

URBAN RENEWAL PLAN
THRUWAY INDUSTRIAL PARK PILOT PROJECT

BUFFALO, NEW YORK

June 7, 1963, As Amended

The Urban Renewal Plan for the Thruway Industrial Park Pilot Project consists of the following narrative plan and the attached maps as follows:

1. The Project Boundary Map
2. The Land Use Map
3. The Property Acquisition Map

A. TABLE OF CONTENTS

TITLE PAGE	23
A. TABLE OF CONTENTS	24
B. DESCRIPTION OF THE PROJECT	25
Boundaries of the Urban Renewal Area	25
Types of Proposed Renewal Action	25
Boundary Map	26
C. LAND USE PLAN	27
Land Use Provisions and Building Require- ments and Restrictions	27
Land Use Map	32
D. PROJECT PROPOSALS	33
Property Acquisition	33
Redevelopers' Obligations	34
Land Acquisition Plan	35
Parcel Ownership-Area Tabulation Property Map	
E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS	36
F. PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN	36

B. DESCRIPTION OF THE PROJECT

1. Boundaries of the Urban Renewal Area.

- a. Boundary Description: The Thruway Industrial Park Pilot Project is located in the City of Buffalo, County of Erie, State of New York, and is described as follows:

Beginning at a point 20 feet west of a point formed by the intersection of the north right-of-way line of William Street and the west right-of-way line of Lewis Street; thence south to the intersection with the northwesterly right-of-way line of Lewis Street to its intersection with the north right-of-way line of Howard Street; thence south to the southeast corner of the intersection of Lewis and Howard Streets; thence easterly along the south right-of-way line of Howard Street to its intersection with the west right-of-way line of Babcock Street; thence diagonally across the intersection to a point which is the intersection of the north right-of-way line of Howard Street extended and the east right-of-way line of Babcock Street; thence northeasterly along the east right-of-way line of Babcock Street to the intersection with the south right-of-way line of William Street; thence north to the north right-of-way line of William Street; thence west along the north right-of-way line of William Street to the point of beginning.

- b. Boundary Map (See page 26). The perimeter boundary of the project, described in narrative form in preceding section B1a, is clearly illustrated and firmly established on the Boundary Map on page 26 of this Urban Renewal Plan.

2. Types of Proposed Renewal Action.

The Urban Renewal actions to be carried out in the project area pursuant to this Plan include the following: (a) the acquisition and clearance of all substandard structures and of other existing uses incompatible with the land use objectives of this plan; (b) the development of a new planned industrial district for medium and light industrial use; (c) the development of new streets and thoroughfares adequate to serve the interior traffic needs of the project and to divert through traffic; (d) the development of public utilities adequate to serve the new industrial district.

C. LAND USE PLAN

1. Land Use Map (see page 32): Existing and proposed street rights-of-way and other public uses, any special purpose uses, and all other planned uses in accordance with categories of uses established in the zoning ordinance of the City of Buffalo are shown.
2. Land Use Provisions and Building Requirements and Restrictions.

The entire project area is to be utilized for industrial and accessory uses. Therefore the project area is designed to provide areas suitable for development as industrial sites and at the same time protect such industrial developments from the intrusion of non-industrial uses which would conflict with and hamper the full utilization of properly located sites for industrial purposes. Site and development plans shall be subject to the approval of the Commissioner of Urban Renewal and the City Planning Board.

a. Land Use Provisions

Except for those certain uses which are specifically prohibited within the project area any use conforming with specified performance standards is permitted.

The following uses are specifically prohibited within the project area:

- 1) Acetylene gas manufacture
- 2) Ammunition and explosive manufacture or storage
- 3) Arsenal.
- 4) Asphalt, hydrocarbon, or petroleum products distillation or manufacture.
- 5) Calcium carbide manufacture
- 6) Dwellings

b. Performance Standards

All uses established within the project area shall be operated so as to comply with the following standards of external effects.

