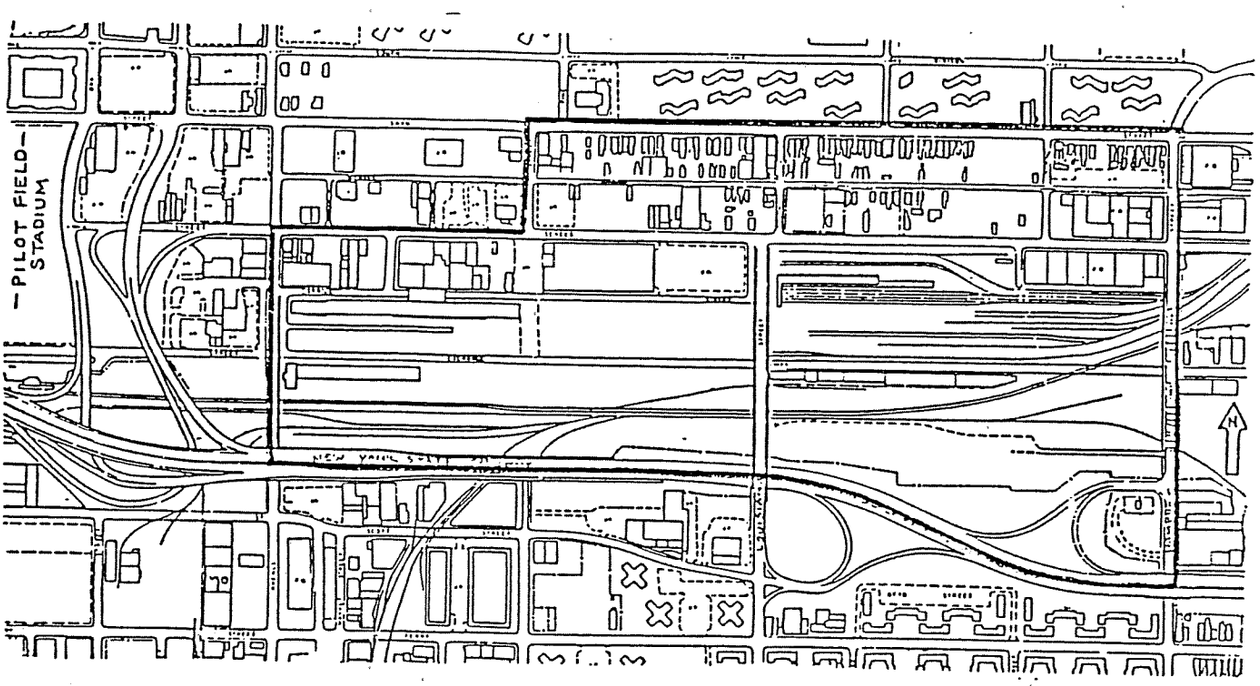
SOUTH ELLICOTT
URBAN RENEWAL PLAN
PHASE 2



Buffalo, New York
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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 proposed method and means for elimination 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-or-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-or-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. (** Revised pursuant to C.C.P. 170 - 6/27/89)

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, 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 objective of this Urban Renewal Plan for the South Ellicott Project Area, in accordance with the objectives established by the area's businesses, 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, industrial ***and residential*** 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, industrial ***and residential*** 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, industrial ***and residential*** 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 ***and, where acceptable, the development of new housing,*** 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. (** Revised pursuant to C.C.P. 170 6/27/89)

B. LAND USE PLAN

1. Proposed Land Use

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 ***new housing construction and*** residential reuse. Therefore, the project area la 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 - ***Non-residential Parcels***

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

a. ***Prohibited Uses***

The following uses are specifically prohibited within the project area:

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
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. ***In issuing a permit, the BSA may require the user to enter into a contractual agreement with BSA for payment of sewer rents or surcharges, pretreatment, restriction of flow or hours of discharge, provision of control manholes, or for compliance with such other conditions as may be set by the BSA. The BSA may require periodic measurements, sampling and analysis of industrial wastewaters by an approved laboratory at the expense of the user. A separate system of collection shall be provided for ground, surface and storm water subject to the approval of the Buffalo Water Division and the Buffalo Sewer Authority. No storm water shall be allowed to enter soil, waste or vent pipes from any building and conversely, the storm drainage system shall not carry sewage or industrial wastes other than industrial cooling water or unpolluted process waters if so approved by the BSA. The requirements of this section also apply to each and every separate use within a multi-use facility connected to a public sewer directly or indirectly.***

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 a~ administered by the New York State Department of Environmental Conservation and the Erie County Department of Environment and Planning. ***A permit to construct, and a certificate to operate, air contamination sources not otherwise exempted by the above mentioned Rules and Regulations must be received from the Commissioner of NYSDEC. It is the responsibility of owners and tenants of property located within the South Ellicott Urban Renewal Area to notify the NYSDEC of any proposal to construct or operate an air contamination source and to apply for the required permits or to receive a notification of exemption.***

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 90 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.

c. Building Requirements -- These requirements are intended to assure attractive, safe and environmentally sound development without imposing untenable demands upon developers. ***A reasonable density of jobs and buildings is sought with a minimum expectation of ten (10) jobs per acre.*** 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.

2. 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.

3. Building setback lines -- Any building or structure erected in the project area shall be set back not less than zero (0)) feet from the lot line and not more than thirty-five (35) feet. ***Any building which is contiguous to a residential development shall be set back a minimum of 25 feet from the street right of way and shall be adequately landscaped as indicated below at Paragraph 7. Any building which is constructed on the south side of Seneca Street shall provide for a minimum 25 foot landscaped area along Seneca Street as per the standards noted below at Paragraph 7.***

4. Rear Yards -- A minimum of five t5) feet for rear yards is required

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

6. 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, ***and not more than an additional 10 percent for accessory buildings. This 60 percent total applies to one story buildings. For two story structures the total is 50 percent, and for three stories, the total is 40 percent. Parcels of less than two acres may increase coverage by 10 percent. In no case can more than 75 percent of the total lot area be covered by buildings and paved surfaces***

7. Landscaping -- A minimum of 10% of the site shall be used for greenery or open space with appropriate plantings. ***A ten 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 and the City Planning Board for review and approval .***

d. Off-Street Parking and Loading Requirements

1. 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 c.6. above.)

   Surfacing: Drive and parking surfaces shall be paved and so graded and drained to dispose of surface water accumulation. The water cannot be drained to adjoining property and parking for 10 vehicles or more must

provide adequate drains to sewer. Chapter LXX, Section 17b (3) and Chapter V, Section 362.

