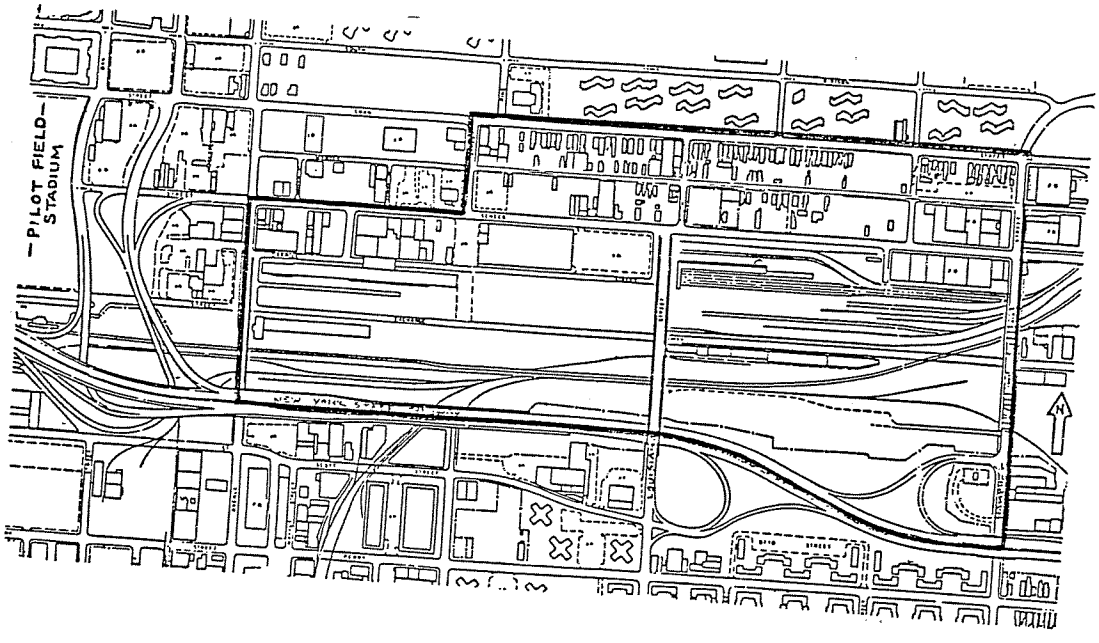
# SOUTH ELLICOTT

## Urban Renewal Plan

## Phase 2

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SOUTH ELLICOTT URBAN RENEWAL PLAN

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## SECTION I - INTRODUCTION AND BACKGROUND

The South Ellicott NDP area was originally approved for urban renewal activities June 13, 1972, C.C.P. No. 108. The Site Designation was approved April 4, 1972, C.C.P. No. 148 and at that time it was one of four Neighborhood Development Program (NDP) areas which included the Broadway-Fillmore, Emslie and Fruit Belt neighborhoods.

The original Neighborhood Development Program areas had small portions defined as action areas. The action areas were discontinued by the Federal government and replaced with the Community Development Block Grant Program.

With the majority of land available in the Oak-Michigan Hi-Tech Corridor being developed or under development and the increased demand created by the Canadian-American Free Trade Agreement Pact, it is the intent of the Department of Community Development to implement Phase 2 in the South Ellicott area. Phase 2 will allow for the acquisition and assembly of vacant and underutilized properties, including those sites being offered to the City by Conrail.

All properties within the Phase 2 area will be inspected for compliance with New York State Building and Fire Codes, as well as the Property Rehabilitation Standards of the plan as incorporated herein.

## SECTION II - PROJECT AREA REPORT

### A. URBAN RENEWAL PLAN

New York State General Municipal Law requires an urban renewal plan to be submitted to the local legislative body prior to engaging in urban renewal activities. Article 15, Section 502(7) of the General Municipal Law states in part, "Such urban renewal plan shall include, but shall not be limited to: a statement of proposed land uses; proposed acquisition, demolition and removal of structures necessary to effectuate the plan; and such additional statements or documentation as the local authority may deem appropriate."

This document fulfills the requirements for an Urban Renewal Plan for the South Ellicott area. Other reference material utilized in preparation of the plan was used to provide the documentation necessary to: define the project area; demonstrate its eligibility for urban renewal; and propose methods and means for eliminating blight. It also provides that certain properties not to be acquired shall be subject to the Property Rehabilitation Standards necessary to arrest the spread of blight in the redevelopment area.

## B. PROJECT BOUNDARY - PHASE 2

### General Description

The boundaries of the project area are shown on the Project Boundary Map, Exhibit 2, and are generally described as follows:

Myrtle and Swan streets on the north, with the New York State Thruway right-of-way line on the south. From Michigan Avenue on the west to Hamburg Street on the east.

The total project area encompasses twelve city blocks and contains 3,182,953 square feet or 73.07 acres exclusive of street rights-of-way. This includes 136 parcels, 25 of which are vacant and city-owned, with 30 of the 41 structures or 73% in the area having major deficiencies.

* The Boundary includes blocks 2,3, and 4 bounded by Swan Street on the north, Chicago Street on the west, Hamburg on the east and the N.Y.S. Thruway on the south to coincide with the original boundary description of the NDP Area.

## C. PROJECT ELIGIBILITY

The New York State General Municipal Law describes areas which are appropriate for urban renewal to be "residential, nonresidential, commercial, industrial or vacant areas which are slum or blighted, or which are becoming slum or blighted areas because of substandard, insanitary, deteriorated or deteriorating conditions, factors, and characteristics, with or without tangible physical blight. The existence of such areas constitutes a serious and growing menace, is injurious to the public safety, health, morals and welfare, contributes increasingly to the spread of crime, juvenile delinquency and disease, necessitates excessive and disproportionate expenditures of public funds for all forms of public service and constitutes a negative influence on adjacent properties impairing their economic soundness and stability, thereby threatening the source of public revenues."

* Revised pursuant to C.C.P.170-6/27/8

This proposed South Ellicott Urban Renewal Plan will result in the redevelopment and stabilization of the area by utilizing portions of vacant railroad and other undeveloped lots creating new development sites and opportunities.

## SECTION III

### A. URBAN RENEWAL PLAN OBJECTIVES

#### 1. 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 such 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, community, 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 another method or means of achieving the Urban Renewal Plan objectives is the power of condemnation as authorized under New York State Eminent Domain Procedure Law.

2. Goals and Objectives

The primary objectives of this Urban Renewal Plan for the South Ellicott Project Area, in accordance with the objectives established by the area's business community-based organizations and the Federal, State and local redevelopment programs are to foster the revitalization and redevelopment of the South Ellicott area; and, in the course of such action to encourage the stabilization, expansion, and creation of commercial and industrial uses in the area which will improve the quality of life 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 South Ellicott area.

c. To create an area of diverse but related and mutually supportive uses by construction of new commercial and industrial sites.

d. To create a safe, convenient, visually attractive, and aesthetically pleasing environment.

e. To insure and facilitate the appropriate development of the South Ellicott area.

f. To support, assist and encourage redevelopment activities in the commercial and industrial areas.

3. Types of Proposed Urban Renewal Actions

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 South Ellicott Area which include:

a. Acquisition of all real property, as identified on the Land Acquisition Plan Map, Exhibit 3. It should also be noted that additional properties within the Phase 2 area, while not identified for acquisition, may be acquired pending further study and inspection of the area.

b. Clearance of structures and improvements thereon unless rehabilitation should prove to be feasible.

c. Assembly of such cleared/vacant land into parcels whose size, shape and location will allow for economically feasible commercial and industrial 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, if necessary, who reside in structures which are considered substandard and/or are scheduled to be cleared.

f. Rehabilitation assistance to individual property owners by providing technical support and/or 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 South Ellicott area, including streets, utilities, open spaces, and pedestrian facilities.

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

* i. The rehabilitation and/or new construction for residential re-use is hereby re-affirmed for those blocks as cited above.

B. LAND USE PLAN

1. Proposed Land Use

a. The Land Use Plan Map (Exhibit 5) attached herein and made a part of this Plan identifies the general land use categories and areas which are established and permitted within the South Ellicott Area.

The majority of the project area is to be utilized for commercial, light industrial and accessory uses with certain areas for residential reuse. Therefore, the project area is designed to provide areas suitable for development as commercial and industrial sites and at the same time protect such developments from the intrusion of non-industrial uses which would hamper the full utilization of properly located sites for commercial and industrial purposes. Site and development plans shall be subject to the review of the Commissioner of Community Development. Any change or use shall be approved by the City Planning Board and the Common Council pursuant to Section F of this Plan.

2. Land Use Provisions and Building Requirements

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:

a. 1) Acetylene gas manufacture and storage

2) Ammunition and explosive manufacture or storage

3) Arsenal

4) Asphalt, hydrocarbon, or petroleum products distillation or manufacture

5) Calcium carbide, fertilizer, fumigation, glue, soap, tallow, grease or lard manufacture

6) Junk yards, including auto wrecking and dismantling



* Revised pursuant to C.C.P.170-6/27/89

7) Incineration on a commercial basis

8) Production associated with a tannery

b. Environmental Performance Standards

All uses established within the South Ellicott Project shall be constructed and operated to comply with the following standards of external effects:

1) Disposal of sewage and wastes - No industrial wastewaters shall be discharged to a public sewer, directly or indirectly, without a Buffalo Sewer Authority Permit for Industrial Wastewaters Discharge.

2) Smoke, dust and other atmospheric pollutants - Emissions to the outdoor atmosphere including, but not limited to, any dust, fumes, gas, mist, odor, smoke, vapor, pollen, toxic or deleterious emission, either alone or in combination with others, shall be subject to the specific air quality standards and emission limits set forth in the Federal Air Quality Act and the New York State Air Pollution Control Rules and Regulations as administered by the New York State Department of Environmental Conservation and the Erie County Department of Environment and Planning.

3) Glare and heat - No use shall produce a strong, dazzling light or a reflection of a strong, dazzling light or glare as shall be visible from any point along a lot line. There shall be no emission or transmission of heat or heated air so as to be discernible at any lot line.

4) Sound - At all points along the edge of a lot, sound levels produced by equipment on that lot shall meet the following:

   i. The LDN (Day/Night Equivalent Sound Level) shall not exceed 60dBA.

ii. The sound level measured on a sound level meter set to show response shall not exceed 65dBA, except for occasional truck and rail traffic in or out of the lot.

iii. All measurements shall be taken with equipment conforming to International Electrotechnical Commission 651, Type 2, or Type 1 if impulsive noise is present.

iv. Where a sound is tonal, information carrying, intermittent, or impulsive, the above limits shall be reduced by 5dB.

v. Sound levels at the nearest residence shall be 10dB below those given above.

vi. The above performance standards apply only to sound from the lot in question which must be assessed separately from other sounds. If so requested by the City, and before an installation likely to produce exterior noise, including HVAC equipment, is allowed to proceed, a report shall be prepared by a competent acoustical consultant (at the expense of the property occupant) outlining the measures being undertaken to meet this performance standard.

5) Vibration - No use shall be so operated as to cause ground vibration which is detectable, without instruments, at any point along any lot line on which the use is located.

2. Building Requirements

These requirements are intended to assure attractive, safe and environmentally sound development without imposing untenable demands upon developers. A minimum of 5,000 square feet per building shall be required.

