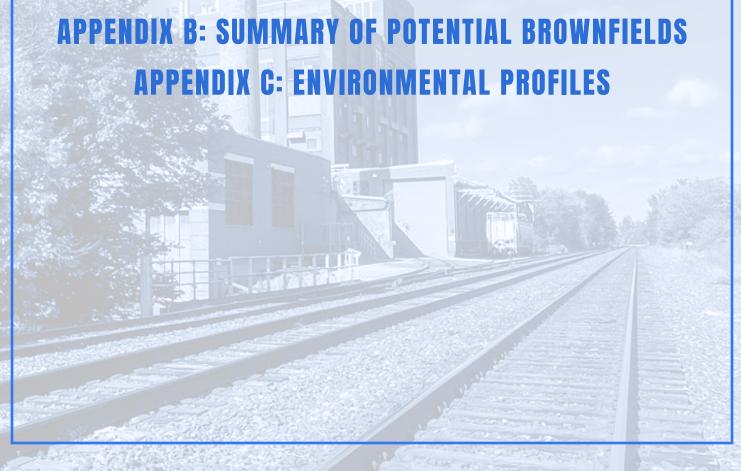
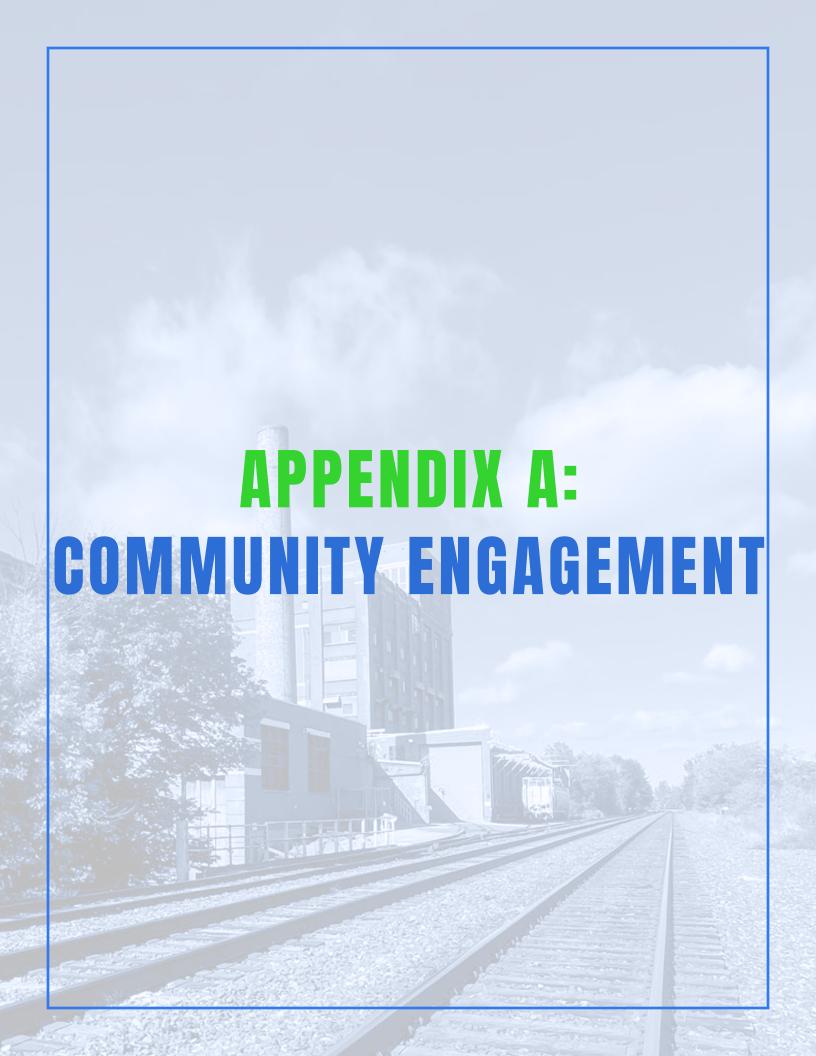


APPENDICES:

APPENDIX A: COMMUNITY ENGAGEMENT





Northland Beltline Brownfield Opportunity Area Designation Study Steering Committee (CAC) Meeting No. 1 (In-person) October 22, 2024• 9:00 a.m. – 10:30 a.m.

ATTACHMENTS

- List of attendees
- PowerPoint presentation

SUMMARY OF MEETING

Angelo Rhodes from Buffalo Urban Development Corporation (BUDC) opened the meeting by introducing himself and the project to the Steering Committee members. Each member of the project team and Steering Committee followed with introductions, sharing their names and affiliated organizations. Kimberly Baptiste from Colliers Engineering and Design (CED) then led a presentation, providing an overview of the Brownfield Opportunity Area (BOA) program, the roles and responsibilities of each organization on the project team, and additional details about the Northland Beltline BOA.

The Steering Committee engaged in an interactive exercise, marking up maps of the study area and noting key insights or considerations based on prompts provided in the presentation. The project team concluded the meeting by outlining the next steps in the process and opening the floor for questions and further discussion.

Roles and Responsibilities

The project team is composed of the following key organizations and groups:

- **NYS Department of State:** Funds the project, approves the final master plan, and assigns the BOA designation.
- **City of Buffalo / BUDC:** Provides guidance on project direction, identifies opportunities, facilitates public engagement, and identifies key stakeholders. They support and participate in community events, review draft and final deliverables, and manage grant administration.
- **Steering Committee:** Ensures the project aligns with the community's vision by reviewing deliverables and offering feedback that reflects the local perspective.
- Consultant Team: Led by Colliers Engineering and Design, with support from Lu Engineers and Sustainable Planning Design, the consultants oversee project management, conduct community engagement, develop the master plan, provide implementation strategies, and guide the designation process.

This collaborative team ensures the project remains focused, inclusive, and aligned with both community goals and regulatory requirements.

Overview of the BOA Program

Kimberly Baptiste (CED) provided an overview of the BOA program, explaining the steps required to achieve BOA designation and implement the initiatives and strategies outlined in the submitted master plan. She emphasized that a BOA is a defined area with a concentration of brownfields, typically located in historically underinvested communities, which serves as the foundation for a community-driven planning process.

Baptiste noted that an incomplete BOA Nomination Study was conducted in 2020 for the Northland Beltline BOA. The current planning effort builds on the framework of the 2020 study, using it as the foundation for developing the new nomination study.

The Northland Beltline BOA

Kimberly Baptiste (CED) provided an overview of the Northland Beltline BOA study area, noting that it encompasses 4,762 parcels across 2,125 acres. She outlined the process for developing the BOA plan, emphasizing the importance of ongoing community engagement throughout the project. The goal is to have the plan completed by February 2025.

Baptiste provided an update on the progress made so far, highlighting the Inventory and Analysis section of the study. This phase has examined various elements, including socio-economic characteristics, land use and ownership patterns, and parklands within the study area.

During the discussion, the Steering Committee raised concerns about the limited availability of parks and outdoor spaces for recreation. They noted that the gap in parklands shown on the map, which depicted 10-mile radiuses from each park, is much larger in reality. The Committee emphasized the need for more parks and exercise-friendly outdoor spaces to better serve the community's needs.

<u>Vision Statement</u>

The Steering Committee was asked to review the 2020 BOA Nomination Study vision statement and engage in a visioning exercise to determine what elements or themes the committee would like to see kept, changed, or added to the statement. Key points from the discussion included:

- **Environmental Factors:** The statement should emphasize air quality and other environmental concerns.
- **Housing:** Affordable housing must be included to ensure that new job initiatives are supported with adequate housing options.
- **Health:** The statement should highlight health, focusing on how residents maintain their well-being.
- **Transportation Access:** More of the study area should be accessible through public transportation and active mobility options.
- **Employment:** The vision should address employment opportunities and long-term strategies to reduce unemployment.

- **Neighborhood Stabilization:** Infill housing, repairs to existing homes, and promoting owner occupancy are critical for community stability.
- Safety and Security: Safety must be a key component of the vision statement.
- **Children and Elders:** Prioritizing opportunities and care for both children and the elderly is essential for community well-being.

This exercise ensured that the updated vision aligns with the community's evolving priorities and needs.

Mapping Exercise

The Steering Committee members were divided into three groups and provided with maps showing the strategic sites identified in the 2020 BOA Nomination Study. Each group followed a series of prompts to guide the mapping exercise. The activity focused on identifying new strategic sites, eliminating irrelevant ones, highlighting areas where public realm improvements should be prioritized, and noting additional insights that could benefit the project team.

The following points were discussed, noted, or marked during the exercise:

Group 1:

- Group 1 confirmed that all the strategic sites from the 2020 study remain relevant. They also identified two additional sites for inclusion: the entire lot at 537 E. Delavan Avenue and the building at 60 Grider Street.
- Develop the junk yards like Bans Auto.
- Fillmore Forward was identified as a potential stakeholder. The organization focuses on revitalizing the commercial centers of the Broadway-Fillmore and Martin Luther King Jr. neighborhoods.

Group 2:

- Public School #62 and 1001 E. Delavan Avenue were confirmed as relevant strategic sites.
- A question was asked regarding ECMC's vision for the space along Grider Street adjacent to the hospital, with an emphasis on the need for green space in that area.
- A potential Belmont Housing development was suggested for the green space or vacant building located near ECMC, just above Glenny Park.
- It was noted that the area along the William L. Gaiter Parkway could benefit from additional trees and landscaping.
- An improvement to the playground at Public School #62 was recommended to enhance recreational opportunities for the community.

Group 3:

- Group 3 marked ECMC and Glenny Park as no longer relevant strategic sites.
- The group proposed adding 750 E. Ferry Street as a new strategic site.

- The green space across from 1001 E. Delavan Avenue was identified as a potential community green space, but it currently lacks amenities to support public use.
- At 1001 E. Delavan Avenue, the group emphasized the importance of providing support to the owner to assist with ongoing development efforts.
- The group noted that East Side Trails connections are planned along the western edge of the study area, near 750 E. Ferry Street, with plans to extend through the entire BOA.
- The need for public realm improvements was highlighted, including repairing or replacing missing sidewalks, addressing the lack of bike lanes, and enhancing overall walkability.
- The group recommended bike lane education for both riders and drivers to improve safety and awareness.
- Installing barriers between bike lanes and roads to increase safety and comfort for both cyclists and drivers was suggested.

Additional Discussion

Q: Who is paying for implementation?

A: The implementation of the Northland Beltline BOA plan would be funded through a combination of BOA program funding and investments from private owners or developers. Additionally, creative funding sources can be leveraged to support various projects. Public projects, such as improvements to Glenny Park, will be part of the implementation efforts.

Once brownfield sites are identified, state and federal funds can be accessed to support their remediation and cleanup. The Department of State (DOS) also provides funding for predevelopment activities, including environmental investigations and the creation of "sell sheets" to attract potential developers or property owners. These efforts aim to streamline redevelopment and attract investment to revitalize the area.

Q: Has there been any desire from private developers already for buildings that require clean up or something done before coming develop?

A: There is interest from developers in pursuing affordable housing within the Northland Beltline BOA. However, it is essential that developers' plans align with community needs and priorities to ensure that their projects provide meaningful benefits to the community.

Comment: In the past, businesses or developments have been introduced to the area without community input or demand. A more effective and preferred approach involves giving the community greater autonomy in the development process.



NORTHLAND BELTLINE BROWNFIELD OPPORTUNITY AREA

Committee Meeting #1
October 22, 2024

AGENDA

- 1. Welcome + Introductions
- 2. Overview of the BOA Program
- 3. Roles + Responsibilities
- 4. The Northland Beltline BOA
 - Boundary
 - Overview of Scope
 - Engagement
 - Schedule
 - Initial Key Findings
- 5. Interactive Discussion: Looking Ahead
- 6. Next Steps
- 7. Questions / Discussion

WELCOME + INTRODUCTIONS

OVERVIEW OF THE BOA PROGRAM

WHAT IS A BOA?

A BOA is a specified area with a cluster of brownfields, usually in areas historically underinvested, that forms the basis of the BOA community planning process.



THE BOA PLANNING PROCESS

The NYS DOS Brownfield Opportunity Area (BOA) Program provides an opportunity to apply a neighborhood planning approach to the assessment and redevelopment of brownfields and other vacant or abandoned properties.

The BOA planning process facilitates the transition of unproductive, and often blighted, properties into productive use creating jobs, housing or community amenities for residents and visitors.

Brownfields are real property that is abandoned, unused or underused due to known or suspected contamination that complicates redevelopment.

A THREE-STEP PROCESS

1

Developing the Plan

Community-driven process to develop a vision, identify redevelopments opportunities and strategies, and create a master plan 2

Designation

State Designation of the Brownfield Area opens up opportunities for additional funding

3

Implementation

State funding helps jumpstart the redevelopment process

BENEFITS OF A BOA



UNLOCK POTENTIAL

Identifies strategies for business attraction and investment



PLAN TOGETHER

Support from NYS DOS + DEC helps connect the community to resources from other agencies + funding sources



PREDICTABILITY

Adds predictability to site clean-up and redevelopment



PRIORITY + PREFERENCE

Designated BOAs receive priority + preference from the state funding programs



BUILD CONSENSUS

Ensures future plans reflect vision of the community

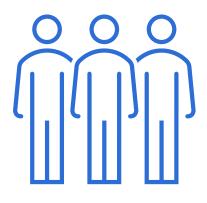


TAX CREDITS

Development projects may be eligible for tax credits

ROLES & RESPONSIBILITIES

PROJECT TEAM



- NYS Department of State
- Buffalo Urban Development Corporation
- City of Buffalo
- BOA Steering Committee (you!)
- Consultant Team
- Community Members

NYS DEPARTMENT OF STATE

Project Role

- Funding agency and project advisor
- Reviews and approves all draft and final deliverables
- Participates in internal and public meetings
- Technical assistance

DOS Project Manager

Angela M. Keppel, AICP Revitalization Specialist Angela.Keppel@dos.ny.gov

BUDC / CITY OF BUFFALO

BUDC Project Manager Angelo Rhodes

BUDC Executive Vice PresidentRebecca Gandour

BUDC Engagement SupportSandy White

City of Buffalo
Michael Godfrey, AICP
Crystal Middleton, MUP
Nkosi Alleyne, MUP

Project Role

- Advise on project direction, opportunities, and public engagement
- Identifies key stakeholders
- Supports and participates in community events
- Reviews all draft and final deliverables
- Grant Administration

STEERING COMMITTEE

Project Role

- Confirms vision
- Share local perspectives and understanding
- Informs recommendations and land use planning
- Reviews and provides feedback on project deliverables
- Assist with promoting public meetings

Thank you for volunteering your time, knowledge and insights!

CONSULTANT TEAM





sustainable PLANNING DESIGN

- Project management
- Existing conditions analysis
- Community engagement
- Master plan alternatives
- Implementation strategy
- Designation process

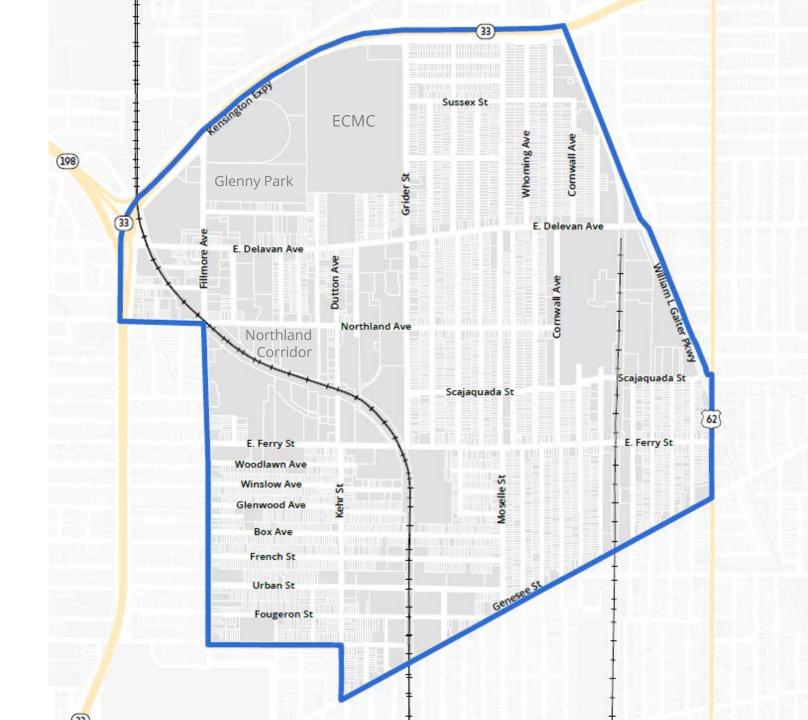
- Brownfield analysis
- Environmental site recommendations

- Strategic Sites
- Recommendations and Actions
- Implementation Strategy

THE NORTHLAND BELTLINE BOA

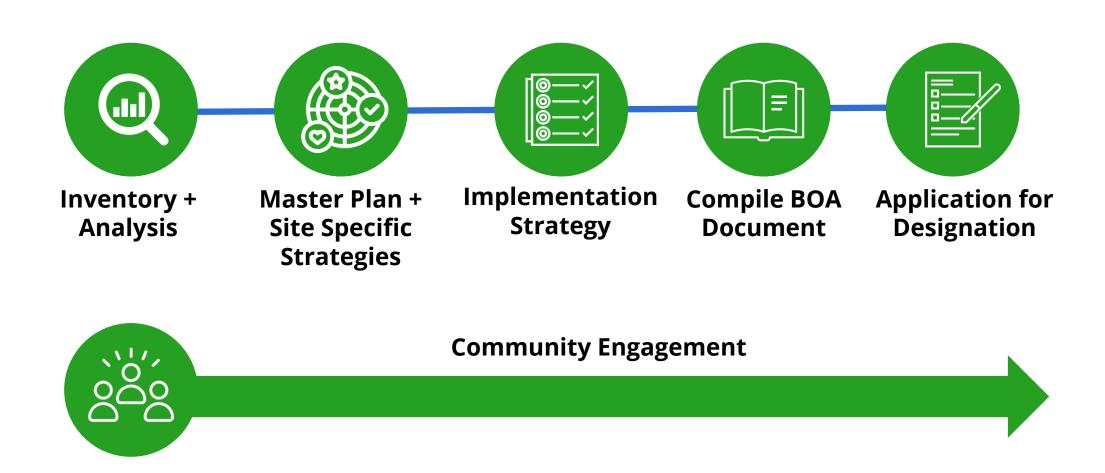
BOA STUDY AREA

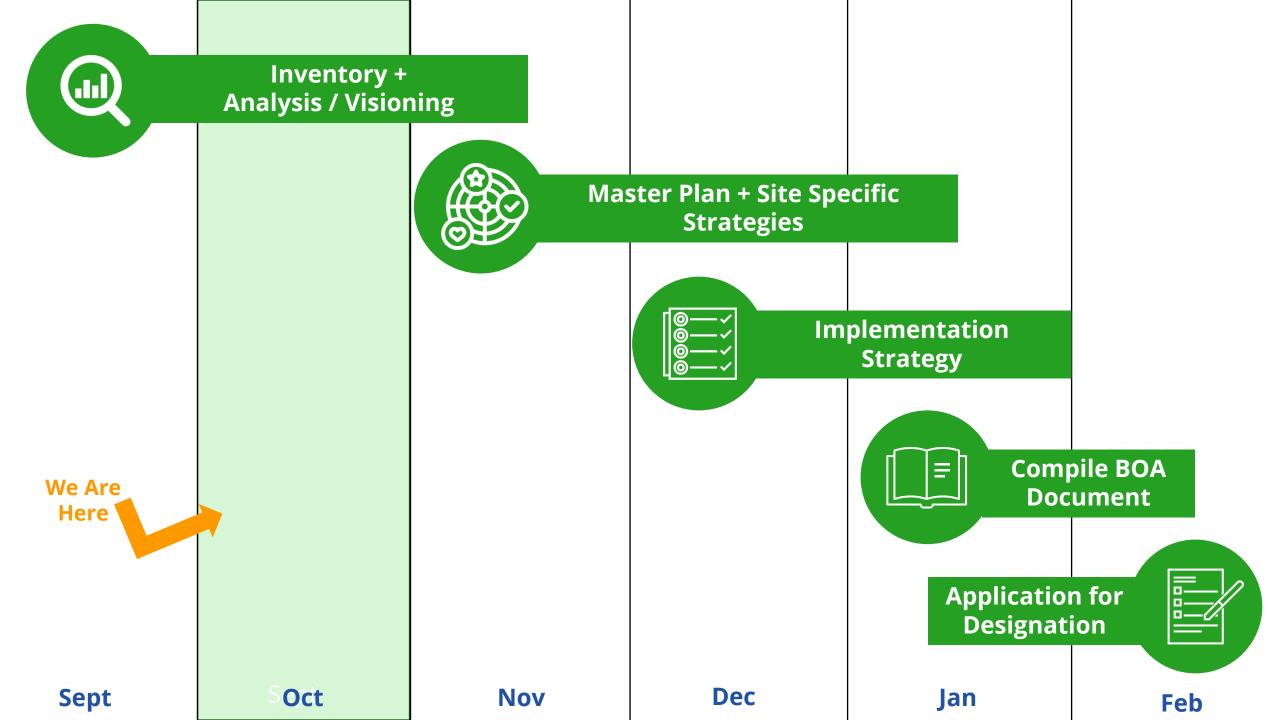




ELEMENTS

building on the efforts begun in 2020





ENGAGEMENT

will occur over course of planning process



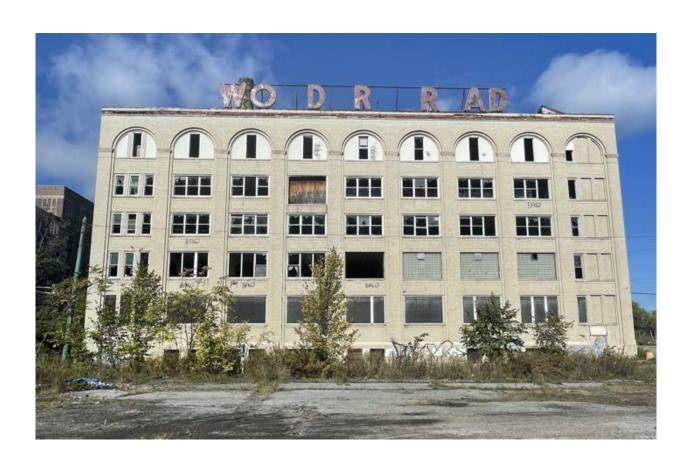
• Project Management (PM) Coordination Meetings



- Steering Committee Meetings
- Stakeholder Meetings
- Public Workshops

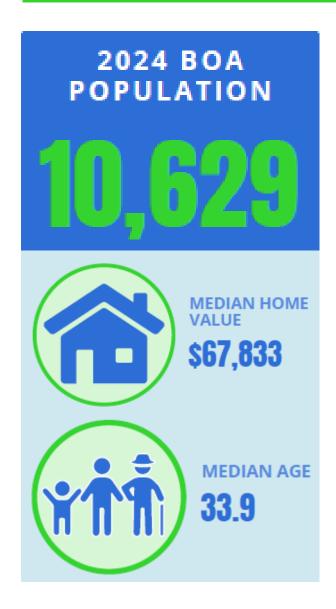


INVENTORY & ANALYSIS

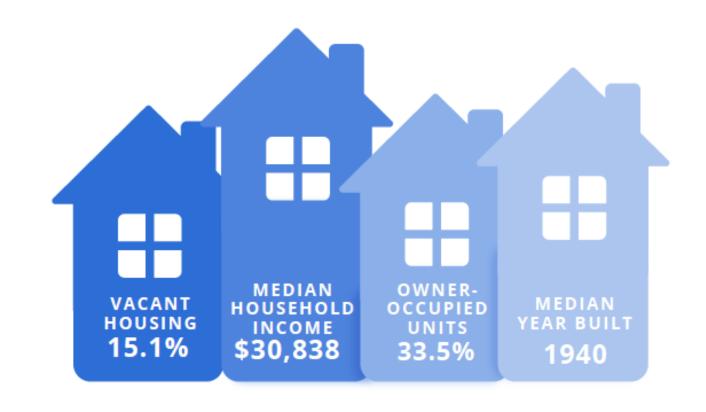


- Land Use and Zoning
- Brownfield, Abandoned & Vacant Sites
- Land Ownership Pattern
- Parks and Open Space
- Building Inventory
- Historic Resources
- Transportation Systems
- Infrastructure
- Environmental Features

SOCIO-ECONOMIC CHARACTERISTICS





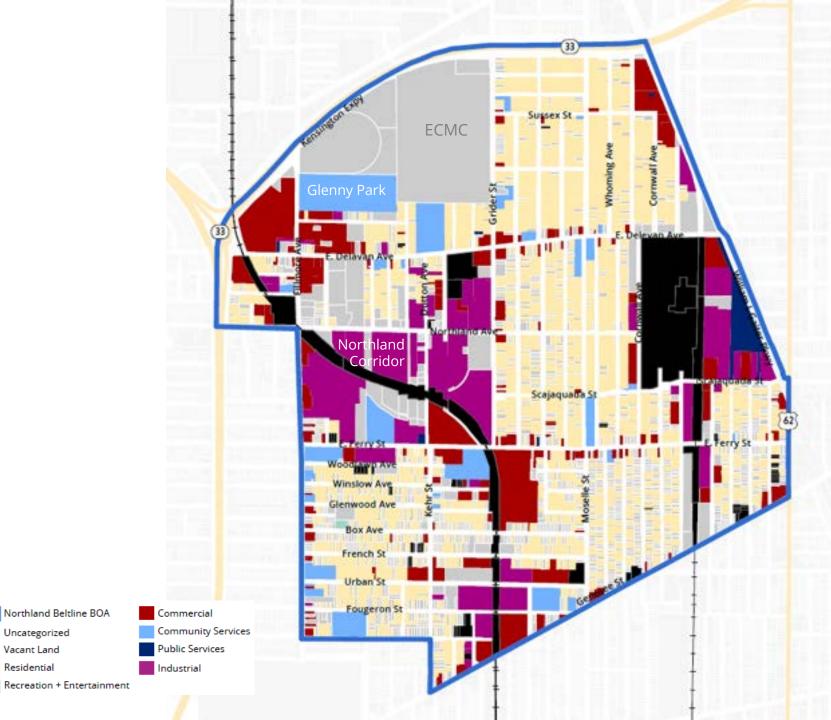


LAND USE

- 32% Residential
- 30% Vacant
- 11% industrial
- 11% Commercial

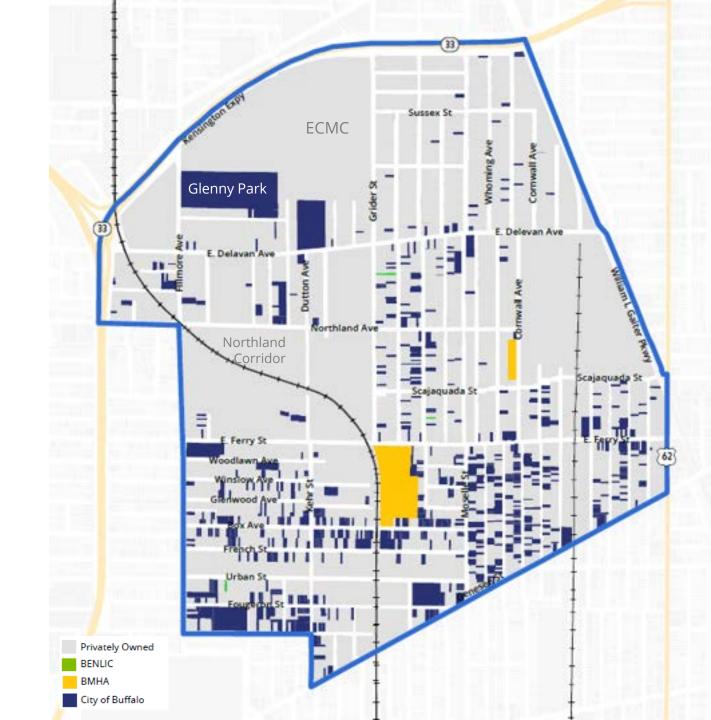
Uncategorized

Vacant Land



OWNERSHIP

- Significant amount of publicly owned land
- Opportunities for strategic infill in residential neighborhoods (as many of the sites are also vacant)
- Site assembly opportunities



PARKLAND

There area only 3 parks in BOA boundary, but surrounding parklands support widespread access within a 10-mile walking distance from most residential units

Gap in park access



VISIONING

2020 Vision.

Create a vibrant mixed-use employment district focusing on workforce training and advanced manufacturing that will revitalize the Delevan/Grider neighborhood and impact the entire East Side. The district will provide education and employment opportunities in addition to implementing practical and aesthetic improvements. The revitalization of this district will benefit not only to the East Side residents, but the greater City of Buffalo.

VISIONING



Are there any elements of the 2020 vision statement you feel are no longer relevant?

VISIONING



Are there key ideas / themes you feel are missing from the 2020 vision statement?

MASTER PLAN

Visual representations of:

- Redevelopment Alternatives
- Public Space Enhancements
- Streetscape Improvements



REPRESENTING OPPORTUNITIES: STRATEGIC SITES













RECOMMENDATIONS & ACTIONS

Recommendations & Actions will cover a range of topics, building on existing planning efforts, current and planned investments, visioning and key findings.

- Redevelopment strategies
- Land use opportunities
- Placemaking opportunities
- Affordable Housing
- Vacant lots
- Business Retention/Attraction

- Food Access
- Infill Development
- Greenways, Trails & Accessibility
- Transportation
- Infrastructure
- Property Maintenance

IMPLEMENTATION STRATEGY

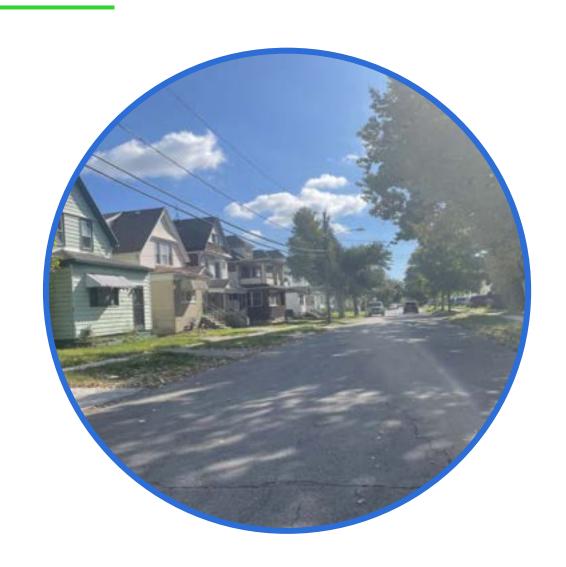
- Potential funding sources
- Cost estimates
- Lead entity
- Partners
- Timeframe

Project	Phasing*	Potential Timeline	Estimated Cost	Lead / Partners	Potentia Funding
Light Industrial Corridor Adaptive reuse and/or demolition of existing Xerox Buildings 300 and 205 with potential to add approximately 400,000 sf of new light Industrial flex/office space.	Building Assessment	3 - 5 years	TBD	Lead: Xerox Corporation / Private Buyer Partners: Town and Village of Webster, ESD	-Private Investment -Town of Webster -Village of Webster -ESD
	Schematic Design	4 - 10 years	TBD		
	Design Development / Construction Documents	5 - 12 years	TBD		
	Construction	8 - 15 years	TBD		
Industrial Campus Development Demolition of existing buildings and development of 100,000-300,000 sf of small scale flex / Incubator space and approximately 150,000 sf of office space. In addition, clear and create a shovel-ready site for future development on the east side of the site.	Schematic Design	5 - 8 years	TBD	Lead: Xerox Corporation / Private Buyer Partners: Town and Village of Webster, ESD	-Private Investment -Town of Webster -Village of Webster -ESD
	Design Development / Construction Documents	8 - 10 years	TBD		
	Demolition	10-12 years	TBD		
	Construction	12 - 15 years	TBD		



APPLICATION FOR DESIGNATION

- Letter of request
- Public notice and Presentation of supporting documentation
- Complete BOA nomination
- Digital Map of the area proposed for BOA designation



DISCUSSION

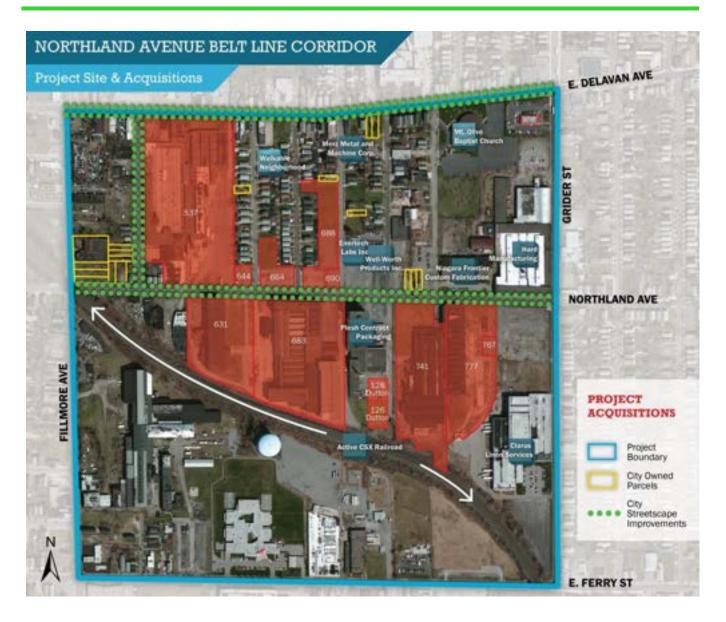
STRATEGIC SITE IDENTIFICATION

Strategic Site Considerations:

- Location
- Ownership status
- Readiness for redevelopment
- Potential to spur additional investment
- Potential to improve quality of life
- Community support
- Historic significant

Strategic Sites are defined as properties which, once redeveloped, are most likely to spur area-wide investment and revitalization.

STRATEGIC SITE IDENTIFICATION



2020 Plan Strategic Sites

- 683 Northland Avenue
- 537 East Delevan
- 631 Northland Avenue
- 741 Northland Avenue
- ECMC/Kensington Heights
- Glenny Park
- 1001 E Delevan (American Axle)
- 356 Fougeron (Wonder Bread)
- Public School #62

STRATEGIC SITES - MAPPING EXERCISE

Taking into account the definition of a strategic site, please use a blue marker to identify which strategic sites are still relevant today and identify other sites that should be considered.

