



The State University of New York

SUNY START-UP NY
Campus Plan for Designation of Tax-Free Area(s) Memorandum (CPM)

To: Kristina M. Johnson, SUNY Chancellor
From: Katherine S. Conway-Turner, President, Buffalo State College
Laura J. Barnum, VP for Finance and Management, Buffalo State College
Re: Amendment #4 to Buffalo State College Campus Plan for Designation of Tax-Free Area(s) ("Campus Plan")
Date: August 6, 2019

For campus Office of the President:
The arrangement documented in the attached Campus Plan is aligned to the academic mission of Buffalo State College and in accordance with all SUNY policies, procedures, and guidelines.
Katherine S. Conway-Turner
President, Buffalo State College

For SUNY's START-UP NY Proposal Review Team Co-Chair: It is recommended by the SUNY START-UP NY Proposal Review Team that SUNY [approved/rejected] the attached Campus Plan:
Jeffrey A. Boyce
Proposal Review Team Co-Chair
Date: 9-23-19
Jeffrey A. Boyce
Print Name

For SUNY Office of the Chancellor:
The attached Campus Plan is hereby [approved/rejected] for campus submission to the NYS Commissioner of Economic Development.
Eileen McLoughlin
Signature of the Chancellor or designee
Date: 10-10-19
EILEEN McLOUGHLIN
Print Name



START-UP NY CAMPUS PLAN FOR DESIGNATION OF TAX-FREE AREA(S)

Campus Name: Buffalo State College
Campus Contact Name: Laura J. Barnum
Campus Contact Title: Vice President for Finance and Management
Campus Contact E-mail: barnumlj@buffalostate.edu
Campus Contact Phone: (716) 878-4311

THE TAX-FREE NY AREA PLAN SHALL BE DEVELOPED BY THE CAMPUS TEAM AND PROVIDE THE FOLLOWING REQUIRED INFORMATION:

1) Specification or identification of space or land proposed for designation as a Tax-Free NY Area identifying the following:

- i. Provide the name and address of the SUNY, CUNY or community college seeking approval as a Sponsor, the address of the space or land proposed for designation as a Tax-Free NY Area, and a written description of the physical characteristics of the area for designation.

Name: Buffalo State College
Campus Address: 1300 Elmwood Avenue Buffalo NY 14222
Address(es) of Proposed off-campus Tax-Free NY Area(s) which are being added to campus plan, and will constitute all space included in our StartUP NY program: Six property locations are included in the campus plan as "off-campus" privately owned space: 27 Chandler Street LLC 27 Chandler Street Suites 111, 202, 205, 209, 214, 302, 306, 310, 315 Buffalo, NY 14207 37 Chandler Street LLC 37 Chandler Street Suites 104, 202, 205, 209, 212 Buffalo, NY 14207 Chandler Place LLC Suites 100, 200, 300, 400 41 Chandler Street Buffalo, NY 14207

R&M Leasing, LLC
Suites U00, D00, E00, 104
155 Chandler Street
Buffalo, NY 14207

166 Chandler Holdings, LLC
Suites B12, O34
166 Chandler Street
Buffalo, NY 14207

Rosanna Elizabeth Visual and Performing Arts Center
467 Richmond Avenue, LLC
467 Richmond Avenue
Buffalo, NY 14222

Description of Physical Characteristics of Proposed Tax-Free NY Area(s):

27 Chandler Street – off-campus vacant space in a three-story building. Mix of food production suites of varying sizes in very good to excellent condition.

37 Chandler Street – off-campus vacant space in a two-story building. Mix of food production suites in very good to excellent condition.

41 Chandler Street – off-campus vacant space in a one-story building with adjacent land. Mix of modern office and light manufacturing space in very good condition.

155 Chandler Street – off-campus vacant space in one contiguous two story building. Mix of modern office and light manufacturing space in very good to excellent condition.

166 Chandler Street – off-campus vacant space in one contiguous four story building. Mix of modern office and light manufacturing space in very good to excellent condition.

467 Richmond Avenue – off-campus vacant space in one contiguous building of which portions are leased to other businesses. Mix of office, rehearsal, performance and kitchen spaces all in very good to excellent condition.

- ii. Complete the Excel spreadsheet template provided with this document, noting the instructions on page 2. Include the official SUNY Physical Space Inventory (PSI) building number and a clear description of the spaces in the building or floor (when the entire floor is under consideration), or floor/wing (with outer rooms defining the space specifically listed). Include only properties sought to be designated now and exclude potential sites that may be considered in the future (see 2a below). Attach the completed spreadsheet to this plan.
- iii. Provide also a representation of each proposed site drawn in AutoCAD on a scaled campus map with boundaries drawn clearly. Two versions should be created; one

including an imbedded layer from Google Earth or other aerial photograph of the property. The second version should exclude the photographic imagery. Each parcel under consideration must have a unique alpha numeric identifier, clearly labeled on each plan which ties to identifiers in the Excel spreadsheet. If digital files containing Polygon shapefile that delineates area for designation are available, provide these as well. Attach these materials to this plan.

- iv. Provide a campus map with each proposed building shaded. Label each building with the official building number as listed in the SUNY Physical Space Inventory (PSI) along with the building name. For each building shaded and labeled, include floor plans of all areas under consideration with the specific spaces clearly shaded and labeled with official PSI room numbers. If digital files containing Point shapefiles that provide locations of area for designation are available, provide these as well. Attach these materials to this plan.

- 2) The total square footage of the space and/or acreage of land proposed for designation as a Tax-Free NY Area is:

27 Chandler Street – 10,390 square feet
37 Chandler Street – 9,350 square feet
41 Chandler Street – 24,330 square feet
155 Chandler Street – 64,360 square feet
166 Chandler Street – 28,780 square feet
467 Richmond Avenue – 5,885 square feet
Total – 143,095 square feet

- 2a) If applicable: You may include here a description of any potential space or acreage of land that you may seek to designate as a Tax-Free NY Area under the START-UP NY Program in the future. This may include campus property that may become vacant, or other properties in your community that are not currently part of your campus but may be desirable for a company partner and with which you may consider an affiliation if an appropriate partner is identified. Do not include these properties in the Excel spreadsheet.

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- 2b) If applicable: The total square footage of the space or acreage of land that you may propose to designate as a Tax-Free Area as identified in 2a, if known.

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- 3) Provide a description of the type of business or businesses that may locate in the area identified in #1.

Four distinct target markets have been identified:

1. Existing companies operating outside of Western New York that fit the START-UP New York criteria (i.e., prospective clients in other states and Canada).
2. Western New York soon-to-start businesses within the Western New York community that also fit the criteria.
3. Member entrepreneurs of the Buffalo State Alumni Association.
4. Internal entrepreneurial cohort (Buffalo State faculty, staff, and students).

Target Market I: Existing, high-growth companies. These businesses may be drawn from any place in the United States, Canada, or other country. Companies identified as eligible must align with Buffalo State's mission, faculty, and students. We will draw on a full range of civic, business, political, and institutional resources to identify and connect with prospective partners.

Target Market II: Local companies that are about to launch. These are start-up companies that align with our mission for START-UP New York. We expect a large number of entrepreneurs to take advantage of this opportunity with Buffalo State. Outreach strategies must be carefully deployed. A significant risk for the college is that a large number of entrepreneurs will want to be engaged with us, and if they are not accepted into our program, they will be deeply disappointed. The degree to which applicants feel they were treated fairly in the process is extremely important to Buffalo State.

Target Market III: Buffalo State Alumni. Buffalo State has produced an impressive array of graduates who have become successful leaders in the business community. Many of those graduates are currently running growth-oriented businesses in the region or beyond, or are otherwise influential in the corporate arena. We maintain a robust and ongoing connection with a large population of entrepreneurs who have an allegiance to Buffalo State, some of whom are likely to be excellent candidates for our program. Outreach to this market will be managed by the Government and Alumni Relations Office.

Target Market IV: Buffalo State faculty, staff, and students. We will design a flexible approach to this target group. It is possible that our campus community will be less interested in the tax-free benefits offered by START-UP New York and more interested in the opportunity and support for conducting a business enterprise in partnership with the college. We will consider accepting specific individuals into our program based on their business concept and their alignment with Buffalo State's mission.

Buffalo State's core target market focus will be directed toward businesses that feed into the STEAM disciplines (Science, Technology, Engineering, Arts, and Math). Businesses engaged in the following areas of enterprise, along with the State Education Department's approved program of study, are anticipated to be optimally in alignment with our academic mission:

- Digital technology and management (Computer Information Systems #03471, Industrial Technology #03494, Electrical Engineering #03492)
- Food technology – labeling, nutritional analysis, health impact (Health, Nutrition and Dietetics #03511)
- Advanced manufacturing (Industrial Technology #03494, Electrical Engineering Technology, Smart Grid #03493, Mechanical Engineering Technology #03489, Fashion and Textile Technology #78882)
- Digital and non-digital arts (Art Conservation #83407, Communication Studies #31645, Design #03502, Electrical Engineering Technology, Electronics #03492, Interior Design #32534, Music #03501, Television and Film Arts #31713, Theater #03514)
- Blue economy-related enterprise (Biology #03469, Earth Sciences #92276, Geography and Planning #03535, Great Lakes Ecosystem Science #35978)
- Fashion and textile technology (Fashion and Textile Technology #78882, Industrial Technology #03494, Fibers #32503 and #32507)
- Environmental planning and design (Geography #03535, Economics #03532, Political Science #03536, Urban Regional Planning #76138)
- Training and professional development (Adult Education #22047, Business and Marketing Education #23388 and #25214, Career and Technical Education #23390 and #25216)
- Education services (Adult Education #22047, Higher Education and Student Affairs Administration #12120)
- Criminal justice (Criminal Justice #03527 and #77384, Political Science #03536, Psychology #03526, Social Work #78305)
- Engineering technology (Electrical Engineering Technology, Electronics #03492, Electrical Engineering Technology, Smart Grid #03493, Industrial Technology #03494)
- Data management (Computer Information Systems #03471, Business Administration #27155, Applied Mathematics #14943, Applied Economics #22791)

4) Provide a description of the campus academic mission, and explain how the businesses identified in #3 will align or further the academic mission of the university or college.

Our Mission

Buffalo State is a diverse and inclusive college committed to the intellectual, personal, and professional growth of its students, faculty, staff, and alumni. Our mission is to empower students to succeed and to inspire a lifelong passion for learning. Buffalo State is dedicated to excellence in teaching, research, service, scholarship, creative activity, and cultural enrichment.

Our Core Values

We, the Buffalo State community, are committed to:

- Actively facilitating access to public higher education
- Excellent learning experiences in and out of the classroom
- Being student centered
- The rigors, joys, and fulfillment of intellectual discovery
- Engagement, applied learning, and partnerships with the community

- Social responsibility
- Respect for diversity and individual differences
- Supportive and collegial relationships
- Opportunities for individuals to realize their full potential

Buffalo State actively promotes a wide variety of graduate and undergraduate applied research initiatives. These academic programs create a foundation on which innovative collaborations between faculty, students, and START-UP New York entrepreneurs can be built. Further, Buffalo State maintains robust programs for service learning and applied student internships that will provide meaningful educational and career development opportunities for our students while providing our START-UP New York partners with a pool of eager and highly competent prospective employees from which they may draw. The Deans' Council, consisting of the deans of the schools of Arts and Humanities, Natural and Social Sciences, the Professions, and Education, as well as the dean of the Graduate School and the dean of University College, will assist in matching faculty and students with appropriate START-UP New York companies while simultaneously ensuring alignment with our academic mission.

