

THRUWAY INDUSTRIAL PARK
WILLIAM STREET SITE PROJECT
URBAN RENEWAL PLAN

BUFFALO, NEW YORK

THRUWAY INDUSTRIAL PARK PROJECT

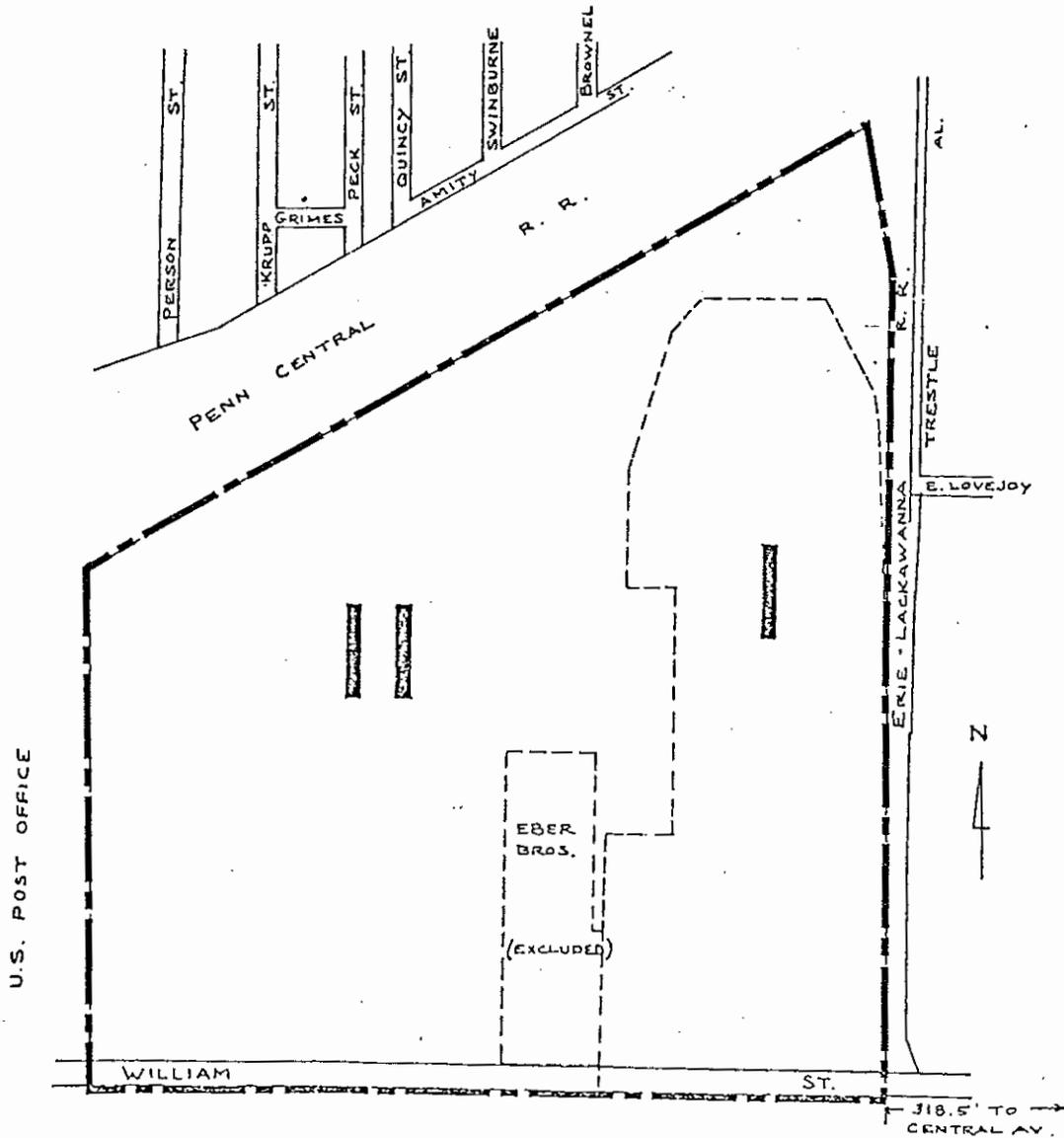
WILLIAM STREET SITE

(PHASES I AND II)

Site designated by Common Council, March 23, 1976, C.C.P. No. 204

City Planning Board hearing and approval, March 4, 1976

Common Council hearing and approval, April 20, 1976, C.C.P. No. 142 (50-year duration) April 19, 2026.



