

APPENDIX D

Potential Property Acquisitions

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D Potential Property Acquisitions

As described in Chapter 4, “Potential Property Acquisitions and Displacements”, the Proposed Action would be constructed primarily within existing transportation right-of-way. However, portions of the Proposed Action would be constructed in areas where there is insufficient right-of-way width. As such, implementing the Proposed Action could require acquiring property. All potential property acquisitions that could result from the Proposed Action are listed, by roadway, in Table D-1 through Table D-9 and shown in Figure D-1 through Figure D-14. Potential property acquisitions have been determined based upon the conceptual engineering performed to date, with refinement occurring as the Proposed Action moves into preliminary and final design.

Table D-1. Kenmore Avenue Potential Partial Property Acquisitions

Parcel ID	Physical Address	Land Use Type	Parcel Size (square feet)	Percent to be Acquired	Acquisition (square feet)
79.31-3-21	135 Kenmore Avenue	Mixed-use	7,815	6.8%	533

Table D-2. Niagara Falls Boulevard Potential Partial Property Acquisitions

Parcel ID	Physical Address	Land Use Type	Parcel Size (square feet)	Percent to be Acquired	Acquisition (square feet)
54.03-1-17	1205 Niagara Falls Boulevard	Retail	40,279	9.0%	3,609
54.03-1-24.21	1265 Niagara Falls Boulevard	Retail	1813,957	11.1%	202,060
54.14-2-5.11	1355 Niagara Falls Boulevard	Gas station	186,417	2.1%	3,848
54.63-4-3	1400 Niagara Falls Boulevard	Restaurant/bar	15,730	0.1%	9
54.63-4-4.1	1378 Niagara Falls Boulevard	Hotel/motel	37,020	0.48%	176
54.63-4-4.2	1376 Niagara Falls Boulevard	Commercial	17,997	2.9%	525
54.63-4-5.1	1350 Niagara Falls Boulevard	Office	25,635	4.5%	1,160
54.71-2-10	1346 Niagara Falls Boulevard	Auto	12,378	5.9%	728
54.71-2-12.12	1308 Niagara Falls Boulevard	Restaurant/bar	51,073	3.2%	1,630
54.71-2-13.1	1280 Niagara Falls Boulevard	Auto	26,237	7.2%	1,901
54.79-3-1	1270 Niagara Falls Boulevard	Commercial	24,828	7.8%	1,947
54.79-3-2.1	1200 Niagara Falls Boulevard	Hotel/motel	102,957	7.9%	8,184
54.79-3-2.2	1250 Niagara Falls Boulevard	Commercial	32,370	5.4%	1,746
54.79-4-8	1188 Niagara Falls Boulevard	Commercial	27,091	5.1%	1,379
54.79-4-9	1172 Niagara Falls Boulevard	Commercial	14,077	8.2%	1,156
67.06-1-1.111	1261 Niagara Falls Boulevard	Retail	638,886	1.4%	9,070
67.06-1-25.1	995 Niagara Falls Boulevard	Auto	41,738	1.6%	669
67.06-1-27	1009 Niagara Falls Boulevard	Restaurant/bar	23,509	0.7%	160
67.06-1-28.1	1025 Niagara Falls Boulevard	Auto	89,690	2.1%	1,883
67.06-1-32.1	1089 Niagara Falls Boulevard	Retail	81,813	3.6%	2,965
67.06-1-35	1061 Niagara Falls Boulevard	Mixed-use	10,437	11.7%	1,223
67.06-1-38	1101 Niagara Falls Boulevard	Commercial	24,669	3.7%	911
67.10-1-9	951 Niagara Falls Boulevard	Restaurant/bar	36,939	9.3%	3,429
67.23-1-9	1154 Niagara Falls Boulevard	Commercial	25,915	0.04%	11
67.23-2-18.1	1060 Niagara Falls Boulevard	Commercial	70,710	0.1%	41
67.31-1-1.1	1030 Niagara Falls Boulevard	Retail	49,322	0.7%	353
67.31-1-2.1	1016 Niagara Falls Boulevard	Office	26,990	0.9%	255
67.39-2-1.1	934 Niagara Falls Boulevard	Restaurant/bar	18,217	4.4%	797
67.39-2-7	900 Niagara Falls Boulevard	Office	26,398	11.8%	3,118
67.39-5-2.12	885 Niagara Falls Boulevard	Funeral home	29,779	6.1%	1,802
67.47-3-1	860 Niagara Falls Boulevard	Mixed-use	16,802	0.00004%	0.006
67.47-7-15	843 Niagara Falls Boulevard	Apartment	3,935	2.4%	96
67.47-7-16	845 Niagara Falls Boulevard	Retail	3,844	3.6%	138
67.47-7-17	847 Niagara Falls Boulevard	Commercial	5,456	5.0%	275
67.47-7-3.1	853 Niagara Falls Boulevard	Retail	22,833	4.0%	922
67.47-7-5	849 Niagara Falls Boulevard	Vacant	4,038	3.1%	126
67.47-7-9.1	839 Niagara Falls Boulevard	Commercial	46,700	0.2%	87
67.55-2-10	684 Niagara Falls Boulevard	One-family	7,523	0.2%	16
67.55-2-11	678 Niagara Falls Boulevard	One-family	7,582	0.1%	6
67.55-2-12	674 Niagara Falls Boulevard	One-family	7,537	0.0008%	0.057
67.55-2-7	698 Niagara Falls Boulevard	One-family	8,618	0.02%	2
67.55-2-8	694 Niagara Falls Boulevard	One-family	8,014	0.2%	13

