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NEW YORK STATE URBAN DEVELOPMENT CORPORATION
D/B/A EMPIRE STATE DEVELOPMENT CORPORATION

STATE ENVIRONMENTAL QUALITY REVIEW
DRAFT SCOPING REPORT FOR
GENERIC ENVIRONMENTAL IMPACT STATEMENT

PROPOSED ACTION:
RICHARDSON OLMSTED COMPLEX MASTER PLAN

THURSDAY
DECEMBER 17, 2009

Rockwell Hall
1300 Elmwood Avenue
Buffalo, New York

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In Attendance: **Christopher Greene**
Richardson Center Corporation

Paul Tronolone,
Senior Project Manager
Empire State Development
Corporation

David Gamble
Chan Krieger Sieniewicz

Mark Tytka
Parsons Brinckerhoff

Also Present: **Alex Krieger, Principal**
Chan Krieger Sieniewicz

Gail Johnstone
Richardson Center Corporation

Richard Tobe
Richardson Center Corporation

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PUBLIC SPEAKERS

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1 MR. GREENE: I think many of you have been
2 with us in other hearings and the other hearings
3 have been more interactive. This is a little bit
4 more formal, as you'll find out, because it has
5 to be because of the reason we're hear which
6 you'll hear more about. You'll hear these words,
7 generic environmental impact statement, a lot
8 tonight. My name is Chris Greene. I am an
9 Officer and a Board Member of the Richardson
10 Center Corporation which is a New York
11 not-for-profit corporation charged with the duty
12 of stabilization, rehabilitation and adaptive
13 reuse of this beautiful Richardson Olmsted
14 Complex that you're, I'm sure all familiar with.
15 Let me introduce Gail Johnstone and Richard Tobe
16 who are my Board Members, and they are waving and
17 are also here tonight. Thank you for being here.

18 The Richardson Olmsted Complex Master Plan
19 is complete. We are proceeding with the required
20 Environmental Review. Completion of this process
21 in the fall of 2010 will enable modifications of
22 the historic buildings and grounds for reuse.
23 We're happy with our progress and we think we're

1 on the right track, and we are moving forward.

2 The input at today's meeting builds upon a
3 year-long public process to refine the Master
4 Plan, including significant input from the
5 Community Advisory Group and three public, very
6 well-attended public meetings. We're moving
7 forward with the Plan that you helped shape.
8 We've listened to your ideas and incorporated
9 them into the Master Plan, and they include the
10 importance of public access to the buildings and
11 grounds and the connection to the neighborhoods,
12 the importance of the South Lawn rehabilitation
13 and extending the Olmsted Park System from
14 Delaware Park, uses that compliment the site and
15 the neighborhoods and the reuse of the historic
16 buildings rather than new buildings.

17 Today we want to hear your comments. We
18 are here to listen. We will evaluate the
19 environmental, social and economic impacts of the
20 key priorities and reuse activities that are best
21 defined. Our questions are: Have we correctly
22 identified the potential impacts to be studied?
23 Have we identified an appropriate way to study

1 them? Do you have any information to assist us
2 in this analysis?

3 The Master Plan recommends a mixed-use
4 campus which will start with the historic
5 buildings. The Iconic Towers Administration
6 Building, Tower 45, the two flanking wards and
7 the two former kitchens. It envisions a core set
8 of integrated uses: An architecture center, a
9 regional visitor center, a boutique hotel and an
10 event conference space that will utilize up to
11 188,000 square feet, or one-third of the total of
12 the historic buildings, including the basements.

13 The first steps enabled by the approved
14 GEIS will be to obtain ownership, create a
15 renewed entry and landscape off of Forest Avenue,
16 the parking will be located and a contemporary
17 landscape will be created by using Olmstedian
18 elements in a design suited for today's users
19 rather than the mental patients of yesteryear,
20 and we will ready the buildings for new uses.

21 Stabilization has been underway. By the
22 end of 2010, \$10 million in stabilization monies
23 will be used, and that process, that

1 stabilization process will be completed. To
2 date, \$1 million has been spent stabilizing the
3 weakest areas at risk of collapse, sealing roofs,
4 completing electric plans, and providing ongoing
5 security.

6 We're here tonight to announce a very
7 positive development. We have received and
8 secured an additional \$7.8 million last week in
9 stabilization money. Upcoming monies for this
10 activity will include reconnecting the electric
11 to light the perimeter, installation of interior
12 outlets, abatement and cleanup of the Towers
13 Building and the two adjacent Ward Buildings so
14 as to start readying the space for development,
15 sealing and stabilizing the brick buildings and
16 beginning landscape work outside by dealing with
17 dead and dying trees, so you're going to begin to
18 see something outside as well.

19 Our State funding allocation for capital
20 costs is therefore secure, and operating costs
21 have been obtained through a mix of public and
22 private funds. The Empire State Development
23 Corporation represented by Paul Tronolone is our

1 lead agency for the GEIS. David Gamble is here
2 representing Chan Krieger Sieniewicz to review
3 the Master Plan. We also welcome Alex Krieger,
4 Principal at Chan Krieger Sieniewicz, and Mark
5 Tytka of Parsons Brinckerhoff will present the
6 GEIS process. Let me introduce Paul Tronolone
7 who will review the document and moderate the
8 comment period. Thank you.

9 MR. TRONOLONE: Good evening everyone.
10 Welcome to the Public Scoping Meeting for the
11 Environmental Impact Statement. As Chris said,
12 I'm Paul Tronolone. I am a Senior Project
13 Manager for Empire State Development, or ESDC as
14 we're known as. I'll be moderating tonight's
15 session and I would just like to make a few
16 introductory comments on the process we're
17 following.

18 Now ESDC is the lead agency, as Chris said,
19 for the Environmental Review for the Complex.
20 Now, unlike a lot of the actions that ESDC
21 typically undertakes, we're not actually
22 undertaking this particular project, but rather
23 we're administering the State funds that have

1 been set aside for investment in rehabilitating
2 the Complex through disbursements to the
3 Richardson Center Corporation. Now, about 12 to
4 14 months ago, at the start of the Master Plan
5 process, we solicited to other, what I referred
6 to as involved agencies, those that might have
7 jurisdiction, ownership interest or review
8 authority over the Complex, such as the Office of
9 Mental Health or the City of Buffalo, just to
10 name a couple, on whether they would have any
11 issues with ESDC taking the lead in the
12 Environmental Review Process. And hearing that
13 we had no objections, we assumed that role.

14 Now, after reviewing the preliminary
15 information on the Master Plan, ESDC determined
16 that given the aspects of the action and the
17 community interest in the Complex, that an
18 Environmental Impact Statement would have to be
19 prepared.

20 Now moving on, this is the agenda for the
21 balance of tonight's meeting, and Chris talked
22 about it. After my remarks, I'll turn the
23 meeting over to David Gamble to go over a brief

1 presentation of the major aspects of the Master
2 Plan of which the proposed action for the
3 proposed EIS grows out of. And David will be
4 followed by Mark Tytka which will give you a
5 brief overview of what was included in the draft
6 Scoping document and the issues that will be
7 reviewed in the EIS. But the main purpose of
8 tonight's meeting is we'll open it up to receive
9 your comments and the items which you think we
10 should focus that EIS upon.

11 Now, while the review process for
12 implementing the proposals in the Master Plan
13 will involve a series of laws and regulations; I
14 have to touch, just for the record, upon some of
15 the key ones that are listed here. The first of
16 these is the State Environmental Quality Review
17 Act, sometimes known as SEQRA or SEQR. Now, SEQR
18 requires all State and local agencies to first
19 consider the social, economic, and environmental
20 impacts of their actions before they undertake,
21 fund or approve such activities. Now, tonight's
22 Scoping Meeting is one of the first steps in that
23 process by introducing the proposed action to

1 you, which grows out of the Master Plan, and to
2 hear from you on issues you feel are most
3 important to study.