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

- Exhibit 1. The Project Boundary Map Page 4A
- Exhibit 2. The Land Use Map Page 5A
- Exhibit 3. The Property Acquisition Map Page 10A

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B. DESCRIPTION OF THE PROJECT

1. Boundaries of the Urban Renewal Area:

- a.) Boundary Description: William Street Industrial Park is located in the City of Buffalo, County of Erie, State of New York, and is described as follows:

Beginning at a point on the southerly R.O.W. line of William Street 318.5 feet from the intersection of the westerly R.O.W. line of Central Avenue extended, thence northerly and northwesterly along the westerly boundary of Erie-Lackawanna R.R. property a distance of 2906⁺ feet to a point, thence proceeding southwesterly and more or less parallel to Amity Street a distance of 2700⁺ feet to a point, thence proceeding southerly along the easterly boundary, and the easterly boundary extended, of property known as 1200 William Street and owned at this time by Thomas D. McCloskey a distance of 1546⁺ feet to a point on the southerly R.O.W. line of William Street, thence easterly along the southerly R.O.W. line of William Street a distance of 2420⁺ feet to the point of beginning excluding all lands known as 1370 William Street and owned at this time by Eber Brothers Wine and Liquor Company

- b.) Boundary Map (see page 4A). The perimeter boundary of the project, described in narrative form in proceeding section Bla, is clearly illustrated and firmly established on the boundary map on page 4A 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 5A): 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 Community Development.

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.

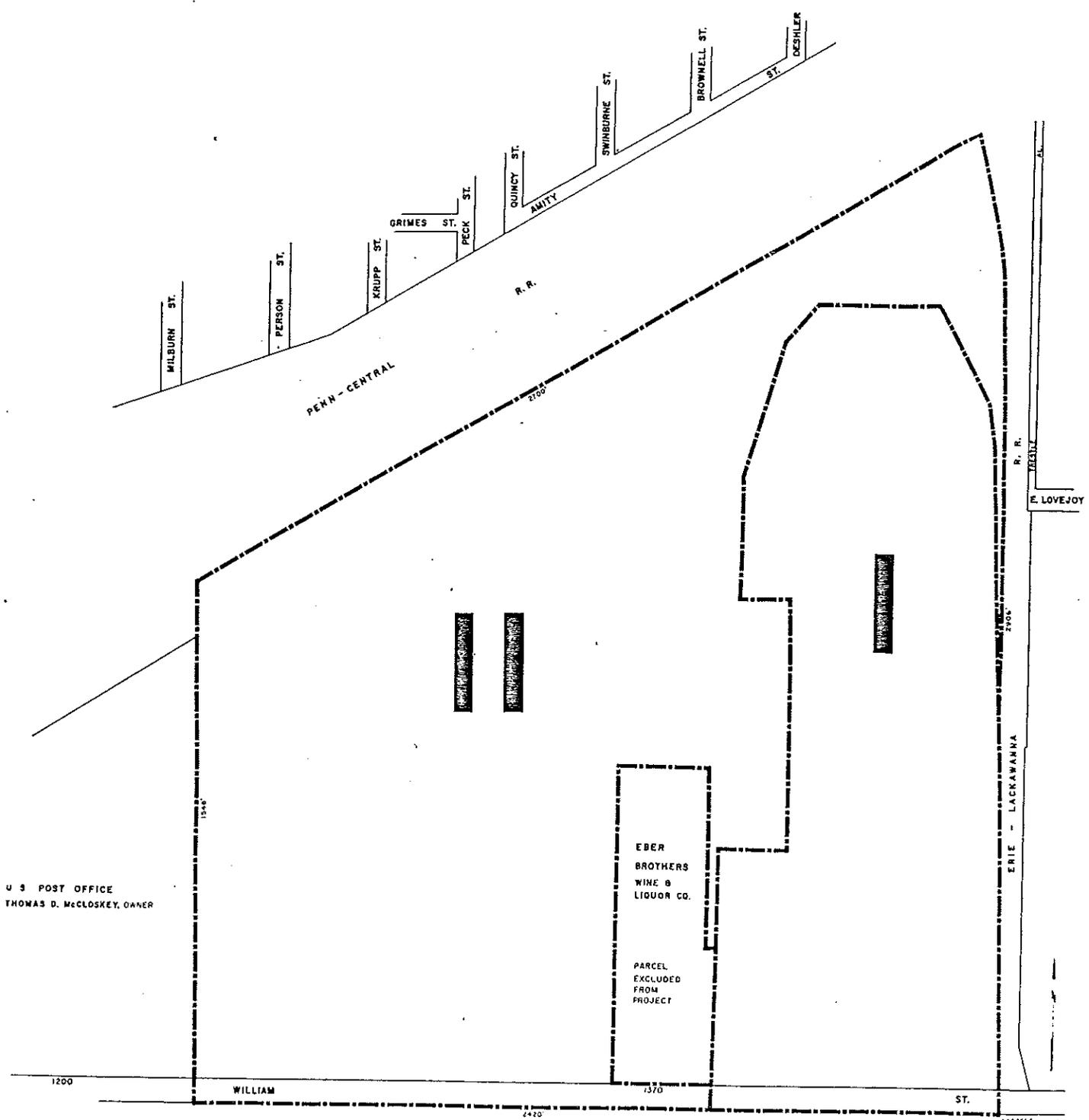
The following uses are specifically prohibited within the project area:

- 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
- 7) Junk yards, including auto wrecking and dismantling.

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.



U 3 POST OFFICE
THOMAS D. McCLOSKEY, OWNER

EBER
BROTHERS
WINE &
LIQUOR CO.

PARCEL
EXCLUDED
FROM
PROJECT

- LEGEND
- PROJECT BOUNDARY
 - I PHASE ONE AREA
 - II PHASE TWO AREA

DEPARTMENT OF COMMUNITY DEVELOPMENT	
DIVISION OF RENEWAL OPERATIONS	
THRUWAY INDUSTRIAL PARK PROJECT	
WILLIAM STREET SITE	
PROJECT BOUNDARY MAP	
EXHIBIT NO.	1

- (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 pressure level in decibles (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.

- .. Grade of 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 with the exception of heating, ventilating and/or cooling towers, with the design to be approved by the Commissioner of Community Development.
- 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 with the exception of Cul-De-Sacs, where the setback shall be not less than thirty-five (35) feet.
- 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 ten (10) 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 designed to be pitched and drained.

Surfacing: Drive and parking surfaces shall be paved and so graded and drained to dispose of surface water accumulation. The water cannot be drained to adjoining property and parking for 10 vehicles or more must provide adequate drains to sewer. Chapter LXX, Section 17b (3) and Chapter V, Section 362.

Definition of Paving - Chapter LXX, Section 23 (32)

- (a) - "Paved": Use of blacktop, asphalt, concrete or other similar substance to create a smooth surface (including bituminous penetration), but not the use of dirt, clay, slag or stone.
(Note the underlined.)

Lighting: Parking lots used after sundown shall be so lighted to give protection to persons using the lot and the lights shall be directed away from the street and adjoining property. Chapter V, Section 363 and Chapter LXX, Section 17b (4).

- 2) Off-Street Loading - For buildings containing 5,000 40,000 square feet of floor area, two loading berths 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 accomodating up to 60 feet in length, exclusive of aisle and maneuvering space and shall have a vertical clearance of at least 14 feet, 6 inches.

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 or any other material as approved by the Commissioner of Community Development. Accessory buildings, markings and enclosures must be consistent in design and quality of materials with the buildings they serve.

