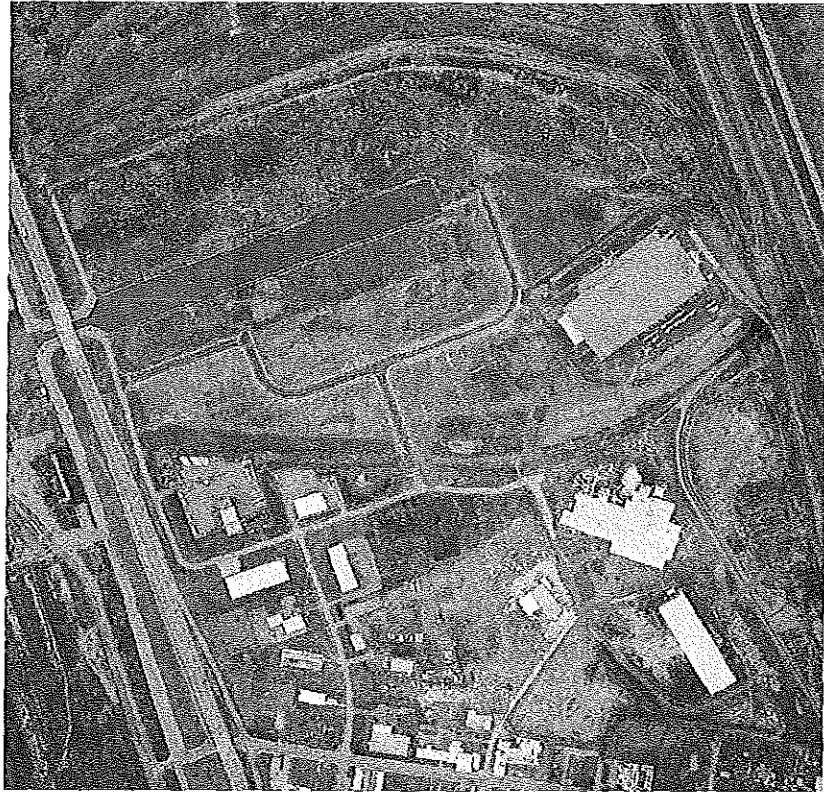


Union Ship Canal Redevelopment Area

U R B A N            R E N E W A L            P L A N



**Amendment "A"**

Buffalo Lakeside Commerce Park  
***Cobey, Inc. Manufacturing Facility***

CITY OF BUFFALO

URBAN RENEWAL AGENCY

*ANTHONY M. MASIELLO, MAYOR*



SEPTEMBER 2005

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## **INTRODUCTION**

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The Urban Renewal Plan for the Union Ship Canal Redevelopment Area was originally authorized by the City of Buffalo Common Council on January 21, 2003 and officially designated in June 2003.

The Union Ship Canal Urban Renewal Plan serves as the legal administrative vehicle for the implementation of the Union Ship Canal Master Plan, developed jointly by the Office of Strategic Planning, Buffalo Urban Development Corp. (f/k/a Development Downtown, Inc), Buffalo Urban Renewal Agency, and the Erie County Industrial Development Agency.

**Amendment "A"** represents the first amendment to the land use provisions and design guidelines set forth in the Urban Renewal Plan for the Union Ship Canal Redevelopment Area. This document is intended to act as an amendment to the Urban Renewal Plan for all future development at Buffalo Lakeside Commerce Park (BLCP) and is also intended to facilitate the site specific development for the second land purchaser in the Union Ship Canal Redevelopment Area; a 90,000 SF light manufacturing and office facility on twelve (12) acres (533,585 SF). The proposed development will occur in a portion of the Urban Renewal Plan area designated for **Office and Light Industrial** use.

These components are consistent with the proposals contained within the preliminary site plan and design elements as submitted to Buffalo Urban Development Corp. (BUDC) by the developer of the new facility (The Krog Corp.) and the land purchaser (Cobey, LLC). The preliminary site plan is depicted in *Exhibit A*.

It should be clearly noted that although this is the initial amendment to the Union Ship Canal Redevelopment Area Urban Renewal Plan, there was an Addendum "A" approved in October 2003. That document was a site-specific addendum to the Urban Renewal Plan, which was created to facilitate the development for the first land purchaser at BLCP (Krog/CertainTeed).

**EXHIBIT A:**

*Preliminary Site Plan*  
*Cobey, LLC Manufacturing Facility*

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THE KROG CORP.

