

**Main – LaSalle
Revitalization Project
Phase II**

Urban Renewal Plan



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**Main–LaSalle Revitalization Project
Phase II
Urban Renewal Plan
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Main-LaSalle Revitalization Project

Phase II

Urban Renewal Plan

SECTION I - INTRODUCTION AND BACKGROUND

The Main-LaSalle Revitalization Area was approved for urban renewal treatment by the Common Council of the City of Buffalo on March 3, 1987, C.C.P. No. 157.

The Project Area has been found to suffer from conditions of spreading slum and blight. The Area experienced dramatic changes of land use due to the abandonment of large tracts of former railroad land, which were no longer necessary for railroad use. Absentee-Landlord rates in the Area were climbing, residential reinvestment was dramatically and visibly declining, and commercial reinvestment in the area had virtually stopped during the long years of disrupted traffic due to the construction of the Main Street Light Rail Rapid System. This produced within the Project Area spreading conditions of physical deterioration and decline, which resulted in the erosion of investor confidence, promoting further blight and substandard conditions.

The significant public transportation investment associated with the construction of the new Main Street Light Rail Rapid Transit System and the new LaSalle Street Station has provided a solid foundation for the renewal of the area. In addition, the City Master Plan has established, as a high priority, new residential development along the Main Street Rapid Transit Corridor.

In response to these conditions and opportunities the first phase of the project was successfully implemented by the Buffalo Neighborhood Revitalization Corporation with the development of thirty-two new single family homes within the **Main-LaSalle Phase I Residential Subdivision**.

The Office of Strategic Planning, in cooperation with the Buffalo Urban Renewal Agency, and the Buffalo Neighborhood Revitalization Corporation, proposes to implement the next phase

of the project, to be known as the **Main-LaSalle Revitalization Project Phase II Urban Renewal Plan.**

Phase II will allow for the acquisition and site assembly of eleven underutilized and substandard properties, for redevelopment as a single-family residential subdivision, on a four and one-half (4.5) acre site, directly adjacent to the Phase I Site.

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 the Urban Renewal Plan for Phase II of the Main-LaSalle Revitalization Project. Other reference materials were utilized in the preparation of the plan and to provide the documentation necessary to define the project area, demonstrate its eligibility for urban renewal, and define the proposed methods and means for the elimination of blight and substandard conditions, see Page 27, Section V, Reference Documents.

B. PROJECT BOUNDARY - PHASE II AREA

Project Location

The project is located in the University District of the City of Buffalo, New York, in the community generally centered at the intersection of Main Street and LaSalle Street, as illustrated on the attached **Project Location Map, Exhibit 1.**

Project Boundaries

The boundaries of the project area are shown on the attached **Project Boundary Map, Exhibit 2**, and are generally described as follows: Beginning at a point at the intersection of the street centerline of LaSalle Avenue and the extension of the street centerline of William Price Memorial Parkway; thence south-easterly along the street centerline of LaSalle Avenue to a point at the intersection of the extended eastern side property line of 83 LaSalle Avenue and the street centerline of LaSalle Avenue; thence southerly along the eastern side property line of 83 LaSalle Avenue to a point at the intersection of the rear property line of 83 LaSalle and the eastern side property line of 83 LaSalle Avenue; thence south-westerly along the southern rear property line of 83 LaSalle Avenue to the south-eastern rear property line of the former railroad parcel commonly known as 67 NYL&W RR; thence south-westerly along the south-eastern rear property line of the parcel known as 67 NYL&W RR to the south-easterly rear property line of 21 LaSalle Avenue; thence south-westerly along the south-eastern rear property line of 21 LaSalle Avenue to the intersection of the south-western rear property line of 21 LaSalle Avenue; thence north-westerly along the south-western rear property line of 21 LaSalle Avenue to a point at the intersection of the street centerline of William Price Memorial Parkway and a line extending along the south-western rear property line of 21 LaSalle Avenue; thence north-easterly along the extended street centerline of William Price Memorial Parkway to the point of beginning at the intersection of the street centerline of LaSalle Avenue and the extended street centerline of William Price Memorial Parkway.

The Phase II Project Area contains 193,192.6 square feet or approximately 4.5 acres of land, exclusive of street right-of-ways. The Phase II Project Area includes a total of eleven (11) parcels of land, all of which are currently privately owned.

C. PROJECT ELIGIBILITY

The New York State General Municipal Law describes areas which are appropriate for urban renewal treatment 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, unsanitary, 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."

The proposed Main-LaSalle Revitalization Project Phase II Urban Renewal Plan will result in the elimination of all substandard, unsanitary and blighting conditions within the project area. The project will result in the redevelopment and stabilization of the community through the complete redevelopment of the project area, rationalizing its land use and built environment, resulting in a new urban residential subdivision, featuring new tree lined city streets, and twenty-two new affordable single family homes.

SECTION III - URBAN RENEWAL PLAN PROVISIONS

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, unsanitary, 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."

Another available method or means of achieving the Urban Renewal Plan objectives is through the general power of condemnation, as authorized under the New York State Eminent Domain Procedures Law.

2. Goals and Objectives

The primary objectives of the Urban Renewal Plan for the Main-LaSalle Redevelopment Project Phase II Area, in accordance with the objectives established by the City Master Plan and by the area's businesses, community-based organizations and by Federal, State and local redevelopment programs, are:

- To foster the development of new housing in the Main Street Transit Corridor; and,
- To stimulate the revitalization and redevelopment of the Main and LaSalle Street area.