Project Goals and Opportunities

Buffalo State's START-UP New York initiative creates a vibrant entrepreneurial and academic climate that will

- support New York State's economic strategy for business expansion;
- expand external funding through private and public partnerships;
- provide Buffalo State with ongoing public relations opportunities;
- connect our students with internships and other applied career-relevant growth opportunities, such as experiential learning;
- share intellectual capital between entrepreneurs and faculty;
- provide business owners with a favorable impression of Buffalo State and professional, long-term relationships that could positively affect institutional advancement;
- positively affect the applicant pool for undergraduate and graduate studies;
- foster lectures, talks, and workshops featuring START-UP New York business owners;
- expand research among faculty, students, and entrepreneurs, (such as Small Business Innovation Research);
- create a robust environment for technology transfer;
- provide a supportive environment for business development for our faculty, staff, and students;
- generate new revenue for the college (for example, rental contracts, shared intellectual property, and special educational programs).

- 5) Provide a description of how participation by these types of businesses in the START-UP NY Program will generate positive community and economic benefits, including but not limited to:
- Increased employment opportunities;
 - Increased opportunities for internships, vocational training and experiential learning for undergraduate and graduate study;
 - Diversification of the local economy;
 - Environmental sustainability;
 - Increased entrepreneurship opportunities;
 - Positive, non-competitive and/or synergistic links to existing businesses;
 - Effect on the local economy; and
 - Opportunities as a magnet for economic and social growth.

Economic Benefits to the Community

Buffalo State is seeking to create a diversified business environment under the START-UP New York initiative that will maximize growth opportunities for students, faculty, and the economic ecosystem of the Buffalo Niagara region. Buffalo State has been notably successful in engaging with the regional economic community through its Small Business Development Center (SBDC). By actively working with existing and start-up business as well as with regional civic and economic leadership, the SBDC has immersed itself in the ebb and flow of business in Western New York.

Beneficial impacts on our community and its economy include:

- Increased employment opportunities. START-UP New York participants are obligated to create net new jobs as a prerequisite. Buffalo State will be facilitating and promoting an environment in which businesses can flourish and expand their workforce as they grow.
- Opportunities for internship, vocational training and learning experiences for undergraduate and graduate students. Businesses will commit to supervising an appropriate number of interns, and Buffalo State will be identifying businesses who not only value competent interns but who seek to develop their workforce through student development and employment. Similarly, value will be placed on those prospective businesses that present research opportunities for undergraduate and graduate students and who recognize the mutually beneficial opportunities such working relationships create.
- Diversification of the local economy. Buffalo State is committed to a culture of innovation and creativity. The College is seeking business partners who will complement the existing economic ecosystem and who will introduce innovative products and services to our community.
- Environmental sustainability. Buffalo State has demonstrated a commitment to our shared environment through its various and ongoing capital projects, its energy and smart grid research initiatives, and its explicit support of various and ongoing green initiatives. The College expects that business prospects be equally committed to environmental sustainability.
- Entrepreneurship. Buffalo and the region are experiencing an entrepreneurial renaissance. Buffalo State intends to further contribute to a climate of innovation and

enterprise by assuming a leadership role in nurturing a culture of creativity and entrepreneurial thinking.

- Positive linkages to existing business not in competition with START-UP New York businesses, especially small-scale businesses. Buffalo State's SBDC has been singularly effective in developing and maintaining strong and productive relationships within the regional business community. The SBDC is taking a leadership role in the ongoing development of this Buffalo State initiative.
- Boost to the local economy. The city of Buffalo has long been plagued by poverty and a relatively anemic business climate. That circumstance is slowly improving. START-UP New York creates a dynamic opportunity for newly formed and/or newly arrived businesses to take root and thrive—introducing jobs, dollars, and goods and services that did not previously exist in the region.
- Magnet for economic and social growth. Economic vitality attracts new enterprise, new ideas, and new residents. A dynamic economy promotes cultural expansion and social coherence. The START-UP New York initiative will contribute to the economic and social dynamism of the Western New York region.

- 6) Provide a description of the process the Sponsor (campus) will follow to select participating businesses. The description should identify the membership of any group or committee that may make recommendations, the final decision-maker, and the criteria that will be used to make decisions. This group or committee must include representation from faculty governance. The criteria may include some or all of the following:

A. Academic and Research Alignment

1. Is the business in an industry aligned with current and/or developing research and scholarly & creative activity?
2. Does the business provide experiential learning and workforce opportunities (e.g., internships, fellowships, full-time jobs) for students and graduates?
3. Does the business provide areas for partnership and advancement for faculty and students?
4. Will the business provide access to research instrumentation, tools, and/or equipment necessary to advance the academic and research mission?
5. Will the business fund scholarships, campus facilities or other academic services or amenities?
6. Will the business and/or its employees contribute to instruction or provide student mentoring?
7. Does the business offer the use of company resources, intellectual property or expertise to support the academic mission?

B. Economic Benefit

1. How many net new jobs will be created?
2. Is the business viable in both the short- and long-term?
3. Will the business attract private financial investment?
4. Does the business plan to make capital investments (e.g., renovation, new construction)?
5. Are the new jobs in critical areas of the economy?
6. How will the college financially benefit from the business' participation?

C. Community Benefits

1. Does the business have the support of one or more municipal or community entities?
2. Is the business recruiting employees from the local workforce?
3. Does the business invest in underserved, economically distressed regions?
4. Will the business rely on suppliers within the local and regional economy?

Buffalo State's President's Cabinet provides the membership for the **Steering Committee** for managing the START-UP New York initiative on campus. The President's Cabinet includes:

- President
- Provost
- Vice President, Finance and Management
- Vice President, Institutional Advancement
- Vice President, Student Affairs
- Chief Information Officer and Vice President for Enrollment, Marketing, and Communications
- Chief Diversity Officer
- President's Chief of Staff

The President's Cabinet is supplemented by the following additional representatives for discussion of START-UP New York issues, including the selection of participating businesses:

- Special Adviser to the Provost for Economic Development/Director of the Small Business Development Center (SBDC),
- Chair of the START-UP New York Academic Review Committee
- Student Representative

The President is the ultimate decision maker on all campus START-UP New York issues, advised by the input of all members of the Steering Committee.

Selection Process to Evaluate START-UP New York Applications at Buffalo State:

- Prospect completes the ESD application
- Applicant meets with SBDC Director and/or advisor and reviews the application. The applicant is briefed on the process and prospective time line for the approval process.
- Applicant is asked to outline space and all other process/technical needs required to operate the business. These requirements are provided to the Office of the VP for Finance and Management for an initial assessment on whether the businesses space requirements can be met.
- Applications are forwarded to the appropriate deans and department chairs of the college. Their role is to evaluate the business and determine the potential for academic alignment between the business and the college, including identifying specific campus programs where alignment is strongest.
- If alignment is determined, an MOU is drafted that defines the benefits to the departments or schools, and which meets the statutory requirements of START-UP New York.
- The draft MOU is submitted to an Academic Review Committee established jointly by the President and the Chair of the College Senate. This committee is charged with reviewing the MOU and advising either that it does or does not meet the requirement of furthering the academic mission of Buffalo State. Members of the Academic Review Committee include five campus faculty members from various

academic departments across campus, and a representative appointed by the President of the campus chapter of UUP. One of the faculty members will be appointed as Chair of the Academic Review Committee.

- The applicant's packet – which includes the ESD application, including all space and technical needs, and the approved MOU regarding academic alignment is forwarded to Buffalo State's VP of Finance and Management. The staff in the Office of the VP for Finance and Management will negotiate any on-campus lease/space agreements with the approved applicant.
- The complete applicant packet is forwarded to the START-UP New York Steering Committee for final campus review and approval by the President.
- Non-aligned businesses, either academically or otherwise, continue to work with the SBDC and/or are recommended to consider another university for participation in their START-UP New York program.
- If determined a good fit for Buffalo State, the business applicant's concept will be published in local business publications to ensure that the START-UP New York requirements for competition are met.
- Application is submitted to ESD for approval. ESD has 60 days to deny the application.
- Approved business owner receives an informational packet from SBDC and aligned faculty, and a START-UP New York orientation session is conducted by the SBDC.
- SBDC advisor is assigned to business and will schedule regular meetings with the business leadership. The SBDC will play an integral role in providing the technical assistance, training programs, and business supports that resident entrepreneurs may request as they expand their businesses within our community.

Screening Factors for Buffalo State Sponsorship Will Include:

- Ensuring that the resident enterprise will significantly contribute to student growth, academic advancement, and career development
- Identifying prospective research opportunities in which faculty and students may engage with businesses
- Creating a platform that will facilitate leadership and growth opportunities for students, faculty, and our business partners.
- Being attentive to our institutional commitment to the value of diversity in both the academic and entrepreneurial arenas.
- Consideration of the ways in which a prospective enterprise will enhance our campus community's culture and environment.
- A detailed review of each candidate's business plan to understand not only its operational prospects but also to understand the ways in which the enterprise will contribute to the dynamism of the regional economic ecosystem.
- Review of each prospective resident's plan for hiring at least one (1) student for every semester that the business is receiving tax benefits.
- Consideration for employment prospects for Buffalo State alumni within resident businesses, either during the initial phases or as businesses grow
- Ongoing effort to identify and recruit eligible international businesses that will create a broader, more globalized experience for our students and faculty.

- Coordination of prospective entrepreneurial objectives with Buffalo State's many exceptional programs such as engineering technology, business, fashion textile technology, communication, economics, finance, applied mathematics, and the arts.
- Ultimately, Buffalo State will be identifying prospective businesses that not only meet eligibility requirements and are willing and able to meet operational/academic commitments, but who also desire to become active, interdependent members of our campus community.

PUBLIC OFFICERS LAW

§ 74. Code of ethics.

1. **Definition.** As used in this section: The term "**state agency**" shall mean any state department, or division, board, commission, or bureau of any state department or any public benefit corporation or public authority at least one of whose members is appointed by the governor or corporations closely affiliated with specific state agencies as defined by paragraph (d) of subdivision five of section fifty-three-a of the finance law or their successors.

The term "**legislative employee**" shall mean any officer or employee of the legislature but it shall not include members of the legislature.

2. **Rule with respect to conflicts of interest.** No officer or employee of a state agency, member of the legislature or legislative employee should have any interest, financial or otherwise, direct or indirect, or engage in any business or transaction or professional activity or incur any obligation of any nature, which is in substantial conflict with the proper discharge of his duties in the public interest.

3. Standards.

- a. No officer or employee of a state agency, member of the legislature or legislative employee should accept other employment which will impair his independence of judgment in the exercise of his official duties.
- b. No officer or employee of a state agency, member of the legislature or legislative employee should accept employment or engage in any business or professional activity which will require him to disclose confidential information which he by reason of his official position or authority.
- c. No officer or employee of a state agency, member of the legislature or legislative employee should disclose confidential information acquired by him in the course of his official duties nor use such information to further his personal interests.
- d. No officer or employee of a state agency, member of the legislature or legislative employee should use or attempt to use his or her official position to secure unwarranted privileges or exemptions for himself or herself or others, including but not limited to, the misappropriation to himself, herself or to others of the property, services or other resources of the state for private business or other compensated non-governmental purposes.
- e. No officer or employee of a state agency, member of the legislature or legislative employee should engage in any transaction as representative or agent of the state with any business entity in which he has a direct or indirect financial interest that might reasonably tend to conflict with the proper discharge of his official duties.
- f. An officer or employee of a state agency, member of the legislature or legislative employee should not by his conduct give reasonable basis for the impression that any person can improperly influence him or unduly enjoy his favor in the performance of his official duties, or that he is affected by the kinship, rank, position or influence of any party or person.

