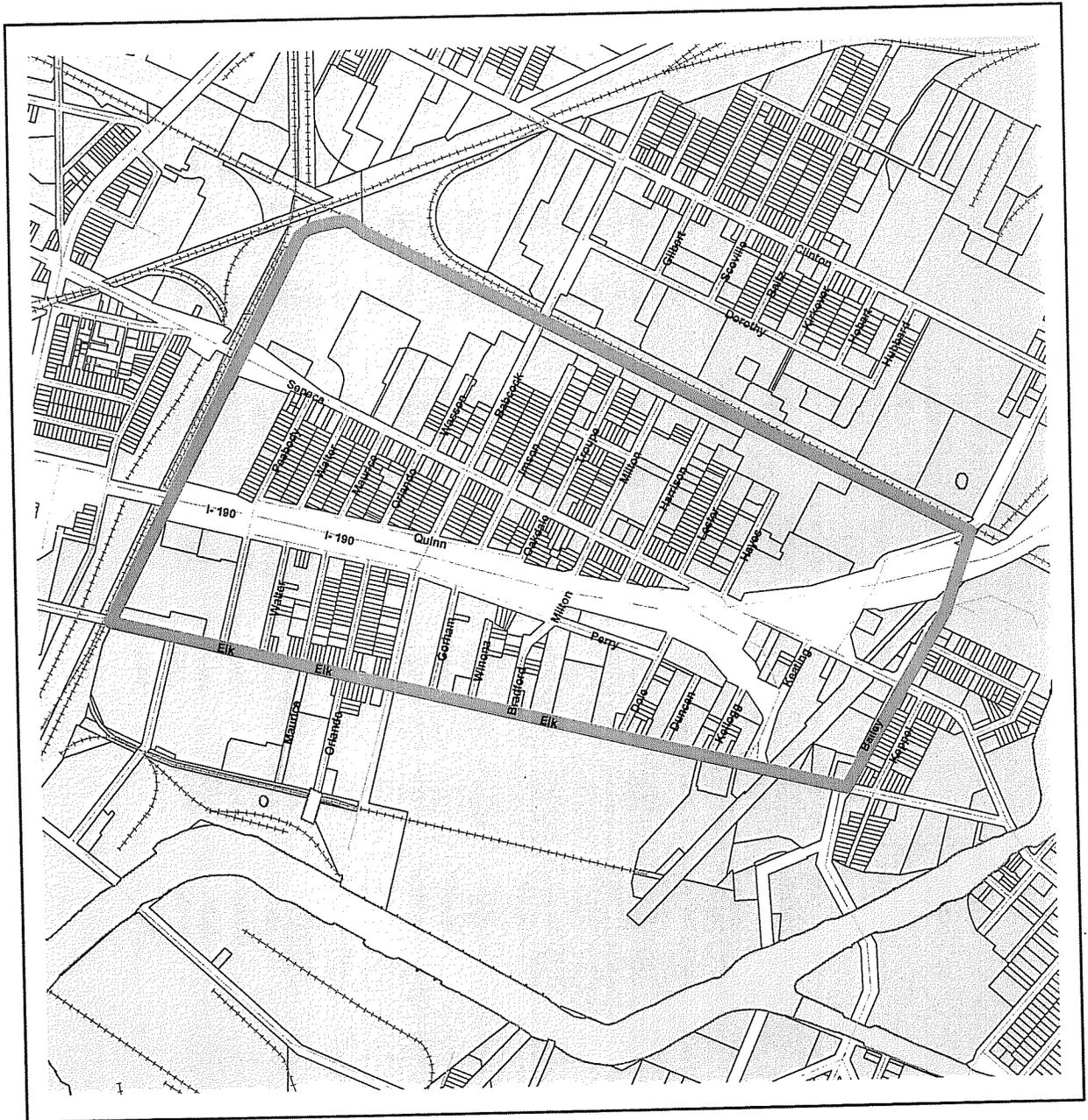


# Seneca Babcock Redevelopment Project Urban Renewal Plan



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# Seneca Babcock Redevelopment Project

## Urban Renewal Plan

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# Seneca Babcock Redevelopment Project

## Urban Renewal Plan

### SECTION I – INTRODUCTION AND BACKGROUND

The Seneca Babcock Redevelopment Project Area was approved for urban renewal treatment by the Common Council of the City of Buffalo on June 11, 2002, C.C.P. No. 107.

The Project Area is generally bounded by the street centerline of Bailey Avenue on the east, the street centerline of Elk Street on the south, the rail road right-of-way of the CSX Rail Road (formerly the tracks of the New York Central RR) on the west, and the rail road right-of-way of the CSX Rail Road (formerly the tracks of the Western New York and Pennsylvania RR) on the north.

The Project Area has been found to suffer from spreading slum and blight conditions. The Common Council of the City of Buffalo and the Buffalo City Planning Board have designated the project area as a substandard, insanitary area, which tends to impair or arrest the sound growth and development of the municipality, as defined in Subdivision 3 of Section 502, Article 15 of the New York State General Municipal Law, and designated the area, pursuant to Section 504, Article 15 of the New York State General Municipal Law, and Section 105(D) of Title I of the Housing Act of 1949, as an area appropriate for urban renewal treatment.

The Seneca Babcock Redevelopment Project Area has experienced dramatic changes of land uses since the mid-1950's when the community was literally split in two by the heavy-handed development of the New York State Thruway, which cut directly through the this once viable residential community, destroying the long established historic fabric of the community and irrevocably disrupting the patterns of it's economic life.

The Thruway's economic disruptions to this fragile low-income, working-class neighborhood were profound; the population of the community declined by twenty percent, it's only public school has been closed, and it's only private school has closed.

The Community's current population of 2,146 persons live in a one square mile community without a drug store, without a doctor's office, without a medical clinic, fire station, police station, or supermarket.

The population has grown poorer and poverty now prevails. The community's **Per Capita Income** of \$7,100 is one of the most distressed in the City of Buffalo. The community's **Poverty Rate** exceeds thirty-six (36%) percent of the population and the **Unemployment Rate** exceeds twenty-two (22%) percent. Over twenty-seven (27%) percent of all households in the community have **no vehicle** and almost twenty (20%) are **single-head households**. Only fifty-six (56%) percent of the community's population participates in the **Labor Force**, understandably, with more than 32% of the **population under age 18**, and more than 13% of the population **over age 65**.

**Residential Absentee-landlord Rates** in the Project Area continue to climb, nearing 60% and **residential reinvestment** is visibly and dramatically declining. **Commercial reinvestment** in the area has also continued to decline during recent years. This cycle has generated within the Project Area continuing and spreading conditions of physical deterioration and blight, which results in further erosion of investor confidence, promoting further economic decline and substandard conditions.

The area is now dominated by vacant and deteriorated commercial and industrial properties. Commercial properties in the Area continue to experience increasing **vacancy rates** and to show the visible signs of **failed investor confidence** and abandonment. Many commercial buildings in the Project Area have been demolished and the properties converted to junk yards, recycling operations, heavy industrial uses, or abandoned as vacant **brownfield** lots.

In response to these general conditions of blight, the **Office of Strategic Planning**, in cooperation with **the Buffalo Urban Renewal Agency**, proposes to establish a long-term renewal program for the revitalization of the Seneca Babcock Redevelopment Project Area. This program will assist in the elimination of existing signs of blight, slums, and substandard conditions within the project area.

The **Seneca Babcock Redevelopment Project Urban Renewal Plan** will allow for the acquisition and site assembly of underutilized and substandard properties within the project area, for assisted redevelopment as low-impact commercial and light industrial land-use areas. The plan will generate new private and public investment within the project area, and will generate both employment and enterprise opportunities for the local community.

## **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 the Seneca Babcock Redevelopment Project Area. 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 **Section V, Reference Documents**.

### **B. PROJECT BOUNDARY**

#### **1. Project Area Location**

The Project Area is located within the City of Buffalo, New York, as illustrated on the attached **Project Location Map, Exhibit 1**. The Project Area contains approximately one square mile of land, exclusive of street right-of-ways.