STRATEGIC SITES - MAPPING EXERCISE



Use a green marker to identify areas where public realm improvements should be prioritized (parks, trails, streetscapes, etc).

STRATEGIC SITES - MAPPING EXERCISE



Use a **black** marker to identify any other information you feel is important for our team to know (ongoing investments, challenges, etc.)

NEXT STEPS

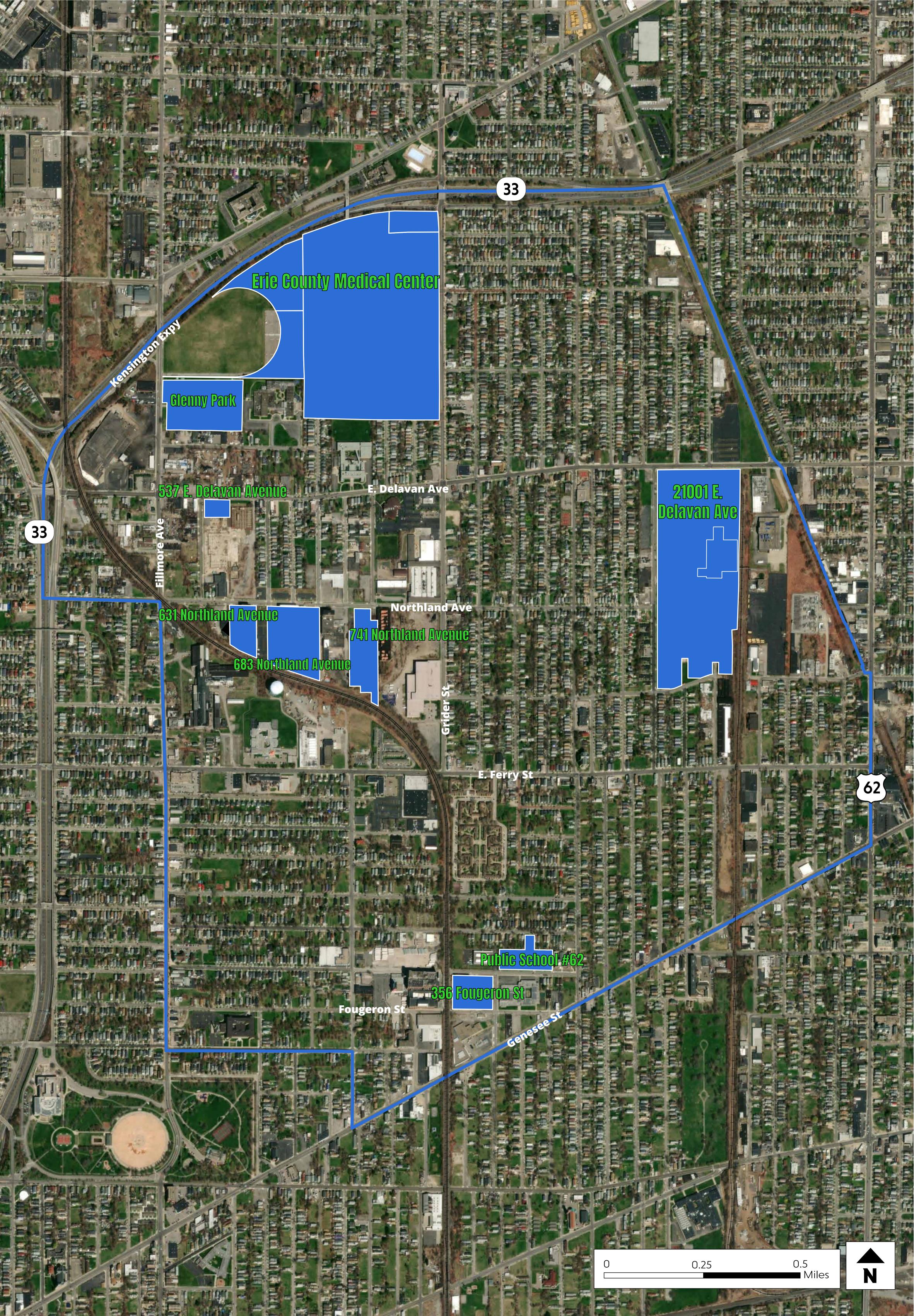
NEXT STEPS

Existing Conditions Analysis

Draft – October
Final - November

Stakeholder Meetings November

Public Meeting November 12, 2024 6 PM



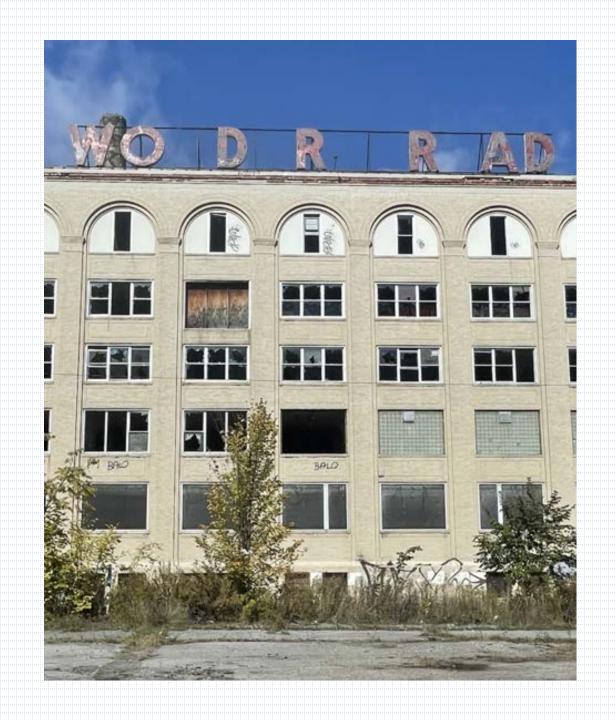


NORTHLAND BELTLINE BROWNFIELD OPPORTUNITY AREA

Committee Meeting #2 February 25, 2025

AGENDA

- 1. Welcome
- 2. Recap of the BOA Program
- 3. Project Status
- 4. The Northland Beltline BOA: Preliminary Recommendations
- 5. Discussion & Feedback
- 6. Next Steps

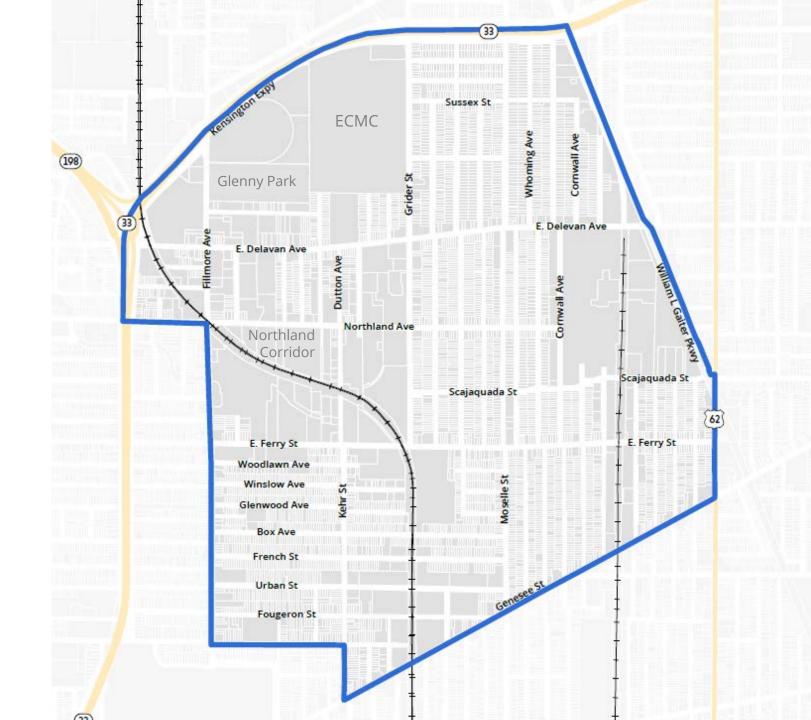


WELCOME

RECAP OF THE BOA PROGRAM

BOA STUDY AREA





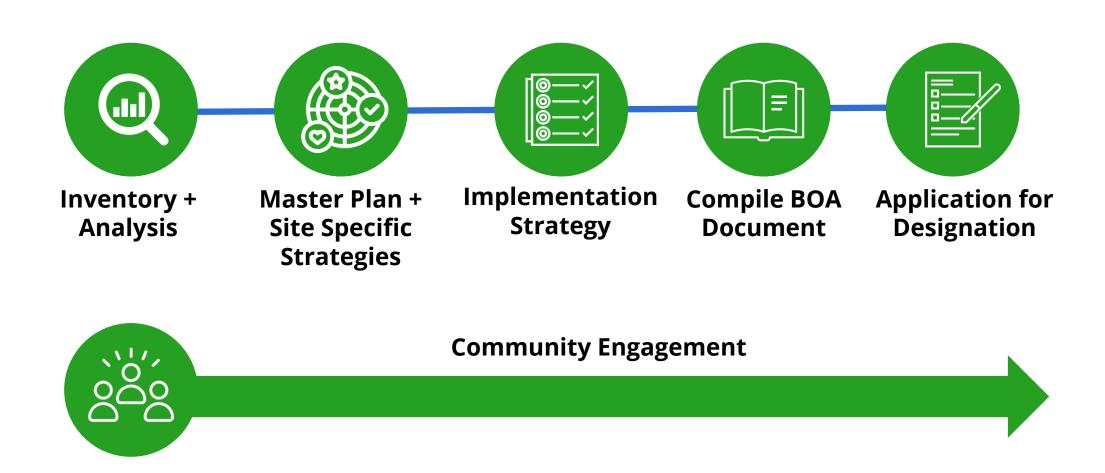
WHAT IS A BOA?

A BOA is a specified area with a cluster of brownfields, usually in areas historically underinvested, that forms the basis of the BOA community planning process.

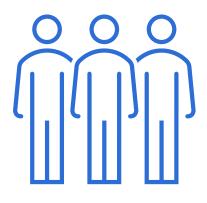


ELEMENTS

building on the efforts begun in 2020



PROJECT TEAM



- NYS Department of State
- Buffalo Urban Development Corporation
- City of Buffalo
- BOA Steering Committee (you!)
- Consultant Team
- Community Members

PROJECT STATUS

ENGAGEMENT ACTIVITIES

have helped inform the planning process



Steering Committee Meetings



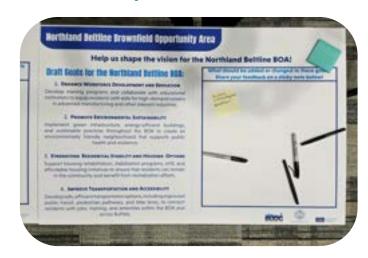
Stakeholder Meetings



Public Workshops

PUBLIC WORKSHOP

November 20, 2024













PUBLIC WORKSHOP: KEY THEMES

- **Development & Land Use**: Strong interest in housing options, green spaces, and mixed-use development.
- Infrastructure & Public Amenities: Priorities include improved lighting, bus stops, sidewalks, parks, and public art.
- Economic Growth & Ownership: Emphasis on increased homeownership, local business development, and entrepreneur support.
- **Environmental & Health Concerns:** Seek more information on contamination risks, if any, remediation efforts, and potential health impacts.
- Traffic & Safety: Concerns about speeding and pedestrian safety, especially near parks and community assets.

STAKEHOLDER MEETINGS

- Northland Workforce Training Center
- Mount Olive Baptist Church
- Viridi
- Clean Air Coalition
- Belmont Housing
- CB Emmanuel
- Bellwether Advisors
- Northland Consultants





STAKEHOLDER MEETINGS: KEY THEMES

- Local Economic Development: Creating local small-scale developer opportunities and workforce development programs for residents.
- **Affordable Housing and Development**: Emphasis on multifamily and townhouse projects with community facilities.
- **Sustainability and Energy**: Future development of microgrid and solar energy projects. Concerns about potential public health impacts.
- Transportation Access: Focus on improving public transportation access and multimodal connectivity.
- **Community Needs**: Need for more support uses like daycare, coffee shops, housing, and stronger connections between developments/businesses.

2020 VISION STATEMENT

Create a vibrant mixed-use employment district focusing on workforce training and advanced manufacturing that will revitalize the Delavan/Grider neighborhood and impact the entire East Side. The district will provide education and employment opportunities in addition to implementing practical and aesthetic improvements. The revitalization of this district will benefit not only to the East Side residents, but the greater City of Buffalo.



UPDATED VISION STATEMENT

Create a vibrant, sustainable mixed-use neighborhood that leverages investments in workforce training and advanced manufacturing to promote environmental stewardship, quality of life, and economic stability. The Delavan-Grider neighborhood will provide residents access to education and employment opportunities, affordable housing options, parks and open spaces, and multimodal transportation alternatives, while addressing remaining environmental constraints. This revitalization will foster an inclusive and resilient community that benefits not only East Side residents, but the broader City of Buffalo.

BROWNFIELD VS. BROWNFIELD SITE

BROWNFIELD

A **brownfield** is a property where redevelopment or reuse is complicated by actual or potential contamination. These sites often have industrial or commercial histories and require remediation to support economic and community revitalization.

BROWNFIELD SITE

A **brownfield site**, as defined by NYS law, is a property where contaminants exceed state cleanup standards based on future use. In BOA plans, sites with unconfirmed contamination above thresholds are labeled "suspected brownfield sites." The term "brownfields" may refer to both confirmed and suspected sites.

BROWNFIELD SITE CLASSIFCIATIONS

* ONLY A PLANNING LEVEL ANALYSIS COMPLETED TO DATE

Sites with higher levels of potential environmental concern relative to possible Brownfield Site designation

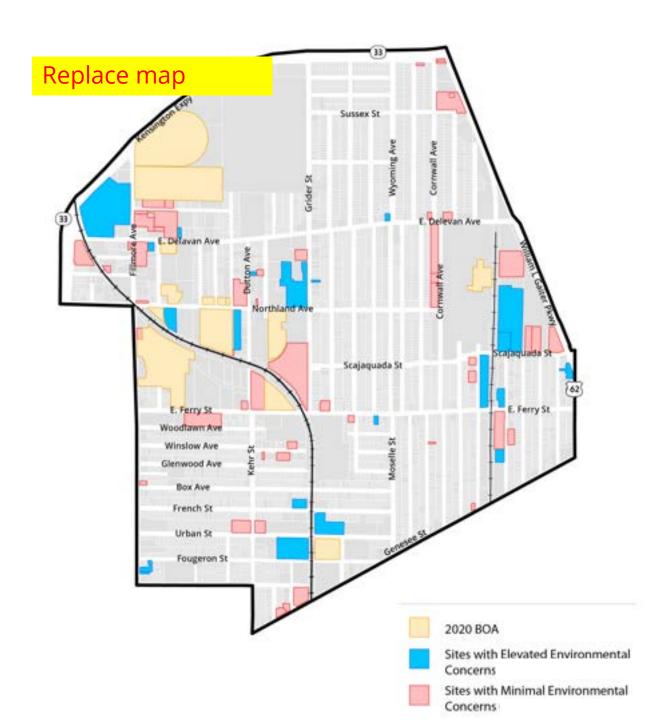
Sites currently listed as NYSDEC Inactive Hazardous Waste Sites that were not listed during the previous BOA (3), EPA CERLIS Sites (1) and PBS/CBS/Spill Sites with multiple spills, spills to groundwater, materials other than petroleum (including RCRA generators) and/or indications of remaining USTs and/or no cleanup known to have occurred.

Sites with lower levels of potential environmental concern relative to possible Brownfield Site designation

Sites that apparently have only petroleum-related contamination, have closed spills and/or spills that are being managed with NYSDEC involvement (based on desktop review)

BROWNFIELD ANALYSIS: POTENTIAL BROWNFIELDS

- 14 sites identified in 2020 BOA
- 21 sites with elevated environmental concern
- 52 sites with minimal environmental concern



NORTHLAND BELTLINE BOA: PRELIMINARY RECOMMENDATIONS



STRATEGIC SITE IDENTIFICATION

Site Selection Considerations:

- Location
- Ownership status
- Readiness for redevelopment
- Potential to spur additional investment
- Potential to improve quality of life
- Community support
- Historic significant

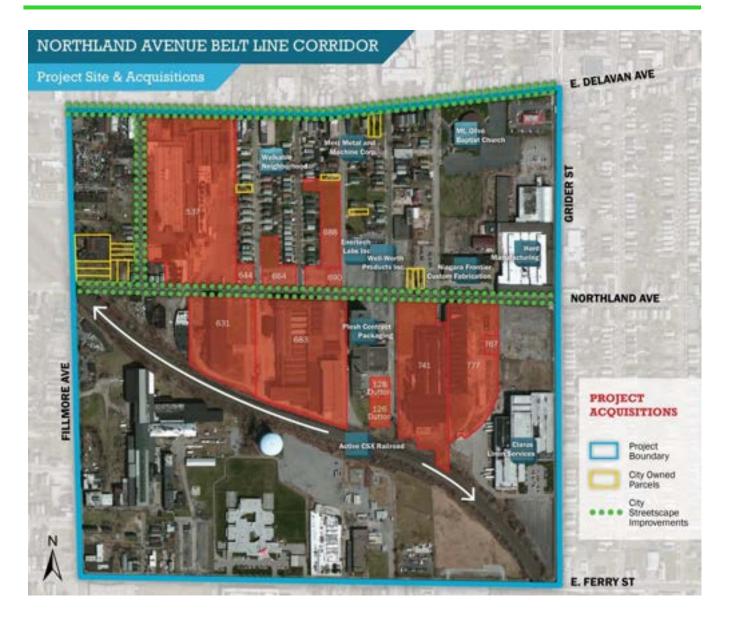
What is a Strategic Site?

Properties which, once redeveloped, are most likely to spur areawide investment & revitalization. May include public spaces which contribute to quality of life improvements.

What are Benefits of Strategic Sites?

- Access to additional BOA funding
- Priority and preference for other CFA funding
- Tax incentives when coupled with state cleanup programs

STRATEGIC SITE IDENTIFICATION



2020 Plan Strategic Sites

- 683 Northland Avenue
- 537 East Delevan
- 631 Northland Avenue
- 741 Northland Avenue
- ECMC/Kensington Heights
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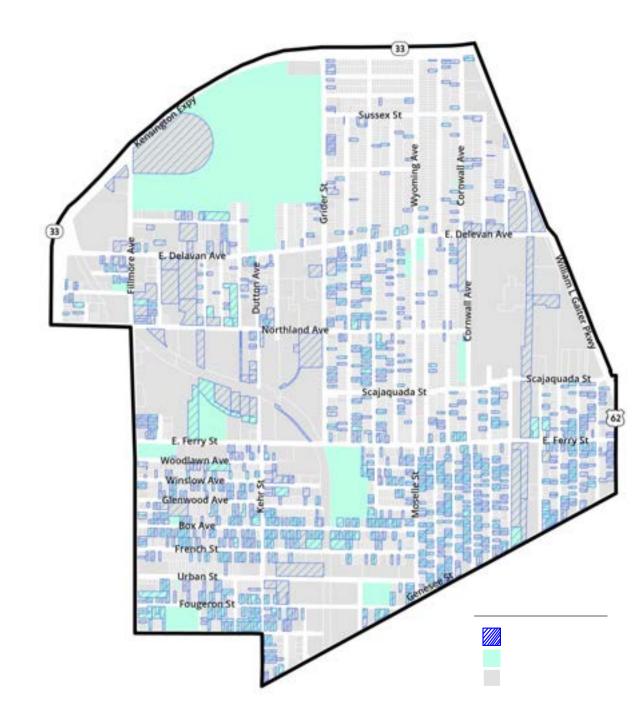
STRATEGIC SITES ANALYSIS: PARKS + OPEN SPACE

- 1 Glenny Park
- 2 Moselle Park
- **3** Box Ave Park



STRATEGIC SITES ANALYSIS: OWNERSHIP + VACANCY

- 22.5% (or 833 parcels) is publicly owned
- 77.5% (or 3,929 parcels) is privately owned
- 23.6% (or 1,468 parcels) is vacant land
- 9.2% (or 814 parcels) is publicly owned + vacant



STRATEGIC SITES ANALYSIS: PROJECTS AND INITIATIVES

Buffalo Billion & the Northland Corridor Redevelopment Project

Both initiatives aim to rejuvenate Buffalo's economy by investing in infrastructure, workforce development, and business growth, particularly focusing on historically underserved areas like the East Side.



A SUCCESS STORY: Northland Workforce Training Center

- Trains diverse talent for advanced manufacturing and energy sectors.
- Repurposed the former Niagara Machine and Tool Works complex.
- Anchors Northland Corridor redevelopment, boosting community growth.

STRATEGIC REDEVELOPMENT SITES



21 sites identified



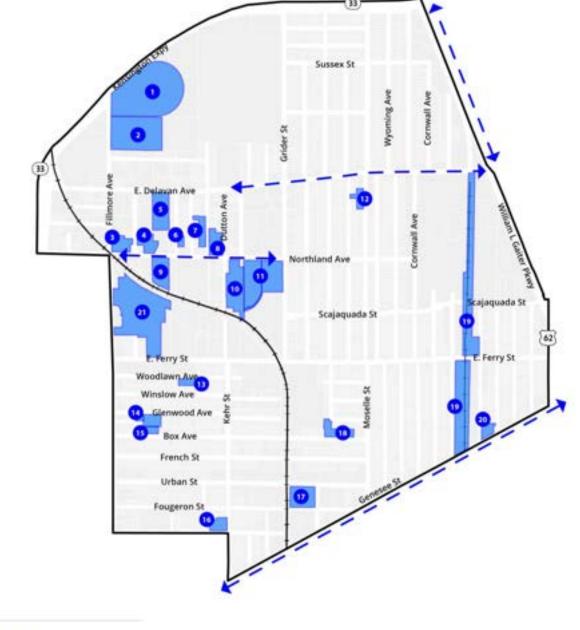
Targeted vacant + underutilized parcels



Built on recent investments



SUBJECT TO CHANGE, BASED ON YOUR FEEDBACK!



Strategic Sites

Public Realm Improvements

01 1827 Fillmore Ave

Privately owned, 17-acre site

Prime location near transportation, public schools and Glenny Park

Site has undergone remediation



01 1827 Fillmore Ave

Current Proposal

Glenview Heights: a joint proposal by Belmont Housing & CB Emmanuel

Phase 1

229 housing units in 3 buildings 10,000 SF of commercial / child care

Construction could begin in 2026 and take 8 – 10 years for build out



02 Glenny Park

Existing, 16-acre park (owned and maintained by City of Buffalo)

Proposed park enhancements designed in 2019, funding not allocated yet

Proposed enhancements included more fields, ADA compliant fitness area, new pavilion, walking trail, parking

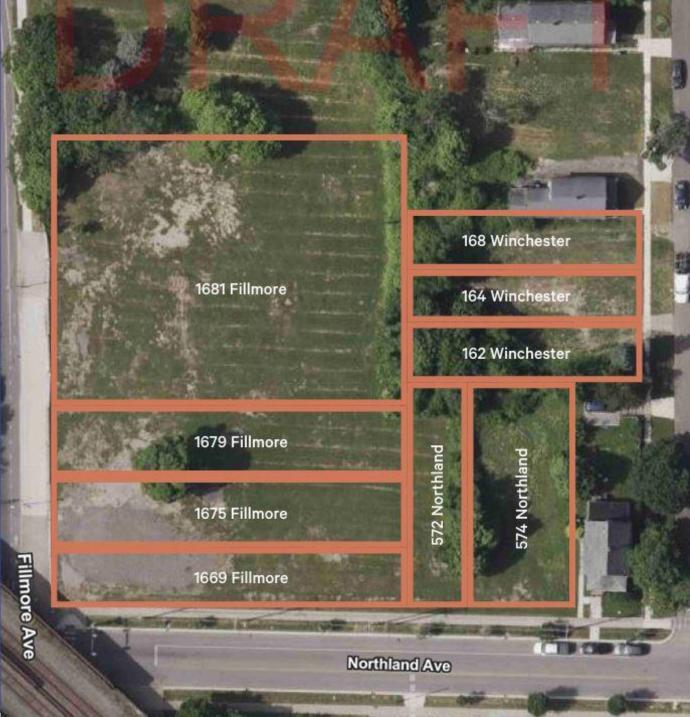


03 Fillmore + Northland Ave

Consists of nine contiguous, privately owned parcels

BUDC approved an exclusivity agreement with a daycare facility



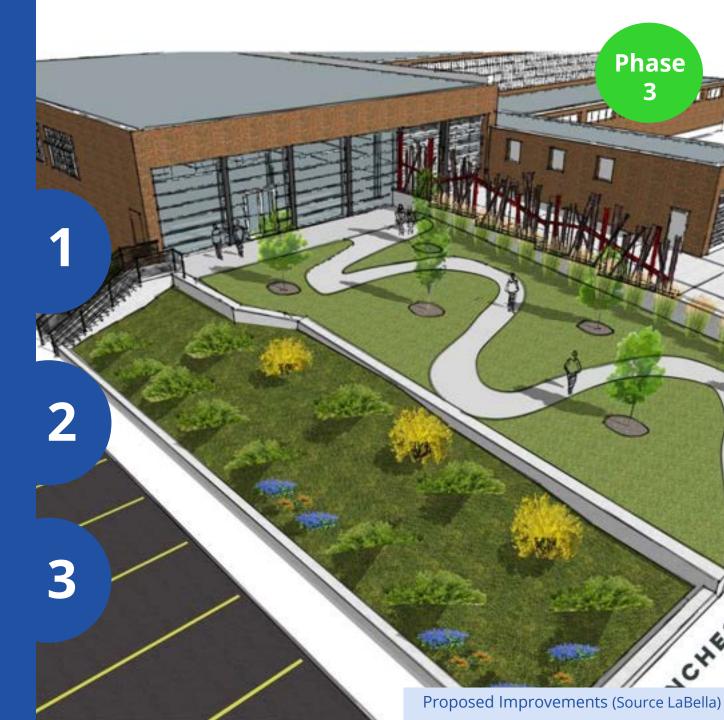


04 612B Northland Ave

1.65-acre site

612A (south side of the existing building) was recently renovated
612B is 12, 939 SF flex space in shell condition

PROPOSED USE: industrial or office spaces



44,000 SF building

1 block north of Northland Workforce Training Center

REUSE POTENTIAL:

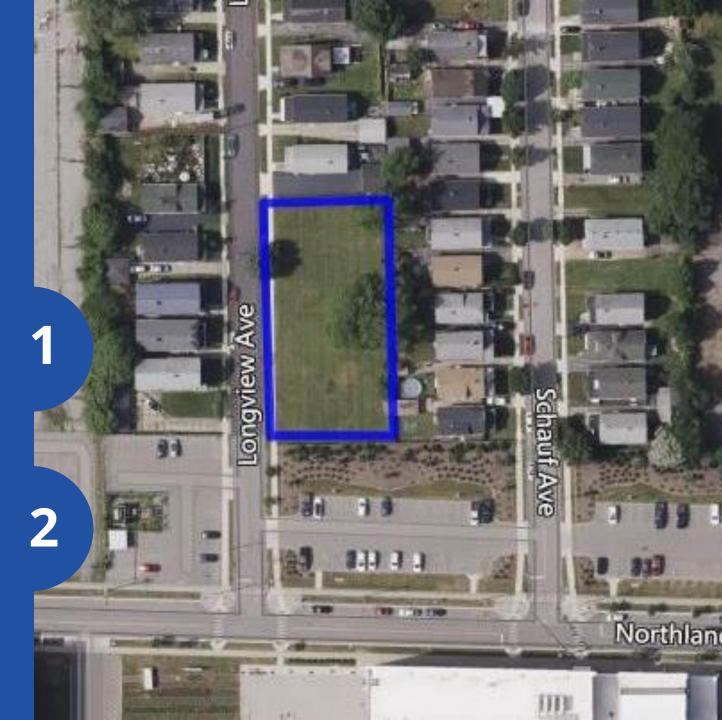
adaptive reuse for various industrial, production, or office uses



06 664 Northland Ave

BUDC owned parcel

REUSE POTENTIAL: Infill housing



07 688 & 690 Northland Ave

BUDC owned parcel

REUSE POTENTIAL: Infill housing



08 714 Northland Ave

1.81-acre site

Parking lot revitalization – construction of 66 spaces with placemaking elements and enhanced screening

Parking lot will support NWTC



09 631 Northland Ave

39,000 SF open-span industrial space (on National Register)

Short-term recommendations: stabilize structure, asbestos abatement, selective demolition, equipment removal, repairs

Entering into Brownfield Cleanup Program

REUSE POTENTIAL: industrial/manufacturing



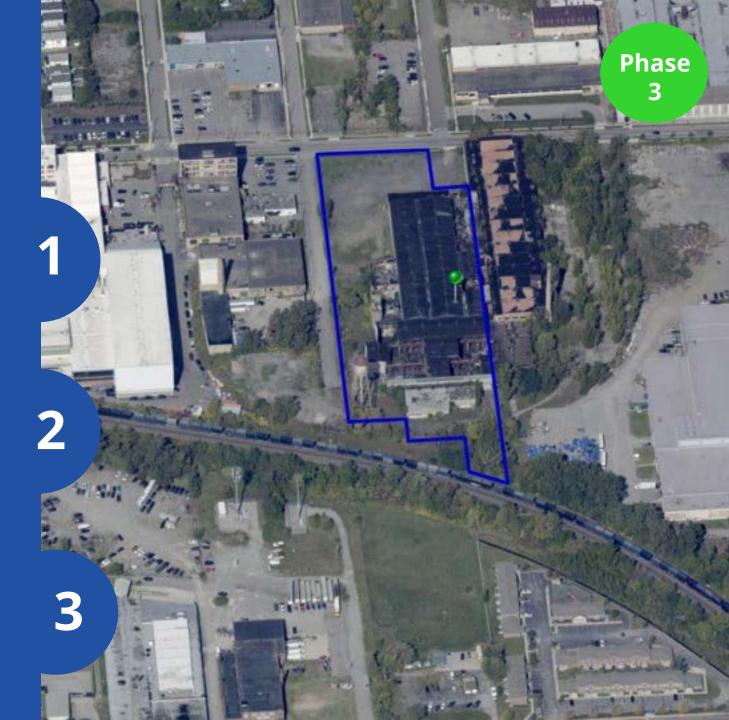
10 741 Northland Ave

Privately owned 4.7-acre site

Not structurally sound; recently submitted demolition request to SHPO

REUSE POTENTIAL

multi-tenant or incubator complex



1 1 777 Northland Ave

Demolition of existing structure is recommended, subject to SHPO approval

12 acres of developable land when combined with adjacent vacant parcel

REUSE POTENTIAL light industrial



12 Moselle St. Park

Existing park, 0.88 acres City plans to incorporate adjacent City owned lots

New playground installation planned for 2025

Continue to evaluate additional programming needs



13 795 Woodlawn

0.78 acre site, City owned

Green space potential - ideal for community supported green space or community garden



14 739-741 Glenwood Avenue

Vacant parcels covering XX-acres

Privately owned, adjacent to Box Avenue Park

REUSE POTENTIAL Infill housing



14 739-741 Glenwood Avenue

Attached, owner occupied housing

Allows for greater density but still consistent with surrounding neighborhood



15 Box Ave Park

Existing 0.61-acre site

2 additional vacant, publicly owned sites would allow for park expansion

Opportunity for additional upgrades + amenities to improve community use and accessibility



16 Northhampton St. + Kehr St.

Cluster of 11, vacant City owned parcels

REUSE POTENTIAL Infill housing



17 313 Fougeron St

Former Wonder Bread Factory

180,000 SF building on 2.9-acre site

REUSE POTENTIAL

Mixed use, office incubator Current owner identified multiple options



18 332-376 Box Ave

14 City-owned vacant parcels, totaling 1.26 acres

Inclusion of 1 Frankfort Ave + 2 Ernst Ave (city-owned parcels) add an additional .38 acres of park space

REUSE POTENTIAL

Public park space Fills gap in existing service area



19 Belt Line Linear Park

7 vacant parcels along the inactive Erie Lackawanna Railroad

Proposed park/open space to enhance recreation and connectivity in the pedestrian network



20 Genesee St. & Leslie St.

Includes 13 parcels 11 city-owned and 2 privately owned sites at 1718 and 1744 Genesee St.

REUSE POTENTIAL Infill housing



21 750 E Ferry Street

Privately owned, 16,000 SF on 14.5 acres

Eligible for brownfield clean up program

REUSE POTENTIAL Light industrial



STRATEGIC SITES DISCUSSION

Did we miss any key sites?

Do you think any of the identified sites should not be on the list?

STRATEGIC INVESTMENT CORRIDORS

William L. Gaiter Pkwy

 Expand and enhance the existing greenway to improve connectivity and recreation

East Delavan Avenue

 Opportunity to support small businesses, enhance walkability, and integrate residential development

Northland Avenue

 Leverage recent investments with additional placemaking efforts to strengthen identity and vibrancy

Genesee Street

Prime corridor for larger scale mixed-use infill development to activate the streetscape





RECOMMENDATIONS AND ACTIONS: AREA-WIDE REVITALIZATION NEEDS + OPPORTUNITIES

Area-Wide Revitalization Needs + Opportunities

- Public Health
- Vacant Lot Strategies
- Fill the Housing Gap
- Connectivity and Accessibility
- Neighborhood Placemaking

UNDERSTANDING PUBLIC HEALTH NEEDS



Brownfields



Food Access



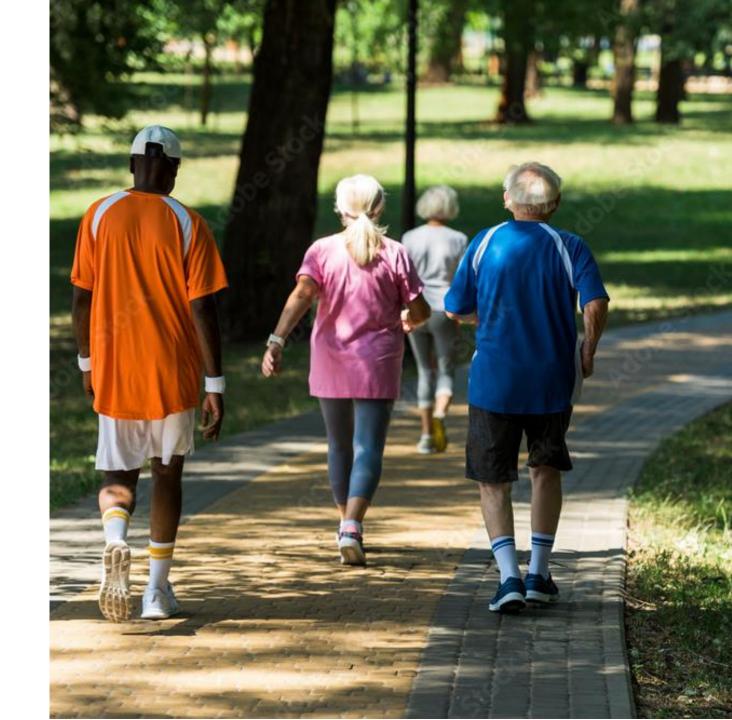
Education



Access to Parks



Air Quality



VACANT LOTS & HOUSING: ADDRESSING HISTORIC CHALLENGES

The high concentration of vacant lots in the Northland Beltline area is the result of decades of economic shifts and continued disinvestment.

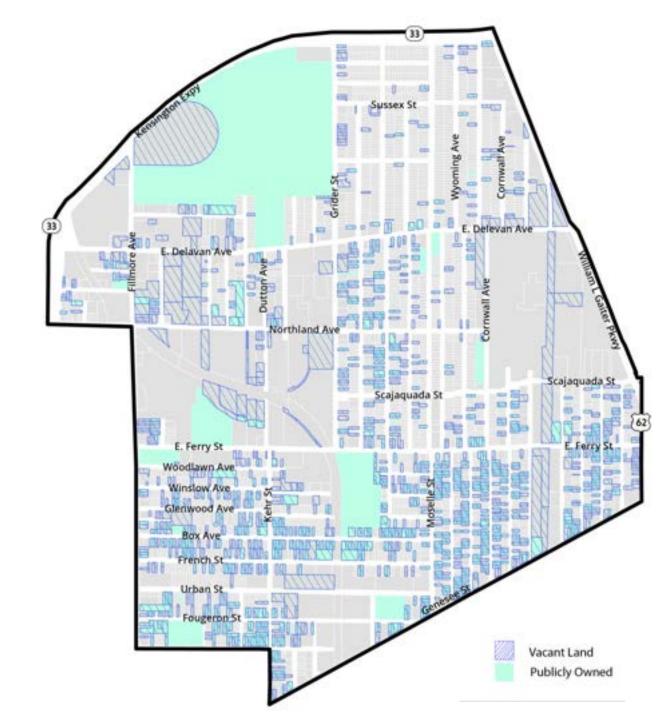
- Industrial Boom and Decline
- Urban Renewal and Highway Construction
- Discriminatory Lending Practices
- Age of Housing Stock
- Disinvestment & Health Hazards
- High Concentration of Demolitions



East Ferry Street Intersection at Bailey Avenue, 1938. Source: WNY Heritage.

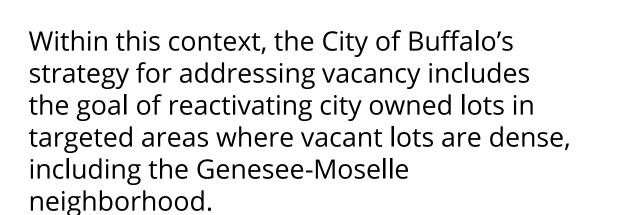
VACANT LOTS: IMPACT ON THE NEIGHBORHOOD

Scattered, with gaps in the fabric of the street wall, the project area has a high concentration of vacant lots.



VACANT LOTS & HOUSING: COLLABORATION FOR POSITIVE CHANGE

A variety of organizations have been working to address vacant lots and housing opportunities in the area for a shared effort for community benefit.

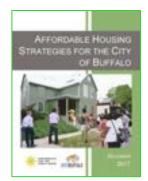














VACANT LOT RECOMMENDATIONS

* PENDING FURTHER REVIEW & DISCUSSION WITH CITY AND KEY STAKEHOLDERS

- Promote and Enhance Existing Programs, such as the City's Side Lot Program, Community Garden Program and Infill Housing Program
- Consider New Programs to Fill Gaps in Existing Programs
- Prioritize Programs that Facilitate Integration of Housing Infill

RECOMMENDATIONS FOR HOUSING POLICY

* PENDING FURTHER REVIEW & DISCUSSION WITH CITY AND KEY STAKEHOLDERS

- Support and promote programs and policies that help homeowners and renters with housing costs, maintenance, and stability.
- 2 Prioritize rehabilitation over demolition.
- Offer transparent below-market rate sale of vacant and/or underutilized lots to non-profit developers committed to long-term housing affordability.
- Explore a Community Land Trust model or to ensure permanently affordable homeownership and rental opportunities.

RECOMMENDATIONS FOR VACANT LOTS & HOUSING POLICY

Do the identified recommendations help address needs?

What recommendations are missing?

What recommendations should be removed?

CONNECTING PEOPLE + PLACES

Existing Conditions

- Limited bike infrastructure
- Connectivity gaps for nonvehicular transportation



FILLING THE GAPS: BUILD ON EXISTING INVESTMENTS

East Side Trails Initiative



FILLING THE GAPS: BUILD ON EXISTING INVESTMENTS

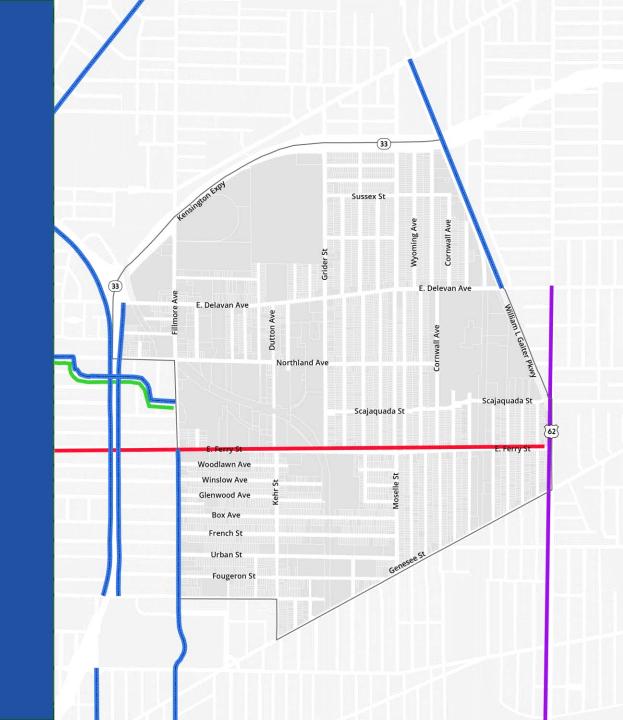
2023-2027 TIP:

Scajaquada Trail Rehabilitation – \$3.73M

Pavement Preservation Block–
\$3M

City-wide Bicycle Facility/Traffic
Calming Improvements –
\$1M

Existing Bike Infrastructure



FILLING THE GAPS: NEW OPPORTUNITIES

Addressing connectivity gaps:

 Introducing east-west bike lanes on Northland and Scajaquada Streets will link residents to existing routes like William L. Gaiter Parkway and the Scajaquada Trail, creating a cohesive network

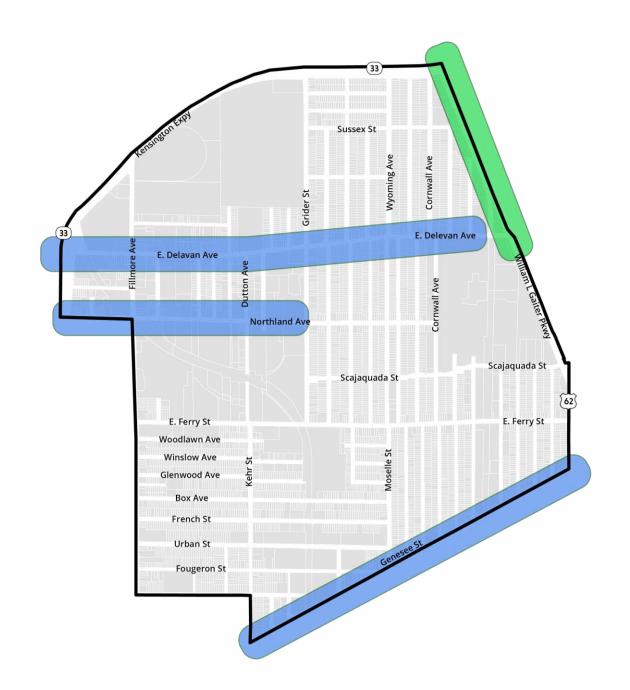
Economic Benefits:

 Improved bike connectivity can stimulate local businesses by increasing foot traffic and fostering a vibrant, accessible community atmosphere



PLACEMAKING

Each of the corridors provide distinct opportunities for incorporating streetscape and placemaking elements



PLACEMAKING STRATEGIES: STREETSCAPE AMENITIES

















PLACEMAKING STRATEGIES: ROADWAY ENHANCEMENTS













PLACEMAKING STRATEGIES: GATEWAY TREATMENTS

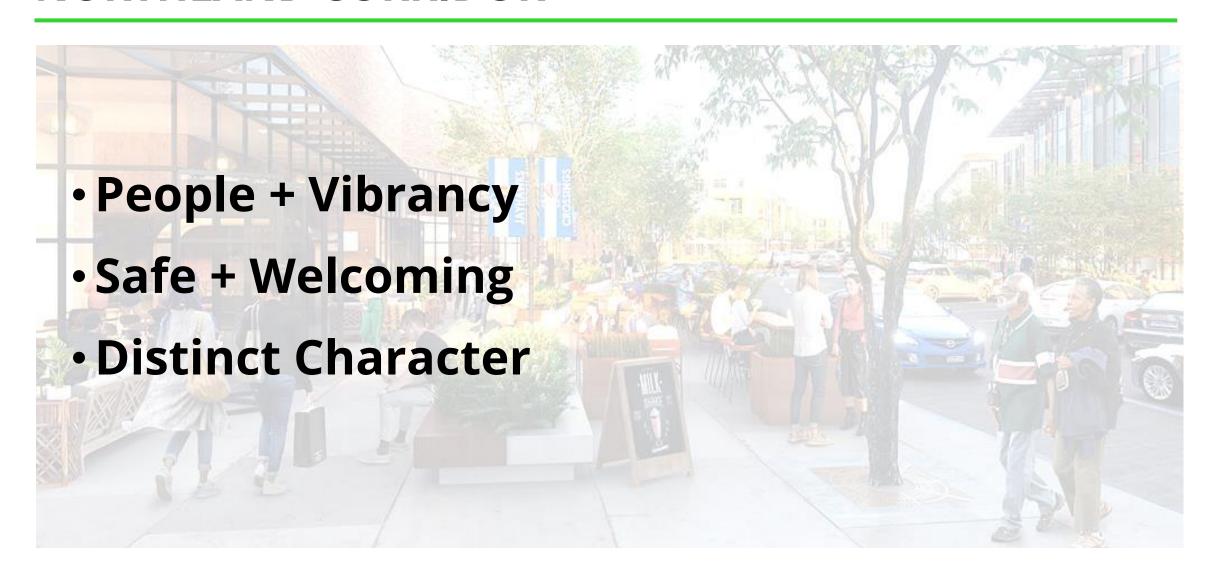








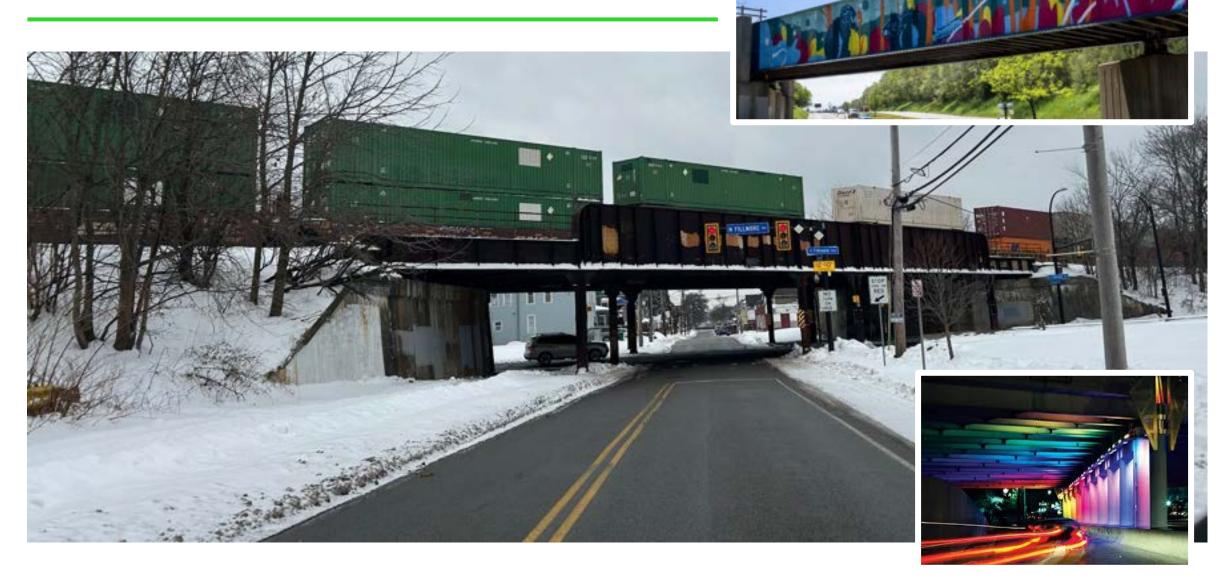
CREATING A STRONG NEIGHBORHOOD IDENTITY: NORTHLAND CORRIDOR



PLACEMAKING OPPORTUNITIES: STREETSCAPE CHARACTER



PLACEMAKING OPPORTUNITIES: GATEWAYS



ADDITIONAL PLACEMAKING STRATEGIES



Historic and Cultural Displays



Flex Spaces on Vacant Lots



Public Art and Installations

WORKFORCE DEVELOPMENT

Continue to support and promote workforce development programs at the Northland Workforce Training Center.

2 Continue to support and promote GreenForce.

NEXT STEPS

NEXT STEPS



Projects within the BOA study area may be eligible to apply for Step 3
Predevelopment Funding during the 2025 Consolidated Funding
Application round.

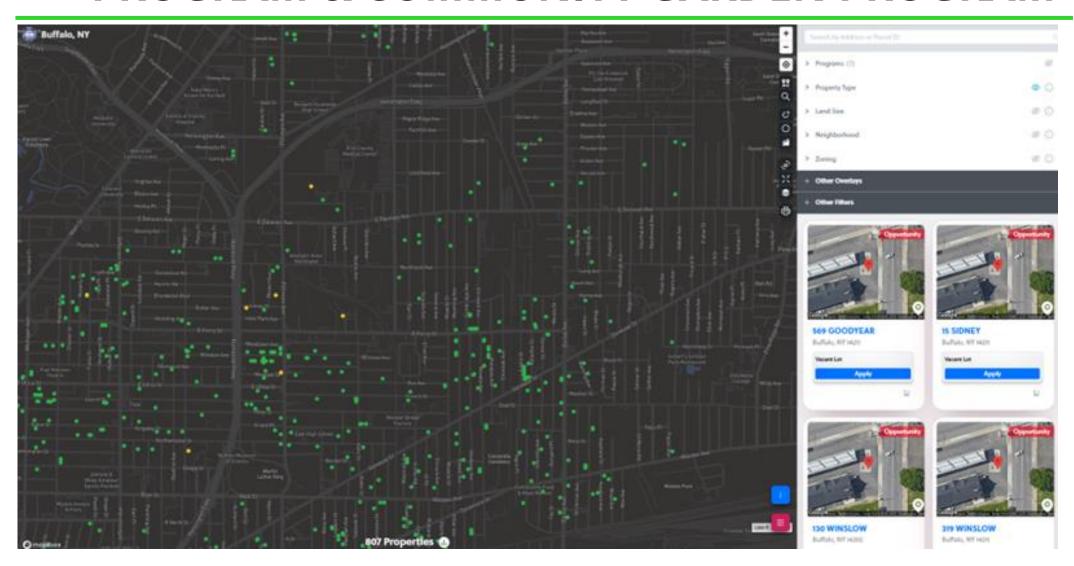
PROMOTE & ENHANCE THE CITY'S SIDE LOT PROGRAM & COMMUNITY GARDEN PROGRAM

The City of Buffalo has several existing programs to purchase Cityowned lots. These programs include:

- **Side Lot Program**: Opportunity for homeowners to purchase an adjacent vacant lot.
- **Community Garden Program**: Offered as a lease for organizations within the City of Buffalo for community gardens.

Both programs are shown on a searchable city-owned properties map that can be found on the City's website. To improve transparency, cost and terms of purchase should also be shown.

PROMOTE & ENHANCE THE CITY'S SIDE LOT PROGRAM & COMMUNITY GARDEN PROGRAM



City of Buffalo-Owned Inventory Map.

PROMOTE & ENHANCE THE CITY'S SIDE LOT PROGRAM & COMMUNITY GARDEN PROGRAM



PROMOTE & ENHANCE THE CITY'S SIDE LOT PROGRAM & COMMUNITY GARDEN PROGRAM



Square Garden at Fillmore Avenue and Rickert Avenue, Buffalo, NY.

ESTABLISH A CLEAN AND GREEN PROGRAM FOR VACANT LOT STABILIZATION

A strategy for improving vacant lots by:

- Establishing policy support for the program
- Facilitating public-private partnerships
- Providing regular maintenance
- Engaging the community
- Supporting job creation
- Incorporating green infrastructure and beautification



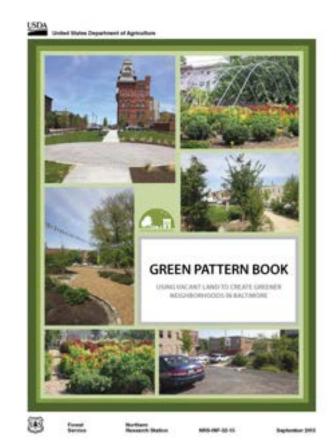
PUSH Clean and Green Lot, 37 19th Street.



OUTLINE AND MARKET A STEP-BY-STEP GUIDE TO TRANSFORMING A VACANT LOT INTO A SPACE FOR COMMUNITY BENEFIT

A tool to facilitate the reclaiming of vacant lots to create green community spaces, a guidebook should include:

- A clear description of the application process, approvals and funding.
- Identification of types of community benefit improvements, such as side lots, clean and green, community gardens, green infrastructure, urban farms, and public art.
- Detail guidance on maintenance and funding for a sustainable community resource.



FACILITATE NEIGHBORHOOD-DRIVEN COMMUNITY USES OF VACANT LOT

Ensure that residents and community organizations have a role in decision-making about the future use of vacant lots by facilitating community-led planning and implementation.

- Engage residents regularly.
- Provide a variety of opportunities to get involved.
- Partner with local organizations, schools and community groups.
- Identify financial resources to empower residents and local organizations in shaping vacant lot reuse.

COORDINATE AND INTEGRATE VACANT LOT STRATEGIES WITH HOUSING PRIORITIES, INCLUDING INFILL HOUSING ON VACANT LOTS.

Offering quality, affordable housing options and strengthening existing neighborhoods remains at the core of neighborhood revitalization efforts.

- Promote City of Buffalo Infill Housing Program and Block by Block Program (recent funding announcement by Senator Ryan).
- For individual infill projects, identify program to reduce cost of purchasing individual parcels in order to facilitate new construction.
- Larger scale infill projects possible on multiple lots due to higher density opportunities (such as those identified as strategic sites).

RECOMMENDATIONS FOR VACANT LOTS POLICY

Do the identified recommendations help address needs?

What recommendations are missing?

What recommendations should be removed?

Northland Beltline Brownfield Opportunity Area Designation Study Public Meeting No. 1

November 25, 2024 • 5:30 p.m. – 7:30 p.m.

SUMMARY OF MEETING

Angelo Rhodes from the Buffalo Urban Development Corporation (BUDC) opened the meeting by introducing himself and the project team. Kimberly Baptiste from Colliers Engineering and Design (CED) then led a presentation, providing an overview of the Brownfield Opportunity Area (BOA) program, the roles and responsibilities of each organization on the project team, and additional details about the Northland Beltline BOA.

Meeting attendees then engaged in the workshop portion of the meeting involving a series of informational and interactive boards.

Roles and Responsibilities

The project team is composed of the following key organizations and groups:

- **NYS Department of State:** Funds the project, approves the final master plan, and assigns the BOA designation.
- **City of Buffalo / BUDC:** Provides guidance on project direction, identifies opportunities, facilitates public engagement, and identifies key stakeholders. They support and participate in community events, review draft and final deliverables, and manage grant administration.
- **Steering Committee:** Ensures the project aligns with the community's vision by reviewing deliverables and offering feedback that reflects the local perspective.
- Consultant Team: Led by Colliers Engineering and Design, with support from Lu
 Engineers and Sustainable Planning Design, the consultants oversee project
 management, conduct community engagement, develop the master plan, provide
 implementation strategies, and guide the designation process.

This collaborative team ensures the project remains focused, inclusive, and aligned with both community goals and regulatory requirements.

Overview of the BOA Program

Kimberly Baptiste (CED) provided an overview of the BOA program, explaining the steps required to achieve BOA designation and implement the initiatives and strategies outlined

in the submitted master plan. She emphasized that a BOA is a defined area with a concentration of brownfields, typically located in historically underinvested communities, which serves as the foundation for a community-driven planning process.

Baptiste noted that an incomplete BOA Nomination Study was conducted in 2020 for the Northland Beltline BOA. The current planning effort builds on the framework of the 2020 study, using it as the foundation for developing the new nomination study.

The Northland Beltline BOA

Kimberly Baptiste (CED) provided an overview of the Northland Beltline BOA study area, noting that it encompasses 4,762 parcels across 2,125 acres. She outlined the process for developing the BOA plan, emphasizing the importance of ongoing community engagement throughout the project. The goal is to have the plan completed by February 2025.

Baptiste provided an update on the progress made so far, highlighting the Inventory and Analysis section of the study. This phase has examined various elements, including socio-economic characteristics, land use and ownership patterns, and parklands within the study area.

Additional Discussion

1. Q: How many brownfields are in the area?

A: Lu Engineers is in the process of doing a brownfield inventory to determine how many potential brownfields are in the study area. This will be available within the next 4-6 weeks.

2. Q: Is DEC involved?

A: The project is currently in the planning phase so the DEC is not involved currently but will be during the remediation and clean up phase.

3. Q: How many meetings will there be throughout the process?

A: There will be two public meetings unless more are deemed necessary. This is in addition to committee and stakeholder meetings.

4. Q: Are there any anticipated challenges in obtaining the states BOA designation?

A: Most BOA's get designated if the state's BOA 'checklist' is completed. The first draft of the nomination study in 2020 revealed what was left to check off the 'checklist' which are now being addressed.

5. Q: Will people have a chance to weigh in on zoning decisions?

A: The project is just in the planning phase so does not require any zoning decisions. If any, zoning changes are deemed necessary to facilitate the BOA vision, they will be made by Common Council. Generally, the BOA does not go through the City's regulatory processes. The BOA's consistency and funding is what is most relevant to the City.

6. Q: Will there be a program to incentivize buying homes for new and existing tenants?

A: Due to the large amount of vacant land and low ownership rates, the project team will be looking at a variety of housing options, infill, etc.

7. Q: Is there a website?

A: Information about the BOA and from meetings can be found on the BUDC website.

8. Q: What is the make-up of the stakeholders and Steering Committee?

A: The project team is speaking with large property owners and community leaders for feedback. Involved on the steering committee are faith-based organizations, business representatives, Block Club representative, etc.

9. Q: How do you get on the Steering Committee?

A: We are trying to keep the Steering Committee small but are open to more people joining.

10. Q: Can you explain brownfield regarding health concerns? How will community members be protected?

A: If clean up and remediation are considered necessary, there are many regulations for cleanup considering community health. It is a highly regulated process at the state level. The city also is involved and ensures everything is done properly with no residual impacts to surrounding property owners.

11. Q: How will things be measured in terms of air quality, water quality, etc.?

A: That will not be done for this current study/phase but there are monthly meetings at Merriweather Library about the DEC and health concerns on the East Side of Buffalo.

There are levels of investigations (phases) required before being designated. Once designated, the funding received pays for cleanup.

12. Q: Will contamination be communicated to block clubs?

A: Who is affected by contamination will be informed. Brownfields can just be suspected sites. A list of potential brownfield sites will also be provided through this process. We can consider block club specific meetings related to the BOA.

13. Q: Are there any class II sites on the East Side?

A: The inventory in the process of being completed will identify all potential contaminated sites. The DEC website has a DEC information locator that shows some potential or known contaminates sites.

14. Q: Are there funds to help homeowners clean up contaminated soil?

A: There is no funding through this project for soil cleanup for homeowners.

15. Q: If someone wants to pay for site cleanup without the city or state, can they?

A: If a site is within the BOA, action from agencies/the city is more likely to act with funding and limited liability. Developers are typically interested in doing the clean up because of tax credits.

Comments:

1. We don't have a block club on my block, so many are missed if just focusing on and contacting block clubs.

Workshop Feedback

Northland Beltline Brownfield Opportunity Area



Attendees indicated preference for the following park amenities:

- Water features (6)
- Community gardens (5)
- Picnic areas (5)
- Workout equipment (5)
- Trails (4)
- Playgrounds (4)
- Event space (4)
- Sports fields (2)
- BBQ (1)

Other:

Spray park/water park



Attendees indicated preference for the following public art/cultural amenities:

- Mosaics (6)
- History and Interpretation (6)
- Murals (4)
- Performance Space (4)
- Scultpures (4)
- Community Gardens (4)
- Street Art (4)
- Interatcive Installations (4)
- Street Furniture (1)



Attendees indicated preference for the following streetscape amenities:

- Lighting (7)
- Enhanced bus stops (7)
- Improved sidewalks (6)
- Accessibility (5)
- Bike infrastructure (5)
- Mid-block crossings (5)
- Benches (4)
- Street trees (3)
- Bike amenities (1)

Other:

- School crossing visual cues (signage)
- Blue light emergency phone
- Bike lanes
- Better transit
- Trails

Help us shape the vision for the Northland Beltline BOA!

Draft Goals for the Northland Beltline BOA:

1. ENHANCE WORKFORCE DEVELOPMENT AND EDUCATION

Develop training programs and collaborate with educational institutions to equip residents with skills for high-demand careers in advanced manufacturing and other relevant industries.

2. PROMOTE ENVIRONMENTAL SUSTAINABILITY

Implement green infrastructure, energy-efficient buildings, and sustainable practices throughout the BOA to create an environmentally friendly neighborhood that supports public health and retilience.

3. STRENGTHEN RESIDENTIAL STABILITY AND HOUSING OPTIONS

Support housing rehabilitation, stabilization programs, infill, and affordable housing initiatives to ensure that residents can remain in the community and benefit from revitalization efforts.

4. IMPROVE TRANSPORTATION AND ACCESSIBILITY

Developsafe, efficienttransportation options, including improved public transit, pedestrian pathways, and bike lanes, to connect residents with jobs, training, and amenities within the BCA and across Buffalo.









What should be added or changed to these goals?

Business owner/entrepreneur education

Parks + Open Space



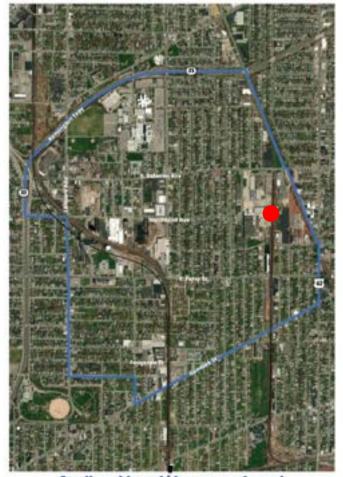
PLACE A STICKER TO SHOW WHERE YOU'D LIKE TO SEE NEW PARK SPACES!







Use this map to share any other ideas you have for the BOA!



Any thoughts and ideas are welcome!







Comments:

- What is the experience like walking to/ from parks and community assets?
- There is speeding along Northland
- What is this? (marked with red dot)



What types of park and recreation facilities do you feel are needed in the neighborhood (passive green space, baseball fields, playgrounds, etc.?

- Baseball field
- Bike, walking paths along Willam Gaiter Parkway
- Walking track
- Improved park equipment
- Workout park equipment
- Street trees
- Open space
- Performance space

How would you like to see vacant land utilized in the future? (comment board)

- Vertical gardens
- 4–5-bedroom single family homes

- Skate park/ice rink
- Single family housing
- New home construction
- Residential housing
- Income based housing
- Biking area/large park
- Summer performance spaces

General Comments Board:

- There has been discussion of a brownfield site located under the Ferry Grider housing development, there needs to be a follow up there.
- Increased home ownership
- Increased local business ownership
- Anytime you conduct public information meetings, bring environmental issue concerned personnel please.

Northland Beltline BOA Nomination Study

Public Meeting #1- Sign-In Sheet

November 20, 2024 at 5:30p.m. - Northland Workforce Training Center

Name	Email	Zip Code
BRENDA PAULK	wickerst bunk of beodebiro	
Stephonie Lec	Slee 72277@ 42400. LAM	14211
Carla Abrum	Brownsuga 14221 Dychoacm	14215
Mrisha Antoin	Mantoine @ Suffelo Miga	14215
Joseph Wooding IV.	Eduramol (egmil.cim	14219
Posting and hund	bettygeongrand 100@ gmail	14215
Esther Thran	cannon @DIsherior	14215
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Northland Beltline BOA Nomination Study

Public Meeting #1- Sign-In Sheet



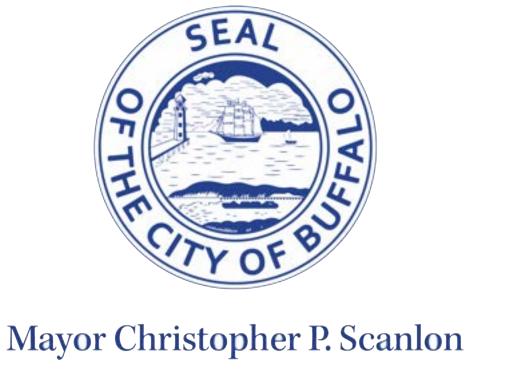


Name Name	Email	Zip Code
VALERIA DWENS		14211
MS. DELLA MILLER		142/4
Rebeech Gardour		14209
Kon Loveritte	KLEUBOUL & Ad. Com	Mujer
proble kepel	angela. Keppel (Pdos.ny.gov	14203
Manach Rhode II		14213
Michael Phelk		14211
Tommy Law	ty lac 21000 yohw, com	14211
Sindar Magutten	sencial incastfence qual com	14215
Skyy Johnson	Skylarue CIdoud com	14215
Ada Hopson-Clomous	ahoconnections Oyahoo com	Waiy
TC Hairston	Tostylo 4@gmail.com	14211
Sherry Sherrill	Covington Assoclopsultinga	14209
	Gmail Com	
KELLEY ST. 10HN	KMOSHER COUPTALONY GOV	14214
		222
		1202 1202

Public Meeting



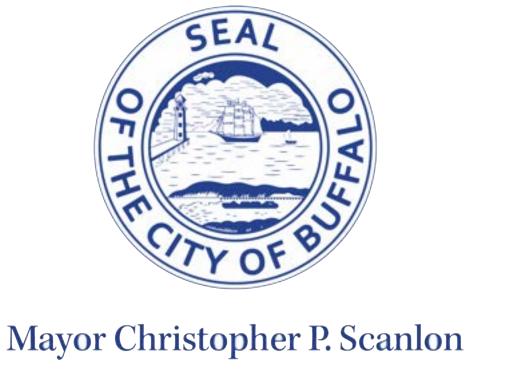




Public Meeting

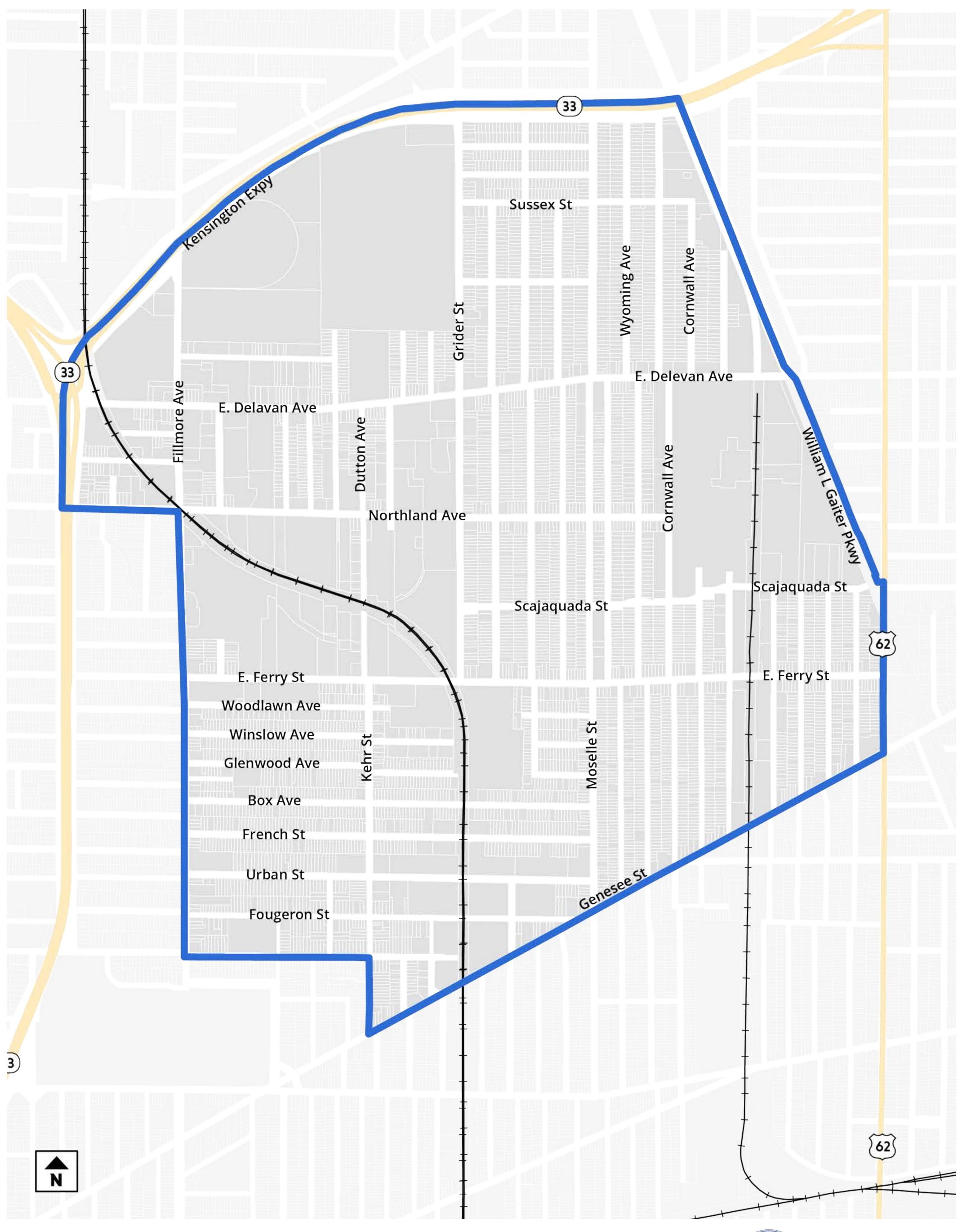






Tell us where you live!