- g.** An officer or employee of a state agency should abstain from making personal investments in enterprises which he has reason to believe may be directly involved in decisions to be made by him or which will otherwise create substantial conflict between his duty in the public interest and his private interest.
- h.** An officer or employee of a state agency, member of the legislature or legislative employee should endeavor to pursue a course of conduct which will not raise suspicion among the public that he is likely to be engaged in acts that are in violation of his trust.
- i.** No officer or employee of a state agency employed on a full-time basis nor any firm or association of which such an officer or employee is a member nor corporation a substantial portion of the stock of which is owned or controlled directly or indirectly by such officer or employee, should sell goods or services of any person, firm, corporation or association which is licensed or whose rates are fixed by the state agency in which such officer or employee serves or is employed.

4. Violations. In addition to any penalty contained in any other provision of law any such officer, member or employee who shall knowingly and intentionally violate any of the provisions of this section may be fined, suspended or removed from office or employment in the manner provided by law. Any such individual who knowingly and intentionally violates the provisions of paragraph b, c, d or i of subdivision three of this section shall be subject to a civil penalty in an amount not to exceed ten thousand dollars and the value of any gift, compensation or benefit received as a result of such violation. Any such individual who knowingly and intentionally violates the provisions of paragraph a, e or g of subdivision three of this section shall be subject to a civil penalty in an amount not to exceed the value of any gift, compensation or benefit received as a result of such violation.

 <p>Category: Academic Affairs Affiliated Programs Community Colleges Facility Management / Safety Financial Legal and Compliance Research</p> <p>Responsible Office: Academic Affairs</p>	<p>Policy Title: START-UP NY Program Participation Policy</p> <p>Document Number: 6800</p> <p>Effective Date: February 10, 2014</p> <p>This policy item applies to: Community Colleges State-Operated Campuses</p>
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Summary

START-UP NY is a state economic development program that positions SUNY campuses as magnets for entrepreneurs and businesses from around the globe. START-UP NY aligns with SUNY's mission of teaching, research and public service; enabling engagement with industry, knowledge acceleration, translation of research into practical applications, and delivering the 21st century workforce businesses need to grow and thrive. START-UP NY will transform university communities to deliver unprecedented economic benefits to New York. To participate in the program, all campuses must comply with this policy and any applicable rules and regulations issued by the NYS Commissioner of Economic Development.

This policy governs the review process that all participating campuses must follow to secure SUNY's approval and/or review of the plans, applications, and other documents required by the NYS Commissioner of Economic Development to participate in the START-UP NY program. It also prescribes special requirements for the disclosure and management of actual or potential conflicts of interest in matters pertaining to the campus' START-UP NY program. Any conflict between this policy and any other applicable Conflict of Interest policy shall be resolved in favor of disclosure of any potential, actual, or perceived conflict of interest relating to the campus' START-UP NY program to the President or Chief Executive Officer of the sponsoring campus.

Policy

- A. Campus Plans for Designation of Tax-Free Area(s):** Any campus intending to submit a Campus Plan for Designation of Tax-Free Area(s) ("Campus Plan") to the NYS Commissioner of Economic Development must first have it reviewed and approved by the Chancellor or designee. The Chancellor or designee shall approve or reject all Campus Plans within fifteen (15) business days of receipt. Any rejected Campus Plan shall be accompanied by an explanation of the basis for rejection. Once approved by the Chancellor or designee a campus may submit its Campus Plan to the NYS Commissioner of Economic Development in accordance with the Commissioner's rules and regulations. Any Campus Plan that is rejected can be resubmitted for Chancellor or designee approval and will be reviewed in accordance with this policy and related procedures. Any amendments to approved Campus Plans must be submitted for Chancellor or designee approval and will be reviewed in accordance with this policy and

related procedures.

- B. Sponsoring University or College Applications for Business Participation:** After a campus is notified by the Commissioner of Economic Development that its Campus Plan or any amendment(s) to an approved Campus Plan has been approved, it may submit a Sponsoring University or College Application for Business Participation ("Sponsor Application") to the NYS Commissioner of Economic Development and to the Chancellor or designee for concurrent review and approval. Only Commissioner of Economic Development approval is required.
- C. Delegations:** The Chancellor or designee may charge a group of individuals, collectively called the SUNY START-UP NY Proposal Review Team, to evaluate all submitted Campus Plans and Sponsor Applications prior to accepting or rejecting them.
- D. Conflicts of Interest:** Service as an Official shall not be used as a means for private benefit or inurement for any Official, a Relative thereof, or any entity in which the Official or Relative thereof has a Business Interest. A conflict of interest exists whenever an Official has a Business Interest or other interest or activity outside of the university that has the possibility, whether potential, actual, or perceived, of (a) compromising the Official's judgment, (b) influencing the Official's decision or behavior with respect to the START-UP NY Program, or (c) resulting in personal or a Relative's gain or advancement. Any Official who is an owner or employee of an entity that is the subject of any matter pertaining to the university's START-UP NY Program, or who has a Business Interest in any entity that is the subject of any matter pertaining to the university's START-UP NY Program, or whose Relative has such a Business Interest, shall not vote on or otherwise participate in the administration by the university of any START-UP NY matter involving such entity. Any Official or other campus representative who becomes aware of a potential, actual or apparent conflict of interest, either their own or that of another Official, related to a sponsoring university or college's START-UP NY program must disclose that interest to the President or Chief Executive Officer of the sponsoring college or university. Each such President or Chief Executive Officer shall maintain a written record of all disclosures of actual or potential conflicts of interest made pursuant to this policy, and shall report such disclosures on a calendar year basis, by January 31st of each year, to the University Auditor or to the Chancellor's designee, in which case the University Auditor shall be copied on the correspondence to such designee. SUNY shall then forward such reports to the Commissioner of Economic Development for the State of New York, who shall make public such reports.
- E. Exceptions:** There are no exceptions to this policy.

Definitions

Business Interest means that an individual (1) owns or controls 10% or more of the stock of an entity (or 1% in the case of an entity the stock of which is regularly traded on an established securities exchange); or (2) serves as an officer, director or partner of an entity.

Official means an employee at the level of dean and above as well as any other person with decision-making authority over a campus' START-UP NY Program, including any member of any panel or committee that recommends businesses for acceptance into the START-UP NY program.

Relative means any person living in the same household as another individual and any person who is a direct descendant of that individual's grandparents or the spouse of such descendant.

Sponsoring College or University means any entity defined or described in NYS Education Law Sec. 352 and Article 126.

START-UP NY Program means the SUNY Tax-free Areas to Revitalize and Transform Upstate New York Program established by Article 21 of the Economic Development Law.

Tax-Free NY Area means vacant land or space designated by the Commissioner of Economic Development Article 21 of the Economic Development Law that is eligible to receive benefits under the START-UP NY program.

Other Related Information

[Start-Up NY Regulations](#): available at the [Start-Up NY Website](#).

At least thirty days before submitting the Campus Plan to the Commissioner of Economic Development the campus must provide a copy of the Plan to the chief executive officer of the municipality or municipalities in which the proposed Tax-free NY Area is located, local economic development entities, the applicable university or college faculty senate, union representatives and the campus student government. The campus shall include in their submission to the Commissioner of Economic Development certification of such notification, as well as a copy of any written response from chief executive officer of the municipality or municipalities in which the proposed Tax-free NY Area is located, local economic

development entities, the applicable campus or college faculty senate, union representatives and the campus student government.

[StartUp-NY.gov](#) website and program information.

Procedures

[START-UP NY Program Participation, Procedures for](#)

Forms

[SUNY START-UP NY Campus Plan for Designation of Tax-Free Area\(s\) Memorandum](#)

[SUNY START-UP NY Campus Plan for Designation of Tax-Free Area\(s\) Template](#)

[ESD START-UP NY Sponsoring University or College Application for Business Participation](#)

[ESD START-UP NY Business Application Instructions](#)

[ESD START-UP Business Application](#)

Authority

[State University of New York Board of Trustees Resolution 2014-12, START-UP New York Program Administration, adopted January 14, 2014.](#)

[Law, New York Economic Development Law Article 21 \(Start-Up NY Program\) and other Statutes pertaining to the Start-Up New York Program.](#)

[Start-Up NY Regulations](#)

History

Enacted into law in June 2013, START-UP NY is a groundbreaking new initiative from Governor Andrew M. Cuomo that provides major incentives for businesses to relocate, start up or significantly expand in New York State through affiliations with public and private universities, colleges and community colleges. Businesses will have the opportunity to operate state and local tax-free on or near academic campuses, and their employees will pay no state or local personal income taxes.

Appendices

There are no appendices relevant to this policy.

 <p>Category: HR / Labor Relations Legal and Compliance</p> <p>Responsible Office: University Counsel</p>	<p>Policy Title: Conflict of Interest Document Number: 6001</p> <p>Effective Date: October 01, 1995</p> <p>This policy item applies to: State-Operated Campuses</p>
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Table of Contents

- [Summary](#)
- [Policy](#)
- [Definitions](#)
- [Other Related Information](#)
- [Procedures](#)
- [Forms](#)
- [Authority](#)
- [History](#)
- [Appendices](#)

Summary

Faculty and staff of the State University of New York (University) are encouraged to foster an atmosphere of academic freedom by promoting the open and timely exchange of scholarly knowledge independent of personal interests and are required to avoid conflicts of interest. Where potential or actual conflicts exist, faculty and staff are expected to consult with appropriate University officers and abide by University policy. This policy represents a restatement of existing University policy and pertinent state and federal law and regulations.

Policy

Faculty and staff of the State University of New York (University) are encouraged to foster an atmosphere of academic freedom by promoting the open and timely exchange of scholarly knowledge independent of personal interests. In keeping with this obligation, they are also required to avoid conflicts of interest.

In instances where potential or actual conflicts exist, faculty and staff are expected to consult with appropriate University officers and abide by this University policy. It is the responsibility of campus officials charged with implementing this policy to identify potential or actual conflicts of interest and take appropriate steps to manage, reduce, or eliminate them.

This policy represents a restatement of existing University policy and pertinent state and federal law and regulations.

1. University faculty and staff may not engage in other employment which interferes with the performance of their professional obligation.

2. University faculty and staff are expected to comply with the New York State Public Officers Law provisions on conflict of interest and ethical conduct.
3. University faculty and staff, to the extent required by law or regulation, shall disclose at minimum whether they (and their spouses and dependent children) have employment or financial interests or hold significant offices, in external organizations that may affect, or appear to affect, the discharge of professional obligations to the University.
4. University campuses shall ensure that all faculty and staff subject to pertinent laws and regulations disclose financial interests in accordance with procedures to be established by the Chancellor or designee. Campuses shall retain the reported information as required, identify actual or apparent conflicts of interest and seek resolution of such conflicts.
5. Each campus president shall submit to the chancellor's designee the name and title of the person or persons designated as financial disclosure designee(s) and shall further notify the chancellor's designee when a change in that assignment occurs. The chancellor's designee shall also be notified of any reports regarding conflict of interest that are forwarded to state or federal agencies.

Definitions

Conflict of interest — any interest, financial or otherwise, direct or indirect; participation in any business, transaction or professional activity; or incurring of any obligation of any nature, which is or appears to be in substantial conflict with the proper discharge of an employee's duties in the 'public interest. A conflict of interest is also any financial interest that will, or may be reasonably expected to, bias the design, conduct or reporting of sponsored research.

Other Related Information

[Outside Activities of University Policy Makers](#)

[Ethics in State Government - A Guide for New York State Employees](#)

[National Science Foundation, Grant Policy Manual](#)

Procedures

There are no procedures relevant to this policy.

