

Appendix B: Comments Received on the DGEIS

- Verbal Comments at DGEIS Hearing
 - E-mailed Comments
 - Mailed Comments
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Verbal Comments at DGEIS Hearing

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ERIE CANAL HARBOR DEVELOPMENT CORPORATION
PUBLIC HEARING

At the Albright Knox Gallery, 1285 Elmwood
Avenue, Buffalo, New York 14222, on Tuesday, October 20,
2009, at 6:00 p.m.

Hearing Officer: David Roach, Esq.
Blair & Roach, LLP
2645 Sheridan Drive
Tonawanda, New York 14150

Court Reporter: Laura Rademacher.

1 MR. ROACH: Welcome to tonight's hearing on the Draft
2 Generic Environmental Impact Statement for DGEIS or the Canal
3 Side Project. My name is David Roach. I'm an attorney and I
4 have been asked by the Empire State Development Corporation
5 or ESDC to serve as moderator for tonight's hearing. A
6 Notice of Completion of the DGEIS and Public Notice of this
7 hearing appeared on October 1st, 2009 in the Buffalo News and
8 on October 7th, 2009 in the New York State Environmental
9 Notice Bulletin. In addition postcards and letters
10 announcing the hearing were sent to over 500 persons on the
11 project mailing list as well as various federal, state and
12 local agencies.

13 The purpose of tonight's hearing is to provide an
14 overview of the Canal Side Project and to receive comments on
15 the DGEIS. I should stress that the hearing is not intended
16 to be a question and answer session. All of the comments you
17 make tonight are being recorded and will be addressed in the
18 Final Generic Environmental Impact Statement or FGEIS.
19 Following my introductory remarks we will proceed with
20 opening remarks from Jordan Levy the Chairman of the Erie
21 Canal Harbor Development Corporation, ESDC's subsidiary that
22 is leading the Canal Side Project. Following Mr. Levy we
23 will have a short presentation that will be given by Thomas

1 Dee the president of the Erie Canal Harbor Development
2 Corporation, Stan Eckstut of Ehrenkrantz Eckstut & Kuhn
3 Architects, the firm that prepared the master plan for the
4 Canal Side Project, and Mark Tytka of Parsons Brinckerhoff
5 the consulting firm that prepared the DGEIS.

6 We will then open the floor for you to make
7 comments. At a minimum tonight's hearing will exceed to 9:00
8 p.m. to receive public comments but we will continue until
9 each person that has expressed a desire to make a statement
10 has had an opportunity to speak. Before we get started I'd
11 like to go over a few procedures for tonight's hearing.
12 First, if you haven't done so already please make sure that
13 you have signed in at the table at the entrance to this
14 building. The sign-in sheet is the official record of
15 attendance at this hearing. Copies of the Notice of
16 Completion and DGEIS Executive Summary are available at the
17 sign-in table. Second, if you wish to make a statement
18 tonight there are speaker registration cards at the sign-in
19 table. Please fill out your name, address and whether you
20 represent an organization or agency. Then place the card in
21 the speakers box. If you didn't get a card and you would
22 like to make a statement please raise your hand now. There
23 are people on either side of the auditorium that will provide

1 you with a registration card. Is there anyone raising their
2 hands? We have people to provide you with cards.

3 Following the presentation we will open for
4 comments. As a courtesy elected officials who are here
5 tonight and would like to make a statement will be allowed to
6 go first. Following statements from any elected official
7 cards will be selected at random to determine the order of
8 speakers. Please feel free to sign up to speak at any time
9 throughout tonight's hearing because we would like to give
10 everyone an opportunity to make a statement. Each individual
11 will be allowed four minutes to make their statement and any
12 person representing an organization with a substantial number
13 of members or a public agency will be afforded eight minutes
14 for a statement. However, I do reserve the right to increase
15 or decrease these limits depending on the number of speakers
16 that we actually have. Speakers will be allowed to use their
17 time to their best advantage without interruption from the
18 floor. If you are reading from a prepared statement please
19 keep in mind that you may summarize your statement and submit
20 the full text to be entered into the record.

21 Finally, if you are not comfortable with making a
22 statement tonight or otherwise can't make a statement tonight
23 you may submit your comments in writing tonight or after this

1 hearing until 5:00 p.m. on November 2nd, 2009. At the
2 sign-in table there are comment forms for your use. You can
3 fill them out and submit them tonight. They are also pre
4 addressed if you wish to mail them to ESDC after tonight's
5 hearing. The DGEIS and supporting documents are all
6 available for review during weekday business hours at the
7 offices of the Erie Canal Harbor Development Corporation.
8 Please call Matt Davison at 846-8258 for an appointment. The
9 documents are also on file at the Niagara County Branch of
10 the Buffalo Erie County Public Library. All of the documents
11 can be downloaded from the project web site at
12 www.eriecanalharbor.com. Look on the right-hand side of the
13 page and click under quick links to get to the Canal Side
14 Project documents. Again, ESDC will accept written comments
15 on the DGEIS until 5:00 p.m. November 2nd, 2009. Comments
16 should be mailed to Paul Tronolone, Empire State Development
17 Corporation, 95 Perry Street, Buffalo, New York 14203. You
18 may also fax or e-mail your comments.

19 The contact information will be shown on the screen
20 during the comment period and is printed on the comment
21 sheets at the sign-in table. Now, allow me to introduce
22 Jordan Levy Chairman of the Erie Canal Harbor Development
23 Corporation. Mr. Levy.

1 MR. LEVY: Thank you very much. I thought that I was
2 coming to a poetry reading with this many people here and I
3 was pretty excited. My job tonight is to welcome everyone
4 and thank you for taking time out of your extremely busy
5 schedule to come out and learn more about the Canal Side
6 Project. I'm Jordan Levy. I'm the Chairman of the Erie Canal
7 Harbor Development Corporation which I think all of you know
8 is a subsidiary of the Empire State Development Corporation,
9 which is the agency in charge with economic development of
10 the State of New York and we're the local agency that has
11 been charged with the responsibility for development of our
12 waterfront.

13 Let me begin by saying that I hope all of you are as
14 excited as we are about this project and the future of
15 Buffalo's waterfront. I also hope that you understand how
16 excited all of my colleagues from our board and the
17 professional staff are that you are here tonight to tell us
18 what you think about this project. That's what we're here to
19 do tonight to learn, to listen and to understand what this
20 community wants for its waterfront and for Canal Side. We
21 believe Canal Side is truly one of the region's most
22 important economic development initiatives. Yet it goes
23 beyond this economic development. This project is about

1 changing perception and retaking our waterfront for the first
2 time in 50 years. It's been lost for so long it's time for
3 us to grab it back.