The specific goals and objectives of the Urban Renewal Plan are:

- To encourage the stabilization, expansion, and creation of residential uses in the project area;
- To improve the quality of life of area residents by improving the physical appearance of the neighborhood and by strengthening the economic vitality of the community;
- To eliminate blighting influences and environmental deficiencies and to remove substandard and obsolete structures and incompatible land uses;
- To create a safe, convenient, visually attractive, and aesthetically pleasing urban environment;
- To insure and facilitate the orderly and appropriate development of the Main and LaSalle Street area;
- To improve the supply of decent affordable housing in the project area;
- To support the vitality and economic viability of the Main Street commercial area; and,
- To foster private investment in the redevelopment of the community and to aid in promoting the general stabilization of the City of Buffalo and the local real property tax base.

3. Types of Proposed Urban Renewal Actions

The Buffalo Urban Renewal Agency, in cooperation with the City of Buffalo and with the authorization of the governing body, proposes certain urban renewal actions within the Main-LaSalle Revitalization Project Phase II Area, which include:

- a. Acquisition of all real property located within the Phase II Project Area, as identified on the attached **Land Acquisition Plan Map, Exhibit 3.**
- b. Clearance of all structures and improvements located within the Phase II Project Area, as identified on the attached **Land Acquisition Plan Table, Exhibit 3a.**
- c. Relocation of all businesses and residents located within the Phase II Project Area, as identified on the attached **Land Acquisition Plan Table, Exhibit 3a.**
- d. Assembly of such cleared and vacant land into parcels whose size, shape and location will allow for economically feasible residential redevelopment, in accordance with the objectives of this Plan and the projected market demands for such new development.
- e. The sale or lease of all land acquired by the City of Buffalo or the Buffalo Urban Renewal Agency for re-use in accordance with the goals and objectives established in the Urban Renewal Plan.
- f. The modification, development, and construction of necessary public improvements and facilities which may be required to adequately support and service the existing and proposed land uses and activities in the Phase II Project Area, including streets, utilities, open space and pedestrian facilities.
- g. The underground placement of all new utilities, and of existing utilities where deemed necessary.

B. LAND USE PLAN

1. Proposed Land Use

Existing land use in the Phase II Project Area, as illustrated on the attached **Existing Land Use Map, Exhibit 4**, is currently a confused and distressed mix of incompatible land uses.

Land use within this small area includes heavy industrial, warehousing, and commercial uses situated directly adjacent to and overshadowing residential properties. Without the benefit of distance, screening, buffers, landscaping, open space, or other means to mitigate the adverse impact of the incompatible adjacent land uses, residents are subjected to the noise, dust, odor, emissions, and commercial truck traffic from these intense non-residential uses, which currently degrade the residential quality of the project area.

The **Land Use Plan Map, Exhibit 5**, attached herein and made a part of this Plan, identifies the permitted Land Use in the Main-LaSalle Redevelopment Project Phase II Urban Renewal Area.

Land Uses Permitted

Permitted Land Use in the Project Area shall be limited exclusively to residential and related land uses. The Project Area is designed to provide areas suitable for the development of single family detached residential dwelling units and associated accessory uses customarily incident to such use, including, but not limited to, open space, fencing, drive ways, garages, and sheds.

Land Uses in the project area shall be restricted to those uses and incidental uses as are permitted within an **R1, One-Family Residential Zoning District**, as specified in Chapter 511, Article IV of the "**Zoning Ordinance of the City of Buffalo**".

This plan is also designed to protect residential development from the intrusion of non-residential uses, which would hamper the full development and utilization of the project area.

Site and development plans shall be subject to the review and approval of the Coordinator of the Office of Strategic Planning, and the City Planning Board. Any change of use shall require

prior approval of the City Planning Board and the Common Council pursuant to Section F of this Plan.

2. Land Use Provisions and Building Requirements

The following requirements shall apply to the use and development of land within the boundaries of the Main-LaSalle Redevelopment Project Phase II Area, and together with the Land Use Plan Map, Exhibit 5, shall constitute the provisions of this Urban Renewal Plan which governs such use and development.

These requirements are established as basic guidelines and standards for new construction, reflecting the public renewal objectives and intent of the Buffalo Urban Renewal Agency and the City of Buffalo in undertaking the Main-LaSalle Phase II Project. It is not intended, however, that such provisions inhibit the exploration of valid land uses, economic concepts, or other development concepts or objectives which, while varying from some aspect of these requirements, may nevertheless achieve the public objectives embodied herein.

The Coordinator of the Office of Strategic Planning, and/or his or her designees, shall be responsible for the review of all development proposals, and for the interpretation of the terminology and intent of this Plan, and shall determine the appropriateness and acceptability of all redevelopment proposals, in terms of their conformity with the Urban Renewal Plan, and shall, in all cases, act on behalf of City, as the initial authority in the review of proposals, and shall consult with the City Planning Board, as required, prior to any recommendations to the Buffalo Urban Renewal Agency and to the Common Council regarding such proposals.

