

# TOWN OF BUSTI



# COMMUNITY PROFILE



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# ACKNOWLEDGMENTS

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## Introduction

The Town of Busti, located in Chautauqua County in the hills along the Pennsylvania border, remains a rural town largely dominated by farmlands, woods and low density residential land uses. Busti, as a community bordering the City of Jamestown, is easily accessible to the City and is a likely target for additional new residential development; although at a slower pace than previously experienced during the 1950's and 1960's. The Town is unique in that the northern portion of the Town contains much of the major commercial retail center, used by residents in the region surrounding southern portion of Chautauqua County, while the southern portion Town remains rural.

The Town of Busti last examined trends affecting the Town, and set goals for the future, in 1972 when the Town's last Comprehensive Plan was completed with the assistance of the consulting firm Kendree & Shepherd. After forty years, many issues envisioned in the existing Comprehensive Plan have either come to pass or are no longer relevant to the challenges facing the Town during the next five to ten years.

The Town, understanding the need to identify the challenges facing the community; provide a vision for the future; manage growth and development in a manner that preserves the Town's rural character; and support the wishes of the today's residents, established a Steering Committee to create a new comprehensive plan. The Steering Committee began the process by issuing a community survey to all residents in 2010. With the assistance of a local planning consultant, the Steering Committee has used the results of the survey as the starting point, and foundation, for the creation of a new Town of Busti Comprehensive Plan.

The new Town of Busti Comprehensive Plan is designed to serve as a long range (ten to fifteen year) guiding framework for shaping the Town's future while preserving its core values, qualities, and unique rural character. By design and definition, this Comprehensive Plan will provide an overall framework for public and private decision making in the Town of Busti and should be considered the "road map" for future investments. Additionally, the new Comprehensive Plan will form the basis for future land use regulations and subsequent zoning or subdivision revisions that may be necessary to implement the recommendations contained within this Comprehensive Plan. The new Plan will also be more responsive to the challenges facing the Town today, rather than challenges that the Town faced forty years ago –which were far different.

### **Legal Basis**

New York State Law (Town Laws 272-a) grants municipalities the authority to prepare and adopt comprehensive plans. As defined by this law, a comprehensive plan is a document that identifies goals, objectives, principles, and policies for immediate and long-range protection; enhancement of growth; and the development of a community. It provides guidance to municipal leaders, government agencies, community organizations, local businesses, and residents, and helps ensure that the community's needs are met, both now and in the future. New York's law also requires that local land use regulations be adopted in accordance with a comprehensive plan.

In addition to providing the basis for future decision-making, the comprehensive plan provides a framework for local land use laws such as subdivision, site plan review and zoning. As such, the Plan includes many recommendations related to improving Busti's local land use laws. It is important to note however, that the plan is not a regulatory document; any change to or development of new land use laws would need to be adopted according to NYS Town Law.

According to NYS Town Law 272-a, this Plan should be reviewed and updated as necessary, every five years, to gauge progress on implementation and perform needed maintenance. A revision should include an update to relevant existing conditions, verification of the community vision and goals, a summary of completed action items and the addition of other relevant steps based on the changing needs of Busti. The Plan should be a vital document that remains a centerpiece for discussion and decision making at the Town Board and Planning Board level. To ensure this, the Plan includes an action plan designed to help the Town Board implement the recommended actions over time.

### **Recent Planning History**

While the Town of Busti has not conducted a comprehensive planning effort since 1972, it has participated in several regional efforts that began to identify goals for the community. The majority of these efforts focused on Chautauqua Lake and its shoreline, which are located in the northern portion of the Town.

In 2001, the Town participated in the Chautauqua Lake Waterfront Revitalization Program (CLLWRP). The Town was one of the first communities to formally adopt the CLLWRP in 2006. In 2009, the Town also participated in the creation of the Chautauqua Lake Watershed Management Plan. The Plan, although never formally adopted, established environmental goals for the Chautauqua Lake Watershed in the Town of Busti.

### **Planning Process**

The Comprehensive Plan is based on community input and the analysis of resources, programs, and other data. A variety of tools were used to gather public opinion throughout the planning process. The process also incorporated the knowledge and skills of the Steering Committee and the general public, farmers, and business owners that participated in focus groups.

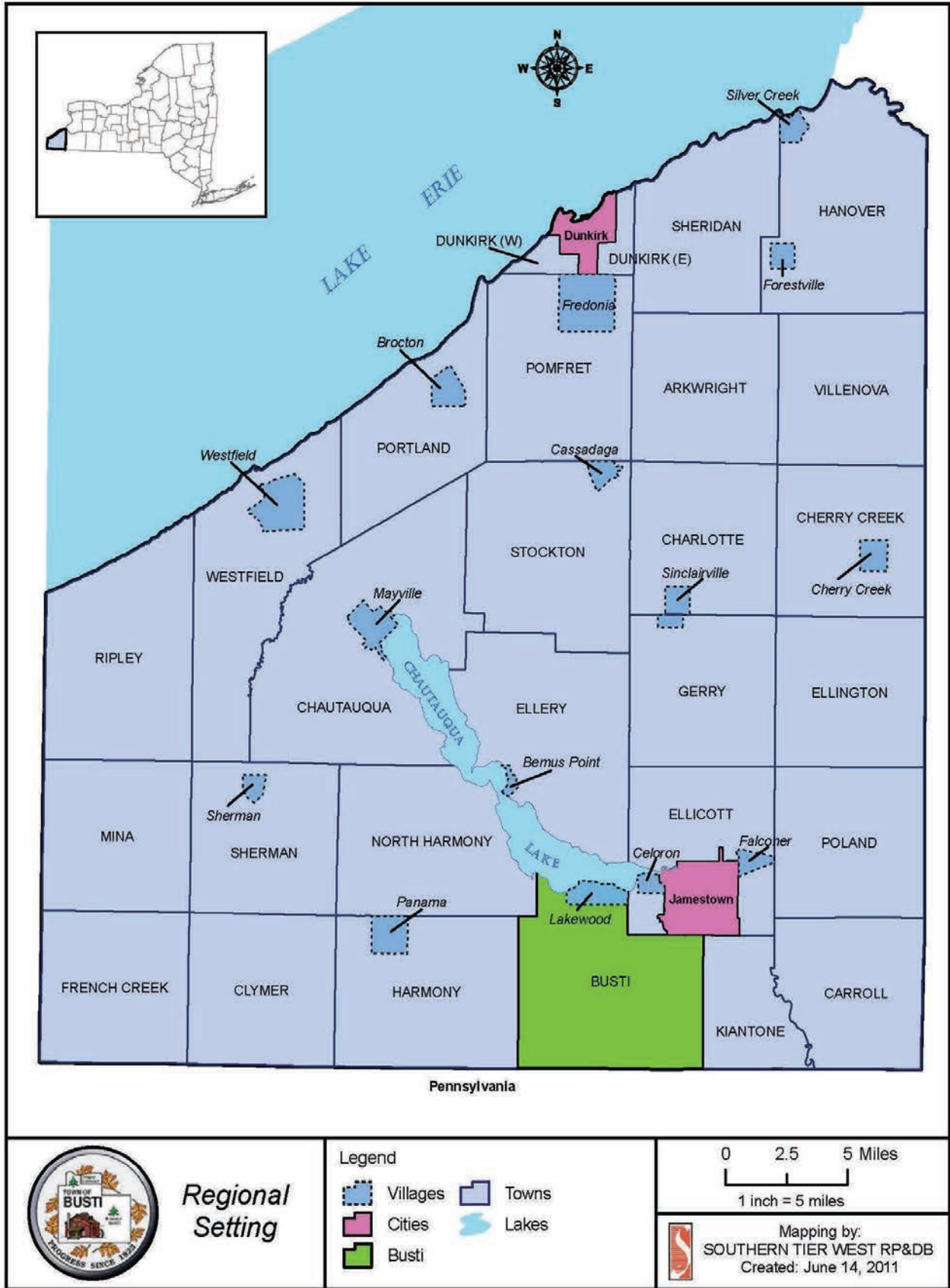
The process focused on three primary questions:

1. Where are we today? The Plan is built upon an assessment of current conditions and Busti's strengths, weaknesses, opportunities, and threats.
2. What do we want our community to be? The Plan accomplishes this by establishing a community vision and a set of long-range goals.
3. What can the community do to attain its vision? The Plan offers a comprehensive set of recommended actions that address the issues of concern in Busti.

The examination of the community's answers to these questions led to the creation of goals and recommendations that can be implemented through policy changes; new program creation or expansion; organizational changes; grant acquisition; regulatory updates; and other alternatives and actions that will guide the Town toward a successful future.



*Public Meeting—Lakewood—August 2011*



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# I. Regional Setting and History

## Regional Setting

Located in the rolling hills of Chautauqua County, in the far southwestern corner of New York State, the Town of Busti is a largely rural community bordered by the Townships of Sugar Grove and Farmington in Pennsylvania, and the shores of Chautauqua Lake to the north. The Town is adjacent to Jamestown, a small city with a 2010 population of 31,146, and bordered by the Towns of Ellicott, Kiantone, Harmony and North Harmony. The Village of Lakewood lies within the Town of Busti boundaries. The Town of Busti, comprised of 47.8 square miles, is in close proximity to the center of a triangle lying approximately 145 miles east of Cleveland, Ohio, 75 miles southwest of Buffalo, New York and 171 miles northeast of Pittsburgh, Pennsylvania. Busti is within a two to three hour drive of each of these population centers and is also conveniently located just 45 miles from nearby Erie, Pennsylvania; an area that acts as a major shopping center for the region.

## History

The peaceful, rural nature of the Town of Busti today is a reflection of its early history and settlement as a farming community. The entire southwestern section of New York State was claimed by Massachusetts after the Revolutionary War, then acquired in 1791 by war financier and land speculator Robert Morris. After clearing the Indian title to the land at the 1797 Treaty of Big Tree, the tract west of the Genesee River was sold to the Holland Land Company. Paul (Paolo) Busti was one of the principal agents of the Holland Land Company, and though he resided primarily in Philadelphia and never lived in Busti, the Town of Busti was named for him.

The first reported settler in Busti, John L. Frank, arrived in 1808 and records indicate he purchased his lot in 1812. By then, others were starting to settle in the area, eventually creating demand for businesses and industries. John Frank is credited with building the first industry in Busti in 1812, a tannery located north of the Busti Corners. A blacksmith opened for business shortly after, operating from the same location, and other small industries followed to serve the needs of the growing number of settlers. The pace of land purchase and settlement accelerated and many farms were established in the Town of Busti, setting the stage for its future reputation as a farming community.



*Busti Mill—Busti, New York*

A road crossing southern Chautauqua County and the Town of Busti was built between 1802 and 1804, connecting the Sugar Grove area in Pennsylvania with Chautauqua Lake. It allowed the first settlers of Busti and other areas around the Lake to get provisions from those in Pennsylvania, which had been settled several years earlier. Many roads traversing Busti today memorialize the names of early settlers of the Town, including Wellman, Trask, Garfield, and Mead. Today, these roads retain a rural feel, and it is easy to imagine early farmers as one drives through the Town. What is more difficult to imagine is that in its earliest days, what is now the Village of Lakewood was also home to early settlers with large tracts of land on which they farmed. The names of those early settlers are reflected in the streets of the Village of Lakewood today, such as Southland, Gifford, Bentley, and Stoneman.

The Stoneman family was by many accounts Busti's most notable settlers. After arriving in 1810, George Stoneman married Katherine Cheney, and the couple had ten children. George was some-



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-what of a creative eccentric, even crafting a catamaran-style boat, which used horses on its deck to power a paddle wheel. The eldest son, George Jr., went on to become a Civil War General and Governor of California, while daughter Kate became the first woman admitted to the New York State Bar, and played an important role in women's suffrage movement in New York State. She was inducted to the National Women's Hall of Fame in 2009.

Busti also played a role in the Underground Railroad in the mid 1800's. The Underground Railroad had an active route in the region and Busti was an important stop on this route. From Sugar Grove, the route passed through Busti and Jamestown and then by land, or on Lake Erie by boat, to Buffalo before reaching the freedom of Canada. William Storum was a well-regarded free black man who owned a farm with his family on Sanbury Road in Busti. His farm became a station on the Underground Railroad, assisting many runaway slaves. Records indicate there was also a station where Sunset Hill Cemetery is now located.

While much of the Town of Busti continued to attract settlers looking for farmland, the Chautauqua lakefront drew individuals seeking to relax and enjoy summers on the Lake. The 1870's brought development of large resort-style hotels and vacation cottages to the part of the Town of Busti known as Lakeview, which in 1879 was named Lakewood, although Lakewood would not be incorporated as a Village until 1893. Wealthier area residents also started building summer homes on and near the Lake, and the number of permanent residents grew to support the many summer visitors. During this time, however, while the residential areas expanded in some places, other areas away from the Lake remained farmland and woods, some until the 1920's. The Stoneman tract of land, for example, was not subdivided into streets and lots until the decade following WWI.

## **Hamlets & Historic Settlements**

A review of the 1867 Topographical Atlas of Chautauqua County, NY (Wm Stewart, Publisher) reveals that at the time of publication, the Hamlet of Busti served as a crossroads to several travel routes. "Busti Corners" then had a population of 375 people, and a robust variety of shops and businesses serving the many farmers in the surrounding area, including a hotel, tailor, grocers, dry goods stores, and other merchants. Other businesses included stores, a sawmill, grist mill and a clock factory; as well as the local churches and a school. Later, a 1921 publication described the Busti Hamlet as being: "... without railroad connection, but is a thriving and prosperous village, with three churches, a union school, grist and saw mills, and modern stores... The Town is strictly a farming, grazing and residence district, there being no factories of importance." (History of Chautauqua County, New York and its people John P. Downs - Editor-in-Charge. Fenwick Y. Hedley Editor-in-Chief. Published By American Historical Society, Inc. 1921).

Historically, the Town of Busti developed as: the Busti Hamlet; a series of hamlets along the Chautauqua Lake shoreline that included Cottage Park, Lakewood, Loomis Bay, Maple Point, Sherman Bay, and Vukote; and rural farms. While all of the settlements listed still exist today, the Village of Lakewood is the only area that ever grew into an incorporated community with a local government structure and public services. The other hamlets, while served by many Town services today, are only held together by historical roots as formal areas along Chautauqua Lake and by homeowner associations.



## II. Demographics

### Population

In 2010, the Town of Busti had an overall population of 7,351, which was 5.2% less than its 2000 population of 7,757. During that same time period, Chautauqua County’s population decreased by 3.5% while the State’s population increased by 2.1%.

<b>Table 1: POPULATION CHANGE - TOWN, COUNTY &amp; STATE</b>						
<b>MUNICIPALITY</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b># CHANGE 2000-2010</b>	<b>% CHANGE 2000 –2010</b>
TOWN of BUSTI	8,728	8,050	7,757	7,351	-409	-5.2%
VILLAGE of LAKEWOOD	3,941	3,564	3,255	3,002	-253	-7.8%
BUSTI ( minus Village Area )	4,787	4,486	4,502	4,349	-153	-3.4%
CHAUTAUQUA COUNTY	146,925	141,895	139,750	134,905	-4,845	-3.5%
NEW YORK STATE	17,558,165	17,990,778	18,976,457	19,378,102	401,645	2.1%

*SOURCE: U.S. Census Bureau*

U.S. Census population data since 1980 has shown a clear downward trend in the overall population of the Town of Busti, with the Town losing 15.8% of its overall population between 1980 and 2010, a rate almost twice as great as Chautauqua County’s population loss during the same time period. The population of Chautauqua County peaked in 1970 at 147,305, while the population of Busti continued to grow until the 1980 Census, when its population peaked at 8,728 residents before starting to decline.