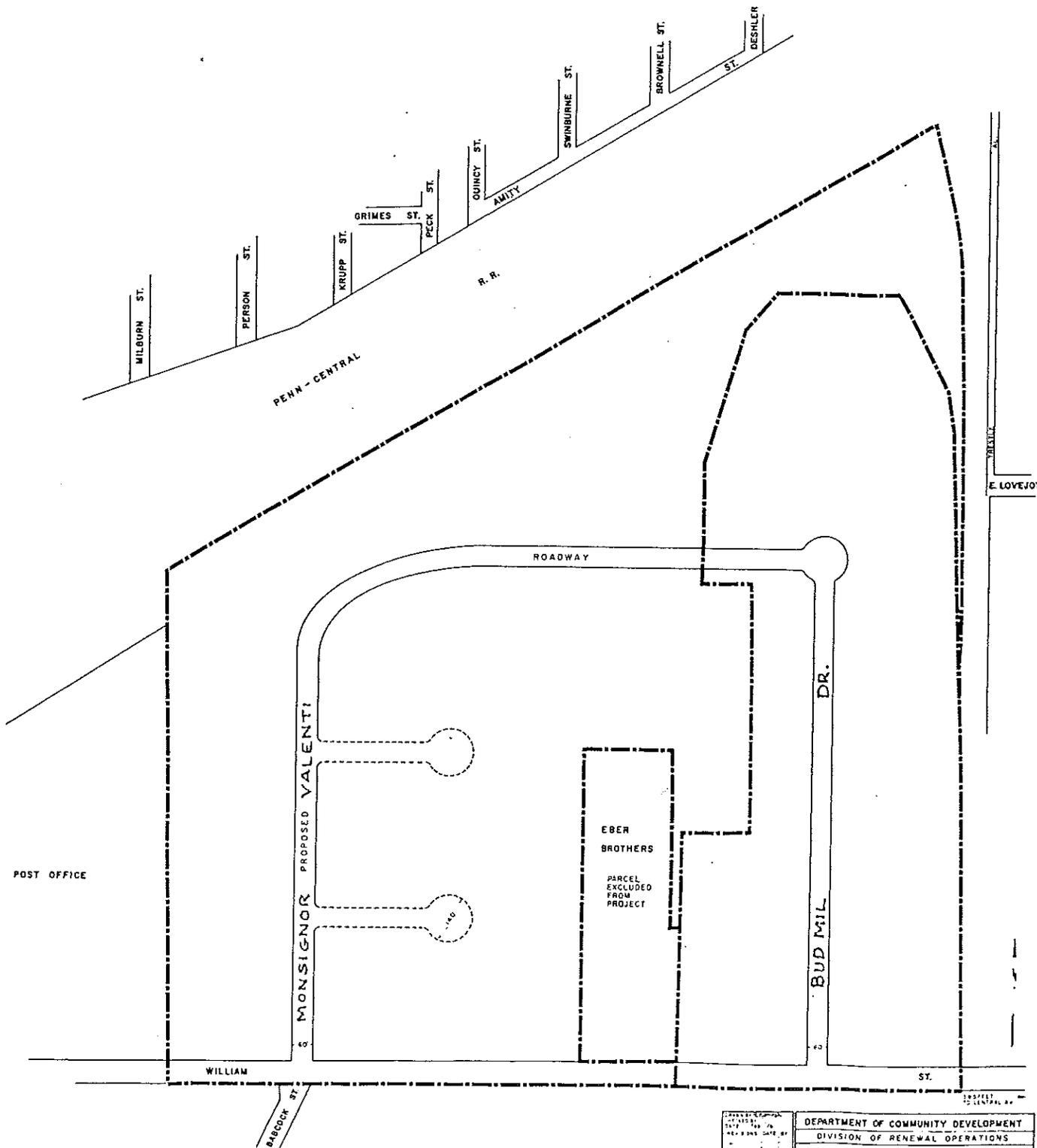
Signs - The location, size and construction of signs must be in keeping with the character of the area, and approved by the Commissioner of Community Development.

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. All remaining portions of land not utilized for buildings, loading or parking shall be planted and maintained by the developer. A landscape plan shall be submitted by the developer to the Commissioner of Community Development for approval.

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 or lease 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.



POST OFFICE

MONSIGNOR PROPOSED VALENTI

EBER BROTHERS
PARCEL EXCLUDED FROM PROJECT

BUD MIL DR.

WILLIAM

ST.

DEPARTMENT OF COMMUNITY DEVELOPMENT	10/21/51
DIVISION OF RENEWAL OPERATIONS	10/21/51
THRUWAY INDUSTRIAL PARK PROJECT	10/21/51
WILLIAM STREET SITE	EXHIBIT NO. 10

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 10A).
- B. All property in the project area will be acquired by the City of Buffalo for clearance and redevelopment with the exception of the Eber Brothers property located at 1370 William Street.

2. Redevelopers' Obligations

- A. All proposals must be submitted in conformance to the Rules and Procedures established by the Commissioner of Community Development.
- B. The land acquired by the City of Buffalo will be disposed of subject to an agreement between the City and 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.

