



WHEREAS, the Superfund/Brownfield Law of October 2003 (Chapter 1 of the Laws of 2003) established the Brownfield Opportunity Areas Program under a new Section 970-r that was added to the Municipal Redevelopment Law in Article 18-C of New York State General Municipal Law (hereinafter "Section 970-r"); and

WHEREAS, the Brownfield Opportunity Areas Program enabling legislation, as amended, authorizes municipalities, community-based organizations, and community boards to pursue redevelopment and revitalization of economically distressed areas and the Secretary of State to provide assistance to communities to undertake activities resulting in area-wide revitalization plans, and further empowers the Secretary to designate brownfield opportunity areas based on a nomination that is prepared consistent with the provisions of Section 970-r; and

WHEREAS, the Buffalo Urban Development Corporation has received State assistance through the Brownfield Opportunity Areas Program to complete a brownfield opportunity area nomination and other documents supporting designation pursuant to Section 970-r; and

WHEREAS, the City of Buffalo Northland Beltline Corridor Brownfield Opportunity Area Nomination provides a comprehensive revitalization plan to promote sound redevelopment and enhance environmental quality pursuant to Section 970-r; and

WHEREAS, the City of Buffalo Northland Beltline Corridor Brownfield Opportunity Area Nomination incorporates the elements identified in paragraph d of subdivision 3 of Section 970-r, as required and commensurate with the particular circumstances of the City of Buffalo and the Buffalo Urban Development Corporation, to allow the community and projects located therein to be eligible for the benefits set forth in subdivision 5 of Section 970-r;

NOW, THEREFORE, the Secretary of State hereby designates a brownfield opportunity area within the City of Buffalo, Erie County, referred to as the City of Buffalo Northland Beltline Corridor Brownfield Opportunity Area, pursuant to subdivisions 4 and 5 of Section 970-r.

CERTIFICATE OF DESIGNATION

for the

**City of Buffalo Northland Beltline Corridor
BROWNFIELD OPPORTUNITY AREA**

GIVEN under my hand and
the official seal of the
Department of State of the
State of New York this fourteenth
day of October in the year two
thousand and twenty-five.

A handwritten signature in black ink that reads "Walter T. Mosley". The signature is written in a cursive style with a large, sweeping flourish at the end.

Walter T. Mosley
Secretary of State

DEPARTMENT OF STATE
99 Washington Avenue
Albany, NY 12231 - 0001

In the Matter of the Request by Buffalo Urban Development Corporation for Designation of the City of Buffalo Northland Beltline Corridor Brownfield Opportunity Area in the City of Buffalo, Erie County, pursuant to General Municipal Law, Article 18 - C, Section 970-r.

***FINDINGS and
DESIGNATION***

SUMMARY

The Secretary of State hereby designates the City of Buffalo Northland Beltline Corridor Brownfield Opportunity Area pursuant to New York State General Municipal Law, Article 18 - C, Section 970-r (4) and (5).

FINDINGS

City of Buffalo Northland Beltline Corridor Brownfield Opportunity Area

- In accordance with a July 25, 2025 letter, the President of Buffalo Urban Development Corporation requested that the Secretary of State review the City of Buffalo Northland Beltline Corridor Brownfield Opportunity Area Nomination and evaluate it for designation pursuant to New York State General Municipal Law, Article 18 - C, Section 970-r (hereinafter "Section 970-r").
- The City of Buffalo Northland Beltline Corridor Brownfield Opportunity Area Nomination is a comprehensive planning tool and strategy to revitalize certain neighborhoods and communities affected by multiple brownfield sites and was prepared by the Buffalo Urban Development Corporation pursuant to the provisions of Section 970-r.
- The City of Buffalo Northland Beltline Corridor Brownfield Opportunity Area Nomination was submitted in support of designation as required by General Municipal Law, Article 18-C, Section 970-r(4).

Brownfield Opportunity Area Boundary

- As part of the preparation of the City of Buffalo Northland Beltline Corridor Brownfield Opportunity Area Nomination, a proposed brownfield opportunity area boundary was established and described, and the Nomination provides a justification as to why certain borders were selected.
- The City of Buffalo Northland Beltline Corridor Brownfield Opportunity Area boundary encompasses approximately 1,139 acres across parts of the Delavan Grider, Martin Luther King Jr. Park, and Genesee-Moselle neighborhoods, the BOA is centered around the historic Beltline Railway Corridor and includes a mix of residential, commercial, and industrial properties.

The Brownfield Opportunity Area Nomination is comprehensive and contains all the elements the Secretary of State requires and deems necessary to make a designation, from listed activities in General Municipal Law, Article 18-C, Section 970-r (3)(d)

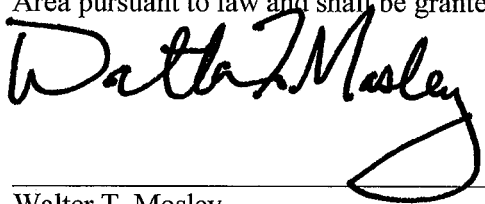
- The City of Buffalo Northland Beltline Corridor Brownfield Opportunity Area Nomination provides a comprehensive revitalization plan to promote sound redevelopment and to enhance environmental quality pursuant to General Municipal Law, Article 18-C, Section 970-r.
- The City of Buffalo Northland Beltline Corridor Brownfield Opportunity Area Nomination incorporates

the elements identified in General Municipal Law, Article 18-C, Section 970-r (3) (d), to an extent commensurate with the particular circumstances of the City of Buffalo and the Buffalo Urban Development Corporation, as determined by the Secretary, and is therefore eligible for the benefits set forth in the General Municipal Law, Article 18-C, Section 970-r (5).