- 1) Sound - The volume of sound inherently and recurrently generated shall not exceed the standards as set forth below at any point along the boundaries of the project:

- (a) Sound levels shall be measured with a sound level meter and associated octave band filter manufacturer according to the most recent standards prescribed by the American Standards Association;
- (b) Objectionable sounds of an intermittent nature shall be controlled so as not to become a nuisance to adjacent uses; and
- (c) Maximum sound pressure levels shall conform with the following table:

<u>Octave Band in Cycles Per Second</u>	<u>Maximum sound pres- sure level in decibels (0.0002 dynes per square centimeter)</u>
0 - 74	79
75 - 149	74
150 - 299	66
300 - 599	59
600 - 1,199	53
1,200 - 2,399	47
2,400 - 4,800	41
Above 4,800	39

- 2) Smoke - The emission of any smoke from any source whatever to a density greater than that density described as No. 3 in the Ringelmann Chart as published and used by the Bureau of Mines, United States Department of the Interior is prohibited.
- 3) Odorous Gases, Fumes, Dust - The emission of any odorous gases or other odorous matter or steam in such quantities as to be offensive or noisome at any point along the boundaries of the project is prohibited.

No noxious, toxic, or corrosive fumes or gases shall be permitted to escape or be discharged from any building or other structure housing any use permitted in the project.

No objectionable amounts of cinders, dust, or fly-ash shall be permitted to escape or be discharged from any building or other structure housing any use permitted in the project.

- 4) Glare or Heat - No direct or reflected glare or heat from any source shall be detectable beyond the boundaries of the project.
- 5) Disposal of objectional liquid, gas, or other material - No connection with any public sewer or appurtenance shall be made or maintained in such manner that there may be conveyed to or created in the same any hot, suffocating, corrosive, flammable, poisonous, or explosive liquid, gas, vapor, substance, or material of any kind. No wastes conveyed to or permitted, caused to enter, or allowed to flow into any public sewer or appurtenance shall contain any materials which may contain or create deposits obstructing the flow in and through the sewer. All drainage permitted to discharge into a street gutter or permitted, caused to enter, or allowed to flow into any pond, lake, estuary, stream, or other natural water course shall be limited to surface waters or waters having similar characteristics. No dry weather flows shall be discharged into any gutter or permitted to flow across the surface of public space.
- 6) Vibration - Every use shall be so operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point along any boundary of the project.

c. Building Requirements

- 1) Maximum Building Height - The height of a building or structure erected or altered shall not exceed forty-five (45) feet.
- 2) Building Setback Lines - Any building or structure erected in the project shall be set back not less than fifty (50) feet from the lot line.
- 3) Rear Yards - No rear yard is required.
- 4) Side Yards - No side yards are required.
- 5) Land Coverage - Not more than 50 percent of the site shall be covered by buildings.

d. Off-Street Parking and Loading Requirements

- 1) Off-Street Parking - One parking space shall be provided for each four employees, plus one parking space for each vehicle used in the conduct of the enterprise. A required off-street parking space shall be at least eight feet in width and at least twenty feet in length, exclusive of access drives or aisles. Such space shall have a vertical clearance of at least seven feet. All open off-street parking areas shall be improved with a compacted macadam base, not less than four inches thick, surfaced with asphaltic concrete, or some comparable all weather dustless material.
- 2) Off-Street Loading - For buildings containing 5,000 to 40,000 square feet of floor area, one loading berth shall be provided. For buildings containing 40,000 to 100,000 square feet of floor area, two loading berths shall be provided, plus one additional loading berth for each additional 100,000 square feet or fraction thereof.

A required loading berth shall be at least 10 feet in width and at least 30 feet in length, exclusive of aisle and maneuvering space and shall have a vertical clearance of at least 14 feet.

On new construction no loading berth shall be located in a front yard.

- 3) William Street Access - No private driveway access to William Street shall be permitted.

e. Other Requirements

Structural Materials - Outside walls of all buildings must be of masonry construction. Accessory buildings, markings and enclosures must be consistent in design and quality of materials with the buildings they serve.

Signs - The location, size and construction of signs must be in keeping with the character of the area.

Landscaping - Each site shall be developed with ten (10) percent of its area set aside for planting. A 10-foot minimum strip of landscaped ground must be maintained along the street property lines, exclusive of drives and walks.

Storage - All storage shall either be in enclosed buildings or structures or if open to the sky shall be enclosed by a solid masonry wall or other approved fence at least eight (8) feet high but in no case lower in height than the enclosed storage.

3. Controls and restrictions to be imposed by the Plan on the sale, lease, or retention of all real property acquired are as set forth in the preceding pages.
4. Initiation and duration of land use provisions and building requirements.

The land use provisions and building requirements set forth in Section C2, above, will be in full force and effect when they are approved by the Common Council of the City of Buffalo. They will continue in such force and effect for a period of fifty years from that date.