## **2. Project Area Boundaries**

The boundaries of the Project Area are illustrated on the attached **Project Area Boundary Map, Exhibit 2**, and are generally described as follows: Beginning at a point at the intersection of the street centerline of Bailey Avenue and the street centerline of Elk Street; thence westerly along the street centerline of Elk Street to a point at the intersection of the street centerline of Elk Street and the rail road right-of-way of the CSX Rail Road (formerly the tracks of the New York Central Rail Road); thence northerly along the rail road right-of-way of the CSX Rail Road (formerly the tracks of the New York Central Rail Road) to a point at the intersection of the rail road right-of-way of the CSX Rail Road (formerly the tracks of the New York Central Rail Road) and the rail road right-of-way of the CSX Rail Road (formerly the tracks of the Western New York and Pennsylvania Rail Road); thence easterly along the rail road right-of-way of the CSX Rail Road (formerly the tracks of the Western New York and Pennsylvania Rail Road) to a point at the intersection of the rail road right-of-way of the CSX Rail Road (formerly the tracks of the Western New York and Pennsylvania Rail Road) and the street centerline of Bailey Avenue; thence southerly along the street centerline of Bailey Avenue to the point of beginning at the intersection of the street centerline of Bailey Avenue and the street centerline of Elk Street.

## **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 **Seneca Babcock Redevelopment Project Urban Renewal Plan** will establish a long-term renewal program for the revitalization of the Seneca Babcock Redevelopment Project Area. This program will assist in the elimination of existing signs of blight, slums, and substandard conditions within the project area. The Plan will allow for the acquisition and site assembly of underutilized and substandard properties within the project area, for assisted redevelopment as low-impact commercial and light industrial land-use areas. The plan will generate new private and public investment within the project area, and will generate both employment and enterprise opportunities for the local community. The Project will aid in the redevelopment and stabilization of the community through the redevelopment of the Project Area, rationalizing its land use and built environment, resulting in a more economically viable community.

### **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 Seneca Babcock Redevelopment Project Urban Renewal Plan**, in accordance with the objectives established by the City Master Plan and by Federal, State and local redevelopment programs, are:

- To stimulate the revitalization and redevelopment of the Project Area, and
- To eliminate blighting influences and environmental deficiencies and to remove substandard and obsolete conditions, and incompatible land uses and dust generators.

The specific goals and objectives of Seneca Babcock Redevelopment Project Urban Renewal Plan are:

- To generate employment and enterprise opportunities for the local community;
- To improve the quality of life of nearby residents by improving the physical appearance of the neighborhood and by strengthening the economic vitality of the community and project area;
- To improve the quality of life of nearby residents by improving air quality in the neighborhood by eliminating incompatible land uses and material recycling operations which currently generate excessive noise, dust, air pollution, and other hazardous suspended particulate ; and,
- To foster private investment in the redevelopment of the area 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 Seneca Babcock Redevelopment Project Area, which include:

- a. Site assembly and acquisition of two undeveloped properties totaling 21.5 acres, located within the Project Area, as identified on the attached **Land Acquisition Plan Map, Exhibit 3.**
- b. Relocation of a materials recycling operator located within the Project Area.
- c. Assembly of such cleared and vacant land into parcels whose size, shape and location will allow for economically feasible redevelopment as a low-impact light industrial land-use area, in accordance with the standards and objectives of this Urban Renewal Plan.
- d. 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 and standards established in this Urban Renewal Plan.
- e. 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 Project Area, including streets, utilities, open space and pedestrian facilities.
- f. An inspection and concentrated code enforcement program for all commercial, industrial and other non-residential properties, particularly those properties used as junk yards, material recycling, and the out-door storage of materials.
- g. To establish a moratorium on the issuance of permits for the construction and or erection of new billboard advertising signs within the project area for the duration of the Urban Renewal Plan and while the Plan remains in effect.

## **B. LAND USE PLAN**

### **1. Proposed Land Use - Phase I Redevelopment Area**

Existing land use in the Project Area, as illustrated on the attached **Existing Land Use Map, Exhibit 5**, is currently a confused and distressed mix of incompatible land uses.

Land use within the Seneca Babcock Redevelopment Project Area includes industrial uses, out-door materials storage, warehousing, recycling operations and commercial uses situated directly adjacent to and overshadowing residential properties. Without the benefit of screening, buffers, landscaping, open space, updated development standards or other means to mitigate the adverse impact of the incompatible adjacent land uses, redevelopment and reinvestment in the project area is unlikely to overcome existing impacts from existing intense non-residential uses. Market forces alone are not sufficient to overcome existing impediment without local government intervention and assistance.

The **Land Use Plan Map, Exhibit 7**, attached herein and made a part of this Plan, identifies the Project's **Phase I Redevelopment Area**. Land Use in the **Phase I Redevelopment Area** shall be restricted to low-impact light industrial uses as defined below in Section 2. 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 **Phase I Redevelopment Area**, and together with the **Land Use Plan Map, Exhibit 7**, 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 and expansion of existing uses, reflecting the public renewal objectives and intent of the

Buffalo Urban Renewal Agency and the City of Buffalo in undertaking the Urban Renewal 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.

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. Controls for New Development**

**1) Prohibited Uses**

Except for those certain uses which are specifically prohibited within the **Phase I Redevelopment Area**, any use conforming with the specified performance standards of this plan is permitted.

The following uses are specifically prohibited within the **Phase I Redevelopment Area**:

- i. Gas manufacture
- ii. Ammunition and explosive manufacture and storage
- iii. Arsenal
- iv. Asphalt, hydrocarbon or petroleum products distillation or manufacture
- v. Calcium carbide manufacture

- vi. Residential Dwellings
- vii. Fertilizer manufacture
- viii. Glue manufacture
- ix. Incinerator
- x. Recycling facilities, junkyards, solid waste disposal and transfer, landfills, auto wrecking
- xi. Tannery
- xii. Soap, tallow, grease, or lard manufacture
- xiii. Outdoor material storage or bulk material transfer

**2) Environmental Performance Standards**

All uses established within the **Phase I Redevelopment Area** shall be constructed and operated so as to comply with the following standards of external effects:

- i. **Smoke, dust and other atmospheric pollutants** - No use shall be permitted which generates outdoor emissions to the atmosphere including, but not limited to, smoke, dust; fumes, gas, mist, odor, vapor, pollen, or any other emissions.
- ii. **Glare and heat** - No use shall be permitted which generates 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.
- iii. **Vibration** - No use shall be permitted or operated which shall generate ground vibration which is detectable, without instruments, at any point on the lot line of the parcel on which the use is located.
- iv. **Sound** - No use shall be permitted which shall generate strong offensive or obnoxious sound. At all points along the edge of a lot sound levels produced by equipment on that lot shall meet the following minimum standards:
  - (a) The LDN (Day/Night Equivalent Sound Level) shall not exceed 60 dBA.
  - (b) The sound level measured on a sound level meter set to show response shall not exceed 65 dBA, except for occasional truck traffic in or out of the lot.
  - (c) Where a sound is tonal, information carrying, intermittent, or impulsive, the above limits

shall be reduces by 5 dBA.

- (d) Sound levels at the nearest residence shall be 10 dBA below those standards specified above.
- (e) All sound measurements shall be taken with equipment conforming to the International Electrotechnical Commission 651, Type 2, or Type 1 if impulsive noise is present.
- (f) The performance standards defined above apply only to sound from the lot in question which must be assessed separately from other sounds. If so requested by the City, and before an installation likely to produce exterior noise, including HVAC equipment, is allowed to proceed, a report shall be prepared by a competent acoustical consultant, at the expense of the developer, outlining the measures being undertaken to meet these performance standards.

v. **Fissionable, radioactive or electrical disturbance** -

The handling, storage, discharge or disposal of radioactive material or waste byproducts shall be prohibited. No activities shall be permitted which produce electrical and/or electromagnetic disturbance affecting the operation of any equipment other than that of the creator of such disturbance.

**b. 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 buildings and properties. Accessory buildings and enclosures must be consistent in design and quality of materials with the principal buildings they serve.

**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 building is sought with a minimum expectation of 10 jobs per acre.

1. **Maximum Building Height** - The height of a building or structure erected or altered shall not exceed fifty (60)

feet.

2. **Building Setback Lines** - Any building or structure erected shall be set back no less than twenty-five (25) feet from the street right of way.
3. **Rear Yards** - A 15 foot rear yard is required for buildings under 30 feet in height and a 25 foot setback for buildings over 30 feet in height.
4. **Side Yards** - 15 foot side yards are required for buildings under 30 feet high, and 25 feet for those over 30 feet high.
5. **Land Coverage** - Not more than 50 percent of any site shall be covered by the principal building, 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 or more 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% of the total lot area be covered by buildings and paved surfaces.
6. **Minimum size** for any new principal building shall be 25% of the lot size. No principal building shall be less than 10,000 square feet.
7. **Minimum lot size** shall be one acre.
8. **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 fence at least eight (8) feet high but no case lower in height than the enclosed storage.
9. **Structural Materials** - Outside walls of all buildings must be of masonry construction or any other material as approved by the Coordinator of the Office of Strategic Planning. Accessory building, markings and enclosures must be consistent in design and quality of materials with the buildings they serve.