Residents of the Town of Busti are aware of, and concerned about, population loss. This concern was reflected in the community survey conducted in 2010. Residents were asked, “Of the following, what are the most important issues facing the Town of Busti / Village of Lakewood over the next ten years?” The response “Decline in population” ranked third highest as an issue of concern, behind “rising taxes” and “lack of job opportunities.”

Busti is a proud community that has always experienced population growth, even in the toughest of times during the Great Depression. The Town of Busti grew by over 50% during the post-war era between 1950 and 1980. Much of this growth was driven by the Town’s proximity to nearby urban centers and national trends that allowed and encouraged suburbanization. A change in national trends, affecting the Northeastern and Midwestern segments of the United States, to some extent, have now influenced the population decline experienced by the Town between 1980 and 2010.

In order to begin to fully understand these trends, and their local impacts, additional analysis is required that looks at both the population of the Town and the Village of Lakewood. The population of the Town is most concentrated in the Village of Lakewood, with smaller population centers in the Busti Hamlet and the Cottage Park and Vukote areas. The 2010 U.S. Census lists the population of Lakewood at 3,002 residents, which is approximately 40% of the total population of the Town of Busti. While the population of the Town in the area outside of the Village of Lakewood has declined by 9% since its 1980 peak, the Village has lost 23.8% of its population in the same time period and has been losing population in almost every decade since 1960.

According to the US Census, between 2000 and 2010 the Village of Lakewood lost 253 residents or 7.8% of its population. Where did the loss come from? In this time period the Village lost 33 housing units, 71 households (who were homeowners) and had an increase in vacant units and seasonal units. Most of the population loss came in the form of children under the age of 19 (103) and citizens between the ages of 35 and 54 (103).

The Town, while also having a population decline, has a much different story. The Town of Busti lost 153 residents or 3.4% of its population. However, the Town saw the construction of 88 new housing units and a 3.5% increase in the number of households. With numbers like this, why the loss of population? While the Town has seen significant losses in population for every age bracket under the age of 44, it also has seen significant gains in every age bracket over the age of 45. The resulting decrease in household size is consistent with an aging population. This reduction in household size accounts for the majority of the Town of Busti’s population loss.

As shown in Table 2, from 2000 to 2010, Towns adjacent to Busti also experienced population loss, ranging from a decline of 2.5% in the Town of Kiantone to a 10.1% loss in the Town of North Harmony. Of the adjacent towns listed in the table below, The Town of Ellicott is closest in size to Busti, and lost population at a slightly higher rate than Busti with a decline of 6.1% compared with Busti’s overall 5.3% loss.

<b>Table 2: COMPARATIVE POPULATION CHANGE - with Adjacent Towns</b>			
<b>MUNICIPALITY</b>	<b>2000</b>	<b>2010</b>	<b>% CHANGE</b>
TOWN of BUSTI	7,757	7,351	-5.2%
TOWN of HARMONY	2,339	2,206	-5.7%
TOWN of CHAUTAUQUA	4,666	4,464	-4.3%
TOWN of ELLERY	4,576	4,528	-1.0%
TOWN of Kiantone	1,385	1,350	-2.5%
TOWN of NORTH HARMONY	2,521	2,267	-10.1%
TOWN of ELLICOTT	9,280	8,714	-6.1%

*SOURCE: U.S. Census Bureau*

### **Change in Households**

As indicated previously, between 2000 and 2010, the overall population of the Town of Busti decreased by 5.2%, or 406 people. However, U.S. Census data also indicates there were only 10 fewer households in the Town of Busti in 2010 compared with 2000, a mere .3% decrease. During the same period of time, Chautauqua County also had a small decrease in the total number of households, while in comparison, the number of households across New York State increased by 3.6%.

When Village of Lakewood data is removed, the ten years between 2000 and 2010 brought a net increase of 61 households in the Town, as well as a shift in the types of household in the Town of Busti. There were 9.6% fewer married couple families, 7.2% fewer family households, and 4.8% fewer female householders. Non-family households, however, grew by 15.7% between 2000 and 2010. The U.S. Census defines a nonfamily household as one that consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related. The increase in non-family households may be explained in large part by the aging population.

<b>Table 3: TOTAL HOUSEHOLDS CHANGE - TOWN, COUNTY &amp; STATE</b>				
<b>MUNICIPALITY</b>	<b>2000</b>	<b>2010</b>	<b>CHANGE</b>	<b>% CHANGE</b>
TOWN of BUSTI	3,210	3,200	-10	-0.3%
CHAUTAUQUA COUNTY	54,515	54,244	-271	-0.5%
NEW YORK STATE	7,060,595	7,317,755	257,160	3.6%

SOURCE: U.S. Census Bureau

As children leave home and/or a spouse dies, the household becomes a nonfamily household with only the remaining parent or spouse continuing to reside in the home. Given that the increases in the population of Busti over the age of 55 appear poised to continue, and the numbers of children in the Town will likely continue to decline, the number of nonfamily households is expected to grow and the household size even in family households will continue to shrink. Smaller households and an aging population have different housing needs than do larger families, and this factor may account for the increase in total housing units and, in particular the increasing number of renter-occupied and multi-family units between 1990 and 2010.

<b>Table 4: HOUSEHOLDS by TYPE - TOWN of BUSTI</b>					
<b>TYPE of HOUSEHOLD</b>	<b>2000</b>		<b>2010</b>		<b>10 Yr. Percent of Change</b>
	<b>Number</b>	<b>% of Total</b>	<b>Number</b>	<b>% of Total</b>	
Total households	3,210	100.0%	3,200	100.0%	-0.3%
Family households	2,241	69.8%	2,079	65.0%	-7.2%
Married couple family	1,876	58.4%	1,695	53.0%	-9.6%
Female householder, no husband	252	7.9%	240	7.5%	-4.8%
Non-family households	969	30.2%	1,121	35.0%	15.7%

SOURCE: U.S. Census Bureau

### **Age Group Characteristics**

Census data from the last twenty years shows that the population of the Town of Busti is aging at a rate faster than both Chautauqua County and the nation as a whole. The median age, where half the population is younger and half is older, has been increasing in the Town of Busti by about 5 years at each census and the median age of Town of Busti residents in 2010 was 47.3 years. By comparison, in 2010, the median age of the population in Chautauqua County was significantly lower at 40.9 years, and in the United States median age was lower yet at 37.2 years. (Source: U.S. Census Bureau)

The decreases in Busti from 2000 to 2010 in the under 5 year-old, and 35-44 year-old categories are particularly striking at 20% and 30.6% respectively. Meanwhile, the 55-64 age group, which now starts to capture the “baby-boomers” grew by 33.3%, and the 65 and over group increased by 12.7%. When data from the Village of Lakewood is removed, the 55-64 age group, increased by 40.7% and the 65 and over group increased by 18.3%. Residents aged 65 years and over now comprise 20.2%, or about one-fifth of the population of the Town of Busti.



At the same time, the percentage of the population under 45 years old is dropping. If these trends continue, the numbers of residents aged 65 and over will constitute a much higher percent of the total population of the Town in the foreseeable future.

**Table 5: COMPARATIVE MEDIAN AGE CHARACTERISTICS**

Median Age (years)	1990	2000	2010	1990 - 2000 Percent of Change	2000 - 2010 Percent of Change
Busti (Town area only)	36.4	41.3	47.3	13.5%	14.5%
Village Lakewood	38.7	43.2	47.3	11.6%	9.5%
Chautauqua County	34.3	37.9	40.9	10.5%	7.9%
New York State	33.8	35.9	38.0	6.2%	5.8%
United States	32.9	35.3	37.2	7.3%	5.3%

As the population of ‘baby-boomers’ enters their senior years, the implications of an aging population is a nationwide concern. Given current age-group data, it appears as if Busti will experience this shift to a greater degree than will some other areas of Chautauqua County. The Town of Busti will need to consider how to support the housing, transportation, services, safety and social needs of an aging population, while considering what factors will also encourage young families to remain in or relocate to the area.

**Table 5-A: COMPARATIVE AGE GROUP CHARACTERISTICS - BUSTI (Town Area ONLY)**

AGE GROUP	1990		2000		2010		1990 - 2000 Percent of Change	2000 - 2010 Percent of Change
	Number	% of Total	Number	% of Total	Number	% of Total		
Under 5 years	308	6.9%	247	5.5%	188	4.3%	-19.8%	-23.9%
5 to 14 years	652	14.5%	662	14.7%	532	12.2%	1.5%	-19.6%
15 to 19 years	318	7.1%	354	7.9%	278	6.4%	11.3%	-21.5%
20 to 34 years	873	19.5%	551	12.2%	499	11.5%	-36.9%	-9.4%
35 to 44 years	703	15.7%	739	16.4%	503	11.6%	5.1%	-31.9%
45 to 54 years	569	12.7%	756	16.8%	820	18.9%	32.9%	8.5%
55 to 64 years	479	10.7%	523	11.6%	736	16.9%	9.2%	40.7%
65 years and over	554	12.3%	670	14.9%	793	18.2%	20.9%	18.4%
<b>Median Age (yrs.)</b>	<b>36.4</b>		<b>41.3</b>		<b>47.3</b>		<b>13.5%</b>	<b>14.5%</b>
<b>Total Population</b>	<b>4,486</b>		<b>4,502</b>		<b>4,349</b>		<b>0.4%</b>	<b>-3.4%</b>

SOURCE: U.S. Census Bureau

NOTE: Above town data does NOT include the village data.

## Racial and Ethnic Origins



Between 2000 and 2010 the racial origin of Town of Busti residents remained predominantly white. Residents identifying as White made up 96.8% of the population in 2010, a slight decrease from 98.0% in 2000. While there was a large percentage increase of individuals identifying as American Indian/Alaskan Native (266.7%), and Asian (135.3%) residents, the actual numbers were relatively small, increasing by just 16 and 46 residents, respectively. Residents identifying themselves as Hispanic or Latino of any race increased from 55 in 2000 to 71 in 2010, representing an increase of 29.1%, yet still comprising only 1% of the total population of the Town of Busti. This compares with Census figures showing that residents identifying themselves as Hispanic or Latino accounted for 6.6% of the population of Chautauqua County in 2010.

**Table 6: RACE and HISPANIC ORIGIN - TOWN of BUSTI**

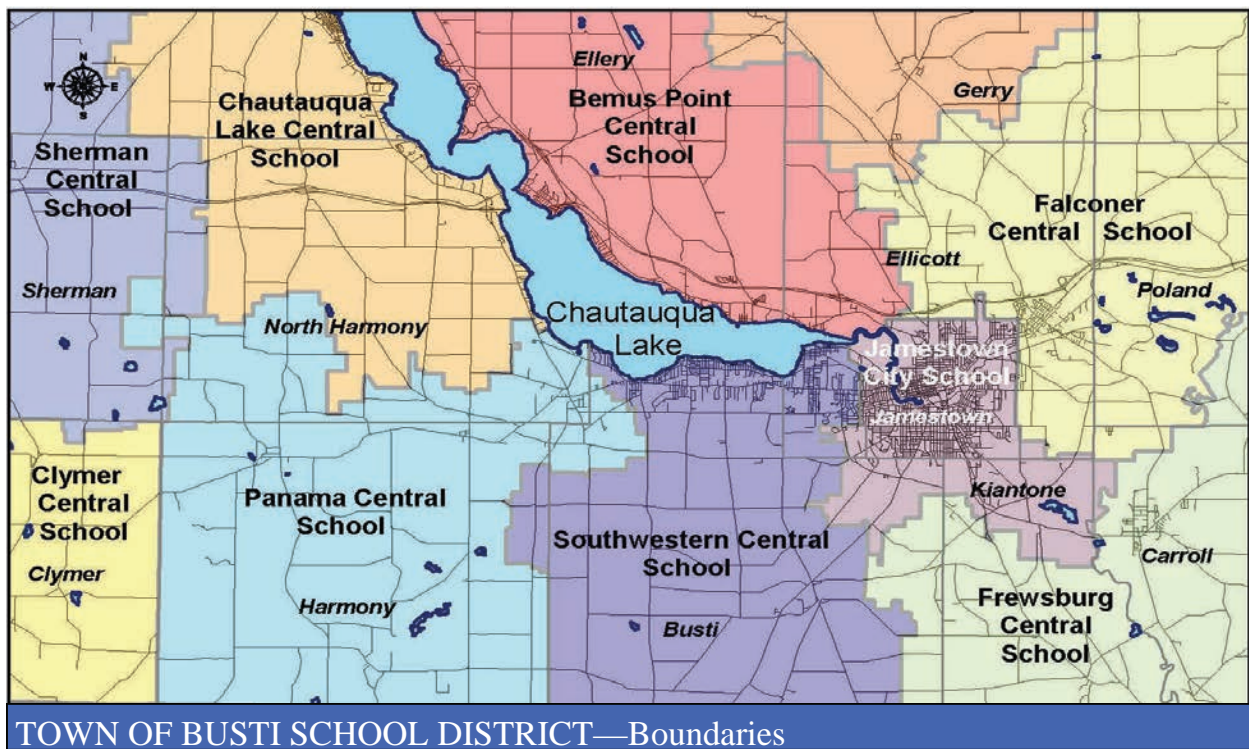
RACE	2000		2010		10 Yr. Percent of Change
	Number	% of Total	Number	% of Total	
<b>Total population</b>	<b>7,757</b>	<b>100.0%</b>	<b>7,351</b>	<b>100.0%</b>	<b>-5.2%</b>
White	7,602	98.0%	7,115	96.8%	-6.4%
Black or African American	40	0.5%	43	0.6%	7.5%
American Indian & Alaska Native	6	0.1%	22	0.3%	266.7%
Asian	34	0.4%	80	1.1%	135.3%
Native Hawaiian and Other Pacific Islander	0	0.0%	0	0.0%	0.0%
Some other race	34	0.4%	18	0.2%	-47.1%
Two or more races	44	0.6%	73	1.0%	65.9%
Hispanic or Latino (of any race)	55	0.7%	71	1.0%	29.1%

*SOURCE: U.S. Census Bureau*

## Education

The Town of Busti is served by the Southwestern, Jamestown, Panama, and Frewsburg Central School Districts, with the majority of students attending Southwestern Schools in the Town of Ellicott. There are no private elementary or secondary schools in the Town of Busti. Educational attainment of Town of Busti residents closely mirrors that of Chautauqua County and New York State, with a somewhat lower percentage of residents having earned a Bachelor’s Degree or higher, but a higher percentage having earned a High School diploma or Associate’s Degree than in New York State as a whole.

In 2010, just 9.8% of Town of Busti residents report not having earned a High School Diploma, compared with 13.8% in all of Chautauqua County and 15.6% in all of New York State. The proximity of Jamestown Community College, which offers associate degree programs, may be partly responsible for the higher rate of those graduating from High School and attaining Associate Degrees in Busti, and in Chautauqua County, than in New York State as a whole.