5. Applicability of land use provisions and building requirements to real property not to be acquired.

The land use provisions and building requirements set forth in Section C2, above, will be applicable to real property included within the project area when the owner thereof acquires other real property in the project area from the City.

Land Coverage shall not apply to Parcel No. 38 as shown on the Land Acquisition Plan Map.

Landscaping shall not apply to Parcel No. 41 as shown on Land Acquisition Plan Map insofar as that section requires landscaping between the curb line and the sidewalk.

D. PROJECT PROPOSALS

1. Property Acquisition

- a. Real property to be acquired for clearance and redevelopment and development of vacant land, and also that land to be acquired for public facilities, is identified on the Land Acquisition Plan Map. (See page 35).
- b. All property in the project area will be acquired by the City of Buffalo for clearance and redevelopment with the exception of the following properties:
 - (1) The structure located at 25-41 Hannah Street and containing two warehousing operations. This structure is in generally good condition and well maintained. There is one other smaller building on this parcel which is in generally good condition.
 - (2) A structure located at 616-620 Howard Street and used as an abattoir and a vacant parcel of land located at 221 Lewis Street. The lot coverage is excessive and there is inadequate area for off-street parking and loading. Additional area to provide for needed off-street parking and loading will be made available and acquisition of additional land is required by the Urban Renewal Plan as a condition for this property not to be acquired. The easterly portion of the above-mentioned vacant parcel of land is to be sold by the present owner to E. J. Archie and Sons as mutually agreed.
 - (3) A structure located at 626-630 Howard Street used as an abattoir. The structure is in a sound condition, well maintained throughout and requires only normal maintenance to keep it in a sound condition. The owner of this property is to acquire the easterly portion of a vacant parcel of land located at 231 Lewis Street as mutually agreed.
 - (4) A structure located at 766 Babcock Street and used as a rendering plant. The structure requires repair and will not be acquired subject to its being improved both on the exterior and interior. The completion of repairs shall be no later than May, 1967, and in accordance with the agreement dated August 11, 1964.

- (5) A concrete block structure located at 231 Lewis Street and used as an abattoir. Structure requires repair and will not be acquired subject to its being renovated, both on the exterior and interior.
- (6) A masonry structure located at 51 Depot Street is being used for the production of wood veneer products. The structure is in good condition and requires only normal maintenance.
- (7) A Niagara Mohawk Power Corporation substation located on the west side of Babcock Street south of William Street at 738 Babcock. This is a fireproof building of brick construction with concrete and stone foundation. This structure is in sound condition requiring only normal maintenance. This facility provides an essential service to the project area.

2. Redevelopers' Obligations

- a. All proposals must be submitted in conformance to the Rules and Procedures established by the Commissioner of Urban Renewal.
- b. The land acquired by the City of Buffalo will be disposed of subject to an agreement between the City and the Redeveloper. The Redeveloper will be required by the contractual agreement to observe the Land Use and Building Requirement provisions of this Urban Renewal Plan and to submit a redevelopment schedule satisfactory to the City. The Redeveloper will not be permitted to defer the start of construction for a period longer than that required for the preparation of necessary redevelopment plans and the approval of such plans by the City.

In addition, the following provisions will be included in the agreement:

- (1) That the Redeveloper will submit to the City a plan and schedule for the proposed development.
- (2) That the purchase of the land is for the purpose of redevelopment and not for speculation.
- (3) That the land will be built upon and improved in conformity with the provisions of the Urban Renewal Plan.
- (4) That the building of improvements will be commenced and completed within a reasonable time.
- (5) That the Redevelopers, their successors or assigns, agree that there will be no discrimination against any person or group of persons on account of race, creed, color, national

origin, or ancestry in the sale, lease, transfer, use, occupancy, tenure or enjoyment of the premises therein conveyed or any improvements erected or to be erected thereon, nor will the redeveloper himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, or vendees, in the premises therein conveyed or any improvements erected or to be erected thereon. The above provision will be perpetual and will run with the land.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS.

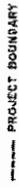
All provisions necessary to conform with State and local law have been complied with by this Urban Renewal Plan and supporting documents.