All residential development within the Project Area shall conform to all New York State and Local Laws governing such redevelopment, including, but not limited to the Subdivision Control Ordinance of the City Buffalo, and all relevant building codes, regulations, and environmental statutes.

a. Building Materials

Outside walls of all buildings shall be constructed of durable materials and must be consistent in design and quality of materials with the adjacent Phase I Subdivision. Metal and

temporary buildings shall be prohibited. Accessory buildings and enclosures must be consistent in design and quality of materials with the principal residential buildings they serve.

b. Maximum Building Height

The maximum height of all buildings erected or altered within the Phase II Area shall be two and one-half (2 ½) Stories, not to exceed 40 feet.

c. Lot, Area and Yard Requirements

Every residential development lot shall meet the following minimum requirements:

- i. The minimum lot area shall be five thousand (5,000) square feet;
- ii. The minimum lot width shall be fifty (50) feet;
- iii. Front yard depth shall be no less than 15% of the average lot depth, but need not exceed twenty-five (25) feet;
- iv. Side yards shall be required on each side of the main building, each at least three (3) feet wide, and the total width of both side yards shall be at least twenty-five percent (25%) of the lot width, but need not exceed fifteen (15) feet.
- v. Rear yard depth shall be no less than twenty-five percent (25%) of the lot depth, but need not exceed thirty (30) feet.

d. Off-Street Parking

Two (2) off-street parking spaces shall be provided for each dwelling unit developed within the Phase II Area. Each off-street parking space shall have an area no less than 160 square feet. There shall be adequate provision for egress and ingress to all parking areas. Such off-street parking areas may consist of attached or detached garages, driveways, or open-air parking areas.

e. Streets and Roadways

Any new streets or roadways developed within the project area shall comply with the provisions and requirements of the **Subdivision Control Ordinance of the City of Buffalo**, and shall have a right-of-way no less than sixty (60) feet wide.

f. Exceptions

The Coordinator of Strategic Planning shall have the authority to approve minor variations from, and exceptions to, these Building Requirements, when site and development plans submitted by redevelopers are found to be otherwise generally consistent with the goals and objectives of this Urban Renewal Plan.

3. Development Plan Review Process

The Buffalo Urban Renewal Agency, herein after referred to as the "Agency", may invite proposals for the 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 Federal, State, and local laws, rules and regulation applicable urban renewal projects.

The Coordinator of the Office of Strategic Planning, herein after referred to as the "Coordinator", or his designee, on behalf of the Agency, shall advise and guide prospective redevelopers regarding the requirements and procedures for the submission of proposals; shall receive and review all inquires and proposals; may initiate discussions with prospective redevelopers; and initiate and secure the review and approval of the City Planning Board and the Common Council, as appropriate, and any other reviews as may be required by law. All findings and recommendations stemming from such reviews will be transmitted to the Agency, which shall be responsible for the selection, designation and approval of all redevelopers and redevelopment proposals.

Proposals for development shall generally be submitted and reviewed in two separate stages, as follows:

a. Preliminary Proposal

The Preliminary Proposal submission of the Redeveloper permits initial review and evaluation of the proposal in terms of appropriateness and conformity with the 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 will generally include the following type of submission materials:

- i. Site Plan, at an appropriate scale, describing

- the proposed use of the land and illustrating all buildings, walks, parking areas, driveways, pedestrian and vehicular use, open spaces, and landscaping.
- ii. Conceptual plans, elevations, and sections, at an appropriate scale, showing the organization of buildings, functions, and spaces.
 - iii. Sketches, diagrams, study model and other materials as may be required to clarify or explain the design and other aspects of the proposal.
 - iv. A written statement of the proposal including the floor area, number of units, type of building and architecture, size of buildings, parking provisions, principal building materials, market data or studies, and other data which may assist in the review of the proposal.
 - v. Information regarding the Redeveloper's experience and financial ability to successfully implement the proposal.

Following the review of the preliminary proposal and the submission of the required documentation by the prospective Redeveloper, the Coordinator will present the proposal to the Agency for consideration of the concept, and its general acceptability, and for redeveloper designation. Subject to the approval by the Agency, the Redeveloper may proceed with the final proposal submission and the negotiation of a Land Disposition Agreement.

b. Final Proposal

The Final Proposal will generally include the following type of submission materials:

- i. A detailed Site Plan, at an appropriate scale, conforming to the approved preliminary proposal, with any changes which may be necessary, illustrating all landscaping and site development details including walls, fences, plantings, tree plantings, outdoor lighting, street furniture, signage, ground surface materials, bounding streets, points of vehicular and pedestrian access, parking provisions, utility lines and connections, existing and proposed grading and drainage, proposed street, sidewalk, and curb improvements, public easements to

remain and street rights-of-way to be dedicated, details describing the proposed use of the land and illustrating all buildings, walks, parking areas, driveways, pedestrian and vehicular use, open spaces, and landscaping. Work to be undertaken by others should be described and the responsible parties identified.

- ii. Construction plans, elevations, and sections, at an appropriate scale, showing the organization of buildings, functions, and spaces and detailing all materials and assemblies that comprise the proposed buildings.
- iii. Details of materials and specifications, including construction cost estimates.
- iv. A written statement of the proposal including major building dimensions and gross area of buildings, size of each unit, floor area ratio, open space, proposed division of work between the Redeveloper and public agencies, evidence of equity capital and mortgage financing, and details defining the proposed time schedule for construction and project phasing.
- v. A Subdivision Map Cover, pursuant to Chapter 605 of the Laws of 1985, and the Subdivision Control Ordinance of the City of Buffalo, prepared by a Professional Engineer and Land Surveyor registered to practice in the State of New York.
- vi. Following successful negotiations, a Land Disposition Agreement will be submitted to the Agency for review, approval and recommendation to the Common Council.
- vii. Upon completion of a public hearing process and project approval by the Common Council, the Agency will execute a Land Disposition Agreement with the Redeveloper.