Place a pin in the general area of where you live!









Help us shape the vision for the Northland Beltline BOA!

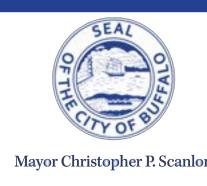
Vision Statement from 2020:

Create a vibrant mixed-use employment district focusing on workforce training and advanced manufacturing that will revitalize the Delevan/Grider neighborhood and impact the entire East Side. The district will provide education and employment opportunities in addition to implementing practical and aesthetic improvements. The revitalization of this district will benefit not only to the East Side residents, but the greater City of Buffalo.

What important themes or elements do you think are missing from the original 2020 vision statement?

Share your ideas on a sticky note below!







Help us shape the vision for the Northland Beltline BOA!

Draft Goals for the Northland Beltline BOA:

1. ENHANCE WORKFORCE DEVELOPMENT AND EDUCATION

Develop training programs and collaborate with educational institutions to equip residents with skills for high-demand careers in advanced manufacturing and other relevant industries.

2. PROMOTE ENVIRONMENTAL SUSTAINABILITY

Implement green infrastructure, energy-efficient buildings, and sustainable practices throughout the BOA to create an environmentally friendly neighborhood that supports public health and resilience.

3. STRENGTHEN RESIDENTIAL STABILITY AND HOUSING OPTIONS

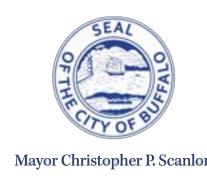
Support housing rehabilitation, stabilization programs, infill, and affordable housing initiatives to ensure that residents can remain in the community and benefit from revitalization efforts.

4. IMPROVE TRANSPORTATION AND ACCESSIBILITY

Developsafe, efficient transportation options, including improved public transit, pedestrian pathways, and bike lanes, to connect residents with jobs, training, and amenities within the BOA and across Buffalo.

What should be added or changed to these goals? Share your feedback on a sticky note below!				













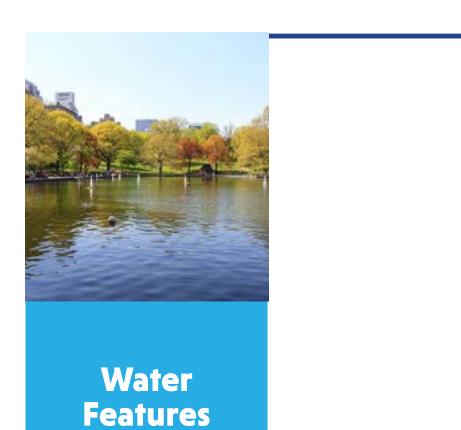
Community

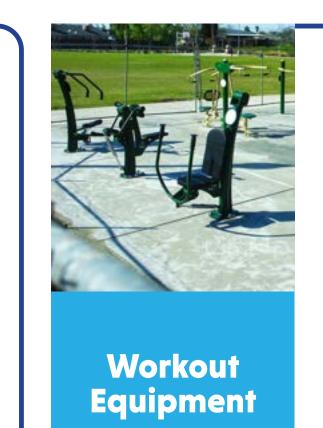
Event Space

Other:
Please share your ideas for other types of amenities or improvements you would like to see that are not listed.

What types of park features and open space amenities would you like to see within the Northland Beltline BOA?

Place a sticker next to your top three choices.







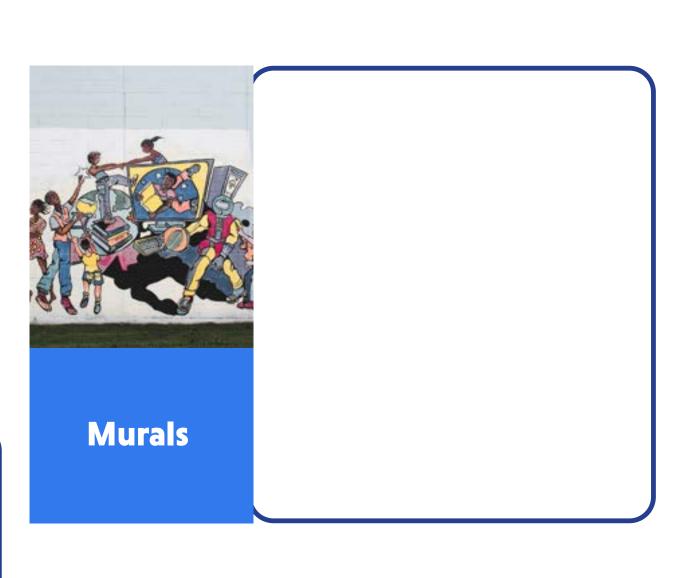




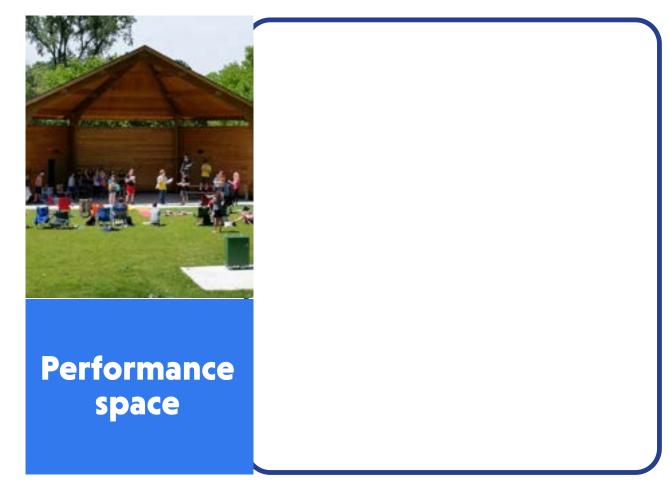








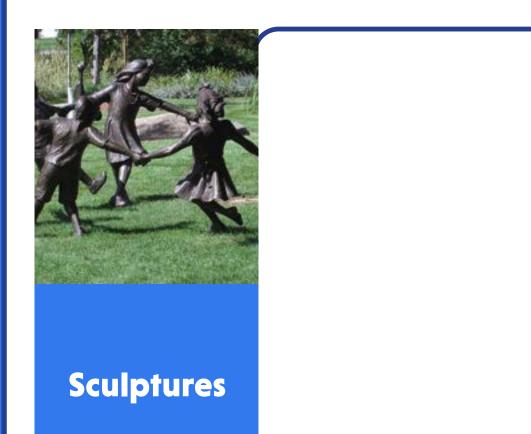




Other:
Please share your ideas for other types of art or cultural elements you would like to see that are not listed.

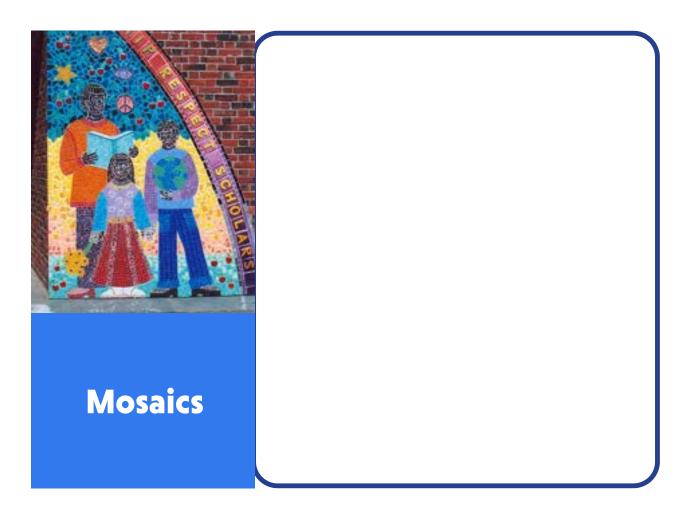
What types of public art and/or cultural elements would you like to see throughout the Northland Beltline BOA?

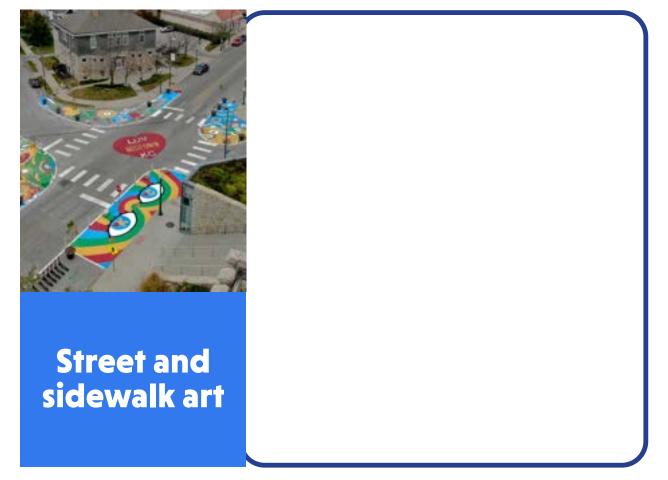
Place a sticker next to your top three choices.





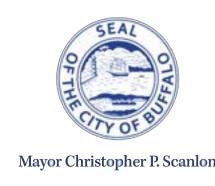












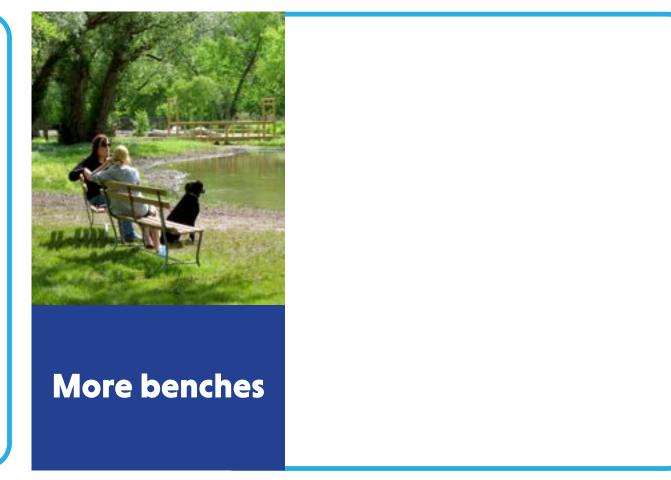


Which of the following enhancements would make you feel more comfortable walking or biking within the Northland Beltline BOA?

Place a sticker next to the enhancements that you would like to see introduced to the streetscape.









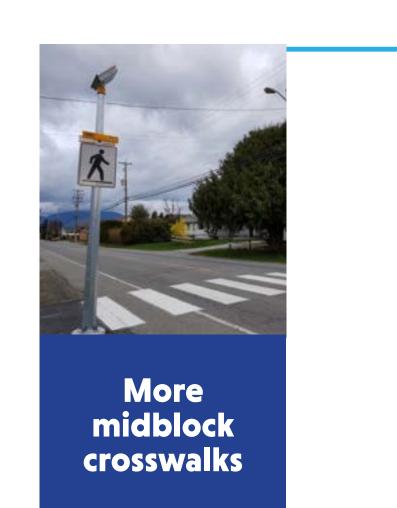




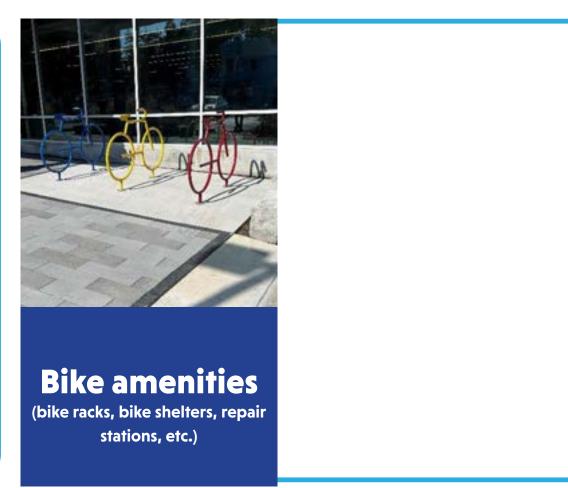


Other:

Please share other enhancements that would make you feel more comfortable walking or biking within the BOA study area.













Use this map to share any other ideas you have for the BOA!

Key sites you would like to see redeveloped, problematic intersections, opportunities for new public spaces, etc.



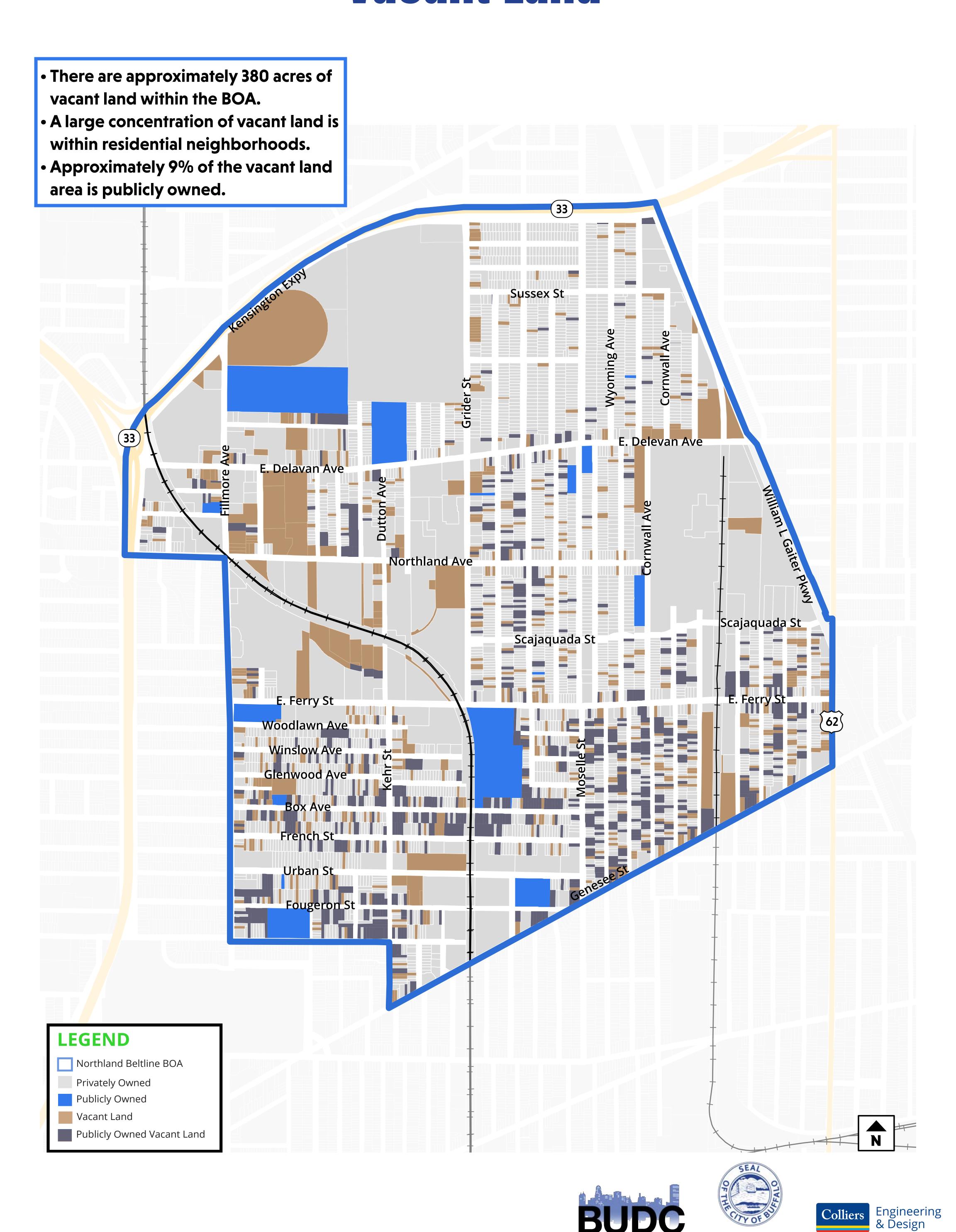
Any thoughts and ideas are welcome!



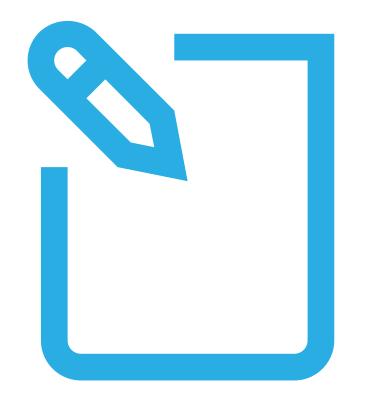




Vacant Land

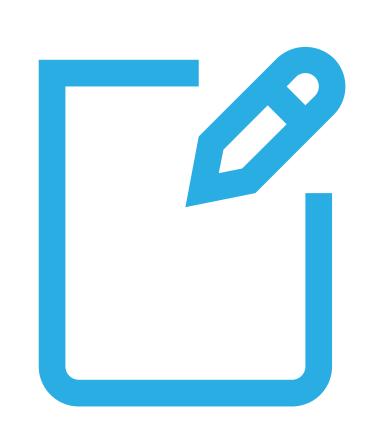


Mayor Christopher P. Scanlon



Reimagine Vacant Land!

How would you like to see vacant land utilized in the future? Share your ideas with us on a sticky note below!









Parks + Open Space



PLACE A STICKER TO SHOW WHERE YOU'D LIKE TO SEE NEW PARK SPACES!









Reimagine Parks + Open Space!

Share with us on a sticky note below!



Do you feel there are adequate parks and recreation spaces within the BOA?

Place a sticker here if YES.

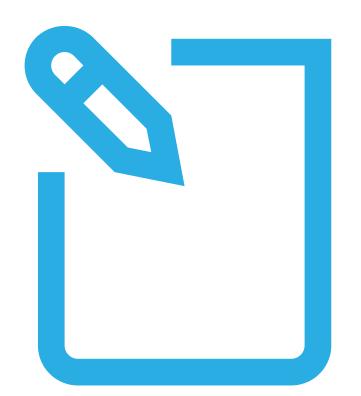
Place a sticker here if NO.

What types of park and recreation facilities do you feel are needed in the neighborhood (passive green space, baseball fields, playgrounds, etc)?



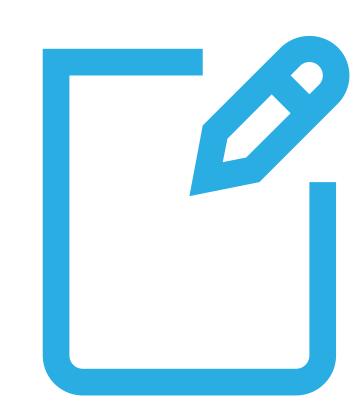






General Comments

Share any comments you have on a sticky note below!



Northland Beltline Brownfield Opportunity Area Designation Study Public Meeting No. 2

March 5, 2025 • 6:30 p.m. – 8:00 p.m.

At the Northland Workforce Training Center

SUMMARY OF MEETING

Rebecca Gandour from the Buffalo Urban Development Corporation (BUDC) opened the meeting by introducing herself and the project team. Kimberly Baptiste from Colliers Engineering and Design (CED) then led a presentation, providing a recap of the Brownfield Opportunity Area (BOA) program, the current status of the project, and preliminary recommendations for the study area.

Meeting attendees then engaged in a discussion at the end of the presentation.

BOA Program Recap

Kimberly Baptiste (CED) provided a recap of the BOA program, explaining the steps required to achieve BOA designation and implement the initiatives and strategies outlined in the submitted master plan.

Baptiste noted that an incomplete BOA Nomination Study was conducted in 2020 for the Northland Beltline BOA. The current planning effort builds on the framework of the 2020 study, using it as the foundation for developing the new nomination study.

Project Status

Kimberly Baptiste (CED) provided an update on the status of the project. The project team has engaged in steering committee meetings, stakeholder meetings, and public workshops since the commencement of the project. Key themes from stakeholder meetings and the first public workshop were highlighted revealing consistencies in concerns and priorities.

Using the feedback from the first public workshop and stakeholder meetings, an updated vision statement was created from the 2020 vision statement.

Greg Andrus from Lu Engineers then explained Brownfield site classifications and reviewed the potential brownfields within the Northland Beltline BOA boundaries.

Preliminary Recommendations

Kimberly Baptiste (CED) went through several site-specific redevelopment strategies. Each site was selected based on location, ownership status, readiness for development, potential to spur additional investment, community support, etc.

A series of additional strategic sites were identified within the following categories:

- Along the Northland Corridor
- Community Spaces
- Commercial/Mixed Use Redevelopment Sites
- Housing Opportunities

Baptiste then gave area-wide recommendations based on area-wide revitalization needs and opportunities such as:

- Public Health
- Vacant Lot Strategies
- Fill the Housing Gap
- Connectivity and Accessibility
- Neighborhood Placemaking

Next Steps

Kimberly Baptiste (CED) highlighted the following next steps:

- Draft BOA Nomination Study (March 2025)
- Final BOA Nomination Study (Summer 2025)

Discussion

Question: What do you mean by higher density housing?

- Response: Higher density housing would be larger based on the number of units a developer can put on a site.
- Feedback: The community prefers single-family, owner-occupied housing.

Question and Comment: What do you mean by meeting the zoning code? To put a multi-unit apartment building on a site, it wouldn't be compatible or cohesive with the neighborhood.

• *Response*: Any housing developed should be cohesive with the surrounding character of the area.

Feedback:

- An apartment building would not be cohesive, particularly in the middle of the block.
- An example was provided of a resident who lives on Best Street near Buffalo General where there was a large building developed that blocks sunlight to the existing housing surrounding the building. The area didn't have a block club. There was no one to stop the development.
- Don't want to have the same problem.

Question regarding the building with the black and white mural: The building is an eyesore, what is going on with it?

• *Response*: This is 541 East Delavan Avenue; it has a steel frame that will be used as part of the construction of a new building.

Question regarding 612 Northland Avenue (where the temporary Albright-Knox Northland exhibitions were located). What is the plan for the building?

• Response: They are currently looking for a tenant.

Comment: Chelsea Place and Schauf Avenue – property has been vacant for a long time.

Question: Is 750 East Ferry Street privately owned?

Response: Yes.

Comments: Need market-rate homeownership as well as affordable housing. Provided Lasalle Avenue housing as an example of market-rate opportunities. Utilize market-rate housing in trying to attract people to come back to the city, not move to the suburbs. Need something aside from affordable housing.

Question: Are there plans for market-rate housing?

 Response: Absolutely, affordable housing is part of what could be developed, but also includes market-rate housing. Example of ECMC housing: part of it would be affordable housing and part would be market-rate housing for future employees.

Question: For privately owned properties, have you reached out to owners, what is their interest?

 Response: Owners are working though strategies, but none are guaranteed projects.

Comment: 750 East Ferry Street – there have been a number of phases but have had trouble.

• *Response*: There are financial benefits of being in a designated BOA. One of the outcomes of this project is that it may help fill gaps in financing.

Comment: These companies have had decades but pull out of the project because they don't have the coffers for it.

• *Response*: The BOA program can provide additional resources to complete projects.

Comment and Question: Air quality is one of the biggest concerns. With the digging that would be part of these projects, how do you ensure air quality?

- *Response*: There are multiple approvals for air quality. It is vigorously controlled by the New York State Department of Health (NYS DOH) using community air monitoring.
- Follow-up Question: What is monitored? Would the community be involved?
 - Follow-up Response: Typically look for particulates and volatile organic compounds, but it can be site specific. Not sure about

public accessibility, but the public does have a chance to engaged and methods can be incorporated into report.

• Follow-up Comment: Texas has an air quality monitoring system that publishes hourly data.

Question: When you say food options, what does that mean?

- Response: Access to healthy food.
- Public discussion over the availability of healthy food options and concerns with older residents that may not be able to walk a mile to gain access and don't have available transportation.

Comment: Recommend providing urban plan simulators and identifying how economics goes into development as a whole. Consider shrinking the zone and focusing on higher density areas. Scattered site development is difficult. Look to partner with Urban Land Institute or University of Buffalo Regional Institute. Partner with block clubs. Add more numbers behind the costs. Major contractor, quoting \$225 to \$250 a square foot. This aggressive pricing, stalls development and leads to more vacancies.

Comment: Define what acronyms used stand for, including PBS (Petroleum Bulk Storage) and CBS (Chemical Bulk Storage).

Comment: As we move forward, we have a lot of vacant land. The consideration must be not just affordability, but also market-rate housing. As you're doing these projects, don't phase out market-rate housing. Give people a reason to stay in the city / on the East Side. Successful people want to stay here, if they have a reason to stay.

Comment: Much of the distressed housing is privately owned. Concerns about the existing housing quality standards and housing maintenance responsibility.

• Response: Shared that one of the documents reviewed is the City of Buffalo's Affordable Housing Task Force, which put together a report that reflects concerns about housing quality standards and maintenance responsibilities as well.

Comment: Information needs to be provided (put into the report).

Northland Beltline BOA Nomination Study

Public Meeting #2- Sign-In Sheet

March 5, 2025 at 6:30p.m. - Northland Workforce Training Center

Name	Email	Zip Code
Corey Haqq	Urbanequity716@gmail.com	14202
Lisa Wilson Smith	LisaS721@gmail.com	14211
George Johnson	Georgebuf291@gmail.com	14208
Sarah Whiteway	sarahwhiteway@dec.ny.gov	14217
Kayla Baker	kayla.baker@dec.ny.gov	14207
Cindy Stroyd	cynthia@cacwny.org	14208
Tammy Lee	tylee2100@kaleidahealth.org	14211
Lourdes Vera	lavera@buffalo.edu	14213
Joanna Panasiewicz	joanna.panasiewicz@erie.gov	14202
Harrison Hutton	harrison.hutton6@gmail.com	14225
Molly Majewski	mollymaj@buffalo.edu	14225
Tc Hairston	tcstylo44@gmail.com	14211
Hannah Drexler	hannah@seanryansenate.com	14209
Joe Bastian	joe7.bastian.2@gmail.com	14228
Loc Tran	loc@grassrootsgardens	14204
Carla Abram	brownsuga14221@yahoo.com	14215
Stephanie Lee	slee72277@yahoo.com	14215
Brevlyn Merriwooden		
Deborah Tucker	tucker@nysassembly	
Rick Folger	rfolger@habitatbuffalo.org	14215
Angelo Rhodes II		
Michael Godfrey		

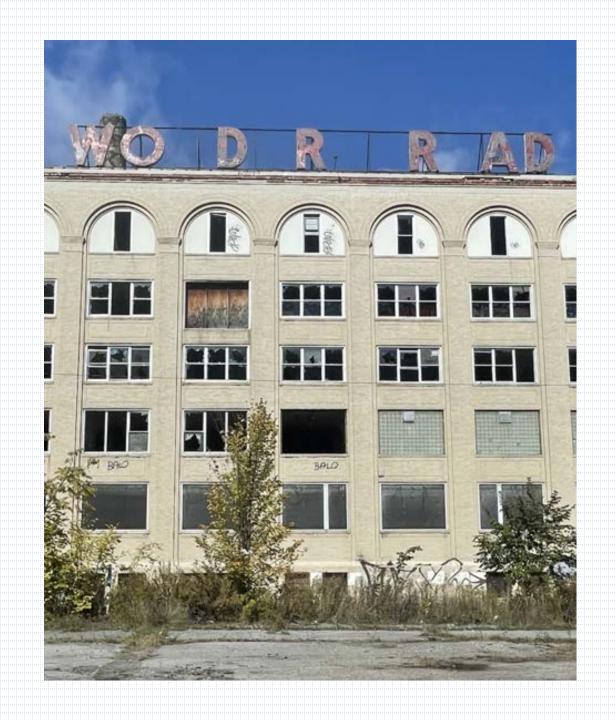


NORTHLAND BELTLINE BROWNFIELD OPPORTUNITY AREA

Public Workshop #2 March 5, 2025

AGENDA

- 1. Welcome
- 2. Recap of the BOA Program
- 3. Project Status
- 4. The Northland Beltline BOA: Preliminary Recommendations
- 5. Discussion & Feedback
- 6. Next Steps

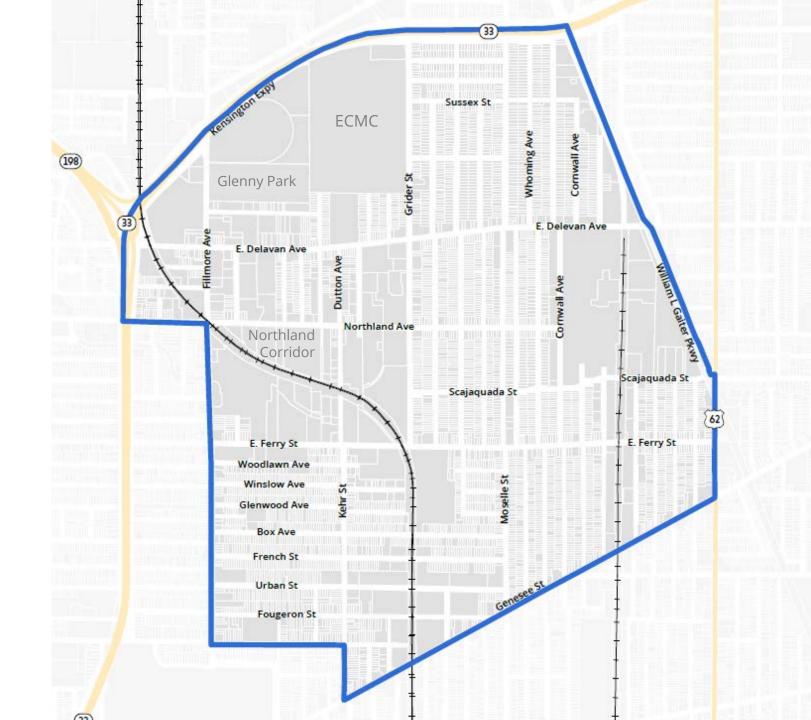


WELCOME

RECAP OF THE BOA PROGRAM

BOA STUDY AREA





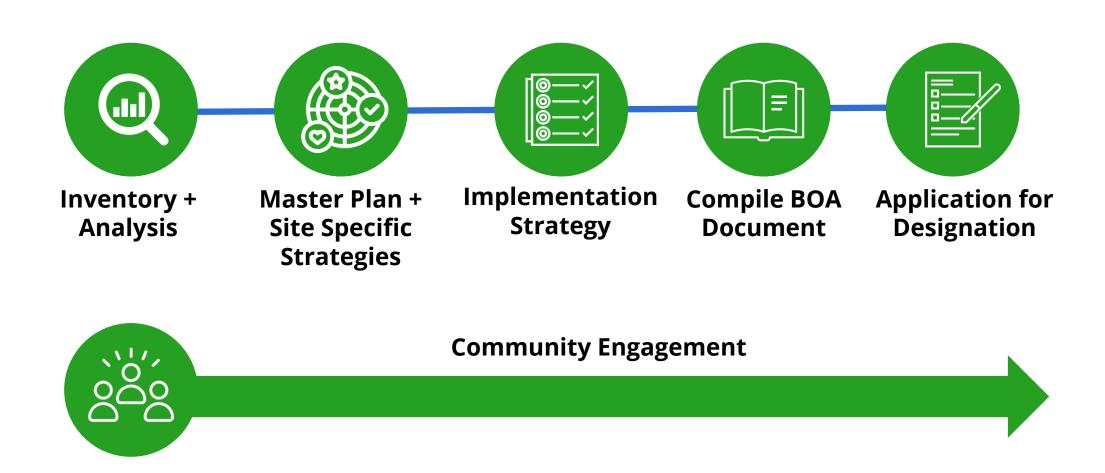
WHAT IS A BOA?

A BOA is a specified area with a cluster of brownfields, usually in areas historically underinvested, that forms the basis of the BOA community planning process.

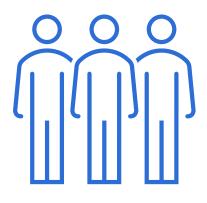


ELEMENTS

building on the efforts begun in 2020



PROJECT TEAM



- NYS Department of State
- Buffalo Urban Development Corporation
- City of Buffalo
- BOA Steering Committee (you!)
- Consultant Team
- Community Members

PROJECT STATUS

ENGAGEMENT ACTIVITIES

have helped inform the planning process



Steering Committee Meetings



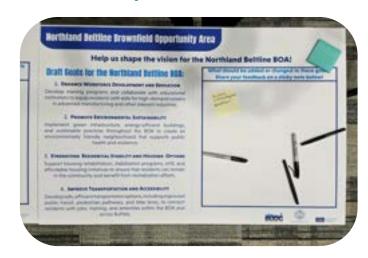
Stakeholder Meetings



Public Workshops

PUBLIC WORKSHOP

November 20, 2024













PUBLIC WORKSHOP: KEY THEMES

- **Development & Land Use**: Strong interest in housing options, green spaces, and mixed-use development.
- Infrastructure & Public Amenities: Priorities include improved lighting, bus stops, sidewalks, parks, and public art.
- Economic Growth & Ownership: Emphasis on increased homeownership, local business development, and entrepreneur support.
- **Environmental & Health Concerns:** Seek more information on contamination risks, if any, remediation efforts, and potential health impacts.
- Traffic & Safety: Concerns about speeding and pedestrian safety, especially near parks and community assets.

STAKEHOLDER MEETINGS

- Northland Workforce Training Center
- Mount Olive Baptist Church
- Viridi
- Clean Air Coalition
- Belmont Housing
- CB Emmanuel
- Bellwether Advisors
- Northland Consultants





STAKEHOLDER MEETINGS: KEY THEMES

- Local Economic Development: Creating local small-scale developer opportunities and workforce development programs for residents.
- **Affordable Housing and Development**: Emphasis on multifamily and townhouse projects with community facilities.
- **Sustainability and Energy**: Future development of microgrid and solar energy projects. Concerns about potential public health impacts.
- Transportation Access: Focus on improving public transportation access and multimodal connectivity.
- **Community Needs**: Need for more support uses like daycare, coffee shops, housing, and stronger connections between developments/businesses.