Table D-2. Niagara Falls Boulevard Potential Partial Property Acquisitions (continued)

Parcel ID	Physical Address	Land Use Type	Parcel Size (square feet)	Percent to be Acquired	Acquisition (square feet)
67.55-2-9	688 Niagara Falls Boulevard	One-family	8,532	0.2%	15
67.55-8-5	681 Niagara Falls Boulevard	Commercial	9,593	1.3%	122
67.55-8-6	695 Niagara Falls Boulevard	Vacant	7,913	1.1%	88
67.63-2-10	600 Niagara Falls Boulevard	One-family	7,533	3.4%	258
67.63-2-11	594 Niagara Falls Boulevard	One-family	7,530	3.7%	279
67.63-2-12	588 Niagara Falls Boulevard	One-family	7,543	3.8%	285
67.63-2-13	580 Niagara Falls Boulevard	One-family	7,481	3.8%	281
67.63-2-14	570 Niagara Falls Boulevard	One-family	7,670	3.8%	288
67.63-2-15	564 Niagara Falls Boulevard	One-family	8,522	3.6%	304
67.63-2-8	616 Niagara Falls Boulevard	One-family	7,917	0.9%	74
67.63-2-9	608 Niagara Falls Boulevard	One-family	8,676	2.7%	237
67.71-3-2.1	532 Niagara Falls Boulevard	Commercial	50,819	8.7%	4,425
67.71-3-3.1	482 Niagara Falls Boulevard	Restaurant/bar	25,377	0.7%	180
67.71-4-29	519 Niagara Falls Boulevard	One-family	7,799	0.1%	7
67.71-4-30	523 Niagara Falls Boulevard	One-family	7,743	1.2%	93
67.71-4-31	529 Niagara Falls Boulevard	One-family	7,688	1.6%	126
67.71-4-32	535 Niagara Falls Boulevard	One-family	7,870	1.2%	98
67.71-4-33	543 Niagara Falls Boulevard	One-family	7,657	0.8%	61
67.71-4-34	549 Niagara Falls Boulevard	One-family	7,653	0.3%	26
67.71-4-35	553 Niagara Falls Boulevard	One-family	7,698	0.1%	9
67.71-4-36	559 Niagara Falls Boulevard	One-family	7,732	0.1%	11
67.71-4-37	563 Niagara Falls Boulevard	One-family	7,774	0.5%	39
67.71-4-38	569 Niagara Falls Boulevard	One-family	7,668	0.8%	61
67.71-4-39	579 Niagara Falls Boulevard	One-family	8,507	1.0%	83
67.79-2-1	474 Niagara Falls Boulevard	Office	13,628	0.7%	95
67.79-2-2	466 Niagara Falls Boulevard	Apartment	4,763	0.4%	19
67.79-2-3.1	462 Niagara Falls Boulevard	Retail	9,250	0.1%	11
67.79-5-18	363 Niagara Falls Boulevard	One-family	8,633	0.8%	72
67.79-5-19	369 Niagara Falls Boulevard	One-family	7,636	0.6%	47
67.79-5-20	373 Niagara Falls Boulevard	One-family	7,727	0.4%	33
67.79-5-21	383 Niagara Falls Boulevard	One-family	7,693	0.2%	19
67.79-5-22	389 Niagara Falls Boulevard	One-family	7,742	0.1%	4
79.23-2-11	310 Niagara Falls Boulevard	One-family	4,755	0.02%	1
79.23-2-12	308 Niagara Falls Boulevard	One-family	4,714	0.1%	5
79.23-2-13	304 Niagara Falls Boulevard	One-family	4,730	0.2%	9
79.23-2-14	300 Niagara Falls Boulevard	One-family	4,674	0.3%	13
79.23-2-15	298 Niagara Falls Boulevard	One-family	4,710	0.4%	18
79.23-2-16	292 Niagara Falls Boulevard	One-family	4,688	0.4%	21
79.23-2-17	290 Niagara Falls Boulevard	Two-family	4,711	0.5%	25
79.23-2-18	286 Niagara Falls Boulevard	One-family	4,726	0.6%	30
79.23-2-19	280 Niagara Falls Boulevard	One-family	4,717	0.7%	33
79.23-2-20	276 Niagara Falls Boulevard	Two-family	4,670	0.8%	36

