



OFFICE OF CAMPUS PLANNING & OPERATIONS

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

September 29th 2026

Dear Chautauquan,

The owners of 48 S Lake, the 48 South Lake, LLC are coming before the Architectural Review Board with a scope of work proposing an addition and interior renovation to the house. This addition falls within an interior side yard setback, and increases the floor area ratio of the property, as well as requires the removal of two (2) windows from the front facade of the building to accommodate the addition. 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. Construction approximately 5'-0" into the 10'-0" interior side yard setback (ALU 4.4.6)
2. Increase in the building's FAR from 1.19 to 1.25 (ALU 4.4.3)
3. Request for the removal of two windows, and replacement with compliant windows in similar locations (ALU 4.2.2.3)

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

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

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,



Ryan B. Boughton, Assoc. AIA

Administrator of Architectural and Land Use Regulations
rboughton@chq.org | o: 716.357.6245

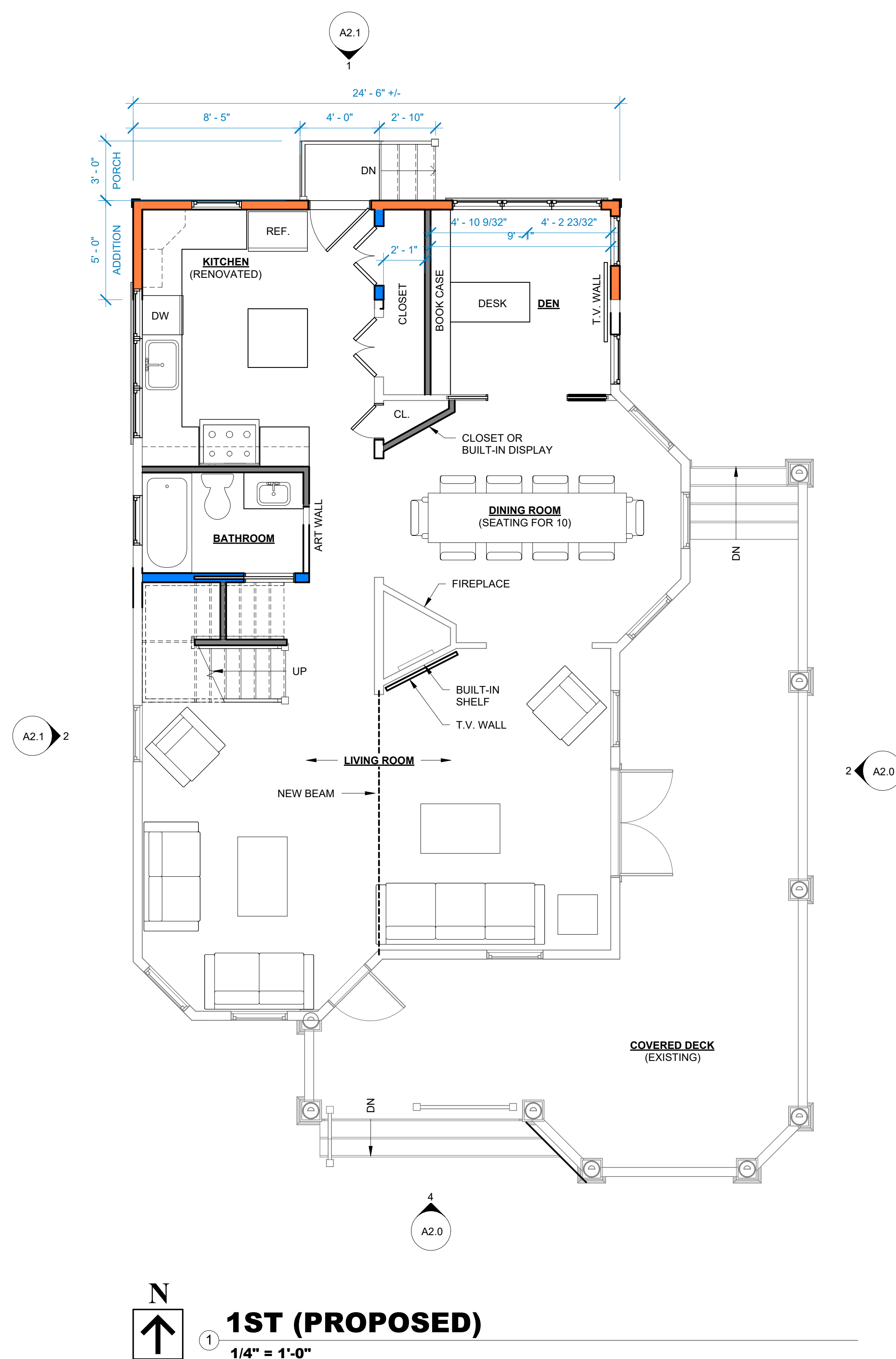
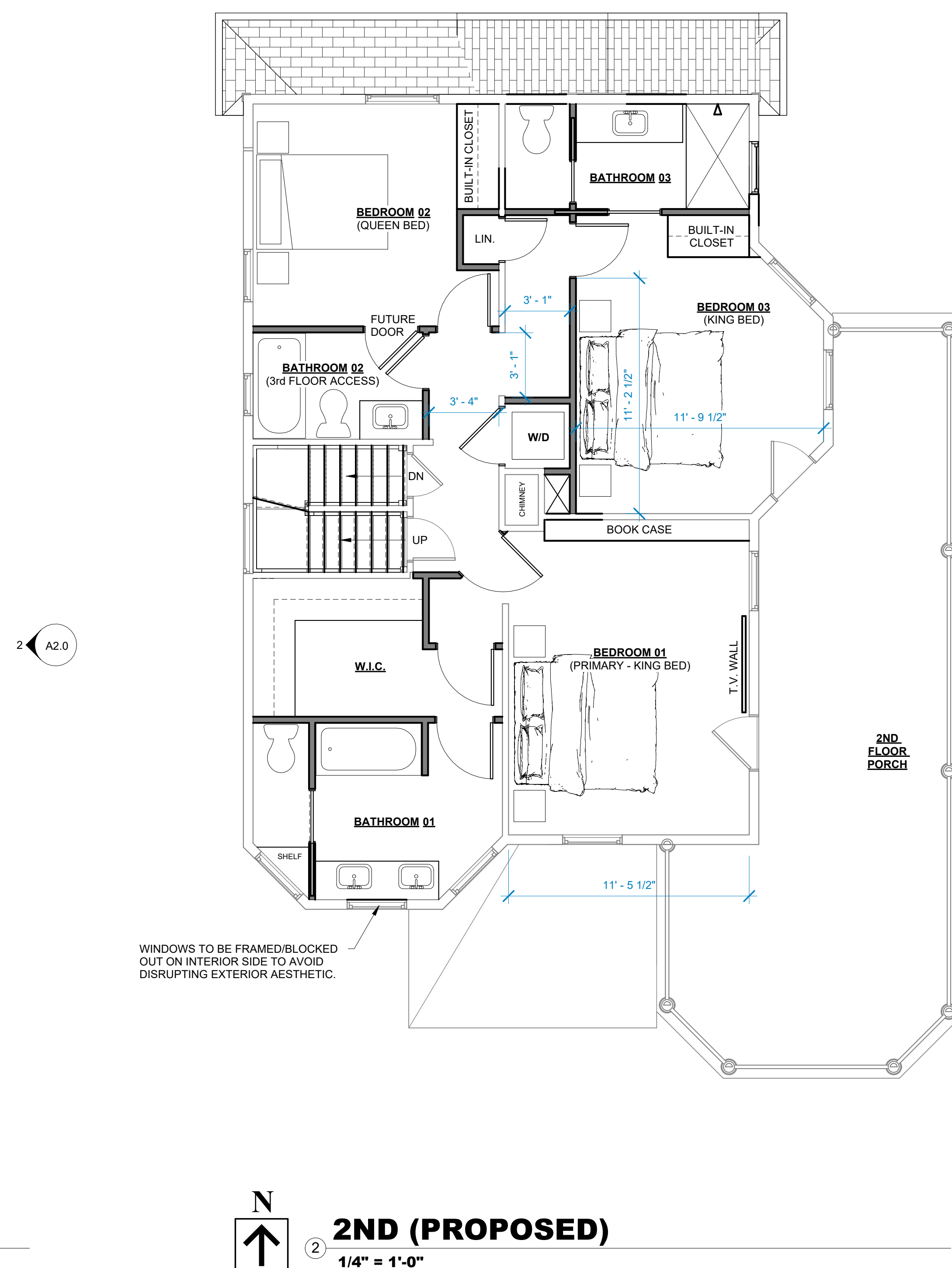
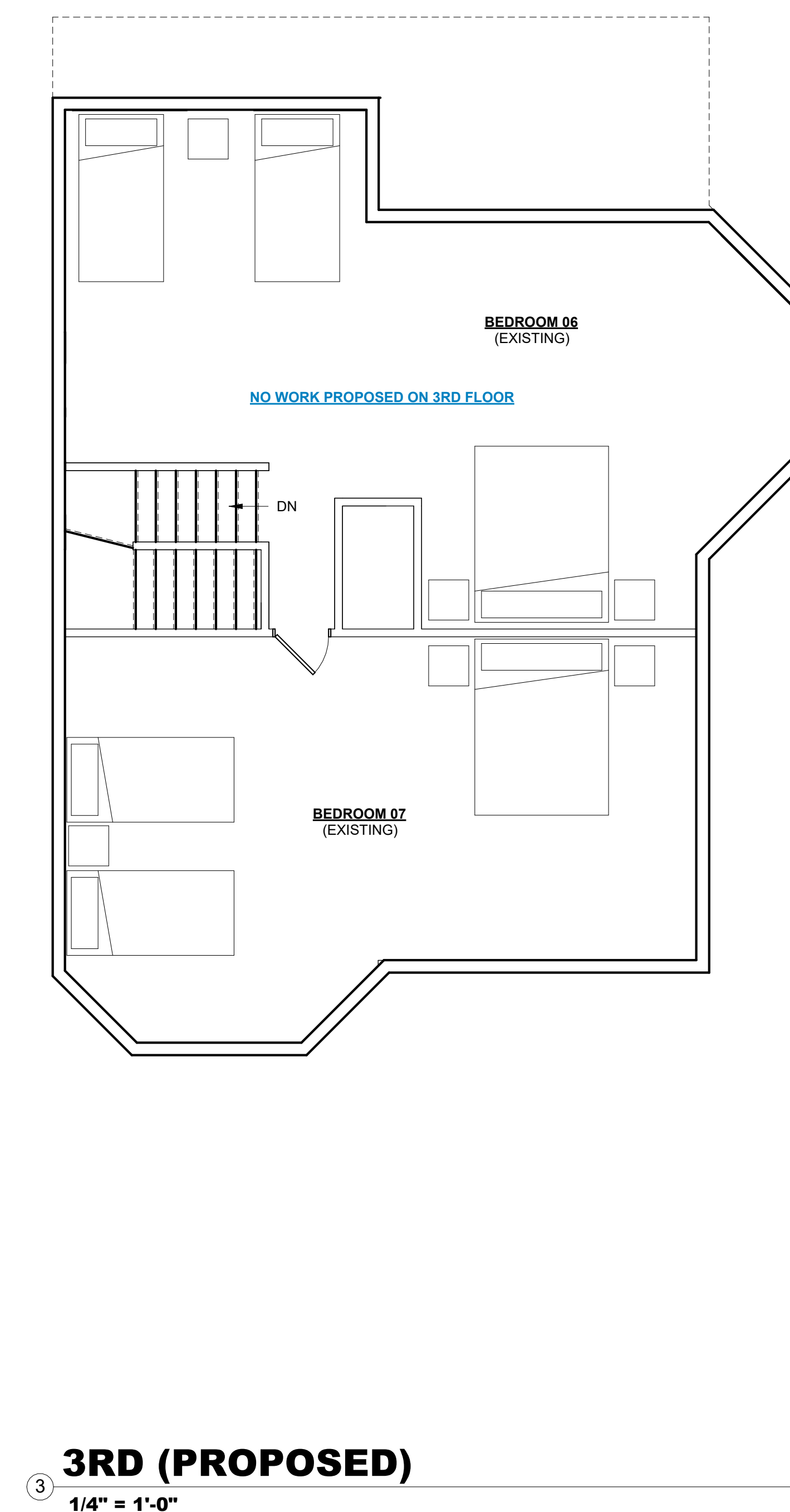


