

Planning Board Minutes
June 11, 2014
7:00 p.m.

PRESENT: David Paterniti – Chairman Michael White
 Linda Anderson Janet Briggs
 Daniel Anderson James Butler
 Attorney Joel H. Seachrist

PRESENT: Jocelyn Bos - CALAMAR, Ben Gustafson – Hunt Engineers, Architects & Surveyors, Town of Busti Supervisor Robbins, Inspection Officer Jeff Swanson, and Zoning Board Chairman Bob Whitman.

Jocelyn Bos presented the proposed project of Jamestown Senior Apartments which will be owned and operated by Calamar and for seniors (ages 55 years and older). The apartments will be located west of Southwestern Drive, north of Hunt Road with an access drive just north of the current Colony apartment complex. The property is known as Section 386.00 Block 1 and Lots 12, 14, and 17 of the official tax map of the Town of Busti. Property is in the Multi-Family Residential District. The project will be Middle Income Market rate rentals – (\$25,000 - \$60,000). There will be 110 - 116 units which will include 1 bedroom/1 bathroom, 2 bedroom/1 bathroom, 2 bedroom/1½ bathroom units. The anticipated rent would range from \$805 - \$1,050/month and include water, sewer, trash, basic cable, washers and dryers as well as all other major appliances. There would be a common area which would include a Lounge/Library, Community Room, an Exercise Room with equipment, and Interior Mailroom. There will be two elevators to minimize walking distance for residents.

Ben Gustafson noted that the apartments are for independent living and not income restricted. Mr. Gustafson stated that all facilities are located in one building which can increase the community atmosphere. He then presented the site plan for the conceptual layout, noting that the erosion sediment control plan will be very detailed. He met with Chautauqua County Conservancy and Don McCord to address environmental concerns. He addressed the access drive, the Stormwater management and bio-retention areas. The proposed Stormwater area will be a green infrastructure to meet the state requirements and will have two discharge points.

Attorney Joel Seachrist noted that the project would fall under other permitted uses due to the minimum lot area requirement which with 116 units would be 30,000 square foot. Under the Multi-Family Residential District, the “planned unit residential development”, allows 18 dwelling units per acre and would require a minimum of 10 acres of which there are up to 13 acres available at the site. The building application should be made to the Code Enforcement Officer who would then refer it to the Planning Board. The Planning Board would act within a certain period of time and would only make a recommendation; the Zoning Board would make the final determination. Any variances would go before the Zoning Board of Appeals. Mr. Seachrist recommended the final

board of approval perform the SEQR. Mr. Gustafson stated that they would like to come to the ZBA for their intent to be the lead agent. Mr. Seachrist noted the possible cost to the town for engineering expenses and recommended that be addressed. Mr. Gustafson noted that they will be working with the IDA and would like to have a coordinated SEQR review. David Paternitti asked the board to forward any further comments, thoughts, or questions to him, Joel, or Bob who would then address them with Mr. Gustafson and Ms. Bos.

The meeting adjourned at 8:25 p.m.

Respectfully given,

Darlene H. Nygren
Town Clerk