4 Tonight you will all have another opportunity to
5 weigh in on this project, to see it, to understand it and to
6 truly get a grasp of what we're trying to create. We look
7 forward to your feedback. We look forward to your input. Is
8 this plan perfect; certainly not yet. Does this plan address
9 all of you in the room today that is happy about this,
10 probably not. What this plan does do is provide a template
11 that we believe is in place for what the vast majority of
12 Western New Yorkers will appreciate visiting. The product
13 that you're seeing tonight is a result of seven years of work
14 by lots of volunteers and lots of professionals who have
15 listened hard to all of the input that this community has
16 given us over these seven years. Everybody knows the history
17 on the waterfront with the Aud, back and forth.

18 This project tonight that we're showing you is a
19 result of listening to the last seven years of what you had
20 to say. We will have several people tonight present
21 different aspects of the project. As always I encourage you
22 to please keep an open mind. Don't draw conclusions until
23 you have seen everything, until you have heard everything,

1 until you truly understand it. I thank you on behalf of my
2 colleagues on the board for attending tonight for the
3 interest of our future and the interest of our waterfront.
4 It is my pleasure to present the President of our agency Tom
5 Dee.

6 MR. DEE: Thank you very much. I just want to outline
7 a little bit what we're going to talk about tonight. The
8 mission of the Erie Canal Harbor Development Corporation is
9 to promote economic growth and inspire our region's legacy of
10 pride and urban significance and natural beauty. That is
11 what we kind of have as a written mission. I'd like to talk
12 about what our internal vision is, what it is from a staffing
13 standpoint and what we look for and live for everyday. We
14 really believe that Buffalo's greatest resource is its people
15 and Buffalo's greatest natural resource is its water. So
16 when you look at all of this opportunity out here we're here
17 to talk about the fact that Buffalo's waterfront with the
18 transformation of Canal Side bringing new level of waterfront
19 activity to our community.

20 The purpose of tonight's meeting is to get an input.
21 These are some of the ideas that we have, some from the
22 documents and some that we have from a staffing standpoint
23 and some we get from people on the street. We think it's

1 about being acceptable. We think it's about diverse use. We
2 think it's about design. In the last section a lot of people
3 talked about sustainability. We took that to heart and now
4 we have sustainability and we have a new certified project.
5 One that is completed that inspires us to climb that ladder
6 possibly to silver. So we listen to what people say and with
7 that we'll also have some financial payback and economic
8 growth. So these are some of the issues in tonight's hearing
9 and we hope to get more of those so we can build those into
10 our future. With that I'd like to turn it over to Stan
11 Eckstut.

12 MR. ECKSTUT: Thank you all. First, can you hear me
13 in the back? Okay. This is a model of the project that was
14 probably at the scoping session and the airport it is what we
15 have been working on during this recent time to advance the
16 plan, bring it to yet another level of feasibility and most
17 of all a place that we're all going to love and cherish as we
18 go forward. I just want to walk you through this design of
19 the district which is really what it's about. One that's
20 already started to be improved and you're all enjoying parts
21 of it as we speak. This is where the City began and this is
22 what we are re imagining is probably the wonder and the joy
23 of the discovery and the sense of a city out at waters edge.

1 This city grew up once the canals came into place and the
2 city started growing vigorously with changes of level,
3 circulation of all of the hub of the city as you know and
4 what we're trying to do is recall it, while advancing
5 ourselves to the next innovation of Buffalo in the future and
6 the focus of this is where the canal joined the river front.

7 This circle is about walking the distance of the area
8 that we're planning that's on that model. It's a comfortable
9 five minute walk. I want to say it's where the United States
10 was made, where all of its history began and grew into this
11 extraordinary urban fabrication. The only thing that we're
12 introducing possibly that wasn't in all of this originally is
13 before it was only mules and cargo getting moved along the
14 path in the canals and now we're going to start to invade it
15 with real people and start to imagine a future where we are
16 really enjoying the river front and the canals, the paths in
17 ways that we probably have to go as far as to European cities
18 where the canals are all being recovered. We're bringing it
19 back. It was taken away. People really can experience now
20 crossing the slips and being on bridges again and it's our
21 desire to where this was much more of a historical
22 restoration we're trying to interrupt it with the same
23 purposes of really extraordinary events and opportunities to

1 enjoy this all year long, day and night for every member of
2 all kinds.

3 This district that we're doing is based on a few key
4 principles that have remained the same from the time that we
5 last presented and even before that which is why we're trying
6 to integrate new and existing enhancements that already exist
7 and recalling and anchoring as well from the past. So the
8 Main Street corridors and buildings like the Donovan
9 Building, the Arena, even the Skyway we're dealing with and
10 integrating and making things into the positive part of the
11 development. We take a lot of lessons from Baltimore Inner
12 Harbor where we were put on the same scale. We're here to
13 show everybody here that we have the same amount of work that
14 has transformed a city in many ways. A waterfront is the way
15 that we're going to reestablish ourselves in the marketplace
16 and the world. There's the model of the waterfronts not just
17 in the United States in Baltimore, Maryland and we think
18 focusing on the water is the lesson we're taking.

19 There's another part of the United States, Boston,
20 that you may have visited. We overlaid this same area onto
21 the scale of the district that we're working on and it's the
22 same. It's the same walking area where they have established
23 one of the greatest world class attractions. It's a must

1 see. That's what we're trying to do here in Buffalo. Walk
2 the same area of this city and make another must see in this
3 city. The way it's laid out is a series of lots which are
4 shown on the ground but the extension of the Erie Canal
5 rebuilding it, bringing it through and up into land that was
6 covered by other buildings is now real and within our midst.
7 The focus of this plan has been the pedestrians from day one,
8 while we have cars on streets and some parking it's all for
9 convenience, there's no high volumes, there's no high
10 speeds. It's really about a place where people can walk in
11 every direction, every lane. It's totally focused on
12 walking, turning every corner and be given as many choices as
13 possible, all free, on all the grades, no gates, nothing. No
14 interior malls, one beautiful public space. It's all about
15 pedestrians being around and it's always for public access to
16 the waters edge.

17 The golden rule never changed and Main Street is
18 running up and down. This is one of the reasons we're doing
19 all of this is to bring all of the city back with Main
20 Street. We do have parking, it's dispersed. So we can
21 disperse traffic. It's all around in different locations.
22 There's never been as many parking spaces as probably anyone
23 intended because this is pedestrian oriented and most of all

1 transit oriented. We don't have to build a lot of parking
2 like with most projects we do, if they were in the suburbs.
3 We have plenty of parking, lots nearby, other buildings with
4 parking garages and we have a convenience especially with in
5 the weather there will be parking in a garage but never
6 dominating the view. Never on the water, always within a
7 comfortable walk. This is a massive drawing of a 3-D model
8 that you would find in the document. It's really meant to
9 show that while we're focusing on public environment, we're
10 also imagining what the private development buildings would
11 be. We're trying to keep obviously the height low. We're
12 not trying to do a tall center of business district here.
13 The 2004 plan had heights that were being inspected and as we
14 meet the edges of the historic forum we keep the heights and
15 then we step back from there, never going higher than what's
16 around us. It's very much a focus of variety of height, not
17 projects, not competitive buildings, more of an urban
18 setting. This is the key. What we have discovered, what you
19 all knew maybe is that the Erie Canal actually was under the
20 Aud in other buildings. It existed all of that time. It was
21 taken away and it was put into what we call the Hamburg
22 Drain, which is a big concrete problem. So, what we're going
23 to do is open it up again and put it back into the plan.

