

Zoning Board of Appeals Minutes
August 20, 2014

Present: Robert Whitman, Chairman
Douglas Hooper
Thomas Danielson
Richard Nygren
Tim Young

Also present: Attorney Joel H. Seachrist, Ben Gustafson - Hunt Engineers, Jocelyn Bos – Calamar, Nick Bradish, Richard Dixon, Carol Dixon, Donna Charles, Robert Gaige, William Salter, Carol Rasmussen, Albert Knapp, Robin Gaige, Dominick Ferreira, Evan Iffert, Lorraine Asiello, Rod Outwait, Post Journal Reporter Mallory Diefenbach, Town Clerk Darlene Nygren, and Code Enforcement Officer Jeff Swanson.

A public hearing before the Zoning Board of Appeals of the Town of Busti was held on Wednesday, August 20, 2014 at 7:00 p.m. at the Busti Lakewood Recreation Center, 9 W. Summit Avenue, Lakewood, New York, for public review and comment on the Calamar senior housing project application.

Ben Gustafson, civil engineer for Hunt Engineers, gave an overview of the project plan and drawings.

Chairman Robert Whitman opened the floor to questions. Several residents of a Calamar-owned senior housing facility in Painted Post, New York addressed the Board, each speaking favorably of their experience with the facility.

Attorney Joel Seachrist stated that Rex Tolman, engineer for the Town of Busti, has reviewed the plans and will be issuing a written opinion by August 29th. Mr. Tolman had questions about the amount of lighting on the site and the lack of pedestrian access from the building to Southwestern Drive. Mr. Gustafson addressed both these concerns, and explained that, regarding pedestrian access, the sidewalk on Southwestern Drive is on the other side of the street and they don't want encourage crossing that road. Also, a sidewalk would have to be wheelchair accessible, and, due to the grade of the site, several costly and difficult to build handicap ramps would be required to meet ADA code. There will be a perimeter sidewalk around the building to encourage walking, and a potential alternative proposed by Calamar is a activity/hiking trail along the woods on the site.

Mr. Seachrist noted that the Town of Busti is not doing it's own SEQR analysis. On the coordinated review that was done with the County IDA as the lead agency, the IDA has already determined that the project will not have a negative environmental impact.

A written decision on Calamar's area variance application will be drafted and reviewed by the board. The board will meet again on September 4th for a final decision and vote.

Motion made by Tom Danielson to close the hearing at 7:30 p.m. Seconded by Doug Hooper. All aye. Carried.

Respectfully Given,

Susan Huffman
Deputy Town Clerk