**Table 7: EDUCATIONAL ATTAINMENT - % of Population 25 years and over**

MUNICIPALITY	No High School Diploma		High School Graduate to Associate's Degree		Bachelor's Degree or Higher Degree	
	2000	2010	2000	2010	2000	2010
TOWN of BUSTI	12.2%	9.8%	62.2%	64.5%	25.6%	25.7%
CHAUTAUQUA COUNTY	18.8%	13.8%	64.3%	65.9%	16.9%	20.3%
NEW YORK STATE	20.9%	15.6%	51.7%	52.3%	27.4%	32.1%
UNITED STATES	19.6%	14.9%	56.0%	57.2%	24.4%	27.9%

SOURCE: U.S. Census Bureau and ACS 5-Year Estimate(2006-2010)



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## III. Housing

### General Housing Characteristics

According to the 2010 Census, the Town of Busti has 3,931 overall housing units (1,698 units within the Village of Lakewood and 2,233 in the Town of Busti). This reflects a slight increase of 55 (1.4%) total housing units from 2000 to 2010. The Village of Lakewood, which was included in this housing count, lost 33 housing units during this same time period. Therefore, the adjusted housing unit data for the area of the Town outside of the Village reflects an actual increase



*Anderson Road Home, Busti, New York*

of 88 housing units or a 4.1% increase. This is important to note because this occurred while experiencing a 5.2% decline in the Town's population with a net overall loss of 10 households.

The overall housing stock contained 731 vacant units in Busti according to the 2010 US Census. Of the 731 vacant units, 444 are considered seasonal, recreational or occasional use. This is a 9.8% or 83 unit increase since the year 2000. The Village of Lakewood accounted for 66% of the increase in seasonal units.

U.S. Census and ACS 5-Year Estimate(2006-2010) data indicate that the predominant housing type in Busti is the single family structure, which makes up 77.9% of the market. Multi-family buildings (2 units or more) comprise 17.2% of the entire housing stock in the Town. Mobile homes account for 4.8%. Busti experienced a 16% or 106 unit increase in the number of Renter Occupied Housing Units from 2000 to 2010, and a 37.5% increase in the number of Multi-Family Housing Units during that same period. The majority of the increase in rental units occurred in the area of the Town outside of the Village limits where ownership rates fell from 85.7% to 81.5% of the occupied housing units.

The New York State Office of Real Property Services data from 2008 indicates that 1,210 housing units, or 37.6% of the housing stock in Busti, were built between 1960 and 2008. An additional 1,123 housing units, or 34.9% of the housing stock, were built between 1940 and 1960. In contrast, only 887 housing units, or just 27.5% of the units, were built before 1940. As a result, the age of the housing stock in Busti is much newer than the average age of housing units in Chautauqua County, which according to the 2000 Census had 47.3% of its housing units built prior to 1940. Additionally, the County, in both the 1990 and 2000 Census, was recorded as the County with the oldest average age of housing units of any Metropolitan Statistical Area (MSA) in the nation.

## Characteristics of Rental Housing

Rental housing accounts for 662 or 24.0% of occupied housing units in the Town of Busti according to 2010 Census figures. The median gross rent in Busti was \$653 in 2009.

One factor in assessing general housing needs within a community is the availability of housing choice. The generally accepted standards for measuring availability in a healthy housing market are vacancy rates in the area of 5% for rental units and 1% for purchase housing. The Town's vacancy rate for rental housing (2010) was above the norm at 14.0% (It should be noted that this figure may be slightly inflated due to some of the vacant rental units consisting of seasonal rentals. Locally, it is reported that the market for mid-range, 2-3 bedroom rental units is fairly tight).

## Characteristics of Owner Occupied Housing

There were 2,432 owner-occupied units in the Town of Busti, comprising 76.0% of occupied housing in the Town in 2010. The majority of owner-occupied units are in single-family detached structures.

According to 2010 Census figures, the vacancy rate of for-sale housing in the Town of Busti is 2.6%. The estimated median value of owner-occupied homes in Busti as reported in the *ACS 5-Year Estimate(2006-2010)* is \$91,600.

The New York State Office of Real Property records from 2008 indicate that over 50% of the owner occupied units consist of living space in excess of 1,500 square feet.

**Table 8: GENERAL HOUSING CHARACTERISTICS - TOWN of BUSTI**

HOUSING OCCUPANCY	2000		2010		10 Yr. Percent of Change
	Number	% of Total	Number	% of Total	
<i>Total Housing Units</i>	3,876	100.0%	3,931	100.0%	1.4%
<i>Total Occupied Housing Units</i>	3,210	82.8%	3,200	81.4%	-0.3%
Owner Occupied Housing Units	2,548	79.4%	2,432	76.0%	-4.6%
Renter Occupied Housing Units	662	20.6%	768	24.0%	16.0%
<i>Vacant Housing Units</i>	666	17.2%	731	18.6%	9.8%
Vacant for Sale	40	1.0%	65	1.7%	62.5%
Vacant for Rent	174	4.5%	126	3.2%	-27.6%
Vacant—Seasonal, Recreational or Occasional Use	361	9.3%	444	11.3%	23.0%
All other vacant	91	2.3%	96	2.4%	5.5%
<i>Number and Type of Unit</i>					
Single Family Housing Units	3,040	78.4%	3,063	77.9%	-0.8%
Multi-Family Housing Units	493	12.7%	678	17.2%	37.5%
Mobile Homes	328	8.5%	190	4.8%	-42.1%

SOURCE: U.S. Census Bureau and ACS 5-Year Estimate(2006-2010)

## Housing Affordability

At \$47,897, median household income in the Town of Busti was lower than both New York State (\$55,603) and the United States (\$51,914) median household incomes in 2010. However, Town of Busti residents enjoy relatively affordable housing costs, as shown in Table 9. In order to fully examine affordability we have broken down the data by the *Housing Rental Index* and the *Ownership Affordability Ratio*.

### *Housing Rental Index*

Rental housing is generally defined as affordable for a household if it does not cost more than 30 percent of the occupant’s annual income on housing costs. One measure of affordability is a rental index which calculates the maximum gross rent a household can afford. With a median household income of \$47,897 in 2010, the median household could afford \$1,197 per month in rent. Based on the gross median rent, the average household in Busti would find rentals to be affordable.

However, at the median gross rent of \$653 per month (in 2010), a minimum annual income of \$26,120 would be required by a household to afford a typical unit at 30% of income. Based on the estimated 2009 income distribution (ACS), approximately 28.0% of households within the Town of Busti have incomes below \$26,120. This would require them to expend greater than 30% of their income for rent for housing in the Town and the median gross rent and above would not be deemed affordable to this segment.

### *Ownership Units Affordability Ratio*

In order to determine the affordability of homeowner units, a comparison is made between the median value of homeowner units and median household income. Nationally, a ratio of 2.0 or less is considered “affordable”. For instance, for a home costing \$200,000 to be affordable the household should earn an income of \$100,000 to achieve a ratio of 2.0. The affordability ratio for the Town of Busti equals \$91,600 (median value of homes) divided by \$47,897 (median household income). In 2000 the affordability ratio was 1.88 for the Town. The Town affordability ratio in 2010 was 1.91.

<b>Table 9: OCCUPIED HOUSING &amp; RENTAL AFFORDABILITY - TOWN of BUSTI</b>			
<b>YEAR</b>	<b>Median House Value</b>	<b>Median Household Income</b>	<b>Affordability Ratio</b> (2.0 or less considered affordable)
2000	\$77,900	\$41,450	1.88
2010 (est.)	\$91,600	\$47,897	1.91
<b>YEAR</b>	<b>Median Gross Rent</b>	<b>Median Household Income</b>	<b>Affordable Rent</b> (30% of Average Monthly Income)
2000	\$497	\$41,450	\$1,036
2010 (est.)	\$653	\$47,897	\$1,197

SOURCE: U.S. Census Bureau; ACS 5-Year Estimate(2006-2010); and US Dept. HUD



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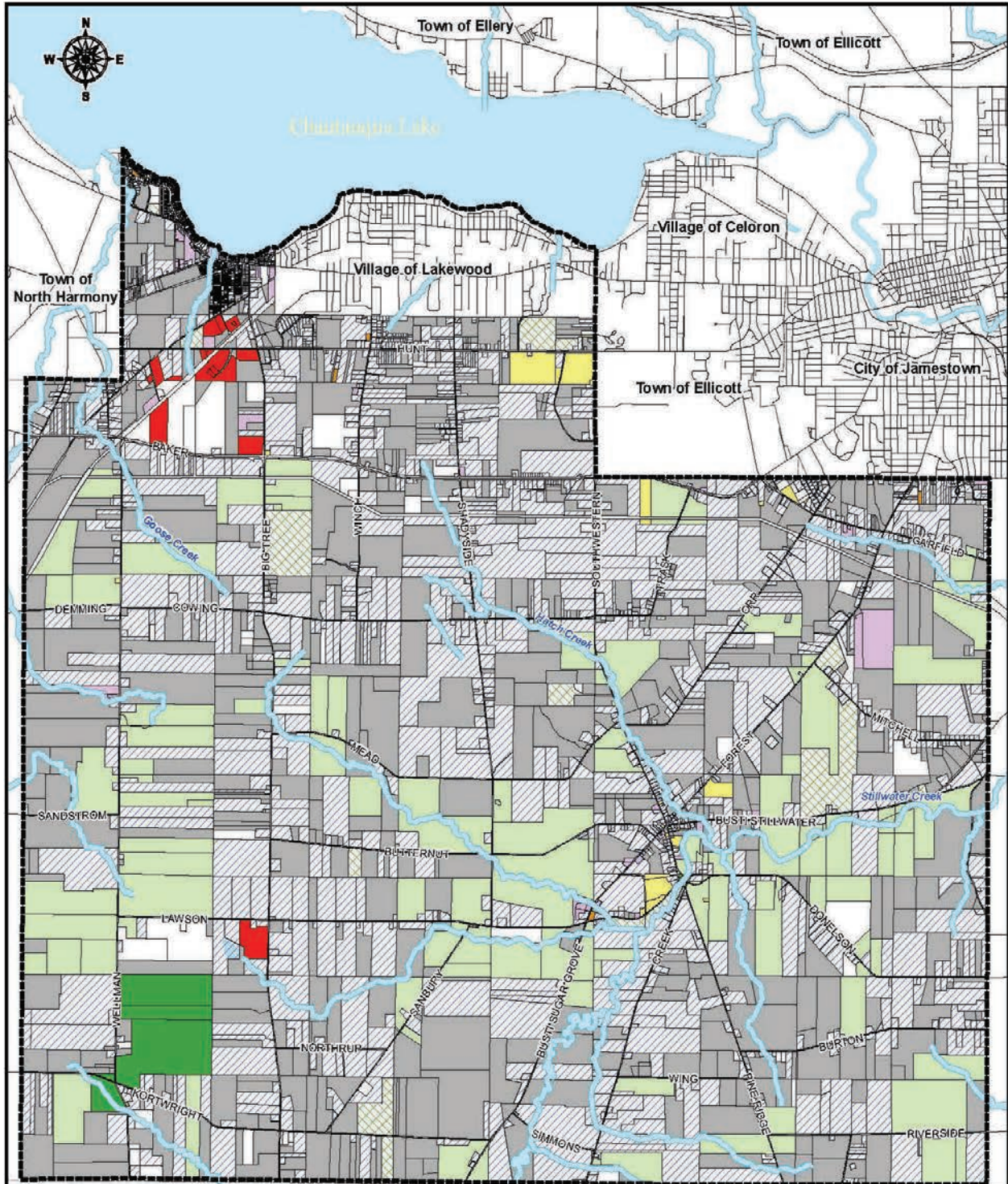
## IV. Land Use

Town of Busti residents who responded to the community survey identify with, and value, the wide open spaces and rural nature of the Town. When asked to select the most important “planning” issue facing the Town, 16.6% said “Open Space Protection.” In 1968 Kendree and Shepherd, as part of the Town’s first comprehensive planning process, completed a “windshield” survey of each parcel of land as part of an analysis of the generalized land use patterns of the community. When completed, the consultants concluded that 87.4% of the Town’s estimated 30,203 acres was undeveloped (agricultural or vacant). Of this undeveloped land 11,456.8 acres or 37.9% of the total land area was agricultural and 14,928.9, or 49.4% acres were classified as vacant. The other large land use category was single family residential, which included mobile homes and consumed 1,886.1 acres or 6.2% of the total land area.

In 2010, Chautauqua County 2010 Real Property Data indicates that 43.4% of the Town’s total acreage outside the Village of Lakewood is in fact still open space in the form of vacant land today; a small decrease from Kendree and Shepherd’s 1968 survey. However, agricultural lands have decreased from 37.9% to just 15.8% of the Town’s total acreage, a 6,825.8 acre loss over the last 40 years. The other major shift in land use is that today, residential land comprised of single family and multi-family units makes up a total of 35.7% of the Town, or 10,464 acres. This is a substantial gain from the 6.2% or 1,886 acres utilized for residential purposes 40 years ago.

In many cases, growth in residential acreage of this magnitude would have led to the loss of rural character and wide-open spaces, but in Busti’s case, the full story lies in the *type* of single family residential parcels that comprise the acreage consumed for this purpose. About 253 residential parcels are lot sizes greater than 10 acres each, and these account for 7,062 acres or 67.5% of the total single family acreage in the Town. In fact, average lot size of these larger residential parcels is 27.9 acres, and much of this development was land formerly classified as agricultural. An examination of the Town of Busti Land Use Map reveals that these large residential parcels are interspersed throughout the Town, contributing in part to the sense of the Town as a rural area with open spaces even as agricultural acreage has declined significantly. In comparison, the balance of the 1,337 parcels used for single family residential are an average of just 2.1 acres each, and these account for just 2,816 acres of residential land use in the Town of Busti.

The remaining land use classifications together comprise just 5.1% of the Town. The largest of these is the Recreation and Entertainment category, which at 469 acres is 1.6% of the total land and includes golf courses, a racetrack, and shooting clubs. The Wild, Forested, Conservation, Public Parks category makes up 352 acres, or 1.2%. Similar to the larger residential parcels, these all contribute to the sense of open space in the Town. Commercial and Industrial use together account for only 439 acres, or 1.5% of the total, much of this concentrated in the Northwest corner of the Town of Busti. The remaining acreage is classified as community services or public services.



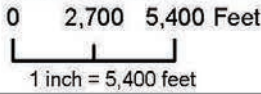
Pennsylvania

NOTE: The property type classification codes are used by assessors to describe the primary use of each land parcel on a tax assessment roll.



**Property Type  
By Primary Use**

Legend	
Primary Use	
	Unknown
	Agricultural
	Commercial
	Community Services
	Conservation
	Industrial
	Public Services
	Recreation
	Residential
	Vacant Land



Mapping by:  
SOUTHERN TIER WEST RP&DB  
Created: August 30, 2012



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## **V. Business and Economic Base**

The Town of Busti's economic base is somewhat diverse, with a mix of manufacturing, retail, and professional services. Despite an agricultural heritage and the rural feel of the Town outside the Village of Lakewood, the role of agriculture as an economic base is quite small. Healthcare services, as an industry, are also a small part of the Busti's economy, with most of the basic community health care needs being met in neighboring Jamestown.