1 This canal as I had mentioned is not just for
2 commercial warehouses and boxes and all of that. This is for
3 all of us to be able to take a journey, to go from one spot
4 to the next. Washington Street is on the right. Main Street
5 in the middle. Pearl is on the left and the idea is for
6 families, couples, friends to go from one end to the other
7 and go through a whole variety of environments and
8 experiences, some large, some small, some quiet, some noisy,
9 some more formal than others. Constantly changing with all
10 of the opportunity filled with events as well as casual use
11 everyday or Sunday morning just to get the paper and a cup of
12 coffee. If you go from one place to the next you could
13 probably do it within ten minutes. We think a family is
14 going to take an hour or two hours to go from one place,
15 stop, pause, take a break and go out in the water, etc.,
16 etc. It's like the Old Erie Canal, it's just a journey from
17 town to town. We want to imagine another way of experiencing
18 this canal idea of transporting one place to the next.

19 We go back to the history and it's all about barges.
20 It's a four foot deep canal. It's 30 to 40 feet wide. We're
21 thinking why can't we also step onto the barges. Why not
22 feel the water above them. Why not have the reflective
23 water. The most exciting thing about water is to be able to

1 get out from under it. Most of us don't own boats. The idea
2 is to get on a deck, swim, play on the bridge, have a cup of
3 coffee. Enjoy being on the water was probably what we would
4 like to design more than anything else while we're walking
5 along the path. There's a lot of vendors all around the
6 European canals that come off boats that are selling things,
7 etc. and we also note that particularly in England it's
8 become a really dramatic and colorful event. There's lots of
9 celebrations and everyday there's color and joy in the canal
10 system that probably was filled with the same, you know,
11 dreary, gray barges from the past and now it's become a place
12 that we celebrate. Many barges particularly in European
13 cities are being converted to bars and restaurants. We think
14 there's a whole scene maybe between Washington and Main.
15 There can be a little bit of bar hopping to enjoy ourselves.

16 The main place is the canal. The central part of the
17 canal where the big bend is. These are the original lines of
18 the canal. We see this all year long, day and night of all
19 ages. It all begins with, you know, bringing landscape
20 back. The big Buffalo trees do very well here on the
21 waterfront. Being under the trees on the canal it's a little
22 bit different than in the past to enjoy. There's lots of
23 events. This is kind of a Eastern European thing that's

1 going on. We see vessels, paddle boats, lots of things but
2 we want to be on little boats and enjoy the water itself.
3 We'd love the idea of eating along the canal and having more
4 trees and landscape to enhance this view, especially at
5 night, I guess you could be very romantic. Buffalo has a lot
6 of romantic traditions. We're going to bring them back along
7 this canal and landscape is also a place for the canal where
8 there are just trees and plants, flowers and things like that
9 that might have a place in this canal restoration. In the
10 wintertime there will be major skating, an opportunity to be
11 here, not in the middle of a blizzard but the day after. You
12 all know skating better than anyone. There will be even some
13 pickup hockey games, we have space for that as well. We see
14 events in the wintertime, holidays, celebrations, sports
15 where we can take this body of water. We drain it for the
16 wintertime and we can use this in a way that you know how to
17 enjoy. We do see lots of events with crowds, audiences
18 enjoying performances. We have in the plans a floating barge
19 where you can have a band from one end to the other, maybe
20 singing choirs at Christmas time we can do because of the
21 ice. We'll put them on an ice barge or something. In the
22 middle on the ground level the canal water is now at the
23 sidewalks. We have got a lot of feedback on the Erie Canal

1 being higher. We had the canal higher. Now it's a big canal
2 hall, a great public room that we are fashioning after the
3 public markets of the past and other kinds of town halls
4 where you can do events. We have merchants for all events,
5 restaurants. We think food is a big part of culture here.
6 We want other cultural activities as well but we want to
7 celebrate the ties of Buffalo. We want all of the region to
8 be involved. Equal space for merchants who have left the
9 city to showcase themselves possibly and on the ground level
10 of this canal side hall we have this idea of having a place
11 where you can walk under the canal through an aquarium to get
12 to the top of the side which is the Bass Pro Store and the
13 Bass Pro Store is up a level to where we have a big
14 aquarium.

15 The idea is to go through this aquarium to a fish
16 tank, a place for all of us to enjoy, not just kids but to
17 really change again another experience in this wonderful
18 Buffalo Canal System. This drawing is a little hard to read
19 but in this section on the right is the Bass Pro Store. The
20 Bass Pro Store is up here (indicating) above parking. There
21 is a big aquarium or a multi level lobby. These are the two
22 levels where you walk under which now is up here (indicating)
23 and this is the aquarium where the fish are this high and you

1 walk through, see the fish and then go on to our Canal Side
2 Hall. By the way this is what happened in the past, we're
3 going to change all of that. Up above Canal Side Hall is a
4 park on top of the roof, the big green we're calling it, a
5 place where we can really get out and enjoy seeing all around
6 us as well as the lake front with activities everyday as well
7 as special events. We think there could be attended events
8 where different organizations around the city and the region
9 can enjoy. At times it might be gated but most of the time
10 it's open. It can be where you can be celebrating every
11 holiday and then some from this new public environment of
12 overlooking the waterfront.

13 All of this public infrastructure is there to attract
14 and bring private development which is shown on all of the
15 yellow parcels. On the right is what we call the Donovan
16 Block down here to the Webster Block. They're all possible
17 uses that we think are plausible, office, Donovan, Hotel
18 Webster, some residential mixed in. So, we have a mixed
19 district much like downtown where you attract more
20 residents. We have guidelines now that we took from the
21 historic guidelines in the 2004 plan. We've adapted them,
22 keeping the same in the historic district and the use of
23 traditional materials, canopies, building heights as well.

1 There is a whole lot of design guidelines that you can read
2 about for controlling the destiny, so it really does feel
3 like a great urban district with Buffalo's sensibility to
4 it. Initially we're going to build a park. We've already
5 done this slip on the west commercial but the true idea now
6 is to take the canal and extend it all around, across Main
7 Street which is here (indicating) and then build the Bass Pro
8 Store, other blocks, the Donovan Block and the Webster Block
9 and the rest will be built out over time.

