

DRAFT



GCEDC Housing Committee Meeting

Thursday, May 7, 2026

Location: 99 MedTech Drive, Innovation Zone

3:00 p.m.

MINUTES

ATTENDANCE

Committee Members: M. Gray, P. Zeliff, C. Yunker, P. Battaglia

Staff: M. Masse, L. Farrell, K. Galdun, J. Krencik, P. Heimlich, C. Suozzi

Guests: B. Curtis (Curtis Housing)

Absent:

1. Call to Order / Enter Public Session

P. Battaglia called the meeting to order at 3:00 p.m. in the Innovation Zone.

Presentation – Curtis Housing Project – B. Curtis has served as a Technology Education teacher at Amherst High School for the past 30 years and is preparing for retirement. Throughout his teaching career, he has also pursued his passion for homebuilding, constructing 10 homes in the Genesee County area, including properties on River Street and Linwood Avenue in Batavia, NY. Upon retirement, he intends to transition into homebuilding full time.

The proposed project is located on property he owns at 120–122 Pearl Street in the City of Batavia, which he purchased in 2022. Around the same time, he also acquired Orleans Avenue Extension from the City of Batavia. Using these properties, he is proposing the development of three market-rate, high-end luxury duplexes designed for residents age 55 and older. The homes would feature ranch-style layouts with no-step entryways and open-concept floor plans.

The site also presents opportunities for future expansion, contingent upon the acquisition of additional surrounding parcels. Mr. Curtis currently has a signed Purchase Agreement in place with one neighboring property owner who intends to subdivide and sell a portion of their parcel, increasing the amount of developable land available for the project.

The development is planned in phases. Phase 1 would consist of the construction of three duplexes, with the primary access coming from Orleans Avenue Extension rather than Pearl Street, creating a quieter dead-end street setting for future residents. Phase 2 would include an additional duplex and a single-family home, pending completion of the adjacent property acquisition. Mr. Curtis would serve as both the contractor and builder for the project and anticipates that construction of each duplex would take approximately one year to complete.

B. Curtis left the meeting at 3:38 p.m.

1a. Executive Session:

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C. Yunker made a motion to enter executive session at 3:38 p.m. under the Public Officers Law, Article 7, Open Meetings Law Section 105 for the following reasons, seconded by M. Gray and approved by all members present:

1. The medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation.

1b. Enter Public Session – C. Yunker made a motion to enter back into public session at 3:54 p.m., seconded by P. Zeff and approved by all members present.

2. Chairman’s Report & Activities

2a. Agenda Additions / Other Business – Nothing at this time.

2b. Minutes: March 4, 2025

C. Yunker made a motion to recommend approval of the March 4, 2025 minutes; the motion was seconded by M. Gray. Roll call resulted as follows:

C. Yunker – Yes
M. Gray – Yes
P. Battaglia – Yes
P. Zeff – Yes

The item was approved as presented.

3. Discussions / Official Recommendations to the Board:

3a. Nothing at this time.

4. ADJOURNMENT

As there was no further business, P. Zeff made a motion to adjourn at 3:55 p.m., seconded by M. Gray and passed unanimously.