2020 VISION STATEMENT

Create a vibrant mixed-use employment district focusing on workforce training and advanced manufacturing that will revitalize the Delavan/Grider neighborhood and impact the entire East Side. The district will provide education and employment opportunities in addition to implementing practical and aesthetic improvements. The revitalization of this district will benefit not only to the East Side residents, but the greater City of Buffalo.



UPDATED VISION STATEMENT

Create a vibrant, sustainable mixed-use neighborhood that leverages investments in workforce training and advanced manufacturing to promote environmental stewardship, quality of life, and economic stability. The Delavan-Grider neighborhood will provide residents access to education and employment opportunities, affordable housing options, parks and open spaces, and multi-modal transportation alternatives, while addressing remaining environmental constraints. This revitalization will foster an inclusive and resilient community that benefits not only East Side residents, but the broader City of Buffalo.

BROWNFIELD VS. BROWNFIELD SITE

BROWNFIELD

A **brownfield** is a property where redevelopment or reuse is complicated by actual or potential contamination. These sites often have industrial or commercial histories and require remediation to support economic and community revitalization.

BROWNFIELD SITE

A **brownfield site**, as defined by NYS law, is a property where contaminants exceed state cleanup standards based on future use. In BOA plans, sites with unconfirmed contamination above thresholds are labeled "suspected brownfield sites." The term "brownfields" may refer to both confirmed and suspected sites.

BROWNFIELD SITE CLASSIFCIATIONS

* ONLY A PLANNING LEVEL ANALYSIS COMPLETED TO DATE

Sites with higher levels of potential environmental concern relative to possible Brownfield Site designation

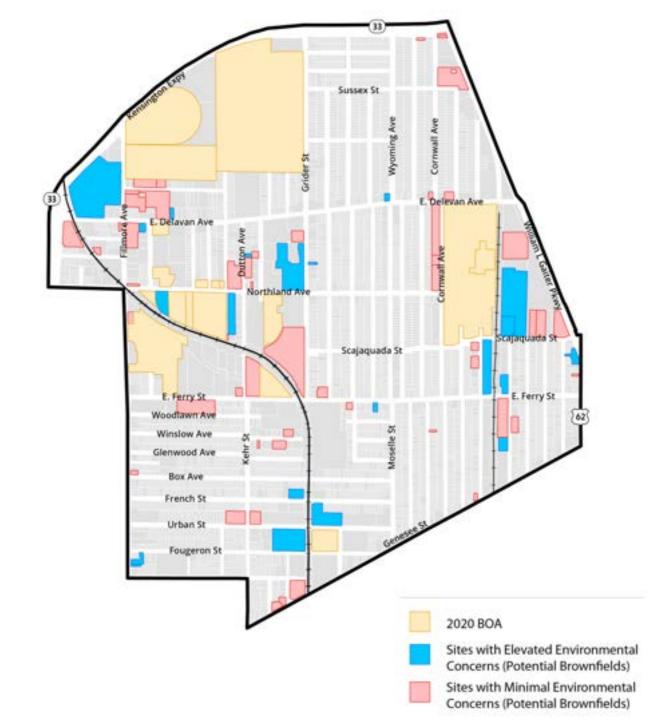
Sites currently listed as NYSDEC Inactive Hazardous Waste Sites that were not listed during the previous BOA (3), EPA CERLIS Sites (1) and PBS/CBS/Spill Sites with multiple spills, spills to groundwater, materials other than petroleum (including RCRA generators) and/or indications of remaining USTs and/or no cleanup known to have occurred.

Sites with lower levels of potential environmental concern relative to possible Brownfield Site designation

Sites that apparently have only petroleum-related contamination, have closed spills and/or spills that are being managed with NYSDEC involvement (based on desktop review)

BROWNFIELD ANALYSIS: POTENTIAL BROWNFIELDS

- 17 sites identified in 2020 BOA
- 21 sites with elevated environmental concern
- 52 sites with minimal environmental concern



NORTHLAND BELTLINE BOA: PRELIMINARY RECOMMENDATIONS



STRATEGIC SITE IDENTIFICATION

Site Selection Considerations:

- Location
- Ownership status
- Readiness for redevelopment
- Potential to spur additional investment
- Potential to improve quality of life
- Community support
- Historic significant

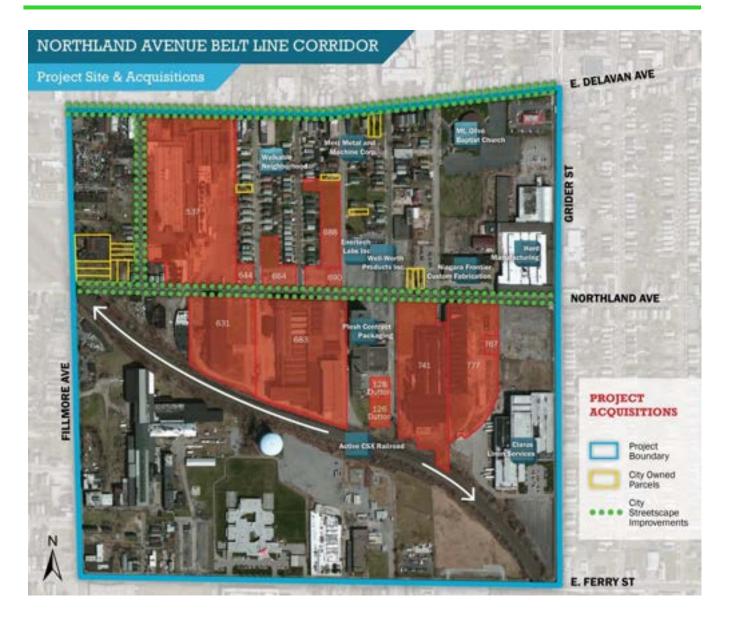
What is a Strategic Site?

Properties which, once redeveloped, are most likely to spur areawide investment & revitalization. May include public spaces which contribute to quality of life improvements.

What are Benefits of Strategic Sites?

- Access to additional BOA funding
- Priority and preference for other CFA funding
- Tax incentives when coupled with state cleanup programs

STRATEGIC SITE IDENTIFICATION



2020 Plan Strategic Sites

- 683 Northland Avenue
- 537 East Delevan
- 631 Northland Avenue
- 741 Northland Avenue
- ECMC/Kensington Heights
- Glenny Park
- 1001 E Delevan (American Axle)
- 356 Fougeron (Wonder Bread)
- Public School #62

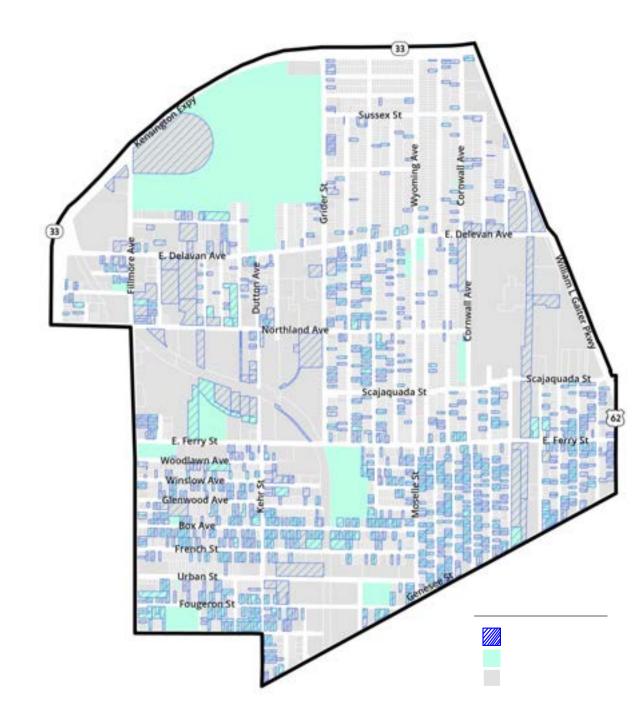
STRATEGIC SITES ANALYSIS: PARKS + OPEN SPACE

- 1 Glenny Park
- 2 Moselle Park
- **3** Box Ave Park



STRATEGIC SITES ANALYSIS: OWNERSHIP + VACANCY

- 22.5% (or 833 parcels) is publicly owned
- 77.5% (or 3,929 parcels) is privately owned
- 23.6% (or 1,468 parcels) is vacant land
- 9.2% (or 814 parcels) is publicly owned + vacant



STRATEGIC SITES ANALYSIS: PROJECTS AND INITIATIVES

Buffalo Billion & the Northland Corridor Redevelopment Project

Both initiatives aim to rejuvenate Buffalo's economy by investing in infrastructure, workforce development, and business growth, particularly focusing on historically underserved areas like the East Side.



A SUCCESS STORY: Northland Workforce Training Center

- Trains diverse talent for advanced manufacturing and energy sectors.
- Repurposed the former Niagara Machine and Tool Works complex.
- Anchors Northland Corridor redevelopment, boosting community growth.

STRATEGIC REDEVELOPMENT SITES



21 sites identified



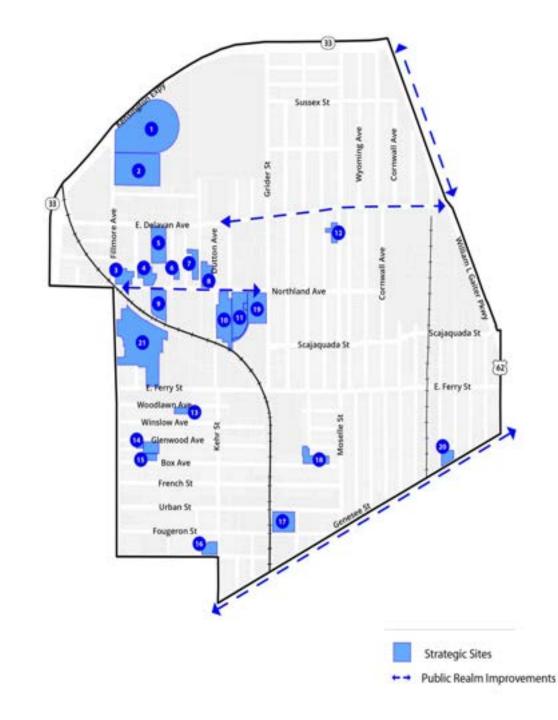
Targeted vacant + underutilized parcels



Built on recent investments



SUBJECT TO CHANGE, BASED ON YOUR FEEDBACK!





NORTHLAND CORRIDOR STRATEGIC SITES



Four (4) sites associated with Northland Corridor Phase 3 and Phase 4 investment

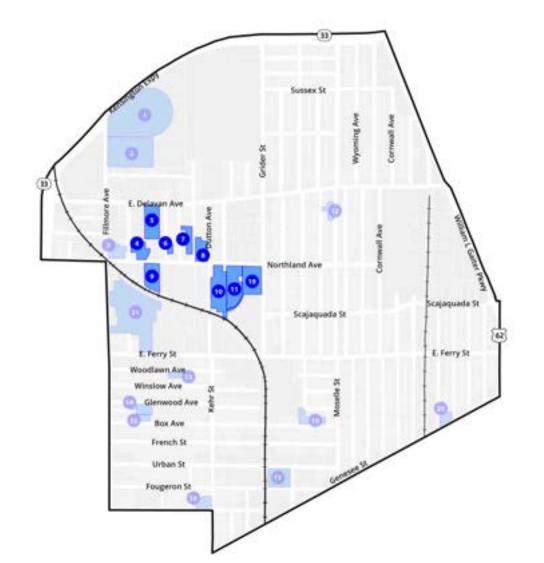


Two (2) sites provide opportunity for infill housing



Three (3) sites provide opportunity for new industrial/commercial development

9 Strategic Sites



Northland Corridor Revitalization: Phase 3



612 Northland Avenue



541 E Delevan



714 Northland Avenue

Northland Corridor Revitalization: Phase 4

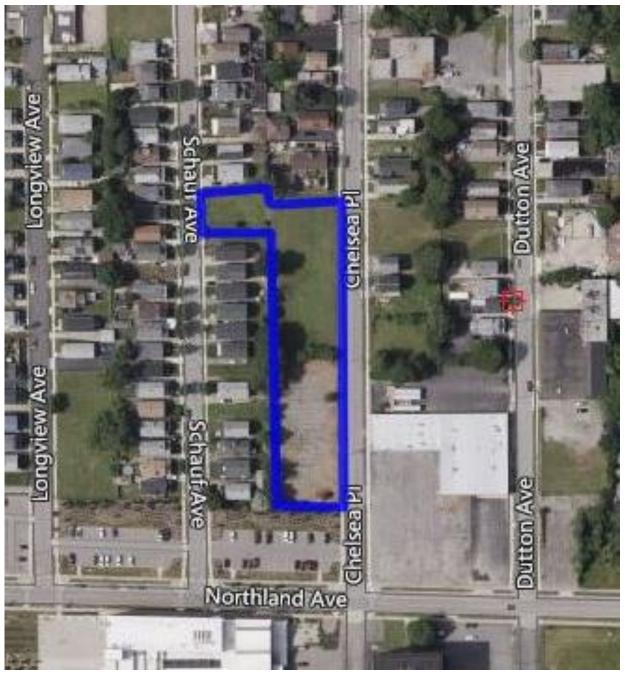
631 Northland Avenue



Infill Housing Opportunities

- Longview Avenue
- Chelsea Place





Commercial/Industrial Redevelopment Opportunities



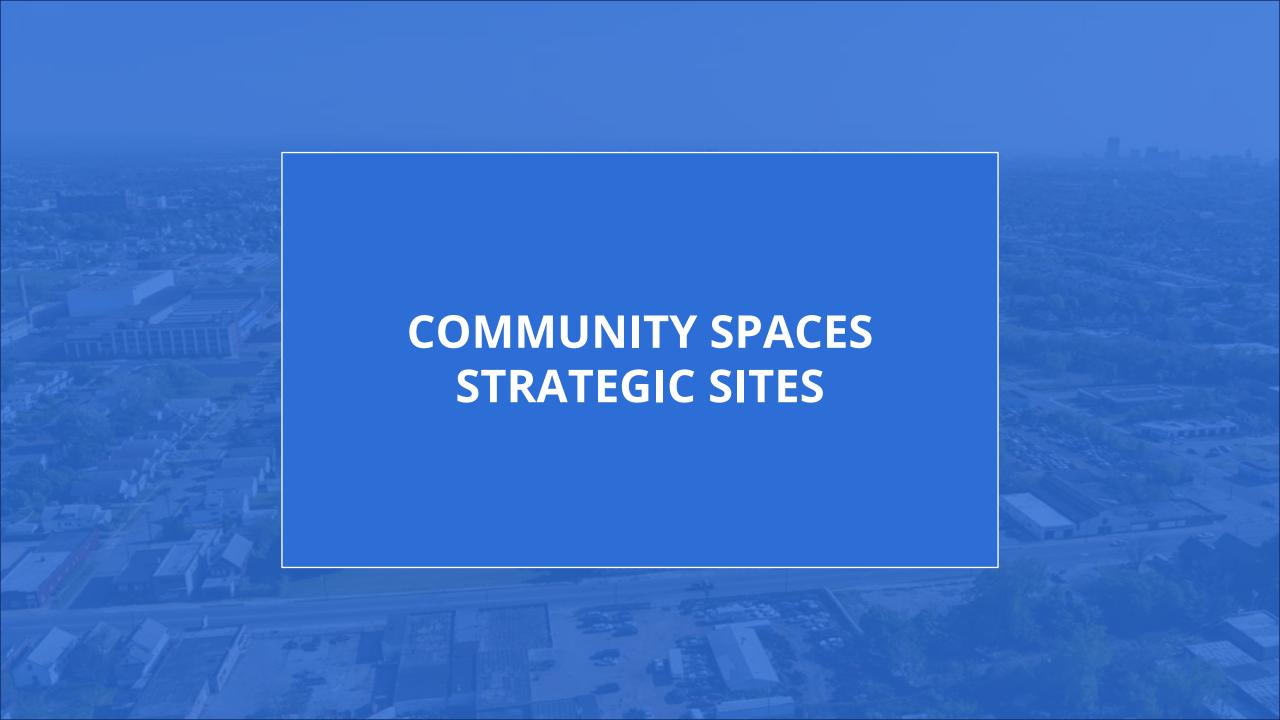
741 Northland Avenue



747 Northland Avenue



777 Northland Avenue



COMMUNITY SPACES STRATEGIC SITES



Future Enhancements at Glenny Park

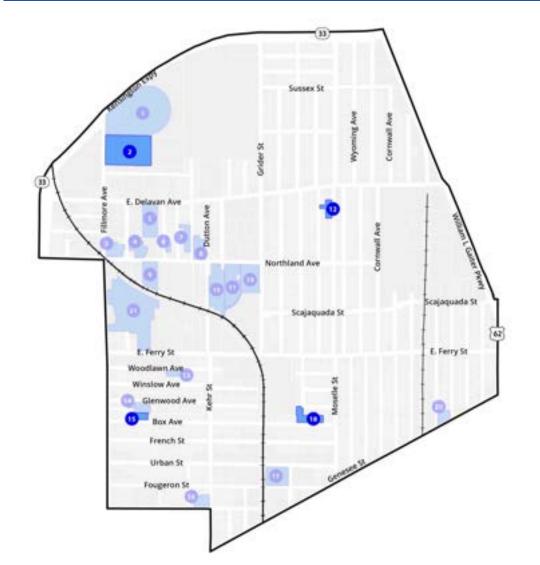


Expansion and Investment at Moselle Street and Box Avenue Parks



New, Potential Future Park Space

4 Strategic Sites



Glenny Park: Future Park Investment

Existing, 16-acre park (owned and maintained by City of Buffalo)

Proposed park enhancements designed in 2019, **no funding in place**

Proposed enhancements included more fields, ADA compliant fitness area, new pavilion, walking trail, parking



Park Expansion and Investment: Box Avenue Park and Moselle St Park



Moselle Street Park



Box Avenue Park

Moselle Street Park

New playground installation in 2025

Box Avenue Park

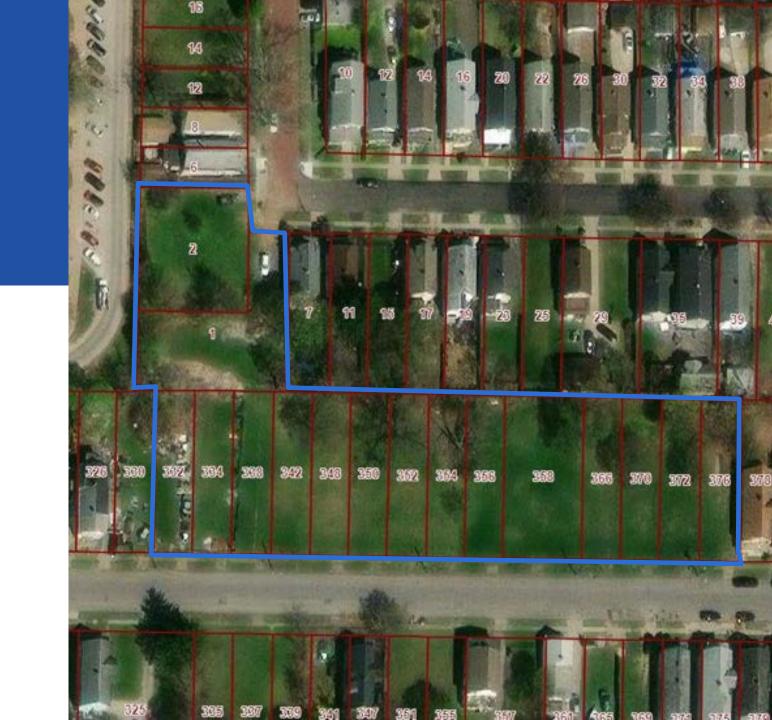
 Adjacent City owned lots allow for future park expansion, based on programming needs

Future Park Space: Filling A Gap in Park Access

14 City-owned vacant parcels along Box Avenue

Total area of 1.26 acres

Opportunity for future park development, pending additional study





COMMERCIAL/MIXED USE STRATEGIC SITES



Commercial Development opportunity associated with land assembly

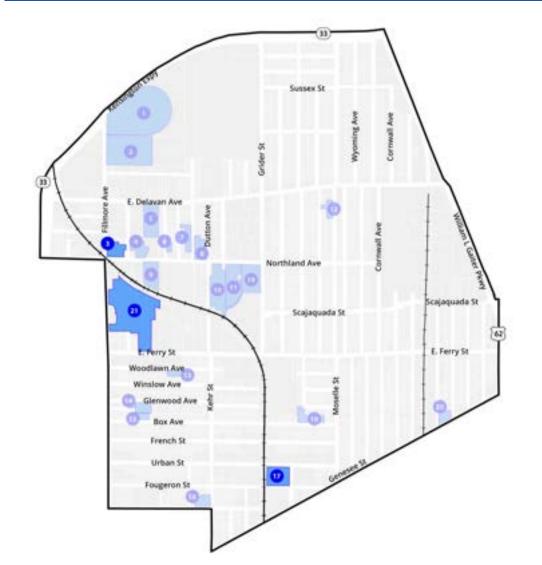


Former Wonder Bread complex redevelopment



Opportunity for Environmental Clean Up and Reuse

3 Strategic Sites



Commercial/Mixed Use Redevelopment Potential



Fillmore & Northland Ave Site Assembly / Commercial



356 Fougeron St – Wonder Bread Mixed Use Potential



750 East Ferry Street Industrial/Commercial



HOUSING OPPORTUNITY STRATEGIC SITES



Proposed housing development adjacent to ECMC



Land assembly to facilitate higher density housing projects

5 Strategic Sites



Housing / Mixed Use Development Potential

1827 Fillmore Avenue



HHLArchitects

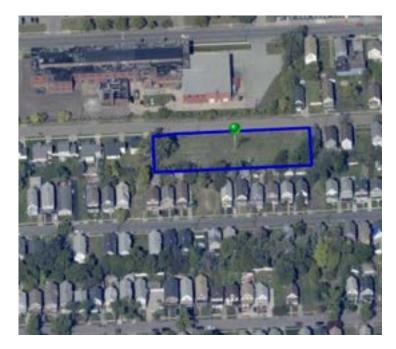
Existing Site

Redevelopment Vision

Infill Housing Opportunities







795 Woodlawn 0.78 acre, City owned



739-741 Boxwood Avenue Privately owned



Genesee and Leslie Streets 13 parcels

Infill Housing Opportunity



The Opportunity!

NW corner of Northampton/Kehr St 11 City owned vacant parcels



STRATEGIC INVESTMENT CORRIDORS

William L. Gaiter Pkwy

 Expand and enhance the existing greenway to improve connectivity and recreation

East Delavan Avenue

 Opportunity to support small businesses, enhance walkability, and integrate residential development

Northland Avenue

 Leverage recent investments with additional placemaking efforts to strengthen identity and vibrancy

Genesee Street

Prime corridor for larger scale mixed-use infill development to activate the streetscape



STRATEGIC SITES DISCUSSION

Did we miss any key sites?

Do you think any of the identified sites should not be on the list?



RECOMMENDATIONS AND ACTIONS: AREA-WIDE REVITALIZATION NEEDS + OPPORTUNITIES

Area-Wide Revitalization Needs + Opportunities

- Public Health
- Vacant Lot Strategies
- Fill the Housing Gap
- Connectivity and Accessibility
- Neighborhood Placemaking

UNDERSTANDING PUBLIC HEALTH NEEDS



Brownfields



Food Access



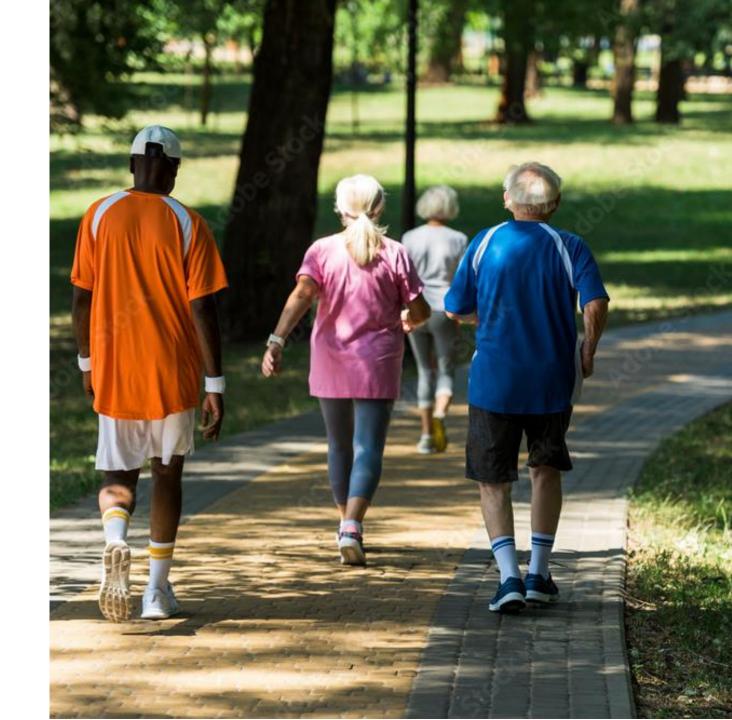
Education



Access to Parks



Air Quality



VACANT LOTS & HOUSING: ADDRESSING HISTORIC CHALLENGES

The high concentration of vacant lots in the Northland Beltline area is the result of decades of economic shifts and continued disinvestment.

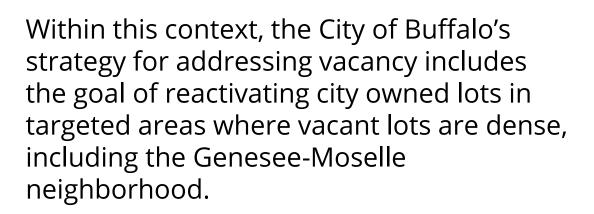
- Industrial Boom and Decline
- Urban Renewal and Highway Construction
- Discriminatory Lending Practices
- Age of Housing Stock
- Disinvestment & Health Hazards
- High Concentration of Demolitions



East Ferry Street Intersection at Bailey Avenue, 1938. Source: WNY Heritage.

VACANT LOTS & HOUSING: COLLABORATION FOR POSITIVE CHANGE

A variety of organizations have been working to address vacant lots and housing opportunities in the area for a shared effort for community benefit.

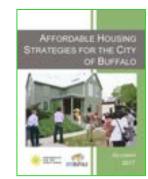














VACANT LOTS & HOUSING: EXISTING PROGRAMS

There are a variety of existing programs available that can be utilized in the Northland Beltline BOA.

Searchable City of Buffalo Owned Inventory

- Side Lot Program
- Commercial Properties
- Commercial Vacant Land
- Infill Housing
- Residential Properties

Housing Resources

- City of Buffalo Lead Grant Program
- Emergency Loan Assistance Program
- Roof Program
- Owner Occupied Home Repair Program
- Target Focus Area Program
- Down Payment/Closing Cost Assistance Program
- 50/50 Program

HOUSING MARKET CONDITIONS:

2017 HOUSING OPPORTUNITY STRATEGY

Identified as low demand and lowest demand markets, the Buffalo Housing Opportunity Strategy suggests the following as part of a principled and strategic intervention in this area:

"Select areas of focus that include or are adjacent to key assets.

Place a particular emphasis on preventing further decline on blocks that are mostly stable but are threatened by several distressed properties."





VACANT LOT RECOMMENDATIONS

* PENDING FURTHER REVIEW & DISCUSSION WITH CITY AND KEY STAKEHOLDERS

- Promote and Enhance Existing Programs, such as the City's Side Lot Program and Infill Housing Program
- Promote and Enhance Existing Community Garden Programs
 Operated by Other Local Entities
- Consider New Programs to Fill Gaps in Existing Programs
- 4 Prioritize Programs that Facilitate Integration of Housing Infill

RECOMMENDATIONS FOR HOUSING POLICY

* PENDING FURTHER REVIEW & DISCUSSION WITH CITY AND KEY STAKEHOLDERS

- Support and promote programs and policies that help homeowners and renters with housing costs, maintenance, and stability.
- 2 Prioritize rehabilitation over demolition.
- Offer transparent below-market rate sale of vacant and/or underutilized lots to non-profit developers committed to long-term housing affordability.

RECOMMENDATIONS FOR HOUSING POLICY

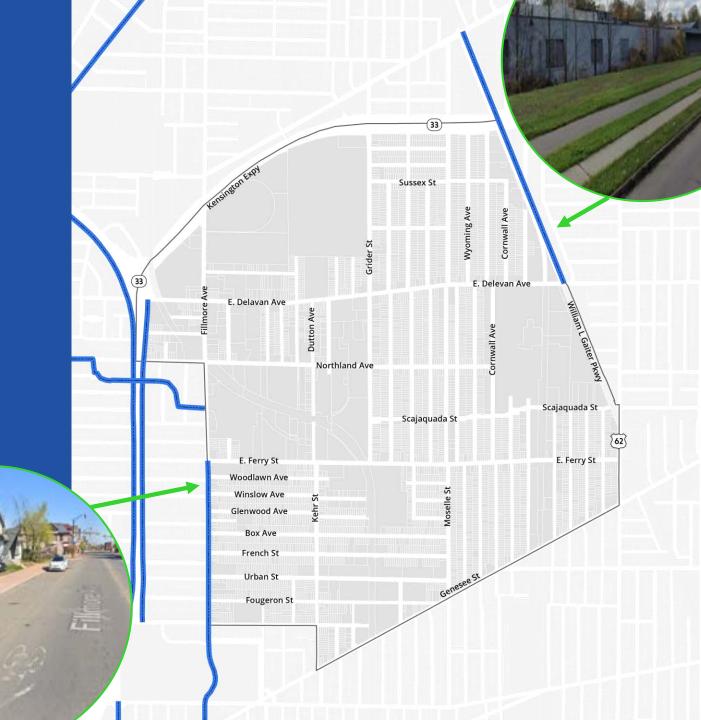
* PENDING FURTHER REVIEW & DISCUSSION WITH CITY AND KEY STAKEHOLDERS

- Explore a Community Land Trust or other options (limited equity cooperatives, housing trust funds, etc.) to ensure permanently affordable homeownership and rental opportunities.
- Combine housing with other amenities in commercial corridors, such as daycares, access to food options, and other critical neighborhood services.

CONNECTING PEOPLE + PLACES

Existing Conditions

- Limited bike infrastructure
- Connectivity gaps for nonvehicular transportation



FILLING THE GAPS: BUILD ON EXISTING INVESTMENTS

East Side Trails Initiative Currently in Design Phase



FILLING THE GAPS: NEW OPPORTUNITIES

Addressing connectivity gaps:

 Introducing east-west bike lanes on Northland and Scajaquada Streets will link residents to existing routes like William L. Gaiter Parkway and the Scajaquada Trail, creating a cohesive network

Economic Benefits:

 Improved bike connectivity can stimulate local businesses by increasing foot traffic and fostering a vibrant, accessible community atmosphere



PLACEMAKING

Each of the corridors provide distinct opportunities for incorporating streetscape and placemaking elements



PLACEMAKING STRATEGIES: STREETSCAPE AMENITIES















PLACEMAKING STRATEGIES: ROADWAY ENHANCEMENTS













PLACEMAKING STRATEGIES: GATEWAY TREATMENTS

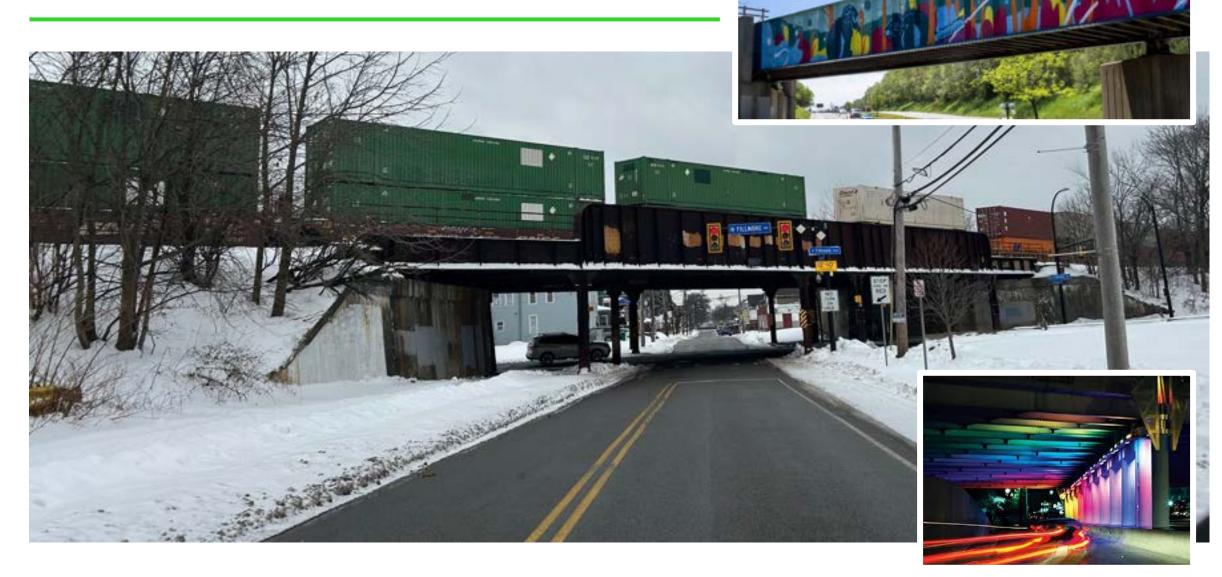








PLACEMAKING OPPORTUNITIES: GATEWAYS



WORKFORCE DEVELOPMENT

Continue to support and promote workforce development programs at the Northland Workforce Training Center.