4 Now, the process will also address ESDC's
5 unique requirements under what's called the New
6 York State Urban Development Corporation Act.
7 Now this law requires us to prepare what's called
8 a General Project Plan, based upon the
9 information that will be presented to you
10 tonight, along with information on funding
11 sources, objectives that the project is supposed
12 to achieve and required findings, and we make
13 that Plan available for public comment. We
14 anticipate that we will be issuing a General
15 Project Plan for public comment consistent,
16 concurrent with the issuance of the Draft
17 Environmental Impact Statement.

18 Now, in addition, because the Complex is a
19 national historic landmark and is listed on the
20 State and National Registers of Historic Places,
21 the review also has to address the requirements
22 of what's called Section 14.09 of the New York
23 State Parks, Recreation & Historic Preservation

1 Law. This law requires that State agencies
2 assess the affects of their actions in
3 consultation with the Office of Parks typically
4 referred to under the federal moniker as the
5 State Historic Preservation Office. You hear it
6 sometimes referred to as SHPO, on the affects of
7 their actions on historic resources.

8 So in essence, in coordinating all these
9 different laws and processes under one single EIS
10 process, it gives you one-stop shopping. You can
11 make your comments on various aspects of the
12 project at various points in the review process.

13 In order to address these requirements, we
14 are undertaking what's called a Generic
15 Environmental Impact Statement. Now, among other
16 types of actions, Generic EISS are typically used
17 to comprehensively assess the environmental
18 affects of projects, like long-term master plans,
19 that are to be developed in stages or phases,
20 even when the future phases of the project are
21 not yet necessarily fully designed or fully
22 identified. In such a process, the portions of
23 the proposed action that we really know about

1 that we actually know we're going to advance, we
2 review like any other environmental review.

3 But in a generic review, if you have
4 components like the future use of a particular
5 parcel or the actual square footage of something
6 that we don't know that's going to tenant in a
7 particular space in the Complex, we mix that with
8 the other subsequent areas that we know in a
9 single environmental review creating like a
10 development scenario that we access in the EIS.

11 We also, for such future components, the
12 review is done using established thresholds, such
13 as a maximum amount of square feet of development
14 or uses to serve as the basis for assessing
15 impacts. Now, Mark will discuss this in a little
16 bit more detail in his part of the presentation.

17 Now, as future phases come on line for
18 implementation, the agency that is responsible,
19 say the City of Buffalo, for site-plan approval
20 or zoning decisions of a particular reuse, would
21 review that part of the Master Plan that is going
22 to be implemented against what's done in the
23 Generic EIS. And if the review is actually fully

1 consistent, or the action is fully consistent
2 with the review that was done in that generic
3 review, it would require no additional
4 environmental review. But if the future phase
5 was not adequately addressed in the EIS or does
6 not meet its conditions, there would have to be
7 an additional review or subsequent review would
8 have to be done.

9 With that said, I have to go over a few
10 housekeeping issues for the meeting.

11 First, the public notice for this meeting
12 was published in the Buffalo News on December
13 1st. Notices were also mailed to agencies
14 involved in the process and to various
15 organizations and members of the public currently
16 on the project mailing list.

17 Second, the Draft Scoping document and
18 Master Plan can be downloaded at the Project
19 website, richardson-olmsted.com; copies are also
20 on file for review at the downtown and crane
21 branches of the public library. In the interest
22 of saving a few trees, having to kill a few more
23 trees for additional printing, we'd hope you --

1 we urge you to use those avenues to review the
2 document. But if you can't do that, we always
3 understand that, there are a few limited copies
4 of the Draft Scoping document at the front table,
5 if you'd like, as you exit.

6 Now, speaking of the sign-in table, if you
7 haven't done so already, we hope that you will
8 sign in for the meeting before you leave tonight.
9 The sign-in sheet is our official record of the
10 meeting. It also provides you the opportunity to
11 be added to the mailing list for future
12 announcements for steps in the process.

13 Also at the sign-in desk you were given,
14 you were supposed to be given a speaker
15 registration card and a written comment sheet.
16 If you'd like to speak tonight, please fill out
17 the card and place it in the speakers box or give
18 it to one of the people around the auditorium.
19 The speaker cards will be picked at random to
20 call you to one of the microphones to make your
21 comment. Depending on the number of speakers, we
22 may have to impose time limits for comments. If
23 you didn't get a speaker card, you can ask I

1 believe Monica or Laura who are in the
2 auditorium. If you look around, Laura is right
3 in the back of the auditorium, and Monica is
4 right over there. If you need a speaker card to
5 fill out, they will give you one.

6 Now, for those who don't want to stand up
7 and make a comment this evening, comment sheets
8 provide you a way to give us written comments
9 tonight, or they can be folded over and it's
10 pre-addressed and can be mailed back to us. You
11 can also send us an e-mail or regular letter.
12 All of the contact information is provided on the
13 sheets. Please send us your comments by January
14 15th, 2010 to be included in the Final Scoping
15 document.

16 Now, finally, I'd like to remind everyone
17 again, as Chris pointed out, the primary purpose
18 of tonight's meeting is to provide you with an
19 overview of the proposed action, being the Master
20 Plan, and to get your comments on the scope of
21 the Generic EIS that will be prepared, what
22 should we be focusing upon and how we should be
23 doing the impact assessments. It is not a

1 question and answer session. Your comments will
2 be incorporated into the Final Scoping document.
3 It will basically serve as the outline for the
4 Draft EIS. With that, I'd like to turn the
5 meeting over to David Gamble to provide an
6 overview of the Master Plan.

7 MR. GAMBLE: Thank you Paul, and thank you
8 very much for coming this evening. Again, I'm
9 David Gamble, an architect and urban designer
10 representing Chan Krieger Sieniewicz. They're
11 based in Cambridge, Massachusetts, and we are a
12 part of a much larger team of actually seven
13 firms that helped the Richardson Center
14 Corporation over the last year and one-half
15 actually on the Master Plan.

16 The Master Plan began after a Cultural
17 Landscape Report and a Historic Structures
18 Report. That was information that was provided
19 to us by other teams that really analyzed the
20 building and the grounds in a highly academic and
21 professional way. It was a great amount of
22 research that we built upon for the Master Plan.
23 If I could just see a show of hands of those of

1 you that were at the July public meeting, the
2 last public meeting, if you could just raise your
3 hands. Okay. So what I'm going to try to do is
4 to boil down about 85 slides to the most salient
5 ones that give you a sense of where the Master
6 Plan is. And there can be little doubt about the
7 historical and cultural significance of these
8 buildings. They are absolute treasures.
9 National historic landmarks the highest
10 designation of any building in our country, and
11 if you think about the nine national historic
12 landmarks in Buffalo, two other ones were
13 recently restored, architectural gems; the Darwin
14 Martin House and the Louis Sullivan's Guaranty
15 Building, the Prudential Building downtown. HH
16 Richardson's Complex and the Olmsted landscape
17 really represents the third jewel that's about to
18 be restored and rehabilitated. It's really an
19 incredible collection of landmarks that the city
20 has, and you should think about the
21 rehabilitation of this Complex in that light,
22 that Buffalo has a tremendous amount of assets to
23 build upon, and this one languishing for really

1 four decades about to be experiencing a rebirth.
2 And the Master Plan fluctuates, as all plans do,
3 between long-term visions and short-term steps to
4 get you there. So what I'm going to try to do is
5 show you the range, the overall vision, the
6 long-term aspirations, looking perhaps 20, 25
7 years into the future, and we'll show you some
8 images of that, but also really the mandate by
9 the Richardson Center Corporation, we think
10 rightly so, to use the resources that have been
11 dedicated very judiciously and incrementally, and
12 in that sense, what can you do now that might
13 catalyze future development. So the principle of
14 a baseline plan emerged early on actually, using
15 the resources that are available to catalyze
16 future steps, and it really came down to these
17 five baseline principles:

18 Stabilizing an historic structure. And
19 Chris Greene mentioned that already \$1 million
20 has been spent on emergency repairs. That's
21 great. That stops water penetration for example.
22 But the next 8 million will really concentrate on
23 the core, main Administration Tower, Building 45,

1 and the adjacent two wings, the Sandstone
2 buildings. So stabilizing the structure is
3 absolutely paramount to move forward.