10 We want to get this next phase so it looks complete
11 and it will feel like it is in fact a district intact
12 building upon in which you have just seen. This is the
13 vertical build out. It's a model that is on display
14 downstairs. It begins to show the character of the Bass Pro
15 of becoming more of a warehouse environment. Restaurants are
16 wrapped around the Canal Side Hall. This octagon shape is
17 the roof and big bridge where you cross to the level where
18 the store is. There are many levels, many ways of seeing and
19 watching people being transformed as we study more and more
20 of the massing and the programming and the availability. So,
21 I just want to end with our first set of renderings of what
22 this environment is really to be and our important emphasis
23 as we go forward. This is walking right in off of Main

1 Street, same level as the sidewalks. Any changes in grade
2 are ADA accessible, very gentle. The idea is to integrate.
3 This is like a new street in the city, one where the paths or
4 sidewalks are fully lit. They're there day and night.
5 They're there for just a few people as well as large crowds
6 and when you walk along one path, I think they're 15, 20 feet
7 wide, the idea is to have shops and restaurants right there
8 and canopies overhead. It's something very lit at night but
9 also very active at daytime and anywhere along these places
10 you will have an opportunity for guitar playing, a violinist,
11 a poet, whatever.

12 The main thing though is that we get activity in the
13 water so the barges that you see you'll see fire.
14 Providence, Rhode Island is doing fire in their river front
15 downtown, fire weeping ice. These are big wonderful exciting
16 ways of enjoying a waterfront like a canal that's being done
17 in other cities, it's practical, it's able to be maintained
18 and afforded. When wintertime comes we drain the canal.
19 This is the main central park. We see multiple levels as
20 well. Right off on the left, unfortunately we have a cut off
21 there, but there's a fireplace. We have a bunch of
22 fireplaces, warming huts, places that we feel are also
23 protected from the wind. We studied the wind. So, we have

1 an environment that is something very usable for a good part
2 of the winter nights. This is up at the level of the Big
3 Green and the store level of the Bass Pro where you can
4 really get up and enjoy a view and see the lake front in ways
5 that the public would be certain to have available to them
6 all of the time. I'll just end on this which is sort of a
7 summary of this extraordinary place. You cannot do this
8 anywhere else but in Buffalo. There's no other place with
9 this history, with the families that are here. No other
10 place with this view. We can do this in incremental ways
11 where the phasing is practical along with the project
12 development and most of all it's really an extraordinary must
13 see place for people in Buffalo, not just for your family
14 visiting but for you to keep coming back on a regular basis.
15 Thank you.

16 MR. TYTKA: Good evening. My name is Mark Tytka with
17 Parsons Brinckerhoff. This is a pretty tough act to follow.
18 We've had Stan giving us the vision of the project. We had
19 Tom give us rules and projections for the agency and we also
20 had David doing a very good job on the acronyms, hopefully we
21 all picked up on those acronyms because I'm going to be using
22 them over the next few minutes. But one of the things that
23 I'm here to do tonight is to walk through very quickly the

1 content and the meaning of DGEIS because we're really here
2 tonight to learn from you, understand your comments and get
3 your response to the document itself, so we can take that
4 document and move forward. For those of you who haven't
5 reviewed the Draft Generic Environmental Impact Statement we
6 encourage you to do that. It said we will be accepting
7 comments for several weeks yet, so if you have a chance
8 please do review the document and again offer your comments
9 to us via e-mail or in writing. Again, just to recap a
10 couple of high points or points of administration. The
11 project's sponsor is an urban development corporation, the
12 Empire State Developmental Corporation. This is really the
13 typical content to our Generic Environmental Impact
14 Statement. Many of you who are familiar with the
15 Environmental Impact Statement have seen this before. You
16 are familiar with the categories. We go through them time
17 and time again. What you see here-- because this is a
18 Generic Environmental Impact Statement we also have a
19 category because there's elements of projects, the generic
20 review process where elements not known yet might come up in
21 the future. Again this plan is a listening term vision so
22 what we do in this Generic Environmental Impact Statement is
23 establish thresholds and guide those actions to move

1 forward.

2 Tonight what I really want to do is quickly talk
3 about the project's alternatives and also talk to you about
4 impact and mitigation measures. In terms of project
5 alternatives there are four alternatives which are reviewed
6 in the DGEIS. The no-build alternative, the referred
7 alternative which is really the project that Stan just
8 presented and then a low density alternative and high density
9 alternative.

10 The no-build alternative is basically an alternative
11 that we look at to compare its purpose, a baseline
12 condition. What would happen if we did nothing, what would
13 the conditions be. It's important to note here, okay, it
14 doesn't discern if nothing happens. What it says is that
15 there are things in the project that may happen but are not
16 part of this project yet, where we also include those. For
17 example, we assume for the sake of traffic analysis and other
18 studies that the Seneca Creek Casino has constructed a major
19 development in the project area which have impacts, which are
20 integrated. We assume things like the historic street
21 pattern being constructed as part of the 2004 Erie Canal
22 Harbor Master Plan. We assume that the Donovan Building would
23 be setting up these baseline conditions to be and the Aud

1 would be demolished for future reuse. We then have the
2 preferred alternative. What I'm going to do with this is
3 basically use this massing model to try to draw out some
4 quick visual alternatives or differences between the plans.
5 The preferred alternative is basically just over a million
6 square feet of new development of public spaces. Some of the
7 highlights which Stan had pointed out is the Bass Pro Store,
8 that is here (indicating), the Donovan Block. This is the
9 old Donavon Building but there is a development building out
10 of that structure to the street line, Webster Block
11 Development. This is for future reference to. This is the
12 area of the 2004 Erie Canal Harbor Plan and this is the
13 Commercial Slip parking structure and residential structure
14 building.

15 This project here is basically about 300 million
16 dollars. The low density alternative shows something a
17 little bit different. It starts out by keeping more,
18 retaining more space for central green. The hotel in the
19 preferred alternative is not constructed. As you can see
20 there is no development at the base of the Donovan Building.
21 Basically it's the existing structure and other development
22 projects are basically lower in scale. They don't have the
23 same amount of development associated with them. This is

1 about a 163 million dollar investment. This is the high
2 density alternative, the most aggressive development
3 program. In this alternative you can see that this hotel is
4 back on the central green. You can see much more intense
5 development on the Webster Block, the Donavon Block. You can
6 see a little bit taller block on the Erie Canal parcels,
7 which again are still consistent with the 2004 plan, the
8 lower development plan on the slip site. What's important is
9 taking a look at all of these alternatives. In the DGEIS we
10 actually will have some very specific tables that talk about
11 the types of uses that are occurring in each of these type of
12 parcels and what's associated with them. So, it gives you a
13 good understanding of what is being proposed by these
14 projects in each of the alternatives, impact mitigation
15 measures. What I'd like to do tonight is not touch on all of
16 these.

