)
8. EXTRACT EXISTING STEPPING STONES AND SALVAGE FOR RE-USE.
9. DEMOLISH EXISTING BRICK WALK / PATIO AND RELATED TIMBER EDGING.
10. DEMOLISH / REMOVE EXISTING WOOD FENCE.
11. EXTRACT EXISTING BRICK PAVERS AS NEEDED FOR FOUNDATION / BUILDING CONSTRUCTION WORK. SALVAGE FOR RE-USE. REINSTALL / REPAIR EXISTING BRICK PAVING IN-KIND AT COMPLETION OF CONSTRUCTION WORK.
12. PROTECT AND PRESERVE EXISTING BRICK HARDSCAPE.

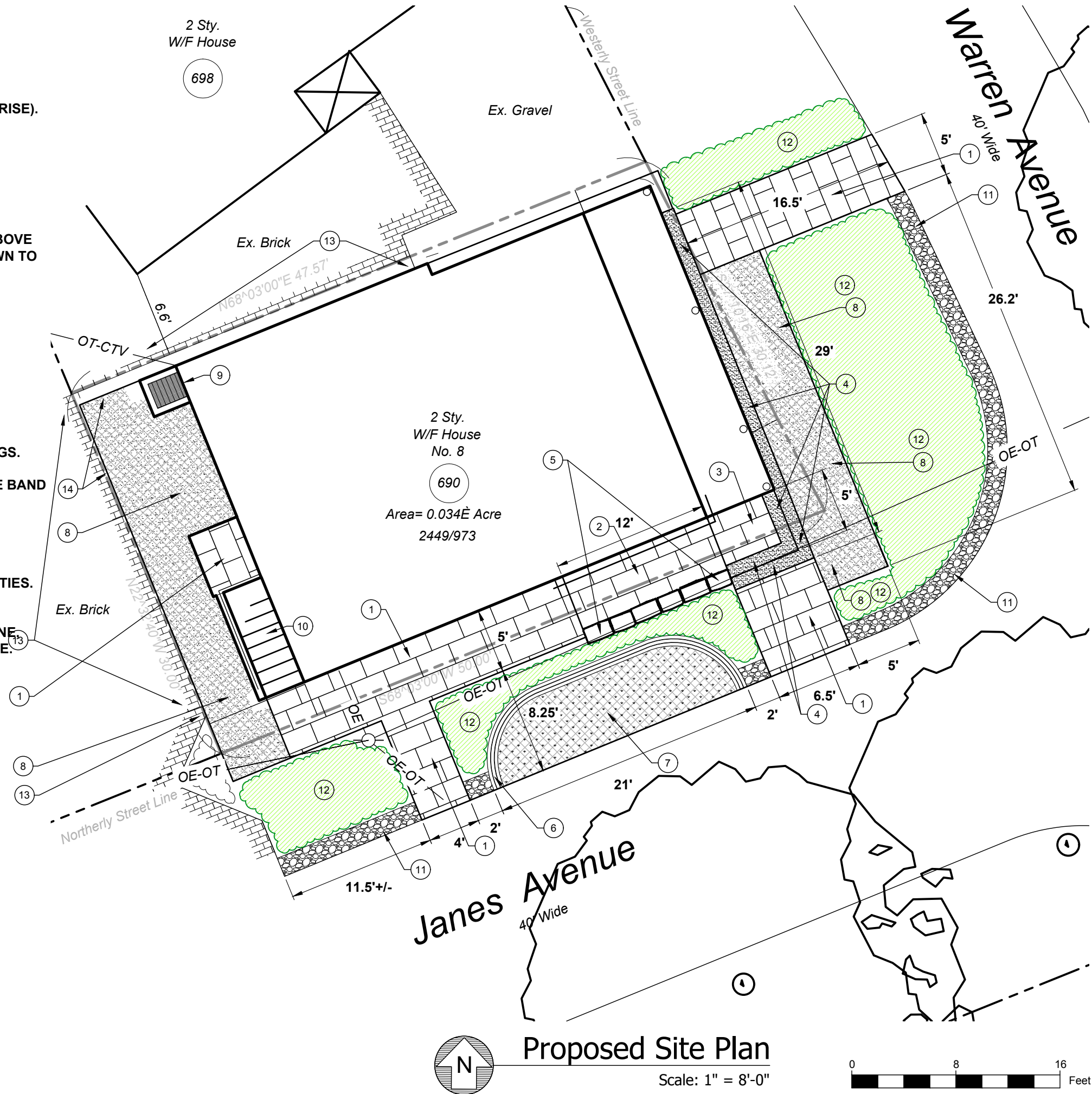


# Temp. Erosion & Sediment Control / Demolition Plan

Scale: 1" = 8'-0"



1. PERMEABLE UNIT PAVER WALK WAY
2. PERMEABLE UNIT PAVER ADA ACCESS RAMP WITH WALL-MOUNTED HANDRAIL (12" TOTAL ELEVATION RISE). MAINTAIN A MIN. CLEAR WIDTH OF 42".
3. LANDING, FLUSH WITH PORCH FLOOR
4. NATURAL STONE STAIR TREAD(S), STONE TYPE AS APPROVED BY OWNER
5. NATURAL STONE CURB. SET TOPS OF STONES 4" ABOVE TOP OF RAMP SURFACE. SET TOPS OF STONES DOWN TO RUN WITH GRADE OF RAMP AND PROVIDE 4" CURB