Parcel ID	Physical Address	Land Use Type	Parcel Size (square feet)	Percent to be Acquired	Acquisition (square feet)
79.23-2-21	274 Niagara Falls Boulevard	One-family	4,705	0.9%	41
79.23-2-22	270 Niagara Falls Boulevard	One-family	4,716	1.0%	45
79.23-2-23	268 Niagara Falls Boulevard	One-family	4,724	1.1%	50
79.23-2-24	262 Niagara Falls Boulevard	One-family	4,669	1.1%	53
79.23-2-25	258 Niagara Falls Boulevard	One-family	4,699	0.5%	25
79.23-3-1	345 Niagara Falls Boulevard	Two-family	8,773	1.3%	115
79.23-3-16	255 Niagara Falls Boulevard	Two-family	8,745	2.5%	216
79.23-3-17	261 Niagara Falls Boulevard	Two-family	8,206	2.5%	202
79.23-3-18	267 Niagara Falls Boulevard	Two-family	8,234	2.4%	195
79.23-3-19	273 Niagara Falls Boulevard	Two-family	8,378	2.2%	185
79.23-3-20	279 Niagara Falls Boulevard	Two-family	8,330	2.1%	175
79.23-3-21	285 Niagara Falls Boulevard	Two-family	8,391	2.0%	167
79.23-3-22	291 Niagara Falls Boulevard	Two-family	8,310	1.9%	154
79.23-3-23	297 Niagara Falls Boulevard	Two-family	8,237	1.7%	142
79.23-3-24	303 Niagara Falls Boulevard	Two-family	8,266	1.7%	137
79.23-3-25	309 Niagara Falls Boulevard	Two-family	8,240	1.6%	128
79.23-3-26	315 Niagara Falls Boulevard	Two-family	8,298	1.5%	127
79.23-3-27	321 Niagara Falls Boulevard	Two-family	8,108	1.5%	120
79.23-3-28	327 Niagara Falls Boulevard	Two-family	8,300	1.4%	119
79.23-3-29	333 Niagara Falls Boulevard	Two-family	8,258	1.4%	117
79.23-3-30	339 Niagara Falls Boulevard	Two-family	8,333	1.4%	114
79.31-3-25	165 Niagara Falls Boulevard	Converted Residential	8,002	3.6%	291

Table D-3. Eggert Road Potential Partial Property Acquisitions

Parcel ID	Physical Address	Land Use Type	Parcel Size (square feet)	Percent to be Acquired	Acquisition (square feet)
67.30-3-3	2309 Eggert Road	Retail	394,058	0.1%	266

Table D-4. Sheridan Drive Potential Partial Property Acquisitions

Parcel ID	Physical Address	Land Use Type	Parcel Size (square feet)	Percent to be Acquired	Acquisition (square feet)
67.10-1-1	2991 Sheridan Drive	Commercial	20,186	5.3%	1,067
67.31-1-4	2980 Sheridan Drive	Auto	46,133	1.1%	498
67.31-2-1	2965 Sheridan Drive	Commercial	51,534	6.4%	3,273