**d. Off-Street Parking and Loading Requirements**

These requirements are designed to assure adequate area to handle all parking and loading on-site without excessive paving.

1. **Off-Street Parking** - All required parking shall be provided in off-street space. No parking shall occur with required set backs and sideyards. At least one parking space shall be provided for each employee, at a maximum

shift, plus one parking space for each vehicle used in the conduct of enterprise or one parking space for every 300 sq. ft. of gross floor area whichever is less. A required off-street parking space shall be at least nine (9) feet in width and at least eighteen feet in length, exclusive of access drives or aisles. Such space shall have a vertical clearance of at least seven feet. Parking space shall be provided on the same parcel with the development or on another site within 1,000 feet. There will be no parking within 10' of any building. Where a combination of uses is permitted on a parcel, the combined total of required parking space shall be provided unless it can be demonstrated to the satisfaction of the Coordinator that the nature of the proposed uses will permit mutual use of a lesser number of parking space. In no event shall the number of parking space provided be less than that required by the use generating the largest number of spaces.

**Surfacing** - Drive and parking surfaces shall be paved 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 to dispose of surface water accumulation. The water cannot be drained to adjoining property unless part of any approved drainage plan and parking for 10 vehicles or more must provide adequate drains to sewer. Chapter LXX, Section 17b (3) and Chapter V, Section 362, of the zoning ordinance of the City of Buffalo.

- a) **Paving** - Use of blacktop, asphalt, concrete or other similar substance to create a smooth surface (including bituminous penetration), but not the use of dirt, clay, slay, or stone.
- b) **Screening** - Parking areas shall be screened or landscaped along any street edge in accordance with the landscape standards contained herein.
- c) **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), Buffalo Zoning Ordinance.

2. **Off-Street Loading** - Serving of all buildings shall be entirely within the site. For buildings containing 10,000

to 40,000 square feet of floor area, at least one loading berth shall be provided, plus one additional loading berth for each additional 100,000 square feet or fraction thereof.

A required loading berth shall be at least 12 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. Minimum maneuvering space from dockface to far curb/edge of pavement will be 110 feet.

Off-street loading facilities shall be so designed as to discourage vehicles from backing into and servicing in public streets and across sidewalks, and shall be screened from adjacent streets. Wherever practicable, all loading and unloading shall be on those sides of the building which do not face a public way. Where loading and unloading must be conducted on any side of a building facing a public way, the building shall be so arranged that no part of a waiting or docked truck or other vehicle shall be within the required setback. Loading or unloading space shall be so located that all vehicular turning movements necessary to maneuver about the loading or unloading space shall be made off the public way.

3. **Curb cuts** - will be minimized and subject to specific approval by the City Department of Public Works.

#### **e. Roadway Standards**

1. **Roadway Widths** - Through and auxiliary lanes on all roadways will be 12 feet wide. Minimum of 10 feet lanes may be used to intersections for turn lanes. General roadway width will be thirty-six feet.
2. **Right-of-Way Widths** - Minimum right-of-way width of 17 feet will be retained on each side of a roadway to accommodate necessary borders and utilities. Therefore, the typical overall right-of-way width of through roadways will be, at a minimum 70 feet.
3. **Turning Radii** - Radii of 40 feet or more are desirable with the knowledge that large trucks will be turning. Minimum radii will be 15 feet under special circumstance as long as the path of a truck will not cause unacceptable conflict with other vehicles.

4. **Turning Lanes** - Length of turning lanes are determined by deceleration length, storage length and entering taper and are specific to each situation.
5. **Driveway and Intersection Spacing** - The spacing between major driveways and intersections should safely accommodate weaving, turning movements, and signal progression on arterial and local streets. The suggested minimum spacing between such driveways and intersection and to adjacent driveways along industrial park roads is 125 feet. The primary modifying factor to this spacing is the amount of site frontage available for access facilities. Special consideration must be given to the spacing between park road/local street intersections and driveways in order to provide proper progression of traffic on this street system with a 250' minimum drive to local street intersection distance.
6. **Cul de Sac Street** - Minimum of 100' diameter for trucks to turn around.

f. **Signs**

Signs use private land and the sight lines created by the public rights-of-way to inform and direct the general public by publishing a message. The general objectives of these standards are to promote safety and convenience by making certain the signage within the area does not create traffic hazards by confusing or distracting motorists, or by impairing the driver's ability to see pedestrians, obstacles, or other vehicles, or to read traffic signs. Signs should allow businesses and services to identify themselves without overwhelming persons exposed to them. The standards are also designed to enhance the appearance and economic value of the landscape, by providing the signs do not constitute a nuisance to occupancy of adjacent and contiguous, property by their brightness, sign, height, or movement. Signs may be attached to and parallel to a building and shall not extend above or beyond the building façade and shall project no more than 18 inches from the wall to which it is attached. Sign may only be placed within an envelope 3' from the top and 5' from the edge of the building facade. Total area of all signs on any building façade shall not exceed 80 square feet. No signs shall use more than four colors (including black &

white) or more than eight words. Signs of less than two square feet which direct on-premise vehicular or pedestrian movement are not limited in number. All sign proposals shall be submitted to the Office of Strategic Planning for review and approval.

#### **g. Landscaping**

This section is intended to improve the appearance of off-street parking area and vehicular use areas and property abutting public rights-of-way thereby reducing conditions which lead to urban blight, prevent soil erosion and soil depletion thereby enriching the soil, increase soil water retention thereby helping to prevent flooding, and break up large expanses of pavement typical in parking areas. All portions of land not utilized for buildings, loading or maneuvering area, or parking shall be landscaped pursuant to the Landscape Standard which follow, and shall be submitted by the developer to the Coordinator of Strategic Planning for approval. Each site shall be developed with a minimum of twenty-five percent of its area set aside for planting, which includes lawns, trees, and shrubs, however used. Landscaping shall most often include berming, seeding and screen planting, as well as shrub and tree planting within the site.

##### **1. Landscape Plans**

A Developer's landscape plan shall provide for the following landscape requirements:

- a) Every tree or shrub shall be placed for a reason; that is every one shall be place to screen, shade or act as a focal point.
- b) The visual character of every tree shall be maximized in its placement and use.
- c) Blank end walls shall be landscaped.
- d) Transformers, gas meters, and other devices shall be screened.
- e) Parking areas shall be screened from the road.
- f) Developed landscape areas shall not be used as drainage basins or detention areas.
- g) Natural features such as marshlands, wetlands, topsoil, trees and shrubs outstanding vegetation features shall be preserved and incorporated into the open space

areas, as required and in the landscaping of the development.

- h) Plastic or other types of artificial plantings or vegetation shall not be permitted.

## **2. Topsoil and Seeding**

A Developer shall be expected to topsoil, seed, or sod all areas so designated on his landscape plan. The seeding responsibilities of Developers shall not be considered complete until a lawn is produced of a quality acceptable to the Coordinator of Strategic Planning.

## **3. Screen Planting**

Plants shall be selected from the Recommended Screen Planting List attached on Schedule 1. Every effort shall be made to follow these basic plant principles:

- a) Plant material shall be massed in beds rather than planted as independent unit in a lawn.
- b) Simple masses of shrubbery with good scale, a predominance of one species for unity and individual plants for accent and desirable.
- c) Appropriate varieties related to climate, sun, soil, water and existing conditions shall be considered.
- d) Massing ground cover shall be used whenever paving, lawn or cultivated beds are desirable.

## **4. Trees**

All newly planted trees shall be from the list of **Recommended Major and Minor Trees, Schedules 3 and 4.**

The Developer's landscape plan shall provide for planting a minimum number of trees in unwooded areas according to the following schedule:

- a) Along front setback = 1 tree/40 linear feet of frontage.
- b) Along building = 5 trees + 1 tree/7,500 sq. ft. of building.
- c) Parking Areas = 1 tree/15 parking places.