6. PERMEABLE UNIT PAVER BANDING
7. REINFORCED TURF
8. REINFORCED ORNAMENTAL GRAVEL
9. WINDOW-WELL WITH GRATE, SEE ARCHITECTURAL DRAWINGS.
10. BASEMENT ACCESS, SEE ARCHITECTURAL DRAWINGS.
11. ORNAMENTAL STONE COBBLE SHOULDER, 18" WIDE BAND AT STREET EDGE.
12. PLANTING BED
13. REPAIR / REPLACE IN-KIND ANY EXISTING BRICK HARDSCAPE DISTURBED BY CONSTRUCTION ACTIVITIES.
14. INSTALL NEW PAVER EDGE ALONG THE PROPERTLINE. THE NEW EDGE OF THE EXISTING BRICK HARDSCAPE.



<b>8 Warren Ave Private Property</b>	<b>1,460 SF (TOTAL)</b>
--------------------------------------	-------------------------

MAX. ALLOWED ISR (0.75) : 1,095 SF

PROPOSED ISR: 1,218 SF (0.83)

100% Permeable	843 SF
Semi-Permeable Landscape Elements	262 SF
100% Impermeable Structures	20 SF

MAX. ALLOWED ISR (0.25 FOR CORNER LOTS) 281 SF

PROPOSED ISR: 243 SF (0.22)



## Proposed Impermeable Surface Area Ground Figure

Scale: 1" = 8'-0"