### **Key Employers**

The Town of Busti is home to Cummins Engine, the largest private employer in Chautauqua County, employing approximately 1,400 people. Busti is also home to a number of smaller manufacturing businesses. The Town's two industrial districts are located between Hunt Road and Baker Street and also between Big Tree, Hunt, and Gleason Roads. The Stoneman Industrial Park, between Hunt and Baker, is home to Southern Tier Brewing Company, Classic Brass and Allen Fire Equipment. Other industrial areas, outside the industrial park, are home to firms such as Ulrich Plan Filing, ARRO Tool and Die, Master Carvers, Jamestown Soap and Solvent and Karpinski Engineering. The Village of Lakewood contains a third industrial area between Winchester Road and Chautauqua Avenue, where Lexington Die Casting and Matco Tools are located.

The Southwestern School District has 297 employees comprised of 130 teaching professionals and 167 support staff, coaches, and bus drivers. While not located within Busti, the District is the closest large single government employer and impacts government sector employment in Busti.

### **Commercial Centers**

The Village of Lakewood's commercial strip along Route 394 includes a large collection of retail, restaurants, and services. Smaller commercial centers are located along Chautauqua Avenue in core of the Village; the center of the Hamlet of Busti; and along Route 394 to the west of the Village limits. Although the commercial "strip" of Route 394 is populated with chain restaurants and retailers, many independent and locally-owned restaurants, retail, and service businesses thrive in this area as well.

Town of Busti survey respondents believe that both manufacturing and retail are of value to the Town. In particular, "attracting and maintaining businesses" was a concern expressed by respondents to the 2010 survey, ranking just behind "controlling taxes" as an important issue facing the Town. Additionally, small retail received the highest ranking in "type of development" residents would support, followed by single family dwellings, restaurants, and light manufacturing.

### **Employment and the Labor Force**

2010 Labor Force Data estimates show that about two-thirds (65.5%) of the population of the Town of Busti is in the Labor Force, meaning they are either working, in the armed forces, or are actively looking for work. The percentage of Busti residents in the labor force is slightly higher than in either Chautauqua County (60.4%) or New York State (63.5%). The percentage of the population participating in the labor force can be expected to decrease as population ages.



<b>Table 10: LABOR FORCE DATA (Estimated) - 2010</b>			
<b>Employment Status</b>	<b>Town of Busti</b>	<b>Chautauqua County</b>	<b>New York State</b>
Total population 16 years and over	6,168	109,068	15,394,140
In Labor Force	65.5%	60.4%	63.7%
Civilian Labor Force (4,014)	65.1%	60.3%	63.5%
Employed (3,772)	61.2%	55.4%	58.8%
Unemployed (242 or 6.4%)	3.9%	4.9%	4.8%
Armed Forces	0.5%	0.1%	0.2%
Not in Labor Force	34.5%	39.6%	36.3%

SOURCE: American Community Survey, 5-Year Estimate(2006-2010)

Town of Busti residents work in a variety of industries. Despite Busti's rural nature and agricultural heritage, less than 2% of residents are employed in agriculture, forestry, fishing & hunting, or mining, a rate slightly lower than the rest of Chautauqua County (2.7%) but significantly greater than the .6% of New York State residents employed in this category. The three largest single categories for employment are Educational Services and Health Care and Social Assistance employing 30.1%, Manufacturing, employing 17.1%, and Retail, employing 10.4%. These percentages are similar to that of Chautauqua County.

<b>Table 11: RESIDENT EMPLOYMENT by INDUSTRY (Estimated) - 2010</b>				
<b>Industry Category</b>	<b>Town of Busti</b>		<b>Chautauqua County</b>	<b>New York State</b>
	Number	Percent	Percent	Percent
Agriculture, forestry, fishing & hunting, and mining	52	1.4%	2.7%	.60%
Construction	182	4.8%	5.1%	5.9%
Manufacturing	645	17.1%	17.2%	7.2%
Wholesale trade	174	4.6%	2.6%	2.8%
Retail trade	393	10.4%	11.2%	10.6%
Transportation & warehousing, and utilities	188	5.0%	4.4%	5.3%
Information	21	0.6%	1.7%	3.1%
Finance & insurance, and real estate, rental & leasing	164	4.3%	3.6%	8.6%
Professional, scientific, management, and administrative & waste management services	196	5.2%	5.2%	10.8%
Educational services, and health care & social assistance	1,134	30.1%	28.0%	26.6%
Arts, entertainment, & recreation, and accommodation & food services	304	8.1%	9.1%	8.5%
Other services (except public administration)	214	5.7%	5.0%	5.0%
Public administration	105	2.8%	4.2%	4.9%
<b>TOTAL</b>	<b>3,772</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

SOURCE: American Community Survey, 5-Year Estimate(2006-2010)

**Table 12: RESIDENT EMPLOYMENT by OCCUPATION (Estimated) - 2010**

Type of Occupation	Town of Busti		Chautauqua County	New York State
	Number	Percent	Percent	Percent
Management, business, science, and arts occupations	1,425	37.8%	30.3%	37.9%
Service occupations	593	15.7%	19.2%	19.1%
Sales and office occupations	880	23.3%	22.7%	25.2%
Natural resources, construction, & maintenance occupations	333	8.8%	9.3%	7.8%
Production, transportation, & material moving occupations	541	14.3%	18.5%	9.9%
<b>TOTAL</b>	<b>3,772</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

SOURCE: American Community Survey, 5-Year Estimate(2006-2010)

Manufacturing jobs remain more prevalent in the region than across the rest of New York State, with only 7.2% of the State’s workforce employed in manufacturing but 17.1% of the Town of Busti residents and 17.2% of Chautauqua County residents working in the manufacturing category.

Busti, with an active retail and service corridor, and being adjacent to the City of Jamestown, also has a higher percentage of residents employed in the Finance and Real Estate-related and Professional, scientific, management and administrative services category than the rest of Chautauqua County.

When resident employment is viewed by occupation instead of industry, 2010 American Community Survey 5-Year Estimates show that the Management, Business, Science, and Arts occupations employ the greatest number of Town of Busti residents, with nearly 38% reporting being employed in this category. This is followed by Sales and office at 23.3%, Service at 15.7%, Production, transportation-related at 14.3%, and natural resources, construction, and maintenance at 8.8%. Significantly lower percent of New York State residents (9.9%) work in Production and transportation than do residents of the Town of Busti (14.3%) or Chautauqua County (18.5%).

**Table 13: CLASS OF CIVILIAN EMPLOYED WORKER (Estimated) - 2010**

Class of Civilian Employed Worker	Town of Busti	Chautauqua County	New York State
Employed population 16 years and over	3,772	60,439	9,045,999
Private wage and salary workers	74.1%	74.0%	76.8%
Government workers	16.5%	19.0%	16.8%
Self-employed in own not incorporated business workers	9.3%	6.9%	6.2%
Unpaid family workers	0.0%	0.1%	0.1%

SOURCE: American Community Survey, 5-Year Estimate(2006-2010)

The most recent American Community Survey 5-year estimates (2006-2010) show that when considering civilian workers, Town of Busti residents are more likely to be self-employed (9.3%) than civilian class workers in Chautauqua County (6.9%) and New York State (6.2%). Town of Busti and Chautauqua County residents appear only slightly less likely than New York State residents to be private wage and salary workers, at 74.1% and 74% respectively, compared with 76.8% of workers across New York State. Town of Busti residents are slightly less likely than other Chautauqua County residents to be employed as government workers, according to the same data, with 16.5% of Busti residents estimated to be employed by government compared with 19% of County residents.

## **Income and Poverty**

Based on U.S. Census and American Community Survey 5-Year Estimates, residents of the Town of Busti have significantly higher income levels and lower poverty rates when compared with Chautauqua County as a whole. In 2010, per capita income of Town of Busti residents was, on average, 38% higher than per capita income across Chautauqua County. The percentage of people in the Town of Busti living below poverty level in 2010, at 8.2%, was less than half that of Chautauqua County's rate of 17.1% of residents living below poverty level.

**Table 14: INCOME DATA and POVERTY RATE COMPARISON - 2000 and 2010**

Income Category (in dollars)	Town of Busti			Chautauqua County		
	2000	Adj. 2000 *	2010	2000	Adj. 2000 *	2010
Median Household Income	\$41,450	\$52,488	\$47,897	\$33,458	\$42,368	\$40,639
Median Family Income	\$47,798	\$60,527	\$61,713	\$41,054	\$51,987	\$51,031
Per Capita Income	\$22,602	\$28,621	\$29,141	\$16,840	\$21,324	\$21,033
Income Category (in dollars)	New York State			United States		
Median Household Income	\$43,393		\$55,603	\$41,994		\$51,914
Median Family Income	\$51,691		\$67,405	\$50,046		\$62,982
Percentage of People Below Poverty Level	Town of Busti			Chautauqua County		
	2000		2010	2000		2010
<b>All Families</b>	4.5%		5.3%	9.7%		12.3%
Married couple families	----		1.8%	----		5.1%
Female householder, no husband	10.5%		32.5%	32.6%		38.0%
with related children under 18 yrs.	19.7%		40.6%	43.8%		49.7%
<b>All Persons</b>	6.2%		8.2%	13.8%		17.1%
Related children under 18 years	8.4%		10.6%	19.3%		25.1%
18 years and over	5.3%		7.7%	11.7%		14.6%
65 years and over	4.9%		5.4%	8.2%		8.3%
Percentage of People Below Poverty Level	New York State			United States		
	2000		2010	2000		2010
<b>All Families</b>	11.5%		10.8%	9.2%		10.1%
<b>All Persons</b>	14.6%		14.2%	12.4%		13.8%

\* NOTE: For comparison, the 2000 income was converted to 2010 dollars based on the U.S. CPI inflation rate of 26.63% for all urban consumers.

SOURCE: U.S. Census Bureau (2000) and ACS 5-Year Estimate(2006-2010)

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## VI. Natural Resources

### Physical Characteristics

The physical characteristics considered in this community profile include contour and slope (topography), geology, soils, and natural resources. Combined, these factors provide the community with a general picture of overall physical influences on future development and the environment.

### Topographic Conditions

For interpretation purposes the contours of the Town of Busti have been divided into classifications representing the vertical rise as a percentage of the horizontal distance (Kendree & Shepherd, 1972). The lower the percentage of change, the greater the potential for a wide range of uses of the land.

#### **0-8% Slopes**

Excluding wetlands, this classification represents the most readily developable and useable land. All other things being equal, there is the greatest flexibility in site design and a minimum of site improvement and maintenance required. Approximately 82.6% or, 24,949 acres of land in the Town fall into this classification. The distribution of the land sloped 0-8% is slightly concentrated in the western half of the Town. All of the population and urban development concentrations are located on the 0-8% sloped lands. One of the major areas in this classification is plagued with a drainage problem. In the south central portion of the community along Stillwater Creek a sizable land area is designated as wetlands. Within this area silty deposits with low bearing capacity and poor permeability retard development.

#### **8-16% Slopes**

This classification is considered moderately restrictive to general development. Beyond the 16% slope, the construction of roads at right angles to contour, without major fills or cuts, is impractical. In addition, the 16% slope is the practical limit for the use of machinery in modern farming practices. Within the Town 4,475 acres, or 14.8% of the total town area is in this slope classification. The majority of this land is located in the uplands in the eastern and southwestern sections of the Town. It must be noted that over 97% of the Town has slopes that are either moderately restrictive or have no topographic restrictions at all. Therefore, the majority of the Community can be considered developable, unless other physical limitations such as poor soil or inadequate drainage indicate otherwise.

#### **16-26% Slopes**

Approximately 1.5% or 467 acres of the Town are categorized in the 16-25% slope classification. Only two sections of the Town have major concentrations of land in this classification. These sections include the extreme north-central and extreme south-central portions of the Town. The 16-25% slope lands are considered the practical limits for normal housing development. Lands within this classification usually are the last developed except for the specialized uses and scenic views,



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such as the area developed for the “Grandview” housing subdivision. In general, the problems that become most critical in this slope classification are the installation of roads, the utilities, driveways and the efficient use of yard areas. Terracing and retaining walls are almost essential in these areas.

### **Slopes over 25%**

For planning purposes, slopes over 25% are considered economically impractical for either public or private construction. This does not mean that these lands are useless. In addition to desirable active and passive recreation and wildlife – timber conservation, these lands provide essential open space which breaks the monotony of continuous development and can be used to buffer inharmonious land uses. These severely slopes land areas should be viewed as a starting point for developing the Regional and Community open space plans. Approximately 322 acres or 1.1% of the Town is classified in this category. The location of the majority of this land is on the vicinity of Northrup Road, County Highway 952P (Busti-Sugar Grove Road) and Pine Ridge Road. Other scattered examples of this classification are found between Winch Road and County Highway 69 (Big Tree Road); along Sunset Road; and along Forest Avenue Extension.

### **Geology**

The region within which the Town of Busti is located is on a portion of the glaciated Appalachian Plateau. Before the glaciers modified the area, a maturely dissected upland had developed. Within this upland three major valleys were formed (Chautauqua, Cassadaga and Conewango). The area was then glaciated several times during the Pleistocene Epoch causing scouring of the upland, widening of the valleys and the deposition of glacial till.

### **Major Valleys**

The outstanding physical features of the area are broad flat-bottomed valleys separated by extensive uplands. The Chautauqua Valley was a pre-glacial valley which probably drained to the north. Following the withdrawal of the glaciers, morainic deposits left at both ends of the valley dammed the north flowing streams and created a shallow flat bottomed lake. The present outlet to the south via the Chadakoin River was cut by overflowing streams and melt waters of Chautauqua Lake which eroded and unconsolidated deposits of the glacier. Examples of this formation are found in the extreme northwestern corner of the Town between Chautauqua Lake and Gleason Road.

### **Uplands**

The uplands are a series of rolling hills created by water erosion of a plateau modified by glacial scouring. A developing dendritic drainage pattern has further eroded the uploads forming numerous, narrow stream valleys. Bedrock in the upland areas is found at depths of approximately 3 to 5 feet. A layer of hardpan or consolidated glacial material normally lies one and one-half to three feet below the surface of the ground. Because of this hardpan layer, the use of septic systems and the effectiveness of the ground water drainage are greatly reduced. The majority of the Town of Busti is categorized in the upland classification.

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## **Soils**

Soils are the result of five elements: parent material, topography, climate, time and biologic action. For purposes of analyzing development capabilities, soil characteristics which are considered most important here are bearing capacity, permeability and depth of bedrock.