4. Duration of the 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 upon approval by the Common Council of the City of Buffalo. They will continue in such force and effect until June 30, 2021 and shall be binding and effective upon all properties covered by the Urban Renewal Plan.

C. DEVELOPMENT OPPORTUNITIES

It is projected that upon the completion of the acquisition and site clearance activities of the Project's site assembly process that a cleared, four and one-half (4 ½) acre site will be available for the private development of a new residential subdivision of twenty-two (22) single family detached homes.

The four and one-half (4 ½) acre site to be disposed of by the Agency for private redevelopment is illustrated on the attached **Land Disposition Plan Map, Exhibit 6.**

D. PROJECT PROPOSALS

1. Land Acquisition

Real property to be acquired for clearance and redevelopment is identified on the attached **Land Acquisition Plan Map, Exhibit 3.** Additional details regarding the real property to be acquired is provided in the attached **Land Acquisition Plan Table, Exhibit 3a.**

2. Land Disposition

Real property will be disposed of subject to the provisions set forth in Item 3, below, and as illustrated on the attached **Land Disposition Plan Map, Exhibit 6.**

Land adequate to construct buildings and associated facilities and improvements will be sold to the redeveloper in accordance with the redevelopers obligation cited below in Item 3. The **Land Disposition Plan Map** is a guide, and is not intended to inhibit the exploration of other development proposals which, while varying from some aspect of this Plan, may nevertheless achieve the public objectives embodied herein.

3. Redeveloper's Obligations

All land held by the City of Buffalo and/or the Buffalo Urban Renewal Agency will be disposed of subject to mutual agreement between the Agency and the Redeveloper. Any Redeveloper will be required by contractual agreement to observe the land use and building requirement standards of the Urban Renewal Plan.

To prevent speculation in landholding in the project area, all private redevelopers will be required to commence and complete all proposed improvements and development activities within a reasonable time following their acquisition of the land.

In addition the following provisions will be included in the Land Disposition Agreement:

- a. That the Redeveloper will submit evidence of equity capital and construction and mortgage financing, and a site plan of the proposed development, for review and approval by the Coordinator of the Office of Strategic Planning.
- b. That the land will be developed in conformity with the provisions of the Urban Renewal Plan.
- c. That the redeveloper may not sell, assign, or otherwise transfer any or all interest in the project area, prior to the completion of their required redevelopment activities, without the expressed written prior approval of the Buffalo Urban Renewal Agency.
- d. That the redevelopers, their successors or assigns, agree that there will be no discrimination against any person or group of persons on account of age, gender, race, creed, color, national origin, ancestry, sexual orientation, cultural orientation, language, physical handicap, and/or political affiliation, 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 redevelopers themselves, or any other person, establish or permit any such practice 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 & 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 by the redeveloper, utility companies, or public agencies:

- a. Sewers
- b. Water lines
- c. Street Lights
- d. Street improvements, including street signs, traffic control improvements or lights, curbs, sidewalks, tree plantings, 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. Schedule for the Effectuation of the Urban Renewal Plan

The schedule for the effectuation of the Urban Renewal Plan is contingent upon the submission of the development plans of the proposed redevelopers. The Agency will immediately effectuate the Urban Renewal Plan upon the authorization and adoption of this Urban Renewal Plan by the City Planning Board and the Common Council of the City of Buffalo.

4. Underground Utility Lines

Relocation and provisions for private and public underground 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 the elimination of all overhead utility lines, and the underground installation of any new lines or systems. The cost of relocating the underground utility lines will, where appropriate, be borne by the utility companies, pursuant to the appropriate laws, regulation, and ordinances concerned with the redevelopment of the project area.

5. Historic Preservation Review Analysis

The Office of Strategic Planning has conducted an analysis of the impact of the proposed Plan, in coordination with the State Historic Preservation Office, and with the Buffalo Preservation Board, to determine the effect of the project on historic and culturally significant resources within or near the project area. Analysis of the Project Area indicates that no historic or culturally significant resources exist within or adjacent to the Main-LaSalle Phase II Project Area.

6. Environmental Review Analysis

The Office of Strategic Planning, upon completion of an **Environmental Impact Statement**, issued its **SEQR Final Findings** for the Main-LaSalle Revitalization Project on Tuesday, June 23, 1998 and issued its **NEPA Finding of No Significant Impact** on July 31, 1998. All general and specific environmental mitigation and remediation measures identified in the Project's SEQR/NEPA Finding Statements, and as described in the Project's **Final Generic Environmental Impact Statement**, will be implemented, consistent with all applicable laws.

Prior to the issuance of permits for construction, the City/BURA, in consultation with the NY State Department of Environmental Conservation, will undertake field investigations to identify any potential subsurface contamination and to define appropriate remediation measures. As appropriate, the City/BURA will enter into a Voluntary Cleanup Agreement with NYSDEC, and will finalize the project's **Soils Management Plan** to incorporate any specific site remediation measures required to be undertaken to eliminate any identified site contamination hazards.

F. PROCEDURES FOR CHANGES TO THE APPROVED URBAN RENEWAL PLAN

The provisions of this Urban Renewal Plan may be modified or amended at any time, as approved by the Agency, the City Planning Board and the Common Council of the City of Buffalo. For the purposes of this Plan, an amendment will be considered a Major Amendment when it involves a change of the project boundary or the proposed land use. In the case of a Major Amendment public hearings shall be held by the City Planning Board and by the Common Council, pursuant to New York State General Municipal Law.