4 Rationalizing the site. So thinking hard
5 about a way to perhaps reconfigure parking and
6 circulation to make it much more in line with
7 Olmsted's original vision. That's the second
8 principle.

9 Prioritizing landscape investment.
10 Clearly, almost 90 acres of landscape, in fact,
11 originally 180 acres of landscape comprised the
12 Olmsted grounds. How can you prioritize those
13 monies, again, to the highest effect? What are
14 the likely programs that can go here? And how
15 can one establish public access, both to the
16 grounds and to the buildings? And in all of
17 those public meetings we had, that was, that
18 really came almost as the top priority. Let's
19 just get on the site and access it and start to
20 use the environment. So I'm just going to walk
21 you through those five baseline principles.

22 This drawing here, we're floating above the
23 Complex. Rockwell Road would be here. We're

1 looking south. Here's Building 45, the main
2 administration building. These were the numbers
3 that we came up with early on, emergency repairs
4 required, and what it could cost just to do the
5 most minimum effort. And as you can see, and
6 perhaps as you've experienced, as the Complex
7 moves to the east and the west, the deterioration
8 gets worse and worse, and some of the brick
9 buildings where some of the gaping holes are
10 apparent will be repaired under this 7.8 million
11 to stop the deterioration, with a concentration
12 primarily here in the most iconic portion of the
13 building itself.

14 Currently, the light gray represents areas
15 that are paved over. It's a very different
16 configuration than what was there 40 years ago,
17 and the dark buildings are the footprints. So we
18 are located here, Rockwell Hall, and the
19 boundaries of the Master Plan team was given is
20 basically Elmwood to Forest to Rees and Rockwell.
21 That's, again, about 90 acres. Now, not all of
22 that is essentially something that the Richardson
23 Olmsted Complex can engage in because the Office

1 of Mental Health still has existing facilities
2 and quite a lot of territory. So here's the
3 Burchfield Penney. So really all of this is the
4 Office of Mental Health, and the principle as we
5 started out was, we're working with the Buffalo
6 Psychiatric Center trying to make sure that
7 whatever is proposed here is in sync with other
8 aspirations there as well, and thinking then not
9 only about this territory, what's called a
10 surplus but, and as all master plans do, what are
11 the other connections that lie outside of that?
12 What can the rehabilitation of this Complex do
13 for the adjacent neighborhoods. That's an
14 important consideration.

15 So one way to rationalize the site was to
16 think about actually restoring the original
17 alignment that Olmsted had planned here on the
18 south. So again, this is Richmond. How can one
19 deal with recreating an approach that was once
20 there, so the red dash line thinks about a new
21 Olmstedian street that brings you up to the core
22 building, Building 45, in the south. But then,
23 also re-imagine another east-west connection on

1 the north side of the Complex. And most people
2 think of that as the back. In fact, if you look
3 at it from here, just outside of Rockwell Hall,
4 it's a pretty incredible ensemble building, but
5 really an alternative back on the site. So one
6 of the things, one of the principles about
7 rationalizing the site is actually trying to make
8 the Complex not have a front and back, but think
9 of it as accessible in both directions. In fact,
10 there's a lot of benefits to having a connection
11 here. So this is perhaps a new Olmstedian
12 boulevard, linking over to Bradley, making a
13 connection to the neighborhood and creating what
14 we call an Address Road for the north side of the
15 Complex. So essentially you can have front doors
16 on the north side of the Complex and not just
17 having front and back. So rationalizing the site
18 tends to remove some parking, for example right
19 here in front of Building 45, and help working
20 with the Psychiatric Center to take those 112
21 spaces and put them elsewhere, because this
22 really is a primary image and approach to the
23 building, and then also this connection here.

1 That actually still needs to be determined.
2 There's a lot more planning that needs to be made
3 there, but it's an important inspiration for
4 helping to rationalize the site. So if you
5 overlay a new circulation system, so again,
6 here's the existing and here's the proposed, that
7 connectivity can actually occur on the edges as
8 well, so that one can actually circumnavigate the
9 site. In fact, as you can do with any good plans
10 across the nation. That access actually creates
11 opportunities to engage the landscape directly
12 and the most important areas are what we are
13 determining Area A, right at the forefront of
14 Building 45, and the area directly to the north
15 of that, Area B. So landscape investment
16 rehabilitation will occur in these two areas
17 primarily. In addition to stabilization across,
18 as Chris mentioned, the South Lawn which is
19 really how one perceives the primary entrance
20 into the Complex.

21 In the 19th Century, it was imagined that
22 landscapes are both the cause and the cure for
23 mental illness, and that you could design a

1 landscape in a way that would help people in a
2 therapeutic manner. That's really an inspiring
3 notion that we're starting to revisit today. How
4 can you design this landscape and integrate it
5 with the building in such a manner to create a
6 place of enjoyment, of public access, of
7 recreation. Really, all of those things I've
8 mentioned time and time again in public meetings.

9 And so, there's a great digital model that
10 the urban design project, one of our colleagues
11 has produced. It will run over on the side
12 there. This is just a snapshot here. You're
13 basically going above the Strozzi Building, and
14 you're looking here at Building 45. This is the
15 parking lot, which by the way is used a lot by
16 the Psychiatric Center. It's their primary
17 parking space actually, but they've agreed to
18 work with the Richardson Center Corporation to
19 remove that parking elsewhere and then after
20 thinking about a new lawn at the forefront of
21 Building 45, a landscape. This was, this area
22 was actually identified by Heritage Landscapes
23 that did the Cultural Landscape Report as having

1 the most intact trees and landscape in the entire
2 90 acres, so this is really the most precious
3 part of the landscape here.

4 What are the likely uses? Well, we've
5 spent a lot of time and looked at a lot of
6 different possibilities. Retail would be
7 possible but unlikely. One wants to place that
8 use actually in the neighborhoods along Elmwood
9 or Grant to help support the neighborhoods.