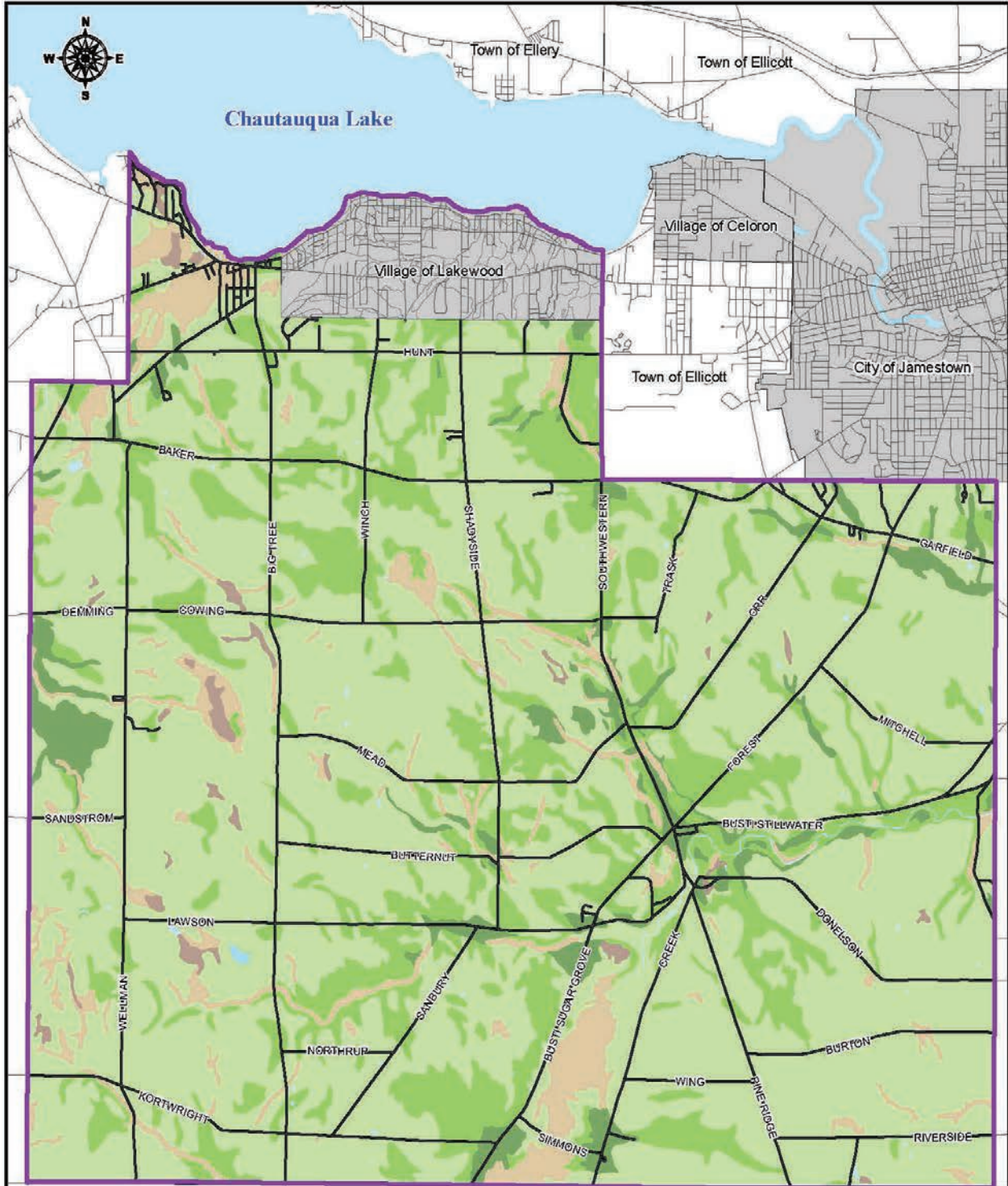
### **Soil Suitability for Septic Systems**

The basis for determining soil suitability for septic systems is permeability and depth of bedrock. The soils in the Town of Busti have been categorized into five generalized classifications (Well Drained, Moderately Well Drained, Somewhat Poorly Drained, Poorly Drained and Very Poorly Drained soils). Soils that are considered “Well Drained” and prime for traditional septic systems are located in two primary sections of the Town. One area is in the vicinity of the Hamlet of Busti where one of the major concentrations of urban development has occurred. The other area is near the intersection of Baker Street and Maple Street. Within both of these areas soils containing a large percentage of sand and gravel provide adequate permeability for leaching fields. Soils classified as “Moderately Well Drained” and fair for traditional septic systems are found in veins concentrated north of Cowing Road and in the central portions of the Town surrounding the Hamlet of Busti.

“Somewhat Poorly Drained” soils make up a large portion of the rest of the community. Traditional septic systems may not function efficiently in these areas. Developers should consult with the Chautauqua County Health Department for adequate design of systems within these regions of the Town. Areas identified as “Poorly Drained” or “Very Poorly Drained” should not be used for development due to the silty deposits in the lowland areas and shallow hardpan in the uplands that retard permeability, thereby limiting the effectiveness of the operation of traditional septic systems.

The Town provides public sewers for the area north of Baker Street. This area captures the highest density residential and commercial development in the Town of Busti. Areas south of Baker Street rely on septic systems and have seen residential densities increase over the past 50 years. However, at the present time, most development has been on larger parcels with the capacity to provide adequate well and septic separations. The most densely developed area without public sewer is within the Hamlet of Busti with over 300 residents residing near the core of the Hamlet. While the need for public sewer system extensions is not critical within most of the Town, portions of the Hamlet of Busti may benefit from a centralized sewer system if additional development occurs. This need, and the feasibility of potential solutions, will need to be evaluated if current systems fail or development occurs.





Pennsylvania



**Soils**

**Legend**

- |                               |                           |
|-------------------------------|---------------------------|
| <b>Soil Drainage Class</b>    | Poorly drained (PD)       |
| Well drained (WD)             | Very poorly drained (VPD) |
| Moderately well drained (MWD) | Water (W)                 |
| Somewhat poorly drained (SPD) |                           |

0 2,700 5,400 Feet

1 inch = 5,400 feet



Mapping by:  
SOUTHERN TIER WEST RP&DB  
Created: July 13, 2011



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## **Surface Waters**

### **Chautauqua Lake and the Town of Busti**

With approximately four total miles of shoreline, three in the Village of Lakewood and one in the Town of Busti, Chautauqua Lake is recognized as an important asset to the Town. When surveyed, Town residents overwhelmingly identified the Lake and its amenities as giving the Town of Busti and Village of Lakewood a unique identity. The Lake's importance to the economy of the area in terms of tourism dollars and second-home ownership are well-understood by Town residents as well.

While the only major body of water in the Town of Busti is its share of Chautauqua Lake, the Town has many smaller creeks, streams and ponds, most of which are unnamed. Named streams include Stillwater Creek, a portion of Goose Creek, Hatch Creek, and Crescent Creek. Busti does not have any small lakes but does have significant ponds on Nutt, Coleman and Big Tree Roads.

### **Chautauqua Lake Water Quality**

Survey respondents noted increased access to a healthier lake as a key opportunity for the Town, and protecting the natural environment in general, and the lakefront in particular, as being important issues facing the Town. Acknowledging that the health, appearance, and function of the lake was deteriorating, a Chautauqua Lake Watershed Management Plan (CLWMP) was developed in 2010 by Chautauqua County. The CLWMP outlines strategies which can be undertaken by municipalities, agencies, farmers, homeowners, and recreational users to improve the condition of the Lake. The Town of Busti is participating in the Chautauqua Lake Watershed Compact, agreeing to accept and adhere to the strategies of the plan and partner with other municipalities and organizations in implementing the plan recommendations.

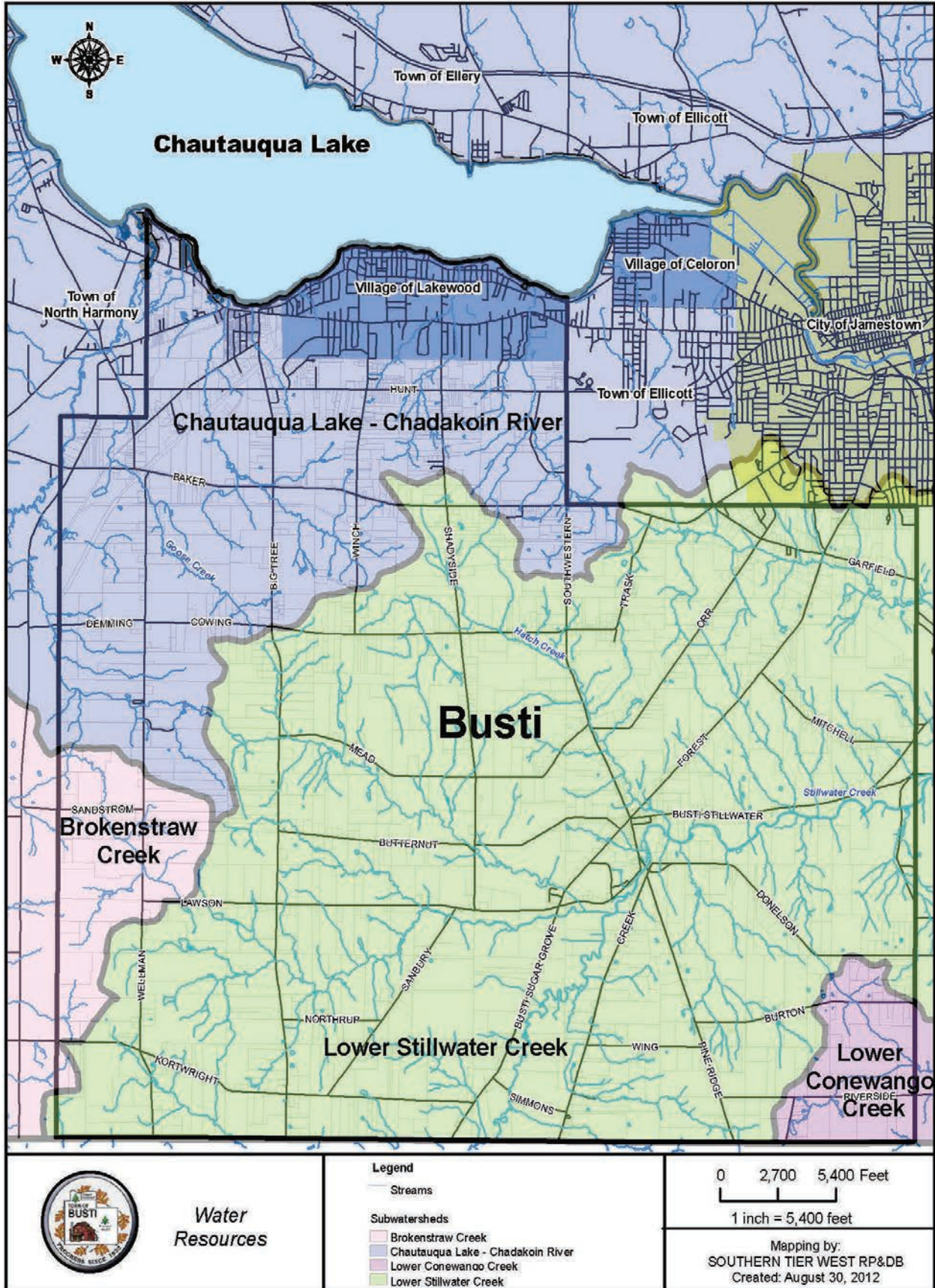
### **Lake Access**

Access to Chautauqua Lake was an issue for Town of Busti residents who responded to the community survey, and this concern was also voiced in key stakeholder interviews held with residents. Public access to Chautauqua Lake in the Village of Lakewood is adequate, but outside the Village limits, public access is limited. A public boat launch is located at the Lakewood Community Park on E. Terrace Avenue, swimming at Lakewood Beach, and passive waterfront at Lowe Park. While private boat launching is available at the Smith Boys Marina on the west border of the Town, and other residents of the Town with property adjacent to the Lake may access it through a series of canals at Vukote; in Lakewood; or through Goose Creek, the only public access in the Town is a narrow right-of-way in the Loomis Bay area which, due in part to the narrow width, remains undeveloped.

### **Watersheds**

While Chautauqua Lake plays an important role in the Town, it is important to note that there are other major watersheds within the Town of Busti that do not influence Chautauqua Lake. The Town of Busti includes a total of four distinct watersheds. In order of land mass within the Town, these watersheds include the Lower Stillwater Creek Watershed, Chautauqua Lake Watershed, Little Brokenstraw Creek Watershed, and Lower Conewango Creek Watershed.





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## **Agricultural Lands & Soils**

### **Rural Character**

The Town of Busti is most often described as a very rural area. Maintaining rural character is a key issue for Town of Busti residents. Rural character, although important to the residents of many towns like Busti, is often hard to define. Community survey respondents indicated that “open spaces” are very highly valued by town residents as part of the Town’s rural character. These open spaces likely include both existing cropland and fields that have gone fallow. While both residents and non-residents alike identify Busti as a farming community, the reality is that only approximately 4,631 acres, or 15.8% of total land in the Town is being used for agricultural purposes.

Survey respondents also strongly identified the small town feeling, open spaces and country living as defining features and assets of the Town of Busti. When ranking important planning issues facing the Town, “natural resource/open space protection” and agricultural preservation were highly ranked as important planning issues. Additionally, when asked why they might move out of the Town, the response “area becomes too developed/dense” together with “loss of open space/rural lifestyle” received 19% of responses to the survey question.

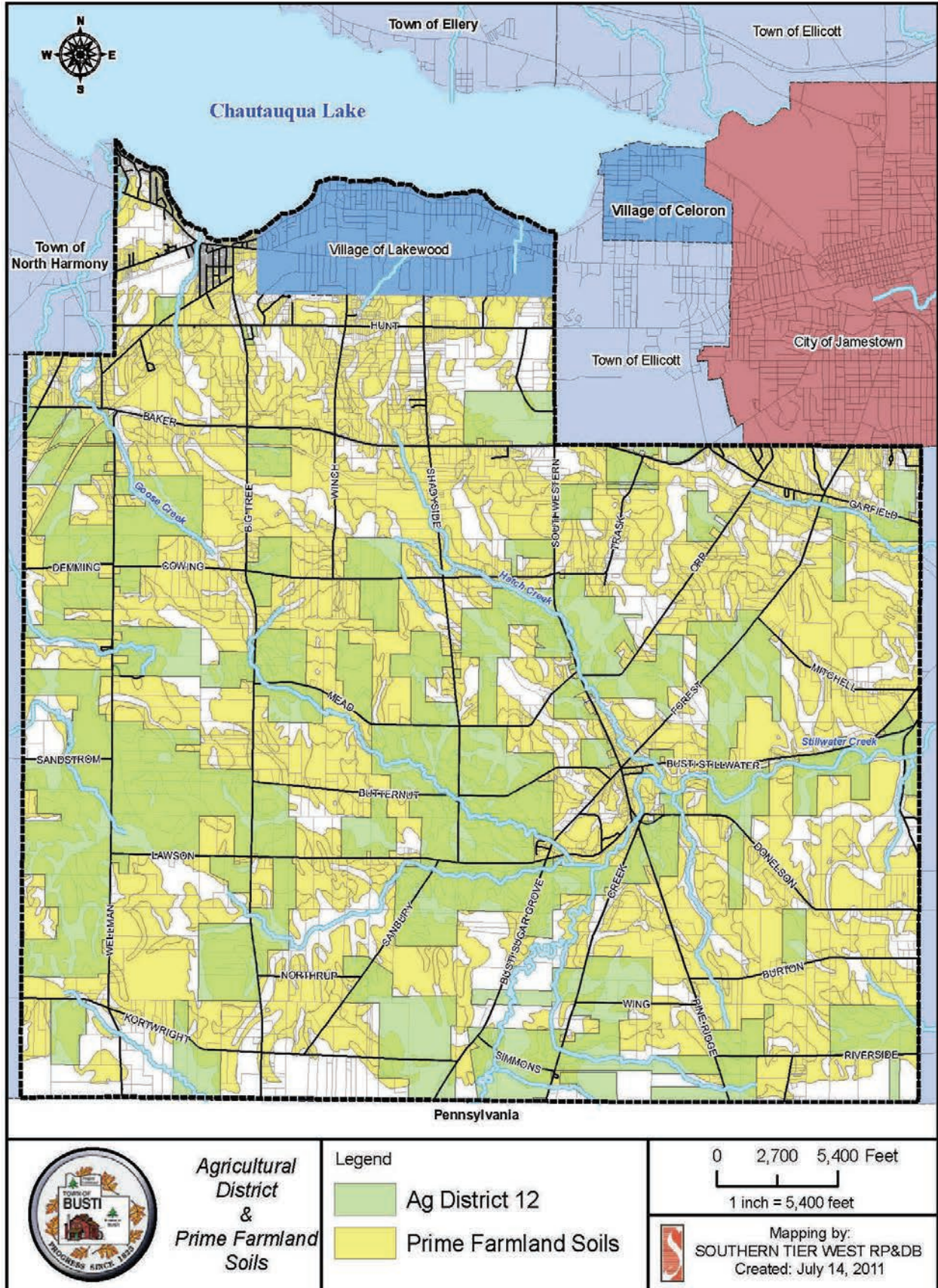
### **Farmland Prioritization**

Various soil quality factors and other criteria affect the importance of an area for continued agriculture. This section identifies features and characteristics that are known to influence farmland use. These criteria include:

- \* Amount of land in prime farmland soils (higher priority with more prime soils);
- \* Amount of land in Soils of Statewide Importance (higher priority with more statewide important soils);
- \* Size of parcel (higher priority with larger parcels);
- \* Compatibility of surrounding uses (higher priority with farmlands that are next to other);
- \* Land in a NYS Agricultural District (higher priority if located within an Agriculture District);
- \* Land currently farmed (higher priority if currently being farmed);
- \* Distance to major highway (higher priority if closer to a major highway because these are lands that have higher development pressure); and
- \* Length of public road frontage (higher priority if longer road frontages because these are lands that have higher development pressure).