Main - LaSalle Revitalization Phase II Urban Renewal Plan Project Boundaries

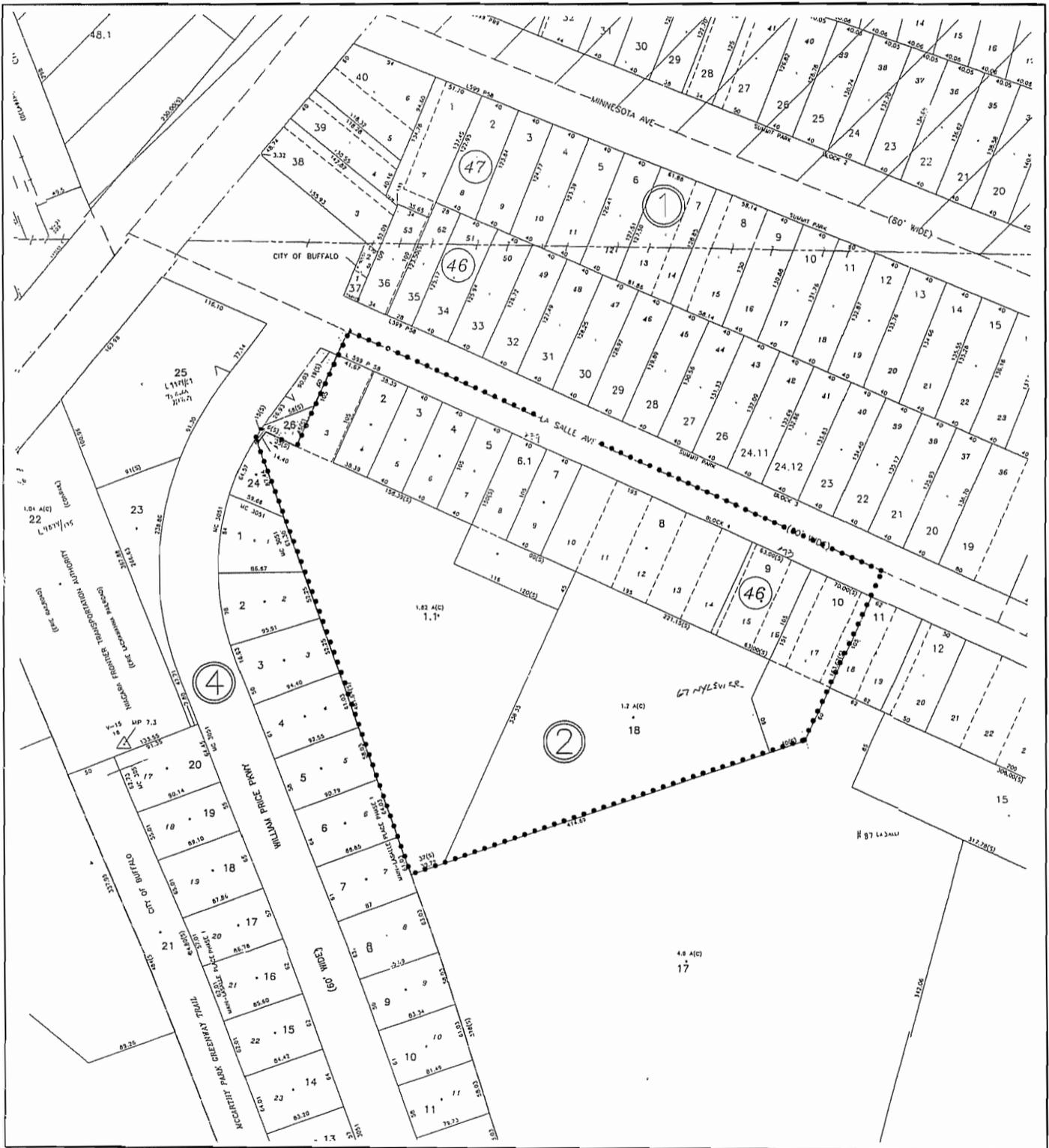
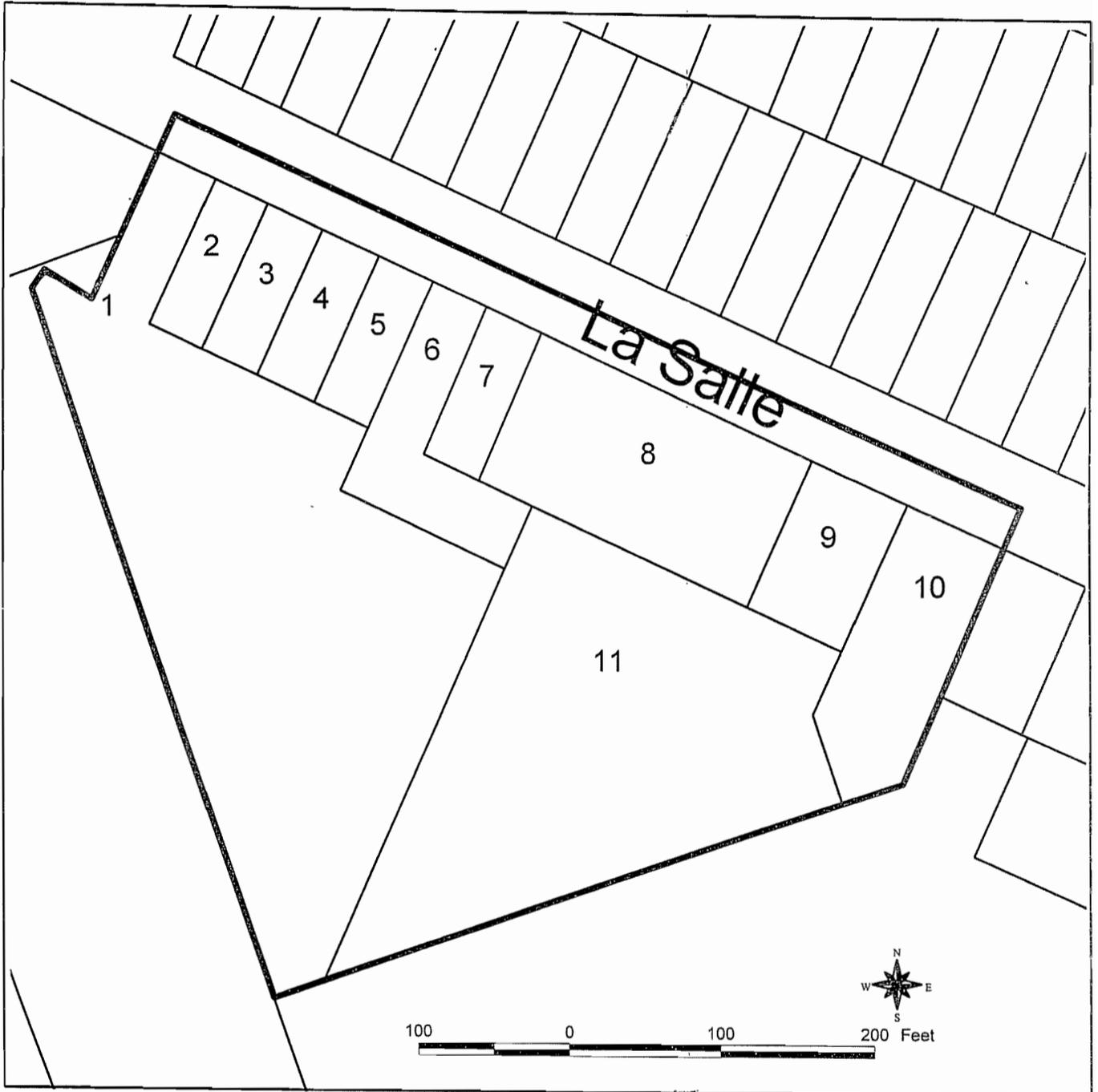