10 Office. Possible, but also unlikely given
11 the cost of rehabilitation and occupying the
12 space, but possible. The four actually that
13 emerged early on through an analysis and market
14 study was the concept of something that's much
15 more mixed-use than just a single program. And
16 you may have heard a discussion about an
17 architecture center. Well, that's actually the
18 bubble in these four bubbles, that has the most
19 attraction. That's being advanced relatively
20 quickly in the reuse of the historic structures.
21 So if you imagine what we were calling the ROC,
22 the Richardson Olmsted Complex, the ROC for a
23 better term, a combination of uses in the primary

1 Building 45 and the adjacent two wings, that
2 actually is about 120,000 square feet. That's a
3 lot of space. Probably too much for a single
4 tenant. But if you imagine a series of uses that
5 are actually working very well together, like an
6 architecture center, with a visitor center, with
7 event and conference space that would be used by
8 the art institutions, the universities that ring
9 the site, as well as a boutique hotel. These
10 four programs have emerged as the most likely
11 tenants in what we were calling the core project,
12 and they have great opportunities for synergy
13 together. So all of the art institutions, the
14 Albright-Knox, the Burchfield Penney, the idea of
15 an arts district, there's a great need for hotel
16 space, for conference space. There's a threshold
17 in economics which says that when hotel occupancy
18 reaches about 60 percent, there may be an
19 opportunity for a new hotel. And here, this is
20 not your standard hotel. This is a boutique
21 hotel. It's one that doesn't have all of the
22 amenities imbedded within it, but rather shares
23 space, with for example a conference center. So

1 approximately 80 to 100 rooms for the boutique
2 hotel layout fairly well in the footprint of the
3 building, which by the way, since it's a national
4 historic landmark, there's lots of things that
5 you cannot do, but actually the floor plans
6 layout fairly well on three of the floors of the
7 two wings, 44 and 10th. So those four programs
8 working together in concert in what's called the
9 Richardson Olmsted Complex, actually helped to
10 create an identity both for those uses, but also
11 for other programs that we'd want to locate here
12 over time.

13 So what's fascinating about this concept is
14 it's ability to be flexible to the market
15 demands, and there's many other types of
16 complimentary programs that emerged in our
17 meetings with the partners and the institutions.
18 There are residential components, something that
19 you also see in other Kirkbrides around the
20 country, but tend to be high-end condominiums
21 because of the cost of rehabilitation. Academic
22 uses, there's a plethora of opportunities for
23 Buffalo State College and synergies with their

1 classes. Some office space. Potential cultural
2 partnerships. Arts-related uses. Michael
3 McClean had a great idea about actually
4 dedicating a portion of the Complex to
5 commemorate both the history of psychiatric care,
6 but also the future. And you can imagine a
7 portion of the rehabilitated Complex
8 incorporating that as a museum or cultural use.
9 Bookstore retail, cafe restaurants. So really,
10 all of those uses and more could be collected
11 around this idea of a destination comprised with
12 those four uses.

13 And finally, public access. This is an
14 image in Philadelphia of another national
15 historic landmark. In this case it was a jail.
16 But, and it's hard to see. This is a plan
17 graphic. But over the last 20 years, tours have
18 been conducted through this building, and much of
19 it actually is in a state of disrepair, a ruin,
20 worse in fact, than the Richardson Olmsted
21 Complex. But through this tour and this
22 trajectory, you can get a sense of what the
23 architecture was like, the sense of the space and

1 character, and it's really phenomenal. And
2 people love to see buildings as they are being
3 rehabilitated. That's actually one of the more
4 interesting aspects of this particular tour.

5 So the public access, while it's still
6 being worked out in terms of the legal
7 requirements of getting on there, really is
8 critical in getting energy onto the site and
9 removing that fence, allowing for fairly specific
10 educational tours through the building, as well
11 as on the site itself and on the landscape.

12 So public access in this two-tone drawing,
13 what we're trying to show is actually the
14 circulation system. The thicker lines being the
15 roadways, and the thinner lines being a much more
16 sinuous collection of pedestrian paths that
17 crisscross the site and allow for connections
18 into the neighborhoods. So that was actually a
19 very important Olmstedian principle was a
20 separation of sidewalks from cartways, or in this
21 case the roads. So what you're seeing here is
22 moments that we think connections should be made
23 through the site. And of course, as you probably

1 know now, if you want to go now from one end of
2 the site to the other, you really have to go all
3 the way around, and maintaining these two
4 passageways underneath Building 45 are absolutely
5 critical. It's actually the defining feature of
6 the architecture. And that those pathways help
7 to create opportunities for public space, some
8 areas that could be unprogrammed, and others that
9 could be large fields for recreation or community
10 gardens or a tree nursery.

11 So those five baseline principles are
12 really what the Master Plan builds off of. And
13 in this image where we're showing all five,
14 again, here's Forest Avenue, and we're
15 highlighting Buildings 45, 44 and 10, and the
16 adjacent to kitchen. So all of that is over
17 150,000 square feet. But imagine a new arrival
18 from the north side. Essentially, you would look
19 at that from here. Also, arrival on Forest
20 Avenue. Relocated the parking, the Psychiatric
21 Center, recreating this east-west road, and
22 providing opportunities to enter the building on
23 the north side. And one of the primary

1 inspirations for that is, if you have large
2 numbers of visitors and they're coming in, you
3 really cannot do that from Forest Avenue. In
4 fact, there's an accessibility challenge there.
5 So in addition, the Strozzi Building is actually
6 right here. That large modern building that the
7 Psychiatric Center still uses. So a couple of
8 the inspirations for entering the site from this
9 direction was to background that building, and
10 you would actually enter the historic structures
11 from this side.

12 Stabilizing the south line is another one
13 of the principles, and that's actually beginning
14 in this \$7.8 million that's been recently
15 dedicated. And so those are the principles
16 essentially forming the core project. And this
17 is, again, the plan. I'm transitioning now into
18 these development strategies that Mark will
19 mention. Again, we're here. So Buildings 45, 44
20 and 10, activating those uses, creating a new
21 drop off sequence. And in fact, I maybe misspoke
22 a little bit. The drop off for 45 would not be
23 the identical drop off that Olmsted planned,

1 because in order to do that, it would not align
2 with Richmond. This is one of those things that
3 needs to be studied a lot further. Is it an
4 exact replica of Olmsted's plan, but that creates
5 traffic constraints. This is something that will
6 be studied in the GEIS. Or does it align with
7 Richmond here. It's a detail, but it does impact
8 traffic. And then an east-west road here with a
9 new loop connecting on the north side of the
10 Complex. This lighter tone represents
11 stabilization of all of that landscape, and
12 prioritizing the landscape in this zone.

13 The next strategy takes the core projects
14 and expands it out. As the market unfolds, as
15 different users or different collaborators come
16 to the table, you can imagine the adjacent wings,
17 42 and 9, and maybe here, starting to spread out
18 from the development of the core. Now, this
19 requires a relocation of the Psychiatric Center's
20 Maintenance Building. That's actually not in
21 their budget, and it will be a big deal. But
22 long-term, we think that this is very important.
23 That, again, the view and the experience of the

1 Complex from this side really deserves a greater
2 relationship to the Buffalo State College. It
3 may require re-thinking where that actually goes.
4 We're showing some parking being relocated here,
5 and Buffalo State College continues to use this
6 north/west quadrant.

7 If individual buildings, historic buildings
8 are an opportunity for a destination, then
9 ensembles of buildings or collections of
10 buildings are even more so. So, while this is a
11 long-term vision, because it requires the
12 rehabilitation of over 480,000 square feet of
13 space, that's all of the historic structures.
14 This vision imagines all of that, it's reuse, and
15 then the entirety of the landscape actually gets
16 rehabilitated. So it requires collaborating with
17 the College to remove the almost 600 surface
18 spaces in this location, replaced with a
19 landscape nursery. This is essentially a
20 strategy to help replant portions of the
21 landscape by developing it as a nursery. A
22 long-term vision imagines a relocation of Buffalo
23 State College's Maintenance Building too.

1 Again, thinking long-term would have to be
2 a collaboration, a lot of work would need to be
3 done, a lot of planning, but imagine then, this
4 large field of park space surrounding the
5 historic Complex itself with pockets of green
6 space surrounded by dense space. That is, in
7 fact, the inspiration of the Olmsted landscape.
8 And because the Master Plan really should not
9 preclude the possibility for future development,
10 in fact, one of the tenets is to strive for the
11 maximum flexibility, depending upon the economic
12 conditions, including today, and the economic
13 melees that we're currently experiencing.