17 The typical characteristic or feature is that we
18 consider areas that are impacted by projects. And what I am
19 going to do tonight is really focus on the few or handful
20 that are highlighted. The others are considered in the
21 DGEIS. However, many of those were considered to have a
22 positive impact or nonsignificant address impact so that we
23 really kind of focus on those issues that have been brought

1 up during the scoping process actually referred to in the
2 public meetings. So, I'll try to address some of your
3 concerns but again all of these topic areas have been
4 addressed in the DGEIS. We're starting out with cultural
5 resources, the DGEIS and the cultural resource section
6 discusses the impacts to architectural structure and the area
7 of architecture. If we look at direct impacts to historic
8 properties they're indirect. Those impacts that are in fact
9 in the context makes it historically significant.

10 Archaeologically we look at what's in the ground, what do we
11 know, are there areas of ground disturbance, which means
12 there is a less likelihood of undisturbed resources that need
13 to be further investigated. What the DGEIS knows is that
14 there are no direct impacts or indirect impacts
15 archaeologically. There are none in the project area.
16 However, with the archaeological resources we do know that
17 there are resources that may be impacted.

18 From the 2004 Erie Canal Harbor Master Plan there is
19 a letter of resolution basically agreeing with the state that
20 spells out how construction will be handled in that area, how
21 we will identify it, how we will deal with resources that are
22 still in effect and that will remain in effect as part.
23 DGEIS took the balance of the site and identified the areas

1 where these may be potential. There's part of one of the
2 mitigation items that we will be preparing a letter of
3 resolution, an additional letter of resolution which we
4 basically explain how we would be dealing with those
5 resources moving forward. Now that document or that draft
6 letter of resolution is included in the DGEIS pendency.
7 That's the document that we encourage you to take a look at.
8 It hasn't been signed. It's a document that Erie Harbor
9 Corporation ESDC and New York State Parks will be executing.
10 If you have that document look at it. We would appreciate
11 it. Visual resources are very important. Visual resources
12 are basically how we perceive, what we see, what emotions
13 invoke us. Right now when we look at the project site there
14 is a no build alternative. We look at those elements that
15 frame the project areas, it's buildings around the site,
16 service parking lots, empty lots, the elevated highways, the
17 Skyway, the I-190. These are the distinct features and
18 project areas today as well as some of the new investments
19 which were public spaces. As Stan said all of the project
20 creates a memorable, exciting urban location, new buildings,
21 new public spaces, new landscapes. DGEIS has made positive
22 impacts and therefore we look at the project that has had a
23 significant positive impact particularly because of the form

1 it creates, the different alternatives to varying degrees
2 that will change the visual dominance of the Skyway. Lower
3 density the Skyway is less visible, higher density the Skyway
4 is more visible.

5 One of the most important things that I want to talk
6 about is the project's design guidelines that have been
7 developed with the project. These do include the 2004 Erie
8 Canal Harbor Development Plan Design Guidelines. They have
9 been developed. They are included with DGEIS. Again, it's a
10 draft document. Please review them. We'd really like your
11 comments on the documents. We also look at consistency with
12 local regulations and with development plans. Guiding
13 regulations right now in the City of Buffalo zoning ordinance
14 there are several amenities we look at consistently with
15 development plans, with some of the current adoptive plans,
16 the City of Buffalo Comprehensive Plan, the court order
17 ship. For the most part this project is consistent with the
18 principle goals and objectives. There are some exceptions in
19 terms of land use. For the most part we are generally
20 consistent with those plans. And again one of the things
21 that you will see throughout the document is the design
22 guidelines as part of this project and also the architectural
23 committee, review committee with the design guidelines. The

1 DGEIS requires us to look at socio-economic impacts, what
2 impacts does to the project itself, what do the alternatives
3 have, housing, characteristics, employment, what kind of
4 revenues, benefits or costs would communities improve from
5 the implication of the project. Without going into a lot of
6 detail the project generally creates new housing depending on
7 the alternative. There are 455 housing units. It creates a
8 long-term construction, permanent jobs. We're looking at 700
9 jobs, in other words 2,500 jobs, a permanent job stability of
10 the project. In terms of the state and local tax revenues we
11 look at the benefit of 212 million dollars or 213 million
12 dollars for the project.

13 Transportation is a key element of any environmental
14 review and transportation involves public transportation,
15 street network, pedestrian access. Many of the things that
16 Stan talked about earlier. The transportation analysis,
17 traffic analysis for this project is rather complex. We
18 worked with the City of Buffalo to layout our perimeters with
19 the study. We had to look at 32 intersections. It's a fairly
20 large area beyond the limits of the immediate project to
21 determine the impact on those intersections. We had to look
22 at the number of different scenarios. We had to look at the
23 events of the day, for example if there was a hockey game at

1 the auditorium. We had to look at a non-event day, if there
2 was no game going on. We had to look at a weekend with an
3 event, without an event. So, there are a number of
4 scenarios. As I had mentioned earlier we've also looked at
5 what the impacts are of the projects in this area. We added
6 to traffic impact, for example, is traffic fully included in
7 the impact of the representation of the casino where we have
8 a lot of traffic on the streets and looking on how that
9 impacts the neighborhood. It's interesting when it was all
10 said and done, for example the build alternative, the no
11 build alternative. We have all intersections operating at
12 accessible conditions with the exception of three. When we
13 look at the preferred alternative, non event, we have
14 acceptable operations at all but two. So, 30 intersections
15 are working. We have problems with two in an event,
16 conditions under the high density alternative. With the non
17 event conditions we have five intersections out of 32
18 problems. In an order of events there are conditions that
19 grew to six but there are mitigating measures that are
20 proposed to the DGEIS on how to relieve those traffic
21 situations and again some of those include re-configuring an
22 intersection, having a turning lane. So, there are things to
23 do with signal timing to improve traffic flows. Open space

1 and recreation is another factor. I think Stan did a very
2 good job in talking about the new access that is being
3 provided, the path, the walkways, and how these resources are
4 all going to be linked and create a much more walkable
5 environment for pedestrian family oriented people in the
6 community, in that area.

7 I think one of the things that stands out though is
8 you kind of look at the differences between the alternatives,
9 for example, the preferred and the high density they include
10 a hotel, the low density does not include a hotel. So, in
11 one area you do see some differences in terms of air
12 quality. We took a look at air quality standards and if you
13 understand the air quality a lot of it enforces air quality
14 that is derived from traffic modeling. So, taking the
15 traffic that is expected to be in the area we created a model
16 for air quality and the result of that was basically there
17 were no significant impacts. There was an impact identified,
18 which would be associated with short-term typical of any
19 projects but there are mitigating measures that we'll talk
20 about. The same with noise, noise is also a factor that is
21 typically related to traffic generation and we have taken a
22 look at traffic that's projected to be generated in the area,
23 where that traffic is projected to go.

