

CONNECTICUT STREET  
URBAN RENEWAL PLAN

Buffalo, New York  
James D. Griffin, Mayor  
Joel A. Giambra, Councilman

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Department of Community  
Development  
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A. INTRODUCTION

The Connecticut Street Business District is a Neighborhood Commercial Area that contains approximately 40 businesses. A considerable portion of the district's retail space is used for food sales, restaurants, and antique shops. The annual Italian Village Festival is the area's major draw, but there are specialty food stores and restaurants with a decidedly Italian-American flavor that also attract people to the area.

Most shoppers who patronize the Connecticut Street Commercial District walk to the shopping area. The lack of sufficient services such as a bank and a drugstore is one of the area's most pressing problems. A recent market analysis (May, 1980) of the shopping area estimates that the Connecticut Street Commercial District is probably capturing less than one-third of the potential sales of its trade area. Undoubtedly, the expansion of existing services in the area will increase the business potential since the unavailability of certain conveniences is a major component to be explored in this Urban Renewal Plan.

The City of Buffalo has continually demonstrated its faith in the viability of Connecticut Street as a Commercial district. In 1978-1979, a Neighborhood Improvement Project, funded with Community Development Block Grant Funds, provided public improvements to the area costing more than \$155,000. The City also commissioned a market study of the Connecticut Street Business District in May of 1980. The study was conducted by Economic Consultants Organization, Inc. and it included marketing and planning alternatives for the area. The City is currently funding a commercial facade improvement program which will invest approximately \$500,000 of physical

improvements in the area.

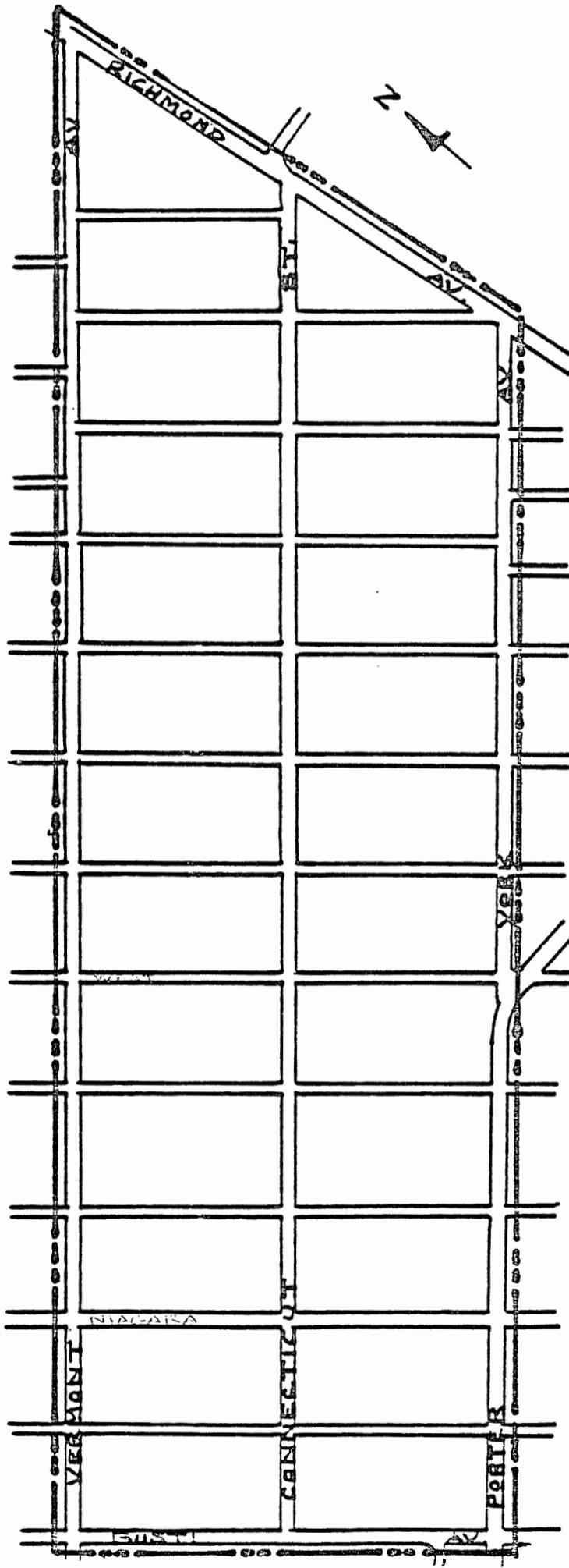
The City has continued its commitment to insure the economic health of the Connecticut Street Business District by designating this district as a target area of the Neighborhood Business Revitalization Program. This Urban Renewal Plan will facilitate the continued growth and redevelopment of the Connecticut Street neighborhood. It will also study the possibility of new residential development as well as the continued upgrading of existing residential structures.

B.           BOUNDARY DESCRIPTION OF CONNECTICUT  
                  STREET URBAN RENEWAL AREA

The Connecticut Street Urban Renewal Area is located in the City of Buffalo, County of Erie, State of New York.

It is bounded generally by Richmond Avenue on the east, York and Porter Avenue on the south, Busti Avenue on the west and Vermont Street on the north, a more appropriate description is as follows:

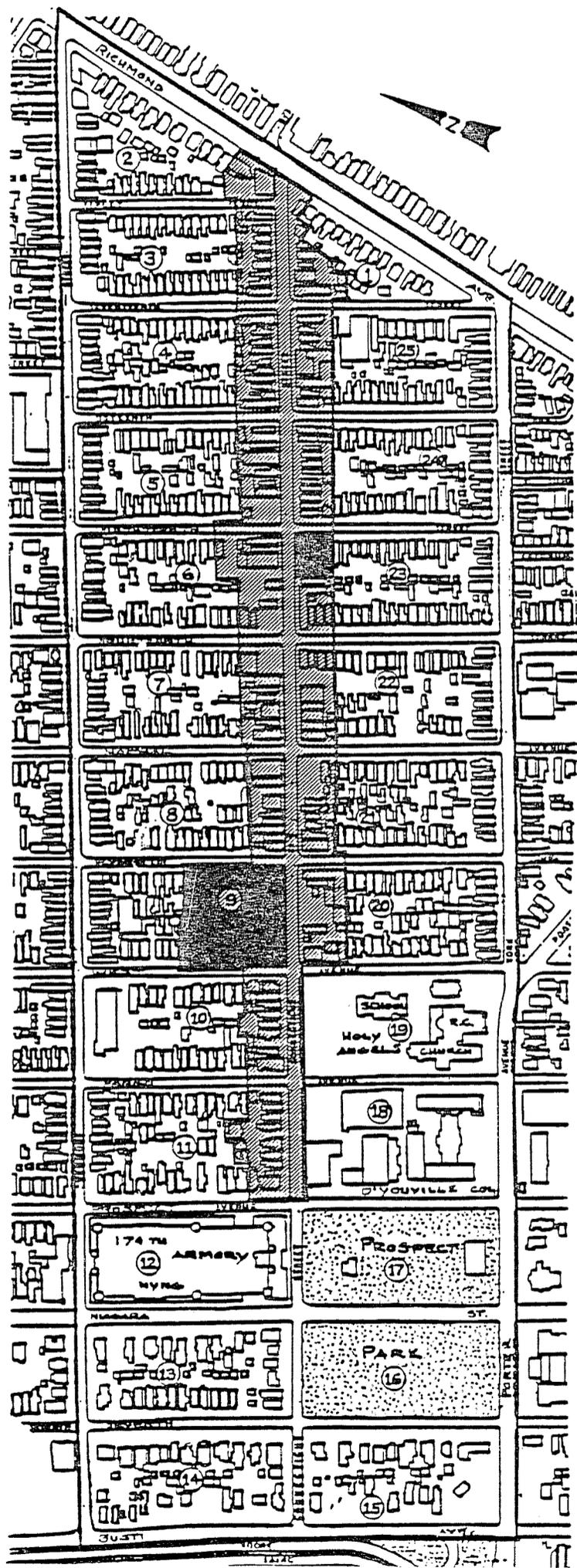
Beginning on the southeast corner of Richmond Avenue and W. Utica, thence southerly along the east R.O.W. line of Richmond Avenue to the southeast R.O.W. line of York and continuing westerly along the southern R.O.W. line of York and Porter Avenue to the southwestern R.O.W. line of Busti Avenue, thence northerly along the west R.O.W. line of Busti to the northwest R.O.W. line of Busti and Vermont, thence easterly along the northern R.O.W. line of Vermont to the point of beginning at Richmond and W. Utica.



