

CITY OF BUFFALO  
REDEVELOPMENT PROJECT  
FOR THE  
ELLICOTT DISTRICT REDEVELOPMENT PROJECT  
AUGUST 2, 1957, AS AMENDED  
OCTOBER 5, 1971 / E/76

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REDEVELOPMENT PLAN FOR THE  
ELLICOTT DISTRICT REDEVELOPMENT PROJECT

The Redevelopment Plan for the Ellicott District Redevelopment consists of the following narrative plan and the attached maps dated as follows:

1. The Project Boundary Map dated January 8, 1957.
2. The Project Area Plan dated March 22, 1957, as amended.
3. The Rights-of-way Adjustment Plan dated March 22, 1957.
4. The Zoning Plan dated January 4, 1957.
5. The Combined Sewer Plan dated February 7, 1957.
6. The Water System Plan dated February 14, 1957.
7. Other Public Utilities, Fire and Police Signal System dated March 21, 1957.
8. Other Public Utilities, Whiteway Lighting dated April 17, 1957.

Description of the Boundaries of the Ellicott District Redevelopment Project.

BEGINNING at the point of intersection of the north right-of-way line of William Street with the east right-of-way line of Jefferson Avenue, running thence southerly along the east right-of-way line of Jefferson Avenue to the south right-of-way line of Clinton Street; thence westerly along the south right-of-way line of Clinton Street to the east right-of-way line of Spring Street; thence southerly along the east right-of-way line of Spring Street to the north right-of-way line of South Division Street; thence easterly along the north right-of-way line of South Division Street to the east right-of-way line at Jefferson Avenue; thence southerly along the east right-of-way line of Jefferson Avenue to the south right-of-way line of Swan Street; thence westerly along the south right-of-way line of Swan Street to the west right-of-way line of Michigan Avenue; thence northerly along the west right-of-way line of Michigan Avenue to the north right-of-way line of South Division Street; thence easterly along the north right-of-way line of South Division Street to the west right-of-way line of Pine Street; thence northerly along the west right-of-way line of Pine Street to

the south right-of-way line of Eagle Street; thence westerly along the south right-of-way line of Eagle Street to the west right-of-way line of Michigan Avenue; thence northerly along the west right-of-way line of Michigan Avenue to its intersection with the westerly projection of the north right-of-way line of William Street as projected westerly in a straight line from Jefferson Avenue; thence easterly along the said north right-of-way line of William Street as so projected to the east right-of-way line of Jefferson Avenue at the point or place of beginning.

The following parcels within the boundaries of the redevelopment project are not to be acquired by the Local Public Agency under this project;

Parcels C-1-35, C-1-37, C-1-38, C-1-42, and C-1-43 of the Property Map "C" Friendship Mission Baptist Church, 145 Hickory Street, Buffalo, N.Y.

Area: 11,796.82 sq. feet

Beginning at a point in the northerly line of Clinton Street, fifty-one (51) feet westerly from the intersection of the westerly line of Hickory Street with the northerly line of Clinton Street running northerly along a property line parallel with Hickory Street for a distance of eighty-seven (87) feet; thence running easterly along a property line parallel with Clinton Street for a distance of fifty-one (51) feet to the westerly line of Hickory Street; thence running northerly along said westerly line of Hickory Street for a distance of forty-four (44) feet; thence running westerly on a property line parallel with Clinton Street for a distance of one hundred twenty-four (124) feet to the easterly line of Sylvan Alley; thence running southerly along the easterly line of Sylvan Alley for a distance of one hundred thirty-one (131) feet to the northerly line of Clinton Street; thence running easterly along said northerly line of Clinton Street for a distance of seventy-two and eighty-six one-hundredths (72.86) feet to the point of beginning, be the same more or less.

Parcels D-4-1, D-4-9, D-4-10, D-4-11, D-4-20 through D-4-33 of the  
Property Map "D"

Emergency Hospital of Sisters of Charity, 103 Pine Street, Buffalo, N.Y.