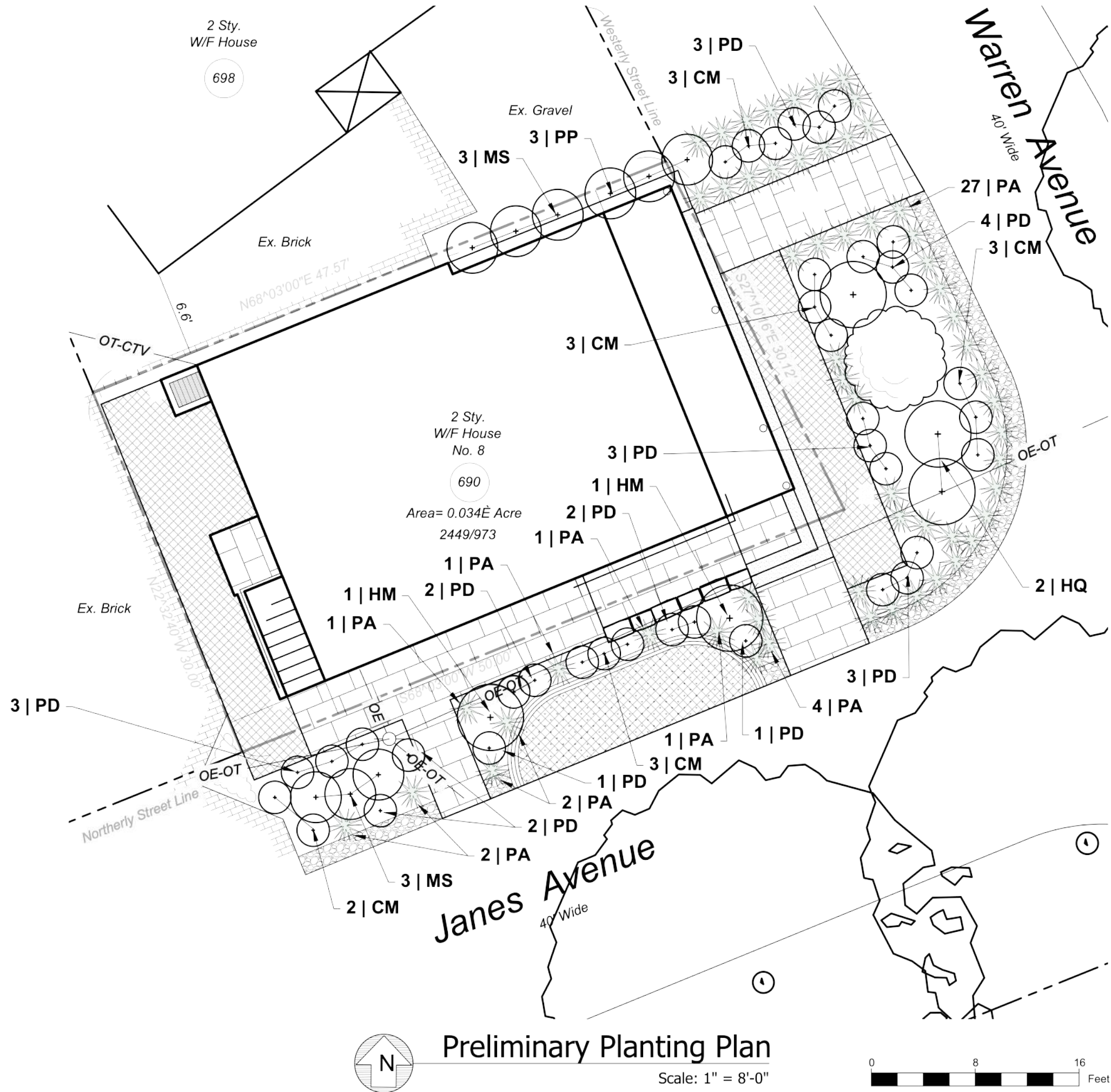
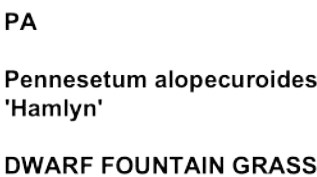
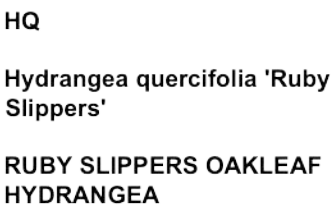
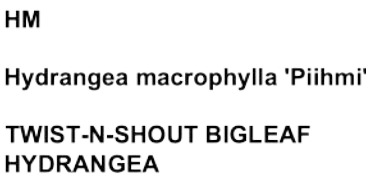
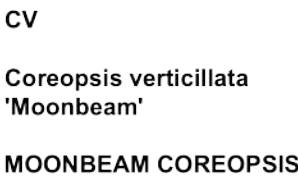
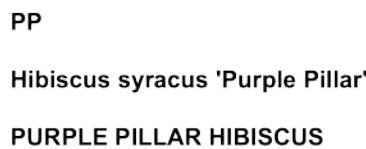
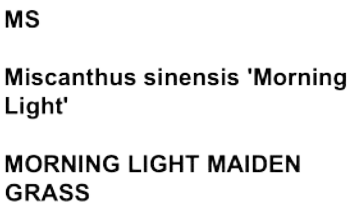
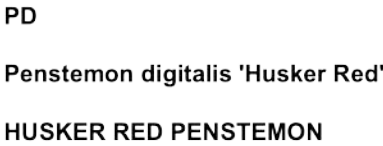
**DATE:** 09/18/23