Definition of Paving -- Chapter LXX, Section 23 (32) (a) "Paved": Use of blacktop, asphalt, concrete or other similar substance to create a smooth surface (including bituminous penetration), but not the use of dirt. clay. slag or stone. (Note the underlined.)

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

2. Off-Street Loading -- For buildings containing 5,000 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.

e. Other Requirements

1. 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 façade 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.

2. 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 ***and the City Planning Board*** for review and approval.

3. 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. Land Use Provisions and Building Requirements -- Residential Parcels

Redevelopment of parcels proposed for residential new construction shall conform to all state and local laws governing such redevelopment, including, but not limited to zoning, subdivision, building codes and regulations, and environmental statutes. Development proposals shall be presented by the redeveloper to the Commissioner of Neighborhoods, Housing and Inspections and the City Planning Board for review and approval.

4. 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 ***and approval*** 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. The preliminary proposal should include:

1. 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.
2. Conceptual plans, elevations, and sections at any appropriate scale, showing organization of building functions and spaces.
3. Sketches, diagrams, study model and other material as may be required to clarify or explain the design and other aspects of the proposal.
4. Written statement of the proposal including, ***as applicable***: 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.
5. 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 ***and approval*** of the preliminary proposal ***by the Commissioner and the City Planning Board***, 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 -- The final proposal should include:

1. Site Plan - shall conform to the approved preliminary proposal, with any changes that may be required. It shall indicate, ***as appropriate to the***

type of development (i.e. residential or non-residential) 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.

2. 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.
3. Details of materials and specifications - including construction cost estimates.
4. 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.
5. 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.

5. 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 development of 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,

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, ***or if such acquisition is determined to otherwise support the objectives of this plan.*** 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 13.

** This includes the three blocks south of Swan to Myrtle between Chicago and Hamburg Streets, ***the north side of the block of Myrtle from Chicago to South Cedar, and the***

entire block bounded by South Cedar, Myrtle, Spring and Seneca Streets, which are re-affirmed for residential re-use. (** Revised pursuant to C.C.P. 170 - 6/27/89)

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: 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 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

f. Todd Healy Playground -- New housing construction will cause the alienation of this playground at the corner of South Cedar and Seneca Streets. This park land will be replaced at a site to be determined within the project area or within a distance not to exceed one half mile of the project area boundary.

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. ***Environmental Review Analysis*** -- 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 Requirement 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 t 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 a3 practical to an acceptable level or plumb position; and supported or braced 90 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.

1. 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.

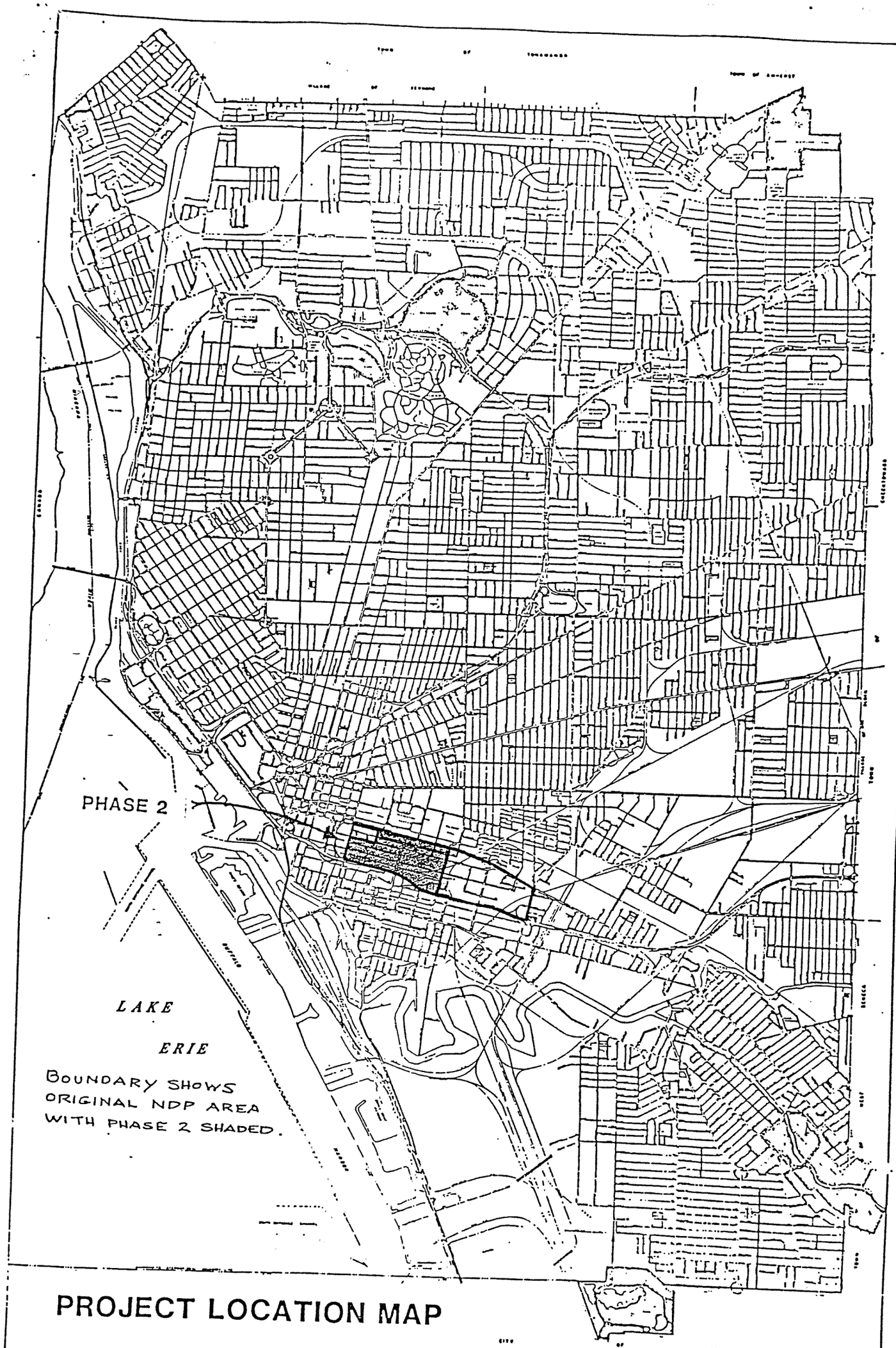
All sign proposals shall be submitted to the Department for review and approval. Existing signs are exempt, but any new or replacement sign must be reviewed by the Commissioner of Community Development before a permit is issued.