Forms

There are no forms relevant to this policy.

Authority

[42 CFR 50, Subpart F](#)

The following link to FindLaw's [New York State Laws](#) is provided for users' convenience; it is not the official site for the State of New York laws.

[NYS Public Officers Law, Section 73-a, and 73 and 74](#)

In case of questions, readers are advised to refer to the New York State Legislature site for the menu of [New York State Consolidated](#).

[Board of Trustees Policies - Appointment of Employees \(8 NYCRR Part 335\)](#)

State University of New York Board of Trustees Resolution adopted June 27, 1995

History

Memorandum to presidents from the office of the University provost, dated June 30, 1995 regarding revision to University conflict of interest policy to bring it in conformity with federal guidelines issued by the National Science Foundation and the Public Health Service.

Appendices

There are no appendices relevant to this policy.

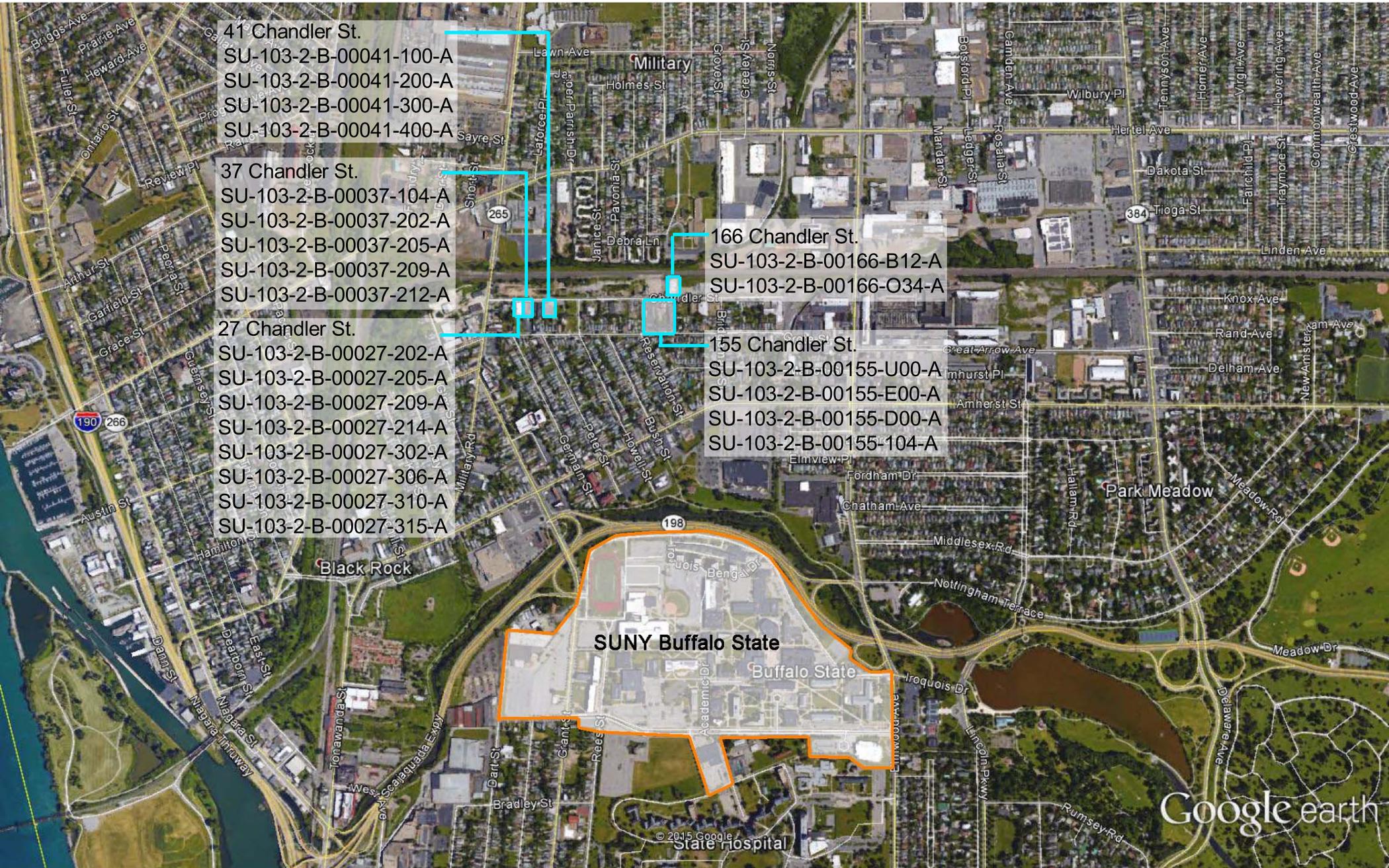
ITEMS TO INSERT:

**1.) DEPARTMENT OF ECONOMIC DEVELOPMENT
EXCEL SPREADSHEET TEMPLATE LISTING ALL
DESIGNATED PROPERTIES**

**2.) COPY OF ANY OTHER APPLICABLE CONFLICT OF
INTEREST POLICIES OR GUIDELINES**

**3.) EVIDENCE OF SUBMISSION OF TAX-FREE AREA
PLAN TO INTERESTED PARTIES, I.E., COPIES OF
CORRESPONDENCE SENT AND RECEIVED**

Note that program regulations require 30-day notice to potential stakeholders, including the chief executive officers of the municipality or municipalities in which the subject properties are located, a local economic development entity, faculty senate, campus student government, and union representatives, and require “evidence” of the campus’ communications to these local stakeholders. Please note that you **MUST** include copies of all correspondence in your formal submissions to SUNY and ESDC. It is important that the plan be mailed **via first class mail** to each of the unions representing state employees, including the local (or statewide if no local exists) leadership for UUP, CSEA, PEF, PBA, GSEU and NYSCOPBA. Community colleges must also notify the unions representing their employees. If you are unsure whom to contact, please let us know and we can assist you in making this notification.



41 Chandler St.
 SU-103-2-B-00041-100-A
 SU-103-2-B-00041-200-A
 SU-103-2-B-00041-300-A
 SU-103-2-B-00041-400-A

37 Chandler St.
 SU-103-2-B-00037-104-A
 SU-103-2-B-00037-202-A
 SU-103-2-B-00037-205-A
 SU-103-2-B-00037-209-A
 SU-103-2-B-00037-212-A

27 Chandler St.
 SU-103-2-B-00027-202-A
 SU-103-2-B-00027-205-A
 SU-103-2-B-00027-209-A
 SU-103-2-B-00027-214-A
 SU-103-2-B-00027-302-A
 SU-103-2-B-00027-306-A
 SU-103-2-B-00027-310-A
 SU-103-2-B-00027-315-A

166 Chandler St.
 SU-103-2-B-00166-B12-A
 SU-103-2-B-00166-O34-A

155 Chandler St.
 SU-103-2-B-00155-U00-A
 SU-103-2-B-00155-E00-A
 SU-103-2-B-00155-D00-A
 SU-103-2-B-00155-104-A

SUNY Buffalo State

Buffalo State

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BUFFALO STATE
 The State University of New York

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7/31/2019





27 CHANDLER STREET
 First Floor
 SU-103-2-B-00027-111-A 1,610 sf

FIRST FLOOR 6,474 sf
 SECOND FLOOR 6,474 sf
 THIRD FLOOR 6,474sf

TOTAL BUILDING 19,422 sf

37 CHANDLER STREET
 First Floor
 SU-103-2-B-00037-104-A 5,250 sf

FIRST FLOOR 5,912 sf
 SECOND FLOOR 5,912 sf

TOTAL BUILDING 11,824 gsf

FIRST LEVEL PLAN
 SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION

IF IS A VIOLATION OF SECTION 2209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, OTHER THAN THOSE WHOSE SEAL APPEARS ON THIS DRAWING, TO ALTER IN ANY WAY AN ITEM ON THIS DRAWING, IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

CONSULTANT

BMS Design Studio
 DESIGN • ARCHITECTURE • PLANNING

ENGINEER

SCHENNE & ASSOCIATES
 CONSULTING ENGINEERS
 967 Luther Road
 East Aurora, NY 14052
 (716) 655-4991
 john@schenne.com

OWNER

SIGNATURE DEVELOPMENT
 391 Washington Street Suite 800
 Buffalo, NY 14203
 (716) 861-5385
 rtermini@wnylofts.com