RE-ISSUE:  
MM.DD.YYYY

**PROJECT:**  
8 WARREN AVE.  
IMPROVEMENTS &  
ALTERATIONS

**DRAWN BY:**  
JWR  
**DRAWING TITLE:**  
PROPOSED IMPERMEABLE  
SURFACE AREA  
GROUND FIGURE

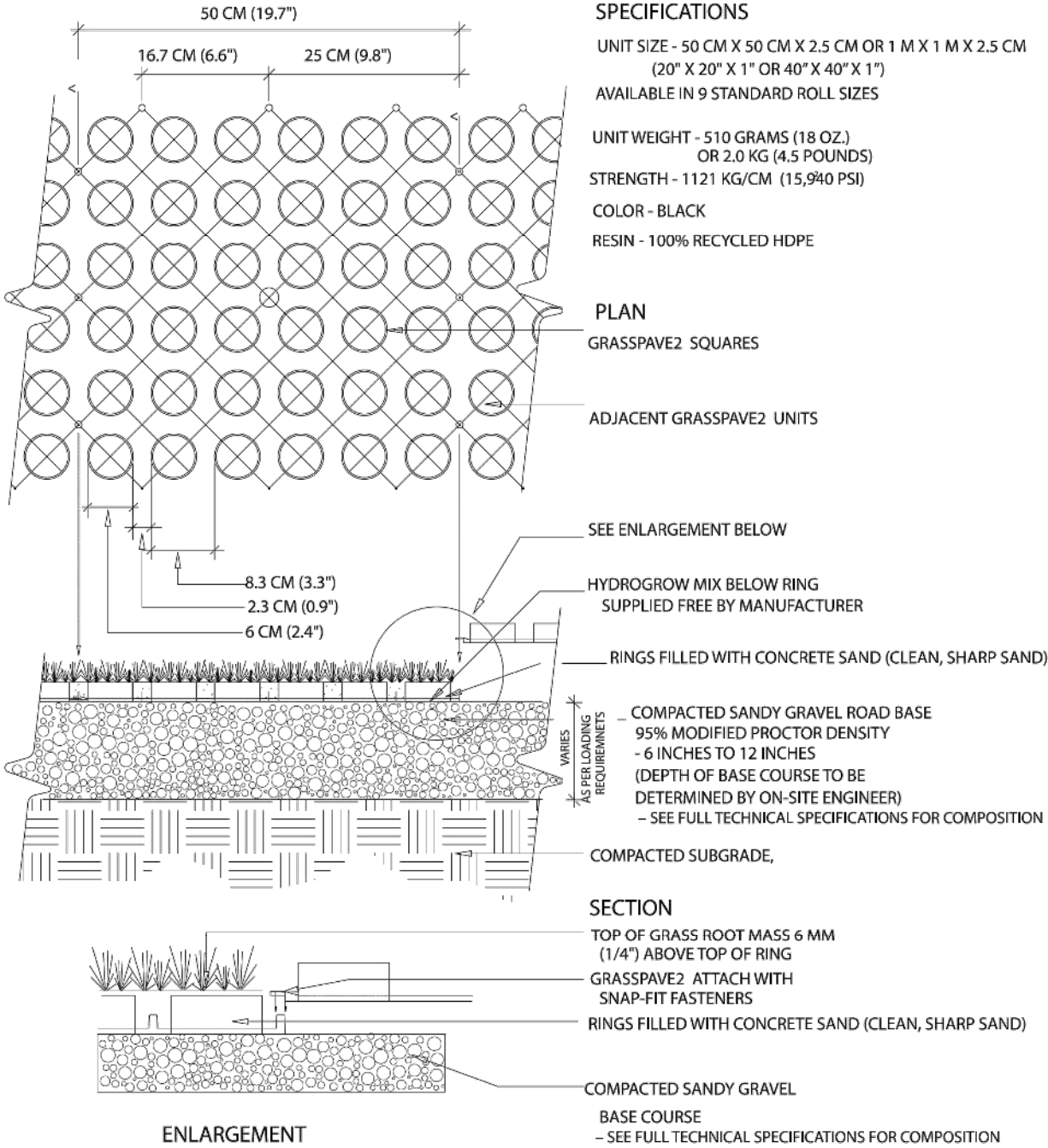






TYPICAL GRASSPAVE2 DETAIL