1 We looked at noise abatements in and around the
2 neighborhood to determine what the existing condition was.
3 We forecasted what those noise levels would be. We then
4 identified where the sensitive receptors were, sensitive
5 receptors, schools, hospitals, those type of uses and then we
6 made a determination as to whether the noise that was
7 generated by the increased traffic would have an impact on
8 those particular uses and what we found out is that there are
9 some increases in terms of decibels. However, given one of
10 the things that is good to many people as we know as part of
11 our noise module one of the highest noise levels was at a
12 level even with the Skyway Bridge. One of the scenarios, the
13 high density scenario showed much more taller than the
14 Skyway. One of the concerns with that particular project is
15 whether we had gone to that height, we would have to provide
16 better sound mitigation because of the sound generated from
17 the Skyway. The last thing that I want to touch on are
18 construction related impacts in view of the circumstances of
19 the project and it includes everything from handling the
20 soils, erosion, sound control, how the street operates,
21 temporary lane closure because of the traffic, staging
22 activities, short-term, all posted activities and issues that
23 come up during construction. However, many of these impacts

1 time and time again have been mitigated successfully.

2 A lot of it boils down to working, cooperatively
3 working together with the agencies to make sure that the
4 plans are in place to mitigate and address the citizens and
5 businesses and residents in the area. For example, a hot
6 line is going to be one of the key issues to be setup so that
7 there will be a direct way to contact people with concerns
8 about that issue that they have. Community meetings are
9 important. The important part of the program is getting
10 together regularly to understand when construction activities
11 will be occurring, what the potential impacts are going to
12 be, what types of steps we can take to help minimize impacts
13 to people in the area. There's a list of other things, noise
14 control plans, these are all developed with the contractor,
15 his contractors, all of these things are better now.

16 So, with that, it's a very brief overview. I guess
17 the next point is we want to hear from you. We want to hear
18 what you have to say, what comments you have, what we might
19 be able to improve upon in the DGEIS. Written comments as I
20 had said and David also said can be submitted until November
21 2nd to Paul Tronolone either by mail or e-mail. We encourage
22 you also, if you haven't done so to review the DGEIS that is
23 available on the original harbor project web site and also

1 we're going to be posting a presentation of tonight's meeting
2 if you need to go back and look at that, that will be
3 available in a few days. At this point, David it's back to
4 you.

5 MR. ROACH: Thank you Mark. Before I open the floor
6 to receive your comments I'd like to take care of a few
7 administrative matters. There will be a transcript of this
8 public hearing and it will be made available on the project
9 web site once it's completed. I now would ask the court
10 reporter to mark the following documents into the hearing
11 transcript. As Exhibit 1 it's a notice of completion for the
12 DGEIS and notice of public hearing for the Canal Side Project
13 which appears in the Buffalo News on October 1, 2009. As
14 Exhibit 2 a notice of completion for the DGEIS and notice of
15 public hearing for the Canal Side Project, which appeared in
16 the Environmental Notice Bulletin on October 7, 2009 and
17 finally Exhibit 3 the document entitled Draft Generic
18 Environmental Impact Statement Canal Side Project dated
19 September 2009.

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1 The following was marked for identification:
2 Exhibit 1 Notice of Completion for the DGEIS
3 Exhibit 2 Notice of Completion for DGEIS and Notice
4 of Public Hearing for the Canal Side
5 Project
6 Exhibit 3 Draft Generic Environmental Impact
7 Statement Canal Side Project dated
8 September 2009

9
10 MR. ROACH: Also there are some basic ground rules for
11 this evening. In order to ensure an accurate transcript and
12 to allow everyone to better hear your remarks I'll ask that
13 you come up to use one of the two floor microphones when
14 making your remarks. They're located in the stairwells on
15 either side. I would ask you to setup any display materials
16 that you may have prepared for your remarks. I will have
17 those materials marked as exhibits for the public record.
18 Before you speak please state and spell your name and if you
19 are appearing as a representative of an organization or
20 governmental entity please also state the name of the
21 organization for the agency. Once again I remind you that
22 the purpose of this hearing is to afford you an opportunity
23 to make comments concerning the DGEIS. This is not intended

1 to be a question and answer session. All substantive
2 comments received will be addressed in the Final Generic
3 Environmental Impact Statement for the project as Mr. Tytka
4 had indicated. Also I'll remind you that in order to give
5 everyone an opportunity to make a statement each individual
6 would be allowed four minutes to make his or her statement.
7 Any person representing an organization with a substantial
8 number of members or a public agency will be afforded eight
9 minutes for a public statement. I will signal each speaker
10 when they have one minute left in their time. I'll simply
11 raise my right hand and gesture one minute. Please try to
12 wrap up your statement when I give you the signal. Keep in
13 mind if you are reading from prepared text that you may
14 provide the full text to enter into the public record. If
15 you have more to say than you can fit within your time limit
16 I encourage you to submit the statements as well. If your
17 comments are similar to those of other speakers you may
18 simply elect to state that you are in agreement with the
19 comments of that prior speaker.

20 Finally please observe common courtesies while each
21 speaker is presenting. Before we begin is there anyone else
22 who wishes to speak who has not yet had an opportunity to
23 fill out a speaker card? If there is anyone would you raise

1 your right hand and perhaps we can have a card delivered to
2 you. All right. What I plan to do is announce a speaker and
3 I will announce the second speaker as well. Please proceed
4 to the microphone that is most convenient to you. I'll
5 announce each speaker and the second speaker each time, so
6 that we can minimize the amount of time between speakers. I
7 believe we have approximately 60 speakers who have intentions
8 to speak tonight. So, the quicker we make the transition
9 between speakers the better. I first call Assemblyman Samuel
10 Hoyt to speak and the second speaker will be Assemblyman Mark
11 Schroeder.

12 MR. HOYT: Good evening. I'm Sam Hoyt and I want to
13 thank you for the opportunity to be able to speak briefly
14 tonight. I want to begin by thanking Jordan Levy, Larry
15 Quinn, Tom Dee and the other principals with the Harbor
16 Developmental Corporation, Mindy Rich. I think that we have
17 a very very exciting opportunity before us. I think that
18 enormous progress has been made. We have seen tens of
19 thousands of people enjoy the first phase of this project and
20 I want to make sure that in going forward we continue to have
21 a constant public dialogue, constant public input because I
22 think the people of Buffalo deserve nothing less. This has
23 been a community that over the years has seen too many

V-01.1

1 planning mistakes. We don't need to review the long list
2 that we know about but often the planning mistakes that we so
3 regret today resulted in a lack of public input or ignoring
4 the public's concerns. And so this is a very good start to
5 what I hope will be a constant dialogue with interested
6 parties. And I would suggest that we ought to go beyond
7 whatever the legal requirements are. To Jordan Levy's credit
8 and to Tom Dee's credit they have been accessible to me.
9 I've had the opportunity to meet with them in person. I have
10 invited them to meet with my constituents and they've done it
11 at every opportunity that I have brought to them and I hope
12 that that will continue.