14 So part of the opportunity is imaging that
15 a portion perhaps of the northern lands might be
16 made available for future development. But
17 again, that is not the focus of the Richardson
18 Center Corporation. It's not the focus of the
19 Plan. The resources that are going in are
20 basically concentrating on the historic
21 structures, but we would be remiss not to at
22 least leave the possibility open, but that would
23 entail an entire other public process and lots

1 more planning, and we first have to fill up
2 480,000 square feet. So what we were calling a
3 land-holding strategy is thinking about where
4 might one consider to do that within the
5 framework of the Master Plan, even though no
6 tenant is available, no one has stepped up to the
7 table. And by the way, in this quadrant, already
8 there is a lot of building there now. You just
9 don't notice it because they are maintenance
10 buildings. So the overall vision then, at least
11 leaves that possibility open. I'm going to turn
12 it over to Mark, and he's going to then walk you
13 through the GEIS.

14 MR. TYTKA: Thanks, David. My name is Mark
15 Tytka and I'm here tonight to give you a brief
16 overview. And it's brief because we're here to
17 hear you speak tonight. You're not here to hear
18 what I have to say as much, of the Environment
19 Review Process for the Olmsted, Richardson
20 Olmsted Center. And I want to briefly cover some
21 of the content of the Scoping document. A lot of
22 the things that I'm scheduled to say have already
23 been mentioned by some of the other speakers, so

1 it's really going to reinforce some of the
2 messages. What I would like to do first is I
3 would like to commend the Richardson Center
4 Corporation for the public involvement program
5 that they have had ongoing through the Master
6 Planning process. I think that they have done a
7 good job with engaging the public throughout the
8 process, and what we want to do is continue to
9 engage you through the Environmental Review
10 Process, and it's really seamless; input that
11 you've provided to us early during the Master
12 Planning process, we want to be able to carry
13 that forward into the Environmental Review
14 Process. So, again, thank you for all of the
15 input that you've provided so far.

16 Where we are today is we're really at the
17 start of the Environmental Review Process. This
18 slide up here basically shows the key steps,
19 milestones that we go through in the SEQR review
20 process. Again, we are at the first step which
21 is scoping, and really that's our opportunity to
22 come to you and ask you to review the Scoping
23 document; did we get it right? Are we focusing

1 the study in the way that it needs to be focused?
2 Have we identified the proper issues? Are we
3 looking at information that needs to be assessed?
4 We want your input on this study to help us make
5 it a better, stronger Environmental Review.

6 Basically, there's seven sections to the
7 draft Scoping document, and these are standard
8 across the board for any scoping document. You
9 see them time and time again. What I really want
10 to focus on tonight are really going to be a
11 description of the proposed actions, the
12 Environmental Review Process which Paul already
13 covered pretty much about this being a Generic
14 Environmental Review, the preliminary scope,
15 again, what are some of the issues that we're
16 looking at, the key issues, and what are the
17 project alternatives that are being considered.

18 The proposed actions: There are a series
19 of discretionary decisions that have to be made
20 during the implementation process for the project
21 to occur, and those begin with really acquiring
22 property. The Richardson Center Corporation
23 needs to acquire land that has been deemed

1 surplus by the Office of Mental Health, and there
2 are additional properties which have been
3 identified which would also be beneficial to the
4 project. Those properties do need to be acquired
5 to allow the project to move forward.

6 Secondly, the site is currently zoned R2,
7 which is a dwelling district, and it's been that
8 way for many, many decades. The Master Plan
9 proposes a series of new uses. And what we need
10 to do as part of the Environmental Review Process
11 is look at zoning classifications and re-zoning
12 the property so that it meets the uses that are
13 being proposed in the Master Plan. Most
14 importantly, we also have to do the Environment
15 Review for the State and the Richardson
16 Corporation to be able to spend State dollars on
17 the site, and look at the key components, that's
18 on the buildings, the landscape and the
19 infrastructure that would support the overall
20 development. And again, there are other actions
21 to a lesser degree which also have to be
22 considered.

23 What I really wanted to show you is this

1 slide of a 32-acre parcel -- 38-acre parcel which
2 is really land that had been deemed surplus by
3 the Office of Mental Health. This is the
4 property which would first be acquired by the
5 Richardson Center Corporation. The second slide
6 here shows some additional property which is not
7 currently deemed surplus property, which the
8 Richardson Center Corporation is in discussions
9 with the Office of Mental Health to acquire.
10 Again, these lands then would make up the overall
11 project site. And what we would do is seek to
12 re-zone those properties again to uses or to
13 classifications that would be consistent and
14 allow and permit the uses that are proposed by
15 the Master Plan.

16 Paul spent a bit of time discussing the
17 Generic Environmental Impact Statement, how
18 that's different from a project specific
19 environmental impact statement. And what I would
20 like maybe to just highlight here is, we are
21 going to take the space program and use program
22 that's been developed as part of the Master Plan
23 and we're going to develop what we call

1 thresholds or scenarios that would basically
2 assume certain types of development densities,
3 certain types of uses and certain phasing of
4 activities. We will then assess the impacts of
5 those uses. And again, as Paul said, it's a
6 long-term Master Plan. There are some elements
7 that are well-defined, and some elements not so
8 well-defined at this point in time, and that's
9 the benefit of using the Generic Environmental
10 Impact Statement because it allows us; one, to
11 address what we know well now, make some
12 assumptions about what could happen in the
13 future, and conditions for how we would handle
14 changes if something were to exceed that in the
15 future. And also, what are the steps that we're
16 going to use to address those open issues in the
17 future. And that's what the Generic
18 Environmental Impact Statement really allows us
19 to do.

20 And importantly, when this document is
21 completed, it's not only going to be used by the
22 Empire State Development Corporation to make
23 their decisions on whether to approve or fund the

1 project, it's also going to be used by any other
2 agency that has a discretionary approval. They
3 are going to have to do an environmental review
4 or use this document to base their decisions.

5 The preliminary scope for the Generic
6 Environmental Impact Statement, again, needs to
7 address potentially significant adverse impacts,
8 what types of information are we going to look
9 at, what types of information are we going to
10 use, and this is important when we reach out to
11 the community because often, you as members of
12 the community may know things about the site, you
13 know information that exists that might be
14 beneficial to us, and this is an opportunity for
15 you to share that information with us, if you
16 have information or if you know of such
17 information being available that would help us
18 with our analysis.

19 We also look at proposed mitigation
20 measures. If there is a significant impact, what
21 can we do to avoid that impact? What can we do
22 to minimize its impact on the community or on the
23 environment? Some of the key issues we're going

1 to focus on, I'm not going to go through an
2 exhaustive list but just give you a sense, it's
3 elaborated more in the Scoping document, but
4 cultural resources. Again, historic buildings,
5 historic landscapes and also important on this
6 site is archaeology. We're going to look at the
7 land use as related to zoning, and the
8 intensities of land uses that are going to be
9 created. We're also going to look at traffic and
10 its connections for automobiles, its connections
11 for pedestrians. So it's a wide range of
12 different traffic impacts that could occur on
13 this site and we'll be taking a look at those in
14 detail.

