

## **Public Comment on Agenda Item 25-1248 – Zoning Map Amendment for 379 Paderewski Drive**

Submitted to the Buffalo City Planning Board, July 13th, 2025

Planning Board Members,

I respectfully request you to recommend disapproval of the zoning map amendment for 379 Paderewski Drive.

This recommendation is based on three core points:

### ***1. The Application is incomplete and invalid.***

According to the UDO (Section 11.3.2.B.2), a zoning map amendment must be initiated either by the Common Council, City Planning Board, Executive Director of Strategic Planning, or by the property owner—or someone explicitly authorized in writing.

This application fails that basic test. The property owner information is blank. According to the City's Assessment role, the City of Buffalo is the owner of the property. The listed agent is a Senior Architect from the Department of Public Works but there is no documentation included which shows that they are expressly authorized to initiate the amendment.

Additionally the application ignores adjacent zoning which includes green and open space districts.

Furthermore, there is no site plan, architectural drawing, or additional documents other than a survey completed over one year ago.

This alone should compel a denial or tabling until a complete application is lawfully submitted.

### ***2. This Is not truly a Map Amendment but a Special Use Permit in disguise.***

This proposal aims to rezone a parcel from N-3R Residential to N-3E Mixed-Use Edge to support the singular use of public safety facility.

While the applicant lists the current use of "police administration offices" the current assessed use is "534 – Social Organization." If the amendment is approved, would the assessment use be changed to "662 - Public Safety Facility"?

Under the green code, the current N-3R zoning would require a Special Use Permit for a public safety facility which would require meeting strict standards of neighborhood compatibility, environmental safety, and public impact.

Rather than face those standards directly under UDO §11.3.3, this application attempts to circumvent them via a zoning map amendment. That is inappropriate, and sets a dangerous precedent.

**3. *The Planning Board should consider and evaluate broader alternatives.***

If rezoning to N-3E is truly needed, the Board has a duty under §11.3.2.E to weigh the public welfare. The public deserves a real planning process, one that considers plans for additional uses that an N-3E zone allows such as a food pantry, child care, human services and cultural facilities.

The Planning Board must also consider relevant plans such as the Central Terminal Corporation's Master Plan and City's Broadway-Fillmore DRI which envisions this site to be used for, Neighborhood services, Cultural and community space & Health and wellness.

This is an opportunity for the Planning Board, City Hall, and the Buffalo Police to work with the community, not around it, to create a plan that honors both public safety and public benefit. The historical significance of the parcel requires deeper due diligence, and I request you deny or table the proposal for a zoning amendment at 379 Paderewski.

Respectfully,

Matthew Austin

Fillmore District Resident