## **5. Plant Material**

- a) **Quality** - Plant and grass materials used in conformance with provisions of this standard shall conform to standards of the American Association of Nurserymen and shall have passed any inspections required under State Regulations. Grass sod shall be clean and free of weeds and noxious pests or diseases.

- b) **Standards:**

- 1) **Trees**

- i) Minimum 2-1/2 caliper.
  - ii) Minimum 5" clear to branches for visibility, 8' clear at intersection.
  - iii) Minimum height - 10'
- 2) **Shrubs and Hedges** - Shrubs shall be a minimum of two feet in height when measured immediately after planting and pruning or two feet in spread if plants are low growing evergreen. Hedges, where provided, shall be planted and maintained so as to form a continuous unbroken, solid, visual screen with a maximum of two (2) years after time of planting.
  - 3) **Vines** - Vines shall be a minimum of thirty inches in length after one growing season and may be used in conjunction with fences, screens, or walls to meet physical buffer requirements so specified.
  - 4) **Ground Covers** - Ground covers used in lieu of grass in whole or in part shall be planted in such a manner as to present a finished appearance and complete coverage after two complete growing seasons.
  - 5) **Lawn Grass** - Grass area shall be planted in species normally grown as permanent lawns in Erie County. Grass may be sodded, hydro-seeded, or seeded except that solid sod shall be used in swales or other areas subject to erosion.
  - 6) **Evergreen Trees** - Evergreen trees shall not be placed where they will obstruct visual line of sight of public right-of-way. Evergreen trees shall be minimum of five (5) feet high at time of planting.
  - 7) **Interference** - In no case shall any tree, shrub, or hedge be planted in a way which interferes with or cause damage to underground utility lines, public roadway, or other public works.

## 6. Installation and Maintenance

In case where an Owner of property is required to install and maintain landscaping, he shall observe the following standards:

- a) **Installation** - Landscaping shall be installed in accordance with standards adopted by the American Association of Nurserymen. Landscaped areas must be protected from vehicular encroachment, by such means as, but not limited to, wheel stops, or as otherwise

controlled by Off-street Parking and Vehicular Use Areas.

- b) **Maintenance** - The Owner of Landscaping required by this Standard shall maintain such landscaping in good condition so as to present a healthy, neat and orderly appearance, free from refuse and debris. All healthy and dead material shall be replaced with one year or the next appropriate planting period whichever comes first. All landscaping areas shall be provided with a readily available and acceptable water supply, or with at least one outlet located within three hundred (300) feet of all plant material to be maintained. A fire hydrant shall not be considered to be an acceptable source.

## 7. Landscaping Applications

- a) **Land Adjacent to Public Rights-of-way** - The Owner of a vehicular use area of off-street parking area which is adjacent to public right-of-way, shall install and maintain the following landscaping between such area and such right-of-way, unless the vehicular use area of off-street parking area is entirely visually screened from the right-of-way by a building or structure:
- i) A strip of land at least fifteen (15) feet in depth located between the abutting right-of-way and the off-street parking area or vehicular use area which is exposed to an abutting right-of-way shall be landscaped: Necessary accessways from the public right-of-way through all such landscaping shall be permitted to service the parking of other vehicular use area and such accessways may not be subtracted from the lineal dimension used to determine the minimum number of trees required. Such trees shall be located between the abutting right-of-way and off-street parking area or vehicular use area. In addition, a hedge, a all, a berm or other landscape elements of at least three (3) feet in height shall be placed along such strips between street right-of-way and parking. When landscape elements are of non-living material,

for each ten (10) feet thereof, at least one shrub or vine shall be planted abutting such barrier. Such shrubs or vines shall be planted along the street side of such barrier unless they are of sufficient height at the time of planting to be readily visible over the top of a landscape element. The remainder of the required landscape areas shall be landscaped with grass, ground cover, or other landscape treatment excluding paving such as, concrete or asphalt.

- ii) All property other than the required landscaped trip lying between the right-of-way and off-street parking area or vehicular use area shall be landscaped with grass or the ground over, as a minimum requirement. Plantings along the front of the building and in sideyard areas are encouraged.

**b) Off-street Parking and Vehicular Use Areas** - The Owner of an off-street parking area or a vehicular use area shall install and maintain the following landscaping:

- i) Off-street parking areas containing six or more spaces shall have at least 10% of total paved area landscaped. Where the property contains both parking areas and vehicular areas, the two types of areas shall be separated for the purpose of determining landscape requirements. Each separate landscaped area shall have no less than one hundred square feet and shall have a minimum dimension of at least five feet, and shall be adequately landscaped. Authorized landscaping material except trees shall be maintained so as not to exceed three feet in height. The total number of trees within the parking area shall not be less than half the number required per the parking requirements. Such landscaping areas shall be located in such a manner as to divide and break up the expanse of paving. The balance of required trees shall be planted around the parking lot perimeter.
- ii) A vehicle may encroach upon any interior landscaped areas when said area is at least three and one half feet in depth per abutting parking

space and protected by wheel stops or curbing. Two feet of said landscaped area may be part of the required depth of each abutting parking space.

- iii) Garbage and refuse collection areas shall be screened from view from a public right-of-way. The screening shall be of live landscape material such as, but not limited to, trees, shrubs, and hedges and shall provide 80% or more summer opacity and 60% winter opacity within two years when viewed from between two feet and ten feet above ground level.
- iv) The layout of the landscape screen shall in no way impede the pick-up and collection operation.
- v) If site restriction and site layout prohibit the use of live landscape material, wood or brick fencing shall be used and shall have one vine which adheres to wood planted every six lineal feet thereof.

**c) Sight Distance for Landscaping to Public Right-of-Way and Points of Access**

- When a driveway intersects a public right-of-way, or when the subject Property abuts the intersection of public rights-of-way, all landscaping within the corner triangular areas described below shall provide unobstructed cross-visibility. All shrubs located in the triangular areas shall not be permitted to grow to a height of more than thirty (30) inches above the sidewalk grade, in order that the view of the driver of a vehicle not be obstructed. Trees may be planted and maintained in this area, provided that all branches are trimmed to maintain a clear vision for a vertical height of eight feet above the roadway. Landscaping except required grass or ground cover, shall not be located closer than three feet from the edge of an accessway pavement. The triangular areas referred to above are:

- i) The area formed at a corner intersection of a public right-of-way and a driveway, two sides of the triangle area being ten feet in length measured along the right-of-way line and driveway line and the third side being a line connecting these two lines.

ii) The area formed at a corner intersection of two public rights-of-way the two sides of the triangular area being thirty feet in length measured along the abutting public right-of-way line and the third side being a line connecting these two sides.

## Landscaping Plant Material Schedules

### Schedule 1 – Recommended Screen Planting

Abelia	Russian Olive	Japanese Rose
Red Chokeberry	Forsythia	Swamp Rose
Japanese Barberry	With Hazel	Scarlet Elder
Summer Sweet	Holly	Spirea
Siberian Dogwood	Spice Bush	Lilac varieties
Silky Dogwood	Tatarian Honeysuckle	Viburnum varieties
Gray Dogwood	Mochorgane	Hemlock
Red-Osier Dogwood	Oriental Photinia	Pine varieties
Bush Honeysuckle	Bush Cinquefoil	Spruce varieties

### Schedule 2 – Recommended Ground Covers

Contoneaster varieties	Ajuga	Bar Harbor Juniper
Euonymus varieties	Crown Vetch	Shore Juniper
Pachysandra	Bearberry	Waukegan Juniper
Ivy	"Blue Rug" Juniper	
Vinca	Andorra Juniper	

### Schedule 3 – Recommended Major Trees

White Fir	Tupelo	Shagbark Hickory
Norway Maple	Amur Cork Tree	Northern Catalpa
Sycamore Maple	London Planetree	American Beech
Red Maple	Sawtooth Oak	European Beech
Sugar Maple	White Oak	White Ash
Butternut	Red Oak	Green Ash
Black Walnut	Scarlet Oak	Black Ash
Sweet Gum	White Birch	Norway Spruce
Thornless Honeylocust	Scotch Pine	Silver Linden
Serbian Spruce	Weeping Willow	Smooth-leaved Elm

<b>Schedule 3 – Recommended Major Trees (Continued)</b>		
Austrian Pine	Bald Cypress	Chinese Elm
Norway Pine	American Basswood	Japanese Elm
White Pine	Linden	
<b>Schedule 4 – Recommended Minor Trees</b>		
Hedge Maple	Eastern Redbud	American Holly
Amur Maple	Fringe Tree	Red Cedar
Paperbark Maple	Flowering Dogwood	Golden Rain Tree
Japanese Maple	Japanese Dogwood	European Larch
Service Berry	Coneliam Cherry	Magonlia
European Hornbeam	Hawthorn	Flowering Crab
American Hornbeam	Olibe	Peach (hybrids only)
Katsura Tree	Inkberry	Cherry (hybrids only)
<b>Schedule 5 – Trees Not Permitted</b>		
Artificial	Possum Haw	
Silver Maple	Eastern Larch	
Box Elder	Tulip Poplar	
Horsechestnut	Poplars	
Tree of Heaven	Black Cherry	
Betula Species (except B. Alba)	Swamp White Oak	
Bitternut	Black Locust	
Cedar of Lebanon	Canada Hemlock	
Hackberry	American Elm	

## **h. 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, exterior lighting, public art, 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 management capacity 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. Following successful negotiations, a Land Disposition Agreement will be submitted to the Agency for review, approval and recommendation to the Common Council.
- vi. 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 for a period of twenty (20) years 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 21.5 acre site will be available for immediate redevelopment, either as a large single use parcel or divided into three separate redevelopment parcels of approximately seven (7) acres each.