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 CINCINNATI, OHIO 45202  
 (513) 761-2000

DATE	DESCRIPTION	BY	CHK'D BY

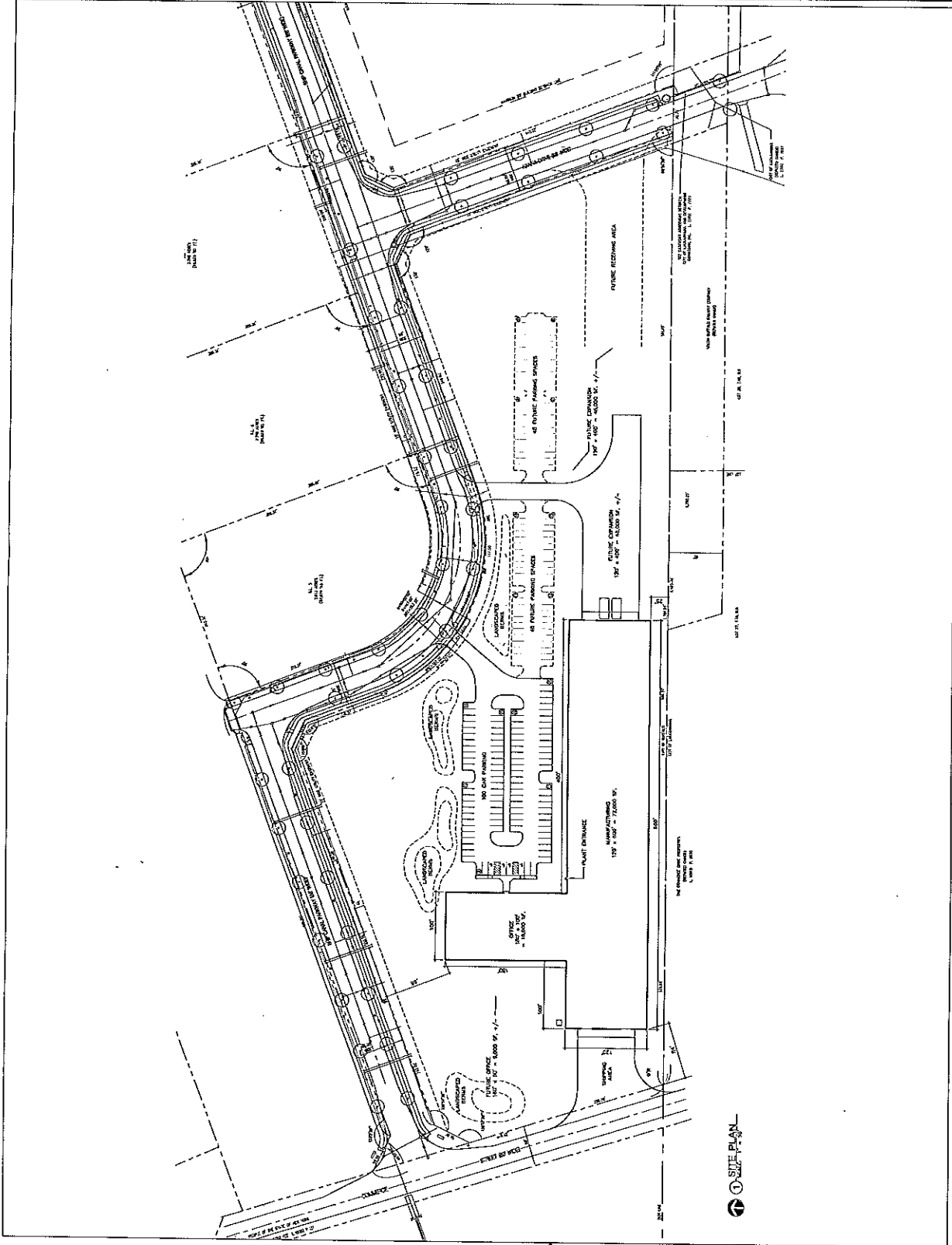
COBEY INC.

BUFFALO LAKESIDE  
 BUFFALO, NEW YORK

SITE PLAN



K & ASSOCIATES  
 1000 MARKET STREET  
 CINCINNATI, OHIO 45202  
 (513) 761-2000



1 SITE PLAN

## **AMENDMENT PURPOSE**

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The overall purpose of this amendment is to amend a specific requirement in the design standards set forth in the Urban Renewal Plan, which if maintained, would prohibit the successful development of the Cobey, LLC project and could prohibit the successful development of other future projects at BLCF. In the current instance, this amendment is necessary in order to facilitate the development of an approximately 90,000 SF light manufacturing and office facility on a twelve (12) acre subdivided parcel to be owned by Cobey, LLC.

