

Planning Board Minutes
August 5, 2014
7:00 p.m.

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

Absent: Michael White

Chairman David Paterniti opened the meeting at 7:00 pm.

Chairman David Paterniti presented the following letter addressed to the Zoning Board of Appeals:

**TOWN OF BUSTI PLANNING BOARD
REPORT AND COMMENDATION REGARDING
CALAMAR SENIOR HOUSING COMPLEX**

To: Robert Whitman, Chairman, Town of Busti Zoning Board of Appeals

From: David Paterniti, Chairman, Town of Busti Planning Board

Re: Special Use Permit Application of Calamar for 116-Unit Senior Housing Complex

Date: August 5, 2014

Calamar Enterprises, Inc., (the “Applicant”) has applied for a Special Use Permit that would permit it to construct a planned residential unit development pursuant to Section 405(26) of the Town of Busti Zoning Code. The senior housing complex would comprise 116 market-rate residential units on a 12 acre site located at 2123 Southwestern Drive, on parcels identified on the Chautauqua County tax map as Section 386.00, Block 1, Lots 11, 12, 14, and 17. The site is located in the Multifamily Residential District, in which planned residential unit developments are permitted by Special Use Permit issued by the Zoning Board of Appeals following the approval of the Planning Board.

Along with the Special Use Permit, the Applicant has requested that the Zoning Board of Appeals grant variances to permit a driveway that is 26’ wide, rather than the required 25’, and to permit it to provide 1.5 parking spaces per unit, rather than the required 2.0 spaces per unit. The Applicant has also requested clarification of Section 405-26(E)(3) of the code with respect to the dimensions of the building, and, if the clarification would not permit the current design of the proposed building, then an area variance to permit the current design.

This report is made to the Zoning Board of Appeals in accordance with Section 405(23(D)). The Planning Board reviewed the application at meetings held June 11, 2014, and July 16, 2014. The information submitted by the Applicant prior to or at these meetings addressed all of the matters listed in Section 405-23 (B).

At an August 5, 2014 meeting, the Planning Board made the following findings:

1. There is a need for the proposed housing complex and the proposed location is ideal given its close proximity to municipal utilities and commercial areas. The site has access to municipal water and sewer and both systems have more than ample capacity for normal consumption and fire protection. The additional traffic the facility is expected to produce is minimal in relation to the capacity of Southwestern Drive.
2. The proposed complex would not have a significant adverse impact on the existing character of the neighborhood. The site is zoned for Multifamily residences, including large complexes of this nature., and two other senior housing facilities are located nearby. The proposed facility also is sited in such a way that the bulk of it is at a lower elevation from Southwestern Drive and shielded by a slight rise between the road and the buliding. There is relatively little development to the north, west, and south of the proposed site.
3. The Applicant has adequately safeguarded against possible detrimental effects on adjacent properties. The facility will use LED lighting in the driveways and parking lots that provide directional and light-level controls. Sufficient landscaping is provided along building and property lines to minimize the visual impact of the facility. The Applicant has consulted with the local fire department to design the driveways and parking lots so that they are easily accessible to fire-fighting vehicles and apparatus. Finally, the Applicant appears to have designed an adequate system to limit stormwater runoff from the site.
4. The Planning Board has no objections to the variances requested by the Applicant.

The Planning Board voted to recommend that the Zoning Board of Appeals approve the application without conditions.

We do recommend that the Zoning Board of Appeals consider hiring a professional engineer to review the project plans, particularly the associated stormwater management plan.

Sincerely,

David Paterniti
Chairman, Planning Board

James Butler moved to adopt the letter regarding the Special Use Permit Application of Calamar for 116-Unit Senior Housing Complex, as presented; authorize the chairman to sign the letter; and submit the letter to the Zoning Board of Appeals. Seconded by Janet Briggs.

All aye. Carried.

Linda Anderson moved to adjourn the meeting at 7:08 p.m., seconded by James Butler. All aye. Carried.

Respectfully given,

Darlene Nygren
Town Clerk