CHOOSE THIS PRODUCT FOR REINFORCING GRASS WEARING SURFACES



NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

TYPICAL GRASSPAVE2 DETAIL

CHOOSE THIS PRODUCT FOR REINFORCING GRASS WEARING SURFACES

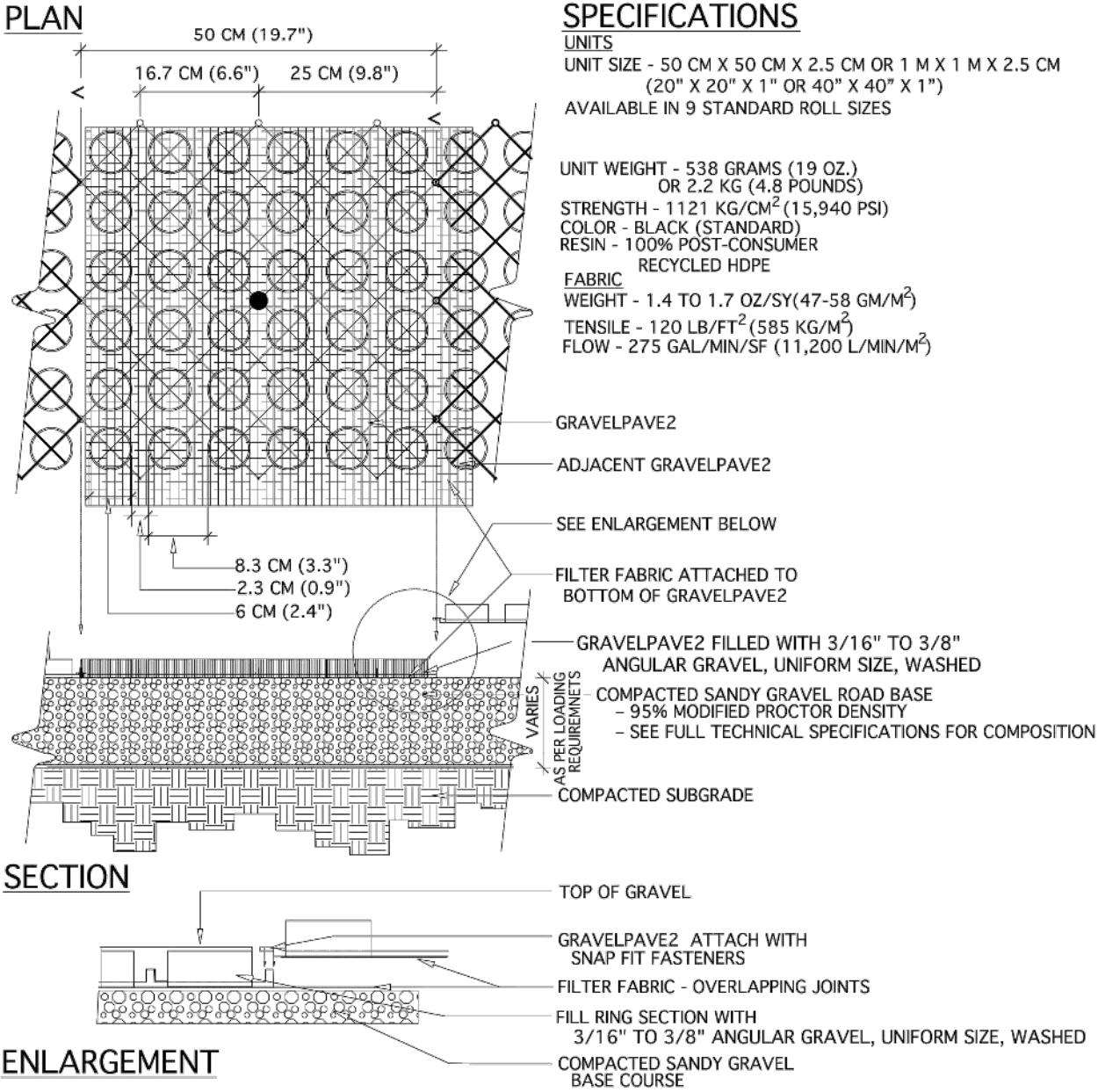
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1 OF 1