Building Setbacks. Please refer to the Official Map to determine if there are pre-existing, required Setbacks applicable to a particular Lot. The Official Map is located in the office of the Administrator.	Reconstruction, Rehabilitation, Renovation, or Restoration of Existing Structure	Additions and New Construction
Front Yard	0'	0' ^a
First and Second Floor Open Porch	0'	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' 0"
Building Above 24 feet of height (requires Variance)	existing*	10"
Street Side Yard	Zero side below 24' above 24'	3' 15"
	10 foot side, below 24' above 24'	10' 12"
	Not specified below 24' above 24'	5' 7"
Interior Side Yard	Zero Side, below 24' above 24'	3' 5"
	10 foot side, below 24' above 24'	10' 12"
	Not specified, below 24' above 24'	5' 7"
Rear Yard	Zero rear, below 24' above 24'	0' 4"
	10 foot side, below 24' above 24'	10' 14"
	Not specified, below 24' above 24'	5' 9"

^a Many Structures within the Institution have pre-existing or previously approved encroachments that render the Structure a Legally Existing Nonconforming Structure 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 deems such request or (b) the request 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 not part of a Building. Presently, no encroachments into normally prescribed setbacks may be allowed to accommodate an Addition to align 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 length; and (c) the Encroachment into The Setback is not greater than 8 inches.

