



Breakwater Bay Project



Cazenovia Community Resource Center, Inc.
Sail Buffalo

AUTHORIZED OFFICIAL

Name: Suzanne Villacorta Title: Trustee
Business Address: 2 Fuhrmann Blvd.
State: New York Zip Code: 14203
Telephone Number: 716- 861-9009 Cell Number: 716-861-9009
Fax Number: NA
E-Mail Address: suzvillaco@gmail.com

POINT OF CONTACT

Name: Pierre Wallinder Title: Director
Organization/Firm: Cazenovia Community Resource Center, Inc.
Business Address: 2 Fuhrmann Blvd.
State: New York Zip Code: 14203
Telephone Number: 716-432-6589 Cell Number: 716-432-6589
Fax Number: NA
E-Mail Address pierre.wallinder@gmail.com

Please note that the Cazenovia Community Resource Center, Inc. confirms that Greenway funds requested will not be used to defray: (1) any obligation existing as of August 31, 2007 or (2) operation and maintenance costs associated with any project existing as of August 31, 2007.

Project Narrative

1. In a paragraph, describe the project and its purpose, how and when it will be accomplished, and why it is important.

Cazenovia Community Resource Center, Inc. (CCRC) is expanding our not-for-profit operations based at the Sail Buffalo Sailing School and Community Boating Center to include a portion of the former site of Saskatchewan Cooperative Elevator a/k/a Cargill Elevator located at the southern end of Buffalo's Outer Harbor on Fuhrmann Boulevard. CCRC's new Breakwater Bay Project (or the Project) opens public access at this iconic industrial waterfront site. Located adjacent to Gallagher Beach and across the boulevard from the southern end of Tift Nature Preserve, the Project complements existing neighboring uses (see Attachment A – U.S.G.S site location map; Attachment B – aerial location map and Attachment C – Draft Conceptual Site Plan). The Project increases public access to the waterfront and on-the-water experiences. Our goal is to create a destination point on the Outer Harbor near the South Gap that provides waterside facilities and amenities to meet public needs.

Breakwater Bay Project includes a community building: the Community Longhouse, boat slips, moorings, dinghy dock, restored boat ramp, upgrades to site pathways, improved access for campfires, greenspace for events and lawn games, marina office, mobile comfort station that includes restrooms and showers, repurposed and renovated existing marina office building, electronic charging stations, covered bike rack, and a place to relax and enjoy the scenic vistas, as well as food and drink. A key goal of the Project is to revitalize this part of the waterfront by opening public access and incorporate ecologically based design elements and improvements.

Our Project compliments and builds on the landowner's vision for waterside, beachfront rental cottages, restaurant, boat slips, and future cultural, educational, and retail offerings. This public-private partnership between CCRC and 1515 Fuhrmann Boulevard, LLC (a Frontier Group of Companies Entity) will revitalize the property by creating a publicly accessible waterfront destination on Lake Erie. Operation of this site will allow for boaters, walkers, bicyclists, and out-of-town visitors to enjoy Buffalo's unique waterfront.

This Project is consistent with the Greenway Commission consistency requirements by improving access to the Lake Erie waterfront, adding an additional destination to the Outer Harbor via boat, walkways and bike path, introducing a more native habitat, celebrating the history of the site, and contributing overall to the City of Buffalo community and Great Lakes tourism. The benefits to the public will build on other

projects that have been funded by Greenway Committees, including the improvements at Sail Buffalo's primary location, the Niagara Musky Association's muskellunge telemetry study, Tift Nature Preserve's habitat improvement projects, the South Buffalo Lighthouse, and others. Implementation will be phased to allow for quality design and construction by local experts. Throughout the entire project, Sail Buffalo staff will also work to integrate their established volunteer community.

CCRC proposes to implement the Project over a 3-year period commencing immediately after receiving Niagara River Greenway endorsement and various permits or approvals from U.S Army of Engineers, NYS Department of Environmental Conservation, NYS Department of State (Coastal Zone Management Act Consistency), City of Buffalo (Buffalo Green Code permits and approval).

2. Referring to the Niagara River Greenway Plan, clearly document and describe how the proposed project will advance the Niagara River Greenway vision including the goals, principles, and criteria that define that vision. To continue and advance the state's commitment to the preservation, enhancement and development of the world-renowned scenic, natural, historic, cultural and recreational resources of the Niagara River Greenway Commission while continuing to emphasize economic development activities and remaining consistent with the tradition of municipal home rule.