15 And one of the other things that we've
16 heard is public safety through the public
17 hearings that we had during the Master Plan.
18 People do have a concern about how safety will
19 occur on the site, how do you prevent people from
20 being injured while the site is under
21 construction, and there's a number of different
22 aspects of public safety that we'll be addressing
23 through the Generic Environmental Impact

1 Statement.

2 We also look at project alternatives.
3 Number one, David described the proposed Master
4 Plan, the proposed action. That's what we call
5 our proposed action, preferred action at this
6 point in time. We also assess a no-build
7 alternative, which basically says, if we did
8 nothing, what would the future look like on the
9 site? And we use that to compare project
10 alternatives. It's basically a baseline
11 condition. And through the Master Planning
12 process, there are also a number of other
13 scenarios, alternatives which were developed and
14 we're going to, in the Generic Environmental
15 Impact Statement, also discuss those and present
16 those and the implications of those.

17 Moving forward from tonight, we are in the
18 Scoping process. Tonight is the completion of
19 our Public Scoping Meeting. We like comments
20 tonight, but again, the Scoping period is open
21 until January 15th to submit comments. At that
22 point in time, we're then going to use that
23 information to prepare what's called a Final

1 Scoping Document, and that's a revision to the
2 draft Scoping document that basically spells out,
3 here is the scope of work, scope of study that
4 we're going to follow. And that's distributed to
5 the public if you're interested in receiving a
6 copy. It also goes to the various regulatory
7 agencies who are going to be involved in the
8 process in reviewing the project. We hope to
9 have that done and completed in February of this
10 year and we begin writing and preparing the Draft
11 Generic Environmental Impact Statement. We're
12 hoping to have that completed in the April, May
13 timeframe.

14 Following that will be a public comment
15 period. That's your next time to come back and
16 look at the Environmental Impact Statement and
17 say; did they address the issues that were
18 important? Did they cover all of the topics?
19 Were they covered in sufficient detail? So
20 again, there's going to be another public
21 meeting. We'll be inviting you to come and
22 comment. There will also be a public comment
23 period associated with that. Overall, we're

1 looking to wrap up the Environmental Review
2 Process by the fall. Again, the schedule may be
3 accelerated. We may see it slip a little bit
4 depending how on things progress with the study.
5 But we're going to try to get through this as
6 expeditiously as possible. With that, I'd like
7 to turn it back over to Paul.

8 MR. TRONOLONE: Thank you, Mark. We've now
9 come to the point where we're going to open up
10 the comment session. I'm just going to remind
11 you that Monica is over here and Laura is
12 somewhere in the -- Monica has speaker cards.
13 I've only received two speaker cards, so I'm not
14 going to impose hard time limits. I would just
15 say, you have the room until when, Monica? Until
16 8:00. So don't go two hours. The first speaker
17 is Tim Tielman. I'd ask that you come up to the
18 microphone, Mr. Tielman. We have one other
19 microphone set up in the other aisle. I'll call
20 the next person who is Adam Sokol. Mr. Tielman,
21 if you would state your name for the record and
22 any organization that you might represent for the
23 record, and how you spell your name.

1 TIM TIELMAN: My name is Tim Tielman. I'm
2 representing the Campaign for Greater Buffalo
3 History, Architecture and Culture. The name is
4 T-I-E-L-M-A-N. First, I do want to open by saying
5 we've been involved in a number of these issues.
6 This process as conducted by the Richardson
7 Center Corporation I think is an exemplary
8 process. I can contrast it with the process
9 that's going on on the waterfront, and Mr.
10 Tronolone is involved with both so I don't think
11 that he's the issue. But it is an amazing
12 difference to the public. And take it from
13 someone who's been involved in a lot of these
14 things, I think this is a very good process.
15 That does not, of course, necessarily mean we
16 agree with everything. So I did want to offer
17 some avenues that we think deserve more
18 exploration in the -- in the Scoping document and
19 the Environmental Review.

20 First, we view the resource as the entire
21 90 acres of land or so; between Forest Avenue,
22 Rockwell Road, Elmwood Avenue and Rees Street.
23 And you know, we recognize that there's a

1 difference between using the resource, which of
2 course everyone wants to do. We want to maximize
3 the number of people on there in consuming the
4 resource. So I kind of want to make comments
5 that kind of touch upon using the resource but
6 not consuming it. And you know, the first issue
7 is the Address Road because it's a significant
8 issue. It's creating something, a transverse
9 roadway that doesn't exist right now. It changes
10 the use of a section of the property from one of
11 internal circulation to one of cutting across.
12 And so I think the study has to look very
13 carefully at the amount of traffic that would be
14 generated by essentially people foregoing Forest
15 Avenue, and simply from Grant Street to Elmwood,
16 going back and forth using that diagonal. You
17 know, how much traffic is simply going to be not
18 related to uses on the property, but cutting
19 through? We have seen that in a number of
20 Buffalo parks. In fact, South Park, they've had
21 to put up guardrails to prevent all that traffic
22 going through. It was an issue in Delaware Park
23 as well. So it was interfering with the

1 enjoyment of the landscape. People going there
2 to enjoy the park with cross traffic. So that
3 would be one issue with the Address Road.

4 The other issue is that we feel that the
5 Address Road, in its orientation, while it's
6 optional, we're holding the possibility out that
7 there could be development north of it. We
8 think, in fact, that it encourages the notion
9 that that land is available for development. And
10 you know, we would much -- we see that as
11 consuming the resource obviously, because
12 buildings aren't going on that northwest
13 quadrant. It's not being used as open space and
14 it shouldn't be viewed as simply vacant space.

15 One can think of Buffalo State College as
16 buying land on Rees Street. That land on Rees
17 Street becomes more valuable if it's overlooking
18 green space. The upper west side of the city has
19 a real recreational deficit in open-field sports,
20 baseball, football. Right now it's just used by
21 Buff State. It would be interesting to see if
22 that could be used by the community during the
23 summer when the baseball leagues are especially

1 active. There could be some synergy with the
2 city pool and recreation center at Bradley and
3 Rees Street.

4 So the northwest quad is an issue for
5 future development, but also the Address Road, in
6 order to align itself with Bradley Street, causes
7 potentially the forfeiture of restoring or
8 constructing the perimeter roadways that Olmsted
9 intended, because in the northwest quadrant, the
10 Olmstedian Road, you know, if you're coming from
11 Forest Avenue, curves up and around so you get a
12 spectacular view, and I think this was Olmsted's
13 intent. He didn't really do things without
14 thinking of it. A spectacular view toward
15 Elmwood Avenue, a raking view. You get to see
16 the entire Complex from a distance, the roof
17 lines, very important component of Olmsted's
18 design and Richardson's design, and the Address
19 Road may affect that.

20 The other thing that, you know, is central
21 to the design, and some concerns is the
22 rationalization of the site, the parking and the
23 circulation. The -- I think the EIS moving

1 forward, has to really closely examine the
2 parking demand, and that means not the demand for
3 free parking, and not the demand, supposing a
4 hotel generates X number of parking spaces, but
5 to say, what impact would a given cost for
6 parking have in reducing the need for parking?
7 Okay. That can do two things: It can generate
8 revenue to maintain the property, maybe kick some
9 back to the neighborhood for neighborhood
10 improvements, but it also can reduce consumption
11 of the resource. Okay. You have to build fewer
12 parking spaces, maintain fewer parking spaces.
13 So what we'd like to see is actually an
14 examination of, what if anyone using the land had
15 to pay for the privilege of bringing an
16 automobile onto it? What if people had to pay a
17 dollar? What if they had to pay two dollars, and
18 could that revenue be used on the property? Pay
19 for cutting the grass. Pay for new sidewalks.
20 And you know, it wasn't the goal of the Scoping
21 document I think to get into it in depth, but we
22 think that's worthwhile to discuss.