Table D-5. Maple Road Potential Partial Property Acquisitions

Parcel ID	Physical Address	Land Use Type	Parcel Size (square feet)	Percent to be Acquired	Acquisition (square feet)
54.03-1-11.1	3999 Maple Road	Restaurant/bar	41,503	6.3%	2,602
54.03-1-25	3951 Maple Road	Restaurant/bar	115,017	9.2%	10,550
54.03-1-7	3920 Maple Road	Restaurant/bar	62,197	1.9%	1,193
54.03-1-8	3950 Maple Road	Commercial	30,944	15.7%	4,869
54.03-1-9.11	3980 Maple Road	Commercial	341,869	0.7%	2,353
54.04-1-16.211	4003 Maple Road	Restaurant/bar	45,670	7.2%	3,291
54.04-1-16.212	4001 Maple Road	Commercial	64,814	8.2%	5,301
54.04-1-17.1	4010 Maple Road	Restaurant/bar	78,982	4.1%	3,203
54.04-1-2.1	4030 Maple Road	Commercial	92,197	2.4%	2,202
54.04-1-3.11	4060 Maple Road	Restaurant/bar	100,031	2.6%	2,601
54.04-1-3.12	4050 Maple Road	Restaurant/bar	53,384	3.2%	1,722
54.04-1-3.31	4080 Maple Road	Retail	354,335	2.1%	7,317
54.04-1-5	4150 Maple Road	School	1,430,580	1.5%	21,946
54.04-1-9.111	4224 Maple Road	Retail	488,986	0.01%	45
54.04-2-17	4291 Maple Road	Commercial	28,176	0.7%	200
54.04-2-18.14	4300 Maple Road	Restaurant/bar	73,343	2.1%	1,551
54.04-2-18.151	4330 Maple Road	Office	71,061	3.6%	2,559
54.14-2-7.111	3900 Maple Road	Car Wash	263,858	0.003%	8
54.73-1-1.111	4023 Maple Road	Office	277,580	5.4%	15,036
54.74-3-12	4235 Maple Road	Commercial	68,021	8.4%	5,725
54.74-3-13	4265 Maple Road	Commercial	28,708	4.2%	1,214
54.74-3-14	4125 Maple Road	Restaurant/bar	93,080	13.4%	12,464
54.74-3-15	4185 Maple Road	Restaurant/bar	35,235	11.9%	4,204

Table D-6. Sweet Home Road Potential Partial Property Acquisitions

Parcel ID	Physical Address	Land Use Type	Parcel Size (square feet)	Percent to be Acquired	Acquisition (square feet)
54.04-2-1.11	Sweet Home Road North of 290 Overpass	Public utility	1,051,036	2.2%	22,966
54.04-2-1.13	Sweet Home Road	Commercial	113,447	0.2%	180
54.04-2-6.1	1201 Sweet Home Road	Public utility	289,000	0.1%	218
54.12-1-23.11	1265 Sweet Home Road	Hotel/motel	101,575	1.5%	1,561
54.74-1-23.11	1012 Sweet Home Road	One-family	17,228	14.1%	2,424

Table D-7. Brighton Road Potential Partial Property Acquisitions

Parcel ID	Physical Address	Land Use Type	Parcel Size (square feet)	Percent to be Acquired	Acquisition (square feet)
54.63-4-10	1330 Brighton Road	One-family	4,722	1.5%	69
54.63-4-9	1336 Brighton Road	One-family	9,467	2.8%	267
54.71-2-8	1335 Brighton Road	One-family	7,195	0.2%	15
54.71-2-9	1343 Brighton Road	Vacant	7,339	5.8%	424