Niagara River Greenway guiding principles:

CCCR's proposed Breakwater Bay Project is consistent with the Niagara River Greenway. The Project will continue to advance New York State's commitment to the preservation, enhancement and development of the Niagara River Greenway and will serve to further the Greenway Commission goals, principles, and criteria.

Excellence: The CCRC is committed to excellence in operation, fiscal accountability, transparency and building on our success on the waterfront. The Project team aims to create a world-class facility that satisfies the needs of the local community and tourists.

Community Based: As a community boating center we actively collaborate and connect with many diverse groups and individuals. The Breakwater Bay Project will build on our successes. The Community Longhouse will provide a destination point for public access to the waterfront adjacent to Gallagher Beach and will be embraced for generations to come. Entrusted with the generous opportunity provided by the U.S. Coast Guard to transform an unused portion of the Buffalo Station we have listened to the many

public visitors and are bringing the knowledge we gained to this new site and offer the amenities they desire.

Accessibility to the Niagara River Greenway: Location along Outer Harbor near the South Gap, Greenway Bike and Pedestrian Trail, and Seaway Trail connects the Project with other waterfront development such as Tift Nature Preserve, Buffalo Harbor State Park, Gallagher Beach, and Buffalo Lakeside Commerce Park. The site will be accessible by boat, bike, car, and on foot. The Breakwater Bay Project provides public access to the water at the southern end of Fuhrmann Boulevard and Outer Harbor's Greenway Trail. The site's unique placement provides expansive and unique views of the Outer Harbor where people can relax and enjoy sunsets and the colorful windsurfer sails at Gallagher Beach. We will offer on-the-water recreational and educational opportunities. The Project's key element is to bring the public to the water's edge and onto the water.

Public Well-Being: The Project will provide recreational activities for the public. The site includes areas where the public will enjoy waterside vistas. The outdoor recreational activities and boating will provide physical wellness and promote emotional wellbeing. Our project focuses on providing public access to the waterfront, sailing, boating, wellness, and environmental stewardship. All Western New Yorkers will benefit from this public access point and the programs we offer.

Authenticity / Celebration: The investment to implement the Breakwater Bay Project will bring to life and celebrate Buffalo's heyday years as a grain and transportation hub of water based activity on the Great Lakes. With the iconic grain elevator as an historic backdrop, our project aims to celebrate Buffalo's waterfront history and raise awareness of this key location as we transition forward with revitalizing and repurposing the site from industrial use to recreational and cultural uses. The Project will promote a strong sense of place and identity that reflects the traditional spirit and heritage of this iconic structure and location on the waterfront.

Cultural/Historical: The site location and structure has a long history on the Buffalo's waterfront. In 1925 this property was developed by Saskatchewan Cooperative Wheat Producers Ltd. Originally called the Saskatchewan Cooperative Elevator, the Pool Elevator is the only grain elevator located on Buffalo's Outer Harbor. It has also been called the Old Lake Front Grain Elevator and more recently the Cargill Pool Elevator. It was designed by C. D. (Clarence Decatur) Howe (1886–1960) and engineered by Monarch Engineering Company. The facility was used primarily to unload, store, and transfer grain. Henry-Russell Hitchcock, Jr., in *Buffalo Architecture, 1816–1940* captures the true importance of this structure: "Among all the splendid twentieth century elevators of Buffalo, this is the finest both because of its isolated site

and its intrinsic excellence. The long range of rounded ferro-concrete verticals painted with aluminum paint has a majestic purity. Such utilitarian structures set an architectural standard for this century which few architects in more conventional buildings have even approached.” Unfortunately, the Pool Elevator, did not survive the opening of the St. Lawrence Seaway in 1959. The current owner recognizes the historical importance of this majestic grain elevator and graciously opens the site for public access. The hybrid partnership between the owner and CCRC will create a venue that celebrates the site’s history while also becoming a hub for culture and recreation.

Restoration: CCRC continues with its goal and commitment as a responsible steward of the land. We believe it is important to devise and implement an ecologically sound property management plan designed to encourage the restoration of ecological resources. The Project focuses on restoring ecology along the urban waterfront. Our goal is to transform the hardened edges and transition the land to water by means of ecological enhancements to this industrial waterfront thereby adding value to the natural environment.

