



OFFICE OF CAMPUS PLANNING & OPERATIONS

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

September 29th 2026

Dear Chautauquan,

The owners of 14 Wiley Betsy and William Goodell are requesting to come before the Architectural Review Board for the scope of work for the demolition of the building on their property at 14 Wiley, which also requires the removal of two (2) trees on adjacent Chautauqua Institution property. The Goodells are proposing this demolition due to damage sustained from chronic water runoff directly against the foundation and into the basement which has accelerated the deterioration of the building, despite considerable effort and resources to preserve and maintain the house. They also note that this property no longer contributes meaningfully to the architectural vernacular of the street, and lacks distinguishing features that would typically warrant preservation. The house has vinyl siding and windows, does not have a welcoming front porch, as well as being poorly sited on two building lots. They plan to propose making the property into two (2) lots after this demolition to allow compliant construction for the future of Wiley 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. Request for complete demolition (ALU 6.11.2)
2. Variance for the removal of two (2) trees, one elm, one oak, on Chautauqua Institution property adjacent to 14 Wiley along Andrews. (ALU 5.13.7.1)

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

You are receiving this notification because your property is within approximately 150' of the proposed project site. Additional information regarding this project's scope of work may be reviewed online at the Architecture Review Board (ARB) News and Notes Page at the following link:

www.chq.org/ARB

The Architectural Review Board will meet on **November 5th 2026 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 until 12:00pm noon the day before on November 4th 2026 at 12:00pm Noon. Thank you for your time!

Respectfully,

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

Ryan B. Boughton, Assoc. AIA

Administrator of Architectural and Land Use Regulations

rboughton@chq.org | o: 716.357.6245

14
WILEY AVE.

ADDRESS - CHAUTAUQUA, NEW YORK

ARB DRAWING SET - SEPTEMBER 24, 2026

DRAWING INDEX

SHEET NAME	SHEET NUMBER
COVER	A0
SITE PLAN	A0.2
PROPOSED FLOOR PLANS	A1.1
ELEVATIONS	A2.1

ENERGY CODE COMPLIANCE

CHAUTAUQUA COUNTY - CLIMATE ZONE 5

BUILDING THERMAL ENVELOPE

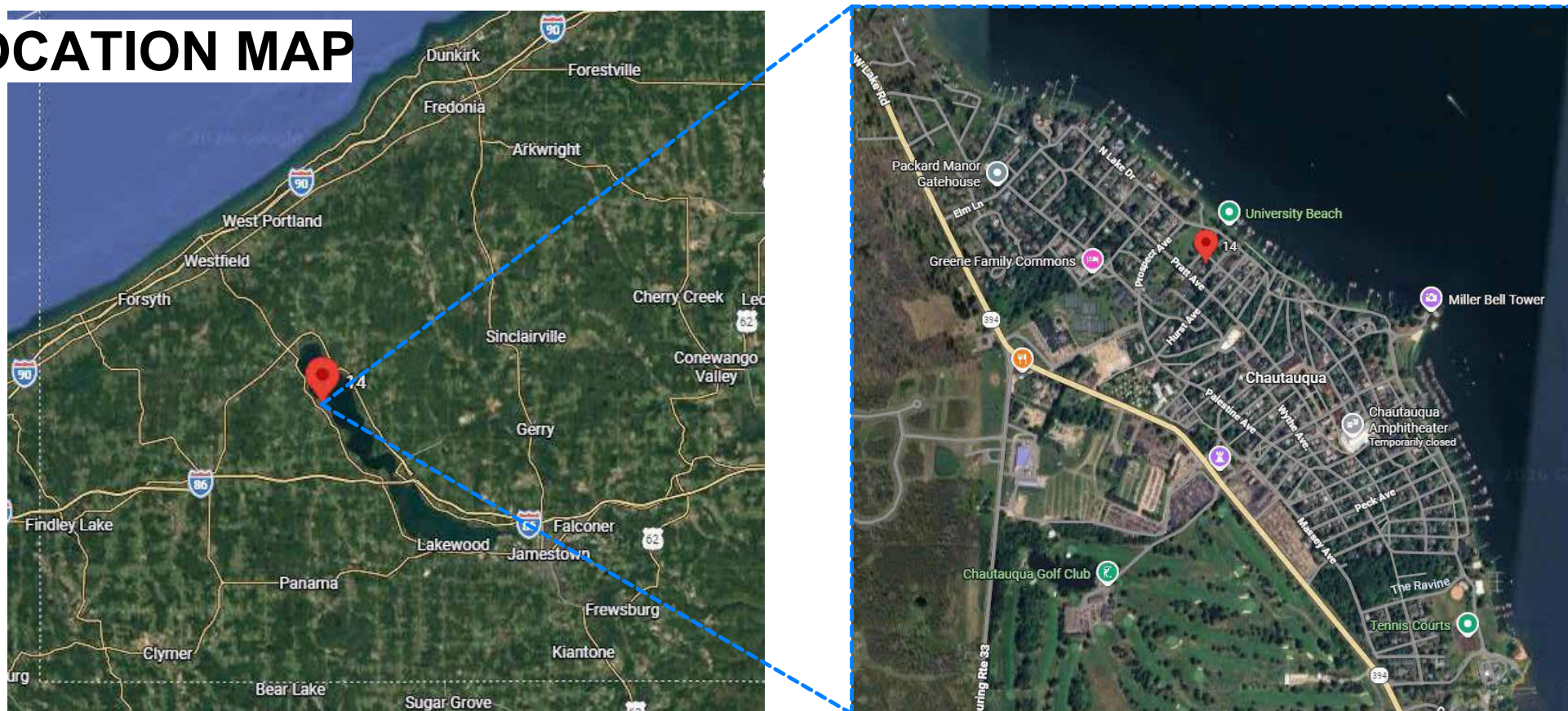
INSULATION VALUES:

FOUNDATION WALLS:	R-15/19
EXT. WALLS:	R-21 FACED BATT R-6 ci INSULATION
ROOF:	R-49 FACED BATT. INSULATION

BUILDING SIZE:

BASEMENT:	850 SF
FIRST FLOOR:	850 SF
SECOND FLOOR:	850 SF

LOCATION MAP



DESIGN DATA:

PER 2025 RCNYS & 2025 NYCECC

GROUND SNOW LOAD*:	50 lb/ft²
DESIGN WIND SPEED**:	103 Vmph
SEISMIC DESIGN CATEGORY***:	B
FROST LINE DEPTH:	48"
TERMITE THREAT:	MODERATE

***PER 2025 BUILDING CODES OF NEW YORK STATE SECTION 1613

DESIGN LOADS:

AREAS:	LIVE LOAD**
UNINHABITABLE ATTICS WITHOUT STORAGE ^b	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE ^{a,9}	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS	40
FIRE ESCAPES	40
GUARDS AND HANDRAILS ^d	200 ^h
GUARD IN-FILL COMPONENTS	50 ^g
PASSENGER VEHICLE GARAGES ^a	50 ^a
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40 ^c

****LOAD SHOWN IN POUNDS PER SQ. FT.**

****LOAD SHOWN IN POUNDS PER SQ. FT.**

For S1: 1 pound per square foot = 0.0479 Kips, 1 square inch = 645 mm², 1 pound = 4.45 N.

- Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.
- Uninhabitable attics without storage are those where the clear height between joists and rafters is not more than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangular 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirement.
- Individual stair treads shall be designed for the uniformly distributed live load of a 300-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.
- A single concentrated load applied in any direction at any point along the top.
 - See Section R507.1 for decks attached to exterior walls.
 - Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.
- Uninhabitable attics with limited storage are those where the clear height between joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangular 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. The live load need only be applied to those portions of the joists or truss bottom chords where all of the following conditions are met:
 - The attic area is accessed from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is not less than 30 inches.
 - The slopes of the joists or truss bottom chords are not greater than 2 inches vertical to 12 units horizontal.
 - Required insulation depth is less than the joist or truss bottom chord member depth.

The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 pounds per square foot.

- Glasing used in handrails and stairs shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.

GENERAL NOTES:
DRAWINGS PRODUCED BY
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DESIGNS, PLANS, A
ON THESE PAGES
USE, REPRODUCE,
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SIMILAR NATURE I
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CHRISTOPHER J. COOKE
ARCHITECTURE, P.C.