23 I got a unique thing that's very

1 interesting from a preservation perspective. It
2 would be a wonderful debate to have. Building
3 number 41 is a building that was constructed, you
4 know, after Olmsted and Richardson had left the
5 scene. There are two buildings that are the
6 kitchens and the dining areas. One serves the
7 male ward and one serves the female ward. It
8 would be interesting to see if the female
9 building, number 41, could actually be removed.
10 I know the cultural resources study indicated
11 that all of the buildings are, or most of the
12 buildings on the site are significant because
13 they show the evolution of it, but we do have a
14 matching building on the east side of the
15 Complex. The removal of building number 41 would
16 enable the public to see the buildings as
17 Richardson had originally designed it, as Olmsted
18 intended them to be seen.

19 It would be interesting to see that debate
20 because that debate was held with the restoration
21 of the Martin House complex. So it would be
22 interesting to see it here. I think it would be
23 an interesting benefit. I wouldn't want to see

1 the other dining hall removed because right now
2 the buildings to the east, the Richardson
3 buildings have been removed and that building
4 actually is, it serves a very important function
5 of a terminating vista from the west.

6 Lastly, the City of Buffalo really doesn't
7 have a lot of money. That's not news. But there
8 are things I think the Richardson Corporation can
9 do on the city sidewalks along Forest Avenue and
10 along Elmwood that would help use of the grounds
11 themselves and help connect the corner of Forest
12 and Elmwood with the heart of the Center. We
13 don't know and it wasn't in the Scoping Plan,
14 when the Richardson Corporation will ever get
15 control of the old Mache [phonetics] land that's
16 at that intersection. It's very important to get
17 people from the most pedestrian, most active
18 pedestrian corner, which is Elmwood and Forest,
19 on to the site. So I wonder if the Corporation
20 could expend money in essentially widening the
21 sidewalks, creating promenades if you will, a
22 tiered promenade nine blocks long from Forest to
23 Rees, and one along Elmwood too, from Forest to

1 Rockwell Road, and consider that as part of the
2 circulation plan of the overall Complex. The
3 sidewalks are in deplorable condition, they are
4 very narrow, and they could be greatly improved
5 and I think that would benefit the neighborhood.
6 And in conjunction with that, the access points,
7 it would help the neighborhood tremendously. And
8 I know a goal of the planners is to help the
9 upper west side. If at the end of every single
10 block along Forest Avenue, if there was an
11 opening in the fence. We view the fence as an
12 historic artifact. It is, but to enable
13 pedestrians, homeowners who are investing,
14 perhaps buying because of proximity to this new
15 Olmsted landscape, can look up the street and see
16 the way in right from there.

17 So decreasing the amount of travel for
18 pedestrians is really important in their
19 perception for how close this resource is. So if
20 the goal is to really help the upper west side, I
21 think an entry point at each and every
22 intersecting roadway is critical to the success
23 of the project and its impact on the west side.

1 Thank you.

2 MR. TRONOLONE: Thank you, Mr. Tielman.
3 Adam Sokol.

4 ADAM SOKOL: Hi. My name is Adam Sokol.
5 I'm a member of the Architecture Department
6 Faculty Member at UB.

7 MR. TRONOLONE: Please spell your name for
8 the record sir.

9 ADAM SOKOL: S-O-K-O-L. I should clarify
10 that I'm not here on behalf of UB in any way. I
11 have two questions I guess. First of all, unless
12 I've missed something, the only reference to
13 demolition was with respect to the two
14 maintenance structures, and I'm curious whether
15 demolition of any of the historic buildings is on
16 the table or has that been definitively been
17 ruled out?

18 MR. TRONOLONE: Well, as of right now,
19 that's not envisioned by the Master Plan. But,
20 like I've said, this is not a question and answer
21 period. Obviously your concern is you don't want
22 to rip down any of the historic resources of the
23 Olmsted buildings.

1 ADAM SOKOL: Okay. My second comment has
2 to do with the relationship to the Psych Center,
3 the Office of Mental Health. There was some
4 discussion with synergies with Buff State with
5 some of the other architectural landmarks in
6 Buffalo, which is great. I thought it was sort
7 of curious that there was no mention of synergies
8 such as it might be with the Psych Center itself.
9 For me personally, what I find really inspiring
10 about this place, is that you look at it and you
11 see that at some point in the past that people of
12 New York State saw fit to not only care for the
13 mentally ill, but to do it in a place like that.
14 I mean, it's phenomenal, especially if you
15 contrast that with the health care discussions
16 going on in Washington and sort of pettiness
17 we've seen in some corridors. So I'm curious if
18 removing this sort of medical component from the
19 historic structures entirely would rob them of
20 some of their impact? Contrary to that, perhaps
21 I would just ask if using them in some capacity
22 for the OMH is not a consideration and if this
23 therapeutic nature of the landscape, which of

1 course initially was a big part of the rationale
2 for that, is also not as significant to OMH as it
3 once was, and does it make sense then to think
4 about whether it might be feasible to relocate
5 OMH entirely to a different location in Buffalo?
6 That's it. Thank you.

7 MR. TRONOLONE: Thank you very much. That
8 is the list of people that registered for
9 comment. Can I ask anyone in the audience, are
10 there any other comments that people would like
11 to make on the scope? Sir, in the back. You can
12 approach the microphone. I would ask that you
13 state your name for the record, spell your name
14 and say if you are a member of an organization.

15 FRANKLIN LAVOIE: Franklin Lavoie. It's
16 F-R-A-N-K-L-I-N, L-A-V-O-I-E. Because the grounds
17 were designed as a center of health and respited,
18 the gentleman mentioned, I would like to see that
19 that continued there. I believe we're looking at
20 one of the greatest centers of respite and
21 psychological restoration in the world and we
22 should respect that aspect of the grounds, and as
23 well, I believe we have an opportunity to create

1 a research center for clean energy. The greatest
2 green revolution in the history of the world was
3 the Niagara Power Project, and coincidentally,
4 Nikola Tesla had also invented the technology to
5 draw energy straight out of the atmosphere. We
6 have a strong connection with Tesla here at
7 Buffalo/Niagara, and it seems to me this is the
8 ideal spot in America to bring that research that
9 Nikola Tesla had already developed to draw energy
10 out of the ionosphere. We would like to see that
11 research brought home here, at this facility in
12 particular, because it seems to go along with the
13 aesthetic, holistic, environmental, pastoral
14 healing of green energy revolution would be a
15 tremendous coupling to that idea of a green
16 healing center. A center that is researching,
17 especially Tesla's lost technologies that would
18 revolutionize as dramatically as the first
19 revolution. We would have a second green
20 revolution in the same spot that would bring the
21 world to an entirely new plateau of energy and
22 independence.

23 As well, I believe we should have colleges.

1 Buffalo has such a plethora of universities and
2 colleges, and an unbelievable, unparalleled
3 housing stock that is sitting dilapidated. I
4 believe that the Richardson Olmsted Center is the
5 ideal location to begin to coordinate stimulus
6 money from Washington. University research and
7 Buffalo's housing stock to go one house at a
8 time, one class at a time, one semester at a
9 time, to show the world how to take houses and
10 make them energy efficient, even returning energy
11 to the grid. And this is an ideal location for
12 that kind of coordination between universities,
13 Washington looking for alternative energy and
14 Buffalo's need to use it's greatest resource
15 perhaps, the housing that just sits there built a
16 100 years ago with the highest skilled and the
17 greatest resources.