Area: 56,377.50 sq. feet

BEGINNING at the point of intersection of the southerly line of Clinton Street with the westerly line of Pine Street and running thence south on said westerly line of Pine Street for a distance of three hundred sixty-three and a half (363.5) feet to the northerly line of Eagle Street; thence running westerly along said northerly line of Eagle Street for a distance of one hundred fifty-seven (157) feet; thence running northerly on a property line parallel with the westerly line of Pine Street for a distance of one hundred (100) feet; thence running easterly on a property line parallel to the northerly line of Eagle Street for a distance of twenty-eight (28) feet to a property line midway between the westerly line of Pine Street and the easterly line of Union Street; thence running northerly on said property line parallel with the westerly line of Pine Street for a distance of eighty-eight (88) feet; thence westerly along a property line parallel to the northerly line of Eagle Street for a distance of one hundred twenty-eight (128) feet to the easterly line of Union Street, thence running northerly along said easterly line of Union Street for a distance of one hundred and five (105) feet; thence running easterly on a property line parallel to the southerly line of Clinton Street for a distance of one hundred (100) feet; thence running southerly along a property line parallel to the easterly line of Union Street for a distance of thirty (30) feet; thence running easterly along a property line parallel to the southerly line of Clinton Street for a distance of eighty-four (84) feet; thence running northerly along a property line parallel with the westerly line of Pine Street for a distance of one hundred and a half (100.5) feet to the southerly line of Clinton Street, thence easterly along said southerly line of Clinton Street for a distance of seventy-two (72) feet to the point of beginning be the same more or less.

Parcels E-2-35, E-2-36, E-2-37, E-2-38 of the Property Map "E"

Durham's Memorial Zion Church

Area: 9,125 sq. feet

BEGINNING at a point on the northerly line of Eagle Street, twenty-one (21) feet easterly from the intersection of the easterly line of Michigan Avenue with said northerly line of Eagle Street, thence easterly on said northerly line of Eagle Street for a distance of ninety-one and twenty-five one-hundredths (91.25) feet; thence northerly along a property line parallel with the easterly line of Michigan Avenue for a distance of one hundred (100) feet; thence westerly along a property line parallel to the northerly line of Eagle Street for a distance of ninety-one and twenty-five one-hundredths (91.25) feet; thence southerly along a property line parallel to the easterly line of Michigan Avenue for a distance of one hundred feet to the northerly line of Eagle Street and point of beginning, be the same more or less.

Parcels F-3-13, F-3-14, and F-3-15 of the Property Map "F"

St. Columba's Roman Catholic Church Society of the City of Buffalo

Area: 40,755.12 sq. feet

Beginning at a point of intersection of the easterly line of Hickory Street and the northerly line of North Division Street and running thence northerly along said easterly line of Hickory Street for a distance of two hundred and fifty-six (256) feet to the intersection of the easterly line of Hickory Street and the southerly line of Eagle Street; thence easterly along the southerly line of Eagle Street for a distance of one hundred fifty-nine and twenty-five one hundredths (159.25) feet; thence southerly along a property line parallel to the easterly line of Hickory Street for a distance of two hundred and fifty-six (256) feet to the northerly line of South Division Street; thence westerly along the northerly line of South Division Street for a distance of one hundred fifty-nine and twenty-five one hundredths (159.25) feet to the intersection of the easterly line of Hickory Street and the northerly line of South Division Street and point of beginning, be the same more or less.

Parcels G-2-40 and G-2-41 of the Property Map "G"

Peoples Community Church, 472 Swan Street, Buffalo, New York

Area: 15,500 sq. feet

BEGINNING at the point of intersection of the northerly line of Swan Street with the westerly line of Spring Street, running thence westerly on said northerly line of Swan Street for a distance of one hundred and thirty (130) feet; thence northerly along a property line at right angles with Swan Street for a distance of one hundred and twenty (120) feet; thence easterly along a property line parallel with the northerly line of Swan Street for a distance of one hundred and thirty (130) feet to the westerly line of Spring Street; thence southerly along said westerly line of Spring Street for a distance of one hundred and twenty (120) feet to the point of beginning, be the same more or less.

Parcel D-1-12 of the Property Map "D"

Public School No. 32, Board of Education, City of Buffalo, N.Y.