Exhibit 2 - Project Boundary Map

**Main – LaSalle Revitalization Project Phase II
Urban Renewal Plan
Land Acquisition Plan Map**



Parcel Number	Parcel Address	Owner	Area Sq. Ft.	Use Classification	Building Status
1	21 LaSalle	Buffalo Transport Services ,LLC	69,838.3	Storage, Warehouse	17,724 Sq. Ft., Vacant
2	25 LaSalle	Bostoph, Ricky	3,946.0	Residential, Two Family	1,303 Sq. Ft., Occupied, Residential
3	29 LaSalle	Cane, Daniel A.	4,158.7	Residential, Two Family	1,635 Sq. Ft., Occupied, Residential
4	33 LaSalle	Costello, Stephen & Diane	4,292.1	Residential, Two Family	1,300 Sq. Ft., Occupied, Residential
5	37 LaSalle	Brown, Orlander R.	4,112.3	Residential, Single Family	1,685 Sq. Ft., Occupied, Residential
6	39 LaSalle	Gregg Neville Lumber Co. inc.	9,474.2	Storage, Warehouse	2,856 Sq. Ft., Occupied, Neville Lumber
7	45 LaSalle	Shaw, Thomas G. & W	4,166.1	Residential, Two Family	2,047 Sq. Ft., Occupied, Residential
8	57 LaSalle	Syed, Ahmed	20,360.4	Storage, Warehouse	9,565 Sq. Ft., Occupied
9	73 LaSalle	Gregg Neville Lumber Co. Inc.	7,049.7	Lumber Yard, Sawmill	7,440 Sq. Ft., Occupied, Neville Lumber
10	83 LaSalle	Waldheim Iron Works Inc.	12,291.4	Manufacturing & Processing	4,418 Sq. Ft., Occupied, Iron Works
11	67 NYL&W RR	Gregg Neville Lumber Co. Inc.	53,503.5	Lumber Yard, Sawmill	5,750 Sq. Ft., Occupied, Neville Lumber
TOTALS			193,193		

