

June 1, 2018

ARCHITECTURAL REVIEW BOARD MEETING NOTIFICATION

Dear Chautauquan,

The owner of 2 Ames Avenue (Dennis Sundtrom) and the proprietors of the 2 Ames Establishment are coming before the Architectural Review Board with addition requests related to the Special Use Exception previously approved as well as additional site and building requests requiring an Architectural Review Board review.

Variances/Requests being considered:

1. Request to expand the Special Use Exception for Restaurant Use per 4.1 Use Matrix of the Architectural and Land Use Regulations to also include the entire site specifically the exterior areas along both Ames and Pratt Avenues. They desire to provide food and alcohol service at both of these locations.
2. Request to change the Pratt Avenue designation to "Front yard" including all setback and other requirements that relate to specific yard allowances per this designation. They contend that with the primary entrance on the diagonal at the corner of Ames and Pratt, functionally there are two fronts to this commercial property.
3. Request for egress stair/landing encroachment into the rear yard per 4.3.6 Building Setbacks of the Architectural and Land Use Regulations. The existing building encroaches 3' into the required 10' setback. The proposed stair/landing will encroach an additional 40". This stair/landing has been allowed with temporary approval from the Administrator.
4. Request to review proposed site changes/materials and continue to exceed the maximum ISR (Impervious Surface Ratio) of 80%. This condition existed when they bought the building. Current site plans result in a net zero change or possible improvement of ISR based on final material selection and permeability ratings of proposed decking materials.

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5. Request to review proposed ground level decks and barriers to encompass outdoor serving spaces along Ames and Pratt Avenues.
6. Any other variances or special requests that are required and discovered in the process of review and discussion of the proposed project.

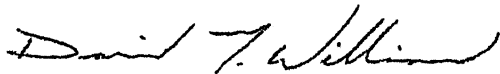
You are receiving this notification because your property is within 150' of the proposed project site.

Plans for this project may be reviewed in the office of the Administrator of Architectural and Land Use Regulations in the Colonnade Building.

The Architectural Review Board will meet on July 5, 2018 at 10:45 AM at Turner Community Center in the first-floor conference room to review this request. You are welcome to attend this meeting and to submit any comments that you may have in writing for the Board's consideration. E-mails are preferred and may be submitted to David Williams at arb@ciweb.org until 5:00 PM on July 4, 2018.

Sincerely,

CHAUTAUQUA INSTITUTION



David M. Williams, Architect
Administrator of Architectural & Land Use Regulations / Capital Projects Manager

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