The map on the adjacent page represents three of the prioritization factors: road impact, prime farmland soils and land within the New York State Agricultural districts program. These three factors, along with land use development trends, will be key to helping Busti determine how to preserve the “working landscape” in the rural areas that residents value.







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## **Environmental Constraints**

### **Wetlands**

The Town of Busti is home to a number of areas regulated as wetlands. Freshwater Wetlands, wetlands 12.4 acres or larger, are protected under Article 24 of the Environmental Conservation Law of the State of New York. Smaller wetlands are regulated under federal law by the U.S. Army Corps of Engineers.

New York State DEC wetlands are found in several locations in the Town of Busti. The wetlands located along Stillwater Creek, south of the Hamlet, and the Dale C. Robbins Wetland Preserve, along Route 474, are the two largest state wetlands in the Town. Three other wetland areas, all located west of Big Tree Road in the Town, are New York State wetlands as well an additional area within the Village of Lakewood. The smaller federal wetlands regulated by the U.S. Army Corp of engineers are distributed throughout the Town of Busti.

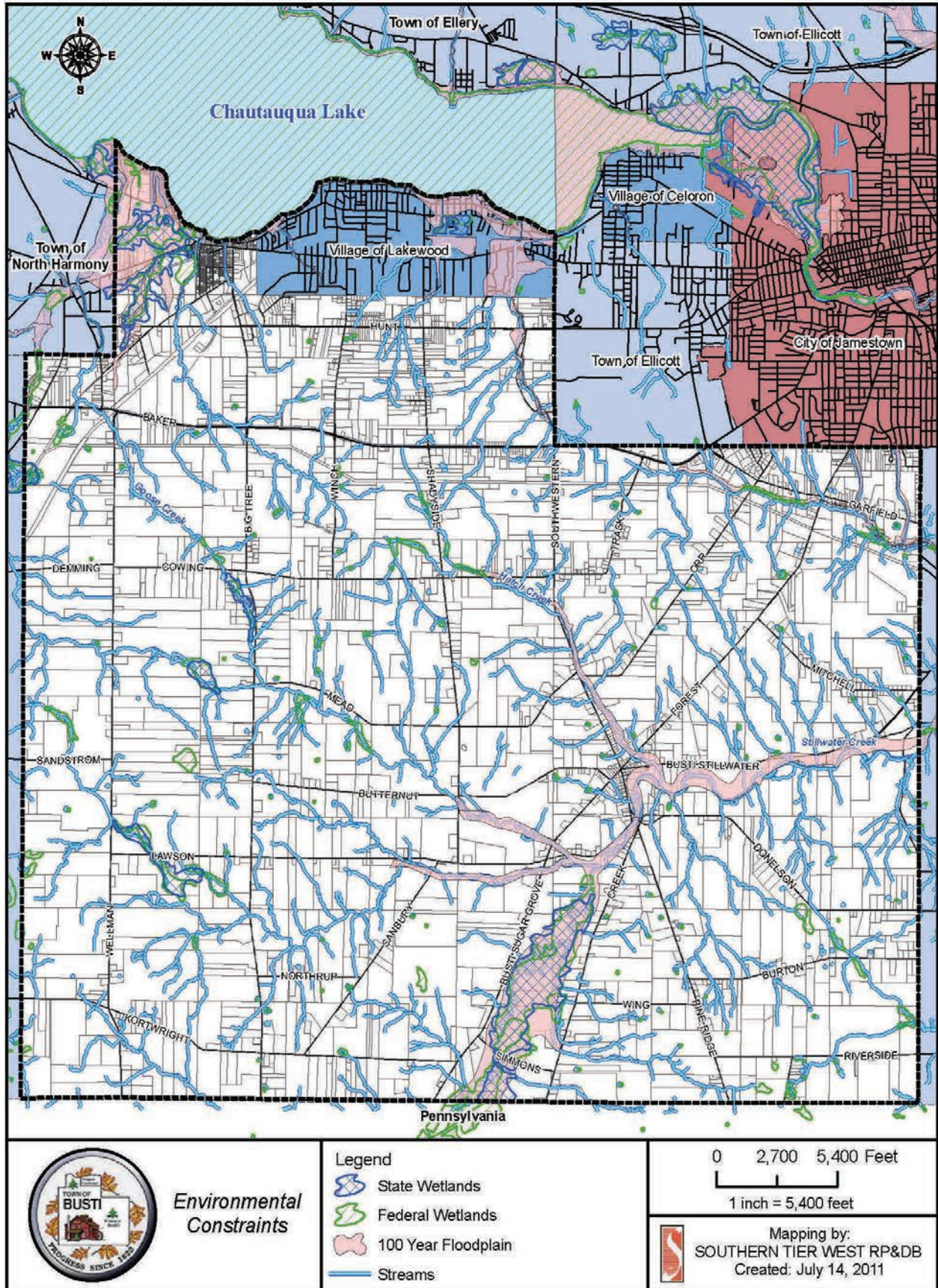


*Simmons Road, Stillwater Creek Wetland*

### **Floodplains**

100-year floodplains are generally defined as areas in which there is a 1% probability of a certain size flood occurring in any given years. Areas designated as floodplains not only influence where and how development occurs, but may also change due to development. The Town of Busti is home to a number of 100-year floodplains, the two largest being the far northwest corner of the Town and the south-central area between Busti-Sugar Grove and Creek Roads. The areas around Stillwater and Hatch Creeks are also considered 100-year floodplains, as is much of the Chautauqua Lake







## VII. Infrastructure

### Transportation Overview

Major highways serving the Town include New York State Routes 394 and 474, and access to Interstate-86 is approximately 6.5 miles from the Town. As a part of the Jamestown region, transportation services are provided through the Chautauqua County Airport, which offers daily commuter service to a larger hub airport.

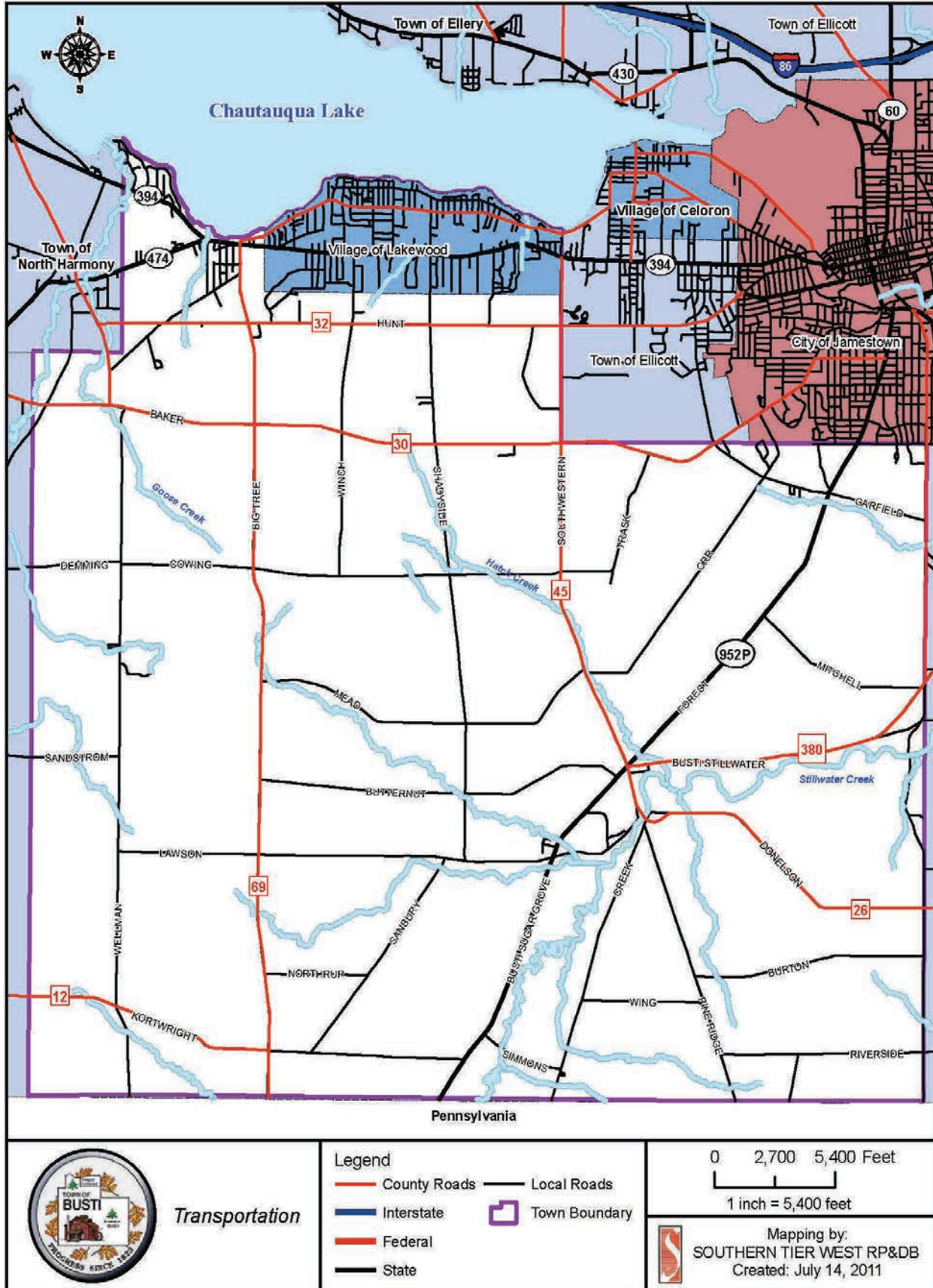
### Roads and Highways

The Town of Busti owns and maintains 64.74 miles of roadway in the Town, and has shared maintenance agreements with the County and the Village for some sections of roadway in the Town. The Town is also served by three state roads: Route 394, Route 474 and Route 952P. Route 394, also known as Fairmount Avenue, is the primary State Route in the Town and runs generally east-west, bisecting the northern part of the Town. Fairmount Avenue is the main commercial and retail corridor for Southern Chautauqua County and other nearby villages and towns.

Data from the New York State Department of Transportation shows that the Average Annual Daily Traffic (AADT) on Route 394 is 22,105 vehicles per day between Southwestern Drive the City of Jamestown east of the Town of Busti. Due to the lack of additional traffic generating roads between Mall Boulevard and Southwestern Drive; the assumption can be made that this segment of road has similar AADT. AADT counts for areas west of Mall Boulevard quickly decline to an AADT count of 10,099. In addition to State Routes, several County Roads traverse the Town, including Hunt Road and Baker Street, each with AADT counts averaging close to 5000 vehicles per day. Other County Roads include those leading into the Busti Hamlet, which are listed as having AADT counts of approximately 2000 to 2500 each. Due to the unusual configuration of the central intersection in the Busti Hamlet, traffic is often counted twice. The estimated AADT count for the intersection is 5486 vehicles per day.

<b>Table 15: AVERAGE ANNUAL DAILY TRAFFIC COUNTS</b>			
<b>Road:</b>	<b>Average Annual Daily Traffic:</b>	<b>Road:</b>	<b>Average Annual Daily Traffic:</b>
NYS Rt. 394 at Southwestern Drive	22105	Busti-Sugar Grove Rd.	2496
NYS Rt. 394 West of Shadyside to Big Tree Rd.	10099	Busti-Stillwater Rd.	2047
NYS Rt. 394 West of Big Tree Rd.	10588	Southwestern Drive	2343
NYS Rt. 474 to N. Harmony	2394	Forest Ave.	2496
Baker St. (Average AADT across Town of Busti)	4645	Donelson Rd (off Mill St.)	1590
Hunt Rd. (Average AADT across Town of Busti)	4584	Busti Five Corner Estimate	5486

*SOURCE: 2009-2010 New York State Department of Transportation*





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## **Public Transportation**

Limited bus service is available in the Town of Busti through the Chautauqua Area Regional Transportation System (CARTS), which serves all of Chautauqua County. CARTS offers both fixed-route city and rural route service to the general public, and demand response service to individuals with disabilities. The only scheduled stops in the Town of Busti are at the Chautauqua Mall, Wal-Mart, Summit Ave and Chautauqua Ave., leaving much of the Town without any public transportation. CARTS service is not available on weekends.