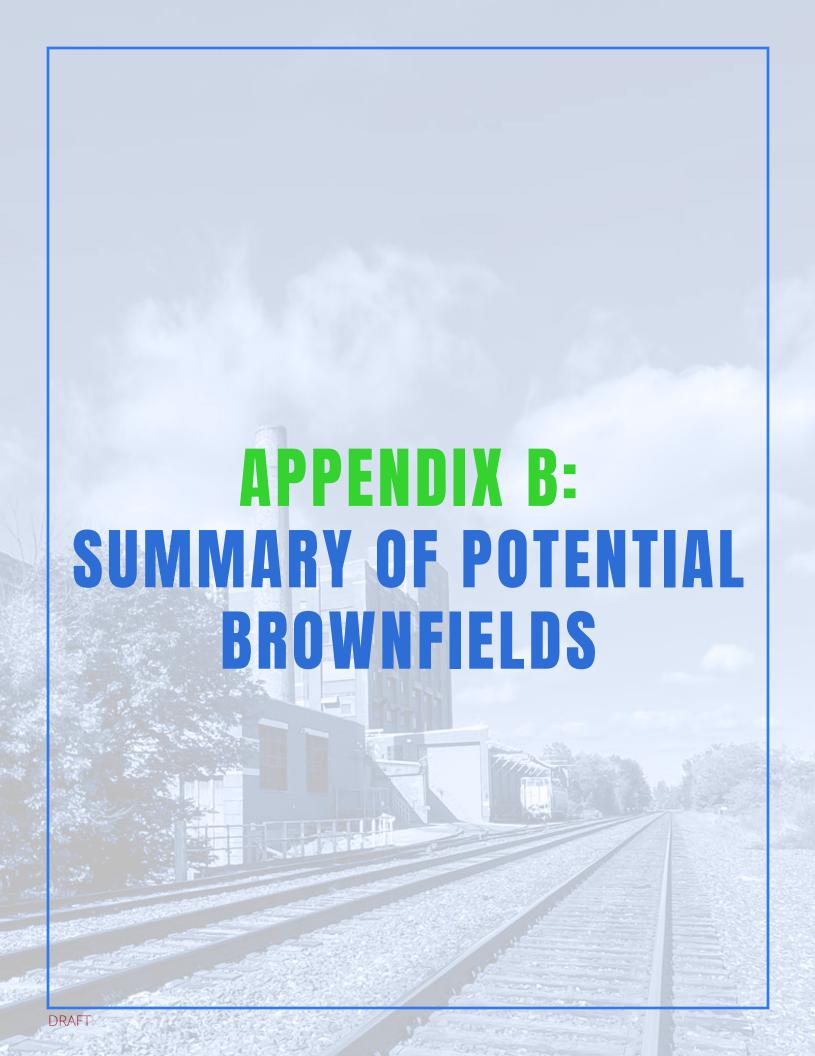
2 Continue to support and promote GreenForce.

NEXT STEPS

NEXT STEPS



Projects within the BOA study area may be eligible to apply for Step 3
Predevelopment Funding during the 2025 Consolidated Funding
Application round.



Northland Project area properties acquired by BUDC (Beltline BOA Draft 2020):

Brownfield Site	SBL	Prop. Class	Address	Owner (listed on	Current use	Summary of Concerns
# (assigned by Lu Engineers)		Description		website/GIS)		
BOA 2020-1	101.21-5-1.1	Manufacture	683 NORTHLAND	683 Northland LLC	headquarters for Northland Workforce Training Center, Buffalo Manufacturing Works, Manna Culinary Group and SparkCharge	NYSDEC Site # C915310 (included with 665 Northland), Spill #650390 and CBS #9-002607
	90.77-6-1.11	Vacant indus	537 DELAVAN EAST	Nordel I LLC	boarded up building	NYSDEC Site #915965 and PBS # 9-054313; former Houdaille Factory demolished in 2017; currently under construction to include new structures at 541 E. Delavan Ave and 612 Northland
	90.77-6-1.13	Vacant indus	221 WINCHESTER	Nordel I LLC	undeveloped, foundations visible	appears to be associated with 547 E. Delavan and part of 537 E. Delavan parcel identified in the 2020 BOA
	90.77-6-1.12	Vacant indus	547 DELAVAN EAST	NORDEL I LLC	under construction	appears to been part of 537 E. Delevan parcel, currently under construction and is not a concern
	90.77-6-1.14	Vacant indus	606 NORTHLAND	Nordel I LLC	Albright Knox, addressed as 612 Northland (2020)	appears to have been part of 537 E. Delavan parcel; former occupants include Buffalo Powder Coating(602 Northland) and NYSDEC Spill #9601211 (listed 602 Northland)
	90.77-6-1.15	Vacant indus	640 NORTHLAND	NORDEL I LLC	parking lot for 606 Northland (2020)	appears to have been part of 537 E. Delavan parcel, not a concern
BOA 2020-3	101.21-5-1.21	Manufacture	631 NORTHLAND	631 Northland LLC	vacant; predevelopment phase for renovation and marketing for industrial use (BOA report)	part of 665 Northland
	101.21-5-1.22	Com vac w/imp	665 NORTHLAND	683 Northland LLC	parking lot for 631 Northland	NYSDEC Site #C915310 and part of NYSDEC spill #650390 (with 683 Northland), however was included with 631 Northland on the BOA 2020 Map and appears to have been utilized as the parking lot for 631 Northland
BOA 2020-4	101.21-5-12.1	Manufacture	741 NORTHLAND	Nordel II LLC	unoccupied building in poor condition; shares wall with 777 Northland	
	101.21-5-12.2	Vacant indus	727 NORTHLAND	Plesch Contract Packaging Co.	unoccupied	appears to be part of 741 Northland
	101.22-5-1	Manufacture	777 NORTHLAND	Nordel II LLC	unoccupied building	NYSDEC Spill #1503832
	101.22-5-2	Vacant comm	767 NORTHLAND	Nordel II LLC	part of 777 Northland	
BOA 2020-5	90.13-1-8.1	Vacant comm	338 GRIDER	ERIE COUNTY MEDICAL CENTER	Erie County Medical Center, 338 Grider	anchor institution, significant upgrades; also aquired Kensington Heights Site
	90.13-1-8.1/A	Hospitals	338 GRIDER	ERIE COUNTY MEDICAL CENTER	Erie County Medical Center, 338 Grider	no concerns
	90.13-1-11		1827 FILLMORE	1827 FILLMORE LLC		NYSDEC Site# C915279; purchased by ECMC

Brownfield Site # (assigned by Lu Engineers)	SBL	Prop. Class Description	Address	Owner (listed on website/GIS)	Current use	Summary of Concerns
BOA 2020-6	90.17-1-1	School	1823 FILLMORE	City of Buffalo/1827 Fillmore LLC	"Glenny Park" includes park and Campus East School	Includes 94, 106 and 114 Appenheimer Ave; appears to be part of the school property; enhancements relating to park, trails, greenspace and potential for multi-use space
BOA 2020-7	101.24-1-1.12		1001 E. Delavan	East Delavan Property, LLC	Ontario Specialty Contracting; Workforce and Education Services	NYSDEC Site# 915916 and C915916B; PBS 9-600329, CBS 9-000110, CBS 9-00081; 1001 E. Delavan Ave 101.24-1-1.1 appears to be in the process of being separated
BOA 2020-8	90.79-2-7	Apartment	921 DELAVAN EAST	Trinity One, LLC	Mt. Olive Development Corp; 919-921 E. Delavan	Rehab and reconstruction of the building
BOA 2020-9	101.29-1-12.1	Apartment	858 FERRY EAST	True Bethel Townhomes housing	Apartments	NYSDEC Site# 915175 and B0007; Spill #1211523; reconstructed into apartments
	101.29-1-12.2	Vacant comm	860 FERRY EAST	E. Ferry Housing, LLC	vegetated parcel	no concerns
BOA 2020-11	101.48-1-3	Vacant comm	1698 GENESEE	POZANTIDES MAYDA	Groundwork Market Gardens	Located within Harmac, community orientated organic farm
BOA 2020-13	101.54-2-1	Manufacture	356 FOUGERON	356 Fourgeron, Inc.	abandoned building- former Wonder Bread. Formerly consisted of 276, 313, and 286 Fougeron Street.	NYSDEC Spills 0003540, 9109309 & 9300668, and NYSDEC Bulk Storage Records Site Number 9-423343.
BOA 2020-16	101.46-3-19.1	Apartment	376 URBAN	Broadway-Fillmore NHS, Inc.	Persistence Prep Academy	PS#62, complete renovation to be used as school
BOA 2020-17	100.36-6-2.1	Manufacture	750 FERRY EAST	BFMC 1901 LLC		NYSDEC Site #C915392 and PBS #9-446513
BOA 2020-18	101.21-1-1.1	Com vac w/imp	644 NORTHLAND	NORDEL II LLC	Paved parking lot (2014)	identified on BOA 2020 Map, no concerns
BOA 2020-19	101.21-1-13.11	1 Com vac w/imp	664 NORTHLAND	Nordel II LLC	Paved parking lot (2014)	NYSDEC Site #915329; 664 Northland and 87 Longview were identified together on the BOA 2020 Map
	101.21-1-13.11	2 Vacant comm	87 LONGVIEW	City of Buffalo	vegetated parcel, maintained (2014)	no concerns
BOA 2020-20	101.21-2-16	Vacant comm	690 NORTHLAND	City of Buffalo	Parking lot	NYSDEC Site #915329
	101.21-2-12.11	1 Com vac w/imp	688 NORTHLAND	City of Buffalo	Parking lot	NYSDEC Site #915329; part of 690 Northland on the BOA 2020 Map
	101.21-2-12.11	2 Com vac w/imp	192 CHELSEA	City of Buffalo	vac commercial land	addressed as 688 Northland on the BOA 2020 Map
BOA 2020-21	100.28-4-2	Vacant indus	577 NORTHLAND	NORDEL II LLC		NYSDEC spill #1503449, property has been redeveloped as a park; no concern
BOA 2020-22	101.21-5-11	Vacant indus Vacant indus	128 DUTTON 122 DUTTON	PLESH CONTRACT PACKAGING INC PLESH CONTRACT PACKAGING INC		part of 126 Northland on BOA 2020 Map

Brownfield Site S	SBL Prop. Class	s Address	Owner (listed on	Current use	Summary of Concerns
# (assigned by Lu	Description	n	website/GIS)		
Engineers)					

Vacant Commercial Properties

Brownfield Site	SBL	Prop. Class	Address	Owner (listed on	Current use	Summary of Concerns
# (assigned by Lu Engineers)		Description		website/GIS)		
1	101.61-3-18	Vacant comm	1294 GENESEE	City of Buffalo Perfecting Title	vegetated, maintained parcel since at least 2007; residential properties adjacent to the north and west, an abandoned building on east side of Rohr Street (#47)	·
4	101.54-3-16	Vacant comm	1502 GENESEE	City of Buffalo Perfecting Title	vegetated, maintained parcel since at least 2007; residential vacant land adjacent to the north, religious building west	unknown past use
	101.54-3-15	Vacant comm	1506 GENESEE	City of Buffalo Perfecting Title	vegetated, maintained parcel since at least 2007; residential vacant land adjacent to the north	unknown past use
	101.54-3-14	Vacant comm	1510 GENESEE	City of Buffalo Perfecting Title	vegetated, maintained parcel since at least 2011; residential vacant land adjacent to the north, mixed use building east	commercial building prior to 2007, unknown use
5	101.47-2-1	Vacant comm	1550 GENESEE	City of Buffalo	vegetated, maintained parcel since at least 2007; residential vacant land adjacent to the north	unknown past use
	101.47-2-64	Vacant comm	1554 GENESEE	Harvest Christian Ministries	vegetated, maintained parcel since at least 2017; residential vacant land adjacent to the north	former structure, possibly utilized as a church between 2012-2014, unknown past use
	101.47-2-63	Vacant comm	1558 GENESEE	City of Buffalo	vegetated, maintained parcel since at least 2007	unknown past use
	101.47-2-62	Vacant comm	1562 GENESEE	Beyond the Veil Christian	vegetated, maintained parcel since at least 2007; residential property adjacent to the north	unknown past use
	101.47-2-61	Vacant comm	1566 GENESEE	Goodson, Curtis	vegetated, maintained parcel since at least 2007; residential property adjacent to the north	unknown past use

Brownfield Site # (assigned by Lu Engineers)	SBL	Prop. Class Description	Address	Owner (listed on website/GIS)	Current use	Summary of Concerns
	101.47-2-60	Vacant comm	1572 GENESEE	Goodson, Curtis	vegetated, maintained parcel since at least 2007; residential property adjacent to the north, grocery store east	unknown past use
6	101.47-4-44	Vacant comm	1614 GENESEE	Qazi Belaluddin	vegetated, maintained parcel since at least 2007; residential vacant land adjacent to the north, commercial building west	unknown past use
	101.47-4-43	Vacant comm	1620 GENESEE	Kaid Mushtaq	vegetated, maintained parcel since at least 2007; residential vacant land adjacent to the north, residential property east	unknown past use
7	101.47-5-21	Vacant comm	1640 GENESEE	S&S Empire, LC	vegetated and gravel parcel since at least 2007; residential property adjacent to the north	unknown past use
	101.47-5-20	Vacant comm	1644 GENESEE	Butler Group, Enterprises, LLc	vegetated and gravel parcel since at least 2007; parking for Ike and BG's Restaurant addressed as 1646 Genesee Street, adjacent to the east	unknown past use
8	101.47-5-18	Vacant comm	1650 GENESEE	S&S EMPIRE LLC	vegetated and gravel parcel since at least 2014; vacant residential land adjacent to the north; restaurant to the east	mixed use building prior to 2012; unknown past use
	101.47-5-17	Vacant comm	1652 GENESEE	City of Buffalo	undeveloped parcel with a paved area visible; vacant residential land adjacent to the north	NYSDEC Spill# 0275486(addressed as 1656 Genesee Street) associated with a former gasoline station; there are no PBS records associated with this or the adjoining properties; parcel appeared to be a parking lot for former building at 1650 Genesee Street
	101.47-5-16	Vacant comm	1662 GENESEE	S&S EMPIRE LLC	vegetated and gravel parcel , vacant residential land north; undeveloped land east (#9)	unknown past use
9	101.48-1-1	Vacant comm	1670 GENESEE	City of Buffalo	vegetated,maintained parcel with former building foundation and concrete wall visible since at least 2007; vacant commercial land adjacent to the north (#26); railroad east and Groundwork Market Gardens (BOA 2020-11) beyond	unknown past use
10	101.40-2-45	Vacant comm	1718 GENESEE	Goodson, Curtis	vegetated, maintained parcel since at least 2007; vacant residential land adjacent to the north	unknown past use

Brownfield Site # (assigned by Lu Engineers)	SBL	Prop. Class Description	Address	Owner (listed on website/GIS)	Current use	Summary of Concerns
•	101.40-2-44	Vacant comm	1726 GENESEE	City of Buffalo	vegetated,maintained parcel since at least 2011; vacant residential land adjacent to the east	mixed use building prior to 2007; unknown past uses
11	101.40-3-37	Vacant comm	1746 GENESEE	Islam Mohammad		gravel lot associated with a former mixed use building located adjacent to the east prior to 2011; unknown past use of the parcel or mixed use building
12	101.40-4-27	Vacant comm	1784 GENESEE	Wheeler, Fannie	vegetated, maintained parecel since at least 2007; residential property adjacent to the	unknown past use
	101.40-4-26	Vacant comm	1788 GENESEE	City of Buffalo	vegetated, maintained parcel since at least 2007; residential property adjacent to the north and east	unknown past use
13	101.54-3-9	Com vac w/imp	204 MOSELLE	City of Buffalo	fenced area with overgrown vegetation and a paved area since at least 2007; vacant residential land adjacent to the south, residential property west and a school north	unknown past use
14	101.46-1-14	Vacant comm	242 FRENCH	City of Buffalo	vegetated parcel with former building foundations visible since at least 2007; residential property adjacent to the north and railroad east; unoccupied building south (#54)	NYSDEC Spill #2206497 associated with abandoned containers in field; unknown past use
	101.46-1-2.1	Vacant comm	233 BOX	Doyle Delano and Glendae	vegetated parcel with former building foundations visible since at least 2007; parcel extends between French Street and Box Ave	unknown past use
15	101.46-2-70	Vacant comm	272 FRENCH	City of Buffalo	vegetated parcel with foundation walls visible since at least 2007; vacant residential land adjacent to the north, residential property east and railroad west, manufacuturing plant (#53) south	unknown past use
16	101.38-1-31	Vacant comm	264 BOX	Copeland, Ernest	overgrown vegetated parcel with former building foundation wall visible and debris from at least 2007-2014; vacant residential land adjacent to the west and a garage north owned by the same owner, railroad east	unknown past use
17	101.37-5-9	Vacant comm	795 WOODLAWN	City of Buffalo	vegetated parcel since at least 2018	manufacturing building prior to 2014; unknown past use

Brownfield Site # (assigned by Lu Engineers)	SBL	Prop. Class Description	Address	Owner (listed on website/GIS)	Current use	Summary of Concerns
18	100.36-6-23	Vacant indus	698 FERRY EAST	ABUHAMRA SHAKER	vegetated, maintained parcel since at least 2020; gasoline station adjacent to the west	unknown past use
	100.36-6-22	Vacant comm	700 FERRY EAST	DC Wholesale Inc.	vegetated, maintained parcel since at least 2020	residential prior to 2014
	100.36-6-21	Vacant indus	704 FERRY EAST	City of Buffalo	vegetated, maintained parcel since at least 2020	former mixed use building prior to 2014, unknown past use
	100.36-6-19.112	2 Vacant indus	12 Winchester	ABUHAMRA SHAKER	vegetated,maintained parcel, landlocked	unknown past use
	100.36-6-19.112	l Vacant indus	14 WINCHESTER	Colston Collision, Inc.	fenced paved and vegetated parcel, used for parking	unknown past use
	100.36-6-18	Vacant indus	18 WINCHESTER	City of Buffalo	vegetated, maintained parcel; residential property adjacent to the north	unknown past use
	100.36-6-26	Vacant comm	1525 FILLMORE	ABUHAMRA SHAKER	parking lot assoicated with gasoline station adjacent to the south since at least 2007	unknown past use
	100.36-6-27	Vacant comm	1527 FILLMORE	ABUHAMRA SHAKER	vegetated parcel since at least 2012; residential or mixed use property adjacent to the north, residential east	gravel lot prior to 2011; unknown past use
20	101.29-1-13	Elec Trans Imp	854 FERRY EAST	Niagara Mohawk Power Corp	vegetated, maintained parcel since at least 2007	NYSDEC Spill #9604791 is associated with NiMo, unknown past use
21	101.30-2-26	Vacant comm	984 FERRY EAST	HAIDER GIASH UDDIN	vegetated, maintained parcel since at least 2012; residential property adjacent to the east	mixed use building prior to 2008, unknown past use
	101.30-2-27	Res vac land	21 CARL	City of Buffalo	vegetated and gravel lot since at least 2012; residential property adjacent to the north	formerly part of mixed use building; unknown past use
22	101.32-1-6	Vacant indus	1234 FERRY EAST	City of Buffalo	vegetated, maintained parcel since at least 2007; railroad adjacent to the west	unknown past use
	101.32-1-5	Vacant comm	1238 FERRY EAST	City of Buffalo	vegetated, maintained parcel since at least 2007	NYSDEC Spills #8606908, 8810061 and 9002527 associated with petroleum, waste oil and PCB oil spilled to the soil; formerly utlized as McMannus Steel Construction
23	101.40-2-7	Com vac w/imp	1271 FERRY EAST	City of Buffalo	gravel parking area since at least 2007; residential properties adjacent to the north and east	unknown past use
24	101.40-4-7	Res vac land	1325 FERRY EAST	City of Buffalo	vegetated and gravel parcel since at least 2012	laundry and dry cleaners prior to 2007

Lu Engineers

February 2025

Brownfield Site # (assigned by Lu Engineers)	SBL	Prop. Class Description	Address	Owner (listed on website/GIS)	Current use	Summary of Concerns
25	101.39-3-52	Res vac land	623 GOODYEAR	City of Buffalo	vegetated and gravel parcel from at least 2007-2014	NYSDEC Spill #9502111 associated with suspect dumping on the property
26	101.40-1-1.11	Vacant comm	101 COLORADO	101 Colorado, LLC	vegetated overgrown and distrurbed parcel since at least 2007; residential properties adjacent to the east; undeveloped land south (#9)	NYSDEC Spills # 9975413 and 1002988 (addressed as 84 and 96 Colorado Street) associated with "dumping" on Colorado Street
28	101.21-4-6	Res vac land	738 NORTHLAND	City of Buffalo	vegetated, maintained parcel since at least 2007; parking lot for manufacturing facility adjacent to the north	unknown past use
	101.21-4-7	Res vac land	742 NORTHLAND	City of Buffalo	vegetated parcel with a mounded area in the center	residential prior to 2007
	101.21-4-8	Res vac land	744 NORTHLAND	City of Buffalo	vegetated, maintained parcel since at least 2014	residential prior to 2007
	101.21-4-9.1	Vacant indus	748 NORTHLAND	GRG Development, LLC	paved parcel since at least 2007, parking lot for 760 Northland Ave	unknown past use
	101.21-4-11.1	Com vac w/imp	180 SHERIDAN	GRG Development, LLC	paved parcel since at least 2007, parking lot for 760 Northland Ave; storage facility north and manufacturing facility west	unknown past use
29	90.78-5-2.3	Vacant comm	260 GRIDER	Hard Manufacturing	parking for 250 Grider Street; fast food restaurant adjacent to the north; manufactuing to the south	NYSDEC Spill #2207784 associated with chlorinated solvents spilled to the groundwater
31	90.77-3-14	Res vac land	647 DELAVAN EAST	City of Buffalo	vegetated parcel since at least 2012; residential property adjacent to the east, manufacturing south	residential prior to 2012
	90.77-3-15	Res vac land	649 DELAVAN EAST	City of Buffalo	vegetated parcel since at least 2007; manufacturing facility adjacent to the south	unknown past use
	90.77-3-16	Res vac land	651 DELAVAN EAST	City of Buffalo	vegetated parcel since at least 2007; manufacturing facility adjacent to the south	unknown past use
32	90.70-5-26	Vacant comm	822 DELAVAN EAST	Citizens Alliance, Inc.	vegetated parcel; residential property adjacenet to the east	mixed use building, commercial first floor, residential second floor prior to 2012
33	90.78-3-2	Vacant comm	833 DELAVAN EAST	City of Buffalo	vegetated parcel since at least 2012; commercial properties adjacent to the east and west, residential south	mixed use building prior to 2012, unknown past use
34	90.71-1-27	Vacant comm	852 DELAVAN EAST	City of Buffalo	vegetated parcel with a garden and walkway since at least 2007	unknown past use

Brownfield Site # (assigned by Lu Engineers)	SBL	Prop. Class Description	Address	Owner (listed on website/GIS)	Current use	Summary of Concerns
35	90.71-2-25	Vacant comm	908 DELAVAN EAST	Miracle Tabernacle	vegetated and gravel parcel since at least 2007; religious facility adjacent to the west, residential properties north	unknown past use
	90.71-2-24	Vacant comm	912 DELAVAN EAST	Jackson, Barbara	vegetated and gravel parcel since at least 2017; residential properties north	former Save Plus (grocery 2012-2014), Cambridge Food Mart prior to 2008
36	90.79-3-4.1	Com vac w/imp	947 DELAVAN EAST	East Delavan Property, LLC	fenced parking lot from at least 2007-2020	NYSDEC Spill #079018
37	90.71-4-28	Vacant comm	974 DELAVAN EAST	974 E. Delavan Trust LLC	vegetated and maintained parcel since at least 2007	NYSDEC Spill #9010334 and 9708563(addressed as 968 E. Delavan) is associated with gasoline spilled to the groundwater; possible former Mobile Station
40	90.55-2-17	Vacant indus	529 CORNWALL	City of Buffalo	vegetated overgrown parcel from at least 2007-2020; storage/warehouse facility adjacent to the south	NYSDEC Spills #9001599 and 9975258 addressed as 527 Cornwall and likely associated with 529 and 501 Cornwall; unknown past use
	90.55-2-18	Vacant comm	535 CORNWALL	City of Buffalo	vegetated overgrown parcel from at least 2007-2020; Kenningston Parkway adjacent to the north	NYSDEC Spill #8602433 may be associated with 501 Cornwall; unknown past use
42	100.52-2-12	Vacant comm	1365 FILLMORE	MASJID NU'MAN, INC.	parking lot; commercial building adjacent to the north, residential property east	residential/mixed use building prior to 2011; unknown past use
	100.52-2-15	Com vac w/imp	1353 FILLMORE	City of Buffalo	parking lot since at least 2007, residential property east	unknown past use
	100.52-2-14	Com vac w/imp	1355 FILLMORE	MASJID NU'MAN, INC.	parking lot since at least 2007, residential property east	unknown past use
	100.52-2-13	Com vac w/imp	1361 FILLMORE	City of Buffalo	parking lot since at least 2007, residential property east	unknown past use
43	100.28-2-14	Vacant comm	1669 FILLMORE	NORDEL II LLC	vegetated and gravel parcel since at least 2007	NYSDEC PBS #9-601902and NYSDEC Spill #1603929 associated with former gasoline station; five underground storage tanks removed since 2021
	100.28-2-15	Vacant comm	1675 FILLMORE	NORDEL II LLC	vegetated and gravel parcel since at least 2007	unknown past use
	100.28-2-16	Res vac land	1679 FILLMORE	NORDEL II LLC	vegetated and gravel parcel since at least 2007	residential prior to 2007
	100.28-2-17	Vacant comm	1681 FILLMORE	NORDEL II LLC	vegetated and gravel parcel since at least 2014	commercial prior to 2014; unknown past use; FRS Listing with no relavant information
	100.28-2-18	Res vac land	1711 FILLMORE	City of Buffalo	vegetated and gravel parcel since at least 2007	residential prior to 2007
	100.28-2-10	Vacant indus	162 WINCHESTER	NORDEL II LLC	vegetated and gravel parcel since at least 2014	residential prior to 2012

Brownfield Site # (assigned by Lu Engineers)	SBL	Prop. Class Description	Address	Owner (listed on website/GIS)	Current use	Summary of Concerns
	100.28-2-9	Vacant indus	164 WINCHESTER	NORDEL II LLC	vegetated and gravel parcel since at least 2011	residential prior to 2007
	100.28-2-8	Vacant indus	168 Winchester	NORDEL II LLC	vegetated and gravel parcel since at least 2007	unknown past use
	100.28-2-12	Vacant indus	574 NORTHLAND	NORDEL II LLC	vegetated and gravel parcel since at least 2011	residential prior to 2007
	100.28-2-13	Vacant indus	572 NORTHLAND	NORDEL II LLC	vegetated and gravel parcel since at least 2007	unknown past use
44	89.20-1-4	Vacant comm	1896 FILLMORE	KANG GURSAHIB S	vegetated overgrown parcel since at least 2007; possible junk storage; Kenningston Express is adjacent to the north and west, storage/warehouse to the south	unknown past use
45	101.33-8-8	Res vac land	2242 BAILEY	Bailey Green, LLC	vegetated, maintained parcel since 2014; residential properties adjacent to the north, south, and east	NYSDEC Spill #9308740 associated with spillage of #2 fuel oil

Unoccupied/Abandoned Buildings and associated vacant land (if applicable)

Brownfield Site # (assigned by Lu Engineers)	SBL	Prop. Class Description	Address	Owner (listed on website/GIS)	Current use	Summary of Concerns
27	100.28-1-16	>1use sm bld	498 NORTHLAND	Friends Reliance USA Corp	boarded up building from at least 2011- 2020	Pheonix Window MFG prior to 2007
30	90.78-1-2	Auto body	771 DELAVAN EAST	Martin Tammy	auto body shop; gasoline station adjacent to the west	historic auto shop and dry cleaners
	90.78-1-3	Vacant comm	773 DELAVAN EAST	Price, Carolyn	gravel parcel since at least 2012	mixed use building prior to 2007, unknown use
	90.78-1-48.1	Vacant comm	251 GRIDER	Smith, Karleen	vegetated and gravel parcels with foundations visible since at least 2020	restaurant prior to 2018, unknown past use
	90.78-1-52	Vacant comm	255 GRIDER	Appewhite, Monica	vegetated and gravel parcels with foundations visible	unknown past use
	90.78-1-53	Vacant comm	257 GRIDER	Appewhite, Monica	vegetated and gravel parcels with foundations visible	historic auto repair
46	101.61-3-21	1 use sm bld	1282 GENESEE	PRINCE FRED	boarded up building since at least 2007 and parking lot; residential property adjacenet to the north and east	unknown past use

Brownfield Site # (assigned by Lu Engineers)	SBL	Prop. Class Description	Address	Owner (listed on website/GIS)	Current use	Summary of Concerns
	101.61-3-22	Det row bldg	1278 GENESEE	MAYS ARCHIE L	boarded up building; residential property adjacent to the north	unknown past use
	101.61-3-23	Vacant comm	1274 GENESEE	MAYS WILLIAM	gravel parking lot since at least 2007; residential property adjacenet to the north	unknown past use
	101.61-3-24	Vacant comm	1272 GENESEE	PEARSON RAYFORD L JR	gravel parking lot since at least 2007; residential property adjacenet to the north	unknown past use
47	101.61-4-7	1 use sm bld	1320 GENESEE	NELSON- MUHAMMAD VICTOR	parking lot; residential property adjacent to	NYSDEC Spills #8702452, 9702047, 9007915 (addressed as 1300 Genesee); former auto repair (1980s) and Max Equipment Corp (1990); Nelson Heating and Plumbing (2011-2021)
48	101.54-4-3	Auto body	1474 GENESEE	BUFFALO ROYAL PROPERTY INC	Professional Auto Sales since at least 2014; possible unoccupied building	autobody shop; does not appear to be currently utilized
	101.54-4-9	1 use sm bld	1440 GENESEE	BLANKS ELBERT D	unoccupied building and parking lot since at least 2007	unknown past use
	101.54-4-4	Vacant comm	1468 GENESEE	City of Buffalo Perfecting Title	vegetated, maintained parcel since at least 2007 between 1440 and 1447 Genesee St.	unknown past use
	101.54-4-5	Vacant comm	1464 GENESEE	City of Buffalo Perfecting Title	vegetated, maintained parcel since at least 2007	unknown past use
	101.54-4-6	Vacant comm	1458 GENESEE	City of Buffalo Perfecting Title	vegetated, maintained parcel since at least 2007	unknown past use
	101.54-4-7	Vacant comm	1456 GENESEE	City of Buffalo Perfecting Title	vegetated, maintained parcel since at least 2007	unknown past use
	101.54-4-8	Vacant comm	1454 GENESEE	City of Buffalo Perfecting Title	part of parking lot associated with 1440 Genesee St. since at least 2007	unknown past use
	101.54-4-10	Vacant comm	1432 GENESEE	POOLE JANEEN	vegetated, maintained parcel since at least 2007	unknown past use
49	101.53-2-16	Manufacture	127 KEHR		boarded up building since at least 2007; manufacturing and parking lot adjacent to the east (#108)	Rogers Industrial Springs, past use unknown
	101.53-2-7	Vacant comm	129 KEHR	KEHR-BUFFALO WIRE FRAME CO.		commercial/manufacturing building prior to 2007, unknown past use
50	101.61-4-2.1	Manufacture	979 NORTHAMPTON	979 Northampton, LLC	boarded up building since at least 2007; storage/warehouse adjacent to the north and east (#104)	unknown past use
51	101.45-5-44	Warehouse	144 URBAN	144 Urban, LLC	boarded up building from at least 2007- 2014; residential properties adjacent to the north and west; unoccupied building east (#51)	NYSDEC Spills #9604139 and 2201190 associated with Emerson Express Co.; RCRA listing as Concord Textile

Northland BOA Brownfield Site Inventor
Revised

Brownfield Site # (assigned by Lu Engineers)	SBL	Prop. Class Description	Address	Owner (listed on website/GIS)	Current use	Summary of Concerns
52	101.45-4-1.1	Office bldg.	200 URBAN	True Value Realty	unoccupied building; residential properties adjacent to the north and vacant commercial land east, unoccupied building west (#50)	NYSDEC Spills #275526, 8804836 and 9211375 and PBS 9-079626 associated with the former Cargill Flour Mill; gasoline and diesel spilled to the soil; tanks closed in 1987
53	101.46-3-1	Manufacture	318 URBAN	Pyracmid Steel Corp	boarded up building from at least 2007- 2018; residential properties adjacent to the north and a school east	NYSDEC Site# 915151; a Soils Management Plan (SMP) is in place at this facility
54	101.46-1-1.11	Auto body	229 FRENCH	229 FRENCH STREET LLC	unoccupied building from at least 2007- 2021; undeveloped land adjacnet to the north (#14), railroad east	unknown past use
55	101.38-1-8	Warehouse	587 WINSLOW	ELWASEEM RASHEED	unoccupied former warehouse since at least 2007; residential properties adjacent to the south; unoccupied buildings north (#56)	NYSDEC Spill #1755331 and PBS 9-037788 associated with former tanks; unknown past use
	101.37-3-3	Vacant comm	551 WINSLOW	City of Buffalo	vegetated and gravel parcel since at least 2007; residential properties adjacent to the south	unknown past use
	101.37-3-2	Vacant comm	549 WINSLOW	True Deveoplment	vegetated and gravel parcel since at least 2007; residential properties adjacent to the south	former True Bethel Chararties (2014); M&M Enterprises
57	101.38-1-4	Manufacture	610 WINSLOW	Poole, Janeen	boarded up commercial/manufacturing buildings from at least 2007-2014; residential development adjacent to the north; True Bethel Charities west (#56)	Newcomb Co., In. (RCRA Listing); unknown past use
58	100.60-3-6	Office bldg.	1251 FILLMORE	HAIDER BODRUL M	Unoccupied building; auto body shop adjacent to the south, commercial north and vacant residential land east	USEPA Assessment completed 2008- no cleanup activities, property is vacant with two service bay doors; gas staion in 1953; former Frank's Express Tire
	100.60-3-5	Vacant comm	1257 FILLMORE	City of Buffalo	gravel parking lot since at least 2011; commercial property adjacent to the north and vacant commercial land east	USEAP Assessment completed in 2009- no cleanup, former gasoline station and auto repair
59	100.52-1-24	1 use sm bld	1385 FILLMORE	BHATTI MUHAMMAD	unoccupied building since at least 2018; residential properties adjacent to the east	former Metro PCS (2017); Cricket (2012-2014), Adaora Dry Cleaners and Bell Bros. Cleaners, Inc. (listed as a RCRA Handler facility)
	100.52-1-23	Vacant comm	1393 FILLMORE	HUSR REALTY, LLC	vegetated and maintained parcel since at least 2012; residential properties adjacent to the east	mixed use building prior to 2011; unknown past use
	100.52-1-22	Vacant comm	1401 FILLMORE	City of Buffalo	parking lot since at least 2014; residential properties adjacent to the east	unknown past use