Ecological Integrity: CCRC continues its focus on maintaining and improving the health, vitality and integrity of natural resources, and wildlife habitats. CCRC’s plans include transforming a portion of the existing industrial waterfront by restoring ecological areas and introducing a more natural landscape, both along the water’s edge and upland areas of the site. Our goal at the site is to infuse green infrastructure elements, restore portions of the south bulkhead, and where possible use “softer” approaches for shoreline protection, introduce native plant species to the site, and install creative solutions to collect and control rainwater. In 2014, CCRC obtained Greenway Funding for our Invasive Species Control and Native Planting and Park Beautification Project at our primary site along the Buffalo River, across from the Naval and Servicemen Park and in 2015 implemented a shoreline restoration plan that emphasized a natural transition from the aquatic to terrestrial environment, upland restoration, creation of aquatic habitat and erosion control plan in the Inlet area. The CCRC team plans to continue our implementation of sound environmental stewardship practices and embark on this new challenge with our existing partners, Tift Nature Preserve and Gomez and Sullivan.

Sustainability / Ecological Integrity: CCRC's goal is to facilitate immersion in nature and education in wellness and environmental stewardship. The proposed Breakwater Bay Project will bring value to our community by providing additional public access to the water’s edge where they will witness an industrial waterfront location in transformation. CCRC seeks to re-energize the water’s edge by incorporating ecological restoration, holistic water planning, and green infrastructure. We aim to help shape and

influence public perception of the importance ecology plays in waterfront redevelopment and create an ecologically vibrant landscape. This project will be sustained by projected fees and generated surpluses. CCRC reinvests proceeds into programming, developing staff, establishing scholarships for our junior sailing camp and strives to be ecologically and economically sustainable in the long-term.

Partnerships: Partnerships include but are not limited to: 1515 Fuhrmann Boulevard, LLC, Gomez and Sullivan, American Sailing Association, U.S. Sailing, Tift Farm Nature Preserve, Buffalo Public Schools, City of Buffalo Mayor's Summer Youth Program, Buffalo State College, and Canisius College. Active outreach is ongoing. The hybrid public-private partnership will coordinate efforts to transform this iconic location by utilizing ecologically sound and environmentally sustainable development principles.

Connectivity: The Breakwater Bay Project is situated on the Greenway Bike Trail and Walkway on Fuhrmann Blvd, the Seaway Trail, and the Buffalo Outer Harbor. These land and water trails provide access of the proposed Project to Gallagher Beach, Buffalo Harbor State Park, Tift Nature Preserve, the Tift Street Pier, Buffalo Lakeside Commerce Park, Wilkeson Pointe, Times Beach, Sail Buffalo Sailing School and Community Boating Center, Lighthouse Park, Buffalo and Erie County Naval and Military Park, Canalside, the Bike Ferry, as well as connects the site to the larger Greenway system. CCRC's dual locations furthers connectivity between the Inner and Outer Harbor by land and water. There is aligned philosophy between this Project and Greenway Commission goals, principles, and criteria. Our goal is to revitalize and create an urban cultural and recreational destination on the waterfront that generates tourism and promotes public access to the water.

3. Define the budget for the proposed project and include costs for the following:

Breakwater Bay Project – Total Project Budget	
Planning	\$130,000
Construction	\$975,800
Acquisition/equipment	\$161,020
Administration	\$68,300
Operation and Maintenance / Year	\$192,680 ¹
Total Project Cost	\$1,527,800²
Note: 1. This amount reflects total build out and would be adjusted accordingly. 2. The total budget reflects total projects costs and anticipated funding requests to two Greenway Committees covering a 3-year time period.	

Identify all sources of funding and the amount of funding expected from each source. Identify and quantify funds that are already on hand or have been allocated for the proposed project. Explain how the project will be operated and maintained.

1515 Fuhrmann Boulevard, LLC has allocated \$250,000 in cash and \$50,000 in kind for the start-up phase/Year 1 and other complementary uses on the site. CCRC will institute a capital campaign seeking corporate and other support. CCRC will also contribute in kind equipment and services in an approximate amount of \$80,000. Operational and maintenance expenses will be funded through fees generated, donations, and by participating groups and individuals.

4. Describe the measures taken at the local level to gain community and government support for this project (hearings, petitions, public surveys, resolutions of support or other methods). If this project has been cited or described in a local planning document or some equivalent thereof, attach copies of that documentation highlighting the sections that are relevant to the proposed project. Describe the role of municipal agencies, stakeholder groups, consultants, volunteers or others who will be involved in the proposed project.