16265 E. 33RD DR., SUITE 20  
AURORA, COLORADO 80011  
800-233-1510 OR 303-233-8383  
FAX: 800-233-1522 OR 303-233-8282  
www.invisiblestructures.com  
rev. 1/18

TYPICAL GRAVELPAVE2 DETAIL

CHOOSE THIS PRODUCT FOR REINFORCING GRAVEL WEARING SURFACES



NOT TO SCALE



Leaf+Stone  
Landscape Architecture

5363 Dean Road  
Stockton, New York 14784  
www.LeafandStone.design  
(716) 952-4666

CLIENT:  
CLARKSON - HEINTZLEMAN  
8 WARREN AVENUE  
CHAUTAUQUA, NEW YORK  
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DATE:  
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PROJECT:  
8 WARREN AVE.  
IMPROVEMENTS &  
ALTERATIONS

DRAWN BY:  
JWR  
DRAWING TITLE:  
CONCEPT IMAGES AND  
STANDARD DETAILS

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2.3



CLIENT:  
CLARKSON - HEINTZLEMAN  
8 WARREN AVENUE  
CHAUTAUQUA, NEW YORK  
COUNTY OF CHAUTAUQUA

DATE:  
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8 WARREN AVE.  
IMPROVEMENTS &  
ALTERATIONS

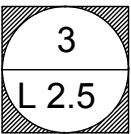
DRAWN BY:  
JWR  
DRAWING TITLE:  
CONCEPT IMAGES AND  
STANDARD DETAILS

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2.4



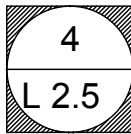
Stone Curb Concept Image



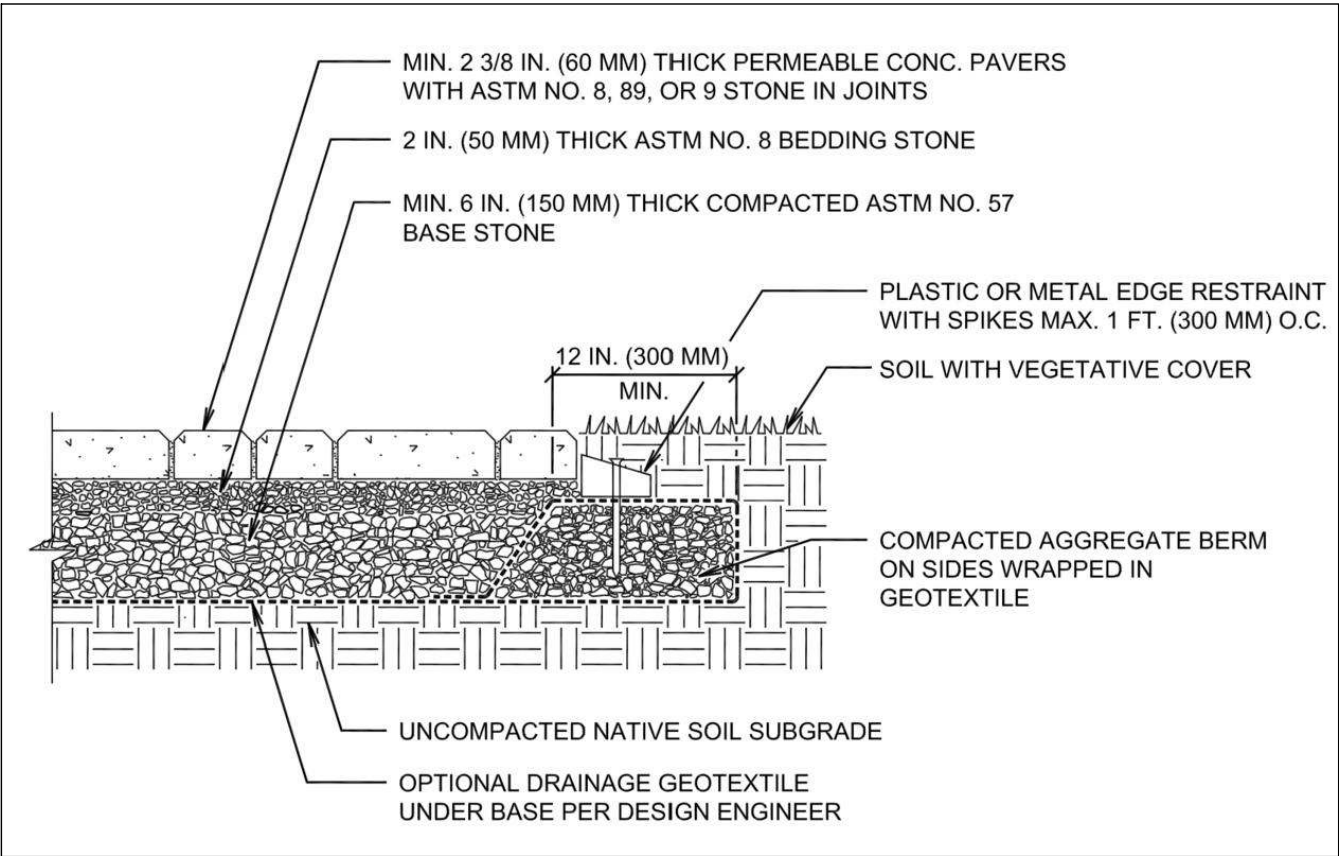
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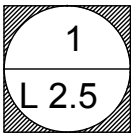
Stone Shoulder / Metal Edging  
Concept Image



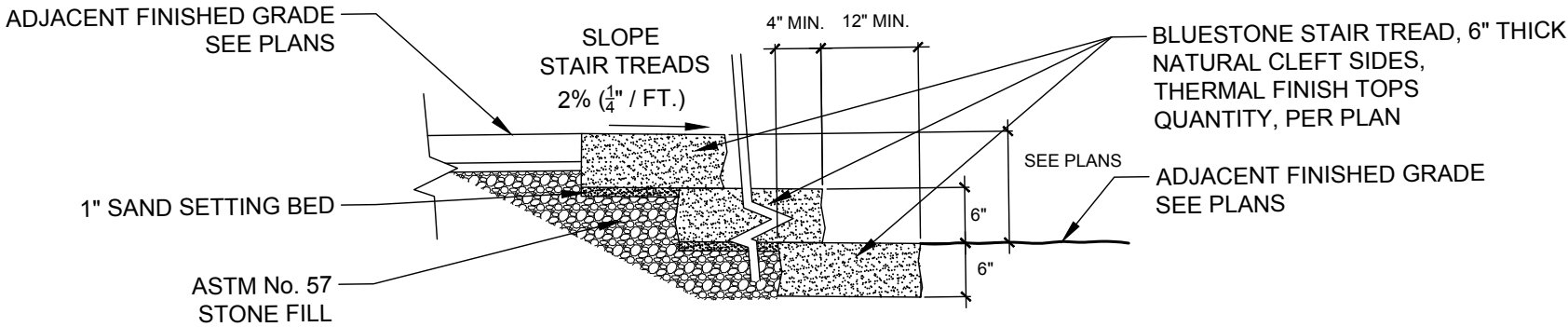
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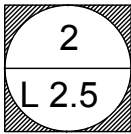
Permeable Unit Paver Walk



NO SCALE



Natural Stone Steps



NO SCALE