Area: 81,900 sq. feet

BEGINNING at a point of intersection of the westerly line of Cedar Street and the northerly line of Clinton Street and running thence northerly along the westerly line of Cedar Street for a distance of three hundred and ninety (390) feet; thence westerly along a property line parallel with the northerly line of Clinton Street for a distance of two hundred and ten (210) feet; thence southerly along a property line parallel with the westerly line of Cedar Street for a distance of three hundred and ninety (390) feet to the northerly line of Clinton Street; thence easterly along the northerly line of Clinton Street for a distance of two hundred and ten (210) feet to the point of beginning, be the same more or less.

Parcel D-5-1 of the Property Map "D"

Public School No. 87, Board of Education, City of Buffalo, New York

Area: 112,840 sq. ft.

BEGINNING at a point of intersection of the westerly line of Cedar Street and the northerly line of Eagle Street and running thence northerly along the westerly line of Cedar Street for a distance of three hundred and sixty-four (364) feet to a point of intersection with the southerly line of Clinton Street; thence westerly along the southerly line of Clinton Street for a distance of three hundred and ten (310) feet; thence southerly along a property line parallel with the westerly line of Cedar Street for a distance of three hundred and sixty-four (364) feet to the northerly line of Eagle Street; thence easterly along the northerly line of Eagle Street for a distance of three hundred and ten (310) feet to the point of beginning, be the same more or less.

Parcel H-2-1 of the Property Map "H"

Public School No. 6, Board of Education, City of Buffalo, New York

Area: 107,697.27 sq. ft.

BEGINNING at the point of intersection of the southerly line of North Division Street and the westerly line of Hickory Street; thence extending westerly along the southerly line of North Division Street four hundred and sixty-three (463) feet to the intersection of said southerly line of North Division Street with the easterly property line of land now or formerly owned by Luigi Fasolino and wife; thence southerly along the easterly line of said Fasolino lands and said line extended for a distance of one hundred and fifteen and seventy-five one-hundredths (115.75) feet to the center line of Ring Alley; thence westerly on the extended line of the center line of Ring Alley for a distance of five and forty-three one-hundredths (5.43) feet; thence southerly along the easterly property line

of lands now or formerly owned by Sidney J. Freedman for a distance of one hundred and fifteen and seventy-five one-hundredths (115.75) feet to the northerly line of South Division Street; thence easterly along the northerly line of South Division Street for a distance of four hundred sixty-eight (468) feet to the westerly line of Hickory Street; thence northerly along the westerly line of Hickory Street for a distance of two hundred thirty-one and a half (231.5) feet to the point of beginning, be the same more or less.

#### Relationship to Local Objective

This Redevelopment Plan for the Ellicott District Redevelopment Project is in accord with the General Plan for the City of Buffalo published by the Buffalo City Planning Commission in 1951.

The principal local objectives to be served by the Redevelopment Plan are as follows:

1. The elimination of a blighted and deteriorated area, now predominantly residential in use but characterized by predominance of substandard and insanitary dwellings, the infiltration of mixed commercial and industrial uses, obsolete subdivision, undesirable street layout and traffic hazards, overcrowding of families, and inadequate public utilities and community facilities.

2. The development of new medium density housing suitable for middle income and lower middle income families, in accordance with the General Plan of 1951 which stipulated that the Ellicott Community Area should be medium density residential.

3. The provision of land for substantial public recreation area to serve not only the project area but the surrounding neighborhood which is now grossly under supplied with adequate community facilities.

4. The provision<sup>N</sup> of land for expansion of public elementary school facilities which will be required to serve the new uses in the redevelopment project area.

5. The modernization and improvement of public utilities in the area.

6. The modernization of the street pattern within the project area, including the closing of unnecessary interior streets and the substantial elimination of through traffic in the project area.

7. The provision of an adequate fire alarm system and police call facilities, also the installation of modern and adequate traffic signals throughout the project area.

8. The modernization and installation of sufficient street lighting to provide adequate safety protection at night for the entire project area.

9. Improvement in public transportation by better bus routing and traffic separation.

10. The provision of modern retail commercial facilities to serve the project area and surrounding neighborhood, which is now totally lacking modern facilities.

11. The provision of land for expansion and improvement of well established eleemosynary non-profit institutions which will be retained within the project area.

12. The provision of maximum opportunity for redevelopment within the project area by private enterprise.

#### General Requirements

Every corporation, partnership, individual, or non-profit institution carrying out this Redevelopment Plan shall comply with its applicable requirements and with all applicable laws, rules, regulations, and requirements of the City of Buffalo, as the same may be amended from time

to time, except such provisions of such rules, regulations and requirements as conflict with this plan.