Christopher J. Cooke Architecture, P.C.
chris@cjarchitecture.com 716-228-0520
25 South Main Street - Cassadaga, New York 14718

COVER

14 WILEY AV

CHAUTAUQUA

ARB DRAWING SET
9-24-2026

REVISION NUMBER	REVISION DATE
SCALE: As indicated	
DATE: 09/24/2026	
DRAWN BY: JN	
PROJECT NUMBER: 26-153	

SHEET NUMBER:

A0



DISTRICT:	NEIGHBORHOOD TRADITIONAL DISTRICT		
	<u>REQUIRED</u>	<u>PROPOSED</u>	
		<u>LOT 14A</u>	<u>LOT 14B</u>
MIN. LOT WIDTH	40'	40' x 50'	35' x 50'
MIN. LOT AREA	2,000 S.F.	2,000 SF	1,750 SF
MAX. FAR	1.0	.925	1.057

NEW BASEMENT = 850 SF (THE WINDOW WELLS DO NOT FACE THE PRIMARY STREET & THE FIRST FLOOR IS 18" OFF GRADE - BASEMENT IS NOT INCLUDED IN FAR CALC.)

<u>LOT 14A</u>		<u>LOT 14B</u>	
<u>NEW PROPOSED CALC.</u>		<u>NEW PROPOSED CALC.</u>	
FIRST FLOOR + PORCH = 1,000 SF (850 SF + 150 SF)		FIRST FLOOR + PORCH = 1,000 SF (850 SF + 150 SF)	
SECOND FLOOR = 850 SF (850 SF)		SECOND FLOOR = 850 SF (850 SF)	
TOTAL AREA FOR FAR CALC. = 1,850 SF (1,000 SF + 850 SF)		TOTAL AREA FOR FAR CALC. = 1,850 SF (1,000 SF + 850 SF)	
TOTAL LOT AREA = 1,750 SF		TOTAL LOT AREA = 1,750 SF	
NEW PROPOSED FAR = (1,850 / 2,000) = .925		NEW PROPOSED FAR = (1,850 / 1,750) = 1.057	
ALLOWABLE FAR = 1.0		ALLOWABLE FAR = 1.0	
<u>MAXIMUM BUILDING HEIGHT</u>		<u>MAXIMUM BUILDING HEIGHT</u>	
EAVE LINE	24'	EAVE LINE	24'
HIGHEST POINT OF ROOF	36'	HIGHEST POINT OF ROOF	36'



4.4.3. Maximum Lot Size, Intensity, and ISR

Regulation		Neighborhood Traditional
Minimum Lot Width		40 feet
Minimum Lot Area		2,000 Square Feet
Maximum FAR		1.0 (See exemptions below)
Maximum ISR		
	Single Lot	Single Lots: 75% total site area including all surfaces of driveways, parking lots, walkways, window wells, patios etc. 25% of site area must remain green and pervious
	Multiple Lots	Multiple Lots: 65% total site area including all surfaces of driveways, parking lots, walkways, window wells, patios etc. 35% of site area must remain green and pervious

Impervious Surface Ratio (ISR) – Worksheet			
Existing or Proposed		PROPOSED	
Site Address		14 WILEY - 14B	
Total Lot Area		1,750	square feet
Impervious Surfaces:			
Total building footprint	850	sf	$\times 100\% =$ 850
Total parking, decks, stairs, ramps	150	sf	$\times 100\% =$ 150
Total concrete or asphalt walks & drives	0	sf	$\times 100\% =$ 0
Total gravel walks & drives	0	sf	$\times 90\% =$ 0
Total crushed or washed stone walks & drives	0	sf	$\times 10\% =$ 0
Total brick, pavers or flagstone set in min. sand or gravel base	0	sf	$\times 90\% =$ 0
Total brick, pavers or flagstone set in permeable base	352	sf	$\times 100 =$ 352
	20	sf	$\times 10\% =$ 20
Other BASEMENT WINDOW WELLS			
Total Impervious Surface Area	sf		
1,055.2		/	1,750 = .60 or 60%
Total Impervious Surface Area divided by Total Lot Area = ISR			
ALLOWABLE ISR = .75 or 75%			