1) Structural Materials - Outside walls of all buildings must be of masonry construction or other durable material as approved by the Commissioner of Community Development. Accessory buildings and enclosures must be consistent in design and quality of materials with the buildings they serve.

   a) 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.

   b) Building setback lines - Any building or structure erected in the project shall be set back not less than zero (0) feet from the lot line and not more than thirty-five (35) feet.

   c) Rear yards - A minimum of five (5) feet for rear yards is required.

   d) Side yards - A minimum of five (5) feet for side yards is required.

   e) Land coverage - Not more than 50 percent of the site shall be covered by buildings, except in certain cases where parking can be located within 500 feet of the site as approved by the Commissioner.

   f) Landscaping - A minimum of 10% of the site shall be used for greenery or open space with appropriate plantings.

2) Off-Street Parking and Loading Requirements

   a) Off-street parking - One parking space shall be provided for each three employees, plus one parking space for each vehicle used in the conduct of the enterprise, and/or one parking space for every 500 square feet of gross floor area. A required off-street parking space shall be at least nine (9) feet in width

and at least eighteen (18) feet in length, exclusive of access drives or aisles which should be 25 feet wide. 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. (See 1 e above.)

Surfacing: Drive and parking surfaces shall be <u>paved</u> 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), <u>but not the use of dirt, clay, slag or stone</u>. (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).

b) <u>Off-Street Loading</u> - For buildings containing 5,000 to 40,000 square feet of floor area, one loading berth shall be provided, plus one additional loading berth for each additional 50,000 square feet or fraction thereof.

A required loading berth shall be at least 10 feet in width and accommodating 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, or within a street right-of-way.

Other Requirements

a) Signs - All signs shall be incidental, customary to, and commonly associated with the principal use. Rooftop, flashing, moving, or intermittently illuminated signs or advertising devices are prohibited, as are signs which may be mistaken for traffic control devices. No free-standing signs shall be permitted. Total area of all signs on any building facade shall not exceed 100 square feet.

Signs shall be attached to and parallel to a building and shall not extend above or beyond the building facade and shall project no more than 12 inches from the wall to which it is attached. Signs may be perpendicular to a building facade if suspended beneath a marquee, covered walkway, or arcade. The bottom of such signs shall be at least 10 feet above the sidewalk and shall not extend beyond the building line established for the parcel on which it is situated. All sign proposals shall be submitted to the Department for review and approval before a permit is issued.

b) 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 redeveloper. A landscape plan shall be submitted by the developer to the Commissioner of Community Development for approval.

c) 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.

EXCEPTIONS: The Commissioner of Community Development may approve variations from, and exceptions to, any of the above requirements on the basis of site and development plans submitted by redevelopers for disposal parcels where such site and development plans are considered to best serve the objectives of the Urban Renewal Plan.

3. Development Plan Review Process

The Buffalo Urban Renewal Agency, hereinafter referred to as the "Agency," may 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 designee, 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 inquiries and proposals, and initiate and secure review by the City Planning Board, when appropriate, and any other review as may be required. The Agency will be responsible for selection, designation and approval of all Redevelopers and redevelopment proposals, which shall be submitted and reviewed in two separate stages as listed below:

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 describe the proposed use of the land, buildings, walks, parking areas, driveways, and pedestrian and vehicular use, open spaces including landscaping, and square feet calculations should also be noted.

ii. Conceptual 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 current and anticipated jobs, type of building construction, number of parking spaces, type of business, preliminary cost estimates, including phasing when appropriate and other data which may assist in reviewing the proposal.

v. Information regarding the Redeveloper's experience and financial ability and method of proposed financing to carry out the proposal shall also be submitted.

Following review of the preliminary proposal and submission of the required documentation by the Redeveloper, the Commissioner will recommend designation of the Redeveloper to the Agency for consideration. Upon approval by the Agency, the Redeveloper may proceed with the final proposal and negotiation of a Land Disposition Agreement.

b) Final Proposal

i. Site Plan - shall conform to the approved preliminary proposal, with any changes that may be required. It shall indicate all landscaping and site development details including walls, fences, plantings including tree plantings, outdoor lighting and street furniture, signage, 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. Construction plans, elevations, and sections - shall be developed in detail at a large enough scale to show all materials and assemblies that comprise the buildings.

iii. Details of materials and specifications - including construction cost estimates.

iv. Statement - including major building dimensions and gross area of buildings, floor area ratio, open space, proposed division of work between the Redeveloper and public agencies, evidence of equity capital and mortgage financing and proposed time schedule for construction, including phasing if appropriate.

v. Following successful negotiations, the Land Disposition Agreement will be submitted to the Agency for approval and its recommendation to the Common Council. Upon completion of the public hearing and approval by the Common Council, the Agency may then execute the Land Disposition Agreement with the Redeveloper.

4. 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 as the originally approved Plan until June 12, 2012 and shall be binding and effective upon all properties covered by the Urban Renewal Plan.

## C. DEVELOPMENT OPPORTUNITIES

The underlying purpose of urban renewal is to remove the blighting influences which threaten the City's source of revenue and replace them with permanent income-producing alternatives which in turn strengthen the job and tax base. The South Ellicott area is a prime location for the continued commercial and light industrial or high technology and downtown service industries that continue to strengthen the City's revitalization and stimulate its economy, including the increased demand created by the Canadian-American Free Trade Agreement Pact.

The areas proposed for disposition are indicated on the Land Disposition Plan Map, Exhibit 6, page 30.

## D. PROJECT PROPOSALS

1. Land Acquisition

   a. Real property to be acquired for clearance and/or redevelopment is identified on the Land Acquisition Plan Map (Exhibit 3), attached to and made a part of this Plan.

   b. Special conditions under which real property not designated for immediate acquisition may be acquired.

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

In the event that the Agency may elect to acquire any such property, such proposed action shall be expressly subject to authorization and approval by the Agency and the Common Council.

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

2. Land Disposition

Real property will be disposed of subject to the provisions set forth in Item 4 below and shown on the Land Disposition Plan Map, Exhibit 6 attached to made a part of this Plan. Land adequate to construct buildings and associated improvements will be sold to the redeveloper in accordance with the redeveloper's obligations cited below. The Disposition Plan Map is a guide and not intended to inhibit exploration of other development proposals which, while varying from some aspect, may nevertheless achieve the public objectives embodied herein.

3. Rehabilitation and Conservation

All properties not designated for immediate acquisition on the Land Acquisition Map shall conform to the Property Rehabilitation and Design Standards attached to and made a part of this Plan and are further subject to Section D 1.B., page 15.

* This includes the three blocks south of Swan to Myrtle between Chicago and Hamburg Streets which are re-affirmend for residential re-use.

4. Redeveloper's Obligations

All land held by the City and/or Agency will be disposed of subject to mutual agreement between the Agency 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, but not limited to, the Land Disposition Agreement:



* Revised pursuant to C.C.P.170-6/27/89

To prevent speculation in landholding 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 evidence of equity capital and mortgage financing and a 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, sex, 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. 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. Local Codes or Ordinances

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 will be implemented with the adoption of this Urban Renewal Plan by the Common Council.

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. Prior to implementation of the Urban Renewal Plan, the Department of Community Development will conduct the appropriate environmental review analysis as per Federal and State regulations to determine the effect of the project on environmental resources in the South Ellicott 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.

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, as initiated by the Commissioner and approved by the Agency and 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.

For the purposes of this Plan, a major amendment will be considered when changing the project boundary; or a change of land use is involved; or the acquisition of a property not previously identified for acquisition. It shall be noted only in the case of major amendments shall public hearings be required to be held by the City Planning Board and by the Common Council pursuant to General Municipal Law.

G. PROPERTY REHABILITATION STANDARDS

All properties in the South Ellicott Area shall comply with standards set forth in applicable State and/or City of Buffalo statutes, codes, and ordinances, as amended, relative to the use, maintenance and occupancy of such facilities, including but not limited to Chapters X, XI, and XII of the Ordinances of the City of Buffalo, including zoning, 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 landmarks and aesthetics, where economically feasible, by encouraging improvements that will improve or maintain the original architectural character of the building.

1. Design Standards - Structural

   a. When replacement or alteration of exterior materials is required, new materials should assure ease of maintenance or improvement of the original architectural character and design integrity of the building is maintained.

      The fire resistance and weather resistance of all surfacing materials shall be as prescribed in Chapter X of the Ordinances of the City of Buffalo.

   b. All deteriorating eaves or overhangs or similar appurtenant structures, or portions thereof, shall be repaired or reconstructed.

   c. Consideration shall be given to substantial improvement of properties fronting along Seneca and Exchange streets as integrated functional elements of the overall plan for public improvements. Any new pedestrian facilities to be constructed, shall conform to the overall design concept of the South Ellicott Project, and shall meet with approval by the City.

   d. Every mixed use and commercial industrial building shall have sufficient open space to permit convenient access for maintenance, fire protection, adequate light and ventilation of habitable rooms and areas with reasonable indoor privacy.

   e. Access to each living unit shall be provided without passing through any other living unit.

f. Complete bathing and sanitary facilities shall be provided within each dwelling unit.

g. 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 as needed.

h. Exterior doors shall have safe locks, a door shall be provided for each opening to a bedroom, bathroom or toilet compartment.

i. 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, and miscellaneous sheds.

j. All materials and products used as replacements or additions in rehabilitation shall be of good quality conforming to generally accepted construction standards.

k. 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 reoccurrence of these conditions. Stair railings shall be securely fastened and rigid for users' safety. Individual structural members in a seriously deteriorated condition shall be replaced. Loosely jointed structural members shall be restored to original rigidity.

l. 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.

m. 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 shall meet the requirements as specified in State and City building codes.

n. 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, which will aid in eliminating water problems,
3. suitable base for non-lead painting or other decoration, and
4. reasonable durability and economy of maintenance.

o. Protective and decorative exterior 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.

p. All refuse shall be kept in rodent-proof and odor-proof containers placed outside the structure.

2. Outside Elements - Heating and Air Conditioners

All outside elements of air conditioning and heating units shall be so constructed, located, and maintained as not to 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 feet).