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60	100.44-3-12	Det row bldg	1431 FILLMORE	BEGUM JAHANARA	boarded up building since at least 2007	former restaurant; unknown past use
	100.44-3-10	Vacant comm	1439 FILLMORE	City of Buffalo	vegetated and gravel parcel since at least 2007; residential properties adjacent to the east	unknown past use
	100.44-3-9	Vacant comm	1443 FILLMORE	City of Buffalo	vegetated and gravel parcel since at least 2007; residential properties adjacent to the east	unknown past use
	100.44-3-11	Vacant comm	1433 FILLMORE	ALI MONOJIR	vegetated and gravel parcel since at least 2007; residential properties adjacent to the east	unknown past use
61	101.32-1-4	Warehouse	170 LESLIE	170 Leslie, LLC	boarded up commercial/manufacturing/warehouse building from at least 2007-2020; autobody shop adjacent to the north (#110)	unknown past use
62	101.37-1-15	Com vac w/imp	853 FERRY EAST	LITTLETON QUENTIN	parking lot associated with 851 E. Ferry; residential properties adjacent to the south	unknown past use
	101.37-1-14	Det row bldg	851 FERRY EAST	LITTLETON QUENTIN	boarded up building since at least 2011; residential properties adjacent to the south	former Littleton Construction
	101.37-1-13	2 Family Res	849 FERRY EAST	REID BEHANZIN H	boarded up house since at least 2007; residential properties adjacent to the south and west	adj. to former Littleton Construction
63	101.29-1-11	Auto dealer	856 FERRY EAST	Nevins Family Property Trust	car dealership/storage, unknown if currently occupied; residential properties adjacent to the east	NYSDEC PBS 9-601236 and NYSDEC Spill #0657675 associated with impacted soil encountered during tank removal and identified as "superfund site"
64	101.38-3-3	Auto body	1009 FERRY EAST	BENTON PAULA K	building appears to be for sale	former Mr. B's Auto; NYSDEC Spill #1903855 assoicated with a spill to roadway; uknown past use
	101.38-3-2	Auto body	1001 FERRY EAST	JALALIA HUSSAINIA MUSLIM	boarded up building since at least 2007	former Waren's Automotive prior to 2017
	101.38-3-1	Vacant comm	997 FERRY EAST	City of Buffalo	gravel property since at least 2007, fenced along Donavan Drive	possibly associated with adjacent former auto body shop
	101.38-3-9	Vacant comm	64 ERNST	City of Buffalo	vegetated parcel since at least 2007	unknown past use
	101.38-3-4	Vacant comm	78 ERNST	BENTON PAULA K	undeveloped land associated with 1009 E. Ferry	unknown past use

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65	101.30-1-17	Mini-mart	966 FERRY EAST	Abuhamra Hani	unoccupied building since at least 2018	NYSDEC PBS #125253 and NYSDEC Spills #9609655, 9203990, 8904784, 8800920 and 8802420 asociated with impacated soils encountered during tank removal; former MDM Petroleum, Inc.
66	101.39-2-2	Auto body	1115 FERRY EAST	O'SHIP DAVID	unoccupied building since at least 2012; religious facility adjacent to the west, residential property south	former Nie's Auto Service
	101.39-2-3	Vacant comm	1119 FERRY EAST	O'SHIP DAVID	vegetated and gravel parcel since at least 2007; commercial property adjacent to the east, residential south	unknown past use
67	101.32-1-1	Manufacture	1210 FERRY EAST	Abuhamra Shaker	unknown occupant since at least 2020; unoccupied buildings west (#68), 1001 E. Delavan north (BOA 2020-7)	NYSDEC Spill #0275222 and RCRA listing associated with Speedway Conveyors, Inc., Dollar City Wholesale, Inc. in 2012; unknown past use
68	101.31-6-6.1	Auto body	182 COLORADO	DC Wholesale, Inc.	unoccupied building from at least 2007- 2014; residential properties west, unoccupied building west (#67)	former auto repair, Express Service Center
	101.31-6-3.1	Auto body	200 COLORADO	Fiberglas Replacement Parts Inc.	unknown if occupied	NYSDEC Spill #9501368 assoicated with a drum on Colorado Street; unknown past use
	101.31-6-2	Vacant comm	216 COLORADO	Fiberglas Replacement Parts Inc.	storage for 200 Colorado since at least 2007; 230 Colorado adjacent to the north (#69)	unknown past use
69	101.31-6-1	Manufacture	230 COLORADO	Matthew V Hull, LLC	unknown if occupied; unoccupied building adjacent to the west (#67), former auto repair south (#68), 1001 E. Delavan north (BOA 2020-7)	Active NYSDEC Spill #2208143 (addressed as 250 Colorado) associated with a groundwater remedation system
70	101.40-1-6	Warehouse	52 LESLIE	Norge Development, LLC	unoccupied former warehouse	EPA CERCLA Listing- USEPA Region 2 Leslie St. Asbestos Dump Superfund Site; unknown past use
	101.40-1-2.11	Manufacture	100 LESLIE	Bison Laboratories, Inc	Bison Laboratories	NYSDEC CBS 9-000118; tank information withheld; CBS addressed as 80 Leslie, NYSDEC Spill #9112191, 2203512, 2203591 addressed as 80 Leslie and 100 Leslie associated with sodium hypochlorite
71	101.40-2-62.11	Ind vac w/imp	103 LESLIE	Bison Laboratories	Parking lot 100 Leslie Street and/or 73 Leslie Street	unknown past use
	101.40-2-62.12	Warehouse	73 LESLIE	D Fontain Dev. Co. LLC	unoccupied building	NYSDEC PBS 9-600163, tank removed in 1989; spill #0750397 associated with gasoline spilled due to tank test failure; former use as Buffalo Control Systems
72	101.24-1-9	Warehouse	300 SCAJAQUADA ST	300-320 SCAJ LLC	parking lot and building; unoccupied, recently purchased in 2023; railroad and 1001 E. Delavan (BOA 2020-7) east	NYSDEC Spill #070810 associated with gasoline spilled to the groundwater; part of 320 Scajaquada

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	101.24-1-3.1	manufacture	320 SCAJAQUADA ST		recently purchased in 2023; railroad and 1001 E. Delavan (BOA 2020-7) east	NYSDEC Site #915952; formerly part of American Axel Plant
73	101.24-1-7	Warehouse	342 SCAJAQUADA ST	338 Scajaquada LLC	unoccupied from at least 2007-2020	NYSDEC PBS #9-427756; NYSDEC Spill #9212455 associated with a gasoline spill due to tank failure, two underground storage tanks have been removed; unknown past use
	101.24-1-6	Manufacture	380 SCAJAQUADA ST	·	unoccupied from at least 2007-2020; manufacturing facility adjacent to the east (#74)	unknown past use
74	101.24-1-5	Manufacture	400 SCAJAQUADA ST	Manufacturing	unknown use/storage from at least 2007- 2020; unoccupied building adjacent to the west (#73)	NYSDEC Spills #90005284, 175400, 1409445, 0075596, and 0275220 associated with Schmidt's Sheet Metal since at least 1990
75	101.22-1-39	Res vac land	79 GRIDER		vegetated overgrown parcel since at least 2020 between residential property adjacent to the south and 81 Grider north, 60 Grider west (#111)	unknown past use
	101.22-1-40	Det row bldg	81 GRIDER	Dean Cleotis	Tee's Tint World	boarded up building (2020), T's Affordable Auto (2014), unknown past use
	101.22-1-41	Com vac w/imp	83 GRIDER	Black, Darrell	paved parking lot	used for parking associated with 81 Grider, unknown past use
	101.22-1-42	Com vac w/imp	89 GRIDER		vegetated overgrown parcel since at least 2020; residential property adjacent to the north	used for parking associated with 81 Grider, unknown past use
76	100.28-4-3	Manufacture	597 NORTHLAND		unoccupied building, fenced property; commercial property adjacent to the east (BOA 2020-3) and park west (BOA 2020-21)	NYSDEC Spill #1402816 (addressed as 601 Northland) associated with drums found at fire, former building on western portion of parcel, unknown past use
77	101.21-3-3.1	Manufacture	714 NORTHLAND		unknown if unoccupied, identified as Well Worth from at least 2007-2020; Plesh Manufacturing adjacent to the south (#112), former manufacturing building east (#78)	RCRA listing (addressed as 180 Dutton Street) former Well Worth; historic cleaner
78	101.21-4-1	Manufacture	191 DUTTON		unknown if unoccupied, identified as Avanti Advance Manufacturing in 2014; former Well Worth adjacent to the west (#76), unoccupied building noth (#79)	West Metal Works (2012), unknown past use
	101.21-4-2	Res vac land	175 DUTTON	201 Dutton Ave, Inc.	vegetated parcel	parking lot for 191 Dutton

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	101.21-4-3.1	industrial vacant	734 Northland	201 Dutton Ave, Inc.	paved parcel from at least 2007-2014; unoccupied building adjacent to the south (BOA 2020-4)	parking lot for 191 Dutton
	101.21-4-14	Warehouse	208 SHERIDAN	201 Dutton Ave, Inc.	boarded up building and overgrown vegetated parcel from at least 2007-2020	unknown past use
79	90.77-2-1	Vacant indus	209 DUTTON	Raasch, David	unknown if unoccupied, fenced property with building and storage	NYSDEC PBS 9-000252; historic cleaner listing from 1935-1960
	90.77-2-2	Vacant indus	215 DUTTON	Raasch, David	Part of 209 Dutton	unknown past use
	90.77-2-27.11	Warehouse	220 SHERIDAN	Raasch, David	unknown if occupied, house and storage building	NYSDEC Spill #2002586 (addressed as 222 Dutton) associated with a hydrualic oil spill
	90.77-2-4.1	Warehouse	228 SHERIDAN	Mt. Olive Baptist Church	storage building for Mt. Olive	former dry cleaner and auto repair
80	90.78-5-2.11	Manufacture	230 GRIDER	Hard Manufacturing Co.	boarded up manufacturing building; adjacent to NYSDEC Site #C915377 that has been remediated and under development; 747 Northland Ave south (#111)	NYSDEC Site #915073
81	101.22-1-4	Det row bldg	159 GRIDER	Holy Ghost Temple Flaming	Holy Ghost Temple Church since at least 2007; Hard Manufacturing adjacent west (#80)	unknown past use
82	90.78-1-37	Warehouse	171 GRIDER	Grider Street Enterprises, Inc.	unoccupied warehouse connected to 179 Grider Street	unknown past use
	90.78-1-38	Warehouse	179 GRIDER	Grider Street Enterprises, Inc.	unoccupied building, unknown use	unknown past use, most recently utilized by Hydratech (2012-2020) and Oneida Fence prior to 2007
	90.78-1-39.22	Warehouse	191 GRIDER	Grider Street Enterprises, Inc.	unoccupied building, part of 179 Grider Street	historic auto; several drums in google photo (2023)
	90.78-1-39.21	Self carwash	199 GRIDER	McDougald, Nikki	S &S Carwash addressed as 194 Grider, unoccupied	NYSDEC Spill #907544 associated with drums at the carwash, East Side Car Wash (2007), historic auto
	90.78-1-39.1	Vacant comm	205 GRIDER	SHAW ROOSEVELT	vegetated and gravel parcel since at least 2007	unknown past use
	90.78-1-40	Vacant comm	209 GRIDER	Nati, Jason	vegetated and gravel parcel since at least 2017	residential prior to 2014
83	90.77-2-8.1	Manufacture	239 DUTTON	MERZ METAL & MACHINE CORP	boarded up building from at least 2007- 2014; residential properties adjacent to the north and south	unknown past use
84	90.79-3-14	Warehouse	210 CORNWALL	Lightning Property, LLC	boarded up building from at least 2007- 2020; 1001 E. Delavan adjacent to the east (#BOA 2020-7)	NYSDEC Spills #9875068, 1502400, 175072 (addressed as 200 Cornwall) associated with former Legacy Automotive

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	101.23-3-5	Manufacture	168 CORNWALL	Lightning Property, LLC	unknown if unoccupied, commercial/manufacturing building; Allen Boat Company	NYSDEC PBS 9-601534 (addressed as 200 Cornwall) underground storage tank removed, NYSDEC Spill #1806851 associated with hydraulic oil spilled; Deronde (2014), possibly utilized as Martlette Plating Co. as well, unknown past use
85	90.63-3-1.1	Warehouse	465 CORNWALL	465 Cornwall Ave, LLC	commercial building, unknown if unoccupied, Plastic Systems, Inc. (2014); storage/warehouse adjacent to the north, William Gaiter Parkway east	NYSDEC PBS 9-021075- tanks have been removed; NYSDEC Spill #1806851 (addressed as 466 Cornwall) associated with hydraulic oil spill, unknown past use
86	89.84-1-35	Manufacture	68 BUELL	68 Buell Street, LLC	unknown if unoccupied, abandoned buildings and overgrown vegetated parcel from at least 2007-2020; former railroad adjacnet to the west, manufacturing facility east	NYSDEC Spill #1205327 and 2307634; former Frontier Plating Company
87	89.84-1-1.11	Warehouse	411 DELAVAN EAST	411 East Delavan Assoc., LLC	unknown if unoccupied storage/commercial building, identified as Maunnz Co. from at least 2007-2023	NYSDEC PBS 9-224375 (addressed as 387 E. Delavan) several above and underground storage tanks have been installed and removed
88	90.17-2-2	Auto body	1811 FILLMORE	1811 FILLMORE AVENUE, LLC	unoccupied building; Ben's Tire Center adjacent to the east (#116)	NYSDEC Spill #8605593 (addressed as Appenheimer and Fillmore) is associated with gasoline spilled to the soil; tire center prior to 2015
	90.17-2-1.1	Warehouse	1791 FILLMORE	FASS LLC	boarded up building	NYSDEC PBS #9-600838 and NYSDEC Spill #8904709 associated with impacted soil and groundwater encountered while removing underground storage tanks; former Empire Liquidators since at least 2011 and Rogers Welding Supplies
	90.17-2-3.12	Vacant indus	23 APPENHEIMER		part of 1791 Fillmore	unknown past use
	89.84-3-1	Manufacture	1783 FILLMORE	ST JOHN KRIS E	two buildings on the eastern portion of the parcel, overgrown vegetation, unoccupied since at least 2007	unknown past use
	89.84-3-4	Res vac land	492 DELAVAN EAST	City of Buffalo	vegetated and gravel parcel since 2007	unknown past use
	89.84-3-3	Res vac land	488 DELAVAN EAST	Lor-Cel Corp.	vegetated and gravel parcel since 2007	unknown past use
	89.84-3-2	Com vac w/imp	484 DELAVAN EAST	Lor-Cel Corp.	paved parcel used for parking	unknown past use
89	90.77-6-5	Manufacture	571 DELAVAN EAST	Reddin, James	unoccupied commercial building since at least 2007; residential properties adjacent to the east, west and south	unknown past use

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91	90.71-2-28	Det row bldg	896 DELAVAN EAST	896 E. Delavan, LLC	boarded up house from at least 2007-2021; undeveloped commercial property adjacent to the west utilized as a park area, residential east and north	·
92	90.80-4-2	Warehouse	1055 DELAVAN EAST	Delavan Leasing, LLC	unknown use, Buffalo Board of Education Child Nutitrion Services from at least 2012- 2020; 1057 E. Delavan is adjacent to the south (#119)	unknown past use
93	100.36-6-28	Det row bldg	1529 FILLMORE	HUNLEY JETAUN	boarded up house/multi family buidling since at least 2007	unknown past use
	100.36-6-29	Res vac land	1535 FILLMORE	84 GROUP INC.	vegetated and gravel lot since at least 2007	unknown past use
	100.36-6-30	Res vac land	1537 FILLMORE	GREEN TAMMY L.	vegetated and gravel lot since at least 2007	unknown past use
	100.36-6-31	Res vac land	1539 FILLMORE	MACKIE STEVEN	vegetated and gravel lot since at least 2007; manufacturing facility adjacent to the north (#BOA 2020-17)	unknown past use
	100.36-6-16	Vacant indus	24 WINCHESTER	Nevins, Bobbie	vegetated, maintained parcel adjacent to residential properties	unknown past use
	100.36-6-15	Vacant indus	28 WINCHESTER	City of Buffalo	vegetated, maintained parcel adjacent to residential properties	residential prior to 2007
	100.36-6-14	Vacant indus	30 WINCHESTER	Colson Mobile Inc.	vegetated, maintained parcel adjacent to residential properties and vacant industiral land	unknown past use
	100.36-6-13	Vacant indus	34 WINCHESTER	City of Buffalo	vegetated, maintained parcel adjacent to residential properties	unknown past use
94	100.36-6-32.1	Det row bldg	1557 FILLMORE	S & M ENTERPRISES OF NY	boarded up building and paved parking lot since at least 2012	Kid 'n Play child care (2007), unknown past use
95	100.36-6-1	Gas station	1625 FILLMORE	1625 FILLMORE AVE LLC		NYSDEC Spill #8001471 associated with former gas station; New Kirk's auto repair (2007)
	100.28-4-4	Warehouse	1649 FILLMORE	MASTER BUILDERS BUFFALO LLC	storage buildings identified as Outsource Center LLC, general contractors since at least 2007	unknown past use
96	89.20-1-8	Manufacture	1782 FILLMORE	RILEY ARTHUR J.	Welding by Riley from at least 2007-2023; storage facility adajcent to the north and west	unknown past use

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	89.20-1-10	Com vac w/imp	460 DELAVAN EAST	Jay Shore Trust	parking lot for 470 E. Delavan since at least 2007; National Grid building adjacent to the west and restaurant to the east	·
97	90.17-1-2	Auto body	1821 FILLMORE	LOKEY HAKEEM LEON	boarded up building since at least 2017; Glenny Park adjacent to the north (BOA 2020-6)	First Stop Automotive (2012-2015), Johnson's Auto Repair (2011)
98	90.62-1-29	2 Family Res	475 GRIDER	Grider Community Gardens, LLC	vegetated, maintained parcel; ECMC adjacent to the west (BOA 2020-5), religious facility east	residential property prior to 2017
	90.62-1-28	Vacant comm	471 GRIDER	Grider Community Gardens, LLC	Paved parking area	commercial building prior to 2007
	90.62-1-27	Vacant comm	467 GRIDER	Grider Community Gardens, LLC	vegetated, maintained parcel since at least 2007	unknown past use
	90.62-1-26	Det row bldg	465 GRIDER	Grider Community Gardens, LLC	unoccupied	Broadway Uphostering Co. prior to 2020
99	90.54-6-27	Vacant indus	513 GRIDER	Grider Community Gardens, LLC	vegetated and gravel lot since at least 2017; ECMC adjacent to the west (BOA 2020-5), residential east	parking for 525 Grider prior to 2015
	90.54-6-28	Vacant comm	525 GRIDER	Grider Community Gardens, LLC	vegetated and gravel lot since at least 2017	religious building prior to 2015
	90.54-6-29	Vacant comm	529 GRIDER	Sohrab Cina Grand, LLC	vegetated and gravel lot since at least 2007	
100	90.72-1-51.1	Manufacture	391 NORFOLK	MA Moslow Bros. Inc	unknown if unocupied, addressed as 375- 391 Norfolk	unknown past use
	90.63-3-17.2	Com vac w/imp	421 NORTHUMBERL	A Posnjak Walter	parking lot for 425 Northumberland	unknown past use
	90.63-3-16.11	Lumber yd/ml	425 NORTHUMBERL	A Marcaccio Eugene	lumber storage buildings	former lumberyard
	90.63-3-20	Vacant comm	408 NORFOLK	Scaife Dwane	vegetated overgrown parcel	unknown past use
	90.63-3-19	Warehouse	447 NORTHUMBERL	A Adamson Charlie	fenced parcel with overgrown vegetation used for storage	possible former or current junkyard
101	101.33-8-4	1 Family Res	2256 BAILEY	2256 Bailey LLC	boarded up building next to Tschopp	unknown past use
	101.33-8-3	Warehouse	2260 BAILEY	John Somersby, LLC	Tschopp Supply Co., also addressed as 145 and 159 Wende Street	NYSDEC CBS #9-000256 bove ground storage tank removed in 1999 and NYSDEC Spill#0608061 associated with transformer oil spilled to the soil
102	100.28-1-21	Auto body	1 REX	SZYMBORSKI PETER	unknown use, unoccupied in 2011	auto body

Occupied Businesses

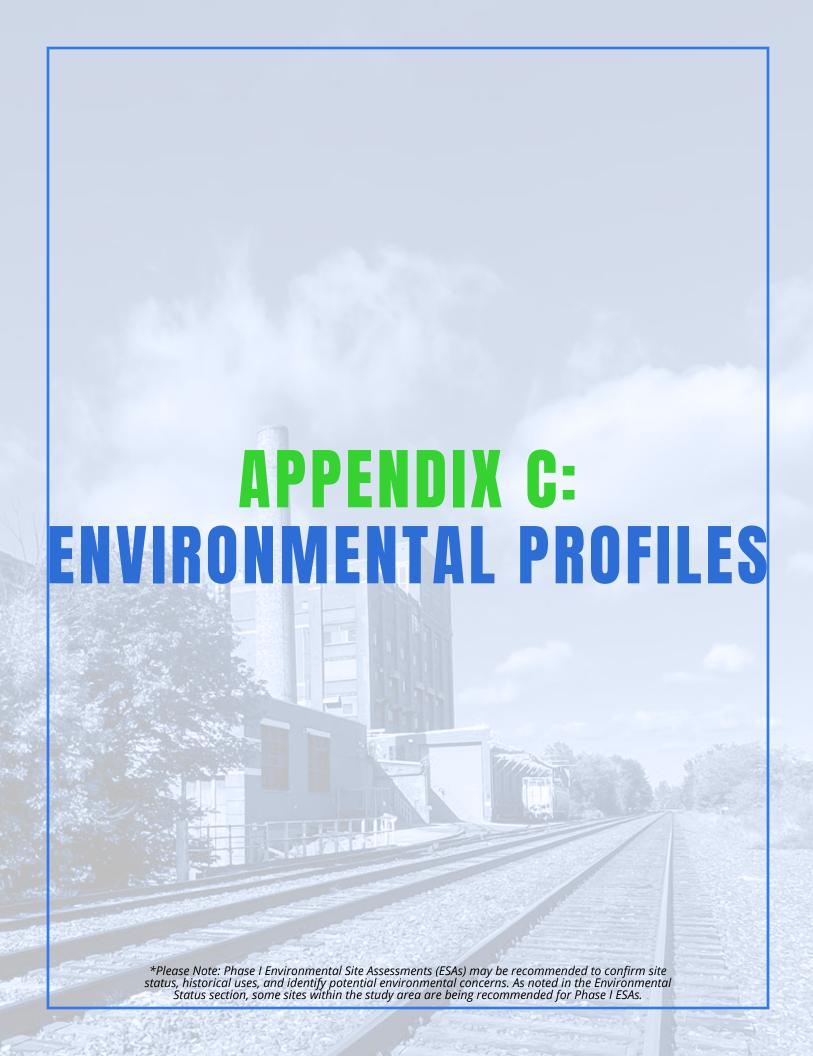
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39	90.17-1-13	Vacant comm	76 APPENHEIMER	Weaver Metal and Roofing	used for storage	unknown current or past use
	90.17-1-12	Vacant comm	64 APPENHEIMER	Weaver Metal and Roofing	used for storage	unknown current or past use
	90.17-1-11	Vacant comm	62 APPENHEIMER	Weaver Metal and Roofing	developed with a commercial building, connected to 40 Appenheimer	unknown current or past use
	90.17-1-10	Manufacture	40 APPENHEIMER	Weaver Metal and Roofing	developed with a commercial building and parking lot	NYSDEC Spill #18084628 (addressed as 44 Appenheimer); unknown current or past use
56	101.38-1-3	Warehouse	594 WINSLOW	True Bethel Baptist Church	True Bethel Charities since at least 2014; residential development adjacent to the north, unoccupied building south (#55)	unknown past use
	101.38-1-2.1	Other storage & Warehouse Facility	592 Winslow	Price Willie James	warehouse and overgrown land from at least 2007-2014	unknown past use
90	90.71-1-23.1	Det row bldg	878 DELAVAN EAST	Walter Hobson Enterprises, Inc.	Drive in cleaners addressed as 874 E. Delavan Street from at least 2007-2021	Spill #9806498- abandoned cylinder in intersection of E. Delavan
	90.71-1-25	Com vac w/imp	866 DELAVAN EAST	City of Buffalo	vacant/parking lot	and Moselle St; RCRA listing as a dry cleaner parking lot for 878 E. Delavan
103	101.61-4-6	Manufacture	1336 GENESEE	PACIFIC TRADING NY INC	Fred's Welding and Mechanical Services, Inc., also addressed as 14 Louisen Street	NYSDEC PBS #9-600845, tanks have been removed from the property, unknown impacts, unknown past use
104	101.54-1-14	Warehouse	1352 GENESEE	1352 GENESEE LLC	Mulit use building; partially unoccupied	NYSDEC Spill #1503685 associated with a spill in the roadway, former DKM Sales, LLC
105	101.37-1-1	Manufacture	757 FERRY EAST	DANAHY PROPERTY LLC	Secondary Services and Supply Co.	NYSDEC Spills #9102304, 9613865, 9704744 associated with AirTek and Camair
106	101.38-4-9.1	Det row bldg	1047 FERRY EAST	HILL CYNTHIA	New Beginings Ministries of Buffalo since 2012; residential properties adjacent to the west and south	NYSDEC Spill #0275494 associated with sludge spilled; RCRA listing as Snowflake Cleaners/Dry cleaners
	101.38-4-11	Vacant comm	1051 FERRY EAST	Hill, Billy	vegetated and gravel parcel, adjacent to 1047 E. Ferry since at least 2007; commercial property adjacent to the west, residential south	unknown past use
107	101.33-8-17	Auto body	1338 FERRY EAST	Dewer Rashawn	DC Big Wheels	unknown past use
108	101.54-1-1	Manufacture	216 FOUGERON	Big Hearts Pet Brands	Big Hearts Pet Brand, also addressed as 243 Urban Street	NYSDEC Spills #9109309, 9300668, 9805209, 003540, 9003086, 9315115 and PBS 9-423042 and 9-423343 (addressed as 313 Fougeron Ave), Fomer General Mills

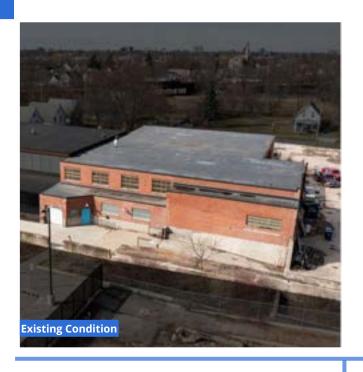
Brownfield Site # (assigned by Lu Engineers)	SBL	Prop. Class Description	Address	Owner (listed on website/GIS)	Current use	Summary of Concerns
109	101.24-1-8	Manufacture	338 SCAJAQUADA ST	338 Scajaquada LLC	TTARP	NYSDEC Spill #0906083 associated with petroleum spilled to the soil, unknown past use
110	101.32-2-42.1	Manufacture	205 LESLIE	NEUREUTHER MARTIN O	unknown occupant	unknown past use
	101.32-1-3	Auto body	212 LESLIE	NEUREUTHER MARTIN O	Crash Automotive Services, Inc.; unoccupied building adjacent to the south (#61)	unknown past use
111	101.30-4-1	Manufacture	60 GRIDER	Clean Textile Sytems, LP	Unoccupied manufacturing/warehouse building; unoccupied building east (#75); railroad south; 741 and 777 E. Ferry west and northwest (BOA 2020-4)	NYSDEC PBS 9-487996 above ground storage tanks removed; NYSDEC Spill #9875087 associated with gasoline released to the groundwater, impacts downgradient from former tank location, no off-site impacts; RCRA VSQG-Linen Service Companies
	101.22-5-3	Com vac w/imp	747 NORTHLAND	Clean Textile Systems, LP	parking lot, storage	unknown past use; adjacent to 777 Northland
112	101.21-5-3.1	Manufacture	701 NORTHLAND	Plesh Properties, LLC	Plesh Contract Packaging; former Well Worth adjacent to the north (#77)	NYSDEC PBS 9-601834 and CBS- 9-000265; Innovative Chem. Corp listed as a small and large quanitiy generator, Plesh Packing listed as a small quanity generator and Richfield Corp. listed as a large quanity generator
	101.21-5-3.2	Vacant comm	705 NORTHLAND	Nordel, LLC	parking lot, storage	unknown past use
	101.21-5-2.1	Com vac w/imp	699 NORTHLAND	Plesh Properties, LLC	paved accessway	unknown past use
	101.21-5-2.2	Com vac w/imp	695 NORTHLAND	Nordel II, LLC	paved accessway	unknown past use
	101.21-5-2.3	Com vac w/imp	697 NORTHLAND	Nordel II, LLC	paved accessway	RCRA listing for Niagar M & TII Works (addressed as 637-697 Northland)
	101.21-5-4	Com vac w/imp	713 NORTHLAND	Plesh Properties, LLC	paved parking lot since at least 2007	NYSDEC Spills # 90003396, 9112589, 10969, 652037 (addressed as 711 Northland)
	101.21-5-5	Com vac w/imp	715 NORTHLAND	Plesh Properties, LLC	paved parking lot since at least 2007	unknown past use
	101.21-5-6	Com vac w/imp	717 NORTHLAND	Plesh Properties, LLC	paved parking lot since at least 2007	unknown past use
	101.21-5-7	Manufacture	142 DUTTON	Buffalo Land Holdings, LLC	BBC Inc. at least from 2012-2020	unknown past use
	101.21-5-8	Vacant indus	134 DUTTON	Buffalo Land Holdings, LLC	unknown current use	vegated parcel used for storage (2007), unknown past use
	101.21-5-9	Vacant indus	132 DUTTON	Buffalo Land Holdings, LLC	unknown current use	vegated parcel used for storage (2007), unknown past use
	101.21-5-10	Manufacture	130 DUTTON	Plesh Properties, LLC	Part of 701 Northland	unknown past use

Brownfield Site # (assigned by Lu Engineers)	SBL	Prop. Class Description	Address	Owner (listed on website/GIS)	Current use	Summary of Concerns
	101.29-1-18	Com vac w/imp	124 DUTTON	Plesh Properties, LLC	Part of 701 Northland	unknown past use
113	89.84-2-3	Junkyard	497 DELAVAN EAST	Lor-Cel Corp.	unknown if currently occupied, store and warehouse; overgrown land south used for storage/junk; Buffalo Engine Components adjacenet to the west (#114)	Delavan East Auto Parts since at least 2007; listed as a junkyard
	89.84-2-4	Auto body	509 DELAVAN EAST	Dandelian, Kenneth	Ace Collision and parking lot since at least 2007	unknown past use; listed as a NYSDEC SWL
	89.84-2-5	Det row bldg	511 DELAVAN EAST	Dandelian, Kenneth	boarded up building, addressed as 513 E. Delavan since at least 2007	unknown past use
	89.84-2-6	Warehouse	232 WINCHESTER	Renford, Darren	uknown if currently occupied	Armstrong Floors from at least 2007-2020, unknown past use
	89.84-2-7	Warehouse	216 WINCHESTER	Renford, Darren	boarded up building	unknown past use
	89.84-2-1	Vacant comm	1715 FILLMORE	DRAKE SHIRLEY	vegetated overgrown land used for storage for 1717 Fillmore	unknown past use
	89.84-2-2	Warehouse	1717 FILLMORE	DRAKE SHIRLEY	unknown use or if occupied	unknown past use
114	89.20-1-2.1	Warehouse	420 DELAVAN EAST		Buffalo Engine Components; warehouse and possible junkyard adjacent to the east (#113)	NYSDEC PBS 9-446556 listed as Sears Roebuck Co., underground storage tanks removed in 1992; NYSDEC Spill #8704178 associated with removal of 3,000-gal tank;monitoring wells installed
115	89.84-1-12	Gas station	473 DELAVAN EAST	JAWANI EXPRESS LLO	gasoline station	NYSDEC PBS 9-221090 and NYSDEC Spill #8904709 associated with impacted soil encountered while removeing USTs; includes 469 E. Delavan
	89.84-1-11.2	Vacant comm	469 DELAVAN EAST	JAWANI EXPRESS LLO	part of gasoline station	part of gasoline station
	89.84-1-11.1	Vacant comm	1744 FILLMORE	City of Buffalo	vegetated and gravel parcel since at least 2007	unknown past use
	89.84-1-13	Res vac land	1738 FILLMORE	Jawanie, Express LLC	vegetated and gravel parcel since at least 2007	unknown past use
116	90.17-2-1.2	Vacant indus	504 DELAVAN EAST		unknown use, landlocked parcel, part of Ben's Tires	unknown past use
	89.84-3-8	Gas station	510 DELAVAN EAST		boarded up building since at least 2007, part of Ben's Tires	unknown past use
	90.17-2-3.111	Junkyard	532 DELAVAN EAST		Ben's Tire Center and Junkyard; unoccupied building adjacent to the west; NYSDEC vehicle dismanteling permit; PBS 9-600596 and NYSDEC Spill #175546 addressed as 540 Delavan East	unknown past use, no spills or PBS records associated with property
	90.77-1-1	1 use sm bld	550 DELAVAN EAST		Part of Ben's Tires; NYSDEC vehicle dismantelling permit	unknown past use

Lu Engineers February 2025

Brownfield Site # (assigned by Lu Engineers)	SBL	Prop. Class Description	Address	Owner (listed on website/GIS)	Current use	Summary of Concerns
	90.77-1-2	1 use sm bld	558 DELAVAN EAST		Part of Ben's Tires	unknown past use
	90.77-1-3 90.77-1-4 90.17-2-3.2	Vacant comm Auto body Vacant comm	560 DELAVAN EAST 570 DELAVAN EAST 81 APPENHEIMER		Part of Ben's Tires Part of Ben's Tires Part of Ben's Tires	unknown past use unknown past use unknown past use
117	90.17-1-4.1	Warehouse	32 APPENHEIMER	BUFFALO CONTAINER		NYSDEC PBS 9-600247- UST removal in 2014; NYSDEC Spills #9310849, 9810114, 9811562, 1406945, 1509531 associated with the spillage of diesel and petroleum products
118	90.71-3-30	Auto body	944 DELAVAN EAST		Johnson's Welding	NYSDEC PBS 9-600585
119	90.80-4-3	Manufacture	1057 DELAVAN EAS	T 1057 Delavan, LLC	Reliance Fluid Technologies, LLC	Part of former American Axel Plant; NYSDEC PBS #9601405; NYSDEC Spill #2001792 associated with Buffalo Lubricant, organic chemical spilled to an impervious surface; NYSDEC Spill #2408518 active spill associated with a motor oil spill
120	89.84-1-27	Vacant comm	1728 FILLMORE	BENJAMIN EDDIE	vegetated, maintained parcel	unknown past use
	89.84-1-26	Res vac land	1732 FILLMORE	BENJAMIN EDDIE	fenced paved parcel used for storage	unknown past use
	89.84-1-25	Man car wash	1736 FILLMORE	BENJAMIN EDDIE	car wash	unknown past use







ADDRESS: 612B Northland Ave

PARCEL ID: 90.77-6-1.14

PROPERTY OWNER: Buffalo Urban Development Corporation

SIZE: 1.6 acres

CURRENT USE: Industrial Vacant Land

ZONING: D-IL (Light Industrial)

STRUCTURES: One (1) Vacant Building

INFRASTRUCTURE / UTILITIES: The Site is serviced by public water and sewer.