# Connecticut Street Revitalization Area

PROJECT BOUNDARY MAP





# Connecticut Street Revitalization Area

- PROJECT BOUNDARY
- ▨ PHASE ONE
- ▩ REDEVELOPMENT AREA

EXHIBIT B

# PROJECT AREA MAP

EXHIBIT C

## LEGEND

### USE

- SINGLE FAMILY
- ⊙ MULTI-FAMILY
- ⊞ MIXED USE
- ▨ COMMERCIAL

### STRUCTURAL CONDITIONS

- MINOR DEFICIENCIES
- ⊙ MAJOR DEFICIENCIES
- ⊞ WARRANTING CLEARANCE
- ACTION PHASE



MAP SEGMENT LINE

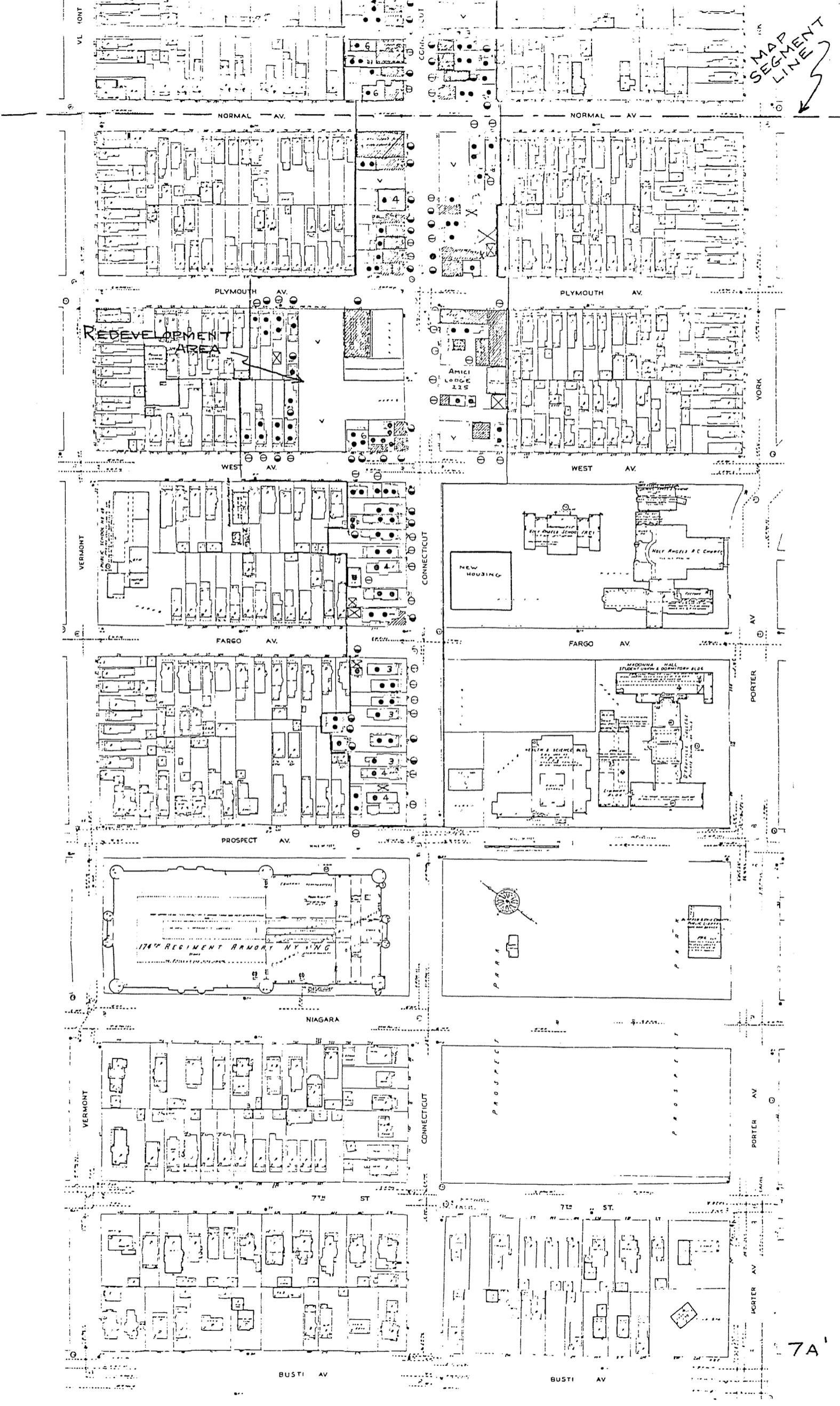
REDEVELOPMENT AREA

NEW HOUSING

174<sup>th</sup> REGIMENT ARMORY NY ANG

PARA

PROSPECT



PROJECT AREA  
MAP

EXHIBIT C

LEGEND

USE

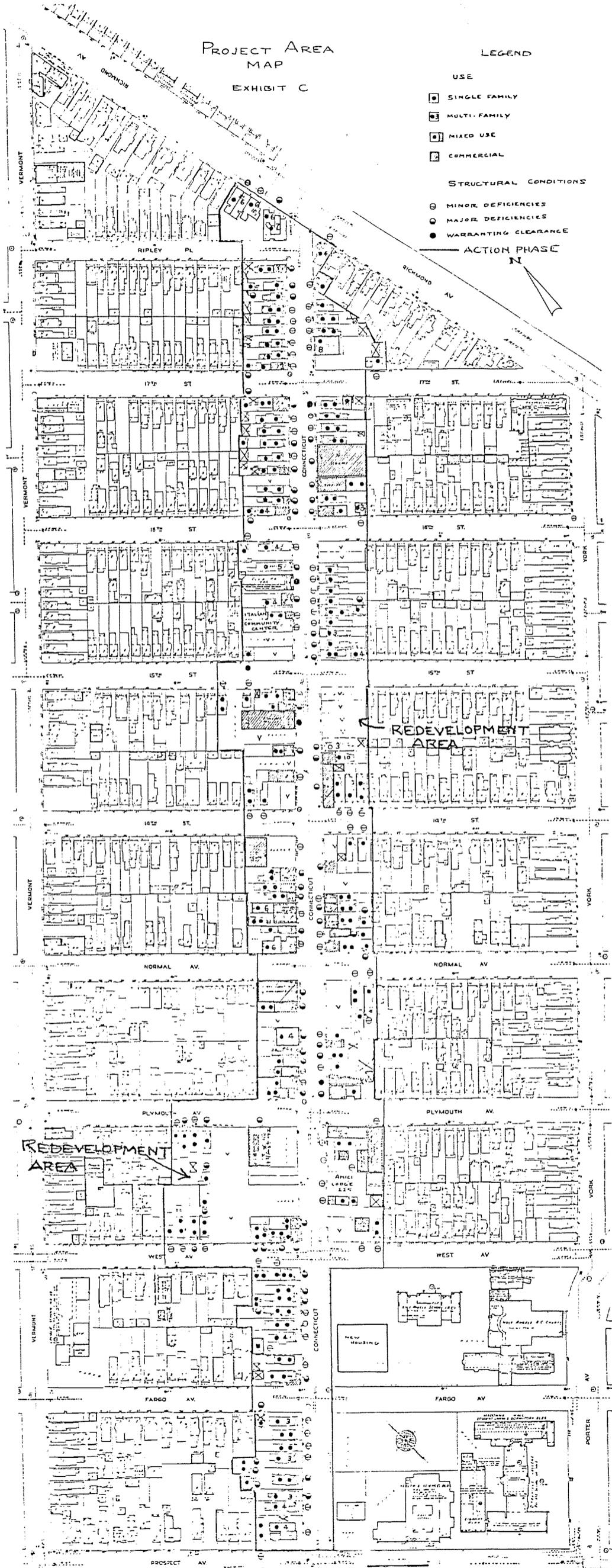
- SINGLE FAMILY
- MULTI-FAMILY
- ▨ MIXED USE
- ◻ COMMERCIAL

STRUCTURAL CONDITIONS

- MINOR DEFICIENCIES
- MAJOR DEFICIENCIES
- WARRANTING CLEARANCE

ACTION PHASE

N



## URBAN RENEWAL PLAN

### 4. URBAN RENEWAL PLAN OBJECTIVES

#### AUTHORITY:

The New York State General Municipal Law Article 15 Section 501, states that:

"In order to protect and promote the safety, health, morals and welfare of the people of the State and to promote the sound growth and development of our municipalities, it is necessary to correct... substandard insanitary, blighted, deteriorated conditions, factors and characteristics by the clearance, replanning, reconstruction, redevelopment, rehabilitation, restoration or conservation of such areas, the undertaking of public and private improvement programs related thereto and the encouragement of participation in these programs by private "enterprise".

"The use of such rights and powers to correct such conditions factors and characteristics and to eliminate or prevent the development and spread of deterioration and blight through the clearance, replanning, reconstruction, rehabilitation, conservation, or renewal of such areas for residential, commercial, industrial, public and other uses is a public use and purpose essential to the public interest, and for which public funds may be expended". It is noted that the Condemnor is exempt from compliance with Article 2 of the Eminent Domain Procedure Law.

GOALS AND OBJECTIVES:

The primary objectives of this Urban Renewal Plan for the Connecticut Street Revitalization Project, in accordance with the objectives established by the area's business community and the Buffalo Community Development Block Grant Program, are to foster the revitalization and redevelopment of the Connecticut Street area; and, in the course of such action to encourage the stabilization, expansion, and creation of business in the area which will improve the quality of life of neighborhood residents by contributing to the strengthening and upgrading of the general area as a vital and indispensable component of the entire neighborhood.

The specific objectives of this Plan are as follows:

- a. To eliminate blighting influences and environmental deficiencies by removing substandard and obsolete structures.
- b. To rehabilitate structures consistent with the long range plans for revitalization in the Connecticut Street area.
- c. To create an area of diverse but related and mutually supportive uses.
- d. To create a safe, convenient, visually attractive, and aesthetically pleasing shopping environment.
- e. To insure and facilitate the orderly and coherent development of the Connecticut Street area by providing an ambience conducive to such development.
- f. To support, assist and encourage redevelopment activities in the commercial business area.

5. PROJECT ELIGIBILITY

The Connecticut Street Revitalization Area meets the requirements under the General Municipal Law in that 53% of the Phase I Area meets the substandard category qualification. This means that 155 of the 293 units have major structural deficiencies.

The two areas considered for acquisition and re-development include the following:

- 5 one family structures, 3 in substandard category
- 6 two family structures, 2 in substandard category
- 1 multiple use structure in substandard category
- 3 mixed use structures in substandard category
- 1 commercial structures in substandard category
- 7 vacant lots

These areas total 10 structures out of 16 or 68% being deficient with the six vacant lots contributing to the blighting condition. It also accounts for 20 out of 28 dwelling units or 71% deficient.

This Urban Renewal Plan will assist in the redevelopment and stabilization of the area. As additional funds become available, it is the intent of this office to carry out additional phases of development and to continue to study the remainder of the designated area.

Other properties, while not delineated on the Land Acquisition Plan maps may be acquired depending on these additional studies. This Plan also complies with the Comprehensive General Plan for the development of the City as a whole.

TYPES OF PROPOSED URBAN RENEWAL ACTIONS

6. The Buffalo Urban Renewal Agency with the cooperation of the City of Buffalo and the authorization of the governing body proposes certain Urban Renewal actions within the Connecticut Street Renewal area which include:
- a. Acquisition of all real property, as identified on the Land Acquisition Plan Map", exhibits F&G bound herein. It should also be noted that additional properties while not identified, may be acquired depending on further study and redevelopment of the area.
  - b. Clearance of all structures and improvements thereon unless rehabilitation should prove to be feasible.
  - c. Assembly of such cleared land into parcels whose size, shape and location will allow for economically feasible redevelopment in accordance with the objectives of this Plan, and the projected market demands for such new development.
  - d. The sale or lease of all land acquired by the City for reuse in accordance with the goals and objectives as established in the Urban Renewal Plan.
  - e. Relocation of site occupants residing in structures which are considered substandard and are scheduled to be cleared.
  - f. Rehabilitation assistance to individual property owners by providing technical support and financial incentives.

g. The modification, development, and construction of necessary public improvements and facilities required to adequately support and service the existing and proposed land uses and activities in the Connecticut Street area, including streets, utilities, open spaces, and pedestrian facilities.

h. The underground placement of all new utilities, and of existing utilities where deemed necessary.

C. LAND USE PLAN

1. Proposed Land Use

a. The Land Use Plan maps (exhibit D&E ) attached herein and made a part of this plan, identifies the general land use categories and areas which are established and permitted within the Connecticut Street Revitalization Area.

- i. Neighborhood Business and General Commercial
- ii. Residential and Related Use
- iii. Parking and/or Public Use.

2. Land Use Provisions and Building Requirements

The following requirements shall apply to the use and development of land within the boundaries of the Connecticut Street Revitalization Area, and together with the Land Use Plan map shall constitute the provisions of this Urban Renewal Plan that governs such use and development.

These requirements are established as basic guidelines and standards for new construction as well as rehabilitation, reflecting the public renewal objectives and intent of the Agency and the City in undertaking the Connecticut Street Revitalization Program. It is not intended however, that such provisions inhibit exploration of valid land uses, economic concepts or other development concepts or objectives which, while varying from some aspect of these requirements, may nevertheless achieve the public objectives embodied herein.

The Commissioner of Community Development, and/or his Designee, shall be responsible for review of all redevelopment proposals, and for interpretations of the terminology and intent of this Plan, and shall determine the appropriateness and acceptability of all redevelopment and rehabilitation proposals in terms of their conformity with the Urban Renewal Plan. The Commissioner of Community Development and/or his Designee, shall, in all cases, act on behalf of the City, as the initial authority in the review of proposals, and shall consult with the City Planning Board, as required, prior to any recommendations to the Common Council regarding such proposals.

### 3. Public Use and Development

The public facilities that exist or are to be developed by the Agency or the City in the locations are identified on the Land Use Maps (exhibit D&E). All such existing or new public uses and development shall be subject to the procedures for review and approval as cited in this Plan and otherwise to be established by the Agency and the City.

4. Residential and Related Uses

Uses Permitted:

The following land uses are permitted on lands designated for Residential and Related Use:

- a) Dwellings, including all buildings commonly used for such purposes primarily on the second stories.
- b) Churches and accessory facilities, social or recreational buildings and facilities developed and operated either in conjunction with housing under (a) above, or by a non-profit institution or other community service organization.
- c) Retail sales, primarily limited to sales of food staples and related items of daily need, developed and operated in conjunction with housing under (a) above and located within a dwelling building or social, recreational or similar community building. The Agency reserves the right to approve any uses under this urban renewal program.

5. Neighborhood Business and Services

Uses Permitted:

- a) Retail trade and service, office, and other establishments, which by virtue of the type, variety, quality or nature of goods or services offered, will primarily serve the daily convenience shopping, service and related needs of employees, residents, visitors and others of nearby areas to the Program Area.

6. Off Street Vehicular Facilities

The objectives and requirements of this Plan regarding off street areas and facilities for vehicular parking, service, access and related uses within the Connecticut Street Revitalization Program are as follows:

7. Off Street Parking

In accordance with this policy, the City will construct, or cause to be constructed, these facilities to help alleviate the current deficiencies in off-street parking, and in meeting future aggregate increases in demand within the Program Area. These facilities will primarily serve the general commercial uses although they will be available for other existing and future uses. All uses and properties not to be acquired by the Agency shall be obligated under this Plan to preserve and maintain any existing off-street parking facilities, and if feasible to use any vacant portions of such property for off-street parking, consistent with the objectives of this Plan. Open parking lots shall be surfaced with a dustless all-weather durable material capable of bearing all vehicular loads to which they may be subjected and shall be properly graded and provided with adequate drainage to collect and dispose of surface water. All parking facilities shall be landscaped and maintained. The design of all parking lots shall be subject to the approval of the Design Review Board, while meeting the requirements of other City ordinances,

Chapter LXX, Section 23 (32) a; Chapter V, Section 363,  
including Chapter LXX, Section 17B (4).

Any parking lot adjacent to housing areas shall be so designed,  
planted and/or walled so that parking is made less perceptible  
to view.

All vehicular access from or egress onto any public right-  
of-way shall be carefully reviewed by the Commissioner of  
Community Development and the Commissioner of Transportation,  
or their designees for approval.

Signage - See Design Standards Section

Building Materials - See Design Standards Section

Illumination - See Design Standards Section

8. Public Parking Facilities

Because of a deficiency in the current level of off-street parking facilities within the boundaries of Connecticut Street Commercial Revitalization Area, and the expectation of a substantial increase in parking demand as the commercial facilities stabilize and/or expand; and recognizing that this parking problem cannot be corrected solely through private actions, it shall be the general policy of the City, in cooperation with the Agency, and through the Parking Board of the City, to provide and construct necessary central parking facilities within the Connecticut Street Commercial Revitalization Program, subject to a maintenance policy.

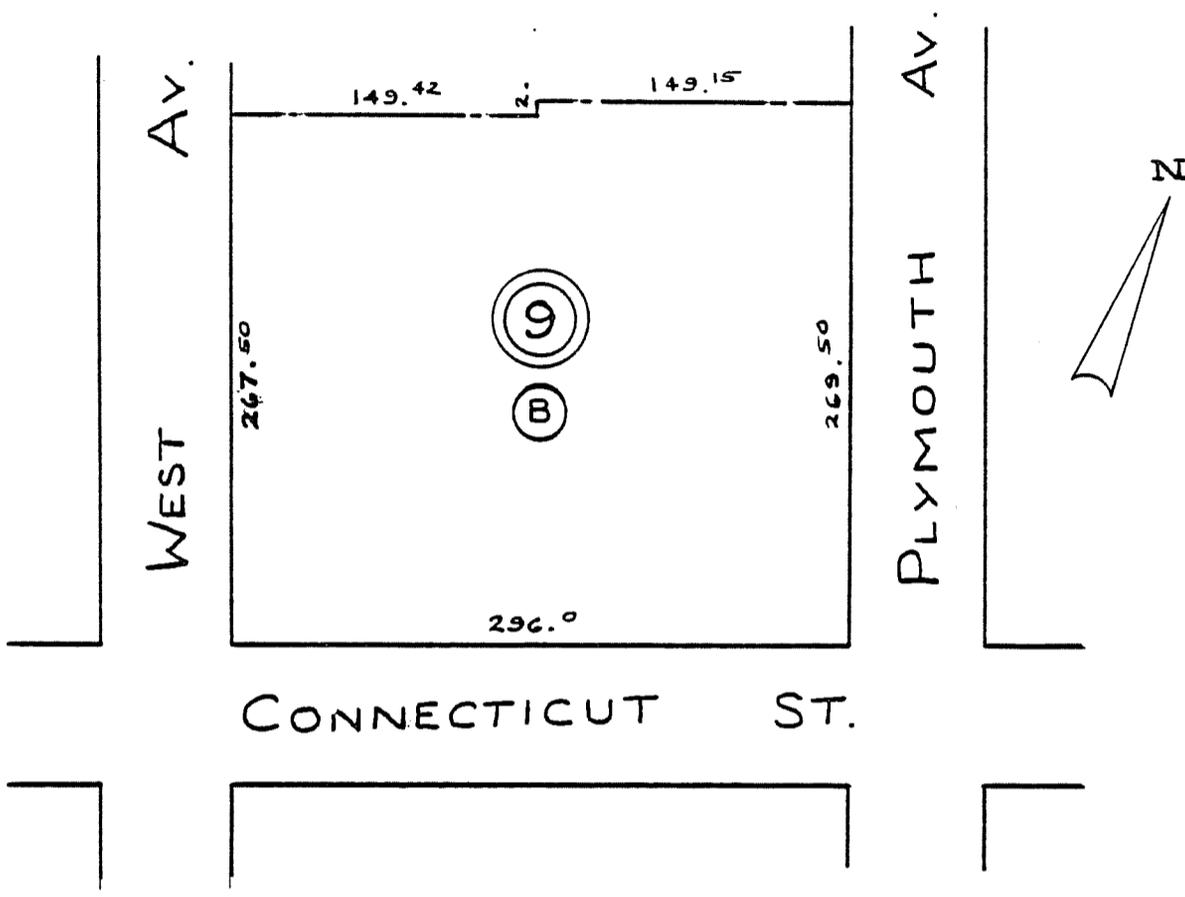
It is the primary objective of the Agency and the City with regard to the off-street parking requirements within the Connecticut Street Revitalization Area to insure that through joint or individual public or private actions, the type, distribution and capacity of parking facilities adequately meet the needs of all land uses and activities.

The City will therefore evaluate and determine such aggregate parking needs as the area's renewal and redevelopment progresses. The City and Agency may, at their discretion, elect to offer for sale or lease any parcel of land identified for Public Parking to a private developer or group who will agree to maintain or construct parking facilities available to the general public and meeting the objectives of this Plan.

Land designated for neighborhood business and general commercial use may be used by existing adjacent enterprises within the Program area which are designated as not to be acquired by the City, for activities and purposes that comply with the objectives of the Program.

In the event that such enterprises do not elect to acquire such lands, the City may permit redevelopment of any general retail, wholesale, warehousing or similar commercial uses which are considered appropriate within this area under the objectives of this Plan provided that such be further restricted as follows:

- (1) Such uses shall not be hazardous, noxious or offensive by reason of dust, odor, smoke, gas, fumes noise, vibrations, refuse or any similar characteristics and shall otherwise conform to all applicable smoke and air pollution abatements and other regulations and ordinances.
- (2) Offensive uses tending to create a nuisance will not be permitted in this project area.
- (3) Existing non-conforming uses shall be allowed to exist but expansion is not permitted.
- (4) New non-conforming uses shall not be permitted.



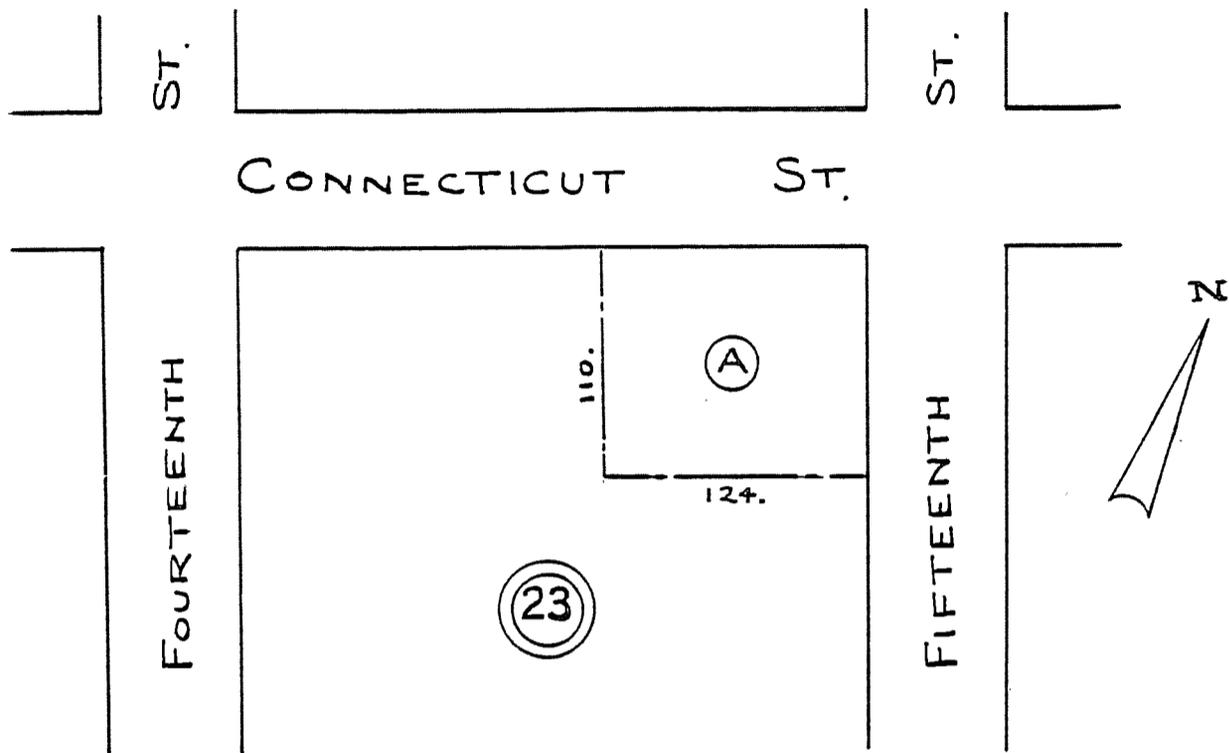
CONNECTICUT ST.