- The Department of State is the lead agency under the State Environmental Quality Review Act and its implementing regulations with regard to the Secretary's designation of the City of Buffalo Northland Beltline Corridor Brownfield Opportunity Area. Designation of a brownfield opportunity area has been determined to be an Unlisted Action under SEQRA. Although the Secretary designates brownfield opportunity areas, the designation does not commit the State to take any action to directly undertake, fund or approve implementation projects or physical activities. For this reason, a negative declaration was issued by the Department of State (see attached SEQRA Determination). If a municipality, community based organization, or community board enters into a state assistance contract (SAC), each grantee is required by the SAC's work plan to comply with SEQR in regard to the potential environmental impacts of their specific plan of action within their affected community. Funding is available to brownfield opportunity areas for the completion of all required environmental assessment forms, and the development of an environmental impact statement, as necessary.
- The Department of State has fully complied with all requirements pursuant to the laws set forth above, and the implementing regulations.

DESIGNATION

Pursuant to the Findings set forth above, the Secretary of State has determined that the City of Buffalo Northland Beltline Corridor Brownfield Opportunity Area Nomination meets the requirements of the New York State General Municipal Law, Article 18-C, Section 970-r. As a result, the brownfield opportunity area within the City of Buffalo, Erie County, referred to as the City of Buffalo Northland Beltline Corridor Brownfield Opportunity Area, is therefore entitled to recognition as a New York State Designated Brownfield Opportunity Area pursuant to law and shall be granted all benefits thereby accorded.



Walter T. Mosley
Secretary of State
New York State
Department of State

October 14, 2025

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Brownfield Opportunity Areas Program - Brownfield Opportunity Area Designations			
Project Location (describe, and attach a location map): Statewide			
Brief Description of Proposed Action: General Municipal Law, Article 18-C, the Municipal Redevelopment Law, provides for state assistance for brownfield opportunity areas (BOA), in §970-r, to protect and promote the sound development and redevelopment of blighted areas. Under the law, municipalities and community based organizations can apply for funding and receive technical assistance for areas affected by brownfield sites, and for designation of a BOA by the Secretary of State upon completion of a nomination that is consistent with the provisions of § 970-r. Designation enables communities to receive priority and preference from the Department of Environmental Conservation's (DEC) Environmental Restoration and Environmental Protection Fund programs; and areas may receive priority and preference when considered for other state and federal programs. In addition, designation of a BOA provides additional tax credits under DEC's Brownfield Cleanup Program's Tangible Property Tax credit for eligible properties developed within a designated BOA.			
Name of Applicant or Sponsor: New York State Department of State		Telephone: (518) 474-6000	
Address: 99 Washington Avenue		E-Mail:	
City/PO: Albany		State: New York	Zip Code: 12231
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

Project:	Secretary of State BOA Designations
Date:	June 16, 2022

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: **SOS BOA Designations**

Date: **June 16, 2022**

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Designation of a Brownfield Opportunity Area (BOA) is expected to have an overall beneficial effect on the environment. BOA designation would not constitute approval of any specific construction or other tangible environmental disturbance, impact or action, all of which must be authorized by municipal officials rather than the Department of State. Designation of a BOA would simply bestow the owners of properties located within a designated BOA with eligibility to receive certain tax incentives from the state, and perhaps other incentives from the federal government. Priority preference when participating in other state environmental programs would also result from BOA designation.

As a brief overview, the Superfund/Brownfield Law of October 2003 amended General Municipal Law (Article 18-C), by adding § 970-r, to create the Brownfield Opportunity Areas (BOA) Program in order to provide municipalities and community based organizations with funding and technical assistance to complete revitalization plans and implementation strategies for areas affected by brownfield sites. The BOA Program utilizes a competitive grant process through which eligible municipalities and community based organizations would be selected to participate, plan for and develop locally-driven revitalization plans and implementation strategies to improve neighborhoods, or portions of communities, that have been affected by brownfield sites. The BOA Program can be applied to areas that may include, but are not limited to: residential, commercial, industrial/manufacturing areas or corridors, waterfronts, or downtowns.

One benefit to BOA program participation includes technical assistance to develop planning strategies, such as those that would concentrate development in existing developed areas to prevent urban sprawl and to return dormant sites and areas back to productive use and, simultaneously, restore environmental quality. Environmental improvements may also include wetland restoration, or public improvement projects such as the introduction of new parks and open space.

Designation of a BOA can provide further benefits to owners of properties located within any such BOA by making them eligible to receive tax incentives from the state, and perhaps other incentives from the federal government. In turn, the subject property owners may feel the incentive to engage in site cleanups, revitalization and other environmental quality improvements that would benefit the community.

Based on the above, although the Secretary of State designates Brownfield Opportunity Areas, the State is not committed to any action to directly undertake, fund or approve implementation projects or physical activities unless and until all SEQR requirements have been addressed by the municipality or community based organization in accordance with the state assistance contract (SAC) signed under the Brownfield Opportunity Areas Program. Each grantee is required by the SAC's work plan to comply with SEQR in regard to the potential environmental impacts of their specific plan of action within their community. BOA funding is available for the completion of all required Environmental Assessment Forms, and the development of a Generic Environmental Impact Statement, as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

New York State Department of State

June 16, 2022

Name of Lead Agency

Date

James Leary

Assistant Executive Deputy Secretary of State

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer



Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM