

**Related Stories**

**BDN NEWS**

- Top 5 Buffalo Bills players 25-and-under
- WATCH: Alexander boys rally for 55-50 win over O-A
- CIANFRINI: Legislature Chairman says nursing home sale creates opportunities amid challenges during state of the county address
- Buddy come home: Dog wanders into UMMC ER for help
- Today is National Pizza Day

**BDN BUSINESS**

- Today is National Pizza Day
- A new barbershop offers old fashioned straight-razor shaves
- New Dollar General approved in Village of Castle

**BDN FRONT PAGE SPOTLIGHT**

- WATCH: Alexander boys rally for 55-50 win over O-A
- CIANFRINI: Legislature Chairman says nursing home sale creates opportunities amid challenges during state of the county address
- Buddy come home: Dog wanders into UMMC ER for help
- Today is National Pizza Day
- Eight-unit DePaul housing unit set for 2018 construction in Batavia

**BDN LATEST NEWS**

- Top 5 Buffalo Bills players 25-and-under
- WATCH: Alexander boys rally for 55-50 win over O-A
- CIANFRINI: Legislature Chairman says nursing home sale creates opportunities amid challenges during state of the county address
- Buddy come home: Dog wanders into UMMC ER for help
- Today is National Pizza Day

## Eight-unit DePaul housing unit set for 2018 construction in Batavia

By JIM KRENCIK  
JKRENCIK@BATAVIANEWS.COM  
PUBLISHED: THURSDAY, FEBRUARY 9, 2017 AT 12:30 AM

◀ PREV Item 1 of 1 NEXT ▶



Courtesy of SWBR Architects  
A rezoning request to be placed before the Genesee County Planning Board on Thursday will reclassify two East Main Street parcels to a residential classification. The action would support DePaul's planned 80-unit housing project, which could begin construction next spring.

ATI

BATAVIA — Rezoning three East Main Street properties will make one match its long-standing use and allow 80 units of housing targeted at vulnerable populations at the others.

The Genesee County Planning Board will consider a referral Thursday to rezone Batavia Gardens, 679 E. Main St., from a non-conforming, pre-existing use. It would also reclassify adjacent parcels at 661 and 665 E. Main St. from industrial to residential classification ahead of a project planned by DePaul Community Services.



DePaul, a Rochester-based not-for-profit, constructed the Batavia Apartment Treatment Program, a 42-bed facility on East Main Street in 2010. President Mark Fuller said there's still an intense need in Genesee and neighboring counties for more projects like it.

"There's a huge need for affordable housing, (what can support) a lot of people making \$10, \$11, \$12 an hour," Fuller said. "We just opened in Canandaigua and we filled (occupancy) in 14 days. All these rural counties have a very big need for affordable housing because the available jobs don't allow for other levels of housing."

DePaul committed last autumn to build new facilities in Genesee, Orleans and Wyoming counties as part of a \$2.6 billion statewide plan to develop supportive housing units for vulnerable populations such as the working poor, seniors and veterans.

DePaul Batavia Square is set to have 30 units for residents with special needs, primarily seniors; 10 specified for veterans, 20 for workforce housing, 16 general affordable units and four market-rate units.

A site plan for the project will be filed later this spring — with a spring 2018 construction date targeted

"The biggest (variable) is financing," Fuller said. "The state budget isn't out yet, and with the potential change in federal tax rates, the equity markets have dried up, so it's all in flux ... but we know New York is still going to want to support affordable housing, so we want to be in the front of the line (when everything is settled)."

DePaul's proposal carries the same spirit as past projects but a far different design. A site plan provided by SWBR Architects shows six buildings — two multi-story apartment buildings and four sets of town homes staggered into half-circles around a central green space.

It's a very "green" design, Fuller said.

Solar panels cover shelters over much of the site's parking, along with several roofs and two small fields in the back of the parcel.

Vegetated "green roofs" would be located over both the two-, and three-story, 24-unit buildings and shared laundry facilities in each town home.

"A lot of what we're doing now is mixed-use, with more diversity because of our populations," Fuller said. "The trend in affordable housing is to mix up the design and have less density."

In addition to Batavia, an under-construction project in Lockport, and a planned 60-unit senior housing project in Le Roy, DePaul is continuing to work on projects in Orleans and Wyoming counties.

A planned 48-unit complex in the former Champion knitting factory in Perry is the closest to approval. It's working through the village's zoning and planning boards, Fuller said.

In Albion, DePaul is working to secure complete ownership of a handful of parcels near the terminus of South Liberty Street. Fuller said a strip of land in the site was taken by the village in a tax foreclosure and would be transferred soon, but the project is lagging a few months behind the others.

The Albion site, located west of the Hoag Library, would have 50 units.

"Every community we're working in has been great," Fuller said. "We've really tried to find if (the community) has an abandoned building or something that we could fix up. We don't want to take down some houses on Naramore Drive, but find areas that are under-utilized."