NEIGHBORHOOD BUSINESS SERVICE  
BLOCK 9, PARCEL B

# Connecticut Street Revitalization Area

LAND USE & DISPOSITION  
PLAN MAP

EXHIBIT D  
1"=100' scale



NEIGHBORHOOD BUSINESS SERVICE

BLOCK 23, PARCEL A

## Connecticut Street

## Revitalization Area

LAND USE & DISPOSITION

PLAN MAP

EXHIBIT E

1"= 100' scale

D . Project Proposals

1. Property Acquisition

- a. Real property to be acquired for clearance and/or redevelopment is identified on the Land Acquisition Plan Map (exhibits F&G).
- b. Special Conditions Under Which Real Property Not Designated for Acquisition May be Acquired.

Any properties not designated for acquisition may be acquired by the Agency if such property is not made to substantially conform to, and/or maintained in accordance with the Property Rehabilitation Standards and Design Standards contained herein and to all other applicable local codes and ordinances.

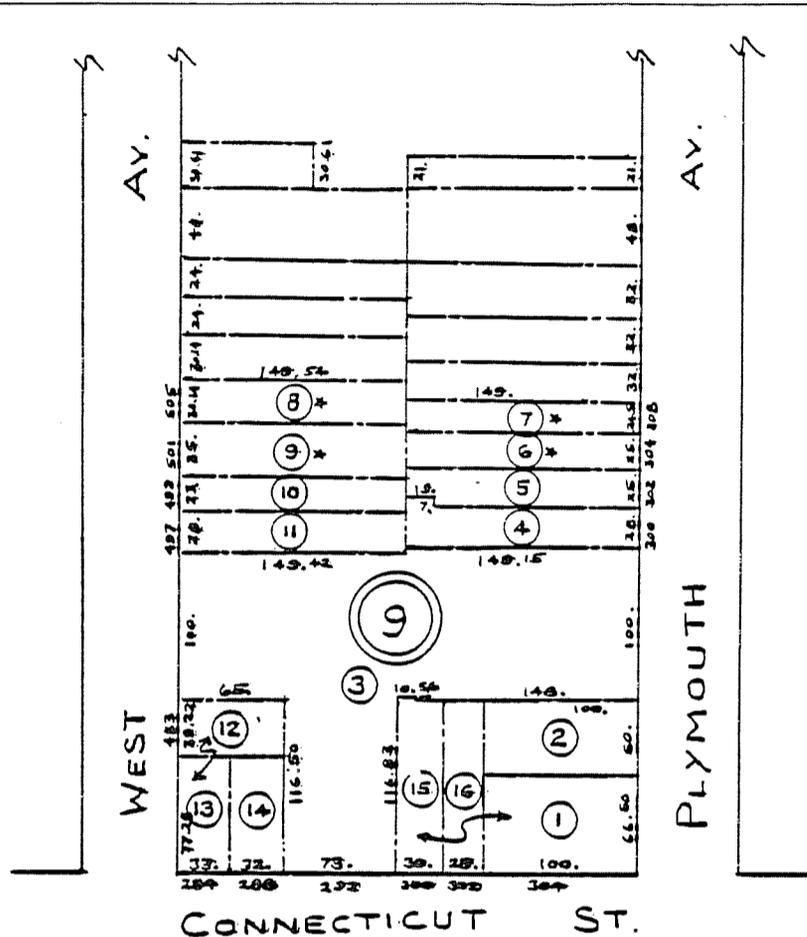
In the event that the Agency elects to acquire any such property because of failure of the owner to conform to such Standards and is unable to secure a purchaser who will agree to rehabilitate said property, and does not itself elect to rehabilitate said property, and therefore proposes to clear and sell the property for redevelopment or for public use, such proposed action shall be expressly subject to authorization and approval of the Agency and the Common Council.

Any other real property may be acquired at a future date to facilitate new development pending further study. 22.

If any property is acquired by the Agency, the property may be offered for sale by the Agency to any party agreeing to rehabilitate the property in accordance with the Standards set within this Plan, or the property may be rehabilitated by the Agency and offered for sale for use according to this Plan, or the property may be cleared by the Agency and offered for sale for redevelopment in accordance with this Plan.

2. REHABILITATION AND CONSERVATION

All properties not designated for acquisition on the Land Acquisition Map shall conform to the Property Rehabilitation and Design Standards attached to and made a part of this Plan.

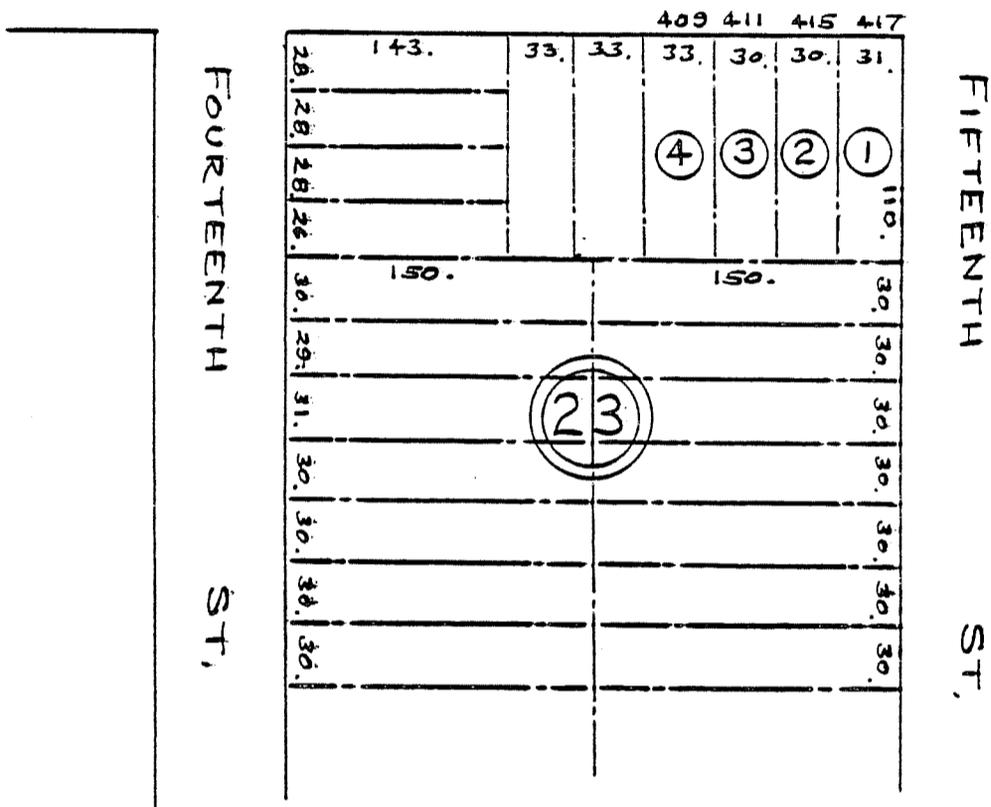


- ② BLOCK NUMBER
- ③ PARCEL NUMBER
- 142 STREET ADDRESS
- 88.7 PARCEL DIMENSION

PARCEL NO.	OWNER	ADDRESS	AREA TO BE ACQUIRED IN SQ. FT.
9-1	Joseph A. Petronella	304 Connecticut	6,650
2	David C. Laomia Sr.	284 Plymouth	5,000
3	City of Buffalo	292 Connecticut	38,174
4	Joseph Armento & W	300 Plymouth	4,305
5	Alan & Thomas Akers	302 Plymouth	3,592
6*	Metropolitan Inv. Assoc.	304 Plymouth	-
7*	Cesidio Liberatore & W	308 Plymouth	-
8*	Mary Bellone	505 West	-
9*	Gasper & Carmella Scime	50] West	-
10	Anna Gugliuzza	499 West	3,427
11	Howard & Jeanne Albert	497 West	4,172
12	Robert Summerville	485-3 West	2,549
13	Robert Summerville	284 Connecticut	2,550
14	Leon Levenson & Zaccagino	288 Connecticut	2,473
15	Joseph A. Petronella	300 Connecticut	3,495
16	Joseph A. Petronella	302 Connecticut	3,262
*MAY BE ACQUIRED AT FUTURE DATE IF DEVELOPMENT WARRANTS			79,649 sq.ft. or 1.83 acre

CONNECTICUT

ST.



