

By: Mr. Franczyk

Re: Ordinance Amendment
Chapter 103 - Building Construction & Demolition; Fire Prevention

The Common Council of the City of Buffalo does hereby ordain as follows:

That Section 103-6 of Chapter 103 of the Code of the City of Buffalo be amended to read as follows:

§ 103-6. Issuance of permit.

H. Applications for demolition, partial demolitions that may affect the exterior of the property and asbestos abatement shall be subject to Office of Strategic Planning and Preservation Board review. The review will require additional documentation and information to be supplied by the applicant.

1. To facilitate public awareness, a sign shall be hung in a conspicuous location clearly visible from the street. In the event that the building is located on a corner or has two frontages, two signs shall be placed in clearly visible locations on each side of the building facing the street. The signs shall identify the building as being the subject of a pending demolition. The signs shall identify the Office of Strategic Planning - Preservation Board, its address and telephone number as a source of additional information. The signs should also contain the name and telephone number of an authorized representative of the applicant who can provide basic information about the proposed demolition. The signs are to be in place for a period of ten (10) business days.

a) The signs will be provided by the Commissioner of Permit and Inspection Services in a size and format to be determined by the Commissioner.

2. The applicant should provide two (2) photographs of each building located on the parcel with the structure to be demolished indicating the buildings to be demolished and the assessed address of any additional building.

3. The applicant should provide two (2) photographs of buildings on each adjacent parcel and indicate their assessed addresses.

4. The applicant should complete and submit Part I of the short environmental assessment form. As part of the review by the Office of Strategic Planning, a proposed demolition application may require the submission of a full environmental assessment form.

5. The Office of Strategic Planning / Preservation Board shall consider every application for demolition and or asbestos removal within thirty (30) days. This applies only for those properties not under the jurisdiction of the Buffalo Preservation Board. A longer period may apply for applications within the jurisdiction of the Buffalo Preservation Board or if the time is extended by court order.

6. The review process may be waived by the Commissioner of Permit and Inspection Services in the event the application is for home remodeling and or reconstruction as long as the exterior of the property is unaffected.

7. Except for designated landmarks or buildings within preservation districts, single story garages which are designed for up to three cars and which are designed expressly for use as automobile storage shall be exempt from the review process.

It is hereby certified, pursuant to Section 3-19 of the Charter, that the immediate passage of the foregoing ordinance is necessary.

APPROVED AS TO FORM

Corporation Counsel

NOTE: Matter underlined is new.

MBR:DMcP