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.

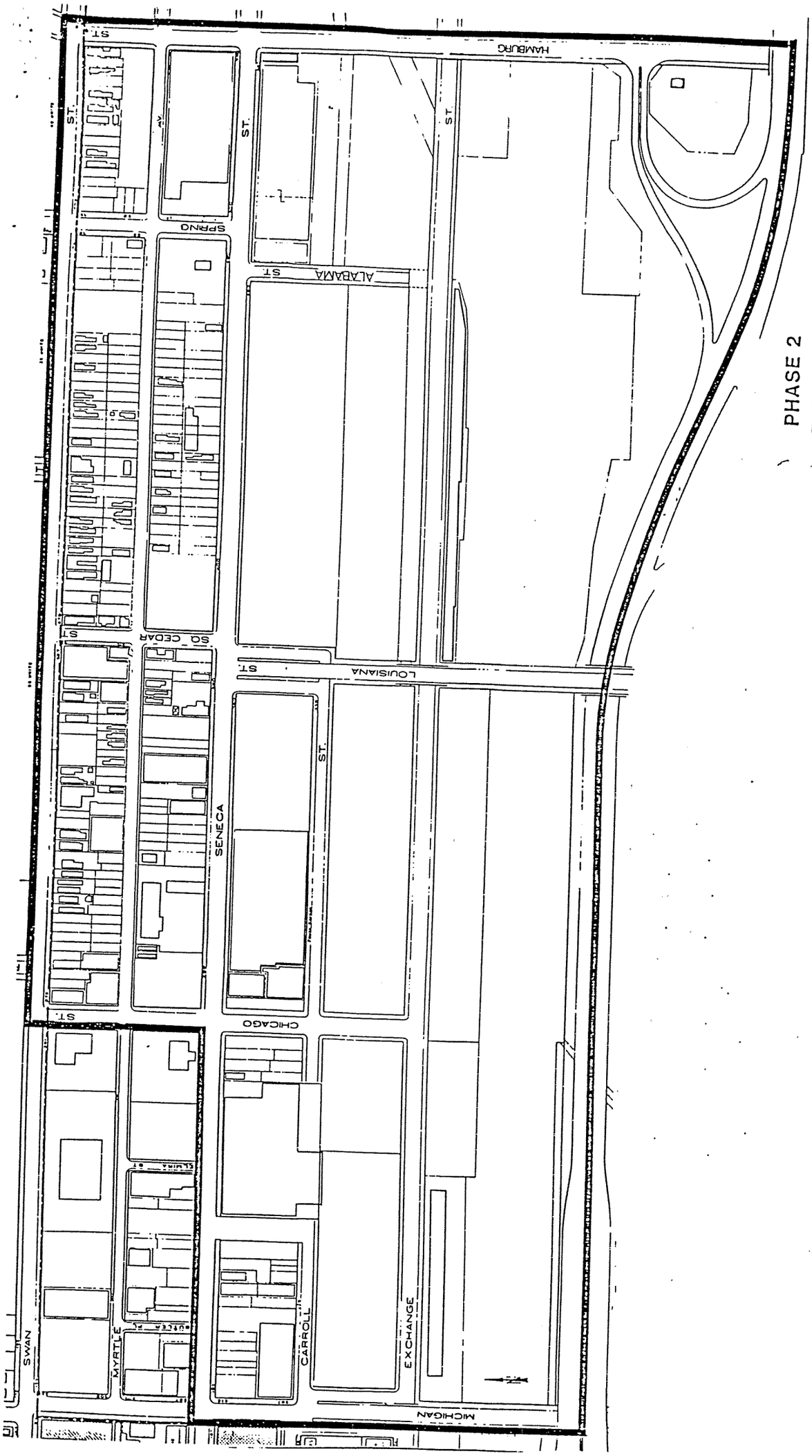
c. Storage - All storage shall either be in enclosed buildings or structures or if open to the sky shall be enclosed by a solid masonry wall at least eight (8) feet high or a wooden fence limited by the Zoning Ordinance to seven (7) feet high, but in no case lower in height than the enclosed storage.