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	

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GENERAL NOTES:

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PROPOSED FLOOR PLANS

48 SOUTH LAKE

CHAUTAUQUA INSTITUTION
CHAUTAUQUA, NEW YORK

ARB SUBMISSION
9-24-2026

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SCALE: $1/4" = 1'-0"$

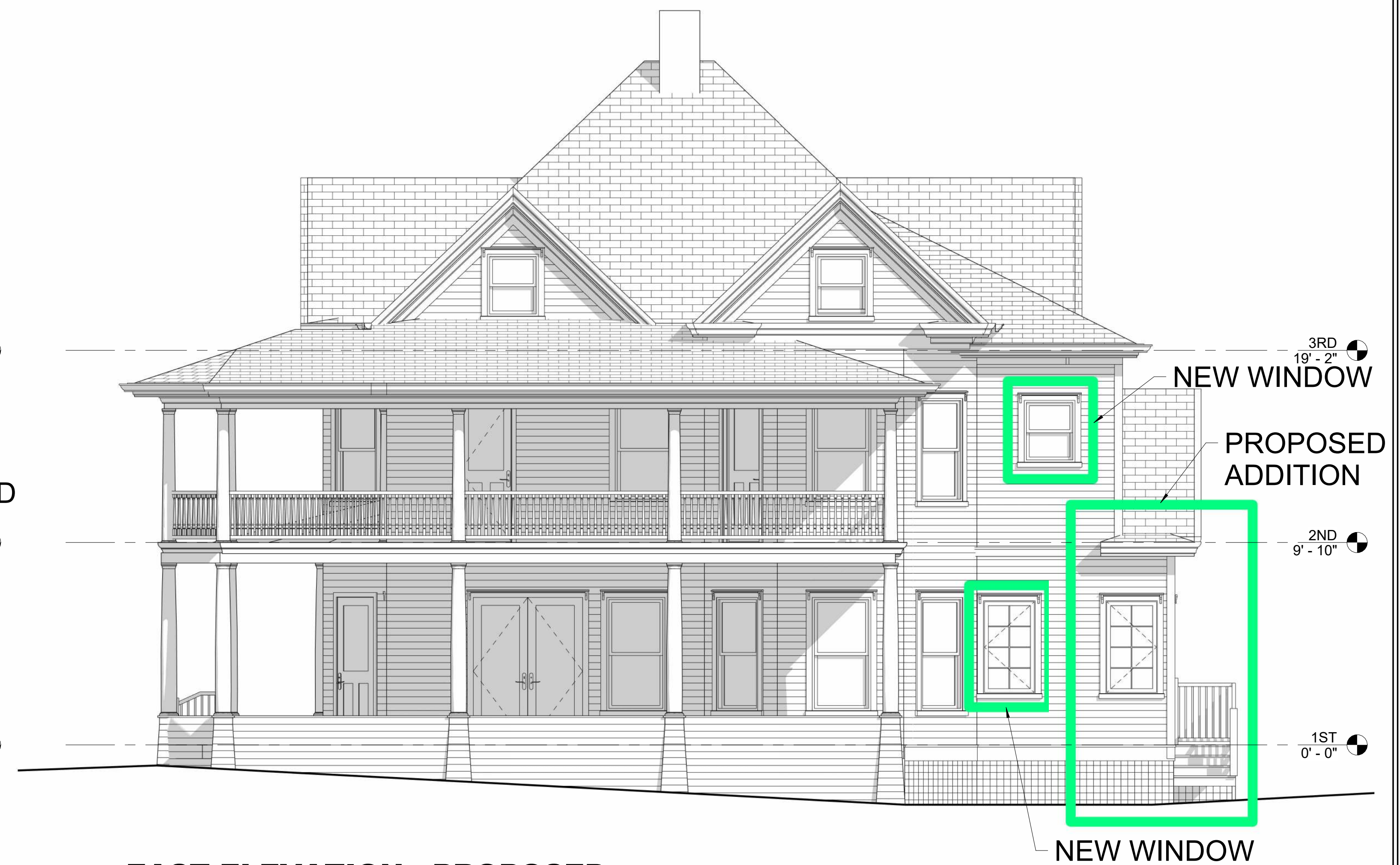
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PROJECT NUMBER:	26.109
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ELEVATION