3. Other Requirements

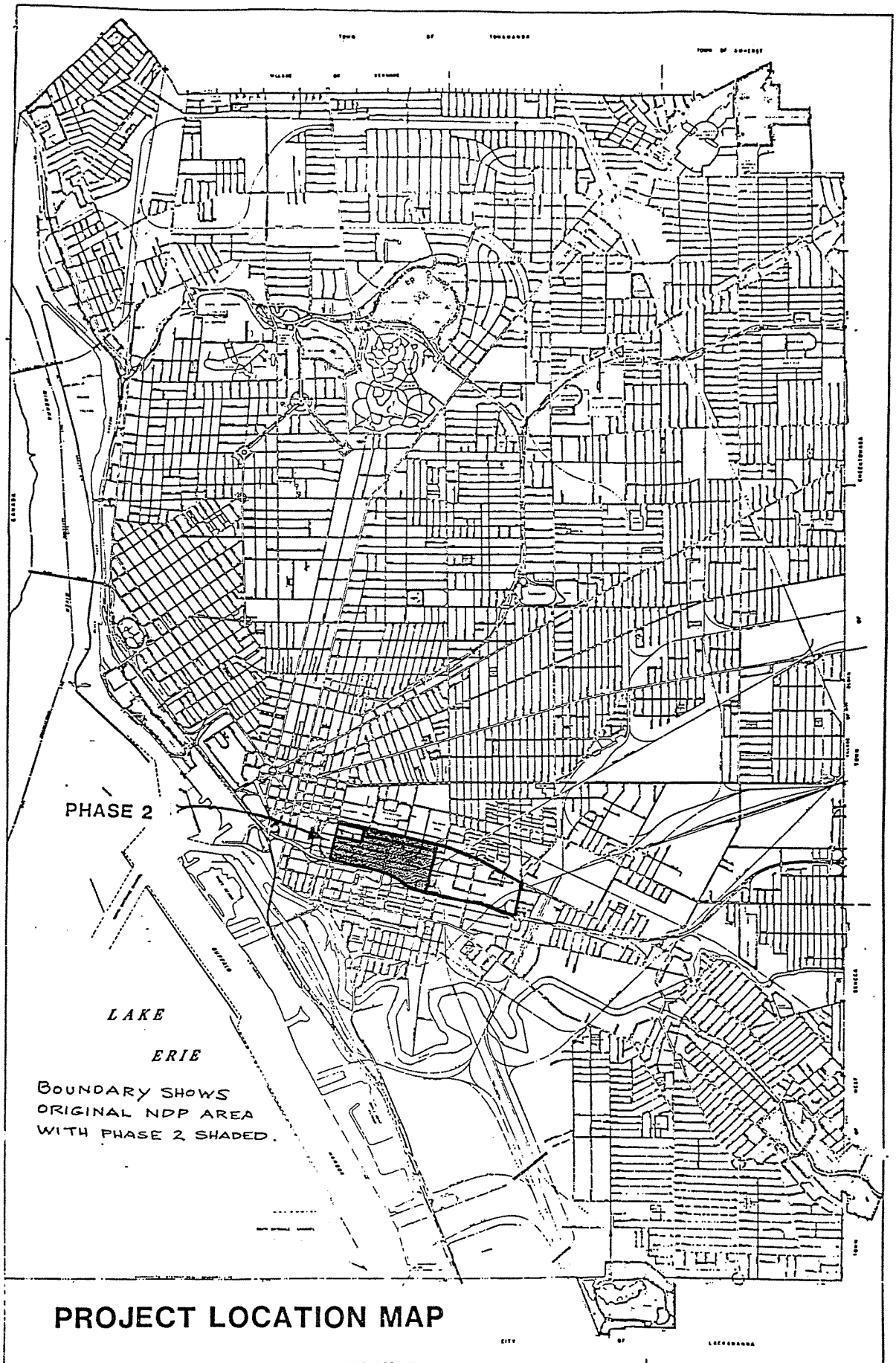
a) Signs - All signs shall be incidental, customary to, and commonly associated with the principal use. Rooftop, flashing, moving, or intermittently illuminated signs or advertising devices are prohibited, as are signs which may be mistaken for traffic control devices. No free-standing signs shall be permitted. Total area of all signs on any building facade shall not exceed 100 square feet.

Signs shall be attached to and parallel to a building and shall not extend above or beyond the building facade and shall project no more than 12 inches from the wall to which it is attached. Signs may be perpendicular to a building facade if suspended beneath a marquee, covered walkway, or arcade. The bottom of all signs shall be at least 10 feet above the sidewalk and shall not extend beyond the building line established for the parcel on which it is situated.

All sign proposals shall be submitted to the Department for review and approval. Existing signs are exempt, but any new or replacement sign must be reviewed by the Commissioner of Community Development before a permit is issued.

b) 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 property owner. A landscape plan shall be submitted by the developer to the Commissioner of Community Development for approval.

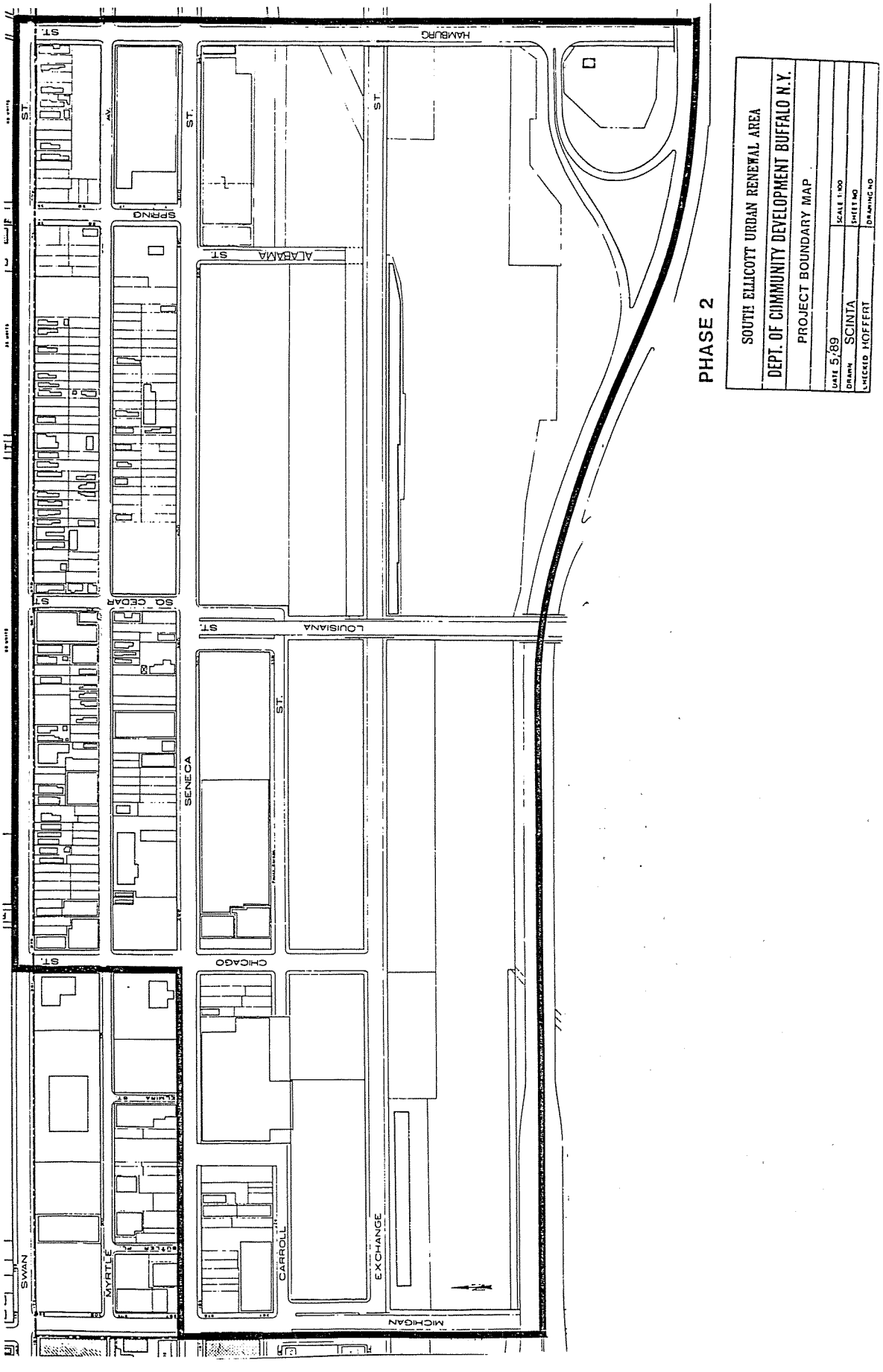
c) Storage - All storage shall either be in enclosed buildings or structures or if open to the sky shall be enclosed by a solid masonry wall at least eight (8) feet high or a wooden fence limited by the Zoning Ordinance to seven (7) feet high, but in no case lower in height than the enclosed storage.




**PROJECT LOCATION MAP**

CITY OF BUFFALO
DIVISION OF PLANNING

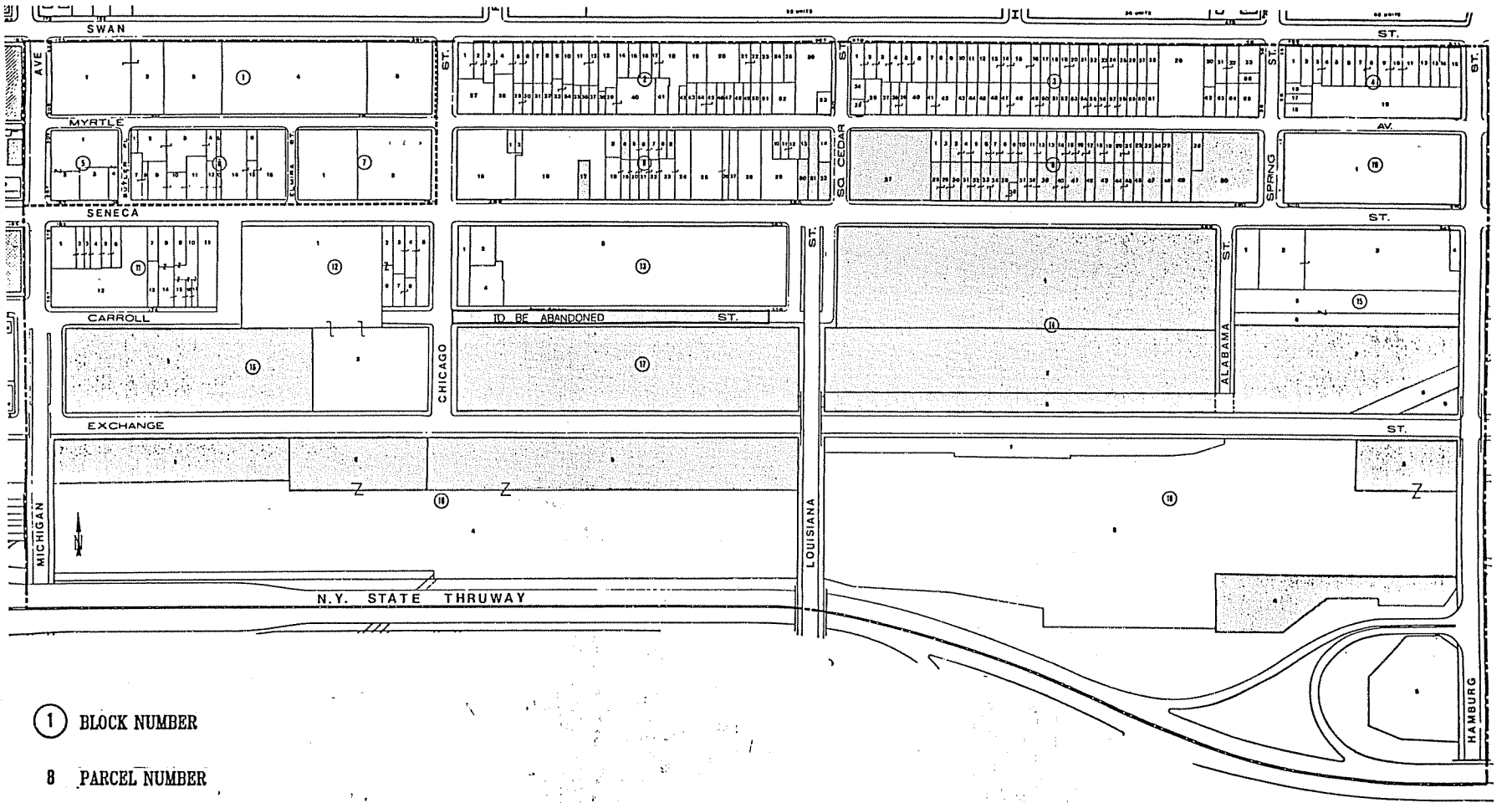
**Exhibit 1**




PROJECT BOUNDARY MAP

PHASE 2

Exhibit 2




(1) BLOCK NUMBER

8 PARCEL NUMBER

ACQUISITION PARCEL

| | |
|---|---|
| SOUTH ELLICOTT URBAN RENEWAL AREA | |
| DEPT. OF COMMUNITY DEVELOPMENT BUFFALO N. | |
| LAND ACQUISITION PLAN MAP | |
| DATE 5-89 | SCALE 1" 100 |
| DRAWN KWIATKOWSKI | SHEET NO |
| CHECKED HOFFERT | DRAWING NO |