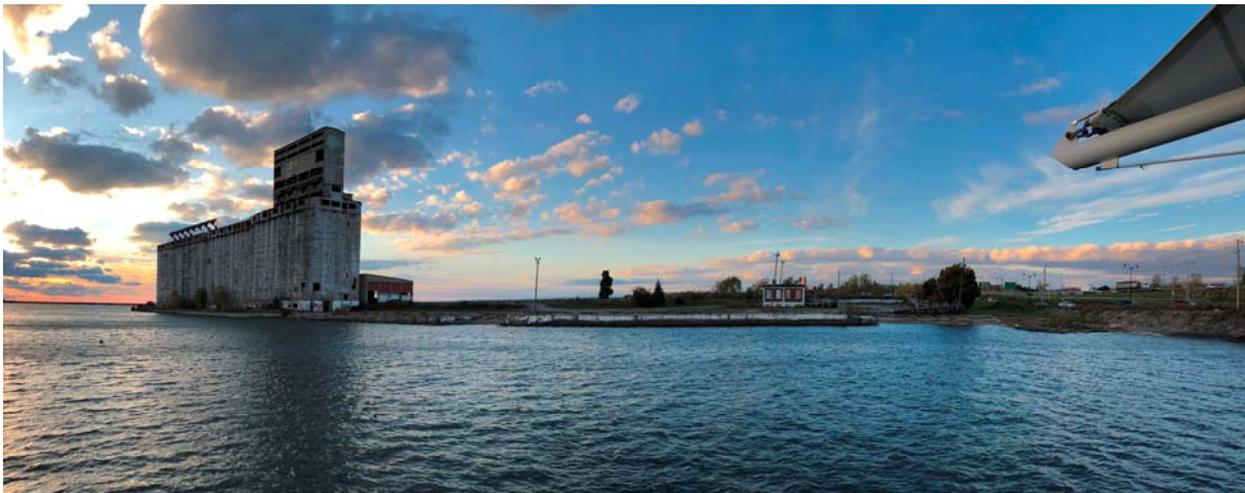
CCRC has a proven track record. Action is underway to gain community and government support for the Project. The necessary local planning documents will be submitted. The people of Western New York also helped create the Community Boating Center and collaborating with community is integral to our growth. Our organization has been strengthened with a growing network of supporters and Friends

of Sail Buffalo. We continue forward with our goal of being proactive and responsible stewards of this land by implementing ecologically based elements and concepts as part of the Project and respectfully request Niagara River Greenway Commission endorsement.

5. Describe and document the environmental setting and existing conditions at the proposed project site. If you are not the owner of the property include a letter(s) or resolution(s) evidencing support for the project by the owner. Provide photographs, conceptual plans and drawings that show the site as it presently exists and the how the site will change with the addition of the proposed project. Describe how your project will comply with the State Environmental Quality Review Act (SEQRA). The existence of wetlands, significant upland and aquatic habitats, and plant or animals species that are classified as rare, threatened, or endangered should be noted. Explain how such natural resources will be protected and / or enhanced. Cite any relevant project related studies.

CCRC proposes the Breakwater Bay Project as a means to enhance public access to and on the water, revitalize an urban waterfront, and also protect and enhance natural resources. No wetlands, significant upland, rare or threaten species exist on the site. The surrounding waters are deemed within a significant coastal fish boundary. CCRC, 1515 Fuhrmann Boulevard, LLC, consultants, and contractors will collaborate to obtain all necessary permits and approvals to implement the Project. Letter of Support from 1515 Fuhrmann Boulevard, LLC for CCRC’s Breakwater Bay Project is provided as Attachment D.

