



# Buffalo Environmental Management Commission

## MINUTES

Meeting of Wednesday, April 20, 2016

The meeting started at 8:35 AM and was held in Room 901 City Hall.

**Commissioners Attending:** A. Robinson, J. Hackney, C. Grieco, J. Gardella, F. Armento

**Not Attending:** D. Hahn-Baker

**Others Attending:** D. Sutton (COB support staff), N. Marrero (COB), D. Riker (C & S Engineers), T. Rider (Trautman Associates), M. Romanowski (Hopkins Sorgi & Romanowski)

**Minutes** – Minutes for the November 2015 and January 2016 meetings were tabled. There were no meetings for December 2015, February and March 2016. J. Gardella to provide meeting minutes for July 2015.

### SEQRA/Sustainable Development

1. N. Marrero attended to address questions regarding the DGEIS for the City's Green Code. She indicated that the Green code would go to a Legislative hearing for adoption. C. Grieco wanted to know if there was still time to make changes or comment on the DGEIS. The deadline for comments is this Friday, 4/22/2016.

There was a general discussion regarding the repeal of Chapter 168 of the City Charter, which may affect how or what is referred to the BEMC for review and comment. There was a concern that the repeal could reduce the Commission's statutory role.

C. Grieco recognized that the DGEIS calls for the repeal of Chapter 168 and that there are some ramifications for doing that, some portions of the Chapter are worth revising. The repeal is a legislative action, however, the Commission wishes to be engaged to discuss the revision during the legislative action.

J. Gardella requested to have N. Marrero attend next month's meeting to keep the Commission up to date.

2. M. Romanowski, D. Riker and T. Rider attended to present information on the development of the former Freezer Queen property. The proposed development is a 23 story apartment complex adjacent to a 3 story parking ramp. The project includes two restaurants, one ground level and one on the third floor, open to the public. The roof of the parking ramp will be the location of tennis courts and other outdoor recreation. Dockage for boats is also being considered, along the hardened shoreline.

The apartments will be one or two bedrooms. The approximately 20 acre property has been rezoned to residential to accommodate the development. The initial development site will be approximately 7.5 acres, with 7.5 additional acres undeveloped at this time. The remaining 5 acres are underwater.

The project has applied to and has been accepted into the NYSDEC Brownfield Cleanup Program and is located within the boundaries of the Buffalo Harbor Brownfield Opportunity Area. The discussion noted that there is a significant amount of industrial fill on the property and at least one area that contains petroleum contamination. NYSDEC will oversee any environmental remediation activities that are required prior to redevelopment.

There was a general discussion regarding the status of SEQRA/lead agency concerns. Additional information will be provided before BEMC's May 18, 2016 meeting.

Other information included:

- There will there be public access from the bike path to on-site areas and restaurants. The property owner is examining ways to provide public access to the water's edge on other areas of the property.
- Aspects of stormwater runoff mitigation. The project will reduce the amount of hardscape on the property and use onsite features to reduce runoff.
- A traffic study for the project indicates that traffic for the development will be less than that during operation of the former Freezer Queen facility.
- The boat storage business that was located on the property has be relocated to an adjacent property.

#### **Other**

- The discussion of childhood lead concerns was tabled until next month since D. Hahn-Baker was not able to attend.

The meeting was adjourned at 10:00 AM. The next meeting is scheduled for May 18, 2016.