GROUNDWATER CONDITIONS: Not Assessed.

SITE DESCRIPTION / CURRENT USE:

This 1.6-acre site is located adjacent to the Northland Workforce Training Center. The site features a 12,939-square-foot flex space on the north side of 612 Northland Avenue. The building is currently vacant.

SITE HISTORY:

The site was previously home to Buffalo Powder Coating. The south side of the building, 612A, was recently renovated and housed Albright-Knox Northland exhibitions from 2020 to 2022. 612B remains unfinished.

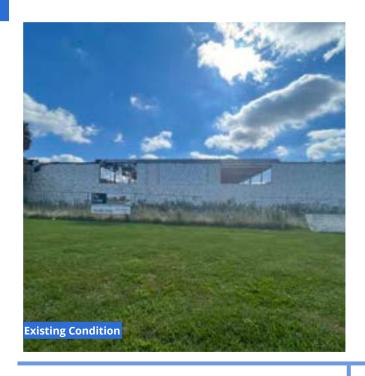
ENVIRONMENTAL STATUS:

The site was is located within the Vibratech Inc. boundary (NYSDEC Site 915165). The site is undergoing investigation/remediation by NYSDEC.

USE POTENTIAL:

The site is currently in shell condition and primed for industrial or office redevelopment.

541 EAST DELAVAN AVE





ADDRESS: 541 East Delavan Ave

PARCEL ID: 101.40-1-1.11

PROPERTY OWNER: Buffalo Urban

Development Corporation

SIZE: 3.4 Acres

CURRENT USE: Industrial Vacant Land

ZONING: D-IL (Light Industrial)

STRUCTURES: One (1) Vacant Building

INFRASTRUCTURE / UTILITIES: The Site is serviced by public water and sewer.

GROUNDWATER CONDITIONS: Not Assessed.

SITE DESCRIPTION / CURRENT USE:

This 44,000-square-foot industrial building is part of Phase 3 of the Northland Corridor Redevelopment Project. The building features clear heights up to 22', eight grade-level doors, two dock doors, a wet sprinkler system, and three-phase, 2500-amp power

SITE HISTORY:

This site formerly housed the Houdaille Factory, which was demolished in 2017.

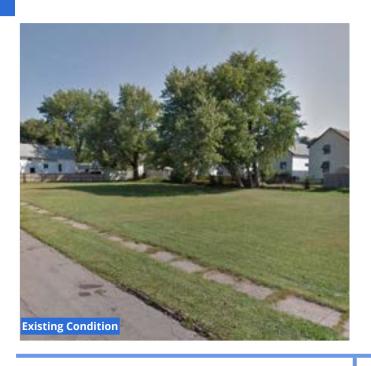
ENVIRONMENTAL STATUS:

This site is identified as NYSDEC Site #915165. The site is currently undergoing further investigation/remediation by NYSDEC.

USE POTENTIAL:

Positioned for adaptive reuse, the site offers significant potential for industrial, production, or office uses.

87 LONGVIEW AVE





ADDRESS: 87 Longview Ave

PARCEL ID: 101.21-1-13.112

PROPERTY OWNER: City of Buffalo

SIZE: 0.34 Acres

CURRENT USE: Vacant Land

ZONING: D-C (Flex Commercial)

STRUCTURES: None

INFRASTRUCTURE / UTILITIES: The Site is serviced by public water and sewer.

GROUNDWATER CONDITIONS: Not Assessed.

SITE DESCRIPTION / CURRENT USE:

As part of the broader revitalization of the Northland corridor, this 0.34-acre vacant lot (maintained vegetation) is located directly across from the NWTC and adjacent to parking lots serving the facility, making it a well-positioned site for neighborhood growth and connectivity.

SITE HISTORY:

Previously residential dwellings.

ENVIRONMENTAL STATUS:

No known concerns. A Phase I ESA is recommended to confirm no historical uses and to ensure site is suitable for residential development.

USE POTENTIAL:

This site presents a prime opportunity for residential infill development. The site is within the D-C (Flex Commercial) zone under the Buffalo Green Code, which permits upper-floor dwelling units and live/work units.

192 CHELSEA PL





ADDRESS: 192 Chelsea Place

PARCEL ID: 101.21-2-12.112

PROPERTY OWNER: City of Buffalo

SIZE: 1.3 acres

CURRENT USE: Vacant Land

ZONING: D-C (Flex Commercial)

STRUCTURES: None

INFRASTRUCTURE / UTILITIES: The Site is serviced by public water and sewer.

GROUNDWATER CONDITIONS: Not Assessed.

SITE DESCRIPTION / CURRENT USE:

Located at 192 Chelsea Place, this 1.3-acre vacant site sits directly across from the NWTC and adjacent to parking lots serving the facility, making it a prime opportunity for residential infill development.

SITE HISTORY:

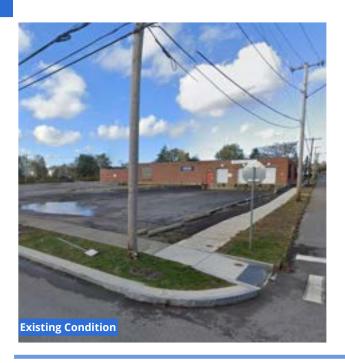
Unknown past use. This site was previously part of 688 Northland Avenue (as identified in the 2020 BOA).

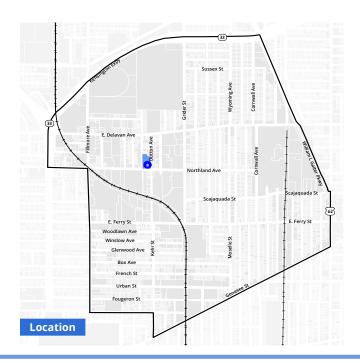
ENVIRONMENTAL STATUS:

The site is adjacent to NYSDEC Site #915329. A Phase I ESA is recommended.

USE POTENTIAL:

The size, location and context make the site well positioned for new housing construction and possible subdivision to accommodate multiple units. Situated within the D-C (Flex Commercial) zone under the Buffalo Green Code, the site supports residential uses such as upper-floor dwelling units as part of mixed-use development or integrated live/work units.





ADDRESS: 714 Northland Ave

PARCEL ID: 101.21-3-3.1

PROPERTY OWNER: Buffalo Urban Development Corporation

SIZE: 1.8 acres

CURRENT USE: Manufacturing

ZONING: D-C (Flex Commercial)

STRUCTURES: One (1) existing building

INFRASTRUCTURE / UTILITIES: The Site is serviced by public water and sewer.

GROUNDWATER CONDITIONS: Not Assessed.

SITE DESCRIPTION / CURRENT USE:

The site is a 1.8-acre property slated for revitalization as part of Phase 3 of the Northland Corridor Redevelopment Project. The site includes one existing building.

SITE HISTORY:

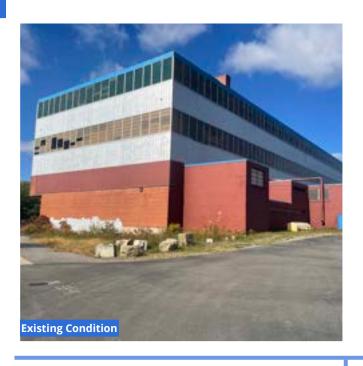
Former Well Worth site; Historic Cleaner.

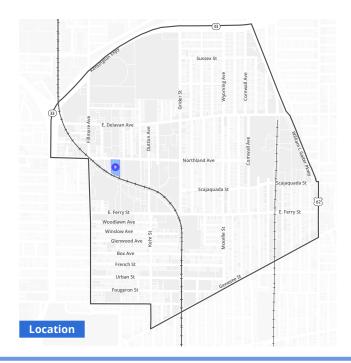
ENVIRONMENTAL STATUS:

No known concerns. A Phase I ESA is recommended based on historical use.

USE POTENTIAL:

The site is designated for conversion into a parking area that will support the Northland Workforce Training Center. Planned improvements include 66 parking spaces, enhanced screening, and placemaking elements to create a more functional, attractive, and pedestrian-friendly environment for students, employees, and visitors.





ADDRESS: 631 Northland Ave

PARCEL ID: 101.21-5-1.21

PROPERTY OWNER: Buffalo Urban

Development Corporation

SIZE: 2.6 acres

CURRENT USE: Industrial Vacant Land

ZONING: D-IL (Light Industrial)

STRUCTURES: One (1) Vacant Building

INFRASTRUCTURE / UTILITIES: The Site is serviced by public water and sewer.

GROUNDWATER CONDITIONS: Not Assessed.

SITE DESCRIPTION / CURRENT USE:

As part of Phase 4 of the Northland Corridor Redevelopment Project, the structurally sound building requires stabilization to prevent further deterioration and is entering the Brownfield Cleanup Program to address environmental conditions.

The historic International-style 39,000 square-foot structure features a 25-40 ton crane, a recessed indoor loading dock, and 60-foot ceilings (42 feet to the crane).

SITE HISTORY:

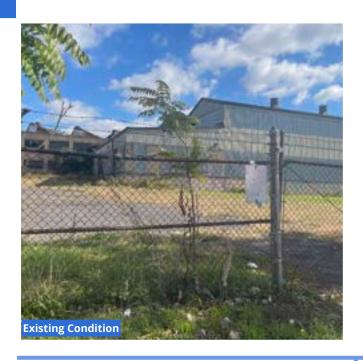
Part of 665 Northland. Listed on the National Register of Historic Places.

ENVIRONMENTAL STATUS:

Site is entering into the Brownfield Cleanup Program.

USE POTENTIAL:

The site has redevelopment potential for industrial manufacturing or warehouse conversion.





ADDRESS: 741 Northland Ave

PARCEL ID: 101.21-5-12.1

PROPERTY OWNER: Buffalo Urban

Development Corporation

SIZE: 4.7 acres

CURRENT USE: Industrial Vacant Land

ZONING: D-IL (Light Industrial)

STRUCTURES: One (1) Vacant Building

INFRASTRUCTURE / UTILITIES: The Site is

serviced by public water and sewer.

GROUNDWATER CONDITIONS: Not

Assessed.

SITE DESCRIPTION / CURRENT USE:

The building is in severe disrepair, with collapsed sections and significant structural issues. Substantial building upgrades will be needed, including equipment removal, abatement, structural repairs, and new mechanical systems. A demolition request has been submitted to State Historic Preservation Office (SHPO), with plans for selective demolition and stabilization of structurally sound portions.

SITE HISTORY:

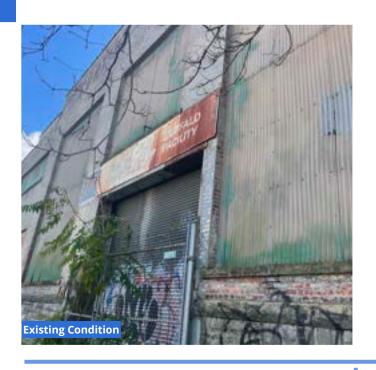
Former manufacturing facility. See Environmental Status for additional detail.

ENVIRONMENTAL STATUS:

A 2015 Phase I and II ESA identified multiple Recognized Environmental Conditions (RECs), including contaminated pits, asbestos, and leadbased paint, all of which will require remediation prior to redevelopment.

USE POTENTIAL:

The site holds potential for reuse as a multi-tenant or incubator complex, supported by its high-bay space, crane infrastructure, and potential rail access.





ADDRESS: 777 + 767 Northland Ave

PARCEL ID: 101.22-5-1 + 101.22-5-2

PROPERTY OWNER: Buffalo Urban

Development Corporation

SIZE: 4.5 acres

CURRENT USE: Industrial Vacant Land

ZONING: D-IL (Light Industrial)

STRUCTURES: One (1) Vacant Building

INFRASTRUCTURE / UTILITIES: The Site is serviced by public water and sewer.

GROUNDWATER CONDITIONS: Not Assessed.

SITE DESCRIPTION / CURRENT USE:

777 Northland Avenue is a distressed industrial property. The building is in severe disrepair, with partially collapsed brick walls on the eastern and southern sides and large portions of the roof missing.

SITE HISTORY:

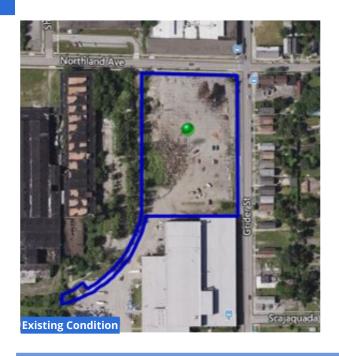
Former manufacturing facility.

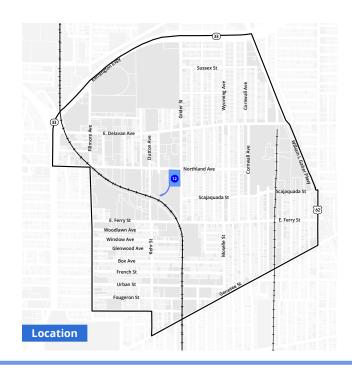
ENVIRONMENTAL STATUS:

A 2015 environmental assessment identified several RECs, including contaminated pits, asbestos, lead-based paint, and chlorinated solvents in groundwater. The site is part of NYSDEC Spill #1503832. Additional investigation/remediation is recommended.

USE POTENTIAL:

The recommended action (pending SHPO approval) is demolition and backfilling to create a shovel-ready site for future commercial or light industrial use. Assembling the 4.5-acre site with adjacent parcels at 741 and 747 Northland Avenue would create a contiguous 13-acre site suitable for large-scale industrial development.





ADDRESS: 747 Northland Ave

PARCEL ID: 101.22-5-3

PROPERTY OWNER: Privately Owned

SIZE: 3.9 acres

CURRENT USE: Vacant Land

ZONING: D-IL (Light Industrial)

STRUCTURES: None

INFRASTRUCTURE / UTILITIES: The Site is serviced by public water and sewer.

GROUNDWATER CONDITIONS: Not Assessed.

SITE DESCRIPTION / CURRENT USE:

747 Northland Avenue is a 3.9-acre vacant lot offering a flexible, development-ready site well-suited for light industrial uses.

SITE HISTORY:

Unknown past use.

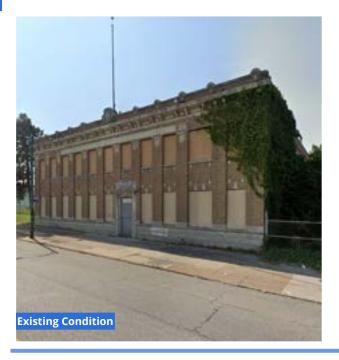
ENVIRONMENTAL STATUS:

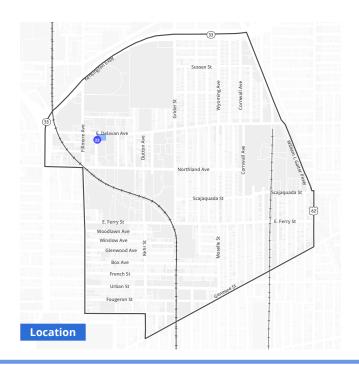
A Phase I ESA is recommended to understand site history and potential for any environmental impacts. It is located in a former industrial corridor.

USE POTENTIAL:

The site's size, location, and accessibility make it ideal for light industrial redevelopment that supports job creation and business growth within the corridor. There is also potential to assemble 747 Northland Avenue with adjacent Strategic Site #11 (777 and 767 Northland Ave) and Strategic Site #10 (741 Northland Ave) to create a larger, contiguous site totaling just under 13 acres. This expanded footprint could accommodate a larger-scale industrial or commercial project.

537 E. DELAVAN AVE





ADDRESS: 537 East Delavan Ave

PARCEL ID: 90.77-6-1.11

PROPERTY OWNER: Buffalo Urban

Development Corporation

SIZE: 0.9 acres

CURRENT USE: Industrial Vacant Land

ZONING: D-IL (Light Industrial)

STRUCTURES: Two (2) Vacant Structures

INFRASTRUCTURE / UTILITIES: The Site is serviced by public water and sewer.

GROUNDWATER CONDITIONS: Not Assessed.

SITE DESCRIPTION / CURRENT USE:

As part of Phase 4 of the Northland Corridor Redevelopment Project, 537 East Delavan Avenue includes multiple structures. The main plant, approximately 41,000 SF along East Delavan, is considered salvageable and offers high-bay space with street frontage.

SITE HISTORY:

The site is a former industrial complex, located within the Vibratech Inc. (NYSDEC Site #915165) boundaries.

ENVIRONMENTAL STATUS:

The site has documented contamination from petroleum and chlorinated solvents. BUDC is entering into an Order on Consent with NYSDEC, and remediation under a state cleanup program may require floor removal and further environmental action.

USE POTENTIAL:

This site includes multiple structures with potential for light industrial, commercial, or community reuse. Short-term steps include stabilization, abatement, and repairs. Future use will require updated systems and user-specific improvements. With highway access and flexible space, it is well-suited for multi-tenant use.

GLENNY PARK





ADDRESS: 1823 Fillmore Ave

PARCEL ID: 90.17-1-1

PROPERTY OWNER: City of Buffalo

SIZE: 9 acres

CURRENT USE: Park

ZONING: D-OG (Green)

STRUCTURES: Two (2) Basketball Courts

INFRASTRUCTURE / UTILITIES: The Site is serviced by public water and sewer.

GROUNDWATER CONDITIONS: Not Assessed.

SITE DESCRIPTION / CURRENT USE:

Glenny Park is a 9-acre public park owned and maintained by the City of Buffalo.

SITE HISTORY:

Stone quarry, filled in.

ENVIRONMENTAL STATUS:

A Phase I ESA is recommended.

USE POTENTIAL:

In 2019, a design plan was developed for this site, outlining proposed park enhancements. The plan envisions transforming the area into a more accessible, community-oriented space with expanded sports fields, an ADA-compliant fitness area, a new pavilion, a walking trail, and additional parking to support increased use.

MOSELLE ST PARK



Location

ADDRESS: Multiple Lots

PARCEL ID: 90.78-4-47, 90.78-4-48

PROPERTY OWNER: City of Buffalo

SIZE: 0.74 acres

CURRENT USE: Park

ZONING: N-3R (Residential)

STRUCTURES: Two (2) Basketball Courts

INFRASTRUCTURE / UTILITIES: The Site is serviced by public water and sewer.

GROUNDWATER CONDITIONS: Not Assessed.

SITE DESCRIPTION / CURRENT USE:

Moselle Street Park, located at 638 Moselle Street, is an existing 0.74-acre neighborhood park. A new playground installation is planned for 2025, and the City will continue to evaluate additional programming needs to meet the evolving interests of the community.

SITE HISTORY:

Residential dwellings.

ENVIRONMENTAL STATUS:

Phase I ESA is recommended prior to completing future site work.

USE POTENTIAL:

Located across the street from the Delavan-Grider Community Center, the park is well-positioned to serve as part of a growing network of communityfocused spaces in the area. The City of Buffalo plans to expand the park by incorporating adjacent City-owned parcels at 263 and 267 Stevens Avenue, adding 0.14 acres and creating a larger, more versatile recreational space for the community.

BOX AVE PARK





ADDRESS: Multiple Lots

PARCEL ID: 101.45-1-72, 101.45-1-71

PROPERTY OWNER: City of Buffalo

SIZE: 0.43 acres

CURRENT USE: Park

ZONING: N-3R (Residential)

STRUCTURES: One (1) Basketball Court

INFRASTRUCTURE / UTILITIES: The Site is serviced by public water and sewer.

GROUNDWATER CONDITIONS: Not Assessed.

SITE DESCRIPTION / CURRENT USE:

Box Ave Park is an existing 0.43-acre neighborhood park offering valuable green space for local residents. The park currently serves as a recreational asset but has potential for expanded community use and accessibility improvements.

SITE HISTORY:

Past use was residential.

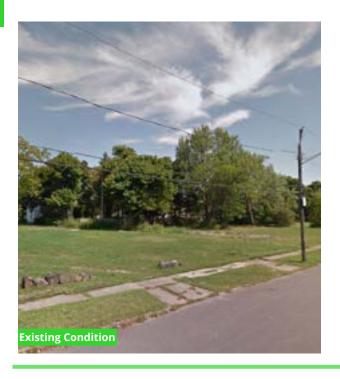
ENVIRONMENTAL STATUS:

No known concerns, but a Phase I ESA is recommended to confirm site history.

USE POTENTIAL:

Two adjacent City-owned vacant lots (0.17 acres) provide an opportunity to expand the park footprint, creating a larger space for recreation, gathering, and play. Incorporating these parcels into the park would not only support active reuse of vacant and underutilized sites, but also enhance the park's functionality and visual presence in the neighborhood. Future improvements could include new amenities and accessibility upgrades that enhance the park's role as a welcoming and inclusive public space.

FUTURE PARK SPACE





ADDRESS: Multiple Lots

PARCEL ID: Multiple IDs

PROPERTY OWNER: City of Buffalo

SIZE: 1.65 acres

CURRENT USE: Vacant Land

ZONING: N-3R (Residential)

STRUCTURES: None

INFRASTRUCTURE / UTILITIES: The Site is serviced by public water and sewer.

GROUNDWATER CONDITIONS: Not Assessed.

SITE DESCRIPTION / CURRENT USE:

This site consists of 14 City-owned vacant parcels at 332-376 Box Avenue, totaling 1.27 acres. Two additional City-owned parcels at 1 Frankfort Avenue and 2 Ernst Avenue would contribute an extra 0.38 acres, bringing the total to 1.65 acres of potential park space.

SITE HISTORY:

Residential and Wire Works business (1 Frankfort Avenue).

ENVIRONMENTAL STATUS:

A Phase I ESA is recommended to confirm site history prior to site work.

USE POTENTIAL:

Reuse of the site as public park space would help fill a service gap identified in the City of Buffalo's Parks Master Plan through its 10-minute walk analysis, and provide needed access to recreational space for nearby residents.

FILLMORE + NORTHLAND AVE





ADDRESS:

Fillmore Ave: 1669, 1675, 1679, and 1681 Winchester Ave: 162, 164, and 168 Northland Ave: 572 and 574

PARCEL ID:

Fillmore Ave: 100.28-2-14, 100.28-2-15; 100.28-

2-16; 100.28-2-18

Winchester Ave: 100.28-2-10; 100.28-2-9;

100.28-2-8

Northland Ave: 100.28-2-13; 100.28-2-12

PROPERTY OWNER: Buffalo Urban

Development Corporation

SIZE: 1.7 acres

CURRENT USE: Vacant Land

ZONING: D-IL (Light Industrial)

STRUCTURES: None

INFRASTRUCTURE / UTILITIES: The Site is serviced by public water and sewer.

GROUNDWATER CONDITIONS: Not

Assessed.

SITE DESCRIPTION / CURRENT USE:

Located at the intersection of Fillmore Avenue and Northland Avenue, this site consists of nine contiguous parcels owned by BUDC.

SITE HISTORY:

Past uses includes: 1669 Fillmore Avenue - gas station, 1681 Fillmore Avenue - welding business, 1675 Fillmore Ave - commercial, and 1679 Fillmore Avenue - residential. Other lots have unknown history.

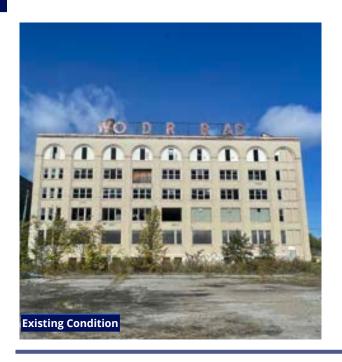
ENVIRONMENTAL STATUS:

1669 Fillmore Avenue: NYSDEC PBS #9-601902 and NYSDEC Spill #1603929 associated with former gasoline station; five underground storage tanks removed since 2021. A Phase I ESA is recommended.

USE POTENTIAL:

BUDC has approved an exclusivity agreement with a daycare facility, positioning the site for redevelopment focused on community services.

356 FOUGERON ST





ADDRESS: 356 Fougeron St

PARCEL ID: 101.54-2-1

PROPERTY OWNER: Privately Owned

SIZE: 2.9 acres

CURRENT USE: Vacant Industrial Land

ZONING: N-1S (Secondary Employment

Center)

STRUCTURES: One (1) Vacant Building

INFRASTRUCTURE / UTILITIES: The Site is serviced by public water and sewer.

GROUNDWATER CONDITIONS: Not Assessed.

SITE DESCRIPTION / CURRENT USE:

Identified as a brownfield in the 2020 Northland Beltline BOA Study, 356 Fougeron Street is a 2.9-acre site featuring a 180,000-square-foot industrial building constructed in 1923, with historic character. Formerly consisted of 276, 313, and 286 Fougeron Street.

SITE HISTORY:

The site was used for commercial baking, first as Continental Baking Co., and then Wonder Bread until 2004.

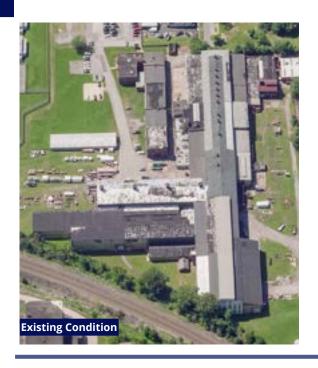
ENVIRONMENTAL STATUS:

NYSDEC Spills 0003540, 9109309 & 9300668, and NYSDEC Bulk Storage Records Site Number 9-423343. A Phase I ESA is recommended.

USE POTENTIAL:

The building presents an opportunity for adaptive reuse, with the current owner envisioning mixed-use or office incubator space as viable redevelopment options.

750 E. FERRY STREET





ADDRESS: 750 East Ferry St

PARCEL ID: 100.36-6-2.1

PROPERTY OWNER: Privately Owned

SIZE: 14.7 acres

CURRENT USE: Manufacturing

ZONING: D-IH (Heavy Industrial)

STRUCTURES: Multiple Vacant Structures

INFRASTRUCTURE / UTILITIES: The Site is serviced by public water and sewer.

GROUNDWATER CONDITIONS: Not Assessed.

SITE DESCRIPTION / CURRENT USE:

The 14.7-acre site has an existing 160,000-squarefoot industrial building with significant roof issues, making roof stabilization the top priority to prevent further deterioration. The site is served by active rail access and is traversed by Scajaquada Creek, which runs through a below-grade culvert.

SITE HISTORY:

This site has a history of manufacturing.

ENVIRONMENTAL STATUS:

The site is part of NYSDEC Site #C915392 and PBS #9-446513. Given its long manufacturing history and the potential presence of both above-ground and underground petroleum storage tanks, soil contamination is likely. Phase I and Phase II ESAs were previously completed as part of a BCP application, which has since been withdrawn. While these assessments provide useful baseline information, they will likely require updates to reflect current site conditions and to inform any future redevelopment or cleanup efforts.

USE POTENTIAL:

With its size, infrastructure, and strategic location, the site is well-positioned for industrial redevelopment.

1827 FILLMORE AVE



ADDRESS: 1827 Fillmore Ave

PARCEL ID: 90.13-1-11

PROPERTY OWNER: Privately Owned

SIZE: 17 acres

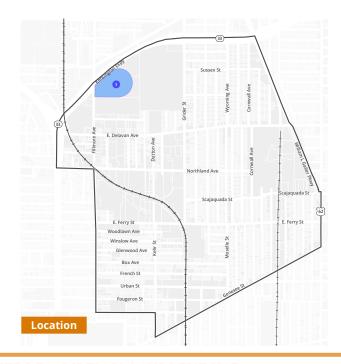
CURRENT USE: Vacant Land

ZONING: D-C (Flex Commercial)

STRUCTURES: None

INFRASTRUCTURE / UTILITIES: The Site is serviced by public water and sewer.

GROUNDWATER CONDITIONS: Not Assessed.



SITE DESCRIPTION / CURRENT USE:

This 17-acre vacant site is in a prime location near transportation routes, public schools, and Glenny Park.

SITE HISTORY:

The site operated as a stone quarry from around 1917 and was backfilled with mixed waste materials between the 1940s and 1950s. In 1958, the Kensington Heights Towers complex, six seven-story apartment buildings, was constructed and later vacated in the 1980s. Asbestos abatement occurred between 2009 and 2014, and all buildings were demolished by 2018. Site contamination primarily stems from the historic backfill materials.

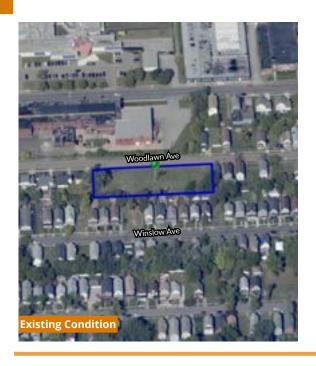
ENVIRONMENTAL STATUS:

This site is part of NYSDEC Site #C915279 and has been remediated to meet Commercial Use Soil Cleanup Objectives under Track 2 standards. Additional investigation may be required to confirm site conditions and ensure suitability for proposed redevelopment.

USE POTENTIAL:

Belmont Housing and CB Emmanuel have proposed Glenview Heights, a mixed-use, multi-phase development that would deliver up to 320 housing units and 10,000 SF of commercial space, expanding housing options and integrating essential community services. Additional remediation would be required to achieve Restricted Use – Restricted Residential Soil Cleanup Objectives to support this potential redevelopment.

795 WOODLAWN AVE



Susser St.

Susser

ADDRESS: 795 Woodlawn Ave

PARCEL ID: 101.37-5-9

PROPERTY OWNER: City of Buffalo

SIZE: 0.78 acres

CURRENT USE: Vacant Land

ZONING: N-3R (Residential)

STRUCTURES: None

INFRASTRUCTURE / UTILITIES: The Site is serviced by public water and sewer.

GROUNDWATER CONDITIONS: Not Assessed.

SITE DESCRIPTION / CURRENT USE:

795 Woodlawn Avenue is a vegetated 0.78-acre site located in a predominantly residential area.

SITE HISTORY:

Manufacturing building prior to 2014, unknown use.

ENVIRONMENTAL STATUS:

A Phase I ESA recommended.

USE POTENTIAL:

This site presents an opportunity to introduce new housing that reflects the scale and character of the surrounding neighborhood while contributing to a balanced mix of affordable and market-rate options. While modest in size, the site could accommodate approximately 8 units, making it more attractive to potential investors compared to a single-lot redevelopment.

739-741 GLENWOOD AVE





ADDRESS: 739-741 Glenwood Ave

PARCEL ID: 101.45-1-2.1, 101.45-1-1

PROPERTY OWNER: Privately Owned

SIZE: 1.48 acres

CURRENT USE: Vacant Land

ZONING: N-3R (Residential)

STRUCTURES: None

INFRASTRUCTURE / UTILITIES: The Site is serviced by public water and sewer.

GROUNDWATER CONDITIONS: Not Assessed.

SITE DESCRIPTION / CURRENT USE:

739-741 Glenwood Avenue consists of two privately-owned vacant parcels, totaling 1.48 acres, within a residential area of the Northland Beltline BOA.

SITE HISTORY:

Former playground associated with Glenwood School #59.

ENVIRONMENTAL STATUS:

A Phase I ESA is recommended.

USE POTENTIAL:

These parcels present an opportunity for infill housing development, including attached, owneroccupied housing that allows for greater density while remaining compatible with the surrounding neighborhood.

NORTHAMPTON ST + KEHR ST





ADDRESS: Multiple Lots

PARCEL ID: Multiple IDs

PROPERTY OWNER: City of Buffalo

SIZE: 1.2 acres

CURRENT USE: Vacant Land

ZONING: N-3R (Residential)

STRUCTURES: None

INFRASTRUCTURE / UTILITIES: The Site is serviced by public water and sewer.

GROUNDWATER CONDITIONS: Not Assessed.

SITE DESCRIPTION / CURRENT USE:

This site consists of a cluster of 11 City-owned vacant parcels at the intersection of Northampton Street and Kehr Street, totaling 1.2 acres.

SITE HISTORY:

Residential dwellings.

ENVIRONMENTAL STATUS:

A Phase I ESA recommended.

USE POTENTIAL:

Located within an established residential area of the Northland Beltline BOA, the site presents an opportunity for infill housing development that supports neighborhood revitalization.

GENESEE ST + LESLIE ST





ADDRESS: Multiple Lots

PARCEL ID: Multiple IDs

PROPERTY OWNER: City of Buffalo (11 lots)

+ Privately Owned (2 lots)

SIZE: 1.4 acres

CURRENT USE: Vacant Land

ZONING: N-3E (Mixed-Use Edge)

STRUCTURES: None

INFRASTRUCTURE / UTILITIES: The Site is

serviced by public water and sewer.

GROUNDWATER CONDITIONS: Not Assessed.

SITE DESCRIPTION / CURRENT USE:

Strategic Site #16 includes 8 parcels totaling 1.4-acres, with 6 City-owned and two privately owned lots (1718 and 1744 Genesee Street), located at the intersection of Genesee and Leslie Streets within the Northland Beltline BOA. Directly across from Groundwork Market Garden, the site benefits from proximity to fresh food access and active community spaces.

SITE HISTORY:

Residential dwellings, a restaurant, and commercial uses along Genesee Street.

ENVIRONMENTAL STATUS:

A Phase I ESA recommended.

USE POTENTIAL:

Designated N-3E (Mixed-Use Edge) under the Buffalo Green Code, the site supports flexible, context-sensitive infill development, including affordable or mixed-income housing that may be integrated with small-scale commercial or community uses.