PROJECT

27-37 CHANDLER ST.
 Buffalo, NY 14207

NO. **A0101**

KEY

27 37

N
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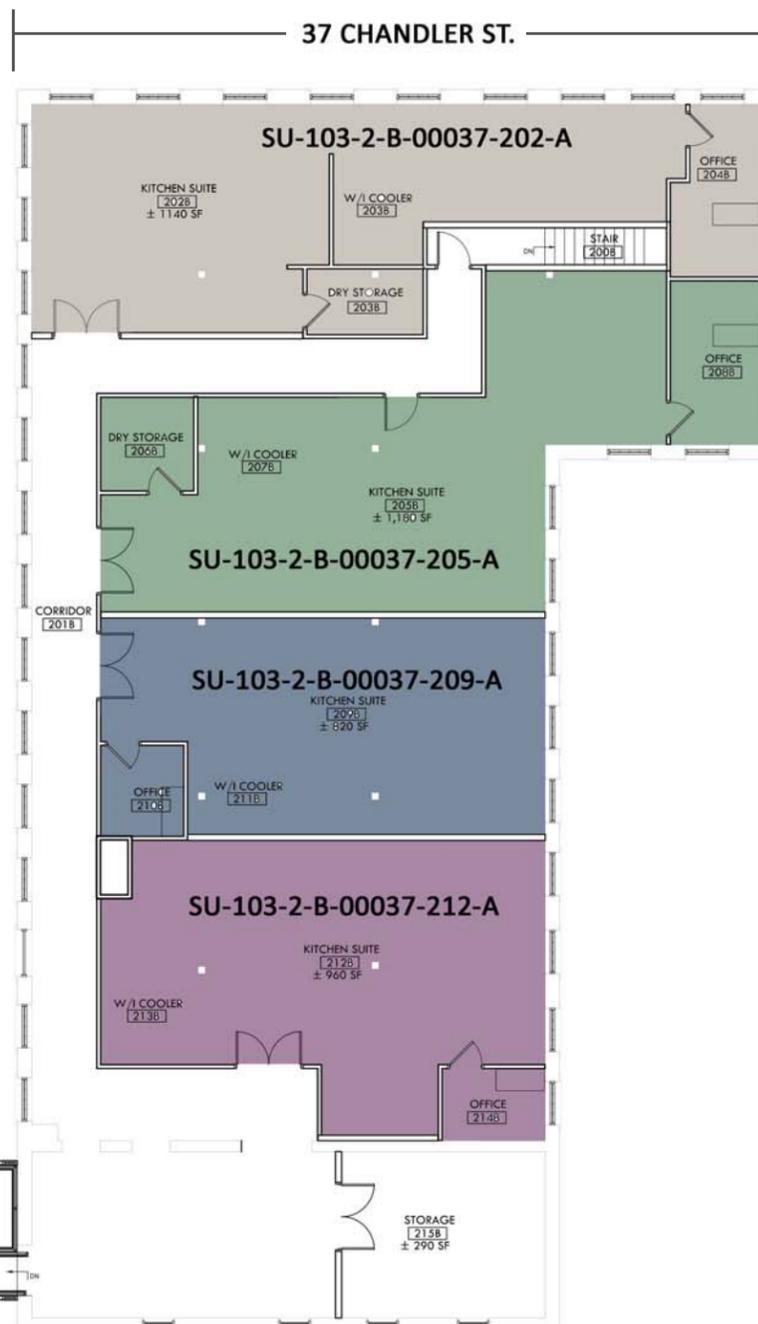
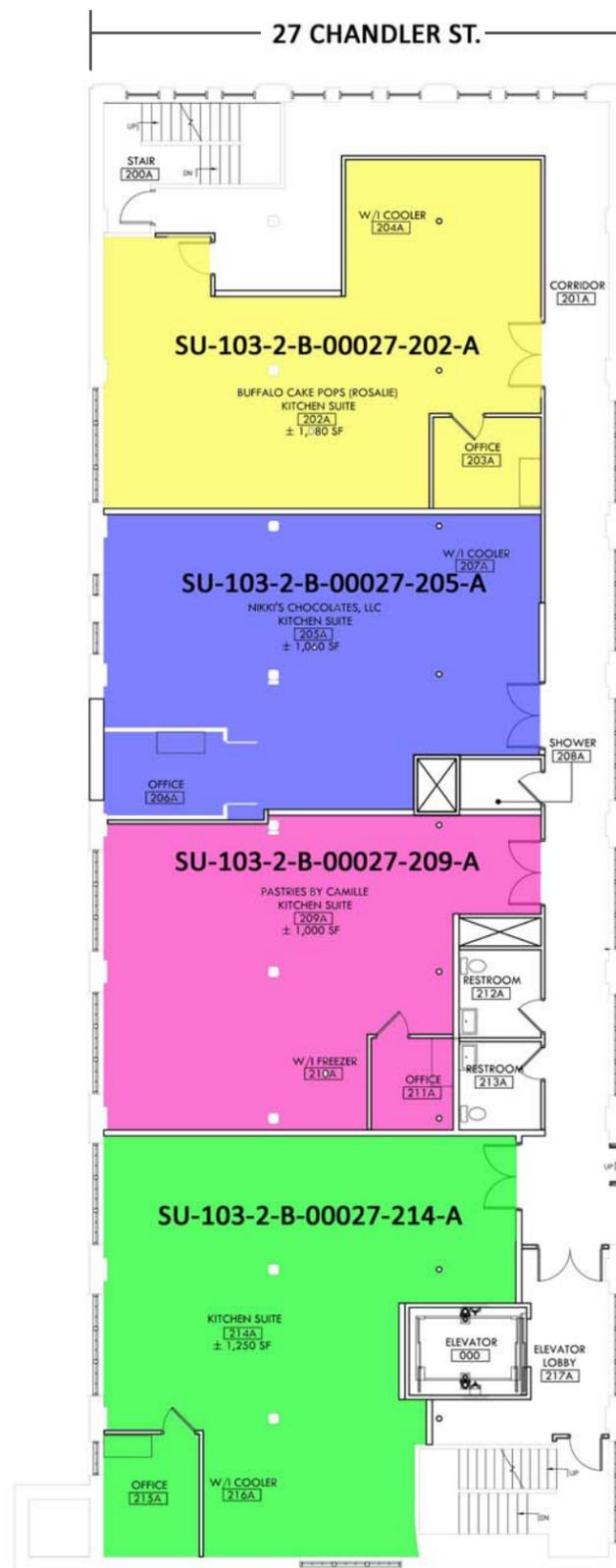
JOB NO : 17-11

FIRST LEVEL PLAN

REVISION #1: CORE AND SHELL REVISIONS

SCALE: AS NOTED

DATE: 3/14/2019



**27 CHANDLER STREET
Second Floor**

- SU-103-2-B-00027-202-A 1,080 sf
- SU-103-2-B-00027-205-A 1,060 sf
- SU-103-2-B-00027-209A 1,000 sf
- SU-103-2-B-00027-214-A 1,250 sf

FIRST FLOOR 6,474 sf
SECOND FLOOR 6,474 sf
THIRD FLOOR 6,474sf

TOTAL BUILDING 19,422 sf

**37 CHANDLER STREET
Second Floor**

- SU-103-2-B-00037-202-A 1,140 sf
- SU-103-2-B-00037-205-A 1,180 sf
- SU-103-2-B-00037-209-A 820 sf
- SU-103-2-B-00037-212-A 960 sf

FIRST FLOOR 5,912 sf
SECOND FLOOR 5,912 sf

TOTAL BUILDING 11,824 gsf

1 SECOND LEVEL PLAN
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION

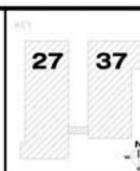
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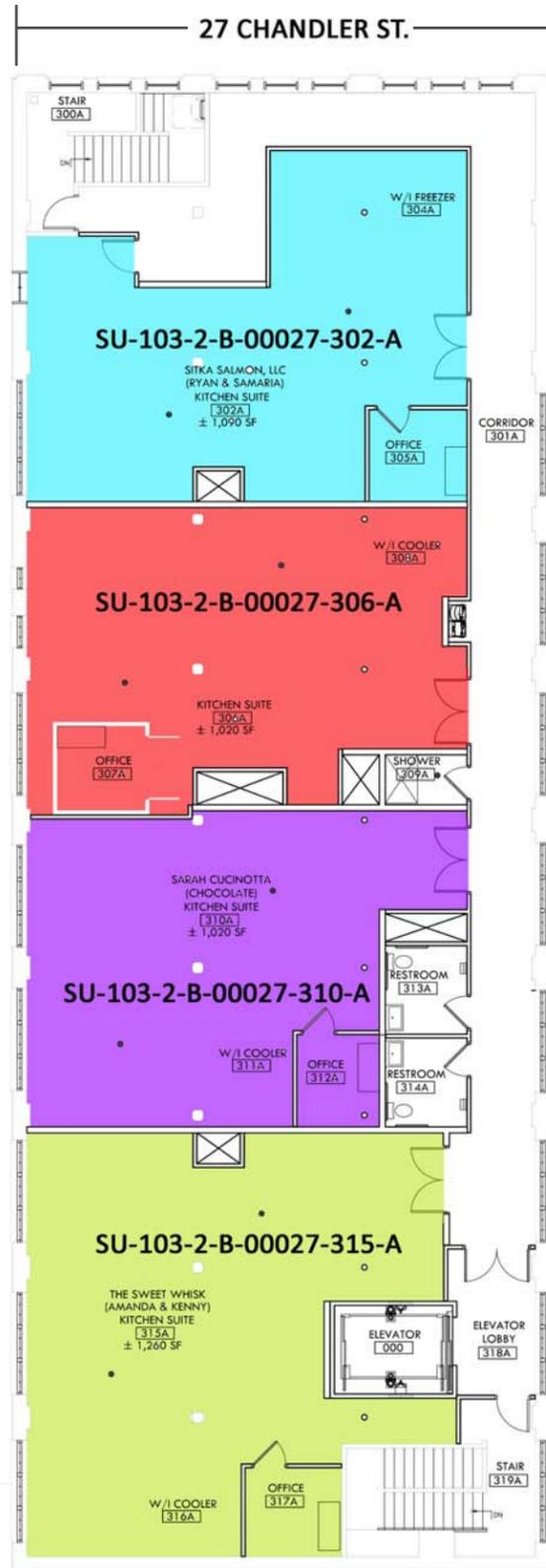
ENGINEER
SCHENNE & ASSOCIATES
CONSULTING ENGINEERS
967 Luther Road
East Aurora, NY 14052
(716) 655-4991
john@schenne.com

OWNER
SIGNATURE DEVELOPMENT
391 Washington Street Suite 800
Buffalo, NY 14203
(716) 861-5385
rtermini@wnylofts.com

PROJECT
27-37 CHANDLER ST.
Buffalo, NY 14207
A0102



JOB NO : 17-11
SECOND LEVEL PLAN
REVISION #1: CORE AND SHELL REVISIONS
SCALE: AS NOTED
DATE: 3/14/2019



27 CHANDLER STREET

Third Floor

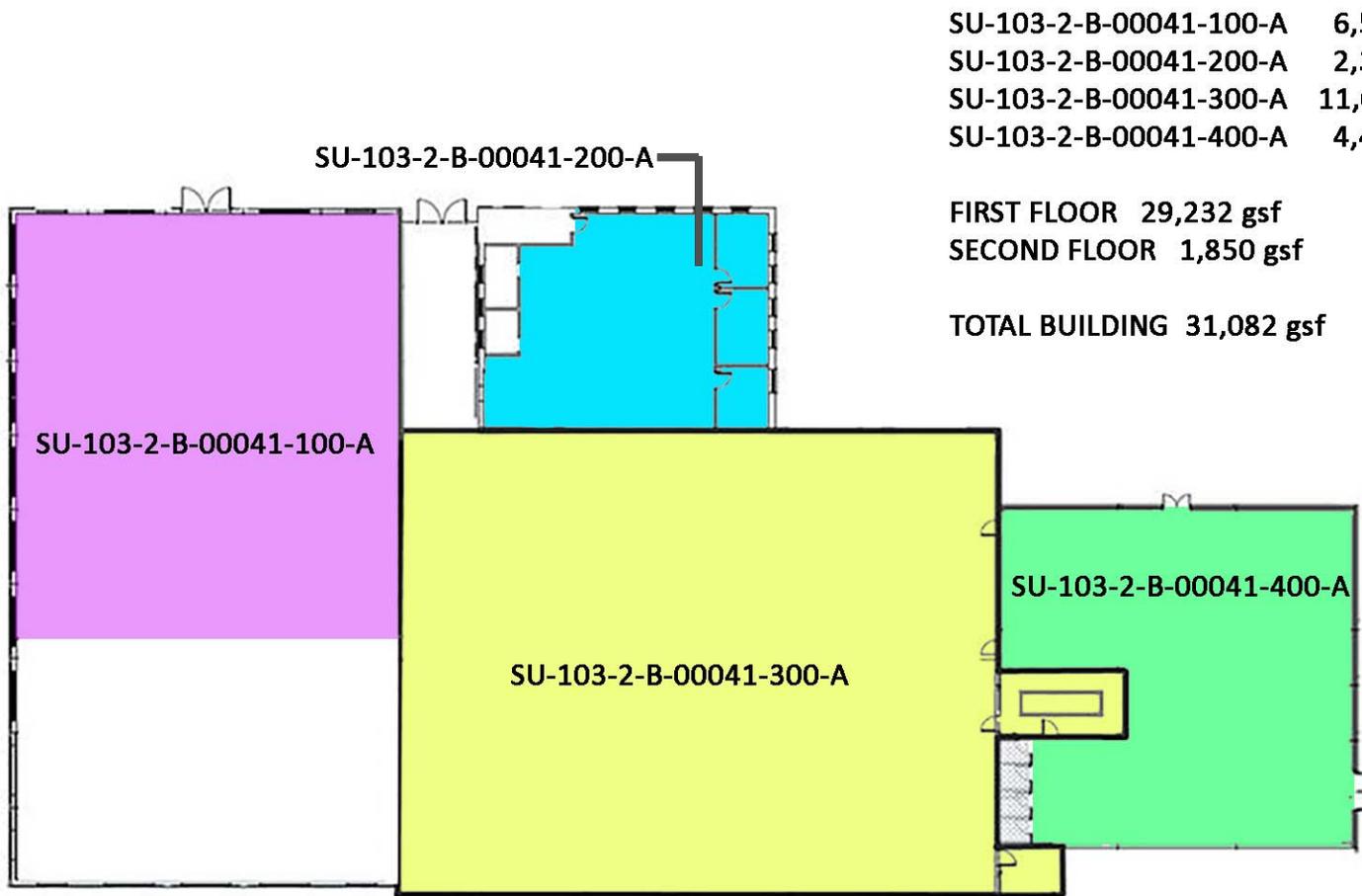
- SU-103-2-B-00027-302-A 1,090 sf
- SU-103-2-B-00027-306-A 1,020 sf
- SU-103-2-B-00027-310-A 1,020 sf
- SU-103-2-B-00027-315-A 1,260 sf