## **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 4**.

### **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 8**.

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, Exhibit 8**, 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  
AND LOCAL REQUIREMENTS**

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

**1. 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.

**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. Subject to the availability of project funding, the Buffalo Urban Renewal 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. All Land Use and Building Design Standards shall become effective upon the adoption of the Urban Renewal Plan by the Common Council of the City of Buffalo.

**4. Utility Lines**

Provisions for private and public utility systems will be made, as needed, to adequately serve the redevelopment undertaken in

accordance with this Plan. The cost of providing the utility lines will, where appropriate, shall be borne by the utility companies, pursuant to the appropriate laws, regulations, and ordinances concerned with the redevelopment of the project area.

## **5. Historic Preservation Review Analysis**

The Office of Strategic Planning will conducted an analysis of the impact of the proposed Plan, in coordination with the State Historic Preservation Office (SHPO), 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. There are no National Landmarks or Local Landmarks within the Project Area. There are no properties within the Project Area which have been identified as eligible for inclusion in the National Register of Historic Properties.

## **6. Environmental Review Analysis**

The Office of Strategic Planning will undertake an **Environmental Impact Assessment** of the proposed project and issue a **SEQR/NEPA Finding Statement** prior to undertaking the implementation of the Urban Renewal Plan. All general and specific environmental mitigation and remediation measures identified in the Project's SEQR/NEPA Finding Statements, and as identified in the Project's SHPO Historic Preservation Review Process, will be implemented, consistent with all applicable laws.

Prior to the issuance of permits for construction, the City and or 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, if appropriate, will finalize a project **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**

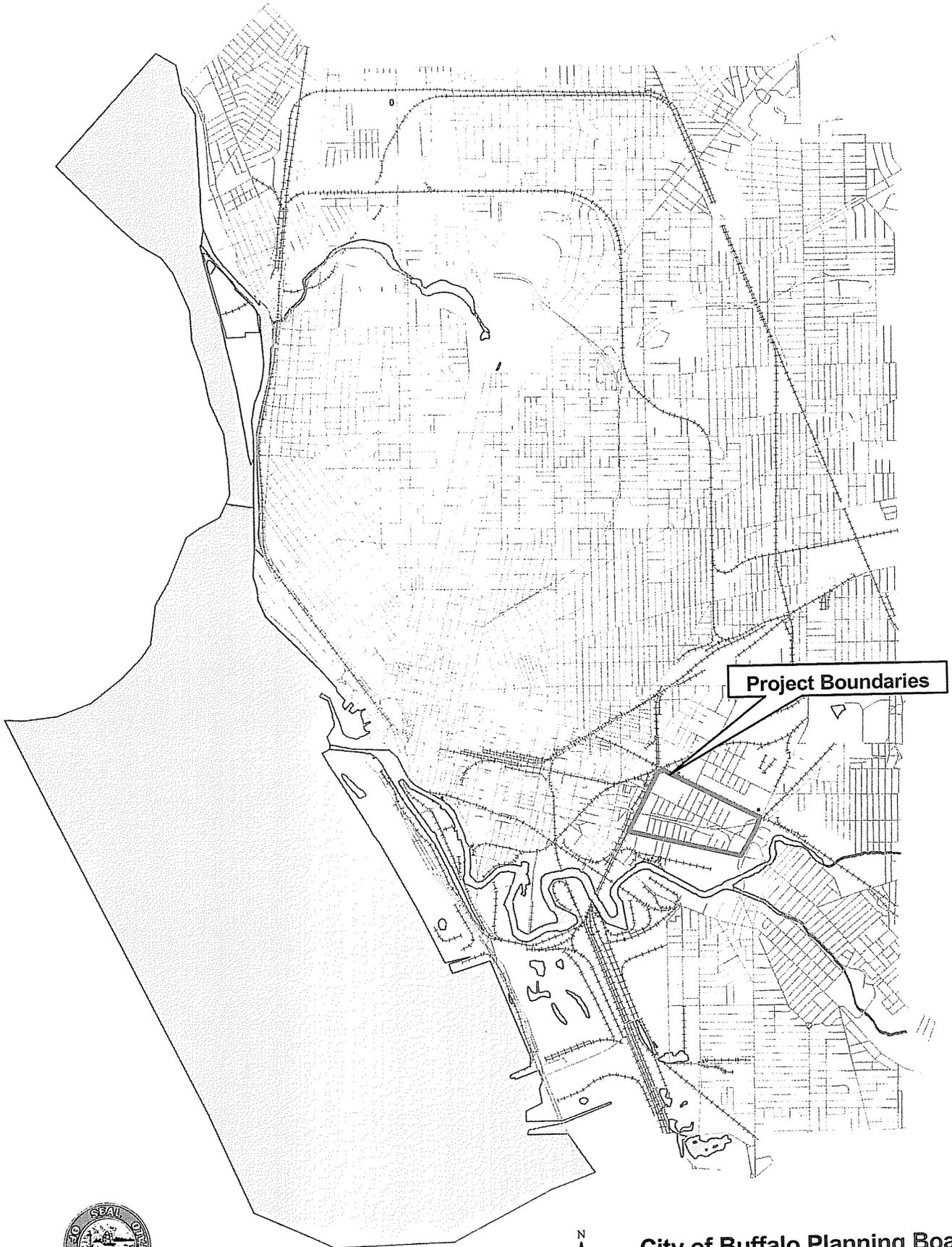
The provisions of this Urban Renewal Plan may be modified or amended at any time, as approved by the Agency, the City Planning Board and the Common Council of the City of Buffalo. For the purposes of this Plan, an amendment will be considered a Major Amendment when it involves a change of the project 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.

### **SECTION IV – URBAN RENEWAL PLAN EXHIBITS**

- Exhibit 1 - Project Location Map
- Exhibit 2 - Project Boundary Map
- Exhibit 3 - Land Acquisition Plan Map
- Exhibit 4 - Land Acquisition Plan Table
- Exhibit 5 - Existing Land Use Map
- Exhibit 6 - Existing Zoning Map
- Exhibit 7 - Land Use Plan Map
- Exhibit 8 - Land Disposition Plan Map