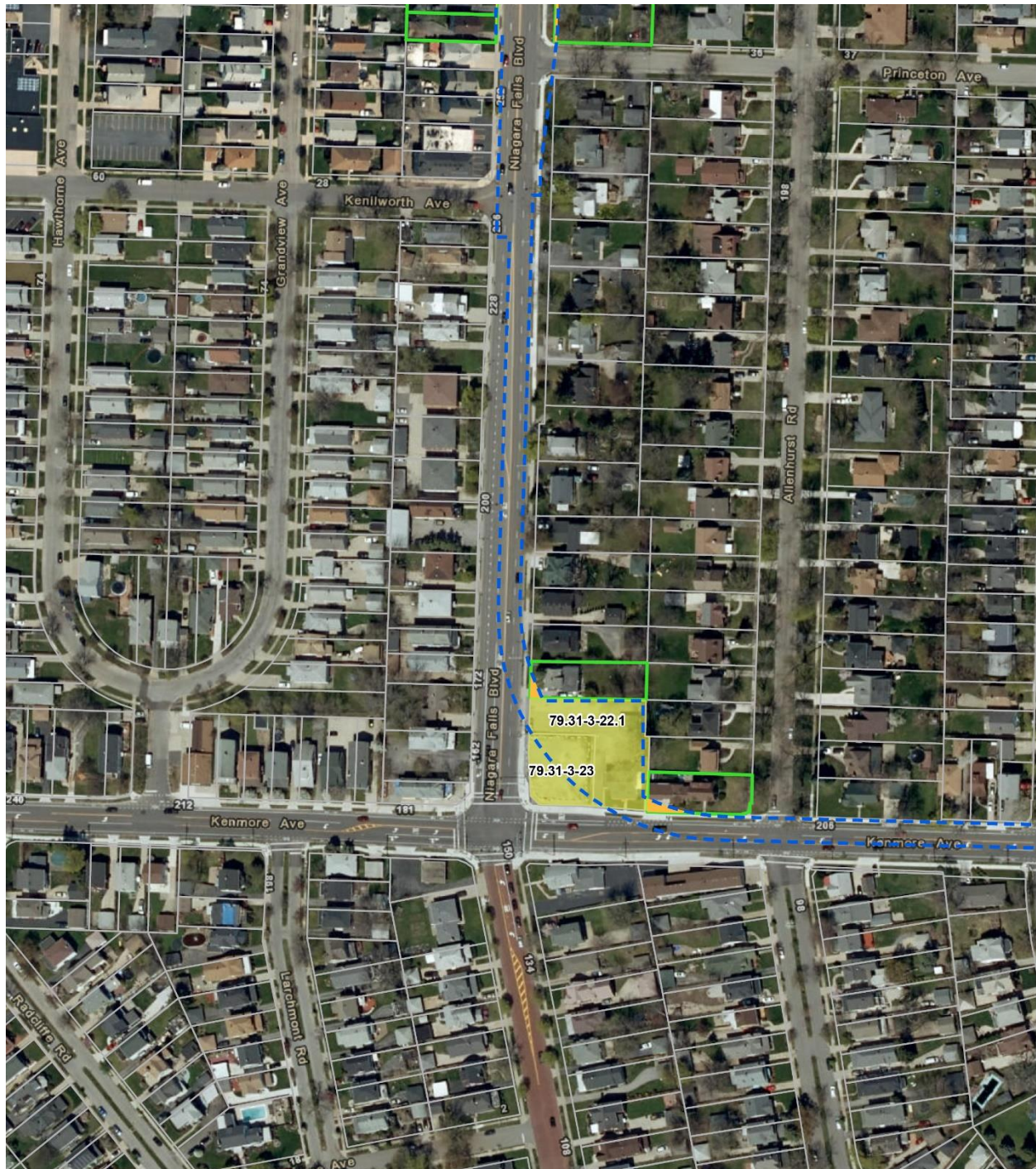
Table D-8. North Forest Road Potential Partial Property Acquisitions





Parcel ID	Physical Address	Land Use Type	Parcel Size (square feet)	Percent to be Acquired	Acquisition (square feet)
55.01-1-20	2402 North Forest Road	Apartment	349,024	1.0%	3,582
55.01-1-22	2410 North Forest Road	Office	166,526	0.01%	12

Table D-9. John James Audubon Parkway Potential Partial Property Acquisitions

Parcel ID	Physical Address	Land Use Type	Parcel Size (square feet)	Percent to be Acquired	Acquisition (square feet)
41.03-1-66	350 John James Audubon Parkway	Emergency Services	1,312,791	1.3%	17,038
41.03-1-74.2	200 John James Audubon Parkway	Office	221,168	3.2%	7,137
41.03-1-97	10 John James Audubon Parkway	Office	44,689	1.0%	425

Figure D-1. Potential Property Acquisitions: Niagara Falls Boulevard at Kenmore Avenue



-  Proposed Action Limits of Disturbance Boundary
-  Full Acquisitions
-  Partial Acquisitions
-  Affected Parcels