13 I remind the development team and all of the
14 principals in the organization that not only are we building
15 a development that the people of Buffalo and hopefully tens
16 of thousands, hundreds of thousands of tourists will enjoy
17 but that there is an existing community within the immediate
18 project area. I speak of the Marine Drive residents and the
19 Marine Drive residents which number close to 1000 are well
20 within the development district. They have lived there for a
21 long long time and naturally are going to enjoy the many
22 benefits that this development will bring to this particular
23 site. As they will enjoy the benefits they have concerns

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1 about potential negative. And I think that there has been a
 2 good dialogue as I had indicated that Jordan Levy met with
 3 Marine Drive residents that had the opportunity months ago to
 4 express their concerns and to his credit he took very
 5 seriously the concerns that they had raised but the increased
 6 amount of traffic that will result from a new parking ramp
 7 and a new development in the immediate area is a concern.

8 The speed limit of the road that surrounds the Marine
 9 Drive Apartments that's something that I think is a great
 10 concern but can easily be addressed. Vehicle emission
 11 mitigation, security at the parking ramp. All of these
 12 issues I think are easily addressed but are great concerns to
 13 the people who live at Marine Drive. Bass Pro, I was
 14 originally very skeptical. I'm today cautiously optimistic.
 15 I recognize that in order for this entire project to be
 16 successful we need to have an anchor, an anchor that will
 17 bring hundreds of thousands of people to this area annually
 18 and thus will spur other developments as well. I'm happy
 19 with the report in the paper today that brings optimism to
 20 those who were skeptical. I think their subsidy is very
 21 generous and frankly I don't think they should get anymore
 22 subsidy. And finally I'll say this about the development
 23 teams, specifically Benderson. I met with the Benderson team

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1 on a number of occasions. The Benderson family has been
2 extraordinarily successful nationwide and here in Western New
3 York, largely with the development of strip malls, strip
4 plazas. I'd like to thank them and I'm convinced based on my
5 meetings with Benderson that this isn't a strip mall that
6 Benderson is developing on this site.

7 It's Benderson that recognizes the importance, the
8 importance of having local retailers and doing designs that
9 are consistent with the historic nature of this site and I've
10 been promised that that will be the case by Benderson and I
11 think that we need to make sure that in going forward that
12 that continues to be a priority. In conclusion we have to
13 recognize at all times great communication with the public.
14 The historic importance to this particular site, not just to
15 the community in which we all live and love but to the entire
16 state and indeed the nation and that public participation has
17 got to be a constant throughout the entire process. Thank
18 you.

V-01.9

19 MR. ROACH: The next speaker will be Legislator Tim
20 Kennedy.

21 MR. SCHROEDER: Good evening. I'm Mark Schroeder and
22 I represent seven old great neighborhoods in the City of
23 Buffalo, also the City of Lackawanna, the towns of Orchard

V-01.10

1 Park and West Seneca. Somebody asked why did Sam get to go
2 first and my response was he's older. Actually, he's not.
3 I'm honored to be here with all of you. I'm going to be three
4 minutes and if I had to title my comments I would title them
5 87 years of bellyaching. I'll explain that in a moment.
6 First I'd like to start with the offer of a historic
7 perspective. In 1825 the Erie Canal was completed and there
8 was a celebration at the western terminus in Buffalo, New
9 York. Buffalo's industrial pros was in full swing and in
10 1832 Buffalo was incorporated as a city by an act of the New
11 York State Legislature. After the 20th century in 2008 the
12 western terminus of Buffalo introduced the commercial slip.
13 Less emphasis on industry more attention to a vibrant mixed
14 use downtown waterfront that would also attract tourists.
15 The rebirth of Buffalo is under way.

16 In my view it has taken Buffalo 87 years to totally
17 rebound from our industrial past and go forward with the
18 appropriate waterfront development. All of this would not be
19 possible without the leadership, the vision and the tenacity
20 of Congressman Brian Higgins. Brian Higgins has been out
21 there hitting singles, making things happen and not going for
22 a low ball or grand slam, all or nothing like most
23 politicians do or what about those politicians who don't take

V-02.1

1 responsibility and all they do is bellyache. Allow me to
2 illustrate some examples. 87 years ago, on January 3rd,
3 1922, Mayor Frank Schwab said regarding our harbor and future
4 it is my duty to call your attention at this time to the
5 great menace to our city of the St. Lawrence Seaway Plan. On
6 July 9th, 1945 Buffalo still in denial Mayor Joseph Kelly
7 said the governor of this state expresses approval of the St.
8 Lawrence Seaway going against the wishes of me and the common
9 counsel. Joseph Ruck became mayor in 1950 he, however took a
10 different approach. In 1943 he became the United States
11 congressman and was appointed to the House Rivers and Harbors
12 Committee and opposed the St. Lawrence Seaway. Ruck was
13 defeated by his own party for reelection because nationally
14 his party was promoting the seaway. On January 1st, 1955
15 Mayor Steven Pankow said since the ratification of the St.
16 Lawrence Seaway Project by the United States and Canada a
17 complex and serious problem has arisen, you think? He
18 continued it will change the very character of our industry
19 and business.

20 On June 26th, 1959 President Eisenhower and Queen
21 Elizabeth the II announced and formally opened up the St.
22 Lawrence Seaway in Montreal. 50 years ago, get over it. Are
23 you over it? How do you progress, not bellyaching. How do

1 you like the 80 million dollar construction of the outer
2 harbor parkway that will open up hundreds of acres of prime
3 waterfront land to private sector development and will
4 provide generous opportunities for recreational public
5 access. Brian Higgins went out hitting singles if you
6 remember about seven years ago he started what was called
7 Gallagher Beach and he would say this is a very modest
8 project and I would say it's monumental because it's the
9 first time a politician started something and completed it
10 and it means something in this community. Over the summer I
11 went with Brian to Rock the Harbor, 5000 people and they
12 would come up to him and say thank you very much for giving
13 us this opportunity and others would say it really doesn't
14 feel like we're in Buffalo. My response would be get used to
15 it, get used to it because we are in Buffalo. The Aud
16 demolition is now leading the way for the creation of the
17 Canal Side Neighborhood and rebuilding the historic Inner
18 Harbor cobblestone streets.

19 Finally, for those folks who have a sense of urgency
20 like I do the congressman as well as Canal Side, Canal
21 Corporation under the great leadership of Jordan Levy, Larry
22 Quinn, Tommy Dee, Mark Smith and others Buffalo is on the
23 move again because of all of you. Keep it up Buffalo.