4.4.6. Building Setbacks

Building Setbacks. Please refer to the Official Map to determine if there are pre-existing, required Setbacks applicable to a particular Lot. The Official Map is located in the office of the Administrator	Reconstruction, Relhabilitation, Renovation, or Restoration of Existing Structure	Additional and New Construction	
Front Yard	0'	0'''*	
First and Second Floor Open Porch	0'	0'''*	
Third Floor Open Porch. If less than 40% of wall plane greater than 40' wall plane	existing*	2'6'''**	
Building up to 24 feet of height	existing*	6'''*	
Building Above 24 feet of height (requires Variance)	existing*	10'''**	
Street Side Yard	Zero side below 24' above 24'	existing*	3'5'''**
10 foot side, below 24' above 24'	existing*	10'12'''**	
Not specified, below 24' above 24'	existing*	5'7'''**	
Interior Side Yard	Zero Side, below 24' above 24'	existing*	3'5'''**
10 foot side, below 24' above 24'	existing*	10'12'''**	
Not specified, below 24' above 24'	existing*	5'7'''**	
Rear Yard	Zero rear, below 24' above 24'	existing*	0'4'''**
10 foot side, below 24' above 24'	existing*	10'14'''**	
Not Specified, below 24' above 24'	existing*	5'0'''**	

* Many Structures within the Institution have preexisting or previously approved encroachments that render them non-compliant with the Uniforming Standards within the meaning of these Regulations. Those encroachments are recognized and allowed to remain. Expansion of such an encroachment can be requested of and granted by the Administrator under the minor encroachment provisions set forth below or by the ARB if either (a) the Administrator denies such request or (b) the requested expansion exceeds the minor encroachment criteria and the expansion meets the criteria established for Variances. Such encroachments do not carry forward in the case of a Demolition (other than an Investigative Demolition) followed by New Construction or if a Building is relocated on a lot as part of a Building Project. Minor encroachments into normally prescribed Setbacks may be allowed to occur with the side of the existing Structure, provided: (a) the total floor area of the encroaching portion of an Addition shall not exceed 50 square feet; (b) no portion of the encroachment shall exceed 24 feet in height; and (c) the Encroachment into The Setback is not greater than 8 inches.

2.1.86. STRUCTURE. Anything constructed or erected (other than moveable landscape features), the use of which requires a permanent location on the Land or attachment to something having a permanent location on the Land, including but not limited to Buildings, Porches, Decks, Steps, Stairs, Awnings, Carports, Swimming Pools, Tanks, Sheds and Signs. Exterior basement stairs and window wells (and their associated guardrails or coverings) that start at grade and descend to a point below grade are not considered structures as applied to building setback requirements. Refer to ALU Regulations 5.3.

Chautauqua Institution Architectural
And Land Use Regulations FINAL 11/6/21

5.3. BASEMENT ENTRY WELLS AND WINDOW WELLS

5.3.1. Applicability This Article 5.3. applies to New Construction and Building Projects on or after the effective date of these Regulations that involve the creation or relocation of wells that provide access or natural light to below-grade space located in Basements of Structures, including Accessory Units, spaces used for storage or utilities, or any other type of occupied or unoccupied space.

5.3.2. Purpose and Intent The Buildings in the Chautauqua Institution, especially in the older areas, typically did not have the visual appearance of occupied Basements. With the addition of Basement space and the need for light, ventilation and egress, wells and stairs have been added to some Buildings. To preserve the character and historical appearance, limitations have been placed on the allowable locations for Basement entry wells and window wells.

5.3.3. Design Criteria

5.3.3.1. Window wells and Basement entry wells created or relocated on or after the effective date of these Regulations, whether through New Construction, a Building Project or otherwise, shall be located in the Interior Side Yard and/or the Rear Yard and shall be a minimum of 5 feet from any property line.

5.3.3.2. A Variance from the ARB is required if a window well or a Basement entry well that is created or relocated on or after the effective date of these Regulations is to face a Front Yard or a Street Side Yard. The request for such a Variance shall be determined based on the criteria established in Article 6.10, and, if granted, shall require that the tops of the windows not be visible from the street (whether by placing windows below grade or requiring adequate plantings to conceal the windows) and may carry such other conditions as the ARB may elect to impose.



A1.1