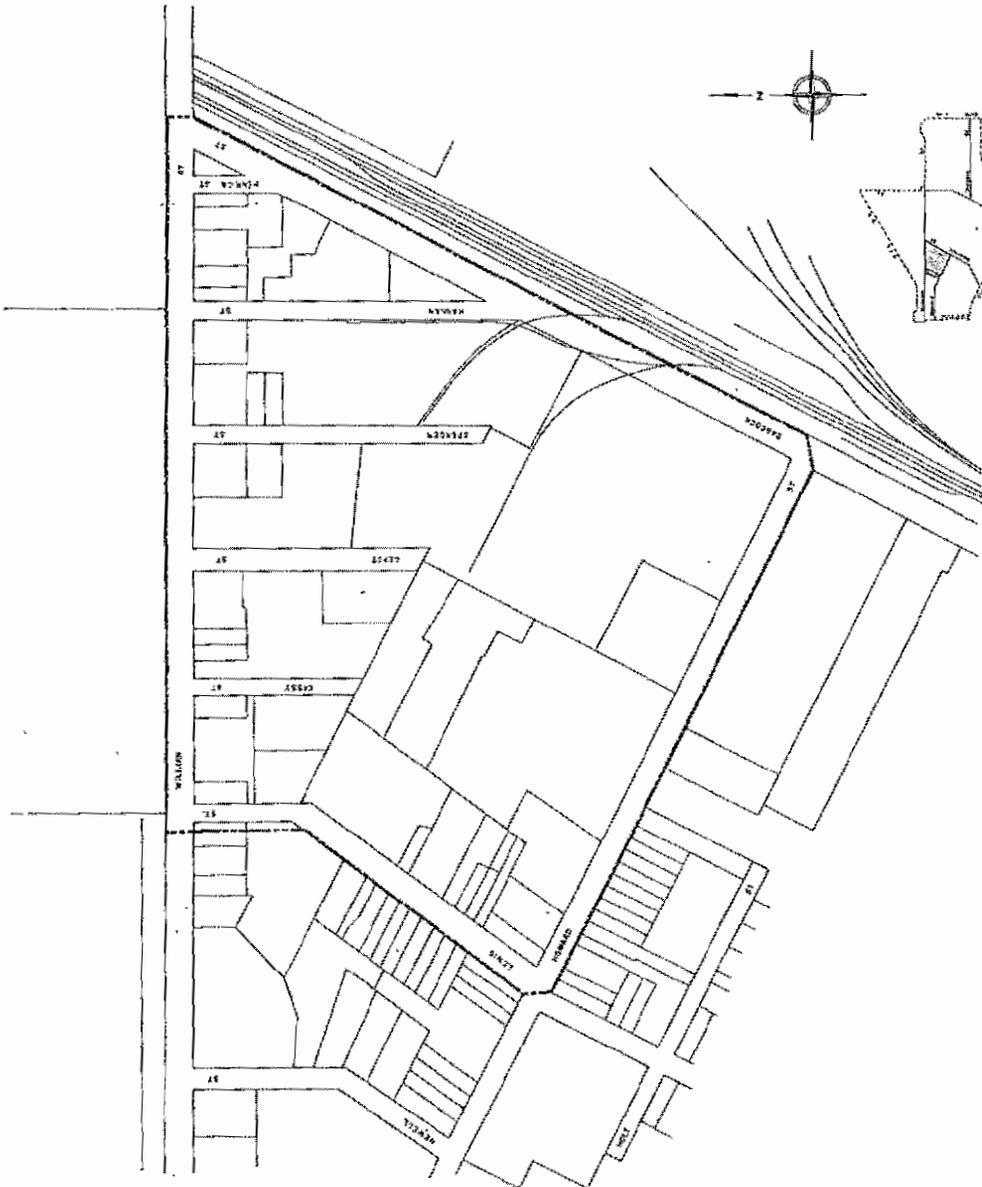
F. PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN

The provisions of this Urban Renewal Plan may be modified or amended or additions made thereto at any time by the Common Council of the City of Buffalo provided that 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 owners or lessees of the land affected by such changes, amendments or additions and by the owners or lessees of the project land abutting on such land.

INDUSTRIAL PARK PILOT PROJECT

BOUNDARY MAP

LEGEND
 PROJECT BOUNDARY



INDUSTRIAL PARK
 Pilot Project Area No. 1

TITLE: BOUNDARY MAP PROJECT: INDUSTRIAL PARK DATE: 11/15/77 DRAWN BY: [Signature]	
SHEET NO. 1 OF 1	SCALE: AS SHOWN PROJECT NO. 1