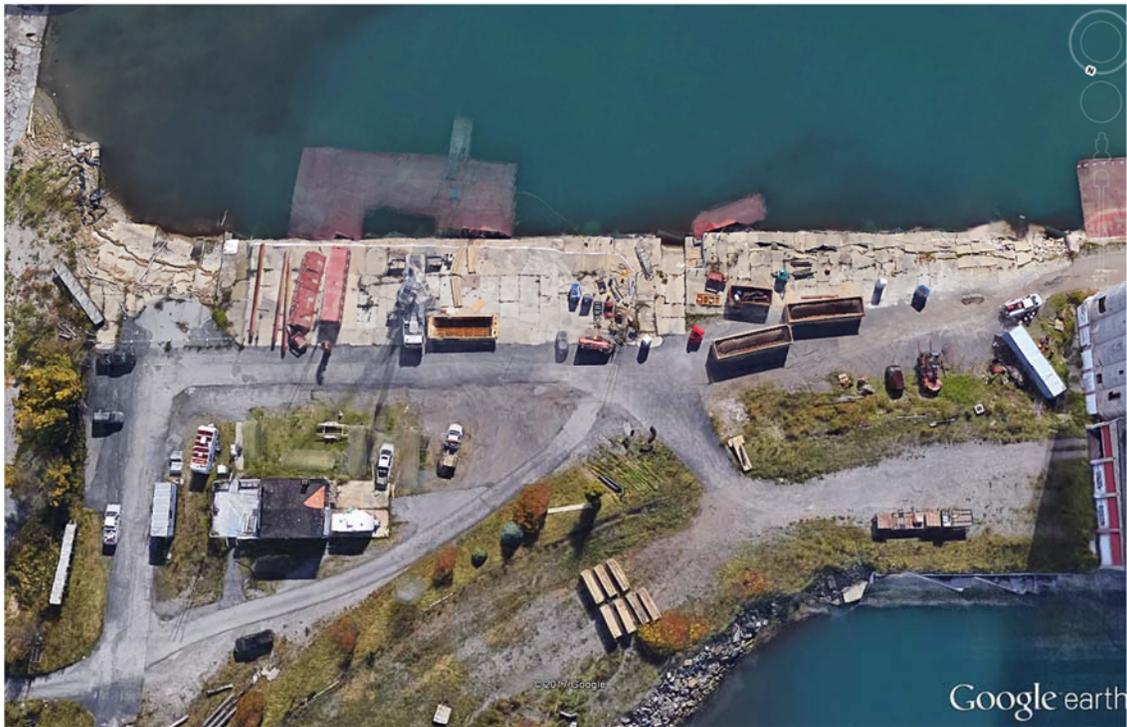
Existing Conditions



View of the Breakwater Bay Project location from the Tift Street Pier.



View towards the Project location from the Gallagher Beach.



Overhead view of the Project location circa 2016.



View facing east along the existing bulkhead towards the existing ramp and restoration area.



View facing southeast towards the existing ramp and restoration area



View facing east along the existing bulkhead with view of the existing marina building.



View of the existing marina building.

Breakwater Bay Conceptual Components



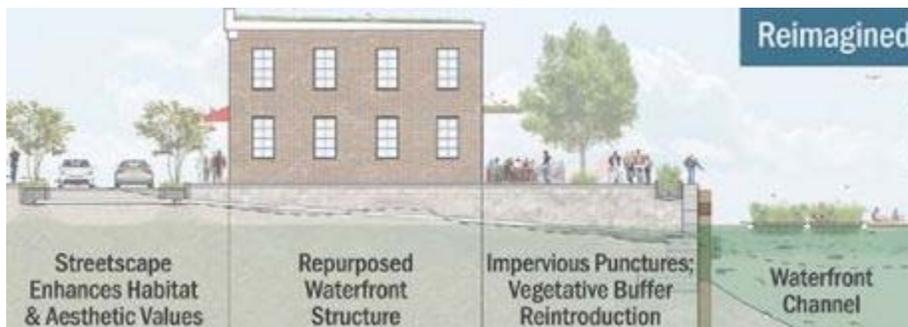
Breakwater Bay Project's Proposed Community Longhouse