## **Water and Sewer**

### **Water**

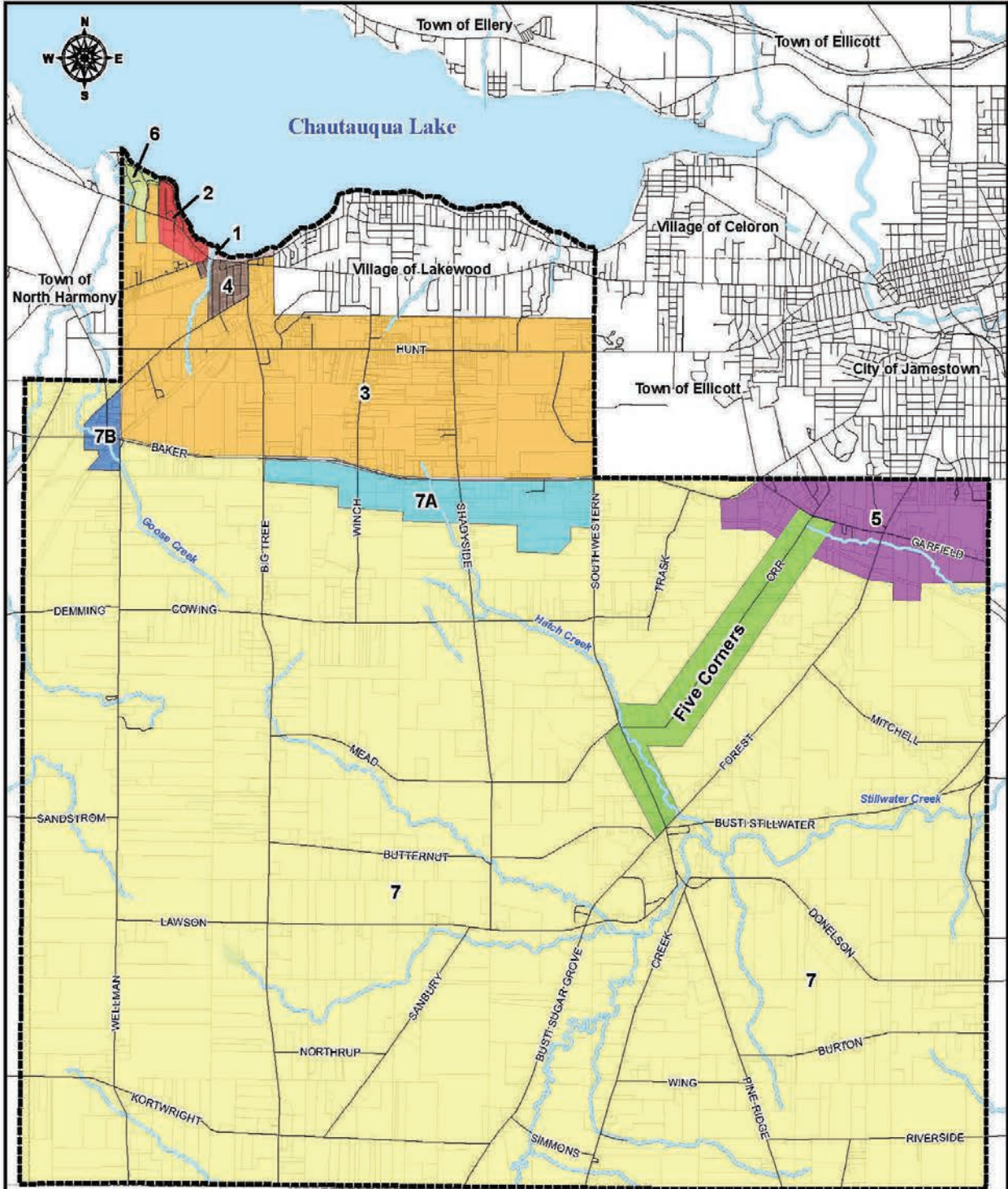
The City of Jamestown Board of Public Utilities provides water to the Village of Lakewood and to three areas of the Town of Busti. The largest of these three areas is the BPU Lakewood/Busti District 19, which approximately include water districts 1,2,3,4, 6, and 7A and 7B on the following Water District Boundaries map. The BPU Jamestown/Busti District 10 is the area adjacent to the City of Jamestown identified as District 5 on the Water District Boundaries map, and BPU Five Corners District 23 is the Five Corners Water Improvement District. The remainder of the Town is served by private wells. Water rates per unit vary by district and basic service charges vary by the size of the meter used. In 2012, rates per unit within the Town of Busti ranged from \$2.83 to \$5.03, although some contracts do not charge for the first two units. One unit equals 100 cubic feet, or 748 gallons of water.

Based on 2010 U.S. Census data on the number of households in the Town of Busti, and the numbers of residential accounts from the tables below, we can estimate that approximately thirty-three percent of households in the Town of Busti are served by municipal water. This figure does not include the Village of Lakewood, where close to 100% of residents have municipal water service.



### **Sewer**

The Town of Busti is primarily served, on a limited basis, by the South and Center Chautauqua Lake Sewer District, with a small district between Garfield and Orr Streets being serviced by the Jamestown Board of Public Utilities. The bulk of the service area is contained within the Village of Lakewood, which has 1,355 residential sewer and 147 commercial accounts. In the Town of Busti, the South and Center Chautauqua Lake Sewer District reports servicing 443 residential sewer accounts and 30 commercial accounts in 2012. Most of these accounts are along Route 394 in the Vukote and Cottage Park areas with some short sewer runs adjacent to the Village limits. These short runs serve the Carlton Homes and Grandview subdivisions, with additional lines along Gleason Road serving Cummins Engine and the Stoneman Industrial Park.

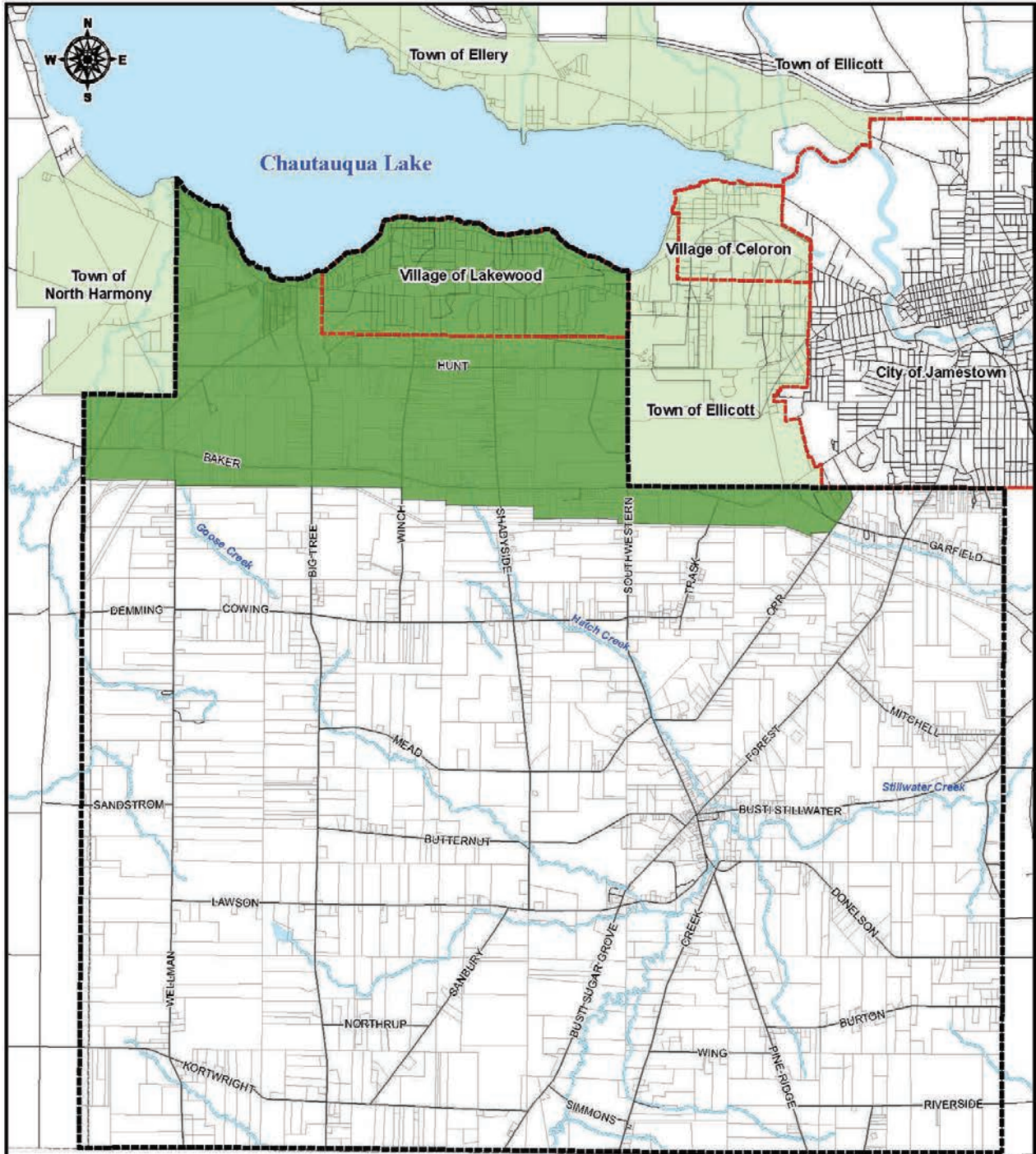
Based on 2010 U.S. Census data on the number of housing units in the Town of Busti and the numbers of residential accounts reported for the Town, we can estimate that approximately twenty percent of households (19.6%) in the Town of Busti are connected to the sewer system. The remaining homes and businesses rely on private septic systems for treatment of wastewater.



Note: The displayed district boundaries are approximate. Please contact the town to verify official district boundary locations.

 <p><b>Water Districts Boundaries</b></p>	<p><b>Legend</b></p> <p><b>Water Districts</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Five Corners Water Improvement District</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFB6C1; border: 1px solid black; margin-right: 5px;"></span> Water District #1</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF69B4; border: 1px solid black; margin-right: 5px;"></span> Water District #2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> Water District #3</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #A0522D; border: 1px solid black; margin-right: 5px;"></span> Water District #4</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Water District #5</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Water District #6</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Water District #7</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> Water Improvement District #7A</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4169E1; border: 1px solid black; margin-right: 5px;"></span> Water Improvement District #7B</li> </ul>	<p>0 2,650 5,300 Feet</p> <p>1 inch = 5,400 feet</p>
	<p>Mapping by: SOUTHERN TIER WEST RP&amp;DB Created: August 1, 2011</p>		





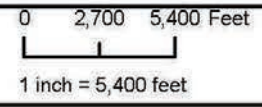
Pennsylvania

Note: Map data from Chautauqua Lake South & Center Sewer District.



**South Sewer District Boundary**

- Legend**
- South Sewer District in Busti
  - South Sewer District



Mapping by:  
**SOUTHERN TIER WEST RP&DB**  
 Created: September 17, 2012

<b>Jamestown Board of Public Utilities Water Service to Town of Busti</b>				
<b>District</b>	<b>Charges</b>	<b>Units</b>	<b>Number of Bills</b>	
11-Lakewood	Total Charges \$ 66,565.07	Units: 15,001	Bills:	Number of 1,638
01-Residential	\$ 41,544.63	9,186		1,366
02-Commercial	\$ 21,757.51	5,185		248
03-Industrial	\$ 2,203.60	573		4
04-Fire	\$ 752.97	-		10
05-Municipal	\$ 112.80	24		2
06-Public Authority	\$ 193.56	33		8
<b>District</b>	<b>Charges</b>	<b>Units</b>	<b>Number of Bills</b>	
10-Jamestown/ Busti	Total Charges \$ 933.82	Units: 266	Bills:	Number of 31
01-Residential	\$ 877.04	248		30
02-Commercial	\$ 56.78	18		1
<b>District</b>	<b>Charges</b>	<b>Units</b>	<b>Number of Bills</b>	
19-Lakewood/ Busti	Total Charges \$ 33,116.71	Units: 5718	Number of Bills: 598	
01-Residential	\$ 22,288.73	3,711		553
02-Commercial	\$ 9,475.39	1,762		42
03-Industrial	\$ 1,194.74	245		1
04-Fire	\$ 141.60	-		2
08-Hydrant	\$ 16.25	-		-
<b>District</b>	<b>Charges</b>	<b>Units</b>	<b>Number of Bills</b>	
23—Busti Five Corners	Total Charges \$ 413.01	Units: 74	Bills:	Number of 18
01-Residential	\$ 394.51	72		16
02-Commercial	\$ 12.27	2		1
04-Fire	6.23			1

*Note: Data provided from Jamestown BPU website—July 2012 Rates*

## Gas and Electric

Electric service is available in the Town of Busti through National Grid, while natural gas is provided primarily through National Fuel Gas Company. The majority of homes in Busti (79.8%) are heated with utility gas, and bottled, tank, LP gas, fuel oil and kerosene account for another 8% of home heating. 7.3% of homes in the Town of Busti heat with electricity, and wood accounts for less than 5%. (Source: American Community Survey 5-year Estimates 2005-2009).

## Broadband Service

The major provider of internet service in the Town of Busti is Windstream Communications. Additionally, Time-Warner Cable provides high speed internet service to a portion of the Town.



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## VIII. Community Facilities & Services

The performance of emergency responders and the availability of cultural amenities help to shape a community and make it a desirable place to live. Each item enhances the quality of life for residents and serves as an attraction for new residents. This section explores the community services that are provided in the Town of Busti.

### **Emergency Resources**

Both paid professionals and volunteers ensure that residents in the Town are adequately protected during emergencies. The Town of Busti and the Village of Lakewood recognize the importance of the perception of safety to both residential and commercial growth and employ an inter-municipal, collaborative approach to emergency response to meet the community's needs.

### **Police**

The Village of Lakewood and Town of Busti Police Departments consolidated in 1982 to form the Lakewood-Busti Police Department (LBPD). The LBPD is the primary provider of police protection in the Town. The LBPD is a full-time, professional force that patrols 48 square miles within the Town of Busti and the Village of Lakewood. The Chautauqua County Sheriff's Department and the New York State Police provide supplemental police services to the Town. The LBPD is located in the Lakewood Village Hall at 20 West Summit Street.

The Lakewood-Busti Police Department currently has ten full-time and nine part-time employees. There are 9 full-time and 8 part-time police officers, 1 full-time support staff and 1 part-time support staff. In 2010, the population of the Town was reported to be 7,351. The area in the Village of Lakewood along Fairmount Avenue (Route 394) serves as the shopping destination for the South County area and receives an additional 15,000-20,000 persons/day that must also be served. The community must provide adequate police coverage to manage both the daily influx and the needs of residents.

Town and Village residents ranked "safety and security" as the third highest advantage to living in the Town of Busti during the recent community survey. Additionally, respondents to the community survey ranked "safety and security" as the second highest reason (19.4% of Town respondents) they might leave the Town. Both Village and Town residents rank the current quality of police services very high. However, the community was more evenly split on whether they would be willing to spend more on police service.

The 2012-2013 budget for the LBPD was approximately \$1.328 million dollars. The Town contracts with the Village for police service and pays a portion of this budgeted cost annually. The Town and Village are currently in contract negotiations to determine the appropriate funding level for the Town to contribute towards this cost. The Town and Village should select a standard that meets each communities respective needs and commit to maintaining that standard as growth occurs. This will ensure that growth does not negatively impact public safety.

**Table 16: CRIME RATE - Busti / Lakewood**

TYPE	1999	2005	2010
Murders	0	0	0
Rapes	0	1	1
Robberies	0	1	3
Assaults	6	1	1
Burglaries	7	12	22
Thefts	143	59	248
Auto Thefts	0	0	5

SOURCE: City-Data.com

## **Fire**

Three Volunteer Fire Departments, operating under a mutual aid system, provide services to the residents of the Town of Busti:

- \* Busti Fire Department – Located at 886 Mill Road in the Busti Hamlet, protects the southern, central and northeastern sections of the Town.
- \* Lakewood Fire Department – Located at 100 Linwood Avenue in the Village of Lakewood, protects the northwestern section of the Town and the Village of Lakewood.
- \* Ashville Fire Department – Now located in Stow, New York, protects a very small corner of the northwest portion of the Town along Baker Street Extension.

The Busti Fire Department (BFD), established in 1939, covers the largest fire district in the Town and provides both fire protection and emergency medical services . The BFD responds to 300 incidents annually on average. Rescue and Emergency Medical Service incidents account for the largest percentage (70%) of the alarms and fires and public service account for approximately 30%. The Lakewood Fire Department responded to over 800 incidents in 2011.