# Location of the Project in the City of Buffalo

## Seneca Babcock Redevelopment Project Urban Renewal Plan



**City of Buffalo Planning Board**  
Office of Strategic Planning  
Land Use and Zoning Administration

### Exhibit 1 - Project Location Map

# Project Area Boundary Map

## Seneca Babcock Redevelopment Project

### Urban Renewal Plan



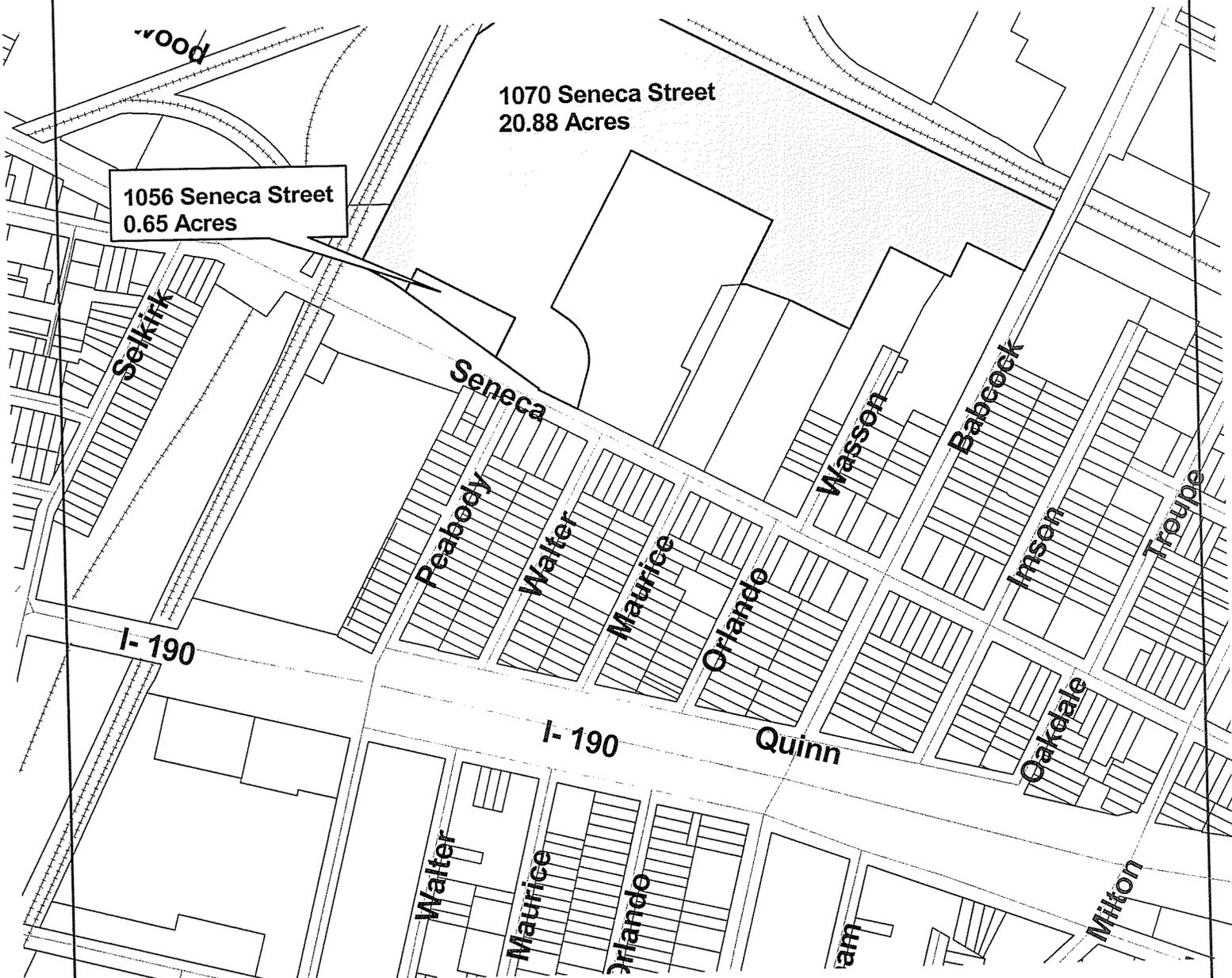
**City of Buffalo Planning Board**  
 Office of Strategic Planning  
 Land Use and Zoning Administration

**Exhibit 2 - Project Area Boundary Map**

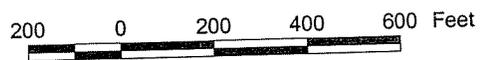
# Land Acquisition Plan Map

## Seneca Babcock Redevelopment Project

### Urban Renewal Plan



**Acquisition Plan**  
 Property to be Acquired by BURA



**City of Buffalo Planning Board**  
 Office of Strategic Planning  
 Land Use and Zoning Administration

### Exhibit 3 - Land Acquisition Plan Map

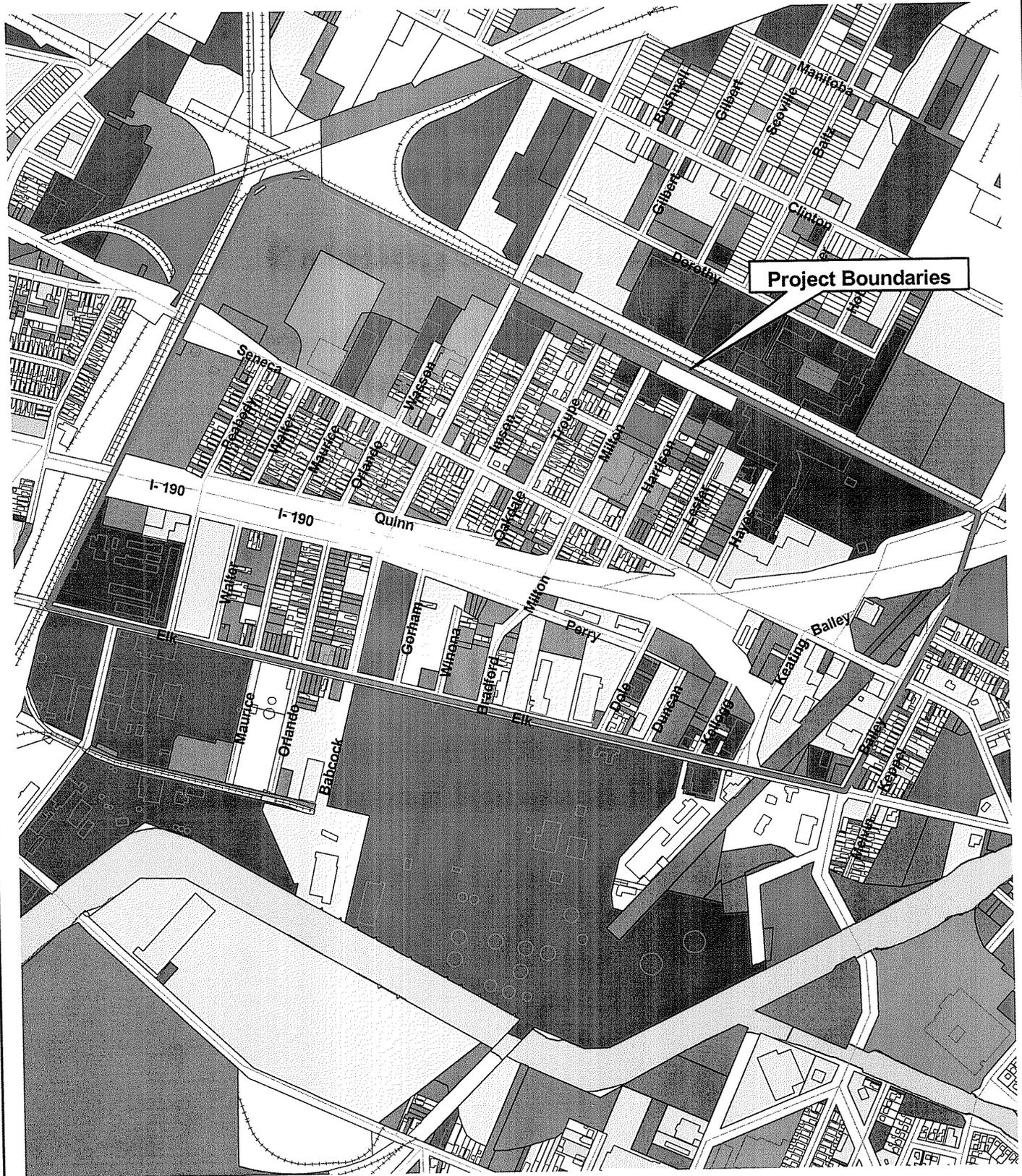
**LAND ACQUISITION PLAN TABLE      SENECA BABCOCK URBAN RENEWAL PLAN**

<b>Address</b>	<b>Owner of Record</b>	<b>Area sq. ft.</b>	<b>Area Acres</b>	<b>Frontage</b>	<b>Land Value</b>	<b>Total Value</b>	<b>Current Use</b>
1070 Seneca Street	1070 Seneca St. Inc.	909,532	20.88	712	\$95,800	\$95,800	Vacant
1056 Seneca Street	1070 Seneca St. Inc.	28,314	0.65	307	\$12,900	\$12,900	Vacant
<b>2 Parcels</b>	<b>Total Square Feet</b>	<b>937,846</b>	<b>21.53</b>		<b>\$108,700</b>	<b>\$108,700</b>	
	<b>Total Acres</b>	<b>21.53</b>					

