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OUTLINE FOR 02/24/2016 INFORMATION MEETING at Lafayette Ave. Presb. Church

GREEN CODE'S THREAT TO ELMWOOD'S HISTORIC FABRIC:

**** PROPOSED GREEN CODE WILL DESTROY E-B's "COMPATIBLE BALANCE" ****

(A) THE PROPOSED GREEN CODE INTENSIFIES, RATHER THAN PRESERVES AND PROTECTS, EXISTING DENSITY/SCALE:

- predominant height in EV is 2 to 2.5 stories; allows 5-story commercial block bldgs. [C-B]
- predominant lot width is 30 to 40'; allows C-B on lots up to 120'
- replaces E-B district's 2,500 sf single floor/5,000 sf total "single business outlet" restriction with 10,000 sf "ground floor commercial space" limit/no other limit
- allows hotels [which are not allowed in E-B district] with no sf limit

HYPO: 5-story C-B bldg. on 120-wide lot = nearly 75,000 sf.

Compare to existing bldgs.:

- Café Aroma/Talking Leaves = 2 stories, total 7,500 sf;
- Mr. Goodbar = 2 stories, 11,500 sf;
- Casa-DiPizza = 2 stories, 64' wide lot, 11,500 sf
- Lexington Co-op = 8,800 sf, 2-story height

(B) THE PROPOSED GREEN CODE PROHIBITS A HISTORIC MAINSTAY OF THE ELMWOOD VILLAGE: DETACHED HOUSES WITH GRASSY FRONT LAWNS.

**** Century-old residential structures – many still utilized for residential purposes - grace much of Elmwood Avenue in and near the Elmwood Village boundaries ****

- Green Code excludes Detached Houses as a permissible form in N-2C
 - new Detached and Attached Houses prohibited in N-2C
- Green Code mandates zero front yard [construction at the sidewalk] eliminating green space/privacy.
- Green Code turns existing, legal Detached Houses into NONCONFORMING USES
 - cannot be rebuilt if damaged > 50% of replacement value
 - cannot be rebuilt if no building permit w/i year of damage

(C) THE PROPOSED GREEN CODE PROVIDES INADEQUATE BUFFERS TO PROTECT ABUTTING RESIDENTIAL USES

[E.g., adjoining properties on Granger Pl., Ashland Ave.]

- Rear yard min. for C-B: 0'; 10% of lot depth if abuts N-2R, N-3R, N-4-30, N-4-50
 - loss of privacy, light; encroachment of noise, traffic