Mobile Comfort Trailer



Ecological-based concept example for the upland pier/promenade

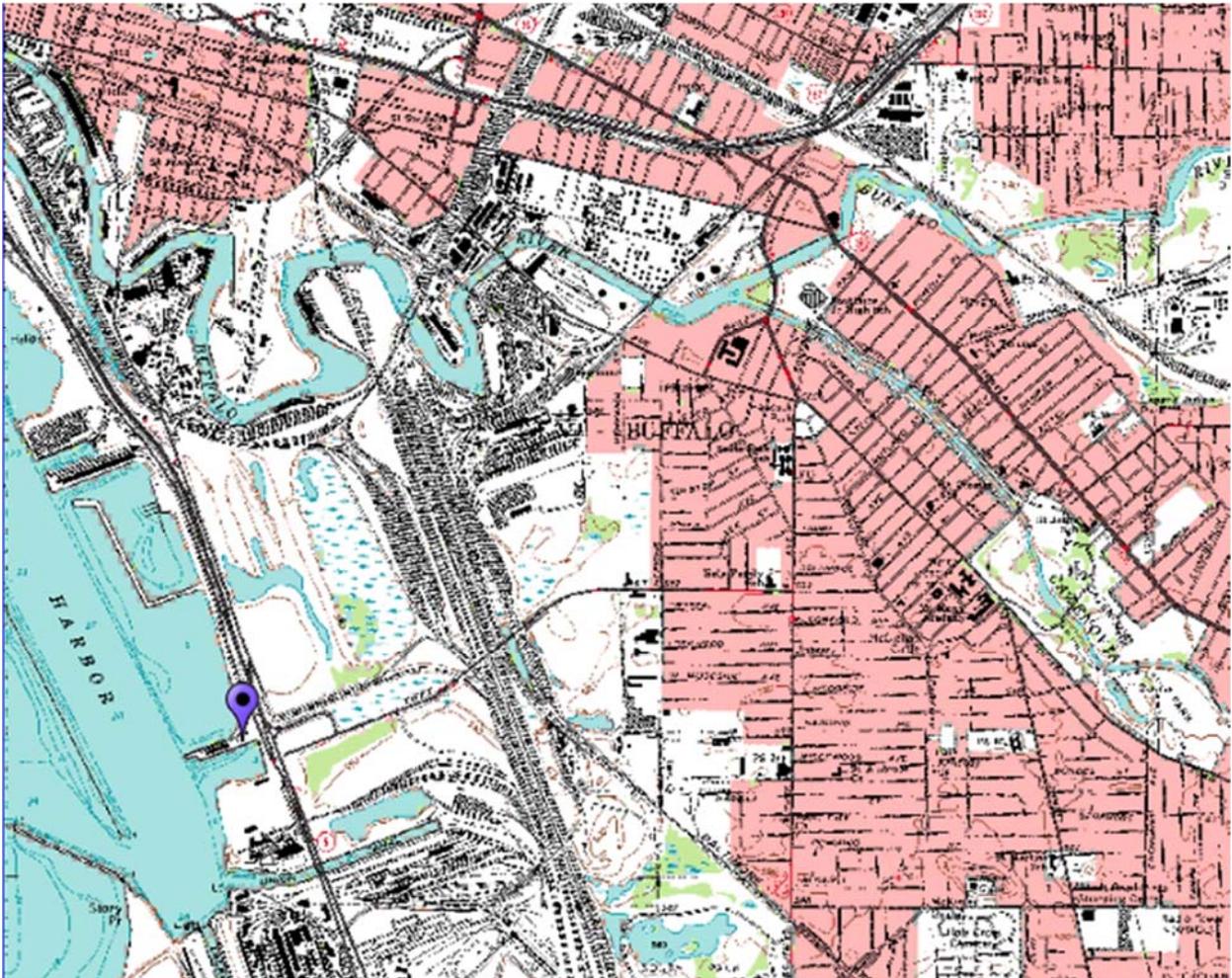


Ecological-based concept example of an industrial waterfront enhanced with habitat and aesthetic values



Air Breeze Turbine,
Marine, DC Wind
Generator, 12V, 1-
ARBM-15-12, Primus

Attachment A



Breakwater Bay Project location on USGS Topo Quad Map: Buffalo SE (1965)

Attachment B



Breakwater Bay Project aerial site location map (Google Earth 2017)

Attachment C

Draft Conceptual Site Plan



Attachment C – Draft Conceptual Site Plan

Attachment D

Letter of Support

1515 Fuhrmann Boulevard, LLC (a Frontier Group of Companies Entity)



FACILITY ACQUISITION • BROWNFIELD REDEVELOPMENT • ASSET RECOVERY

November 21, 2017

Pierre Wallinder, Trustee
Cazenovia Community Resource Center, Inc
2 Fuhrmann Blvd, Buffalo NY 14203

Re: 1515 Fuhrmann Boulevard, Buffalo, NY

Dear Mr. Wallinder:

Please be advised that I am Vice President of and General Counsel to 1515 Fuhrmann Boulevard, LLC ("1515"), the company that owns property located at 1515 Fuhrmann Boulevard in the City of Buffalo, New York. 1515 is one of our Frontier Group of Companies.