## **AMENDMENT LOCATION**

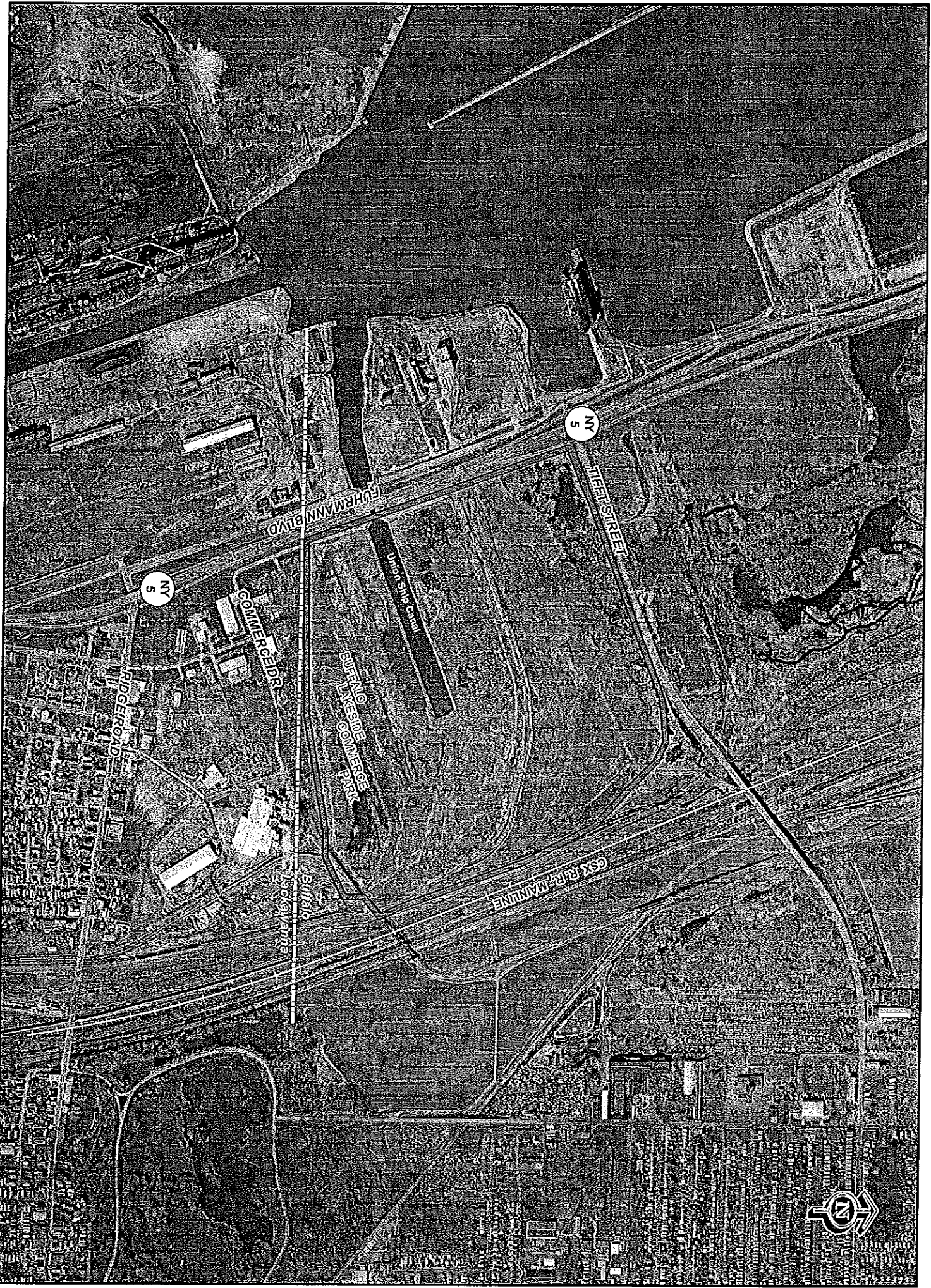
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The Union Ship Canal Redevelopment Area, located in the southwest corner of Buffalo, is bounded by Tiff Street to the north, the Seneca Rail Yard to the east, the City of Buffalo/Lackawanna City line to the south and N.Y.S. Route 5 to the west (see *Exhibit B*).

The area to be immediately affected by **Amendment "A"** is specific subdivided parcels (see *Exhibit C*) of the two hundred seventy-five (275) acres as outlined in the Urban Renewal Plan and identified as the Union Ship Canal Redevelopment Area or Union Ship Canal District. Future changes in the Union Ship Canal District maximum allowable height (forty or forty-five feet) may be allowed at the discretion of the Planning Board, but under no circumstances would that allowance be greater than sixty feet, without further amendment(s) to this Urban Renewal Plan.