18 A brief comment about the access road
19 coming in on the south side on Forest.
20 Aesthetically I believe it should be a wider loop
21 with the entrance closer to Elmwood. The other
22 side could even be pushed a little closer to Rees
23 Street to create a longer, wider, instead of that

1 short, little in front of the towers. It could
2 be a longer -- I think you understand what I'm
3 saying there. And also, I have been, I'll just
4 say it one more time, a labyrinth. Now, you may
5 argue that a labyrinth may not belong in the
6 Olmsted landscape, but when we look at the
7 Richardsonian Towers from the 12th Century
8 inspiration, the landscape labyrinth is vital,
9 integral, it has powers that are difficult to
10 talk about in the 20th Century, but it would be a
11 marvelous great attractor and it belongs there.
12 So again, I wanted to say something about
13 labyrinth on the grounds. Thank you very much.

14 MR. TRONOLONE: Thank you. I'll ask if
15 there's any other people that would like to make
16 comments? Sir.

17 MARK KUBINIEC: I'm Mark Kubiniec. It's
18 spelled M-A-R-K, K-U-B-I-N-I-E-C. I'm a member of
19 Grand Manor Business Association. One of the
20 neighboring areas to the Richardson Complex. And
21 for this draft Scoping process, many of us here
22 are looking from the outside in, and I think
23 what's lacking is the ability for us to look from

1 the inside of the building out. I'd like to ask
2 for a show of hands for the number of people who
3 have been inside the Richardson Towers here? It
4 looks like about 10 or 11 people. Well, maybe
5 15, 17. Maybe a third of the people here. I
6 think that the opportunity to comment for this
7 Scoping document should include the ability to be
8 inside the building and to have the opportunity
9 to go up to the top of the buildings and look out
10 and see what kind of views there are, to see and
11 experience the space inside before there are
12 specific uses applied or limited to the spaces
13 that we're considering putting a large investment
14 into and that have already had an extremely large
15 investment from the public. It's going to
16 continue to need extensive amounts of public
17 support. The facilities that are here are
18 incredible and I think that whether it's a
19 boutique hotel in part, academic facilities in
20 part, architecture center, that there, the
21 ability to really give meaningful comment is, in
22 part, based on what's inside, and that these
23 facilities should be opened up for tours before

1 there's finalization of what's going to be
2 included in these spaces.

3 The slide that was shown earlier about the
4 prison included one little shot of a hallway and
5 a route of a tour that's offered. These
6 opportunities really haven't been given too much
7 on the Richardson Complex at this time. It's now
8 pretty well secured and gated off and that's for
9 other important reasons, so that deterioration
10 doesn't continue and vandalism doesn't occur.
11 But I do think that the amount of thought and
12 planning that's going into this, that one
13 stabilization can permit access. There should be
14 access, and this scoping should not be stopped
15 before that access is allowed. Thank you.

16 MR. TRONOLONE: Thank you. Other comments.
17 I saw a hand over here, I saw a hand over here.
18 Sir, come down. Ma'am, you can start going to
19 the other microphone and I'll take you next.
20 Sir, if you would state your name for the record,
21 spell your name and tell us, if applicable, if
22 you represent an organization.

23 MARTIN WACHADLO: My name is Martin.

1 M-A-R-T-I-N, Wachadlo, W-A-C-H-A-D-L-O. I'm an
2 architectural historian, but I am not
3 representing any organization at this moment in
4 this context. I'm very concerned most of all
5 about the Plan, which is a very interesting and
6 well done Plan, but I think there's a flaw in the
7 Plan in that the critical out buildings that were
8 a part of the original design are eliminated in
9 any future reuse of the property. The Power
10 House Building, which was the first building on
11 the site completed and is part of the original
12 Gambrel and Richardson design is because it has
13 been seriously altered over the years, especially
14 in the early 60's when it assumed its present
15 appearance, has been deemed not worthy of
16 preservation, and I believe the State stated that
17 it was not individually eligible for the national
18 register. But I would argue, this is a critical
19 element of the overall original design, and
20 removing it as the last major out building once
21 existed north of the Complex would take away the
22 last link we have with understanding what was
23 going on behind the facade of these buildings.

1 The elimination also, I do not see any
2 reuse of the greenhouse or reconstruction of the
3 1888 greenhouse, which the foundations there and
4 the lower walls actually predate the entire west
5 wing of the Complex. So that is also a critical
6 element that was actually there before the west
7 wing was built.

8 And the third element is the small frame
9 cottage which may have been one of the, one of
10 the picnic houses, one of the three houses that
11 were pavilions that were designed in 1887, 1888.
12 Now, that would probably be the easiest thing to
13 figure out because that is small enough and could
14 be moved and relocated on another part of the
15 grounds and restored. But the greenhouse and the
16 Power House complex I believe should be
17 reconsidered as reuseable portions and important
18 portions in re-interpreting and reusing the
19 Complex. That is not to say that the Power House
20 should be kept as is. I think it's quite
21 possible that it could be reduced in size to its
22 original configuration, and the stonework from
23 the walls that would be removed, could be reused

1 to reconstruct the gables in the building. But I
2 would definitely urge that this be re-looked into
3 as an important critical design that was part of
4 the original architectural design of Gambrel and
5 Richardson and take into consideration by Olmsted
6 in the overall landscaping. Thank you.

7 MR. TRONOLONE: Thank you.

8 SANDRA O'TOOLE: My name is Sandra O'Toole.
9 O'T-O-O-L-E. The group I represent is, this is my
10 alma mater. This is the college that I graduated
11 from, and I am so happy to see that progress will
12 be made in this area using students from Buff
13 State. For the students are the future of our
14 country and the future of what will happen in our
15 environment. So hence, when we speak about
16 environmental review, I would like to just make
17 note of the speakers that spoke before me, how
18 important green ecology is. That these students,
19 not just from Buffalo State but other
20 universities could come here to this spot and do
21 research on green ecology. In my numerous number
22 of years of teaching students, I can't tell you
23 how often they address the future. What will we

1 be like in 20 years, 30 years? Will my children
2 be able to enjoy fresh air? Will they be able to
3 understand what green ecology is? So when I
4 speak, I just don't speak for the moment, but I
5 speak for the future. For the future of all the
6 children that will follow. For all the people
7 that will follow in the future, and what a
8 marvelous opportunity it is for your project here
9 to include green ecology so these students cannot
10 only study it, and also give you wonderful ideas
11 because our young people today are very, very
12 smart, but also set the pace for the future
13 because when they leave this college, they will
14 be in charge of the future, and what will the
15 future look like.

16 So if we can offer a spot here for them to
17 consider this and make this not only a better
18 Buffalo and put our name truly on the map for
19 green ecology, just think of what Buffalo will
20 look like and stand for in the rest of our
21 country and in the world. And that's all I have
22 to say. Thank you.

23 MR. TRONOLONE: Thank you. Other comments

1 on the Scoping document? Seeing none, I'll
2 remind you all we accept written comments and the
3 contact information is on the screen and in the
4 handouts tonight until January 15th, 2010. I
5 thank you all for coming. Have a good holiday
6 season.

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STATE OF NEW YORK)

) ss.


COUNTY OF ERIE)

I, Judith E. Peterson, in and for the County of Erie, State of New York, do hereby certify:

That the witness whose testimony appears hereinbefore was, before the commencement of their testimony, duly sworn to testify the truth, the whole truth and nothing but the truth; that said testimony was taken pursuant to notice at the time and place as herein set forth; that said testimony was taken down by me and thereafter transcribed into typewriting, and I hereby certify the foregoing testimony is a full, true and correct transcription of my shorthand notes so taken.

I further certify that I am neither counsel for nor related to any party to said action, nor in any way interested in the outcome thereof.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal this 30th day of December, 2009.



Judith E. Peterson, Notary Public
State of New York, County of Erie
Expiration: 3/19/11

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