- FIRST FLOOR 6,474 sf
- SECOND FLOOR 6,474 sf
- THIRD FLOOR 6,474sf

TOTAL BUILDING 19,422 sf

1 THIRD LEVEL PLAN
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION	<p>BMS Design Studio DESIGN • ARCHITECTURE • PLANNING</p>	<p>SCHENNE & ASSOCIATES CONSULTING ENGINEERS 967 Luther Road East Aurora, NY 14052 (716) 655-4991 john@schenne.com</p>	<p>SIGNATURE DEVELOPMENT 391 Washington Street Suite 800 Buffalo, NY 14203 (716) 861-5385 rtermini@wnylofts.com</p>	<p>27-37 CHANDLER ST. Buffalo, NY 14207</p> <p>A0103</p>	<p>27 37</p> <p>N</p>	<p>THIRD LEVEL PLAN</p> <p>REVISION #1: CORE AND SHELL REVISIONS</p>	<p>JOB NO : 17-11</p> <p>SCALE: AS NOTED</p> <p>DATE: 3/14/2019</p>



SU-103-2-B-00041-100-A 6,575 sf
 SU-103-2-B-00041-200-A 2,310 sf
 SU-103-2-B-00041-300-A 11,019 sf
 SU-103-2-B-00041-400-A 4,426 sf

FIRST FLOOR 29,232 gsf
 SECOND FLOOR 1,850 gsf

TOTAL BUILDING 31,082 gsf

Chandler Place LLC
 41 Chandler St.
 Buffalo, NY 14207



2 SU-103-2-B-00155-U00-A
MEZZANINE LEVEL PLAN
SCALE: 3/32" = 1'-0"

3 SU-103-2-B-00155-U00-A
MEZZANINE LEVEL PLAN
SCALE: 3/32" = 1'-0"

4 MECHANICAL
BASEMENT LEVEL PLAN
SCALE: 3/32" = 1'-0"

5 SU-103-2-B-00155-U00-A
MEZZANINE LEVEL PLAN
SCALE: 3/32" = 1'-0"

6 EAST WING MEZZ. PLAN
SCALE: 3/32" = 1'-0"

1 FIRST LEVEL PLAN
SCALE: 3/32" = 1'-0"

SU-103-2-B-00155-U00-A	29,710 sf
SU-103-2-B-00155-E00-A	30,106 sf
SU-103-2-B-00155-D00-A	3,222 sf
SU-103-2-B-00155-U00-A	1,322 sf

BASEMENT 333 gsf
FIRST FLOOR 71,000 gsf
MEZZANINES 6,318 gsf
SECOND FLOOR 12,800 gsf

TOTAL BUILDING 90,451 gsf

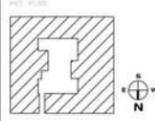
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

AS A CONDITION OF SECTION 1905, SUBSECTION 5, OF THE NEW YORK STATE DESIGN LAW AND ARCHITECTURE ACT, THE ARCHITECT HEREBY CERTIFIES THAT HE IS THE ARCHITECT AND THE DESIGNER OF THIS PROJECT, AND A BRIEF DESCRIPTION OF THE PROJECT IS AS FOLLOWS: 155 CHANDLER ST., BUFFALO, NY 14203.

SCHENNE & ASSOCIATES
CONSULTING ENGINEERS
391 Washington Street Suite 800
Buffalo, NY 14203
(716) 655-4991
john@schenne.com

BMS Design Studio
DESIGN • ARCHITECTURE • PLANNING

SIGNATURE DEVELOPMENT
391 Washington Street Suite 800
Buffalo, NY 14203
(716) 861-5385
rtermini@wnylofts.com



155 CHANDLER ST.
Buffalo, NY 14207

FIRST LEVEL PLAN



2 UPPER LEVEL PLAN
SCALE: 3/32" = 1'-0"

1 SECOND LEVEL PLAN
SCALE: 3/32" = 1'-0"

- SU-103-2-B-00155-U00-A 29,710 sf
- SU-103-2-B-00155-E00-A 30,106 sf
- SU-103-2-B-00155-D00-A 3,222 sf
- SU-103-2-B-00155-104-A 1,322 sf

BASEMENT 333 gsf
 FIRST FLOOR 71,000 gsf
 MEZZANINES 6,318 gsf
 SECOND FLOOR 12,800 gsf

TOTAL BUILDING 90,451 gsf

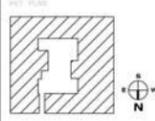
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

It is a violation of Section 2005, Subsection 2, of the New York State Building Code and Section 2005, Subsection 3, of the New York State Building Code to use any drawings, specifications, or any other documents prepared by the State of New York or any other person for the purpose of the construction of any building or structure without the approval of the State of New York and the approval of such approval, and a specific description of the violation.

SCHENNE & ASSOCIATES
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 391 Washington Street Suite 800
 Buffalo, NY 14203
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 john@schenne.com

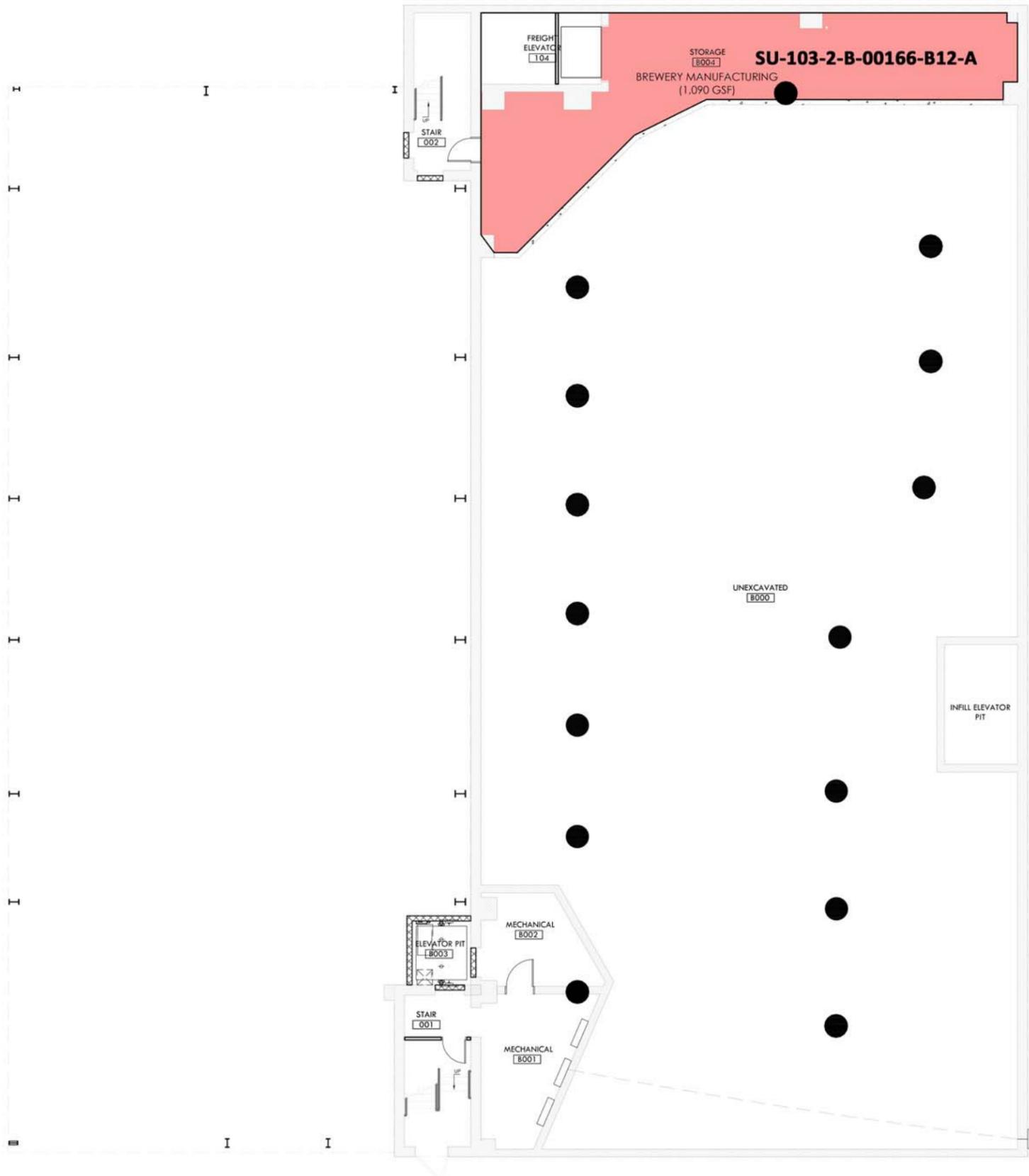
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 391 Washington Street Suite 800
 Buffalo, NY 14203
 (716) 861-5385
 rtermini@wnyiotts.com



155 CHANDLER ST.
 Buffalo, NY 14207

SECOND LEVEL PLAN



**Basement, First and Second Floor
SU-103-2-B-00166-B12-A 16,180 sf**

**BASEMENT FLOOR 1,765 sf
FIRST FLOOR 18,850 sf
SECOND FLOOR 10,800 sf
THIRD FLOOR 10,800 sf
FOURTH FLOOR 10,800 sf**

TOTAL BUILDING: 53,015 GSF

1 BASEMENT LEVEL PLAN
SCALE: 1/8" = 1'-0"

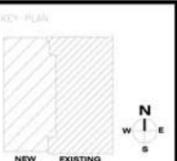
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

IT IS A VIOLATION OF SECTION 1309, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, OTHER THAN THOSE WHOSE SEAL APPEARS ON THIS DRAWING, TO ALTER IN ANY WAY AN ITEM ON THIS DRAWING. IF AN ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



ENGINEER
SCHENNE & ASSOCIATES
CONSULTING ENGINEERS
967 Luther Road
East Aurora, NY 14052
(716) 655-4991
john@schenne.com

OWNER
SIGNATURE DEVELOPMENT
391 Washington Street Suite 800
Buffalo, NY 14203
(716) 861-5385
rtermini@wnylofts.com



PROJECT
166 CHANDLER ST.
Buffalo, NY 14207

JOB NO : 17-12
BASEMENT LEVEL PLAN
SCALE: AS NOTED DATE: 7/29/2019 DWG. A0100



SU-103-2-B-00166-B12-A

**Basement, First and Second Floor
SU-103-2-B-00166-B12-A 16,180 sf**

**BASEMENT FLOOR 1,765 sf
FIRST FLOOR 18,850 sf
SECOND FLOOR 10,800 sf
THIRD FLOOR 10,800 sf
FOURTH FLOOR 10,800 sf**

TOTAL BUILDING: 53,015 GSF

1 FIRST LEVEL PLAN
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

IF IS A VIOLATION OF SECTION 1308, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, OTHER THAN THOSE WHOSE SEAL APPEARS ON THIS DRAWING, TO ALTER IN ANY WAY AN ITEM ON THIS DRAWING, IF AN ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