**EXHIBIT B:**

*Union Ship Canal Redevelopment Area*



Buffalo Lakeside



Commerce Park

Prepared by:





**EXHIBIT C:**

*Specific Subdivided Parcels (Immediately Effected)*

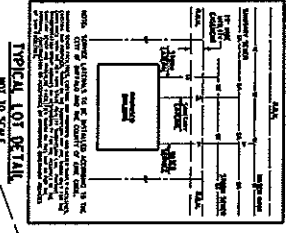
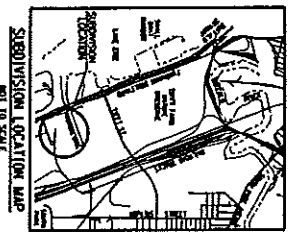
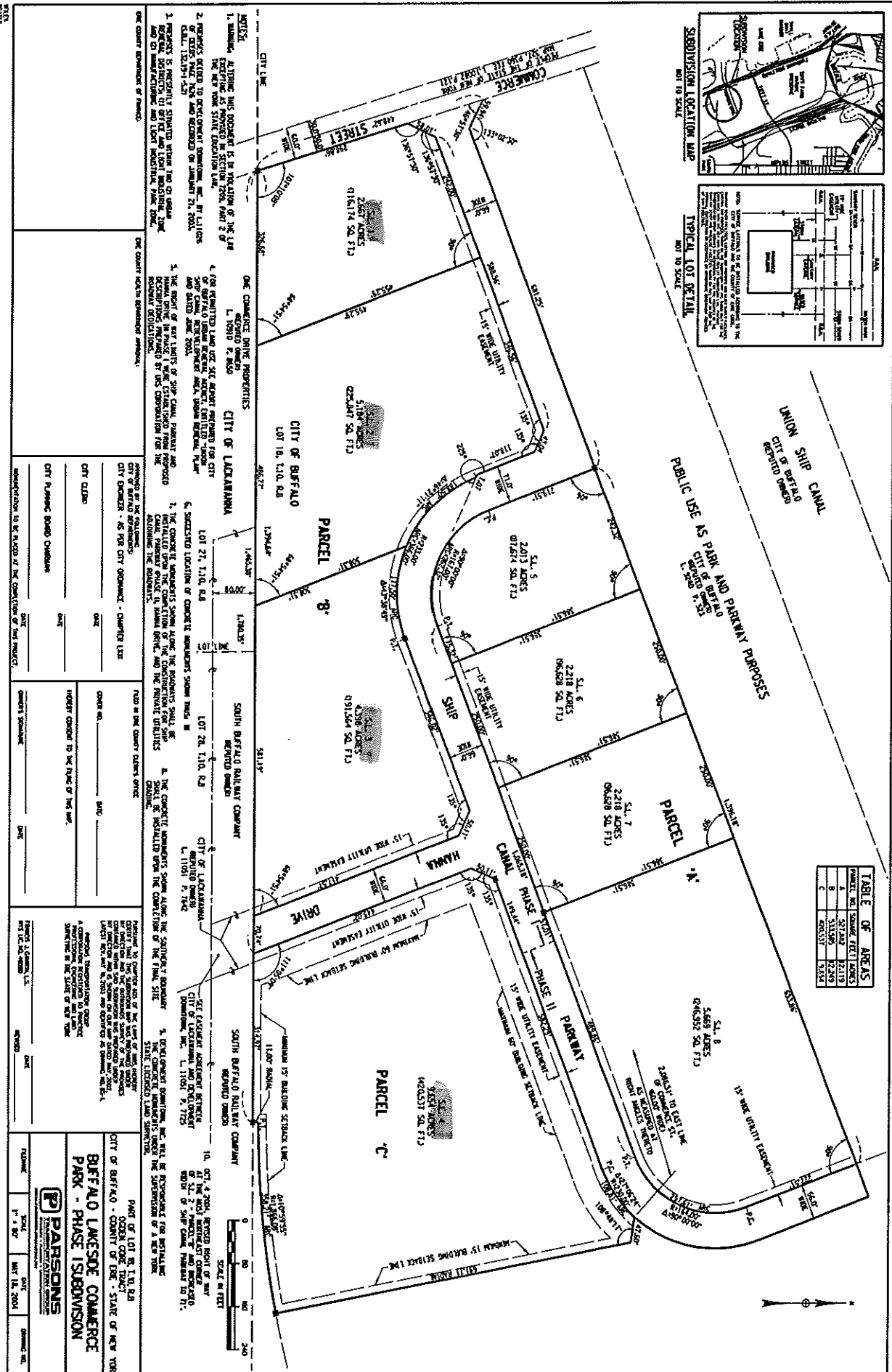