Exhibit 3 – Land Acquisition Plan Map

Land Acquisition Plan Table

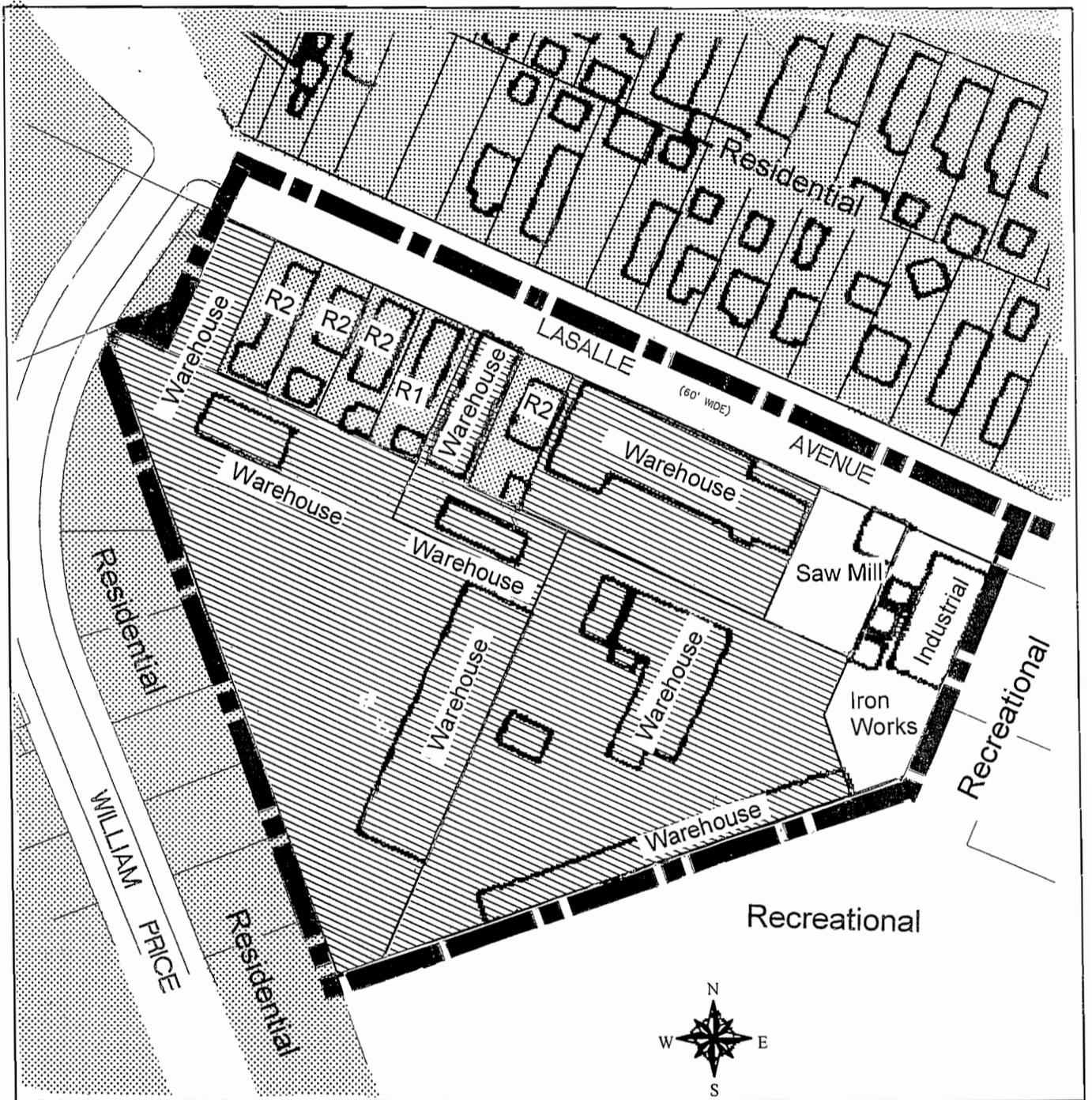
Main-LaSalle Revitalization Project Phase II
Urban Renewal Plan

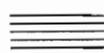
Parcel Number	Parcel Address	Owner	Area Sq. Ft.	Assessed Value		Use Classification	Building Status
				Land	Total		
1	21 LaSalle	Buffalo Transport Services, LLC	69,838.3	35,100	354,500	Storage, Warehouse	17,724 Sq. Ft., Vacant
2	25 LaSalle	Bostoph, Ricky	3,946.0	4,900	30,000	Residential, Two Family	1,303 Sq. Ft., Occupied, Residential
3	29 LaSalle	Cane, Daniel A.	4,158.7	5,200	54,000	Residential, Two Family	1,635 Sq. Ft., Occupied, Residential
4	31 LaSalle	Costello, Stephen & Diane	4,292.1	5,200	44,000	Residential, Two Family	1,300 Sq. Ft., Occupied, Residential
5	37 LaSalle	Brown, Orlander R.	4,112.3	5,200	46,000	Residential, Single Family	1,685 Sq. Ft., Occupied, Residential
6	39 LaSalle	Gregg Neville Lumber Co. Inc.	9,474.2	9,600	48,600	Storage, Warehouse	2,856 Sq. Ft., Occupied, Neville Lumber
7	45 LaSalle	Shaw, Thomas G. & W	4,166.1	5,200	68,000	Residential, Two Family	2,047 Sq. Ft., Occupied, Residential
8	57 LaSalle	Syed, Ahmed	20,360.4	15,400	150,800	Storage, Warehouse	9,565 Sq. Ft., Occupied
9	73 LaSalle	Gregg Neville Lumber Co. Inc.	7,049.7	5,000	78,800	Lumber Yard, Sawmill	7,440 Sq. Ft., Occupied, Neville Lumber
10	83 LaSalle	Waltheim Iron Works Inc.	12,291.4	15,200	73,400	Manufacturing & Processing	4,418 Sq. Ft., Occupied, Iron Works
11	67 NYL&WRR	Gregg Neville Lumber Co. Inc.	53,503.5	36,100	140,000	Lumber Yard, Sawmill	5,750 Sq. Ft., Occupied, Neville Lumber
TOTALS			193,193	142,100	1,088,100		