V-02.2

1 MR. ROACH: Assemblyman Tim Kennedy to be followed by
2 Councilman Mickey Kearns.

3 MR. KENNEDY: Thank you very much. I too want to
4 thank the Erie Canal Harbor Development Corporation for all
5 of the tremendous vision and hard work that has been put into
6 making tonight possible and has been put into making this
7 project possible. I want to thank also the peoples
8 businesses in Washington DC, our Congressman Brian Higgins
9 for his incredible leadership. The head of the Erie Canal
10 Harbor Development Corporation Tom Dee, Jordan Levy, Larry
11 Quinn. I want to thank the public for being here today. It's
12 very important that this public's input is here and it's
13 heard and judging by the people that we see here tonight this
14 is important. This is the place to be in the City of Buffalo
15 tonight. It's the place to be in Western New York. There
16 are people from all walks of life, we have developers,
17 architects, planners, we have Democrats, we have Republicans,
18 we have Buffalo. We have right in front of us the greatest
19 opportunity for developing our city and redefining our region
20 in the history of our city and our region.

21 Now I'm 33 years old. I'm raising a family. I've
22 been born and raised in the City of Buffalo and I'm one of
23 the lucky ones because over the course of the last eight

V-03.1

1 years there has been over 30,000 people my age, between the
2 age of 18 and 35 that have left Buffalo in Western New York.
3 You know politicians have been talking about it for many
4 years. Since 1990 there has been a study done that upstate
5 New York, not necessarily Western New York but upstate New
6 York has lost 500,000 people between the ages of 18 and 35.
7 That's incredibly disturbing but what's being done about it;
8 this is being done. This is being done. This project, this
9 project in my estimation is two words, simply amazing. We
10 are redefining the future of the City of Buffalo. This is
11 about the future. This is about all of us together from all
12 walks of life from all sides of the island. This is about
13 redefining our future and the City of Buffalo's future as we
14 know it. And often times our history as a city and the
15 region is defined by the American expedition that happened
16 100 years ago, over 100 years ago but my belief, my true
17 belief is that history is going to look upon this year in the
18 course of the last four years in particular as a defining
19 moment in the history of the City of Buffalo. That the
20 transformational time in the City of Buffalo where we took
21 our city that has been on the down swing and we turned it
22 around and now it's on the rebound.

23 So, for the first time it's my belief that there's

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1 optimism, that there is hope and it's because of this project
2 and other projects happening in the City of Buffalo and in
3 Erie County and in Western New York that people my age are
4 finally starting to see the light. They're finally starting
5 to come back as well. For the first time that tied of
6 individuals between the ages of 18 and 35 are beginning to
7 come back. They're beginning to see those especially that
8 have gone away how special our community is and it is
9 special. So thank you Erie Canal Harbor Development
10 Corporation for your vision and continuing to work with all
11 of us. Partnering with all sides of government and at every
12 level of government and most importantly the people. Their
13 voices have been heard and I am truly confident that the
14 public voice will continue to be heard to make this a simply
15 amazing project once again that will redefine our city and
16 our region. Thank you very much.

17 MR. ROACH: Councilman Kearns to be followed by
18 Jonathan Dandes.

19 MR. KEARNS: Michael Kearns Buffalo Common Council.
20 I'm here to represent the Buffalo Common Council tonight.
21 With what Thomas Dee stated I do agree with him also that our
22 chief greatest assets are our people. Shakespeare said that
23 the city is its people, so I say to you tonight this is your

V-04.1

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1 opportunity, this is your time to comment on the social,
2 economic and environmental impacts on how this project will
3 affect you, your families and future generations. This is
4 your city. This is the time. Every journey begins with a
5 step. Although there has been a lot of hard work and
6 dedication to this project we need your input. It's
7 important. I'm here today from the Buffalo Common Council to
8 say on a second note Buffalo is a great waterfront city. As
9 a chairman of the Waterfront Committee we will work very
10 closely and I am hopeful that not only will we have
11 cooperation from the Erie Canal Harbor Development
12 Corporation that we will work together as a team in unison
13 for the betterment of this city.

14 It's just not one project. This is about the future
15 of the city, of the City of Buffalo. I'll keep my remarks
16 short tonight. I want everyone to keep an open mind but also
17 this is your opportunity, this is your chance to comment on
18 your future. Thank you. And I really appreciate the
19 overwhelming crowd tonight that came out to comment on this
20 public hearing. In addition there will be a hearing tomorrow
21 night in council chambers to talk about one component of this
22 project but please comment, if not in tonight's speaking but
23 in writing because this is your city and this is our future.

V-05.1

1 Thank you.

2 MR. ROACH: Jonathan Dandes to be followed by Kathy
3 Konst.

4 MR. DANDES: I'm Jonathan Dandes chairman of the
5 Buffalo Niagara Partnership Board of Directors. I'm here
6 tonight on behalf of the 2,500 members who are regional
7 employers of more than 200,000 people. The partnership's top
8 priority is to organize and undertake actions to expand
9 private sector jobs and stimulate investments in the Buffalo
10 Niagara Region. I'm here tonight to express the partnership
11 complete support for the Canal Side Plan as it is designed to
12 do just that. Increasing investment and expand private
13 sector jobs. There has already been significant positive
14 impact from the good work of the Erie Canal Harbor
15 Development Corporation to date. We need to continue this
16 momentum and begin the next step in implementing the plan.

17 This community has already benefited by gaining more
18 and better access to the waterfront, attending events
19 throughout the summer, participating in cultural heritage
20 learning and this is just the beginning. The impact on local
21 revenue will also be significant. Placing this unutilized
22 land back onto the tax rolls and providing venue for
23 appropriate commercial development will only benefit the

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1 employers and the employees in this region. A vibrant
2 waterfront district will assist in attracting and retaining
3 talented employees in Buffalo Niagara. The outside plan is a
4 solid strategy for developing our waterfront that's very
5 similar to the proven approaches used to rejuvenate and
6 create some of the world's greatest destinations including
7 Battery Park City, the Baltimore Inner Harbor and many
8 others. I appreciate the opportunity to speak this evening.
9 Thank you.

10 MR. ROACH: Kathy Konst to be followed by D. Patrick
11 Curley.

12 MS. KONST: Thank you and good evening. My name is
13 Kathy Konst. I'm the Erie County Commissioner of
14 Environmental Planning. This evening's theme seems to be
15 what have you done for us lately. This is my first week in
16 this new position. About two months ago I had the
17 opportunity to meet with Jordan Levy and Thomas Dee to see
18 the presentation that was offered this evening and I had a
19 lot of hope as a result of that meeting. Erie County fully
20 supports and is invested in the Erie Canal Harbor Corporation
21 Project. This project represents for the first time a
22 realistic, obtainable, yet transformational plan to develop
23 Buffalo's waterfront. This community has waited too long for