Exhibit 3



Exhibit 3

27

| PARCEL NO. | OWNER | ADDRESS | AREA | ASSMT. | ACTION | |
|---|---|---|---|---|---|---|
| 8-1 | Valenta, Victoria | 159 Myrtle | 1,292 | 4,100 | Res. 2 | |
| 2 | McCarthy, Joseph | 121 Myrtle | 1,292 | 5,100 | Res. 2 | |
| 3 | Dones, Pedro & Alelaida | 143 Myrtle | 3,012 | 4,200 | Res. 1 | |
| 4 | Sandoro, James T. | 147 Myrtle | 1,950 | 600 | Vacant | Acq |
| 5 | Driscoll, George | 151 Myrtle | 1,950 | 600 | V | |
| 6 | Driscoll, George | 153 Myrtle | 1,950 | 600 | V | |
| 7 | Driscoll, George | 155 Myrtle | 1,950 | 600 | V | |
| 8 | Driscoll, George | 157 Myrtle | 1,950 | 500 | V | |
| 9 | Tucker, Elizabeth | 159 Myrtle | 1,950 | 500 | Vac | Acq |
| 10 | Nappo, Salvatore | 187 Myrtle | 1,619 | 500 | Res. 1 | |
| 11 | Sepulveda, Ramon | 189 Myrtle | 1,619 | 5,900 | Res. 2 | |
| 12 | Sepulveda, Ramon | 191 Myrtle | 2,106 | 6,200 | Res. 2 | |
| 13 | Schieder, Joseph, E. | 193 Myrtle | 2,106 | 700 | Vac. | Acq. |
| 14 | Montes, Daniela | 199 Myrtle | 3,354 | 14,600 | Mix. V. | |
| 15 | Billitier, Louis J & W | 290-304 Seneca | 26,831 | 45,500 | Pk/Lot Comm | |
| 16 | E.C.I.D.A./Paternostra, Louis | 316 Seneca | 32,618 | 152,515 | Comm. | |
| 17 | Tucker, Elizabeth | 322 Seneca | 3,000 | 2,000 | Vac. | Acq |
| 18 | Driscoll, George T., Jr. | 320-330 Seneca | 4,108 | 8,200 | V. | |
| 19 | Driscoll, George T., Jr. | 332 Seneca | 2,500 | 5,000 | V. | |
| 20 | Driscoll, George T., Jr. | 336 Seneca | 2,500 | 5,000 | V. | |
| 21 | Driscoll, George T., Jr. | 338 Seneca | 2,250 | 4,500 | V. | |
| 22 | Driscoll, George T., Jr. | 340 Seneca | 2,300 | 4,600 | V. | |
| 23 | Driscoll, George T., Jr. | 342-344 Seneca | 4,450 | 26,700 | Comm. | |
| 24 | Driscoll, George T., Jr. | 346-342 Seneca | 7,120 | 25,400 | Comm. | |
| 25 | FrontierWater&Steam Supp.Co. | 350-356 Seneca | 14,240 | 172,500 | Comm. | |
| 26 | FrontierWater&Steam Supp. Co. | 358 Seneca | 3,560 | 7,100 | V. | |
| 27 | Unis, George | 360 Seneca | 3,560 | 6,200 | V. | |
| 28 | Driscoll, George, Jr. | 366 Seneca | 11,036 | 11,000 | V. | |
| 29 | Ditondo, Mary | 370 Seneca | 17,044 | 45,900 | Res&Rest | |
| 30 | Oliveri, James A & W | 378 Seneca | 2,775 | 8,000 | Vac. | Acq. |
| 31 | Ditondo, Mary | 382 Seneca | 5,629 | 5,000 | Vac. | Acq. |
| 32 | McCory, Mary, Frances | 384-388 Seneca | 4,300 | 8,600 | Vac. | Acq. |
| | TOTAL BLOCK 8 | | 177,921 | 588,415 | | |
| 9-1 | Gomez, Jesus, R & W | 235 Myrtle | 2,000 | 7,000 | Res. 2 | |
| 2 | Correa, Manuel | 237 Myrtle | 1,950 | 600 | Vac. | Acq. |
| 3 | Edward, Earl & Rosie | 243 Myrtle | 1,950 | 600 | Vac. | Acq. |
| 4 | Edward, Earl & Rosie | 245 Myrtle | 1,950 | 600 | V. | |
| 5 | Edward, Earl & Rosie | 247 Myrtle | 1,950 | 5,600 | Res. 2 | |
| 6 | Rodriguez, Jose | 249 Myrtle | 1,950 | 600 | Vac. | Acq. |
| 7 | Rodriguez, Milagros | 251 Myrtle | 1,950 | 6,300 | Res. 2 | |
| 8 | Rodriguez, Milagros | 253 Myrtle | 1,950 | 600 | V. | |
| 9 | Rodriguez, Milagros | 255 Myrtle | 1,950 | 7,200 | Res. 2 | |
| 10 | Rodriguez, Jose | 257 Myrtle | 1,950 | 600 | Vac. | Acq. |
| 11 | Hernandez, Jose, R. | 261 Myrtle | 1,950 | 6,300 | Res. 2 | |
| 12 | Hernandez, Jose, R. | 263 Myrtle | 1,950 | 600 | V. | |
| 13 | Vega, Alberto | 265 Myrtle | 1,950 | 4,300 | Res. 1 | |
| 14 | City of Buffalo | 267 Myrtle | 1,950 | 600 | Vac. | Acq. |
| 15 | City of Buffalo | 271 Myrtle | 1,950 | 600 | Vac. | Acq. |
| 16 | City of Buffalo | 273 Myrtle | 1,950 | 600 | Vac. | Acq. |
| 17 | City of Buffalo | 277 Myrtle | 1,950 | 600 | Vac. | Acq. |
| 18 | Santiago, Martiano | 279 Myrtle | 1,950 | 600 | V. | |
| 19 | Santiago, Martiano | 281 Myrtle | 1,950 | 5,400 | Res. 1 | |
| 20 | City of Buffalo | 283 Myrtle | 1,950 | 600 | Vac. | Acq. |
| 21 | City of Buffalo | 285 Myrtle | 1,950 | 600 | Vac. | Acq. |
| 22 | Viola, Angeline | 289 Myrtle | 1,950 | 600 | Vac. | Acq. |
| 23 | Cuevas, Lucille | 291 Myrtle | 1,950 | 600 | Vac. | Acq. |
| 24 | Burgan, Margaret | 293 Myrtle | 1,950 | 600 | Vac. | Acq. |
| 25 | Iacobucci, S & W | 297 Myrtle | 1,950 | 600 | Vac. | Acq. |
| 26 | Rich, Frank, P. | 305 Myrtle | 2,970 | 800 | Vac. | Acq. |
| 27 | Pks&Rec.City of Buffalo | 396-410 Seneca | 44,412 | 68,200 | Vac. | Acq. |
| 28 | City of Buffalo | 412 Seneca | 2,500 | 700 | Vac. | Acq. |
| 29 | City of Buffalo | 414 Seneca | 2,500 | 700 | Vac. | Acq. |
| 30 | City of Buffalo | 418 Seneca | 2,500 | 700 | Vac. | Acq. |

| PARCEL NO. | OWNER | ADDRESS | AREA | ASSMT. | ACTION | |
|---|---|---|---|---|---|---|
| 9-31. | Gambino, Thomas, E. | 422 Seneca | 2,500 | 700 | Vac | Acq |
| 32 | Gambino, Thomas, E. | 424 Seneca | 2,500 | 700 | Vac | Acq |
| 33 | Gambino, Thomas, E. | 426 Seneca | 2,500 | 700 | Vac | Acq |
| 34 | Gambino, Thomas, E. | 428 Seneca | 2,500 | 700 | Vac | Acq |
| 35 | Joworski, Margaret | 430 Seneca | 2,500 | 700 | Vac. | Acq |
| 36 | Joworski, Margaret | 432 Seneca | 1,000 | 400 | Vac | Acq |
| 37 | Gambino, Thomas, E. | 434 Seneca | 2,500 | 700 | V | |
| 38 | Gambino, Thomas, E. | 438 Seneca | 2,500 | 4,800 | Res. 1 | |
| 39 | Gambino, Thomas, E. | 440-444 Seneca | 4,850 | 8,700 | Comm | Acq |
| 40 | Gambino, Thomas, E. | 446 Seneca | 2,430 | 4,800 | Vac. | Acq |
| 41 | Gambino, Thomas, E. | 448-450 Seneca | 5,000 | 14,800 | Vac. | Acq |
| 42 | City of Buffalo | 452 Seneca | 2,720 | 700 | Vac. | Acq |
| 43 | Aiello, Angelo, S. | 454-456 Seneca | 4,956 | 4,950 | Vac. | Acq. |
| 44 | City of Buffalo | 462 Seneca | 2,605 | 700 | Vac. | Acq. |
| 45 | City of Buffalo | 464 Seneca | 2,500 | 700 | Vac. | Acq. |
| 46 | Sandoro, James | 466 Seneca | 2,500 | 800 | Vac. | Acq. |
| 47 | Gambino, Thomas, E. | 468-470 Seneca | 5,000 | 8,000 | Vac. | Acq. |
| 48 | Correa, Manuel | 474 Seneca | 2,500 | 15,900 | MixRes1 | |
| 49 | Arno, Joseph & W. | 476-478 Seneca | 9,790 | 14,700 | Vac. | Acq. |
| 50 | Rich, Frank, P. | 480-490 Seneca | 19,891 | 77,600 | Comm. | Acq. |
| | | | | | | |
| | | | | | | |
| | TOTAL BLOCK 9 | | 186,924 | 285,750 | | |
| 10-1 | Koch, David | 500-546 Seneca | 80,425 | 414,200 | Ind. | |
| | | | | | | |
| | | | | | | |
| | TOTAL BLOCK 10 | | 80,425 | 414,200 | | |
| 11-1 | Buffalo Urban Ren. Agency | 183-187 Seneca | 5,950 | 17,900 | V. | |
| 2 | Buffalo Urban Ren. Agency | 189 Seneca | 1,957 | 5,900 | V. | |
| 3 | Buffalo Urban Ren. Agency | 191 Seneca | 2,009 | 5,900 | V. | |
| 4 | Buffalo Urban Ren. Ageney | 193 Seneca | 2,712 | 8,000 | V. | |
| 5 | Buffalo Urban Ren. Agency | 195 Seneca | 2,342 | 6,900 | V. | |
| 6 | Buffalo Urban Ren. Agency | 197 Seneca | 2,600 | 7,800 | V. | |
| 7 | City of Buffalo | 209 Seneca | 2,425 | 7,100 | V. | |
| 8 | SystemsTransport&Leasing | 211-213 Seneca | 4,143 | 26,600 | Comm. | |
| 9 | SystemsTransport&Leasing | 215-217 Seneca | 3,175 | 20,700 | Comm. | |
| 10 | SystemsTransport&Leasing | 219 Seneca | 4,692 | 12,200 | V. | |
| 11 | City of Buffalo (U.R.B.) | 221-225 Seneca | 8,350 | 15,100 | V. | |
| 12 | Sandoro, J.&Kirst,Blanch | 263-271 Michigan | 31,264 | 97,600 | Comm. | |
| 13 | City of Buffalo | 174 Michigan | 3,318 | 6,400 | V. | |
| 14 | SystemsTransport&Leasing | 176-178 Carroll | 3,873 | 28,700 | Comm. | |
| 15 | SystemsTransport&Leasing | 180 Carroll | 1,969 | 3,800 | V. | |
| 16 | SystemsTransport&Leasing | 182 Carroll | 1,147 | 2,200 | V. | |
| 17 | SystemsTransport&Leasing | 184 Carroll | 977 | 1,900 | V. | |
| | | | | | | |
| | | | | | | |
| | TOTAL BLOCK 11 | | 82,903 | 274,700 | | |
| | | | | | | |
| 12-1 | E.C.I.D.A.(Ethox Corp.) | 251-257 Seneca St. | 84,830 | 1,364,400 | Ind. | |
| 2 | Milani, Thomas, G. | 269 Seneca St. | 2,500 | 33,600 | Comm. | |
| 3 | Billitier, Louis J. | 271 Seneca St. | 3,540 | 5,300 | V. | |
| 4 | Billitier, Louis J. | 275-277 Seneca St. | 3,780 | 5,500 | V. | |
| 5 | Billitier, Louis J. | 279 Seneca St. | 6,200 | 12,400 | Pkg. | |
| 6 | Milani, Thomas, G. | 234 Seneca St. | 2,500 | 700 | V. | |
| 7 | Ethox Corporation | 236 Carroll | 2,460 | 700 | V. | |
| 8 | Ethox Corporation | 238 Carroll | 2,146 | 4,300 | V. | |
| | | | | | | |
| | | | | | | |
| | TOTAL BLOCK 12 | | 107,426 | 1,426,900 | | |
| | | | | | | |
| 13-1 | Billittier, Louis | 289 Seneca St. | 6,200 | 12,400 | Pkg. | |
| 2 | Billittier, Louis | 291 Seneca St. | 6,900 | 111,300 | Comm. | |
| 3 | City of Buffalo (Garage) | 341 Seneca St. | 152,400 | 1,373,100 | Public | |
| 4 | Billittier, Louis | 252 Carroll St. | 9,767 | 23,000 | Comm. | |
| | | | | | | |
| | | | | | | |
| | TOTAL BLOCK 13 | | 175,267 | 1,499,100 | | |