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

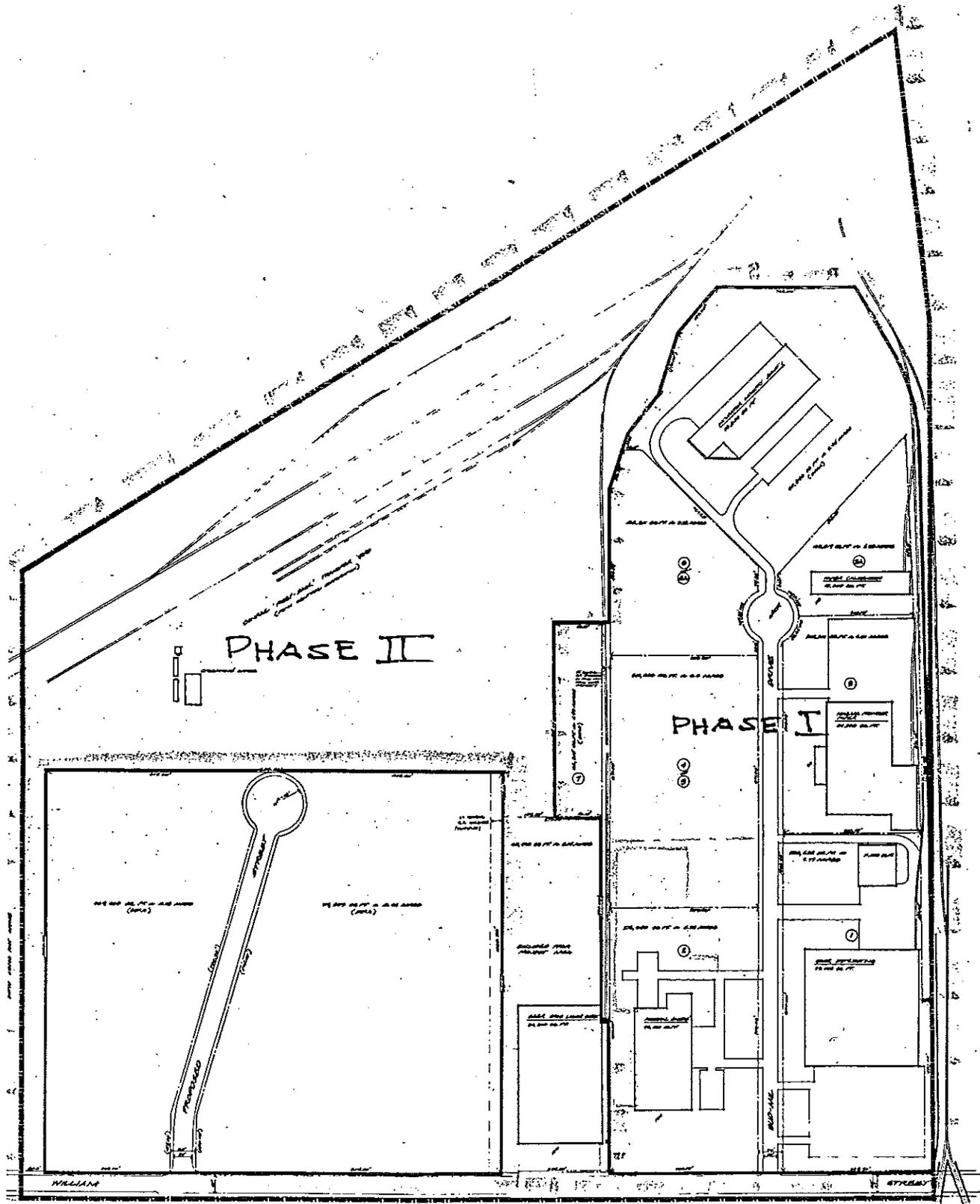
- (1) That the Redeveloper will submit to the City a plan and schedule for the proposed development.
- (2) That the purchase of the land is for the purpose of redevelopment and not for speculation.
- (3) That the land will be built upon and improved in conformity with the provisions of the Urban Renewal 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.



PHASE II

PHASE I

WILLIAM STREET

THRUWAY INDUSTRIAL PARK