TABLE OF AREAS

Parcel No.	Acres	Sq. Feet
A	5.669	646,552
B	2.013	231,424
C	2.218	256,428
D	2.218	256,428
E	5.589	644,320

**NOTICE:**  
 1. WHEREAS, ALTHOUGH THIS DOCUMENT IS IN VIOLATION OF THE LAW RECEIVING AS PROVIDED IN SECTION 2700, PART 2 OF THE REAL PROPERTY LAW, THE CITY OF BUFFALO HAS REVIEWED AND APPROVED THE SUBDIVISION PLAN;  
 2. WHEREAS, THE CITY OF BUFFALO HAS REVIEWED AND APPROVED THE SUBDIVISION PLAN AND THE CITY ENGINEER HAS REVIEWED AND APPROVED THE SUBDIVISION PLAN;  
 3. THE RIGHT OF WAY LOTS OF THE CITY OF BUFFALO SHALL BE CONVEYED TO THE CITY OF BUFFALO BY THE CITY ENGINEER AND THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE CONVEYANCE OF THE SAME TO THE CITY OF BUFFALO;  
 4. THE CITY OF BUFFALO SHALL BE RESPONSIBLE FOR THE CONVEYANCE OF THE SAME TO THE CITY OF BUFFALO;  
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 9. THE CITY OF BUFFALO SHALL BE RESPONSIBLE FOR THE CONVEYANCE OF THE SAME TO THE CITY OF BUFFALO;  
 10. THE CITY OF BUFFALO SHALL BE RESPONSIBLE FOR THE CONVEYANCE OF THE SAME TO THE CITY OF BUFFALO;

**PARSONS**  
 CONSULTING ENGINEERS  
 1100 WEST 15TH STREET  
 BUFFALO, NY 14202  
 TEL: 716 835 1234  
 FAX: 716 835 1234

## **AMENDMENT SPECIFICS**

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The purpose of this section is to outline the specific design requirements that will be amended from those established in the original Union Ship Canal Redevelopment Area (District) Urban Renewal Plan, for the Office and Light Industrial Zone and the Manufacturing and Light Industrial Park Zone.

At the time when the original land use provisions and design guidelines were established, it was not anticipated that a majority of the projects that would initially move forward would be of the magnitude (land acreage and building SF) that has been experienced. "High-Bay", light industrial manufacturers with very specific height needs for overhead crane clearances have shown continued interest in the outer ring of development around the canal. This has no doubt been enhanced by the ability to provide rail service to those sites as well. Experience with the CertainTeed project, the Cobey, LLC project, and another ten (10) acre project (which BUDC has a letter of intent) would indicate that the height amendment would be prudent for future marketing efforts, to meet the desires of the "customers". Therefore, the following amendments are deemed necessary and imperative to bring to fruition the Cobey, LLC project and potentially other future projects in the Union Ship Canal Redevelopment Area (District):

### **Article 4 – Office and Light Industrial Area Zone Requirements Paragraph 4.6 – Maximum Building Height**

*Original Text* – Building heights shall be a minimum of eighteen (18) feet and shall not exceed forty-five (45) feet.

*Proposed Text* – Building heights shall be a minimum of eighteen (18) feet and shall not exceed forty-five (45) feet; except for BLCP Parcel B – Sublots (1,2, and 3), where the maximum height shall not exceed sixty (60) feet. Future changes in the Union Ship Canal District maximum allowable height (forty or forty-five feet) may be allowed at the discretion of the Planning Board, but under no circumstances would that allowance be greater than sixty feet, without further amendment(s) to this Urban Renewal Plan.

### **Article 5 – Manufacturing and Light Industrial Park Zone Area Requirements Paragraph 5.6 – Maximum Building Height**

*Original Text* – Building heights shall not exceed forty (40) feet.

*Proposed Text* – Building heights shall not exceed forty (40) feet; except for BLCP Parcel C – Sublot (4), where the maximum height shall not exceed sixty (60) feet. Future changes in the Union Ship Canal District maximum allowable height (forty or forty-five feet) may be allowed at the discretion of the Planning Board, but under no circumstances would that allowance be greater than sixty feet, without further amendment(s) to this Urban Renewal Plan.