PROJECT LOCATION MAP

CITY OF BUFFALO
DIVISION OF PLANNING

Exhibit 1

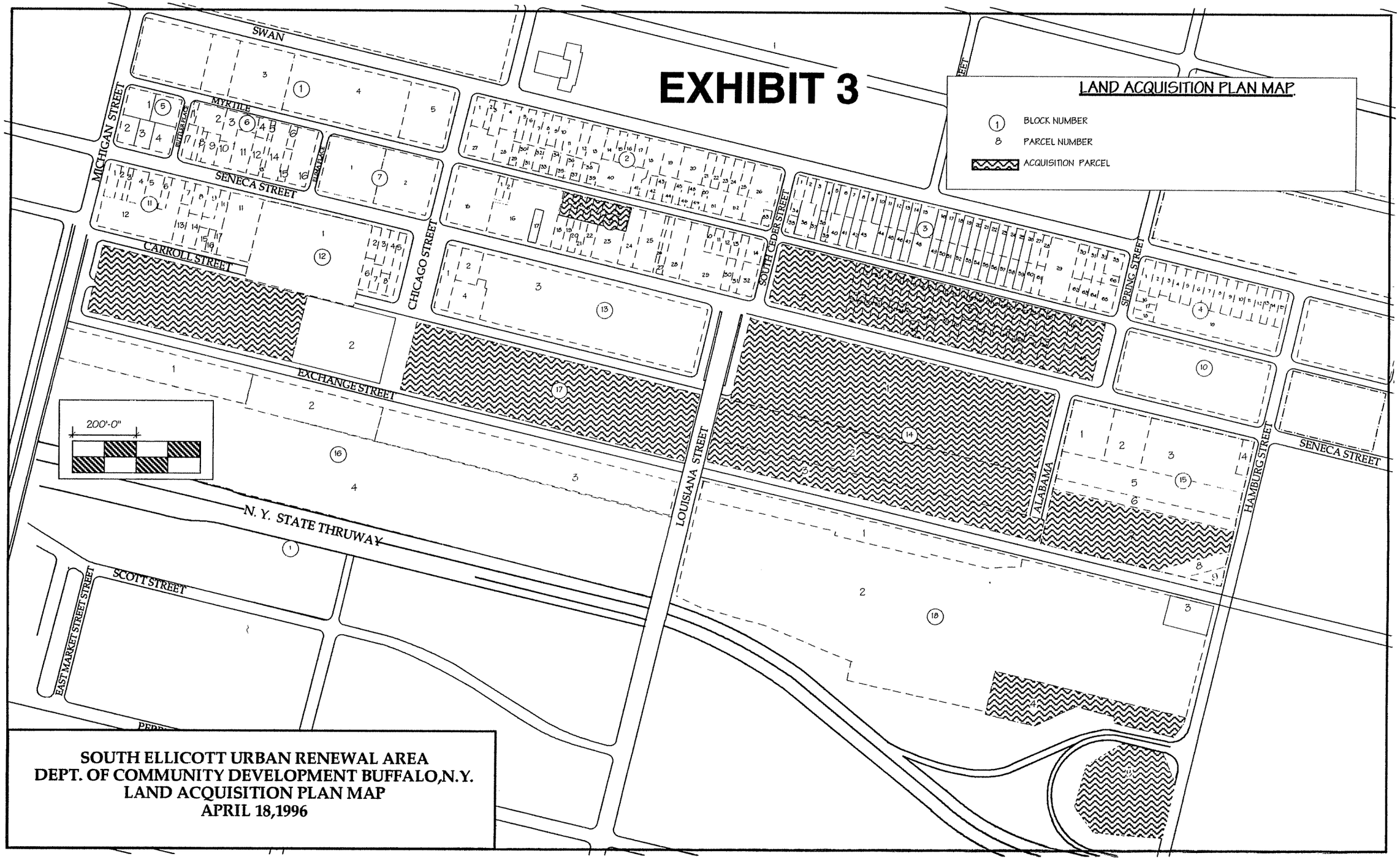


PROJECT BOUNDARY MAP

PHASE 2

Exhibit 2

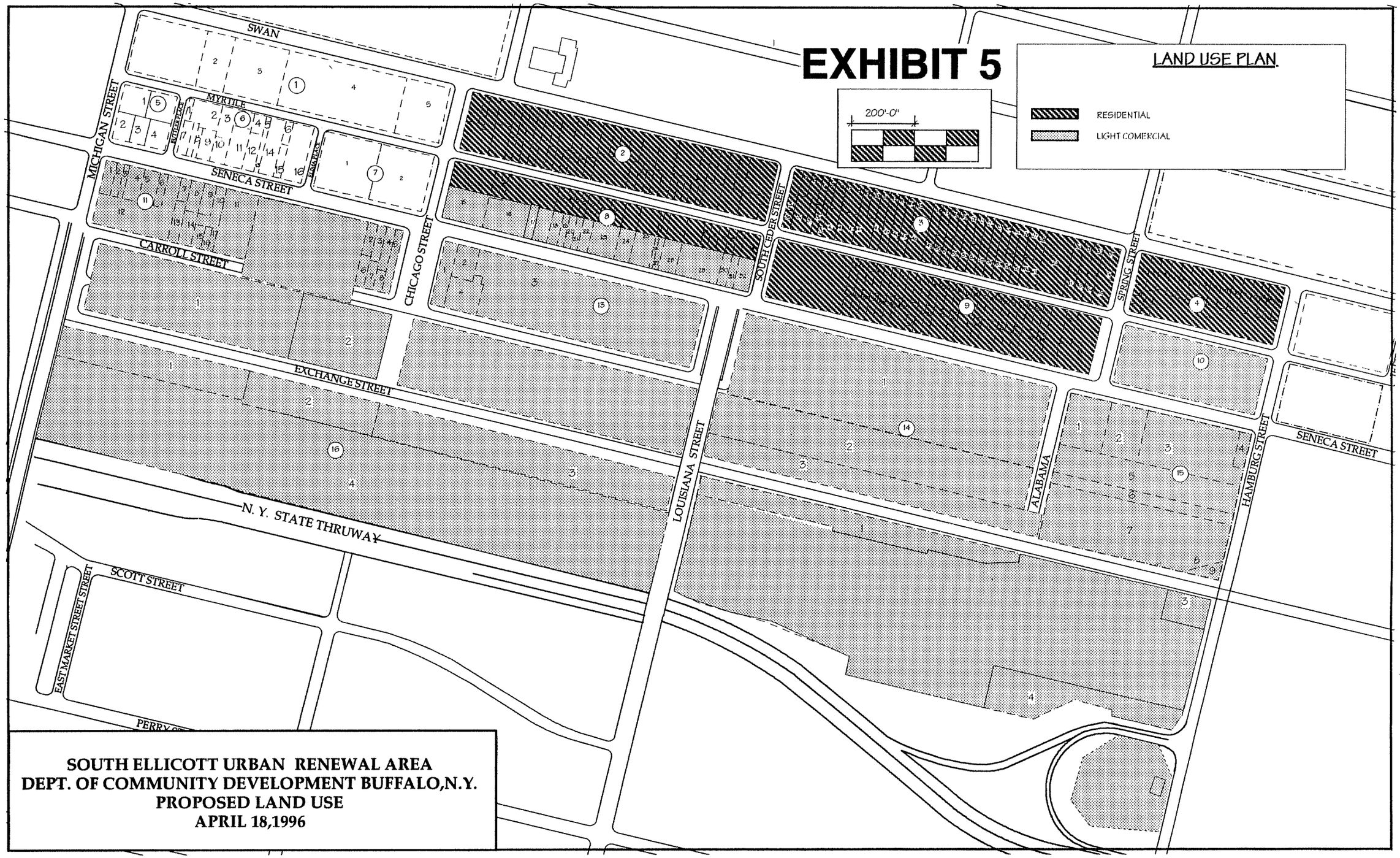
EXHIBIT 3



SOUTH ELLICOTT URBAN RENEWAL AREA
DEPT. OF COMMUNITY DEVELOPMENT BUFFALO,N.Y.
LAND ACQUISITION PLAN MAP
APRIL 18,1996

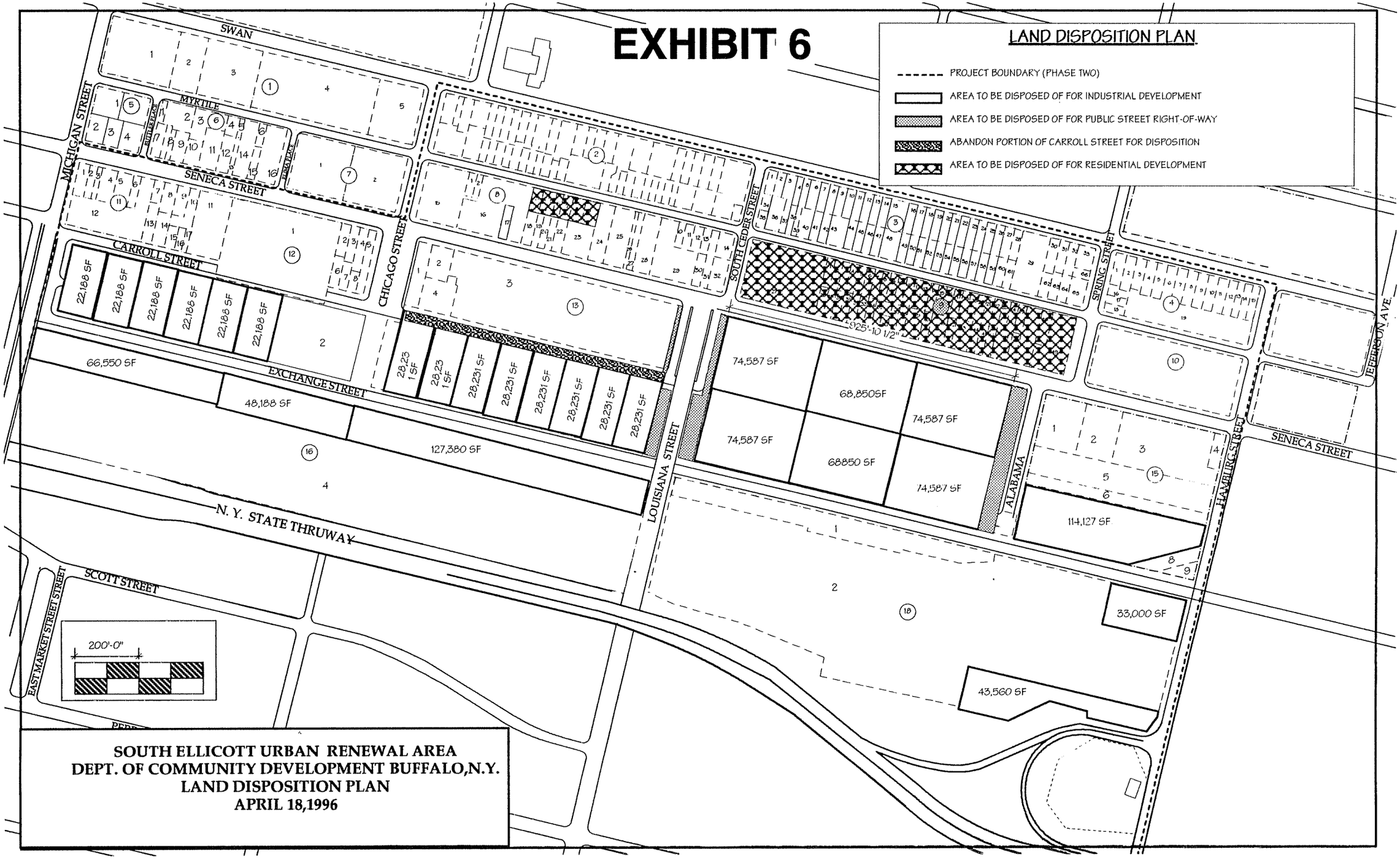
Parcel Number		No.	Street	Owner	Address	Front	Dpth	Area	SBL NUMBER	Assessed Value	Action
8	1	119	Myrtle	Valenta, Victoria	350 Dearborn, Bflo.	20	63	1,260	1117200004002000	$11,000	
8	2	121	Myrtle	Swiatek, Thaddeus Roy	19 Lisa Lane, Blasdell	20	63	1,260	1117200004003000	$10,500	
8	3	143	Myrtle	Dones, Pedro & Adelaida	174 Myrtle Avenue, Bflo.	40	75	3,000	1117200004008000	$9,800	Acquire
8	4	147	Myrtle	Sandoro, James T.	25 Myrtle Avenue, Bflo.	25	78	1,950	1117200004009000	$1,200	Acquire
8	5	151	Myrtle	Driscoll, George	84 Middlesex Rd., Bflo.	25	78	1,950	1117200004010000	$1,200	Acquire
8	6	153	Myrtle	Driscoll, George	84 Middlesex Rd., Bflo.	25	78	1,950	1117200004011000	$1,200	Acquire
8	7	155	Myrtle	Driscoll, George	84 Middlesex Rd., Bflo.	25	78	1,950	1117200004012000	$1,200	Acquire
8	8	157	Myrtle	Driscoll, George	84 Middlesex Rd., Bflo.	20	78	1,560	1117200004013000	$1,000	Acquire
8	9	159	Myrtle	Driscoll, George	84 Middlesex Rd., Bflo.	20	78	1,560	1117200004014000	$1,000	Acquire
8	10	187	Myrtle	Nappo, Salvatore	187 Myrtle Avenue, Bflo.	20	78	1,560	1117200004015000	$8,500	
8	11	189	Myrtle	Sepulveda, Ramon A.	100 Amber, Bflo.	20	78	1,560	1117200004016000	$12,600	
8	12	191	Myrtle	Sepulveda, Ramon A.	100 Amber, Bflo.	27	78	2,106	1117200004017000	$15,500	
8	13	193	Myrtle	Hernandez, Jose R.	336 Fillmore Avenue, Bflo.	27	78	2,106	1117200004018000	$1,300	
8	14	199	Myrtle	Cabeza, Jorge L.	16 South Cedar St., Bflo.	43	78	3,354	1117200004019000	$29,900	
8	15	316	Seneca								
8	16	322	Seneca								
8	17	322	Seneca	R & K of Buffalo, Inc.	316 Seneca St., Bflo.	30	100	3,000	1117200004038000	$5,300	
8	18	324	Seneca	R & K of Buffalo, Inc.	316 Seneca St., Bflo.	20	178	3,560	1117200004004120	$3,560	
8	19	328	Seneca	Driscoll, George T., Jr.	84 Middlesex Rd., Bflo.	40	0	0	1117200004036000	$7,100	
8	20	332	Seneca	Driscoll, George T., Jr.	84 Middlesex Rd., Bflo.	25	100	2,500	1117200004035000	$4,400	
8	20	336	Seneca	Driscoll, George T., Jr.	84 Middlesex Rd., Bflo.	25	100	2,500	1117200004034000	$4,400	
8	21	338	Seneca	Driscoll, Timothy, c/o George T. Driscoll	84 Middlesex Rd., Bflo.	22	100	2,200	1117200004033000	$3,900	
8	22	340	Seneca	Driscoll, Timothy, c/o George T. Driscoll	84 Middlesex Rd., Bflo.	23	100	2,300	1117200004032000	$4,000	
8	23	342	Seneca	Driscoll, Timothy, c/o George T. Driscoll	84 Middlesex Rd., Bflo.	44	100	4,400	1117200004031000	$54,000	
8	24	346	Seneca	Driscoll, George T., Jr.	84 Middlesex Rd., Bflo.	40	178	7,120	1117200004030000	$36,600	