② BLOCK NUMBER

③ PARCEL NUMBER

142 STREET ADDRESS

88.7 PARCEL DIMENSION

PARCEL NO.	OWNER	ADDRESS	AREA TO BE ACQUIRED IN SQ. FT.
23-1	Michael Biscotto	417 Connecticut St.	3,410
2	Michael Biscotto	415 Connecticut St.	3,300
3	Anthony S. Fiorella	411 Connecticut St.	3,300
4	Geo. Schiavone & T. Ferraina	409 Connecticut St.	3,630
			13,640 sq. ft. or .31 acre

### 3. REDEVELOPER'S OBLIGATION

All land held by the City of Buffalo will be disposed of subject to mutual agreement between the City and the Redeveloper. A redeveloper will be required by contractual agreement to observe the land use and rehabilitation standards of the Urban Renewal Plan. In addition, the following provisions will be included in the agreement.

To prevent speculation in land holding in the project area, all private redevelopers will be required to commence and complete all proposed improvements within a reasonable time following their acquisition of the land including the rehabilitation or restoration of any improved properties disposed of by the Buffalo Urban Renewal Agency.

- a. The Redeveloper will submit a financial capability statement and site plan for the proposed development for approval by the Commissioner of Community Development.
- b. That the land will be developed in conformity with the provisions of the Urban Renewal Plan.
- c. A Redeveloper may not sell, without prior approval of the Buffalo Urban Renewal Agency any and/or all interest in the project area prior to the completion of redevelopment activities.
- d. 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 other 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 vendors in the premises therein conveyed or any improvements erected or to be erected thereon. The above provisions will be perpetual and will run with the land.

- e. An ordinance incorporating by reference the standards herein contained in the building codes and ordinances of the City of Buffalo.

4. REVIEW OF REDEVELOPMENT PROPOSALS

The Buffalo Urban Renewal Agency will invite proposals in the event of purchase, lease or redevelopment, in accordance with this Urban Renewal Plan, of the various areas and sites in the Project Area, in accordance with all applicable Federal, State, and local laws, rules and regulations relating to urban renewal projects.

Inquiries and proposals for such purchase or lease of land within the Program Area shall be directed to the Commissioner of Community Development of the City of Buffalo, hereinafter referred to as the "Commissioner". The Commissioner and his staff, on behalf of the Agency, shall advise and guide prospective redevelopers as to the requirements and procedures for submission of proposals; shall receive and review all proposals, and initiate and secure review by the City Planning Board and any other review required or otherwise appropriate. All findings and recommendations stemming from such reviews will be transmitted to the Redeveloper for further action and/or to the Agency who will be responsible for selection, designation and approval of all Redevelopers and redevelopment proposals at the interim agreements and final land disposition levels.

Once the Agency and Common Council approves the designation of a Redeveloper, a contract cannot be executed until review and approval by Agency and the City is given on all submission requirements. The Agency and City shall furthermore

retain the right to review and approve all final construction drawings and specifications to determine whether they are in accordance with the prior approved proposal submissions. No building permit will be issued by the City without such final review and approval. Proposals shall generally be submitted and reviewed in three stages.

a. Preliminary Proposal

This submission by the Redeveloper permits initial review and evaluation of the proposals in terms of appropriateness and conformity with requirements and objectives of this Plan. It is also used to secure agreement on and approval of the general design and development concept before actual work by the Redeveloper occurs.

- i. Site Plan at any appropriate scale. It should emphasize general use of the land, buildings, open spaces, walks, parking areas, driveways, and pedestrian and vehicular use.
- ii. Building plans, elevations, and sections at any appropriate scale, showing organization of building functions and spaces.
- iii. Sketches, diagrams, study model and other material as may be required to clarify or explain the design and other aspects of the proposal.

- iv. Written statement of the proposal including:
  - floor area, number of units, type of buildings,
  - size of units, number of parking spaces, principal building materials and other data which may assist in reviewing the proposal.
- v. General information regarding the Redeveloper's experience and financial ability.

Following review of the proposal, the Commissioner will advise the Redeveloper as to the general acceptability of the proposal and will inform the Redeveloper of any additional information which may be required in the course of the review. Subject to general approval of the proposal by the Commissioner, on behalf of the Agency, the Redeveloper may proceed with the following submission, if required by the Commissioner.

b. Interim Proposal

This proposal, if required, is intended to permit further review or revision of the project proposed by the Redeveloper. It is used to secure a basic agreement on and approval of the proposal in terms of size, type, scope and character of building and site development and design concept, prior to final planning by the Redeveloper.

The proposal will provide all information necessary for a thorough study of the proposal in terms of its conformity with this Plan.

- i. Complete Site Development Plan at 1" = 4' scale.  
The plan will show phasing possibilities, general site grading proposals and adjacent buildings and streets. All dimensions critical to the Agency shall be indicated.
- ii. Site sections at 1" = 40' scale showing vertical relationships of all development.
- iii. General building plans, elevations, and sections, in connection with redevelopment, plans and elevations of each typical unit 1/4" - 1'0".
- iv. Study model at 1" = 20' if proposal has changed significantly as determined by Agency.
- v. Written statement of proposal including floor area, number of units, type of buildings, size of units, number of parking spaces, principal building materials, estimated costs, operating expenses and time schedule for completion.
- vi. Perspective sketches of architectural character.

Following review and approval of this Proposal, the Commissioner may, on behalf of the Agency and the City, authorize the Redeveloper to proceed with the Final Proposal.

c. Final Proposal

- i. Site Plan - conforming to the approved Interim Proposal, and including any changes that may have been required. It shall indicate all landscaping and site development details including walls, fences, plantings, outdoor lighting and furniture, and ground surface materials, bounding streets, points of vehicular and pedestrian access, number and type of parking facilities, utility lines and connections, existing and proposed grading and draining, and public easements to remain. Work to be done by others should be described and the responsible party identified.
- ii. Building plans, elevations, and sections-developed in detail and large enough scale to show all materials and assemblies that comprise the buildings.
- iii. Outline specifications-for materials and methods of construction.
- iv. Statement - including major building dimensions and gross area of buildings, size of each unit, floor area ratio, open space, proposed division of work between the Redeveloper and public agencies, proposed financial plan and time schedule for construction. The City will give final review and approval to the Proposal.

Following written approval of this proposal by the Commissioner, on behalf of the Agency and the City, the Agency and the Redeveloper may execute a Contract Land Disposition Agreement, subject to authorization by the Common Council, and in accordance with all applicable Federal, State and Local Laws and regulations and the goals and objectives of this Urban Renewal Plan.

OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The following statements are made to conform with State and local Law.

1. Provision of Community Facilities and Utilities

The following community facilities and utilities are existing or will be provided:

- a) Sewers
- b) Water Lines
- c) Street Lights
- d) Street Improvements, including street signs, traffic lights, etc.
- e) Public Open Space

2. No additions or alterations to the local codes or ordinances are necessary to effectuate the Urban Renewal Plan.

3. The schedule for effectuation of the Urban Renewal Plan is contingent upon the development plans of the proposed developers, and rehabilitation by existing owners.