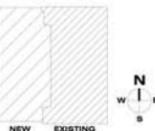
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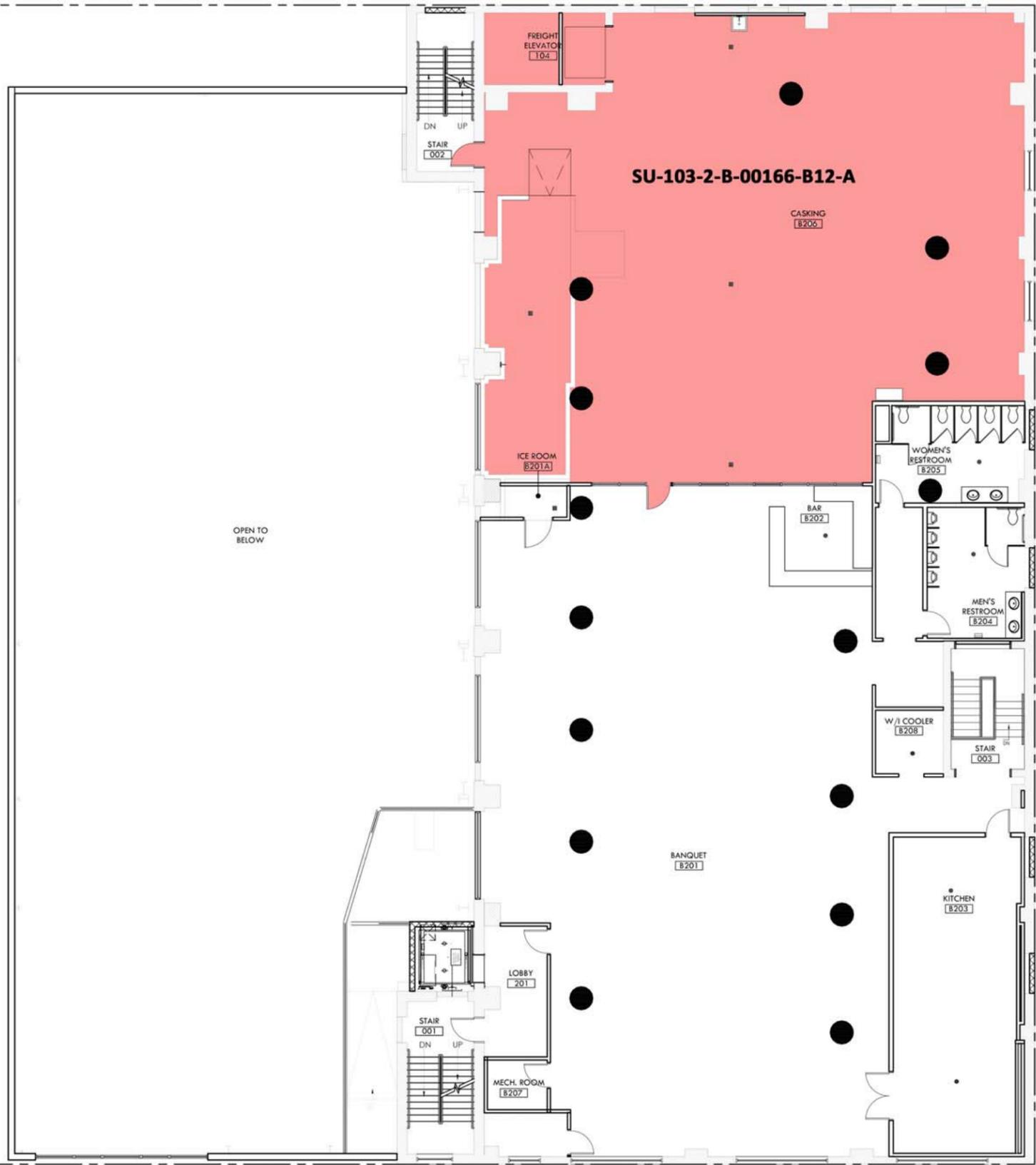
SCHENNE & ASSOCIATES
 CONSULTING ENGINEERS
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 East Aurora, NY 14052
 (716) 655-4991
 john@schenne.com

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 391 Washington Street Suite 800
 Buffalo, NY 14203
 (716) 861-5385
 rtermini@wnylofts.com

KEY PLAN

 NEW EXISTING
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PROJECT
166 CHANDLER ST.
 Buffalo, NY 14207

JOB NO : 17-12
FIRST LEVEL PLAN
 SCALE: AS NOTED DATE: 3/11/2019 DWG. A0101



**Basement, First and Second Floor
SU-103-2-B-00166-B12-A 16,180 sf**

**BASEMENT FLOOR 1,765 sf
FIRST FLOOR 18,850 sf
SECOND FLOOR 10,800 sf
THIRD FLOOR 10,800 sf
FOURTH FLOOR 10,800 sf
TOTAL BUILDING: 53,015 GSF**

1 SECOND LEVEL PLAN
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

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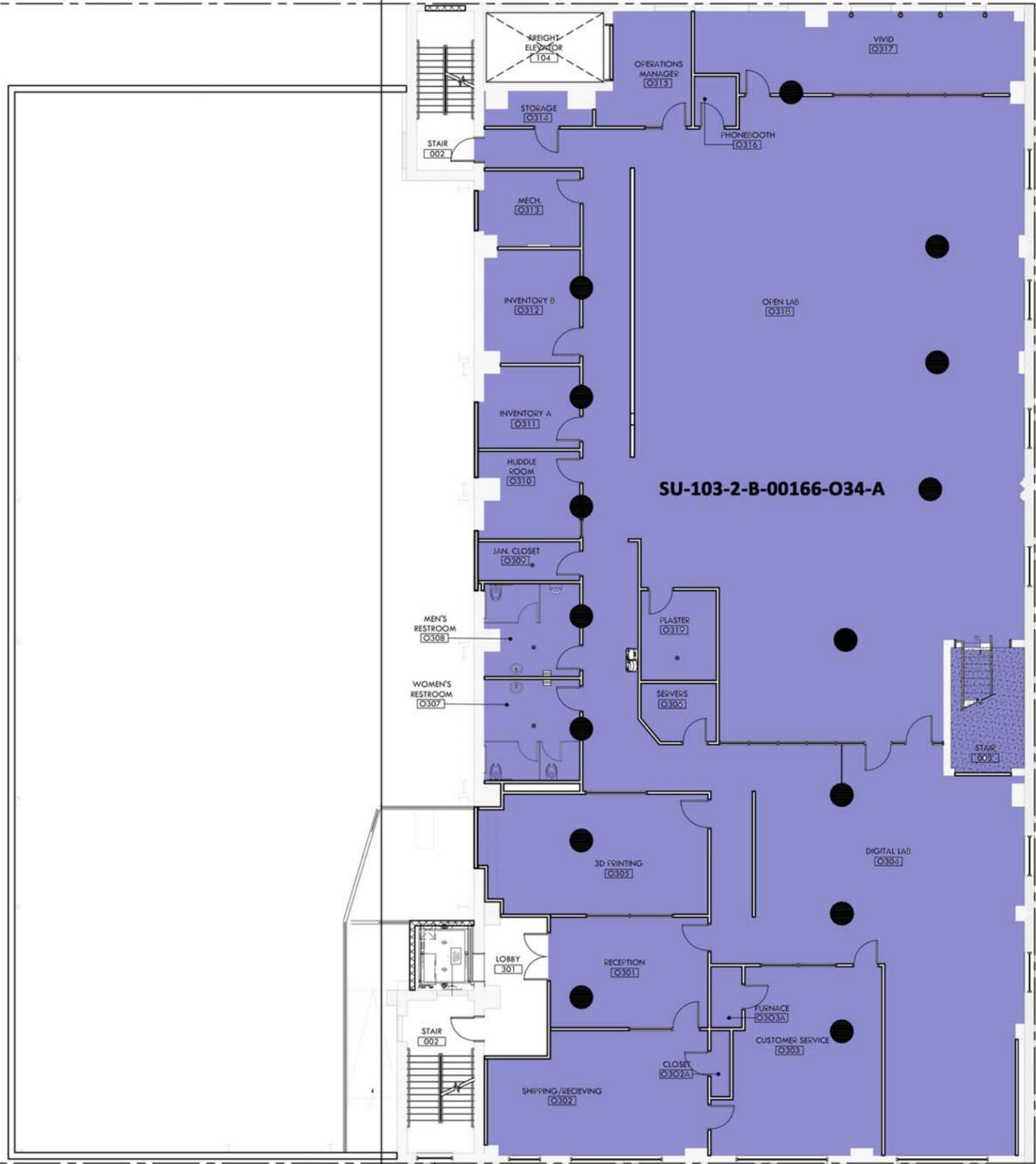
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SCHENNE & ASSOCIATES
CONSULTING ENGINEERS
967 Luther Road
East Aurora, NY 14052
(716) 655-4991
john@schenne.com

OWNER
SIGNATURE DEVELOPMENT
391 Washington Street Suite 800
Buffalo, NY 14203
(716) 861-5385
rtermini@wnylofts.com

KEY PLAN
NEW EXISTING
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PROJECT
166 CHANDLER ST.
Buffalo, NY 14207

JOB NO : 17-12
SECOND LEVEL PLAN
SCALE: AS NOTED DATE: 3/11/2019 DWG. A0102



Third Floor and Fourth Floor
SU-103-2-B-00166-034-A 12,600 sf

- BASEMENT FLOOR 1,765 sf**
- FIRST FLOOR 18,850 sf**
- SECOND FLOOR 10,800 sf**
- THIRD FLOOR 10,800 sf**
- FOURTH FLOOR 10,800 sf**

TOTAL BUILDING: 53,015 GSF

1 THIRD LEVEL PLAN
 SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

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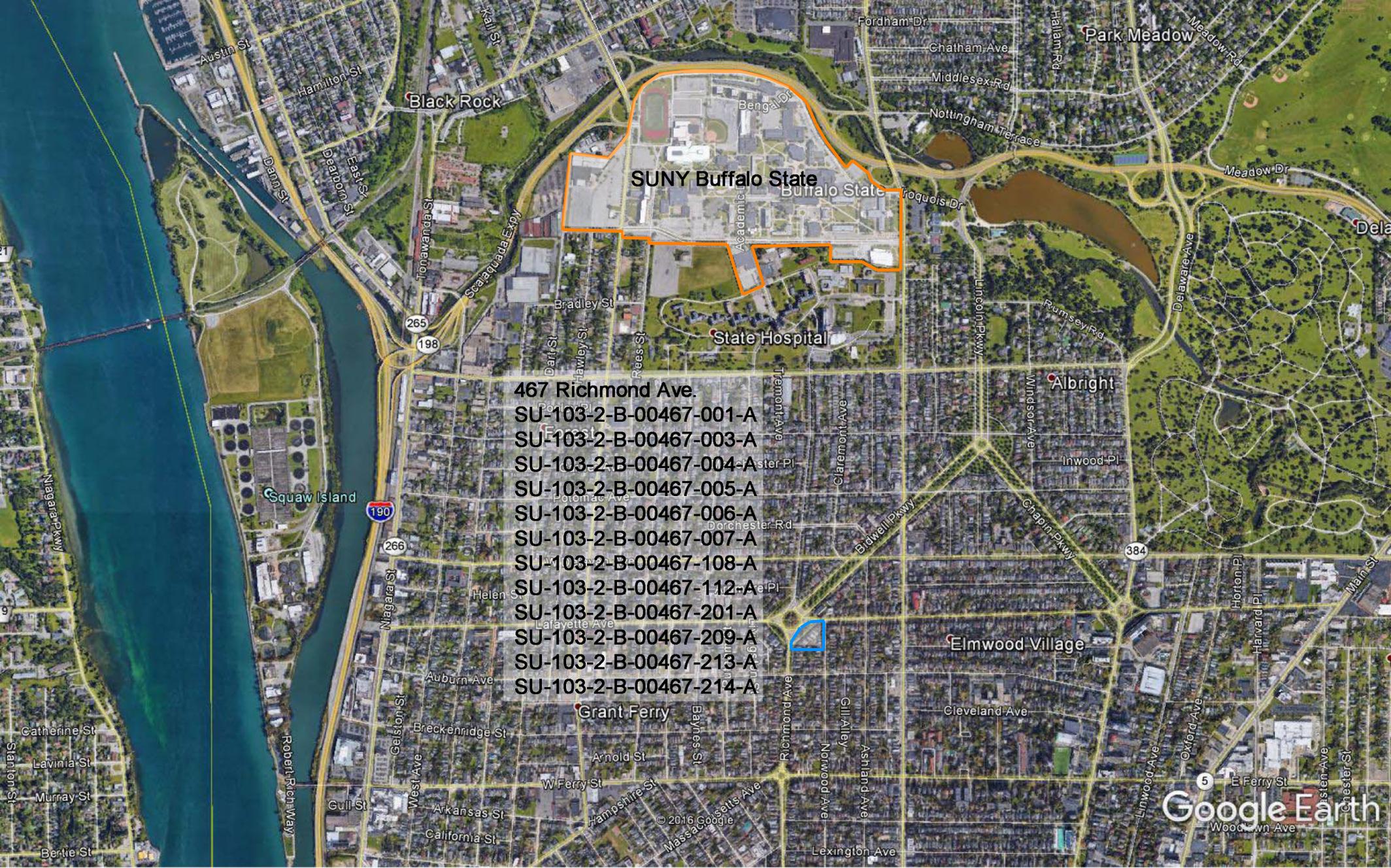
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 CONSULTING ENGINEERS
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 (716) 655-4991
 john@schenne.com

