

Zoning Board of Appeals Minutes
June 27, 2012

Present: Michelle McIntyre, Chairwoman
Douglas Hooper
Thomas Danielson
Robert Whitman
Richard Nygren

Also present: Richard W. Johnson, Judy Stearns, Dennis Muntz, Alan & Brenda Yeazel, Kathy & Rick Stuyvesant, Dennis Delcamp and Christopher Hughesman

A public hearing before the Zoning Board of Appeals of the Town of Busti was held on Wednesday, June 27, 2012, at 7:00 p.m. at the Town of Busti Administration Building, 121 Chautauqua Avenue, Lakewood, New York, on the following applications:

Application of Richard Johnson, 15C Loomis Bay Road, Ashville, New York, for an area variance for an addition to his home. Property is in the Multi-Family Residential District, owned by him and is known as Section 367.15, Block 2, Lot 50 of the official tax map of the Town of Busti. The Board reviewed the balancing test for a variance and determined that the benefit to the applicant outweighed any detriment to the neighborhood. Douglas Hooper made a motion to grant the application of Richard Johnson. The addition will be added to the back of the house, it will extend 12' behind the house and be 24' wide, it will be a single story, tentatively on a concrete slab, it will be no closer than 26' to the south boundary and 37' to the west. The motion was seconded by Richard Nygren, all aye. Carried.

Application of Richard & Katherine Stuyvesant, 4901 Bear Creek Road, Fairview, Pa. for an area variance for a deck at 2476 Vukote Road, Ashville, New York. Property is in the Multi-Family Residential District, owned by them and is known as Section 367.20, Block 1, Lot 5 of the official tax map of the Town of Busti. The Board reviewed the balancing test for a variance and determined that the benefit to the applicant outweighed any detriment to the neighborhood. Thomas Danielson made a motion to grant the application of Richard and Katherine Stuyvesant. The deck will be 12'x14.4', no closer than 24' from the south boundary and 9.2' from the north boundary. It will be a screened in deck with a roof. Seconded by Robert Whitman, all aye. Carried.

Application of Alan & Brenda Yeazel, 34 Loomis Bay Road, Ashville, New York, for an area variance for a deck. Property is in the Multi-Family Residential District, owned by them and is known as Section 367.15, Block 2, Lot 13 of the official tax map of the Town of Busti. The Board reviewed the balancing test for a variance and determined that the benefit to the applicant outweighed any detriment to the neighborhood. Richard Nygren made a motion to accept the application of Alan & Brenda Yeazel. The application is to repair the deck on their property and add 1.9' on the west and east side. The deck would not be closer than 6' to the west property line. Robert Whitman seconded the motion, all aye. Carried.

Application of Dennis Muntz, 150 Wilton Avenue, Jamestown for a special use permit for a camp on Wing Road. Property is in the Conservation Agricultural District, owned by him and is known as Section 454.00, Block 2, Lot 43 of the official tax map of the Town of Busti. Robert Whitman made a motion to grant the application of Dennis Muntz to build a camp at said address. The camp is to be constructed on property, approximately 36'x 28'and 1 1/2 story. The motion was seconded by Richard Nygren. All aye. Carried.

Application of Dennis Delcamp, 2244 Second Avenue C.P., Lakewood, New York for an area variance for a pool. Property is in the Conservation Residential District, owned by him and is known as Section 385.05, Block 5, Lot 79 of the official tax map of the Town of Busti. The Board reviewed the balancing test for a variance and determined that the benefit to the applicant outweighed any detriment to the neighborhood. Douglas Hooper made a motion to grant the application of Dennis Delcamp for a pool. The pool will be in the North East corner of the property, it will be no closer than 30 feet to the East boundary and 17 feet to the North boundary. It is a 24 foot round pool and must conform to the pool standards for the state of New York. The motion was seconded by Thomas Danielson. All aye. Carried.

Motion made by Thomas Danielson to adjourn the meeting at 7:38 pm, seconded by Robert Whitman. All aye. Carried.

Respectively Given,

Darlene Nygren
Deputy Town Clerk