| PARCEL NO. | OWNER | ADDRESS | AREA | ASSMT. | ACTION | |
|---|---|---|---|---|---|---|
| 14-1 | 550 Seneca St. LTD. | 481 Seneca St. | 232,200 | 100,500 | Vac. | Acc |
| 2 | National Fuel Gas | 9 Alabama St. | 164,480 | 96,400 | Vac. | Acc |
| 3 | Conrail | SW of Hamburg (Portion) | 52,000 | 30,000 | Vac. | Acc |
| | TOTAL BLOCK 14 | | 448,680 | 226,900 | | |
| 15-1 | Arno, Joseph R. & W. | 493 Seneca St. | 8,808 | 140,100 | Ind. | |
| 2 | Scherre, Russell J. Jr. | 503 Seneca St. | 17,432 | 110,000 | Ind. | |
| 3 | Scherre, Russell J. Jr. | 541 Seneca St. | 55,638 | 125,000 | Ind. | |
| 4 | Potycz, Steve | 543 Seneca St. | 2,900 | 32,000 | Ind. | |
| 5 | 550 Seneca St. LTD. | 579 Alabama | 17,256 | 8,340 | Pkg.Stg. | |
| 6 | 550 Seneca St. LTD. | 481 Alabama | 35,174 | 17,600 | Pkg.Stg. | |
| 7 | Conrail | N.E. CornerAlabama&Exchange | 114,127 | *65,500 | Vac. | Acq |
| 8 | Conrail | Exchange St. thru Hamburg | 13,500 | *RR Row | RR- | |
| 9 | City of Buffalo | 550 Exchange St. | 5,580 | 12,800 | Vac. | Acq |
| | TOTAL BLOCK 15 | | 270,415 | 511,340 | | |
| 16-1 | TonawandaCons.BldgPartship | 186 Exchange St. | 133,185 | 108,700 | Vac. | Acq |
| 2 | E.C.i.D.A./East Ethox | 200 Exchange St. | 62,700 | 97,800 | Pkg. | |
| | TOTAL BLOCK 16 | | 195,885 | 206,500 | | |
| 17-1 | National Fuel Gas | 248 Exchange&249 Carroll | 186,219 | 100,700 | Pkg.Stg. | Acq |
| | TOTAL BLOCK 17 | | 186,219 | 100,700 | | |
| 18-1 | C.W.P.O.Trucking&Distr. | 187-245 Exchange St. | 66,500 | 126,000 | Comm. | Acq |
| 2 | Conrail | Exchange St.)SouthSide | 48,221 | 27,250 * | Vac | Acq |
| 3 | Conrail | Exchange St.)between | 116,435 | 67,250 * | Vac | Acq |
| 4 | Conrail | Exchange St.)Mich& )Louisiana | 395,844 | ** | RR | |
| | TOTAL BLOCK 18 | | 527,000 | 220,500 | | |
| 19-1 | Stetson Chemicals | 467 Louisiana | 44,876 | 187,700 | Ind. | |
| 2 | Conrail | S. of Exchange St | 565,824 | ** | RR | |
| 3 | Conrail | SW of Hamburg | 33,000 | * | Vac | Acq. |
| 4 | City of Buffalo | 388 Hamburg | 43,560 | 32,200 | Public | Acq. |
| 5 | City of Buffalo (Sewer) | 386 Hamburg | 56,628 | 422,230 | Public | |
| | TOTAL BLOCK 19 | | 743,888 | 642,130 | | |
| | GRAND TOTAL ALL BLOCKS | | 3,182,953 Sq. Ft.or 73.07 acres | 6,397,135 | | |

*=Based on Sale Price

**=Not Available

| PARCEL NO. | OWNER | ADDRESS | AREA SF. | ASSESSED VALUE LAND | ASSESSED VALUE TOTAL | EXISTING USE |
|---|---|---|---|---|---|---|
| 2 - 1 | Hernandez, Jose R. | 275-277 Swan St. | 3,960 | 9,900 | 29,100 | COMM UPPER VAC |
| 2 | Hernandez, Jose R. | 279 Swan St. | 2,250 | 700 | 700 | VAC |
| 3 | Hernandez, Jose R. | 281 Swan St. | 2,500 | 700 | 700 | VAC |
| 4 | Hernandez, Jose R. | 285-287 Swan St. | 3,752 | 9,400 | 9,400 | COMM |
| 5 | Hernandez, Jose R. | 289 Swan St. | 2,500 | 700 | 700 | VAC |
| 6 | Hernandez, Jose R. | 291 Swan St. | 2,650 | 700 | 700 | VAC |
| 7 | City of Buffalo | 293 Swan St. | 2,650 | 700 | 700 | VAC |
| 8 | Sandoro, James T. | 297 Swan St. | 2,650 | 700 | 700 | VAC |
| 9 | Knapp, Allen W. | 299 Swan St. | 2,492 | 700 | 700 | 2 D.U. |
| 10 | Torres, A. & F. | 301 Swan St. | 2,800 | 800 | 800 | 2 D.U. |
| 11 | Marconi, Patsy A. | 305-307 Swan St. | 4,620 | 1,230 | 3,490 | RES-V |
| 12 | Marconi, Patsy A. | 309 Swan St. | 2,700 | 700 | 700 | RES-V |
| 13 | Knuckols, Delfina | 311 Swan St. | 6,160 | 1,600 | 7,000 | 1 D.U. |
| 14 | Hernandez, Jose | 317 Swan St. | 2,670 | 800 | 7,900 | 2 D.U. |
| 15 | Marconi, Patsy A. | 321 Swan St. | 2,848 | 800 | 4,000 | 2 D.U. |
| 16 | Luppino, Pasquale | 325 Swan St. | 2,492 | 800 | 800 | VAC |
| 17 | Swan Medical Association | 327 Swan St. | 1,869 | 500 | 500 | PKG |
| 18 | Swan Medical Association | 329 Swan St. | 12,638 | 18,500 | 35,000 | MED CTR |
| 19 | Nicolaio, John & one | 335-337 Swan St. | 5,000 | 1,500 | 9,000 | 2 D.U. 1 D.U. |
| 20 | Sandoro, James T. | 341-347 Swan St. | 8,350 | 2,300 | 2,300 | VAC |
| 21 | Adymy, Rose, Helen | 349 Swan St. | 2,550 | 700 | 700 | VAC |
| 22 | Adymy, Rose, Helen | 351 Swan St. | 2,640 | 700 | 6,100 | 2 D.U. |
| 23 | Sandoro, James T. | 355 Swan St. | 2,900 | 800 | 800 | VAC |
| 24 | Dodges, Andrew J. | 357 Swan St. | 3,066 | 7,500 | 12,300 | MIXED USE |
| 25 | Omar, Arwa H. | 361 Swan St. | 3,000 | 7,500 | 16,000 | MIXED VAC |
| 26 | Rogers, William | 365-369 Swan St. | 13,930 | 21,000 | 62,900 | WAREHSE |
| 27 | Thomas, Ernst J. | 425 Chicago St. | 5,110 | 12,300 | 13,300 | COMM |
| 28 | Hernandez, Jose R. | 116-118 Myrtle St. | 5,047 | 13,300 | 27,100 | COMM |
| 29 | Octal Holding Corporation | 120 Myrtle St. | 1,950 | 600 | 600 | VAC |
| 30 | Octal Holding Corporation | 122 Myrtle St. | 1,950 | 600 | 600 | VAC |
| 31 | City of Buffalo | 126 Myrtle St. | 1,950 | 600 | 600 | VAC |
| 32 | Octal Holding Corporation | 128 Myrtle St. | 1,950 | 600 | 600 | VAC |
| 33 | Sandoro, James T. | 130 Myrtle St. | 2,492 | 700 | 700 | VAC |
| 34 | Sandoro, James T. | 134 Myrtle St. | 1,950 | 700 | 700 | VAC |
| 35 | Torres, Antonio | 136 Myrtle St. | 1,606 | 500 | 500 | VAC |
| 36 | City of Buffalo | 138 Myrtle St. | 1,606 | 500 | 500 | VAC |
| 37 | Marconi, Patsy | 140 Myrtle St. | 1,750 | 800 | 800 | VAC |
| 38 | City of Buffalo | 142 Myrtle St. | 1,400 | 500 | 500 | VAC |
| 39 | Sandoro, James T. | 144 Myrtle St. | 1,980 | 700 | 700 | VAC |
| 40 | Sandoro, James T. | 148-156 Myrtle St. | 9,034 | 18,000 | 25,000 | COMM-VAC |
| 41 | Cosentina, Rose | 158 Myrtle St. | 2,359 | 700 | 700 | VAC |
| 42 | Silva, Minnie | 164 Myrtle St. | 1,750 | 600 | 600 | 2 D.U. |
| 43 | City of Buffalo | 166 Myrtle St. | 1,950 | 600 | 600 | VAC |
| 44 | Gomez, Jesus & Eliza | 168 Myrtle St. | 1,950 | 600 | 600 | VAC |
| 45 | Gomez, Jesus & Eliza | 170 Myrtle St. | 1,694 | 500 | 7,800 | 2 D.U. |
| 46 | City of Buffalo | 172 Myrtle St. | 1,694 | 500 | 500 | VAC |
| 47 | Dones, Pedro & W. | 174 Myrtle St. | 1,716 | 500 | 500 | 2 D.U. VAC |
| 48 | Sepulveda, A. & E. | 176 Myrtle St. | 1,716 | 500 | 500 | 2 D.U. VAC |
| 49 | Abdullah, Ahmed & W. | 178 Myrtle St. | 1,708 | 500 | 500 | 2 D.U. VAC |
| 50 | City of Buffalo | 180 Myrtle St. | 1,708 | 500 | 500 | VAC |
| 51 | Montana, Angeline | 184 Myrtle St. | 2,547 | 800 | 5,900 | 2 D.U. |
| 52 | Schieder, Joseph E. | 188-192 Myrtle St. | 4,731 | 9,400 | 22,100 | COMM STORE |
| 53 | Hernandez, Jose E. | 200 Myrtle St. | 1,734 | 3,500 | 13,500 | PRIVATE CLUB 2 D.U. |
| | | | | | | |
| | TOTALS BLOCK 2 | | 175,669 | 159,230 | 304.190 | |
| | | | | | | |
| 3 - 1 | Hernandez, Jose R. | 379 Swan St. | 2,778 | 5,300 | 20,400 | MIXED USE |
| 2 | Hernandez, Jose R. | 381 Swan St. | 2,848 | 800 | 14,400 | DEMO. |
| 3 | Hernandez, Jose R. | 383 Swan St. | 3,300 | 900 | 900 | BRK SHED |
| 4 | Hernandez, Jose R. | 387 Swan St. | 3,075 | 800 | 800 | VAC |
| 5 | Hernandez, Jose R. | 389 Swan St. | 2,358 | 4,600 | 15,500 | COMM-VAC |
| 6 | Hernandez, Jose R. | 395 Swan St. | 4,072 | 8,000 | 9,600 | VAC |
| 7 | DiSalvo Hardware, Inc. | 397 Swan St. | 2,500 | 5,000 | 11,300 | 1 D.U. |
| 8 | Merzacco, M J & D | 399 Swan St. | 2,500 | 700 | 7,400 | 2 D.U. |
| 9 | Cicero, Philip | 401 Swan St. | 2,500 | 700 | 6,200 | 1 D.U. |
| 10 | Rivera, Nicholas | 403 Swan St. | 2,500 | 700 | 5,800 | 1 D.U. |
| 11 | City of Buffalo URA | 407 Swan St. | 2,500 | 700 | 700 | VAC |