48 SOUTH LAKE
CHAUTAUQUA INSTITUTION
CHAUTAUQUA, NEW YORK

RB SUBMISSION
9-24-2026

[illegible]

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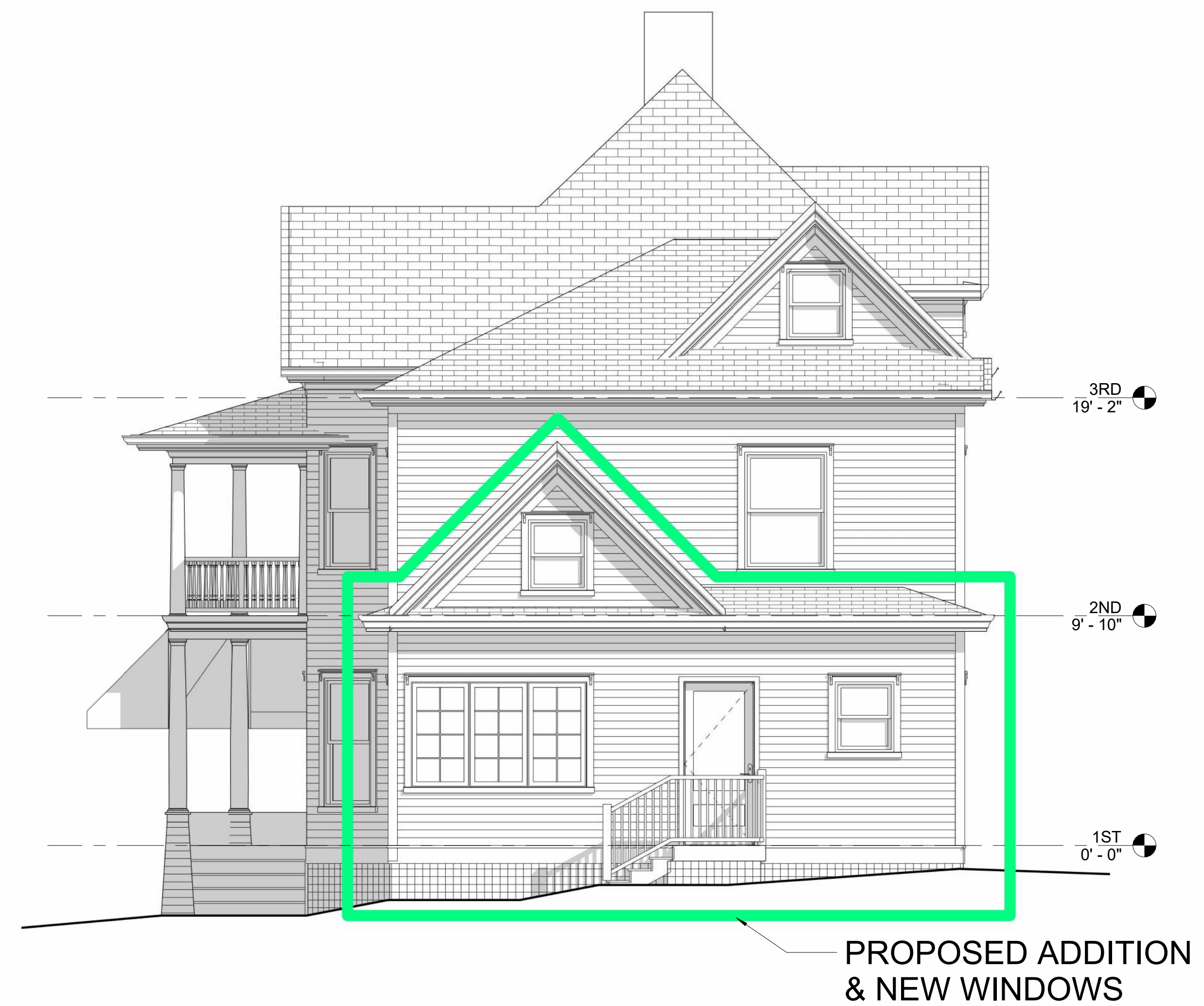
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