8	25	350	Seneca	Scinta, Joseph J. & Rosalie	9505 Sandrock Rd., Eden	120	178	21,360	1117200004027100	$250,000	
8	28	366	Seneca	Scinta, Joseph J. & Rosalie	9505 Sandrock Rd., Eden	62	178	11,036	1117200004026000	$19,300	
8	29	370	Seneca	Rohoff, Rose Mary	158 Folger St., Bflo.	95	178	16,910	1117200004023100	$69,500	
8	30	378	Seneca	Rogers, William C.	365 Swan St., Bflo.	27	100	2,700	1117200004022000	$29,000	
8	31	382	Seneca	Rohoff, Rose Mary	158 Folger St., Bflo.	32	178	5,696	1117200004021000	$9,900	
8	32	384	Seneca	Rohoff, Rose Mary	158 Folger St., Bflo.	43	100	4,300	1117200004020000	$4,300	
9	1	235	Myrtle	Gomez, Jesus & Gomez, Elisa	235 Myrtle Avenue, Bflo.	25	80	2,000	1117200003002000	$20,000	Acquire
9	2	237	Myrtle	Correa, Manuel	28 Townsend St., Bflo.	25	78	1,950	1117200003003000	$1,200	Acquire
9	3	243									Acquire
9	4	245									Acquire
9	5	247	Myrtle	Edwards, William H.	40 Dunlop Avenue, Bflo.	75	78	5,850	1117200003004100	$20,300	Acquire
9	6	249	Myrtle	84 Group, Inc.	210 Ellicott Sq. Bldg., Bflo.	25	78	1,950	1117200003006000	$1,200	Acquire
9	7	251	Myrtle	Vega Vega, Carlos	678 Swan St., Bflo.	25	78	1,950	1118100008001000	$15,100	Acquire
9	8	253	Myrtle	Alexander, Robert	2218 Country Brook Circle, Anch, AK	25	78	1,950	1118100008002000	$1,200	Acquire
9	9	255	Myrtle	Vega Vega, Carlos	678 Swan St., Bflo.	25	78	1,950	1118100008003000	$36,100	Acquire
9	10	259	Myrtle	Rodriguez, Jose	255 Myrtle Avenue, Bflo.	25	78	1,950	1118100008004000	$1,200	Acquire
9	11	261	Myrtle	Vega Vega, Carlos	678 Swan St., Bflo.	25	78	1,950	1118100008005000	$13,900	Acquire
9	12	263	Myrtle	Hernandez, Jose	336 Fillmore Avenue, Bflo.	25	78	1,950	1118100008006000	$1,200	Acquire
9	13	265	Myrtle	Vega Vega, Carlos	678 Swan St., Bflo.	25	78	1,950	1118100008007000	$9,900	Acquire
9	14	267	Myrtle	City of Buffalo	2501 City Hall, Bflo.	25	78	1,950	1118100008008000	$1,200	
9	15	271	Myrtle	City of Buffalo	2501 City Hall, Bflo.	25	78	1,950	1118100008009000	$1,200	
9	16	273	Myrtle	City of Buffalo	2501 City Hall, Bflo.	25	78	1,950	1118100008010000	$1,200	
9	17	277	Myrtle	City of Buffalo	2501 City Hall, Bflo.	25	78	1,950	1118100008011000	$1,200	
9	18	279	Myrtle	Vega Vega, Carlos	678 Swan St., Bflo.	25	78	1,950	1118100008012100	$1,200	Acquire
9	19	281	Myrtle	Vega Vega, Carlos	678 Swan St., Bflo.	25	78	1,950	1118100008012200	$1,200	Acquire
9	20	283	Myrtle	City of Buffalo	2501 City Hall, Bflo.	25	78	1,950	1118100008013000	$1,200	
9	21	285	Myrtle	City of Buffalo	2501 City Hall, Bflo.	25	78	1,950	1118100008014000	$1,200	
9	22	289	Myrtle	Viola, Angeline, c/o Nancy DiPasquale	202 Garrison Rd., Williamsville	25	78	1,950	1118100008015000	$1,200	Acquire
9	23	291	Myrtle	Cuevas, Lucille	5854 Main St. #302, Bflo.	25	78	1,950	1118100008016000	$1,200	Acquire