As you know, this property sits on the Lake Erie eastern shoreline between the Tift Street Pier and Gallagher Beach State Park in the City of Buffalo, is presently zoned marine industrial, is in the South Buffalo Brownfield Opportunity Area, has deep water access on three sides, was the former home of the South End Marina (now defunct), and consists of approximately 12.18 acres (approximately 6 acres of land and 6.18 acres of underwater land) (the "Property") improved by a silo facility and marina building.

We have received and reviewed Cazenovia Community Resource Center, Inc.'s ("CCRC") proposal to 1515 to install a floating dock system on the south/southeast side of the Property. You proposed in this regard to install 10 public access slips, with gangway, secured to shore with a pole and or chains, and 10 mooring balls. CCRC further proposes, as part of that project, the following:

- Conversion of the existing marina office to a publically available Comfort Station. This will require City of Buffalo Permits.
- Construction of a Community Building of approximately 30' x 60' in size. This will require City of Buffalo Permits.
- Reconstruction of existing concrete boat launch/water access area.
- Construction of a dinghy dock.
- Purchase of utility boat, utility tractor, and outdoor seating.
- Issuance of a Certificate of Liability Insurance showing CCRC the insured and Frontier Industrial Group as an additional or co-insured party.

Pierre Wallinder
November 21, 2017
Page 2



FACILITY ACQUISITION • BROWNFIELD REDEVELOPMENT • ASSET RECOVERY

Once the above items are complied with and are received, 1515 can offer a 10 year land and water use license at a yearly fee of \$1 with any structural improvements to be removed within 12 months.

This letter specifically supports and endorses any application CCRC may submit for the grant of State or Federal funds to construct and complete the project and project improvements described above. This letter simultaneously endorses CCRC's funding requests for environmental and ecological improvements at the Property. We are aware project improvements may required compliance with and approval under the Coastal Zone Management Act. We will cooperate in those endeavors.

If you have any questions please don't hesitate to contact us. Thank you.

Very truly yours,

Frontier Group of Companies

Craig A. Slater

Vice President and General Counsel

DIRECT DIAL: (716) 8447-7587
E-MAIL: CSLATER@FIC-SERVICES.COM

CAS: es

Attachment E

Cazenovia Community Resource Center, Inc.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUL 02 2009

CAZENOVIA COMMUNITY RESOURCE
CENTER INC
155 CAZENOVIA ST
BUFFALO, NY 14220

Employer Identification Number:
26-3702173
DLN:
17053173024009
Contact Person:
ZENIA LUK ID# 31522
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
April 1, 2008
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)

CAZENOVIA COMMUNITY RESOURCE

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

A handwritten signature in black ink that reads "Robert Choi". The signature is written in a cursive style with a large, prominent "R" and "C".

Robert Choi
Director, Exempt Organizations
Rulings and Agreements

Enclosures: Publication 4221-PC

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

RECEIVED
7/13/09

Date: 02 2009

CAZENOVIA COMMUNITY RESOURCE
CENTER INC
C/O KATHRYN A LISANDRELLI
HISCOCK & BARCLAY LLP
3 FOUNTAIN PLAZA 1100 M & T CENTER
BUFFALO, NY 14203-0000

Employer Identification Number: 26-3702173
DLN: 17053173024009
Contact Person: ZENIA LUK ID# 31522
Contact Telephone Number: (877) 829-5500
Accounting Period Ending: December 31
Public Charity Status: 170(b)(1)(A)(vi)
Form 990 Required: Yes
Effective Date of Exemption: April 1, 2008
Contribution Deductibility: Yes
Addendum Applies: No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

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Letter 947 (DO/CG)

ENCL(2)

New York State Department of
Taxation and Finance

Taxpayer Services and Revenue Division
W A Harriman Campus
Albany NY 12227

*Full
Case*

August 22, 2011

CAZENOVIA COMMUNITY RESOURCE CENTER, INC.
155 CAZENOVIA ST
BUFFALO, NY 14210-2407

RE: CAZENOVIA COMMUNITY RESOURCE CENTER, INC.
ID# 263702173

Dear Applicant:

We have reviewed your application, Form CT-247, for exempt status with New York State.
Your exemption is effective: **04/01/2008**

You are required to notify this Bureau of any changes in your federal tax status.

Retain a copy of this letter in your permanent records to assist in resolving any questions regarding your exempt status.

Business Contact Center
Phone: 518-485-2639

ENCL (3)