4. Underground Utility Lines

Relocation and provisions for private and public utility systems will be made as needed to adequately serve the redevelopment undertaken in accordance with this Plan. Such relocation as required, will be coordinated with other private and public construction, and will include elimination of all overhead utility lines, and the underground installations of any new lines and systems. The cost of relocating

the underground utility lines will be borne by the utility companies, pursuant to the appropriate laws and ordinances concerned with the redevelopment of the area.

5. The Buffalo Urban Renewal Agency in cooperation with the Department of Community Development has conducted a historic preservation review analysis of the plan and finds that the Urban Renewal Plan will have no adverse effect on the historical, architectural, or cultural resources within the Connecticut Street Revitalization area.

The Urban Renewal Plan will enhance structures of architectural and historic value by ensuring that adequate criteria, standards, and procedures are utilized in the renovation of those structures, and by encouraging contemporary adaptive uses which will extend the economic life of the historic resources within the Connecticut Street Revitalization area.

#### 6. AIR POLLUTION CONTROL

Air pollution control throughout the Project Area shall comply with the Code for Erie County Air Pollution Control, Article XIV.

#### 7. INITIATION AND DURATION OF LAND USE PROVISIONS AND BUILDING REQUIREMENTS

The land use provisions and building requirements set forth in this Urban Renewal Plan 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 forty (40) years from that date and shall be binding and effective upon all properties covered by the Urban Renewal Plan. This includes all purchases, leases of land and their heirs and assignees.

#### PROPERTY REHABILITATION STANDARDS

All properties in the Connecticut Street Revitalization Area shall comply with standards set forth in applicable City of Buffalo statutes, codes, and ordinances, as amended, relative to the use, maintenance and occupancy of such facilities, including but not limited to the Housing and Property Code, Building Code, Plumbing Code, Electrical Code, Fire Prevention Code, Flammable Liquid Ordinance, and the Code for Erie County Air Pollution Control, Article XIV. All such code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards. In addition to compliance with such statutes, codes, and ordinances, properties shall furthermore comply with the applicable Other Requirements hereafter outlined.

It is the intent of the City of Buffalo to preserve existing historic and aesthetic landmarks, where economically feasible, by encouraging improvements that will improve or maintain the original architectural character of the building.

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 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 owners or leasees of the project land abutting such land.

## DESIGN STANDARDS

### 1. STRUCTURAL

- a. When replacement of exterior materials is required, new materials should assure ease of maintenance or improvement of the original architectural character of the building, and such new materials shall be masonry or other appropriate materials.  

The fire resistance and weather resistance of all surfacing materials shall be as prescribed in the Buffalo Building Code.
- b. All deteriorating eaves or overhangs or similar appurtenant structures, or portions thereof, shall be repaired or reconstructed.
- c. Existing inappropriate materials on any building shall be replaced or covered with the type of materials cited under 1.a., above.
- d. Consideration should be given to substantial improvement of properties fronting along Connecticut Street as integrated functional and elements of the overall plan for public improvements. All new pedestrian facilities to be constructed, shall conform to the overall design concept of the Connecticut Street Revitalization Project, and shall meet with approval by the City.
- e. Every mixed use and commercial building shall have sufficient open space to permit convenient access for maintenance, fire protection, adequate light and ventilation of habitable rooms and reasonable indoor privacy.

- f. Access to each living unit shall be provided without passing through any other living unit.
- g. Complete bathing and sanitary facilities shall be provided within each living unit; they shall consist of a water closet, a tub or shower, and a lavatory. An adequate supply of hot water to the tub or shower stall and lavatory, and cold water to all fixtures shall be provided. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90° door swing. Wall space shall be available for a mirror or a medicine cabinet and for towel bars.
- h. Natural ventilation of spaces such as attics and enclosed basementless spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics. Exterior ventilation openings shall be effectively screened where needed.
- i. Exterior doors shall have safe locks, a door shall be provided for each opening to a bedroom, bathroom, or toilet compartment; together with a locking device on bath and toilet compartment doors.
- j. Exterior appurtenances or accessory structures which are in a deteriorated condition which are not economically repairable, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences, miscellaneous sheds.

- k. Every dwelling and multi-family building shall be supplied with a means of disposal or removal of trash and garbage.
- l. Where disposal will not take place promptly there shall be a convenient and appropriate temporary and sanitary storage for trash and garbage provided, which is inaccessible to rodents.
- m. All materials and products used as replacements or addition in rehabilitation shall be of good quality conforming to generally accepted good practice. Second hand materials which meet the standards for new materials may be used when approved by the City. The suitability of special materials and products not conforming to a national standard shall be determined by the building inspector, after an evaluation of its properties and performance characteristics.
- n. All structural components of the building shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated building. Sagging or out of plumb floors, chimneys, fireplaces, partitions or stairs and bulging exterior walls shall be restored as near as practical to an acceptable level or plumb position; and supported or braced so as to prevent a recurrence of these conditions. Stair railings shall be rigid. Individual structural members in a seriously deteriorated condition shall be replaced. Loosely jointed structural members shall be restored to original rigidity.
- o. Foundations and exterior walls shall provide safe and adequate support for all loads upon them, and prevent the entrance of water or excessive moisture. Serious defects shall be repaired and cracks effectively sealed.

- p. Existing windows and doors, including their hardware, shall operate satisfactorily and give evidence of continuing acceptable service. Defective glass or locking mechanisms shall be replaced or repaired. All window areas exposed to public view shall be kept clean and in a state of good repair. Except for display purposes, storage of materials, stock, or inventory shall not be permitted in window areas unless such areas are first screened or obscured from public view. All windows and other openings in exterior walls with a fire resistance rating of three-quarter (3/4) hour or more shall be properly protected with appropriate windows, and shall not exceed the opening limitations and distance separation requirements specified in the Buffalo Building Code.
- q. All interior walls and ceilings shall provide:
1. a finished surface without noticeable irregularities or cracking,
  2. a waterproof and hard surface in spaces subject to moisture.
  3. suitable base for painting or other decoration, and
  4. reasonable durability and economy of maintenance.
- r. Finished floors shall be appropriate to the use of the space, shall be in good condition and shall provide reasonable ease of maintenance and an extended service life.
- s. Protective and decorative finish coating or surfacing shall provide:
1. adequate resistance to weathering
  2. protection of finished surfaces from moisture or corrosion
  3. an attractive appearance, and
  4. reasonable durability.

- t. All alterations, repairs and other improvements shall harmonize with existing material as long as the architectural and design integrity of the building is maintained.
- u. Entrance and exits shall be maintained in such a manner as to encourage customer safety.
- v. All refuse shall be kept in rodent proof and odor-proof containers placed behind the store in temporary sanitary storage.

w. AIR CONDITIONERS AND HEATING UNITS - OUTSIDE ELEMENTS

All outside elements of air conditioning and heating units shall be so constructed, located, and maintained as not to be visible from, or constitute a safety, noise or vibration hazard to adjacent properties or public streets.

No equipment shall be installed and operated directly over a public sidewalk nor shall there be permitted condensation drainage upon any sidewalk. Any exhaust fumes shall be expelled above a height of eight feet (8').

OTHER REQUIREMENTS

a. OFF-STREET PARKING

Surface parking areas shall be paved with a dustless all-weather material capable of bearing all vehicular loads to be imposed thereon. Surface off-street parking areas shall be effectively screened from public view in a manner approved by the City of Buffalo.

b. OFF-STREET LOADING

Loading berths or other vehicular service facilities, where feasible, shall be completely enclosed within a building or screened in a like manner as surface off-street parking areas.

Open loading berths or areas shall be surfaced with a dustless all-weather material capable of bearing all vehicular loads to be imposed on them.

Lighting used to illuminate off-street loading areas shall be directed away from other properties and public streets in such a way as not to create a nuisance.

NOTE: It should be noted that this as well as other requirements under Chapter LXX, Section 17B (3) and Chapter V, Section 362, as well as Chapter LXX, Section 17B (4), 23 (32) and Chapter V, Section 363 of the City Codes, must be met.

c. SIGNAGE

No sign, billboard, advertising display or structure poster, or device, shall be erected, hung, affixed, moved, altered, enlarged, reconstructed or ~~displayed~~ except as expressly permitted herein.