Exhibit 3a - Land Acquisition Plan Table

Main-LaSalle Revitalization Project Phase II

Urban Renewal Plan



-  Existing Residential
-  Commercial Warehousing

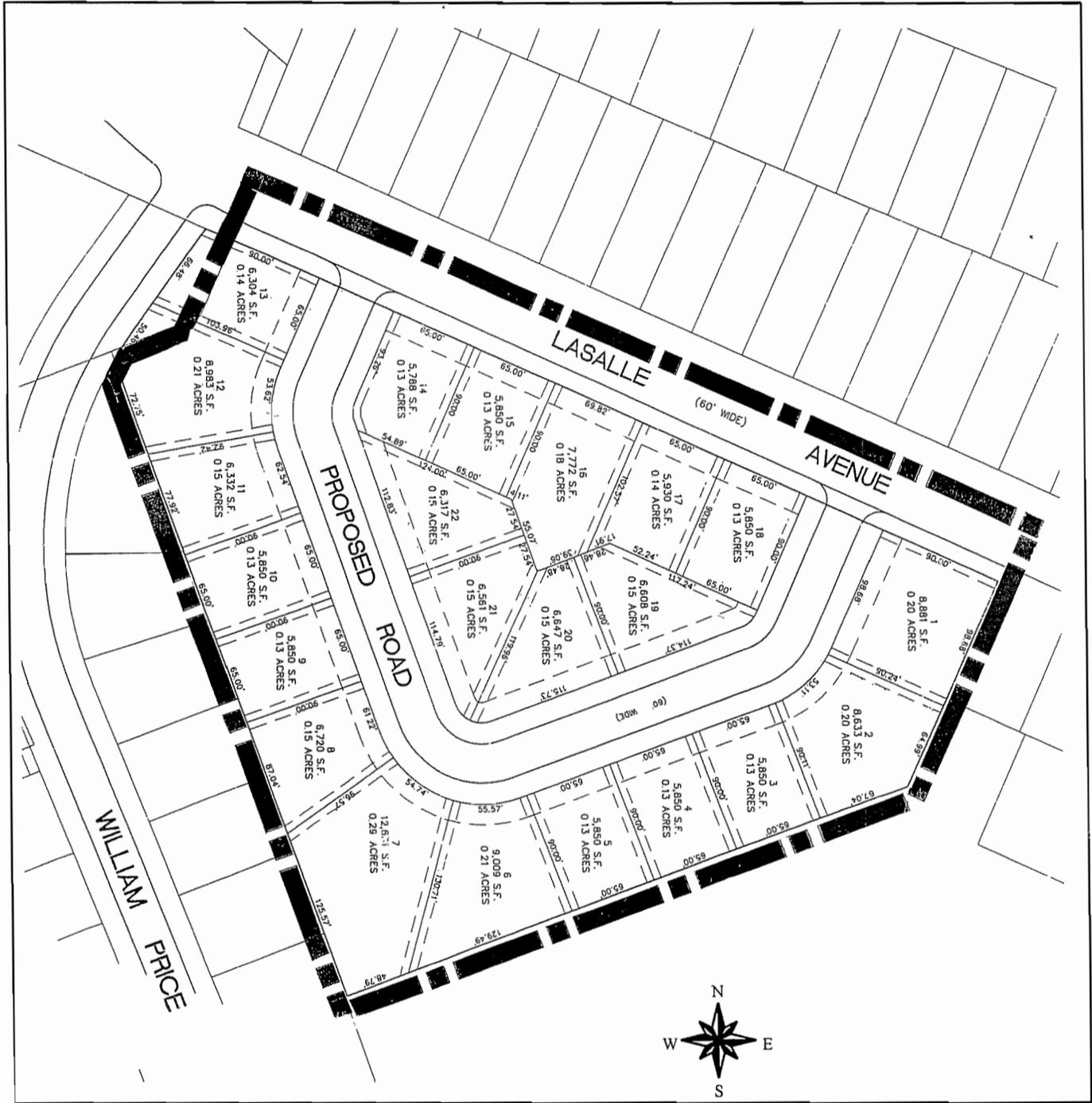
Existing Land Use Map



Exhibit 4 - Existing Land Use Map

Main-LaSalle Revitalization Project Phase II

Urban Renewal Plan



Area to be Disposed of for Residential Development

Land Disposition Plan Map



Exhibit 6 - Land Disposition Plan Map

SECTION V - REFERENCE DOCUMENTS

- A. **"Main-LaSalle Final Concept Master Plan"**, June 1997,
Buffalo Department of Community Development.
- B. **"Draft Generic Environmental Impact Statement for the Main-LaSalle Revitalization Project"**, April 27, 1998,
Buffalo Department of Community Development.
- C. **"Final Generic Environmental Impact Statement for the Main-LaSalle Revitalization Project"**, June 12, 1998,
Buffalo Department of Community Development.
- D. **"SEQR Final Findings for the Main-LaSalle Revitalization Project"**, June 23, 1998, Buffalo Department of Community
Development.
- E. **"Site Designation Map and Authorizing Resolution"**,
Common Council Proceedings, March 3, 1987, C.C.P. No. 157.
- F. **"Main-LaSalle Phase I Residential Subdivision Map Cover"**,
April 29, 1999, TVGA Engineering & Surveying, P.C.
- G. **"Soils Management Plan for the Main-LaSalle Revitalization Project"**, Buffalo Department of Community Development.
- H. **"Master Plan for the City of Buffalo"**, April 1998, Buffalo
Department of Community Development.
- I. **"Zoning Ordinance of the City of Buffalo"**, Chapter 511.
- J. **"Subdivision Control Ordinance of the City of Buffalo"**,
Chapter 421.
- K. **"New York State General Municipal Law"**,
Article 15, Urban Renewal, Article 3, Subdivision of Land.
- L. **"NY State Environmental Quality Review Act (SEQR) Regulations"**, 6 NYCRR 617.
- M. **"Article 8 of the New York Environmental Conservation Law"**.