The land use allocations designated on the project area planned shall be approximately as follows:

Residential	63.18 acres
Community business districts	8.31 acres
Public land for expansion (public schools and public recreation areas)	26.99 acres
Public existing (school sites)	6.94 acres
Eleemosynary non-profit institutions Land for expansion	13.12 acres
Eleemosynary non-profit institutions existing	3.07 acres
Streets	39.78 acres
TOTAL	161.39 acres

Requirements of the Plan Relating to Private and Public  
Development and Use

A. Residential Land Use Regulations:

In that portion of the project area designated for residential use on the attached project area plan dated March 22, 1957 as amended, the principal uses permitted are multiple dwellings, row houses and group housing. Such housing shall conform to all the following conditions and requirements:

1. The density of development shall not exceed 20 dwelling units per net acre, with the exception of; Disposition Parcels F-3, G-2 and H-1 in which case the density of development shall not exceed 16 dwelling units per net acre; (Disposition Parcels C-4A and C-5 in which case the density of development shall not exceed 16.2 dwelling units per net acre.)

2. The total number of dwelling units shall not exceed 1356, distributed by unit sizes as follows: at least 20 per cent in dwelling units with three or more bedrooms and at least 60 per cent with two or more bedrooms.

3. The coverage of land by residential buildings shall not exceed 30 per cent.

4. No residential building shall exceed 3 stories or 40 feet in height.

5. There shall be a side yard on each side of a main residential building. The minimum width of each side yard shall be 2-1/2 feet per story of building height but not less than 5 feet in any case. In the case of a dwelling group development between parallel buildings divided by a property line or between ends of buildings divided by a property line, the side yard shall be not less than 40 feet.

6. Any court on which a living or sleeping room has its sole exposure shall be an outer court not less than 40 feet in width, or an inner court not less than 80 feet in width. The length of an outer court shall not exceed twice the width of such court.

7. Each front yard and each rear yard for every main residential building shall be not less than 15 per cent of the average lot depth but need not exceed 20 feet.

8. One off-street parking space shall be provided for each dwelling unit. Each off-street parking space shall have an area of not less than 160 sq. ft. exclusive of access drives or aisles, and shall be of usable shape and condition. There shall be adequate provision for egress to all parking areas. Such off-street parking facilities may consist of basement, attached or detached garages or open-air parking areas or a combination of these types and, for multiple dwellings, shall be located not more than 300 feet from the building they are required to serve.

B. Business Community District Land Use Regulations

In that portion of the project area designated for community business district use on the attached project area plan dated March 22, 1957 as amended, requirements as to use, heights of buildings, yard space, and off-street parking and loading are as follows:

1. No building, structure or premises, or land shall be used and no building or structure shall be erected or structurally altered, except for one or more of the following uses or any other comparable use approved by the City Planning Board:

Any neighborhood retail business or service such as grocery,

fruit or vegetable store, meat market, delicatessen, bakery, confectionery store, drug store, shoe store or shoe repair shop, retail liquor store, custom dressmaking or millinery shop, tailor shop. clothing store, clothes cleaning pickup station, self-service launderette, florist or gift shop, book or stationery store, dry goods or notion store, hardware or household appliance store, jewelry, barber shop or beauty parlor, photographer.

Bank, business or professional offices.

Restaurant, tea room or cafe, excluding dining car; provided that no such use shall include dancing or entertainment except radio, television or recorded music.

Automobile service stations, lubricating services, and car washing services. (No garaging, collision service, paint shop, storage or repair of automotive vehicles will be permitted).

A public parking area.

2. No billiard or pool hall, bowling alley, dance hall, night club, skating rink, theatre, or any other amusement enterprises shall be provided for without the approval of the Department of Urban Renewal.

3. No billboards shall be erected adjacent to or on the roof of community business structures. Only the premises may be advertised on the surface or projecting from the surface of the community business structure.

4. No building shall exceed three stories or 40 feet in height.

5. There will be no front yard restrictions. No building in the community business district may be any closer to a residential area property line than 25 feet. All rear yard service areas including access alleys will be screened by the developer by a metal fence or wall which the developer will maintain and which will have a height of not less than 6 feet.