## **Ambulance**

One privately owned company and two volunteer ambulance corps provide service to the Town of Busti. Alstar Ambulance Service in Jamestown, a division of WCA Services, is the private provider and provides both ambulance and Starflight Medevac services. The Busti and Lakewood Fire Departments provide volunteer service to the Town. There appears to be an adequate supply of ambulance services.

## **Health Services**

The Town of Busti is served by WCA Hospital in Jamestown; Warren General Hospital in Warren, Pennsylvania; Westfield Memorial Hospital in Westfield and both Saint Vincent and Hamot Hospitals in Erie Pennsylvania. The close proximity to WCA Hospital, affiliated with University of Pittsburgh Medical Campus through Hamot, creates a population of specialists and doctors to provide most health services for the community. Saint Vincent and Hamot are both larger hospitals, with affiliations, that provide an additional level of specialist within a one hour drive of the Town.

## **Educational Resources**

Schools are important not only for the education service they provide but also for their contribution to defining the character of a community. School districts and municipal governments are independent entities but they are inextricably linked by the economic climate in which they must operate and the individuals that they serve. Often, the decisions made by one entity have a great impact on the other and it is generally in the public interest that the two entities establish and maintain ongoing communication and cooperation.

Four school districts serve residents in the Town of Busti: Southwestern Central, Frewsburg Central, Panama Central and Jamestown City School Districts. Most of Busti's population is served by the Southwestern Central School District. Small portions of the Town are served by the other school districts. During the 2010-2011 school year the Southwestern Central School District had a higher percentage of graduates (82%) that pursued a college education than graduates across the State (78%).

**Table 17: SCHOOL DISTRICT ENROLLMENT DATA - 2000, 2005 and 2010**

School District	Southwestern Central			Frewsburg Central		
	2000-01	2005-06	2010-11	2000-01	2005-06	2010-11
Total Enrollment	1,823	1,609	1,400	1,055	964	861
Attendance Rate	95	95	95	96	96	96
Suspension Rate	3.0	3.0	3.0	0.7	2.0	4.0
% with Free or Reduced Lunch	19.3%	25.0%	26.0%	24.0%	26.0%	31.0%
# of Teachers	143	140	128	78	73	70

*SOURCE: New York State Department of Education School Report Card*

The enrollment statistics for school districts within the Town are reflective of the trends effecting many school districts across the State and across the nation. As the nation's population ages, there are fewer households with children under the age of 18 and school enrollment declines. The Southwestern Central School District had a total enrollment of 1,400 students during the 2010-2011 school year while the Frewsburg Central School District had 861 students, which reflects a continuing decline in enrollment. Enrollment figures in all school districts serving the Town declined between 2001 and 2011 (see Table 17).

Many secondary educational opportunities exist for the residents of the Town of Busti at several nearby locations. Jamestown Community College, with campuses in Jamestown, Dunkirk and Olean, offers Associate Degree programs and several technical training courses through the Manufacturing Technology Institute; Jamestown Business College offers both two and four year degree programs; the State University at Fredonia is a four-year college offering a variety of liberal arts, business, engineering and science programs; and Mercyhurst, Penn State at Behrand and Gannon Universities are all located in nearby Erie, Pennsylvania.

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## **Libraries**

The Hazeltine Public Library, located at the five corners in the Hamlet of Busti, was formed in 1924 and was the first public library in the Town of Busti. The current building was built in 1934 with additions occurring in 1975 and 2004. The Library provides both adult and children programming for residents and provides a variety of materials including books, periodicals, books on tape and wifi and computer access.

Lakewood Memorial Library was formed in 1960 by a group of residents in the Village of Lakewood. The original facility was housed in the Post Office. Due to demand the Library Association held a capital campaign and raised adequate funds to construct the current facility in 1970. Today the facility has a large collection of books, an art gallery and provides a variety of programming for children and adults and is part of the Chautauqua-Cattaraugus Library System.

## **Solid Waste Service**

Solid waste disposal can be managed in many ways in the Town of Busti. The Town of Busti relies on the regional Chautauqua County Landfill, located in the Town of Ellery, for a solid waste disposal site. Residents can take their refuse to the Town of Busti Transfer Station located at the Town Highway Department in the Hamlet of Busti; take it to the County's Falconer Transfer Station or contract with one of many private haulers to have it picked up. Village of Lakewood residents have curbside trash pickup weekly that is provided by the Village

## **Parks**

The Town of Busti is home to several small public parks with limited recreational amenities. The Hamlet of Busti contains a small park developed with picnic areas and trails. The Busti Hamlet Committee is working to add additional features to the park and incorporate other features from the surrounding hamlet area.

The Veteran's Park, located on the point at the Hamlet of Busti's main intersection, is the most recent addition to these small but important local green spaces.

Although not your typical "park" area, the Town of Busti conserved an important 44.5-acre wetland by creating a Wetland Preserve along the east side of NYS Route 474. The Wetland Preserve is named for long-time former supervisor Dale C. Robbins. This parcel is undeveloped, lacks parking, and is not currently suited to public recreational use.

The final undeveloped park area within the Town is Wellman State Forest, which is located on Wellman Road and encompasses 447 acres of diverse woods. The area has no established trails but is suited to hiking, cross-country skiing, and hunting. Old well roads can be used to access various parts of the property.

## **Recreation and Trails**

The Town of Busti offers a variety of recreational opportunities. The newest is Loomis Park which was developed on land donated in 1996 by the estate of Edward F. Loomis, Jr. Loomis Park is -



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- located between Loomis Bay Road and Vukote Road and provides area residents with soccer fields, pickle ball, tennis and volleyball courts, a children's playground and two basketball courts, along with picnic and walking facilities and a pavilion. The Town also maintains Earl W. Lawson Park on Lawson Road. Lawson Park includes a pavilion which can be reserved and rented for a nominal fee. The park includes basketball, baseball, tennis, and volleyball facilities. A gazebo in the Busti Hamlet is used for Memorial Day services and community events such as summer concerts.

Within the Village of Lakewood are Richard O. Hartley Park, known as Lakewood Beach, offers a swimming beach, playground, tennis and basketball courts, picnic facilities, and a gazebo where concerts are held in the summer season. A recent addition to Hartley Park in Lakewood is public docks for access from the Lake to both the Park and Lakewood's downtown.

Lakewood is also home to Veterans Park on East Terrace, with a basketball court, Lowe Park on West Terrace, for passive lakefront recreation, Packard Field, which provides baseball fields for child and adult leagues as well as the Southwestern Central School baseball team and space for midget football and soccer. Lagrega Field offers baseball and tennis courts.

Recreation needs for Town of Busti residents are met in part by the Busti-Lakewood Recreation Center, located in Lakewood but serving both Town and Village residents. The Center offers programming including fitness classes, card games, and other classes and activities throughout the year. The Recreation Commission also hosts a summer playground program for local children. The Town of Busti currently lacks off-road multiuse trail for hiking, biking, or other activities. Many of Busti's rural roads are well-suited to recreational road cycling, and New York State Bicycle Touring Route 17 passes through the Town along Route 394.

A majority of Community Survey respondents report that they would encourage additional development of parks and recreational facilities in the Town of Busti. Additionally, parks were ranked just behind the libraries as the most utilized public facilities.



<b>MUNICIPAL</b>	<b>RECREATIONAL ASSET</b>	<b>LOCATION</b>	<b>DESCRIPTION</b>
BUSTI	<b>Edward F. Loomis Jr. Park</b>	9 Loomis Bay Road, Ashville	Playground, tennis courts, soccer fields, basketball
BUSTI	<b>Jamestown Skeet &amp; Trap</b>	1310 Hunt Rd - South of Gleason Rd	Skeet & Trap
BUSTI	<b>Maplehurst Country Club</b>	1508 Big Tree Rd (Eastside of road)	Public golf course
BUSTI	<b>NY State Lands</b>	East of Wellman & South of Kortwright Rds	Reforested state land
BUSTI	<b>Seaman's Speedway</b>	4150 Kortwright Rd	Racetrack
BUSTI	<b>Busti Men's Association</b>	4191 Nutt Rd (Southside of road)	Social organization
BUSTI	<b>Busti Trap &amp; Skeet Club</b>	1181 Southwestern Dr (Westside of road)	Skeet & Trap
BUSTI	<b>Sunset Valley Golf</b>	724 Hunt Rd	Public golf course
BUSTI	<b>South Hills Country Club</b>	3108 Busti-Stillwater Rd (South - Mitchell Rd)	Public golf course
BUSTI	<b>Forest Heights (Now Vacant)</b>	Forest Ave & Mitchell Rd intersection	Public golf course - currently vacant
BUSTI	<b>Jamestown Rifle Club</b>	2882 Busti-Stillwater Road	Shooting sports
BUSTI	<b>Earl W. Larson Town Park</b>	3359 Lawson Rd, Jamestown	Picnic and playgrounds
BUSTI	<b>Busti Fireman's Grounds</b>	North of Lawson Rd	Fireman's Grounds
BUSTI	<b>Busti Historical Society</b>	3443 Lawson Road, Jamestown	Museum
BUSTI	<b>Busti Veteran's Monument Park</b>	Busti-Stillwater Road & Forest Avenue	Monument
BUSTI	<b>Levin-Levine Park</b>	Southwestern Drive	
LAKWOOD	<b>Busti-Lakewood Community Center</b>	9 W. Summit Ave.	Recreational programming -fitness classes, cards, social events
LAKWOOD	<b>Lakewood Community Park</b>	E. Terrace Ave.	Boat launch, picnic area
LAKWOOD	<b>Veterans Park</b>	Near intersection of E. Summit and E. Terrace Avenues	Basketball, playground
LAKWOOD	<b>YMCA Facility (tennis, etc.)</b>	183 Fairmount Ave (North side of road)	Other indoor sports, outdoor play-space
LAKWOOD	<b>YWCA (Lake facility)</b>	187 E. Terrace Ave (North side of road)	Indoor sports, outdoor playground, lakefront
LAKWOOD	<b>Chautauqua Lake Yacht Club</b>	4 Lake Street, Lakewood	Private - Improved beach, launch, bldg., parking, etc.
LAKWOOD	<b>Hartley Park (Village)</b>	North of Terrace Ave (along lakeshore area)	Improved beach, tennis, basketball, playground, gazebo.
LAKWOOD	<b>Chautauqua Cinema 8</b>	171 Fairmount Ave	Motion picture theaters
LAKWOOD	<b>Packard Field - SWCS Athletic Field</b>	East of Bentley Ave / South of Summit St	Athletic fields for baseball, softball, soccer, football
LAKWOOD	<b>LaGrega Park Baseball &amp; Tennis (Village)</b>	East of Linwood Ave / South of Summit St	Baseball, tennis courts
LAKWOOD	<b>Lakewood Fireman's Grounds</b>	Pleasantview / E. Summit Avenue	Banquet Hall







**Table XXX: CHAUTAUQUA LAKE WATERSHED MANAGEMENT PLAN**

Recommended Regulatory Strategy	Timeframe
Add language addressing water quality to the Purpose and Objectives section of Zoning Ordinance.	Y1
Add Chautauqua Lake Water Quality Restoration and Protection Overlay (LWQO) section to Zoning Ordinance. This overlay district should be located along all water body shorelines.	Y1
Add “shorelines” to the definitions section of Zoning Ordinance. This definition should include the shorelines of lakes, streams, creeks, ponds, wetlands, and other water bodies.	Y1
Develop guidelines for a naturally vegetated (preserved or planted) water quality buffer adjacent to all shorelines.	Y1-Y2
Develop guidelines for a naturally vegetated (preserved or planted) water quality buffer adjacent to all shorelines.	Y2
Develop standards for limiting the amount of “total impervious surface area”.	Y2
Add “total impervious surface area” to the definitions section of Zoning Ordinance.	Y2
Amend their Zoning Ordinance to include a detailed list of design elements addressing the proposed development’s impact on water resources and quality (e.g., stormwater management plans, soil erosion/sediment control plans, impervious surface area).	Y2-Y3
Amend the Zoning Ordinance to allow cluster development and Planned Unit Developments (PUDs) with the explicit purpose of protecting water quality.	Y2-Y3
Develop and implement a stormwater, sedimentation, and erosion control ordinance that is consistent with the NYSDEC framework specifically addressing proposed developments that disturb less than 1 acre.	Y2-Y3
Develop and implement an ordinance regulating development on steep slopes.	Y4-Y5
Add “accessory structure or use” to the definitions section of Zoning Ordinance.	Y4-Y5
Add “storage structure” to the definitions section of Zoning Ordinance.	Y4-Y5
Require a special use permit for accessory structures located less than 50 feet from the shoreline. No new or replacement accessory structure should be permitted for placement within 25 feet of the shoreline, however, and the square footage of all accessory structures should count toward the total impervious surface area percentage allowed on a shoreline lot.	Y4-Y5
If shared shoreline access for new development is allowed, amend Zoning Ordinance to prohibit parking within 50- feet of the shoreline.	Y4-Y5

SOURCE: Chautauqua Lake Watershed Management Plan - 2011



**Table XXX: CHAUTAUQUA LAKE WATERSHED MANAGEMENT PLAN**

<b>Recommended Capital Strategy</b>	<b>Timeframe</b>
Use diversion ditches to intercept runoff water and reduce soil erosion on cultivated steep slopes, where appropriate.	Ongoing
Implement strip cropping on croplands where slopes range between 2 and 10 percent.	Ongoing
Use cover crops during the off-season on a consistent basis, where appropriate.	Ongoing
Implement no-till crop production where practicable. Ongoing Protect/preserve/restore natural stream bank buffers to at least 50 feet on either side of a stream.	Ongoing
Where natural stream bank buffers are not possible, install vegetative filter strips which extend at least 50 feet on each side of the stream.	Ongoing
New development should preserve natural landscape features, such as forests, drainage patterns, and native vegetation. Efforts should also be made to preserve the remaining natural shoreline.	Ongoing
For new and existing development with lakeshore frontage, a buffer strip of native vegetation (e.g., wild flowers, shrubs, or trees) should be planted between the maintained lawn and the shoreline.	Ongoing
Limit the extension of municipal sewer and water lines into new areas until capacity in existing areas is maximized.	Ongoing
Use zoning regulations to focus development in already developed locations (i.e., nodes).	Y1-Y2
Install fences to keep livestock from streams and associated riparian buffers where not already in place.	Y1-Y2
Restore unstable stream banks, particularly in areas characterized by steep slopes and highly erodible lands. This should be accomplished using BMPs to be based on in-field conditions	Y3-Y5
Reduce the effective impervious surface of existing development by retrofitting sites with rain barrels, bioswales, infiltration trenches, and other Low Impact Development (LID) strategies.	Y4-Y5

SOURCE: Chautauqua Lake Watershed Management Plan - 2011



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## II. Vision

*The Town of Busti is a friendly and safe community offering a multitude of advantages to those who live here: scenic beauty, preserved open spaces, responsive government, recreational opportunities, a mix of housing options, and a solid business and manufacturing base. The Town celebrates its agricultural heritage by preserving open space and supporting farming, while encouraging business, industry, and residential development to locate and expand in appropriate areas of the Town. Recognizing the value of its lakeside location, Busti maintains public connections to Chautauqua Lake and supports the health of the Lake and the Chautauqua Lake Watershed. Busti offers a balance of residential options from wide-open rural to lakeside village living, for families, seniors, and second home-owners. With expanded job opportunities, continued growth of retail conveniences, and more living options, Busti will experience growth at a rate that still allows it to maintain the rural and friendly character valued by residents.*