9	24	293	Myrtle	Burgan, Margaret, c/o Mildred B. Coleman	327 Woodlawn, Bflo.	25	78	1,950	1118100008017000	$1,200	Acquire
9	25	297	Myrtle	Iacobucci, Salvatore	170 Willorshire Rd., Orchard Park	25	78	1,950	1118100008018000	$1,200	Acquire
9	26	305	Myrtle	Roman, Ramon Montanez	183 West Avenue, Bflo.	30	99	2,970	1118100008019000	$1,600	Acquire
9	27	396	Seneca	City of Buffalo Parks & Recreation	511 City Hall, Bflo.	249	178	44,322	1117200003001000	$87,800	
9	28	412	Seneca	City of Buffalo	2501 City Hall, Bflo.	25	100	2,500	1117200003012000	$4,400	
9	29	414	Seneca	City of Buffalo	2501 City Hall, Bflo.	25	100	2,500	1117200003011000	$4,400	
9	30	418	Seneca	City of Buffalo	2501 City Hall, Bflo.	25	100	2,500	1117200003010000	$4,400	
9	31	422	Seneca	Gambino, Thomas E.	11 Arthur Avenue, Blasdell	25	100	2,500	1117200003009000	$1,400	Acquire
9	32	424	Seneca	Gambino, Thomas E.	11 Arthur Avenue, Blasdell	25	100	2,500	1117200003008000	$2,500	Acquire
9	33	426	Seneca	Gambino, Thomas E.	11 Arthur Avenue, Blasdell	25	100	2,500	1117200003007000	$2,500	Acquire
9	34	428	Seneca	Gambino, Thomas E.	11 Arthur Avenue, Blasdell	25	100	2,500	1118100008035000	$1,400	Acquire
9	35	430	Seneca	550 Seneca Street , Ltd.	550 Seneca Street, Bflo.	25	100	2,500	1118100008034000	$1,400	Acquire
9	36	432	Seneca	550 Seneca Street , Ltd.	808 Borden Rd., Bflo.	25	40	1,000	1118100008033000	$900	Acquire
9	37	434	Seneca	Gambino, Thomas E.	11 Arthur Avenue, Blasdell	25	100	2,500	1118100008032000	$1,400	Acquire
9	38	438	Seneca	Gambino, Thomas E.	11 Arthur Avenue, Blasdell	25	100	2,500	1118100008031200	$15,900	Acquire
9	39	440	Seneca	Gambino, Thomas E.	11 Arthur Avenue, Blasdell	48	100	4,800	1118100008031100	$16,800	Acquire
9	40	446	Seneca	Gambino, Thomas E.	11 Arthur Avenue, Blasdell	24	100	2,400	1118100008030000	$4,200	Acquire
9	41	448	Seneca	Gambino, Thomas E.	11 Arthur Avenue, Blasdell	50	100	5,000	1118100008029000	$29,500	Acquire
9	42	452	Seneca	City of Buffalo	2501 City Hall, Bflo.	27	100	2,700	1118100008028000	$1,500	
9	43	454	Seneca	Aiello, Angelo S., c/o Peter Aiello	155 Curtis Pkwy., Bflo.	49	100	4,900	1118100008027000	$8,600	Acquire
9	44	462	Seneca	City of Buffalo Urban Renewal Agency	920 City Hall, Bflo.	28	100	2,800	1118100008026000	$1,400	
9	45	464	Seneca	City of Buffalo Urban Renewal Agency	920 City Hall, Bflo.	25	100	2,500	1118100008025000	$1,400	
9	46	466	Seneca	Sandoro, James T.	25 Myrtle Avenue, Bflo.	25	100	2,500	1118100008024000	$1,250	Acquire
9	47	468	Seneca	Gambino, Thomas E.	11 Arthur Avenue, Blasdell	50	100	5,000	1118100008023000	$5,000	Acquire
9	48	474	Seneca	Correa, Manuel	26 Townsend St., Bflo.	25	100	2,500	1118100008022000	$25,000	Acquire
9	49	476	Seneca	Arno, Joseph	121 Troyview Lane, Williamsville	55	178	9,790	1118100008021000	$17,100	Acquire
9	50	480	Seneca	Roman, Ramon Montanez	183 West Avenue, Bflo.	111	178	19,758	1118100008020000	$60,000	Acquire

