

**MINUTES  
TOWN OF BATAVIA  
ZONING BOARD OF APPEALS  
PUBLIC HEARING  
JULY 21, 2014**

**RE: HUNT ENGINEERS- 3989 WEST MAIN ST RD- AREA VARIANCE**

Chairman Gary Diegelman called the public hearing to order at 7:00 PM. The notice, as published in the Batavia News was read by the Chairman. The purpose of the public hearing is to obtain approval for an area variance for parking and height of 116 Unit Senior Housing Complex.

Mr. Ben Gustafson from Hunt Engineer and Jocelyn Bos from Calamar presented their project to the ZBA. They are looking to build a 116 unit senior housing complex, three story wood frame construction with residential style peak roof. They would be providing some garage spaces but mostly exterior parking. They are proposing 1.5 parking spaces per unit, 2 spaces is required per code. They feel there will be substantial parking provided for residence and visitors after researching other facility's parking. They are also looking for a height variance. They will have a 4/12 pitch on building which would give the height of 38', 35' is allowed per code.

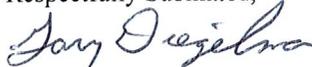
Gary Diegelman opened the public hearing to any questions the residents may have.

Brian Kemp, 3977 West Main Street Road, asked how many bedrooms are the units. Mr. Kemp also asked if the demand for the 116 unit is necessary. Calamar has done a study for this area and they feel there is a demand for this type of housing. Mr. Kemp asked if there could be a fence constructed to separate his property from the Housing Unit. Calamar would construct a fence to satisfy his concern. He was also concerned with the traffic pattern and also the exit/entrance to this proposed unit.

Doug Smart, 3927 West Main Street Road, what stops other people under 55 moving into the apartments when the current tenant cannot afford the unit any longer? Hunt Engineer stated that the complex has a manger on site that monitors those incidents.

When no further comments or opinions were expressed, the public hearing was closed at 7:40pm.

Respectfully Submitted,



Gary Diegelman  
ZBA Chairman



Sandra Baubie  
Secretary