Added pursuant to CCP 170, 6/27/89

| PARCEL NO. | OWNER | ADDRESS | AREA SF. | ASSESSED VALUE LAND | ASSESSED VALUE TOTAL | EXISTING USE |
|---|---|---|---|---|---|---|
| 3- 12 | Menno, Anthony, Jr. | 409 Swan St. | 2,500 | 700 | 9,600 | 3 D.U. |
| 13 | Hernandez, Jose R. | 413 Swan St. | 2,500 | 5,000 | 16,500 | MIXED USE |
| 14 | Hernandez, Jose R. | 415 Swan St. | 2,500 | 700 | 6,400 | 2 D.U. |
| 15 | Hernandez, Jose R. | 417-419 Swan St. | 5,000 | 10,000 | 30,500 | MIXED-4 DU. |
| 16 | Hernandez, Jose R. | 423 Swan St. | 2,500 | 700 | 700 | VAC |
| 17 | Rivera, Carmen R. | 425 Swan St. | 2,500 | 700 | 8,200 | 1 D.U. |
| 18 | Acevedo, Mary | 427 Swan St. | 2,500 | 700 | 5,400 | DEMO. |
| 19 | Argo, Carmella | 429 Swan St. | 2,500 | 700 | 700 | VAC |
| 20 | Argo, Carmella | 433 Swan St. | 2,500 | 700 | 7,400 | 1 D.U. |
| 21 | Coppola, Helen & Josephine | 435 Swan St. | 2,500 | 700 | 5,900 | 1 D.U. |
| 22 | Hernandez, Jose R. | 437 Swan St. | 2,500 | 700 | 5,700 | 1 D.U. |
| 23 | Paladino, Carl P. | 439 Swan St. | 2,500 | 700 | 700 | VAC |
| 24 | Paladino, Carl<br>Jacobi, Joseph | 441 Swan St. | 2,500 | 700 | 700 | VAC |
| 25 | Crumpton, Ronnie | 443 Swan St. | 2,500 | 700 | 4,500 | 1 D.U. |
| 26 | Mattielo, Gloria | 449 Swan St. | 2,500 | 700 | 700 | VAC |
| 27 | White, Willie, Jr. | 451 Swan St. | 2,500 | 700 | 6,000 | 2 D.U. |
| 28 | Schuta, Eugene | 453 Swan St. | 3,180 | 800 | 5,300 | 1 D.U. |
| 29 | DePerro, Louis P & one | 457-467 Swan St. | 21,360 | 10,000 | 10,700 | VAC |
| 30 | Doulty, Joseph & W | 471 Swan St. | 3,360 | 6,700 | 6,700 | VAC |
| 31 | City of Buffalo | 473 Swan St. | 3,000 | 800 | 800 | VAC |
| 32 | City of Buffalo | 475 Swan St. | 3,180 | 800 | 800 | VAC |
| 33 | Paladino, Carl P. | 477-481 Swan St. | 3,674 | 6,500 | 6,500 | VAC |
| 34 | Hernandez, Jose R. | 33 Cedar | 1,604 | 800 | 7,000 | 2 D.U. |
| 35 | Hernandez, Jose R. | 216 Myrtle | 1,216 | 2,400 | 8,200 | MIXED USE |
| 36 | Hernandez, Jose | 218 Myrtle | 2,848 | 5,700 | 5,700 | VAC |
| 37 | Correa, Manuel | 220 Myrtle | 1,872 | 600 | 600 | VAC |
| 38 | Octal Holding | 222 Myrtle | 1,716 | 500 | 500 | VAC |
| 39 | Octal Holding | 224 Myrtle | 1,638 | 500 | 500 | VAC |
| 40 | Hernandez, Jose R. | 226-230 Myrtle | 6,383 | 8,800 | 11,600 | 1 D.U. |
| 41 | Rodriguez, Milagos | 234 Myrtle | 1,950 | 600 | 6,500 | |
| 42 | Rodriguez, Jose | 236 Myrtle | 3,900 | 1,200 | 1,200 | |
| 43 | Domizio, Amario & W. | 240 Myrtle | 1,950 | 600 | 4,800 | 1 D.U. |
| 44 | Tucker A & B | 242 Myrtle | 1,950 | 600 | 6,100 | 1 D.U. |
| 45 | Morrison, H & C | 244 Myrtle | 1,950 | 600 | 3,800 | 1 D.U. |
| 46 | City of Buffalo | 246 Myrtle | 1,950 | 600 | 600 | VAC |
| 47 | Hernandez, Jose R. | 250 Myrtle | 1,950 | 600 | 600 | VAC |
| 48 | Hernandez, Jose R. | 252-254 Myrtle | 3,900 | 7,800 | 8,800 | GARAGE-4 |
| 49 | City of Buffalo | 258 Myrtle | 1,950 | 600 | 600 | VAC |
| 50 | City of Buffalo | 260 Myrtle | 1,950 | 600 | 600 | VAC |
| 51 | Sandoro, James | 262 Myrtle | 1,950 | 600 | 600 | VAC |
| 52 | City of Buffalo | 264 Myrtle | 1,950 | 600 | 600 | VAC |
| 53 | Vega, Alberto | 266 Myrtle | 1,950 | 600 | 5,300 | 1 D.U. |
| 54 | City of Buffalo URA | 268 Myrtle | 1,950 | 600 | 600 | VAC |
| 55 | City of Buffalo | 272 Myrtle | 1,950 | 600 | 600 | VAC |
| 56 | City of Buffalo | 274 Myrtle | 1,950 | 600 | 600 | VAC |
| 57 | City of Buffalo | 276 Myrtle | 1,950 | 600 | 600 | VAC |
| 58 | City of Buffalo | 280 Myrtle | 1,950 | 600 | 600 | VAC |
| 59 | Octal Holding Corporation | 282 Myrtle | 1,950 | 600 | 600 | VAC |
| 60 | Correa, Manuel | 284 Myrtle | 1,950 | 600 | 600 | VAC |
| 61 | Felicetta, Joseph | 286 Myrtle | 2,340 | 700 | 700 | VAC |
| 62 | City of Buffalo | 304 Myrtle | 1,980 | 700 | 700 | VAC |
| 63 | Colon, Pedro & W. | 306 Myrtle | 2,340 | 700 | 700 | VAC |
| 64 | City of Buffalo | 308 Myrtle | 2,340 | 700 | 700 | VAC |
| 65 | Francisco, Leon | 314 Myrtle | 4,114 | 3,700 | 14,000 | COMM |
| 66 | City of Buffalo | 28 Spring | 1,475 | 500 | 500 | VAC |
| | | | | | | |
| | TOTALS BLOCK 3 | | 187,550 | 124,100 | 336,100 | |
| | | | | | | |
| 4 - 1 | Farrell, Sara R. | 489-491 Swan St. | 3,117 | 6,200 | 6,200 | VAC |
| 2 | Sandoro, James | 493 Swan St. | 2,450 | 700 | 700 | VAC |
| 3 | Octal Holding Corporation | 495 Swan St. | 2,250 | 700 | 700 | VAC |
| 4 | Octal Holding Corporation | 497 Swan St. | 2,600 | 700 | 700 | VAC |
| 5 | Hernandez, Jose R. | 499 Swan St. | 3,000 | 800 | 8,100 | 2 D.U. |
| 6 | Lombardo, Geo. M. | 503 Swan St. | 3,000 | 800 | 6,900 | 3 D.U. VAC |
| 7 | Paladino, Carl P. | 505 Swan St. | 2,800 | 800 | 800 | VAC |
| 8 | Paladino, Carl P. | 509 Swan St. | 3,000 | 800 | 800 | VAC |