6. There shall be provided 2 square feet of off-street parking area for each one square foot of gross ground floor area for all community business structures, not including basement storage space.

7. All ground floor rental units within each community business structure shall be provided with off-street loading space separate from

off-street parking areas. Each such off-street loading space shall be not less than 10 feet in width, 30 feet in length and 14 feet in height in conformance with Chapter LXX, Section 17, of the Buffalo Zoning Ordinance dated July, 1953.

C. Eleemosynary non-profit Land Use Regulations

In that portion of the project area designated for Eleemosynary non-profit uses on the attached project area plan dated March 22, 1957 as amended, the land use regulations shall be as follows:

1. Uses shall be limited to those involved in or supporting the eleemosynary non-profit institutional uses now contained in the abutting areas.
2. Development plans for each parcel must secure the prior approval of the City Planning Board.
3. No changes in such use may be made subsequent to approval by the City Planning Board, except after review and approval of such changed uses by that Board and by adjacent property owners.
4. Surrounding areas obtained by eleemosynary non-profit institutions shall be used for no other purposes than the institutional's principal occupation. The control of said property must remain with the institution's officers or board. Any variations or release from this stipulation must have prior approval of the City Planning Board.
5. In connection with any parochial school located within the project area, one off-street parking space shall be provided for each classroom and for each ten seats in a school auditorium or gymnasium.

D. Public Land Use Regulations

In that portion of the project area designated for public uses (school and public recreation area), development standards shall be determined by the Buffalo Board of Education and by the Buffalo Department of Parks, respectively, subject to the approval of the City Planning Board.

In connection with the public schools, one off-street parking space shall be provided for each classroom and for each ten seats in a school auditorium or gymnasium.

### Obligations of Redevelopers

1. When land in the project area is sold or leased by the City of Buffalo, the purchasers or lessees and their successors and assignees shall be obligated to (1) devote such land to the uses specified in this redevelopment plan and (2) to begin and complete the building of their improvements on such land within a reasonable time as established by appropriate provisions in the instruments of sale or lease.

2. There shall be appropriate covenants running with the land with respect to the prohibition of restrictions upon the sale, lease, or occupancy of any land or real property in the project area on the basis of race, color or creed.

3. Purchasers or lessees of land in the project area designated for residential use shall be required to give reasonable preference in the initial occupancy of the new residential properties to families displaced by the redevelopment of the project area who can qualify as to income and acceptability.

4. Prior to the start of construction of improvements in the project area, purchasers or lessees of any land from the City of Buffalo shall submit their proposed site development plan to the City Planning Board for its concurrence as to the conformity of such plans with the requirements of this Redevelopment Plan. The Board of Education and the Buffalo Department of Parks shall likewise submit proposed site development plans to the City Planning Board for its concurrence as to the conformity of such plans with the requirements of this Redevelopment Plan.

5. Future use of properties not to be acquired must at all times conform to "Requirements of the Plan Relating to Private and Public Development and Use", Sub-Sections A, B, C and D of this Redevelopment Plan.

### Official Actions Necessary to Effectuate Redevelopment Plan

In connection with the adoption of this Redevelopment Plan, the City Council of the City of Buffalo will take any actions necessary to effectuate the Zoning Plan, the Rights-of-way Adjustments Plan, the Combined Sewer Plan, the Water System

Plan, the Fire and Police Signal System, and the Whiteway Lighting Plan.

Period of Urban Redevelopment Plan

This Redevelopment Plan shall remain in force and effect for a period of fifty years from the date of its approval by the City Council of the City of Buffalo.

Changes or Additions to the Redevelopment Plan

The provisions of this Redevelopment Plan may be modified or amended or additions made thereto at any time by the City Council of the City of Buffalo provided that any such changes, amendments or additions made subsequent to the sale or lease of land in the project area by the City of Buffalo shall be concurred in by the purchasers or lessees of land abutting on the project land to be affected by such changes, amendments, or additions to this Redevelopment Plan.

(The above Redevelopment Plan was approved by the Common Council on August 2, 1957 and amended on March 21, 1961, July 23, 1963, September 20, 1967 and June 11, 1968).