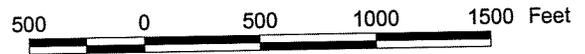
**Exhibit 4 – Land Acquisition Plan Table**

# Existing Land Use Map

## Seneca Babcock Redevelopment Project Urban Renewal Plan



- Buildings
- Current Land Use (Assessment Records)**
- Residential single family
- Residential two family
- Residential three family
- Residential Other
- Vacant
- Commercial
- Conservation Areas / Parks
- Recreational
- Public Service
- Community Service
- Industrial
- No Data



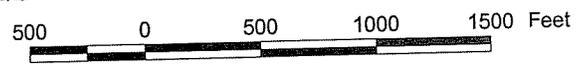
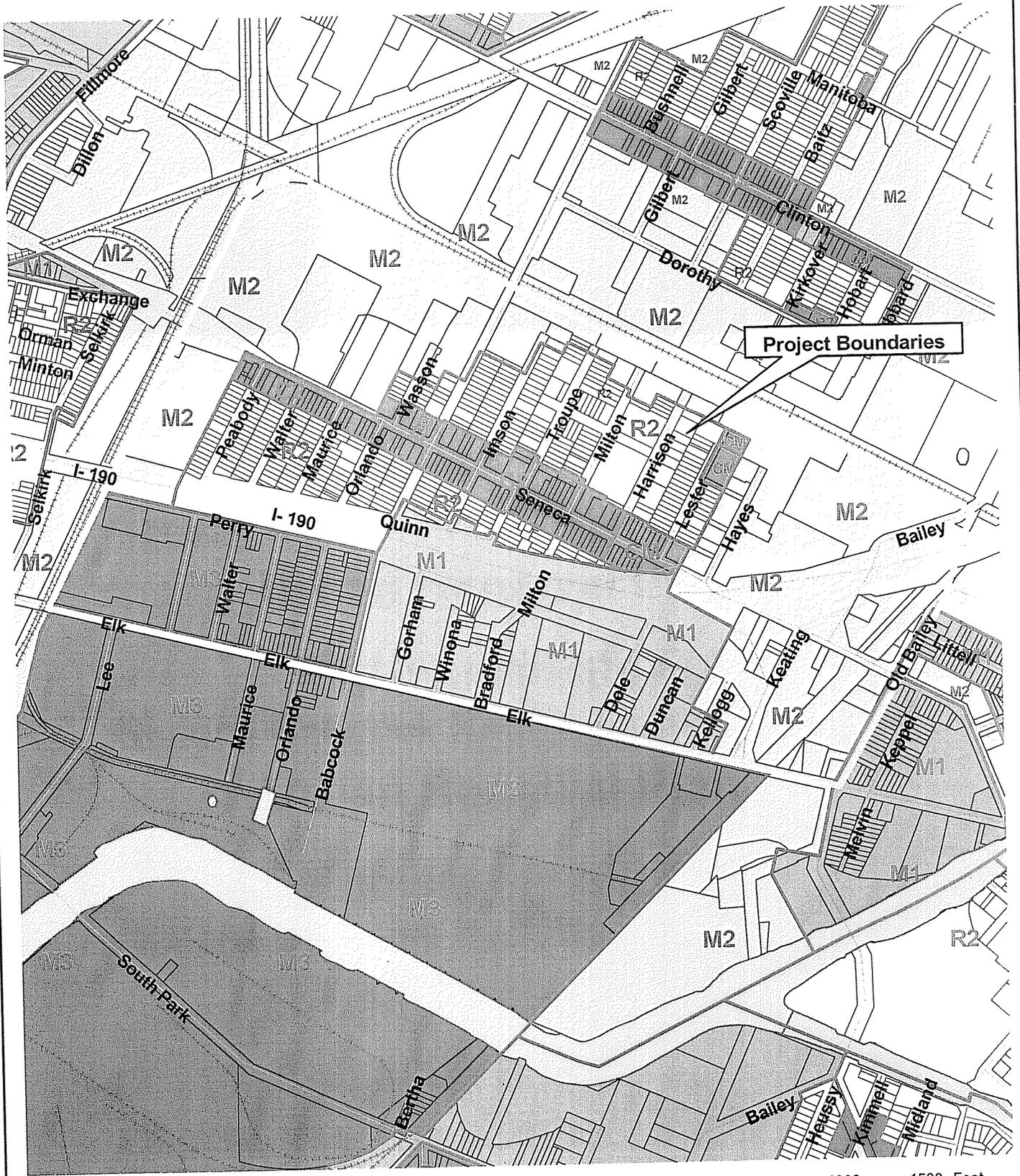
**City of Buffalo Planning Board**  
Office of Strategic Planning  
Land Use and Zoning Administration

**Exhibit 5 - Existing Land Use Map**

# Existing Zoning Map

## Seneca Babcock Redevelopment Project

### Urban Renewal Plan



**Current Zoning Districts**

- R2 - Dwelling District
- C1 - Neighborhood Business District
- C2 - Community Business District
- CM - General Commercial District
- M1 - Light Industrial District
- M2 - General Industrial District
- M3 - Heavy Industrial District



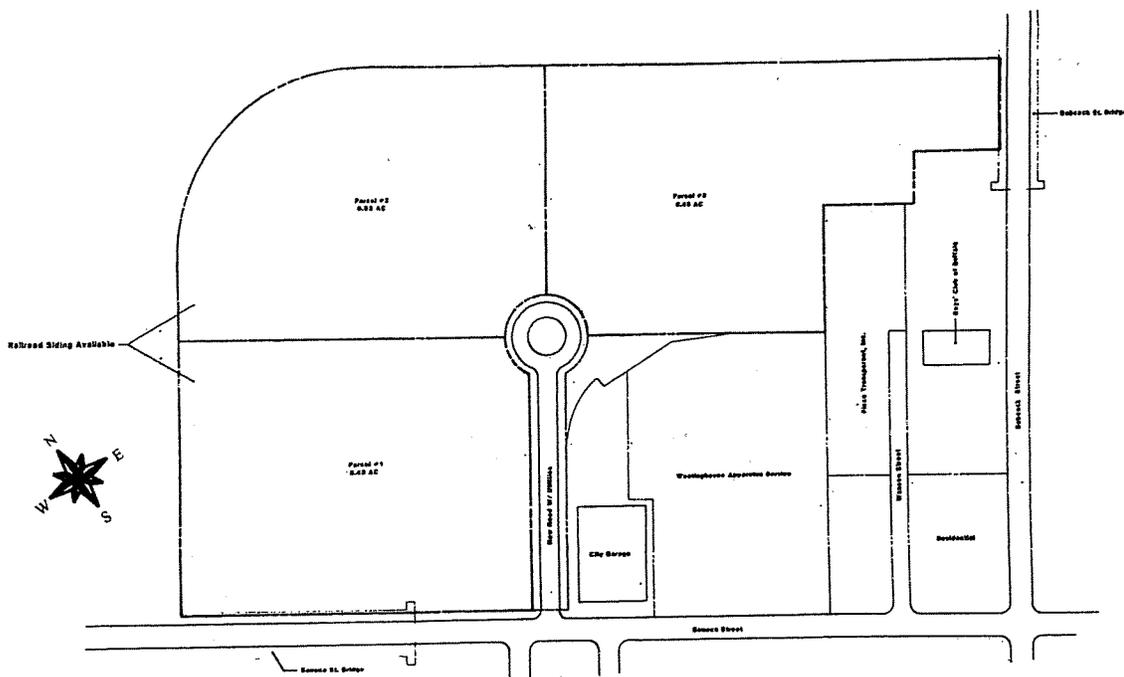
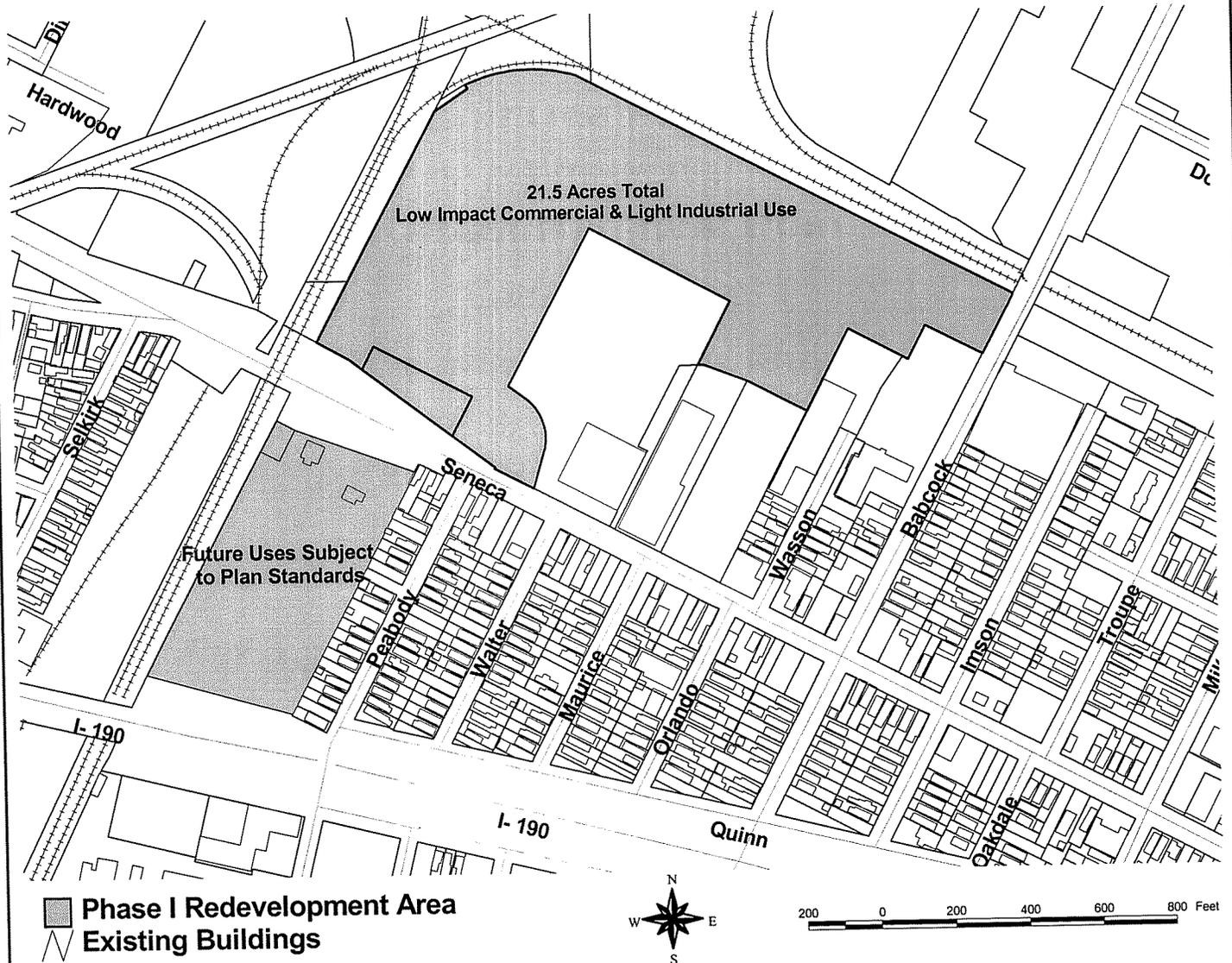
**City of Buffalo Planning Board**  
Office of Strategic Planning  
Land Use and Zoning Administration