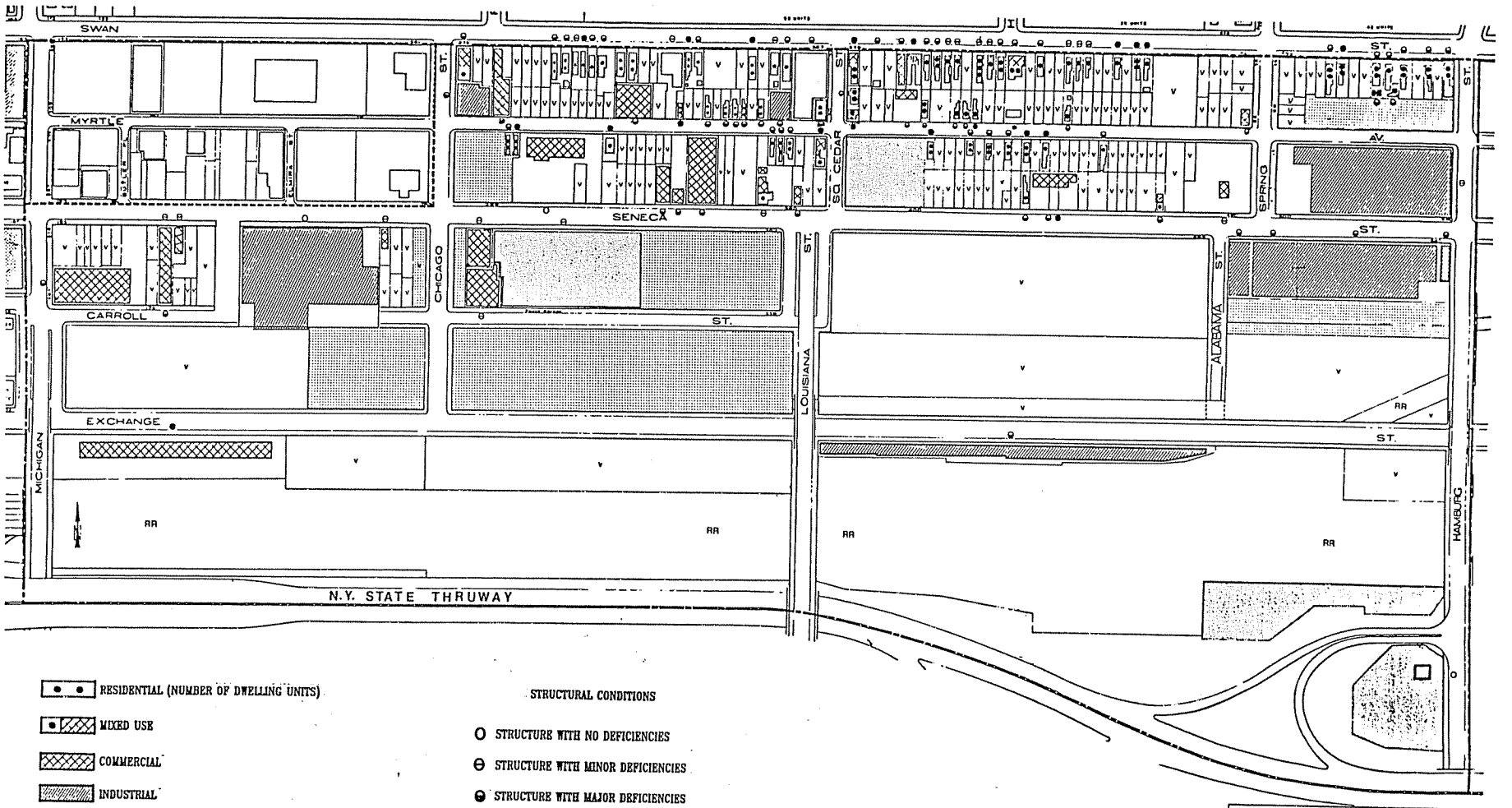


Added pursuant to CCP 170, 6/27/89

| PARCEL NO. | OWNER | ADDRESS | AREA SF. | ASSESSED VALUE LAND | TOTAL | EXISTING USE |
|---|---|---|---|---|---|---|
| 4 - 9 | Hernandez, Jose R. | 511 Swan St. | 3,200 | 900 | 17,500 | 2-2 D.U. |
| 10 | Hernandez, Jose R. | 515 Swan St. | 3,200 | 900 | 17,500 | 2-2DU. |
| 11 | Hernandez, Jose R. | 519 Swan St. | 3,600 | 1,000 | 10,100 | 2 D.U. |
| 12 | City of Buffalo | 523 Swan St. | 3,000 | 800 | 800 | VAC |
| 13 | Hernandez, Jose R. | 525 Swan St. | 2,500 | 700 | 8,200 | 2 D.U. |
| 14 | Solomon, Benjamin & W. | 529 Swan St. | 2,500 | 700 | 700 | VAC |
| 15 | Hernandez, Jose R. | 531-533 Swan St. | 4,073 | 8,000 | 19,600 | MIXED USE |
| 16 | City of Buffalo | 27 Spring St. | 1,593 | 600 | 600 | VAC |
| 17 | Sarno, Luigi & W. | 29 Spring St. | 1,173 | 400 | 400 | VAC |
| 18 | Nikiel, Joseph | 322 Myrtle | 2,149 | 1,800 | 1,800 | VAC |
| 19 | Koch, David | 332 Myrtle | 52,598 | 19,100 | 19,100 | PKG. UNPAVED |
| | | | | | | |
| | TOTALS BLOCK 4 | | 81,803 | 46,400 | 121,200 | |
| | | | | | | |
| | GRAND TOTAL - BLOCKS | | 445,022 | 329,730 | 761,490 | |
| | 2, 3 & 4 | OR | 10.21 ACRES | | | |



Added pursuant to CCP 170, 6/27/89




RESIDENTIAL (NUMBER OF DWELLING UNITS)

MIXED USE

COMMERCIAL

INDUSTRIAL

V VACANT

PARKING/CAR STORAGE

PUBLIC

RR RAILROAD

STRUCTURAL CONDITIONS

O STRUCTURE WITH NO DEFICIENCIES

⊖ STRUCTURE WITH MINOR DEFICIENCIES

⊖ STRUCTURE WITH MAJOR DEFICIENCIES

● STRUCTURE DILAPITATED TO POINT WARRANTING CLEARANCE

0 100 200 300

SOUTH ELLICOTT URBAN RENEWAL AREA

DEPT. OF COMMUNITY DEVELOPMENT BUFFALO N.Y.