All signs shall conform to the following standards:

- i. Signs may be affixed to each facade of the main building.  
Permanent window signs shall be painted on glass or plexi-glass.  
The area of each sign shall not exceed 10% of the storefront area, excluding upper story surface area.
- ii. Signs shall relate solely to the business conducted on the premises and its address. National trademarks, brand names, or symbols shall not be allowed as elements of signs, unless approval is given by the Department of Community Development.

- iii. Sources of light directed toward the illumination of all exterior signs shall be a steady, non-flashing light. Electric conduits are to be recessed in the wall or sign and not be attached to the surface of the sign. When a sign features illumination from the interior of the sign itself, that illumination shall be steady and non-flashing.
- iv. Signs may be affixed above the first floor windows and below the second floor windows or roof-line and are to be aligned with adjacent signs of other buinesses.
- v. The following type of signs or artificial lighting are prohibited.
- billboards
  - signs projecting above the roof line
  - movable sidewalk flashing signs, including any sign or device in which the artificial light is not maintained stationary and constant in intensity and color at all times when in use.
  - Beacons and flashing lights except where such lighting devices are deemed necessary for the public safety and welfare.
  - Signs made of cardboard, paper, canvass or similar impermanent material are restricted to commercial display windows and may cover no more than 25% of the surface area of the display window.
- vi. Yards shall be free of all debris. No subsidiary structures, fences, open incinerators or similar subsidiary items shall be permitted which:
- significantly obstruct light or air from doors or windows,
  - obstruct a safe means of access to or egress from the building.
  - create fire hazards, attract or harbor rodents, or create unhealthful conditions are structurally unsafe, or create objectionable odors, noises, etc.

- vii. Off-street parking, loading facilities and pedestrian access shall be separated to the maximum extent feasible so as not to create conflicting movements. All areas other than driveways, parking area, walks and terraces shall be appropriately landscaped and provided with appropriate trees and shrubbery, Landscaping, exterior paving, parking arrangement and site layout shall be in keeping with established urban design objectives.
- viii. All structural and decorative elements of building fronts and sides abutting streets shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction techniques.
- ix. All cornices shall be made structurally sound and rotten or weakened portions shall be removed and repaired or replaced to match as closely as possible the original patterns. All exposed wood shall be painted to present a clean and homogeneous surface.
- x. All exterior front or side walls which have not been wholly or partially resurfaced or built over shall be repaired and cleaned or painted in an acceptable manner. Brick walls shall be pointed where necessary. Painted masonry walls shall have loose material removed and be painted a single color except for trim which may be another color. Patched walls shall match the existing adjacent surfaces as to materials, color bond and joining.
- xi. Sheet metal gutters and downspouts shall be repaired or replaced as necessary and shall be neatly located and securely installed. Gutters and downspouts shall be painted to harmonize with the other building front colors.

- xii. Any mechanical equipment placed on a roof shall be so located as to be hidden from view from the shopping streets and to be as inconspicuous as possible from other view points. Equipment shall be screened with suitable elements of a permanent nature, finished so as to harmonize with the rest of the building. Where such screening is impossible or impractical, equipment shall be painted in such a manner as to minimize its visibility.
- xiii. Structures at the rear of buildings attached or unattached to the principal commercial structure, which are found by the City of Buffalo to be structurally deficient, shall be properly repaired or demolished.

No. 181

BY: MR. GIAMBRA

**Designate Connecticut Street  
Revitalization Area Etc.**

WHEREAS, the Common Council of the City of Buffalo has designated the Connecticut Street Revitalization Area as being appropriate for Urban Renewal as defined in Subdivision 3 of Section 502 of Article 15 of the New York State General Municipal Law at its January 15, 1983 (CCP #105) meeting; and

WHEREAS, the Department of Community Development has determined that the needs of the neighborhood could do better served on a more comprehensive basis by redesignating the site; and

WHEREAS, the blighting effects of vacant deteriorated structures must be eliminated in order to arrest the spread of these effects; and

WHEREAS, the Department of Community Development will file an Urban Renewal Plan shortly after the Council reconvenes from its summer recess; and

WHEREAS, the Plan will propose a program of rehabilitation, clearance and reconstruction to upgrade the area along with other public and private improvements to encourage participation in these programs by private enterprise. It is the intention of this plan to phase certain activities in other areas where the overall requirements of the Urban Renewal Plan are met.

NOW, THEREFORE, BE IT RESOLVED:

1. That the Connecticut Street Revitalization Area as designated on the attached map be and the same is hereby approved.

2. That the area effected by said Plan is described as follows: Richmond Avenue on the east, York and Porter Avenue on the south, Busti Avenue on the west, and Vermont Street on the north.

3. That Phase I of the Plan will involve the outlined area as shown on the attached map.

4. That the Commissioner of Community Development prepare an Urban Renewal Plan for submission to the Common Council for its approval.

Adopted.

# CITY CLERK'S OFFICE

CITY HALL

BUFFALO, Nov. 14, 1983

To Whom It May Concern:

I **Hereby Certify**, That at a Session of the Common Council of the City of Buffalo, held in the City Hall, on the \_\_\_\_\_ 1st \_\_\_\_\_ day of \_\_\_\_\_ November \_\_\_\_\_ 1983, a resolution was Passed, of which the following is a true copy:

No. 78

**Hearing — Connecticut Street  
Revitalization Area Urban Renewal Plan  
(Item No. 58, C.C.P., Oct. 18, 1983)**

Mr. Keane moved that the above Item is properly before the Common Council and the hearing be opened.

Carried.

**APPEARANCES —**

In Favor - 1. Harry Hofert, Coordinator, Community Development; 2. Susan Pilon.

In opposition - None.

Mr. Keane moved that the hearing be closed.

Carried.

Mr. Keane Moved that the communication be received and filed, and that

WHEREAS, the Common Council of the City of Buffalo has designated the Connecticut Street Revitalization Area as being appropriate for Urban Renewal as defined in Subdivision 3 of Section 502 of Article 15 of the New York State General Municipal Law at its July 28, 1983 (CCP #181) meeting; and

WHEREAS, the City Planning Board, after a required public hearing held on due notice, did consider said Plan and did submit its report and recommendations respecting said Plan to the Common Council; and

WHEREAS, the Department of Community Development has made detailed studies of the area, physical condition of structures, land use, environmental influences, social, cultural and economic conditions of the project area and has determined that the area is appropriate for Urban Renewal and that it is detrimental and a menace to the safety, health and welfare of the inhabitants and users because of the blighted and deteriorated condition of the majority of structures; and

WHEREAS, the Plan will propose a of rehabilitation, acquisition and redevelopment to upgrade the area along with certain other private and public improvements to encourage participation in these programs by private enterprise. It is the intention of this Plan to phase certain activities and developments while consideration will be given in other areas where the overall requirements of the Urban Renewal Plan are met.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BUFFALO

1. That the Urban Renewal Plan for the Connecticut Street Revitalization Area as prepared by the Department of Community Development and approved by the City Planning Board, be and the same is hereby approved.

2. That the area affected by said Plan is generally bounded by Richmond Avenue on the east, York and Porter Avenue on the south, Busti Avenue on the west and Vermont Street on the north.

3. That the area is substandard and tends to impair or arrest the sound growth and development of the City of Buffalo.

4. That the Urban Renewal Plan as herein approved has been duly reviewed and conforms to the comprehensive plan for the development of the Municipality and the community as a whole and is hereby approved.

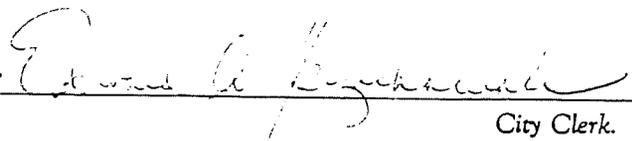
5. That the Mayor is hereby authorized to execute any and all deeds or other documents necessary to convey lands in the Connecticut Street Revitalization Area to the City of Buffalo and/or Urban Renewal Agency upon approval of said deed or deeds or other documents by the Corporation Counsel.

Passed.

Ayes — 15. Noes — 0.

I further certify that the Mayor signed the above resolution on November 10, 1983 and returned same to the City Clerk's Office on November 14, 1983.

ATTEST.

  
City Clerk.