**Exhibit 6 - Existing Zoning Map**

# Land Use Plan Map

## Seneca Babcock Redevelopment Project

### Urban Renewal Plan



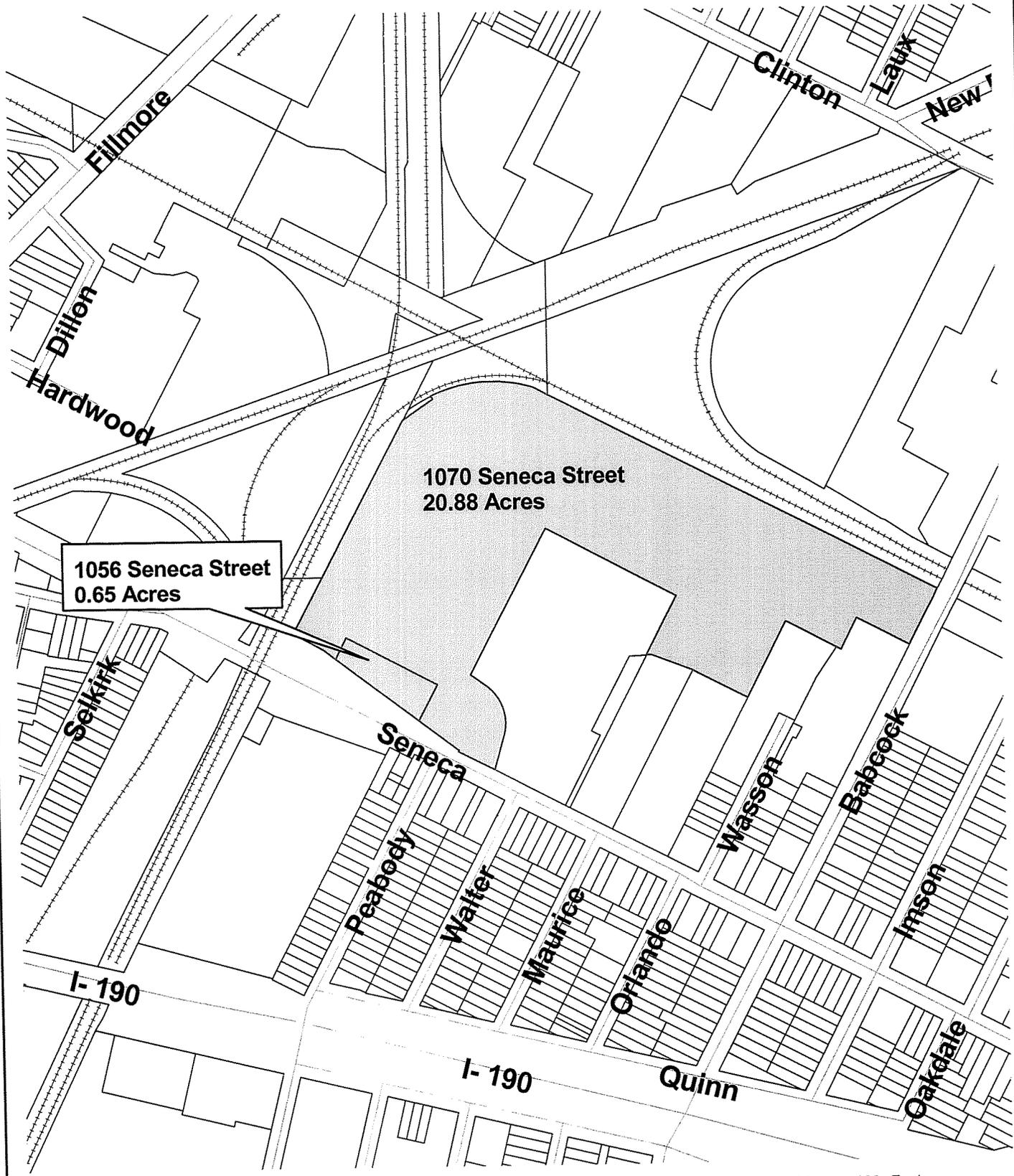
## Proposed Seneca Babcock Business Park



**City of Buffalo Planning Board**  
Office of Strategic Planning  
Land Use and Zoning Administration

# Land Disposition Plan Map

## Seneca Babcock Redevelopment Project Urban Renewal Plan



**Land Disposition Plan**  
■ Disposition Parcels



**City of Buffalo Planning Board**  
Office of Strategic Planning  
Land Use and Zoning Administration

**Exhibit 8 - Land Disposition Plan Map**

## SECTION V – REFERENCE DOCUMENTS

- A. "Site Designation Map and Authorizing Resolution",  
Common Council Proceedings, June 11, 2002, C.C.P. No. 107.
- B. "Master Plan for the City of Buffalo", 2002 Draft, Buffalo  
Office of Strategic Planning.
- C. "Zoning Ordinance of the City of Buffalo", Chapter 511.
- D. "Subdivision Control Ordinance of the City of Buffalo",  
Chapter 421.
- E. "New York State General Municipal Law",  
Article 15, Urban Renewal, Article 3, Subdivision of Land.
- F. "NY State Environmental Quality Review Act (SEQR)  
Regulations", 6 NYCRR 617.
- G. "Article 8 of the New York Environmental Conservation Law".
- H. "The Secretary of the Interior's Standards for the  
Rehabilitation of Historic Properties".