EXISTING LAND USE WITH STRUCTURAL CONDITIONS

DATE 8 69 | SCALE 1:100

DRAWN KUVIATKOVSKI | SHEET NO

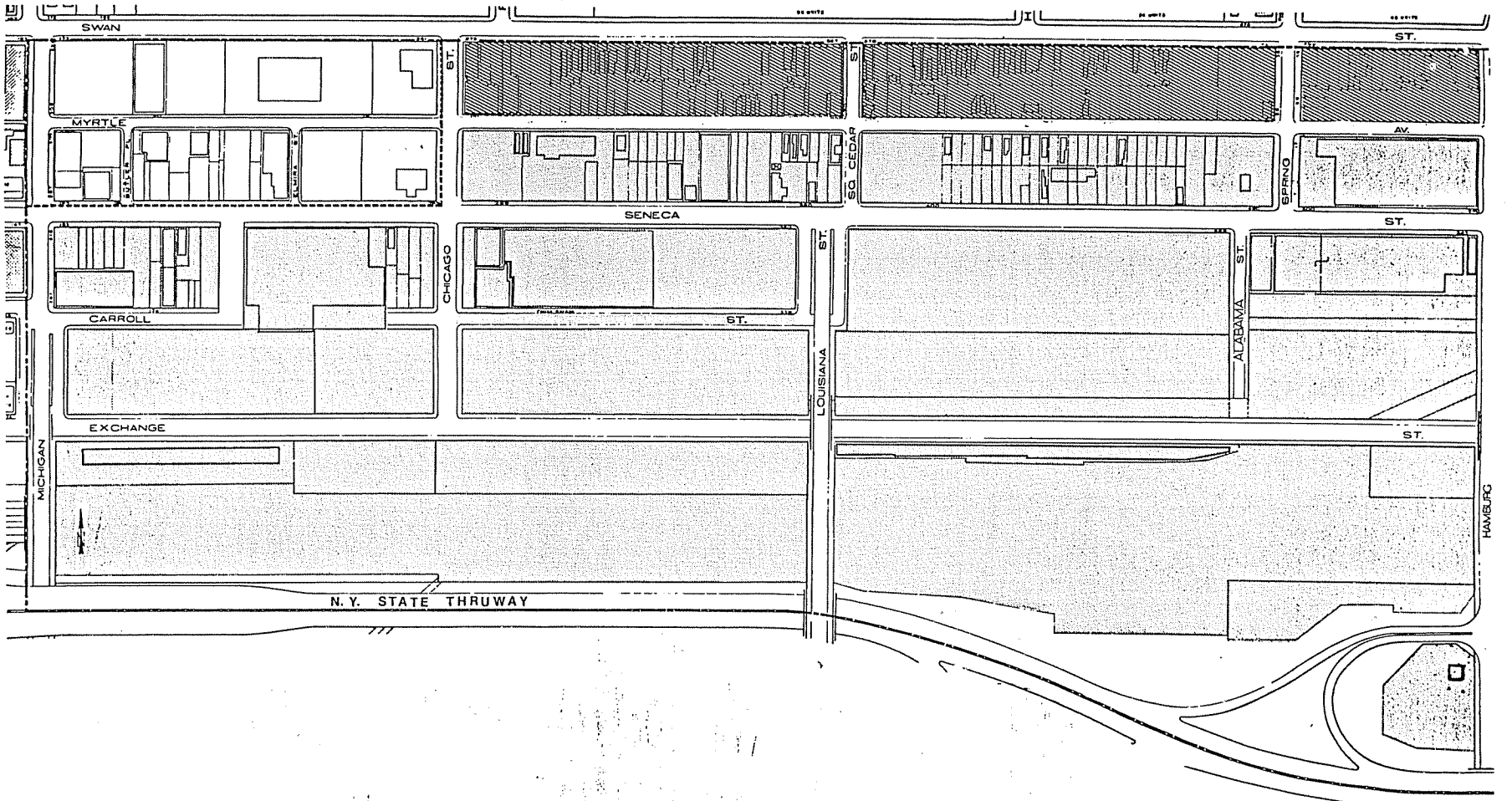
CHECKED HOFFERT | DRAWING NO

Exhibit 4



Exhibit 4

28




COMMERCIAL-LIGHT INDUSTRIAL

RESIDENTIAL

SOUTH ELLICOTT URBAN RENEWAL AREA

DEPT. OF COMMUNITY DEVELOPMENT BUFFALO

PROPOSED LAND USE

DATE 5-89 | SCALE 1:100

DRAWN SCINTA | SHEET NO

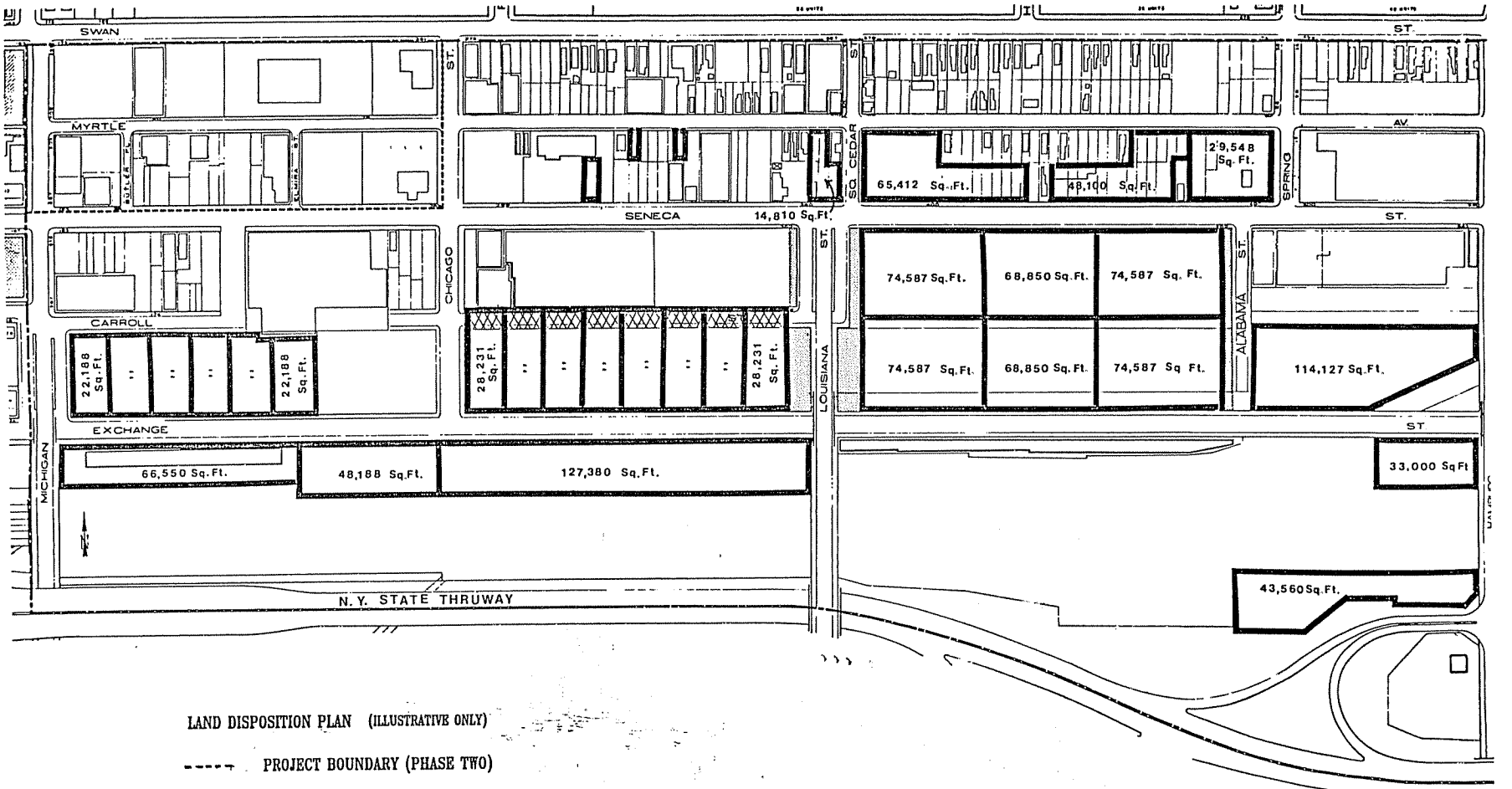
CHECKED KWIATKOWSKI | DRAWING NO

Exhibit 5



Exhibit 5

29




LAND DISPOSITION PLAN (ILLUSTRATIVE ONLY)

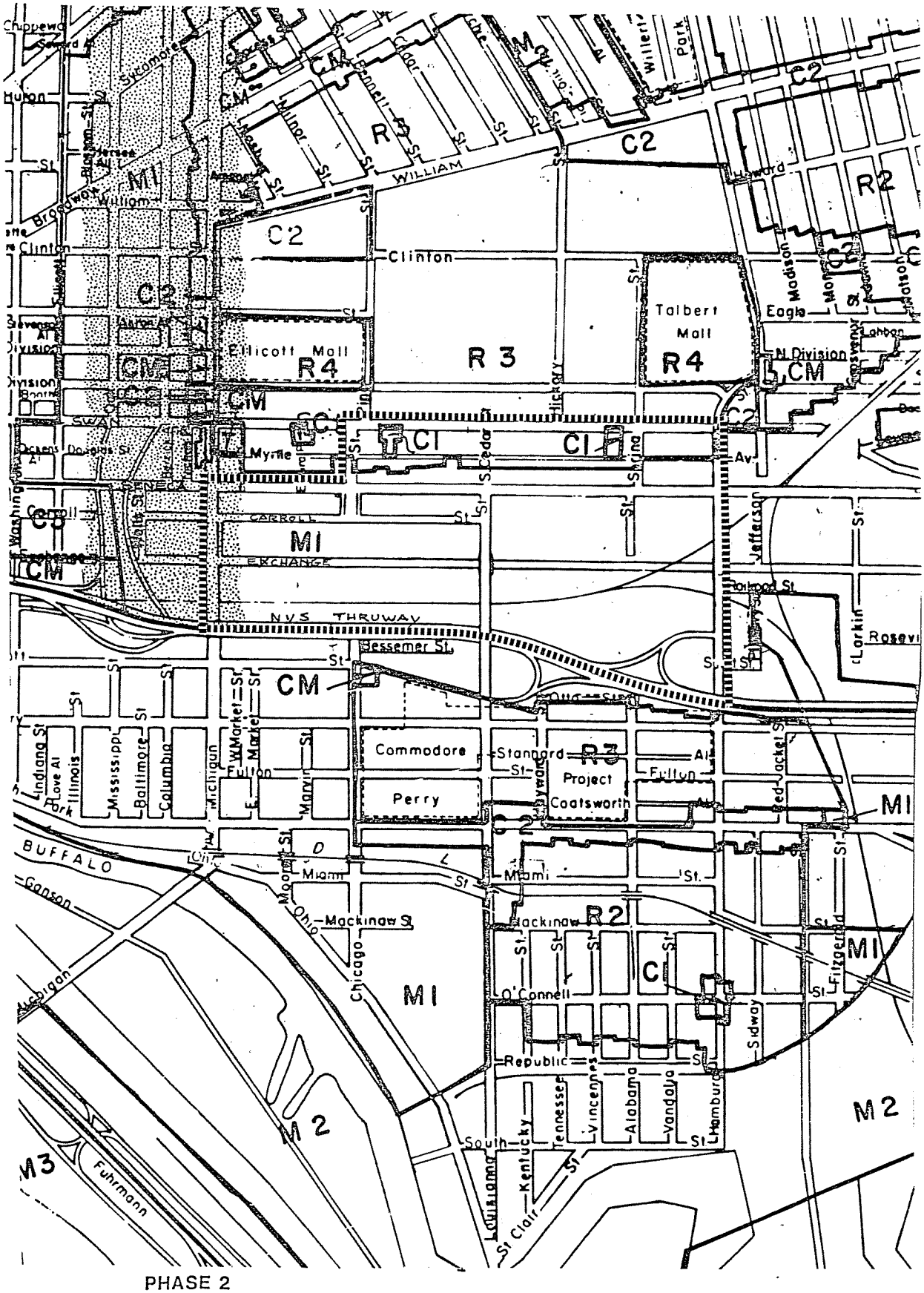
- PROJECT BOUNDARY (PHASE TWO)
- AREA TO BE DISPOSED OF FOR INDUSTRIAL DEVELOPMENT
- AREA TO BE DISPOSED OF FOR PUBLIC STREET RIGHT-OF-WAY
- ABANDON A PORTION OF CARROLL STREET FOR DISPOSITION

| | |
|---|---|
| SOUTH ELLICOTT URBAN RENEWAL AREA | |
| DEPT. OF COMMUNITY DEVELOPMENT BUFFA | |
| LAND DISPOSITION PLAN | |
| DATE May 4, 1989 | SCALE 1:100 |
| DRAWN D. Carroll | SHEET NO |
| CHECKED H. Hoffert | DRAWING NO |

Exhibit 6



Exhibit 6




PHASE 2

| SOUTH ELLICOTT URBAN RENEWAL AREA | |
|---|---|
| DEPT. OF COMMUNITY DEVELOPMENT BUFFALO N.Y. | |
| EXISTING ZONING MAP | |
| DATE 5/89 | SCALE 1:100 |
| DRAWN SCINTA | SHEET NO |
| CHECKED HOFFERT | DRAWING NO |

# EXISTING ZONING MAP

Exhibit 7

No. 170

**HEARING — Item No. 7, C.C.P., May 30, 1989 — South Ellicott Phase 2 Urban Renewl Plan**

That the above Item be and hereby is returned to the Common Council without recommendation.

The above Item has been set down for a public hearing before the Common Council at its regularly scheduled meeting on June 27, 1989 at 2:00 P.M., and that notice of same has been properly published in the Buffalo News and the City Record and copies of same are attached thereto, — on motion by Mr. Pitts seconded by Mr. Collins the Item is properly before the Common Council and the hearing be opened.

Carried.

Appearances — Harry Hoffert — Project Coordinator Comm. Dev.

Mr. Pitts moved the hearing be closed.

Adopted.

MR. PITTS MOVED THAT THE COMMUNICATION BE RECEIVED AND FILED: AND THAT

WHEREAS: The Common Council of the City of Buffalo has designated the South Ellicott N.D.P. area as 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 meeting of April 4, 1972 (C.C.P. No. 148), and

WHEREAS: The N.D.P. included certain actions for development in the South Ellicott neighborhood. With these development actions being completed, the Federal N.D.P. was replaced by the Community Development Block Grant Program, and

WHEREAS: With the majority of land completed for development in the Oak-Michigan Hi-Tech Corridor and the increased demand created by the Canadian-American Free Trade Agreement Pact, it is proposed by the Department of Community Development to initiate Phase 2 in the South Ellicott area. This will allow for the acquitions and assembly of vacant and underutilized parcels, including those sites being offered to the City by Conrail through abandoment, and

WHEREAS: The Department of Community Development, therefore, requests approval of an urban renewal plan for the area generally bounded by Myrtle and Seneca Streets on the north, Hamburg Street on the east, the New York State Thruway on the south and Michigan Avenue on the west, and

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

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Buffalo:

1. That the Urban Renewal Plan for the South Ellicott Phase 2 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 Urban Renewal Plan as herein modifided and made a part of these proceedings has been duly reviewed, and conforms to the comprehensive plan for the developement of the municipality and the community as a whole and is hereby approved;

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 Commissioner of Community Development is hereby directed to file a copy of the Urban Renewal Plan for the South Ellicott Area Phase 2 as herein modified with the City Clerk;

5. That the Mayor is hereby authorized to execute any and all deeds or other documents necessary to convey lands in the project area to the Buffalo Urban Renewal Agency upon approval of said deed or deeds or other documents as approved by the Corporation Counsel.

Now, therefore, Be It Further Resolved by the Common Council of the City of Buffalo:

1. That The Commissioner of Community Development be authorized to amend the following:

a. Page 2 of the U.R. Plan, after paragraph B, by adding:

The Boundary includes blocks 2, 3, and 4 bounded by Swan Street on the north, Chicago Street on the west, Hamburg on the east and the N.Y.S. Thruway on the south to coincide with the original boundary description of the NDP Area.

b. Page 6, after item 3H to add new item 3 i stating:

The rehabilitation and/or new construction for residential re-use is hereby re-affirmed for those blocks as cited above.

c. Page 16, after paragraph 3 adding the statement:

This includes the three blocks south of Swan to Myrtle between Chicago and Hamburg Streets which are re-affirmed for residential re-use.

d. That the Commissioner of Community Development is further authorized to amend the following exhibits and maps to reflect the above:

Exhibit 1 — Project Location Map to show original NDP boundary as previously approved.

Exhibit 2 — Project Boundary Map to include blocks 2, 3, and 4.

Exhibit 4 — Existing Land Use with Structural Conditions to include blocks 2, 3, and 4.

Exhibit 5 — Proposed Land Use Plan Map to include blocks 2, 3, and 4 showing residential re-use.

Passed.

Ayes — 13. Noes — 0.