OWNER
SIGNATURE DEVELOPMENT
 391 Washington Street Suite 800
 Buffalo, NY 14203
 (716) 861-5385
 rtermini@wnylofts.com

PROJECT
166 CHANDLER ST.
 Buffalo, NY 14207

JOB NO : 17-12
THIRD LEVEL PLAN
 SCALE: AS NOTED DATE: 3/11/2019 DWG. A0103



- 467 Richmond Ave.
- SU-103-2-B-00467-001-A
- SU-103-2-B-00467-003-A
- SU-103-2-B-00467-004-A
- SU-103-2-B-00467-005-A
- SU-103-2-B-00467-006-A
- SU-103-2-B-00467-007-A
- SU-103-2-B-00467-108-A
- SU-103-2-B-00467-112-A
- SU-103-2-B-00467-201-A
- SU-103-2-B-00467-209-A
- SU-103-2-B-00467-213-A
- SU-103-2-B-00467-214-A



BUFFALO STATE
The State University of New York

miles
km



1/20/2017



**Rosanna Elizabeth Visual and
Performing Arts Center**
467 Richmond Avenue
Buffalo NY 14222

- SU-103-2-B-00467-001-A 1,664sf
- SU-103-2-B-00467-003-A 141sf
- SU-103-2-B-00467-004-A 132sf
- SU-103-2-B-00467-005-A 65sf
- SU-103-2-B-00467-006-A 65sf
- SU-103-2-B-00467-007-A 122sf

Basement Floor 7,210gsf

Total Building 33,300gsf



Basement Floor Plan
NTS

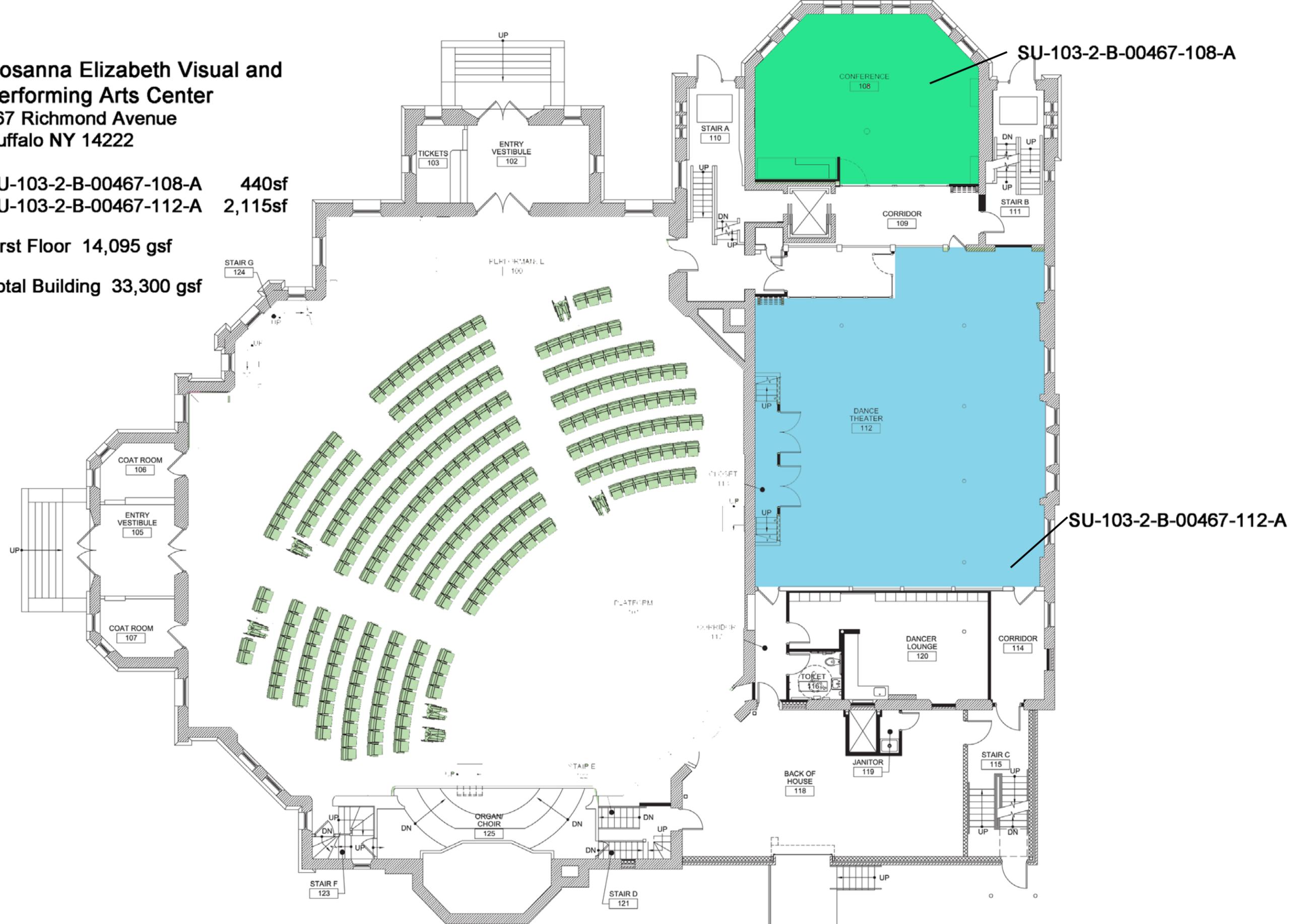


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SU-103-2-B-00467-108-A 440sf
SU-103-2-B-00467-112-A 2,115sf

First Floor 14,095 gsf

Total Building 33,300 gsf



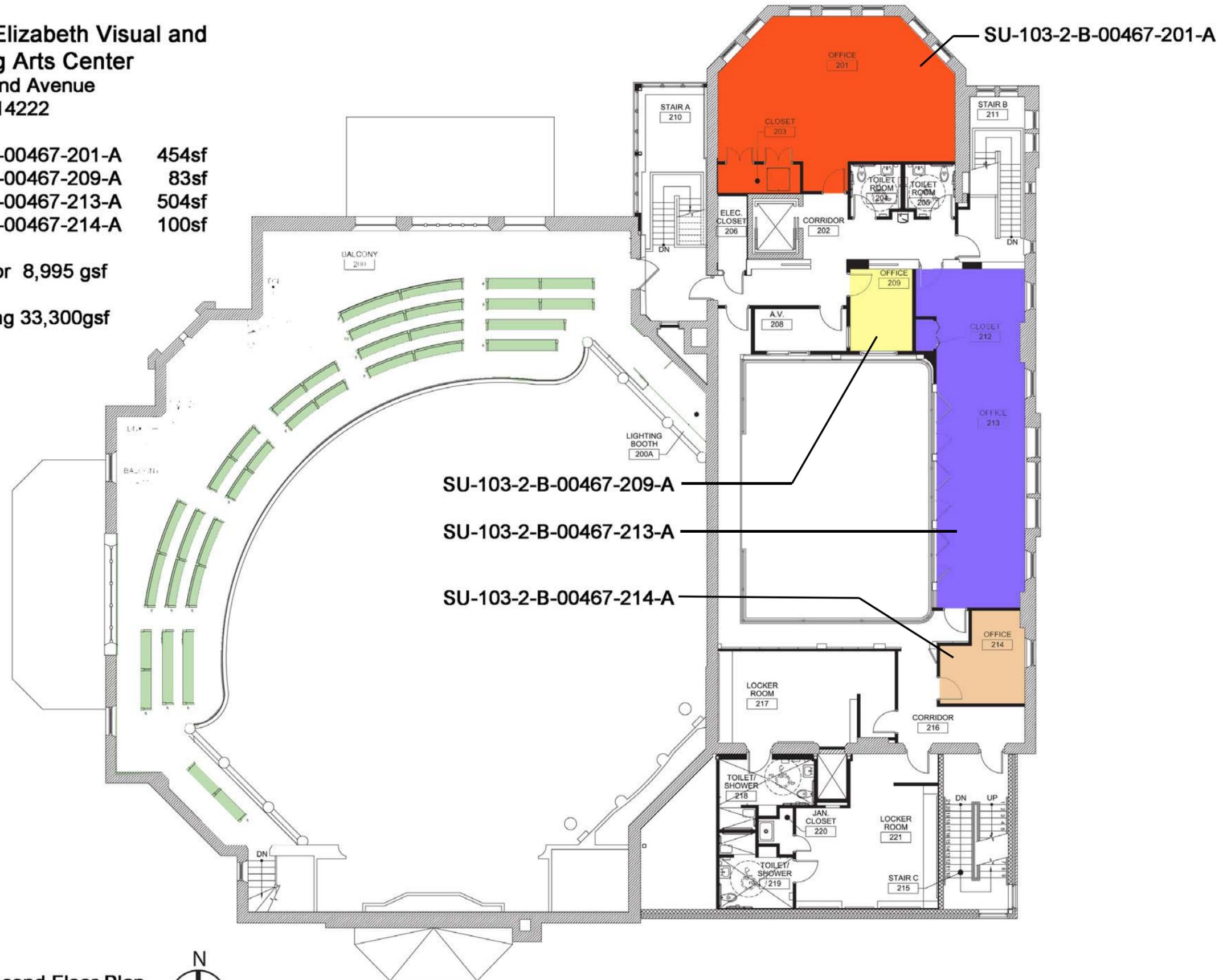
First Floor Plan
NTS

**Rosanna Elizabeth Visual and
Performing Arts Center**
467 Richmond Avenue
Buffalo NY 14222

- SU-103-2-B-00467-201-A 454sf
- SU-103-2-B-00467-209-A 83sf
- SU-103-2-B-00467-213-A 504sf
- SU-103-2-B-00467-214-A 100sf

Second Floor 8,995 gsf

Total Building 33,300gsf



Second Floor Plan
NTS