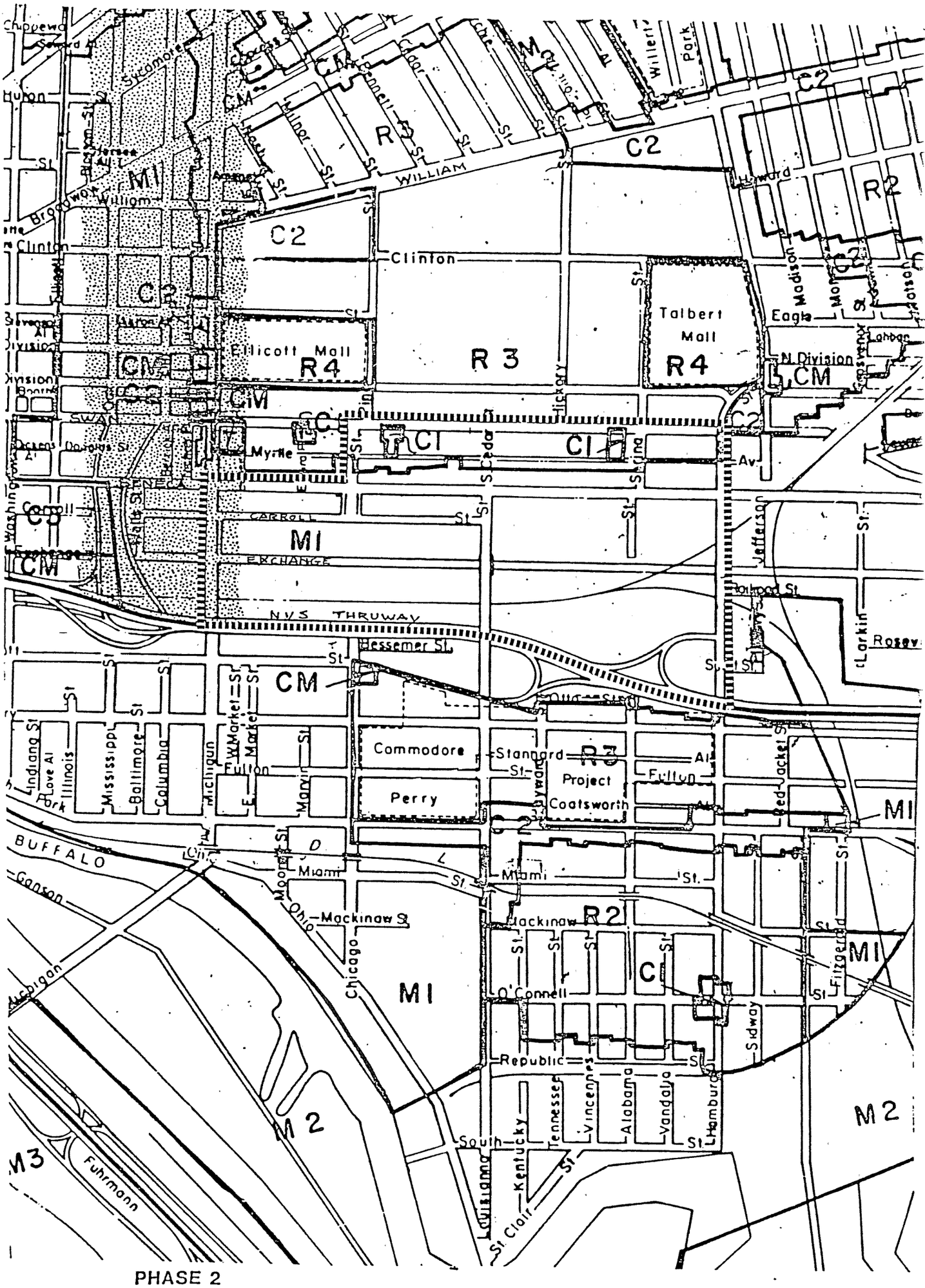
PARCEL NO.	OWNER	ADDRESS	AREA	ASSMT.	ACTION	
8-1	Valenta, Victoria	159 Myrtle	1,292	4,100	Res. 2	
2	McCarthy, Joseph	121 Myrtle	1,292	5,100	Res. 2	
3	Dones, Pedro & Alelaida	143 Myrtle	3,012	4,200	Res. 1	
4	Sandoro, James T.	147 Myrtle	1,950	600	Vacant	Acq
5	Driscoll, George	151 Myrtle	1,950	600	V	
6	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



SOUTH ELLICOTT URBAN RENEWAL AREA
DEPT. OF COMMUNITY DEVELOPMENT BUFFALO,N.Y.
PROPOSED LAND USE
APRIL 18,1996

EXHIBIT 6


LAND DISPOSITION PLAN
PROJECT BOUNDARY (PHASE TWO)
AREA TO BE DISPOSED OF FOR INDUSTRIAL DEVELOPMENT
AREA TO BE DISPOSED OF FOR PUBLIC STREET RIGHT-OF-WAY
ABANDON PORTION OF CARROLL STREET FOR DISPOSITION
AREA TO BE DISPOSED OF FOR RESIDENTIAL DEVELOPMENT
SWAN
MYRTLE
MICHIGAN STREET
SENECA STREET
CARROLL STREET
CHICAGO STREET
SOUTH CEDER STREET
SPRING STREET
JEFFERSON AVE
EXCHANGE STREET
LOUISIANA STREET
ALABAMA
HAMBURG STREET
SENECA STREET
N. Y. STATE THRUWAY
SCOTT STREET
EAST MARKET STREET STREET
22,188 SF
66,550 SF
48,188 SF
127,380 SF
28,231 SF
74,587 SF
68,850SF
68850 SF
114,127 SF
33,000 SF
43,560 SF
200'-0"
SOUTH ELLICOTT URBAN RENEWAL AREA
DEPT. OF COMMUNITY DEVELOPMENT BUFFALO,N.Y.
LAND DISPOSITION PLAN
APRIL 18,1996



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

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.	Acq
2	National Fuel Gas	9 Alabama St.	164,480	96,400	Vac.	Acq
3	Conrail	SW of Hamburg (Portion)	52,000	30,000	Vac.	Acq
	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&	395,844	**	RR	
		)Louisiana				
	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	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 1
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	Herzacco, 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

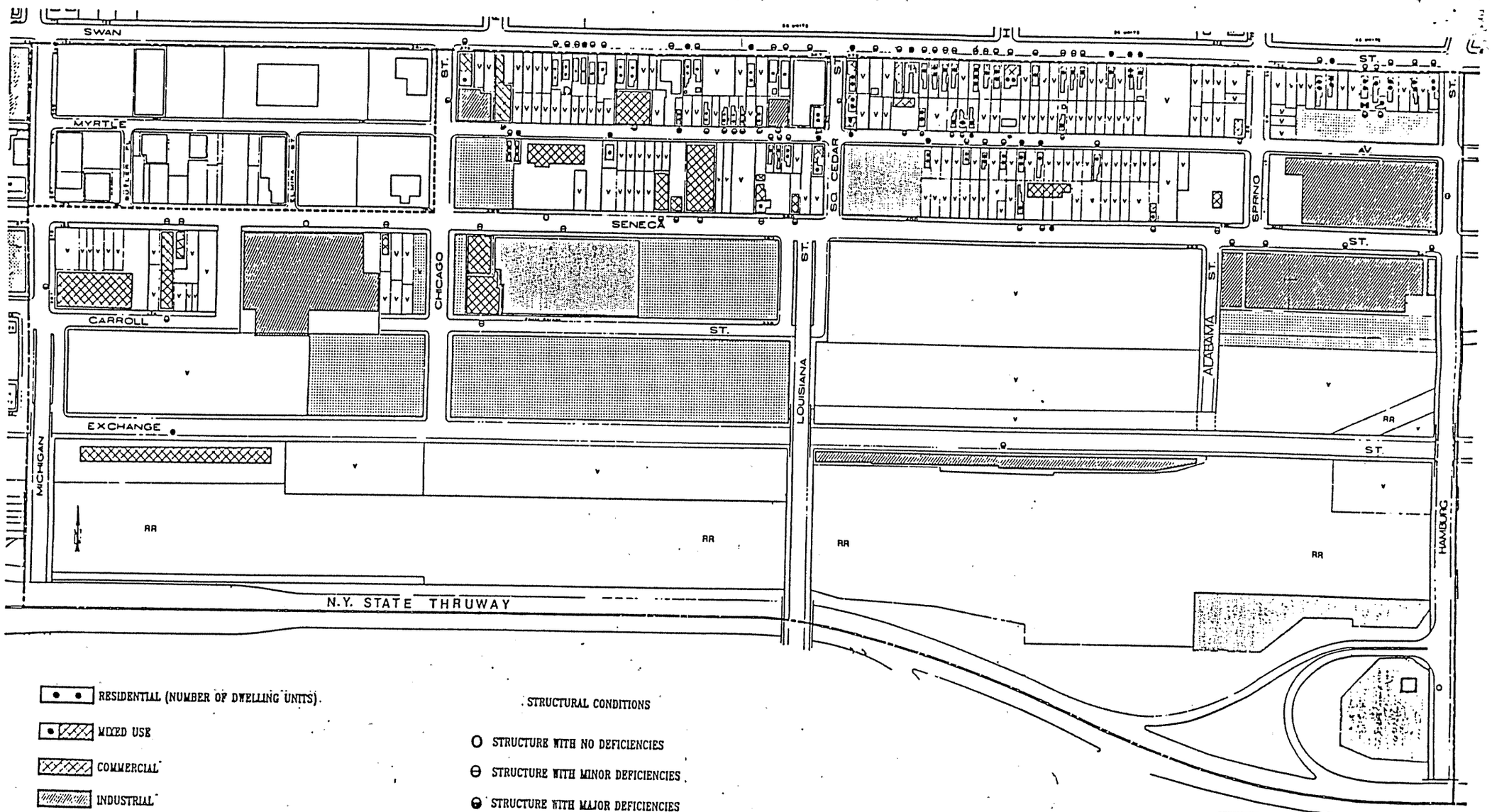
Added pursuant to CCP 170, 6/27/89

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-4DU
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 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	32,598	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

SOUTH ELLICOTT URBAN RENEWAL AREA

DEPT. OF COMMUNITY DEVELOPMENT BUFFALO N.Y.

EXISTING LAND USE WITH STRUCTURAL CONDITIONS

DATE 8 8/3 | SCALE 1:100

DRAWN KIVIATKOWSKI | SHEET NO

CHECKED HOFFERT | DRAWING NO

Exhibit 4

Exhibit 4

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