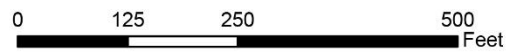
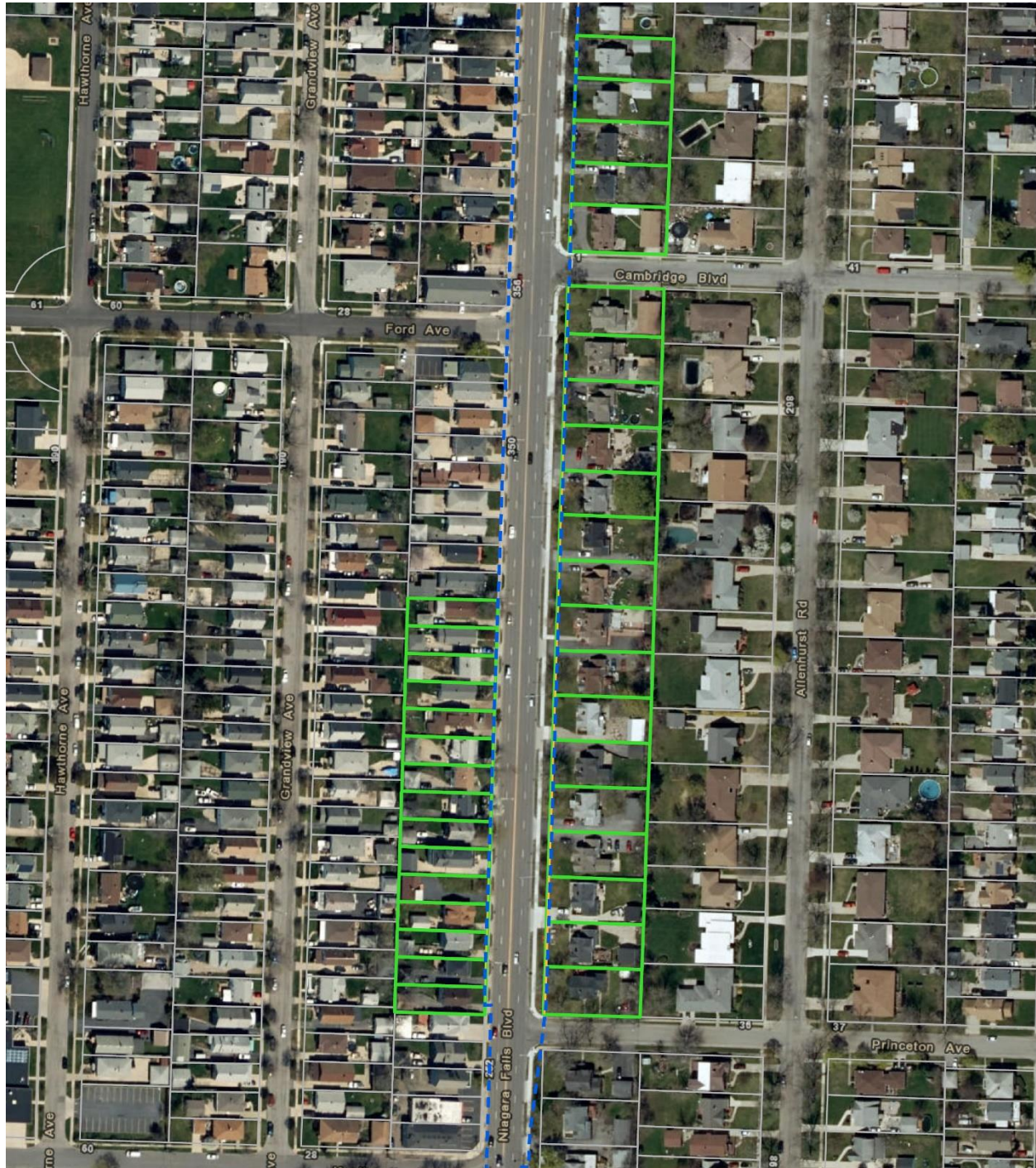






Figure D-2. Potential Property Acquisitions: Niagara Falls Boulevard between Princeton Avenue and Cambridge Avenue



-  Proposed Action Limits of Disturbance Boundary
-  Full Acquisitions
-  Partial Acquisitions
-  Affected Parcels

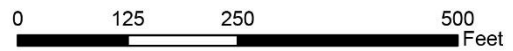
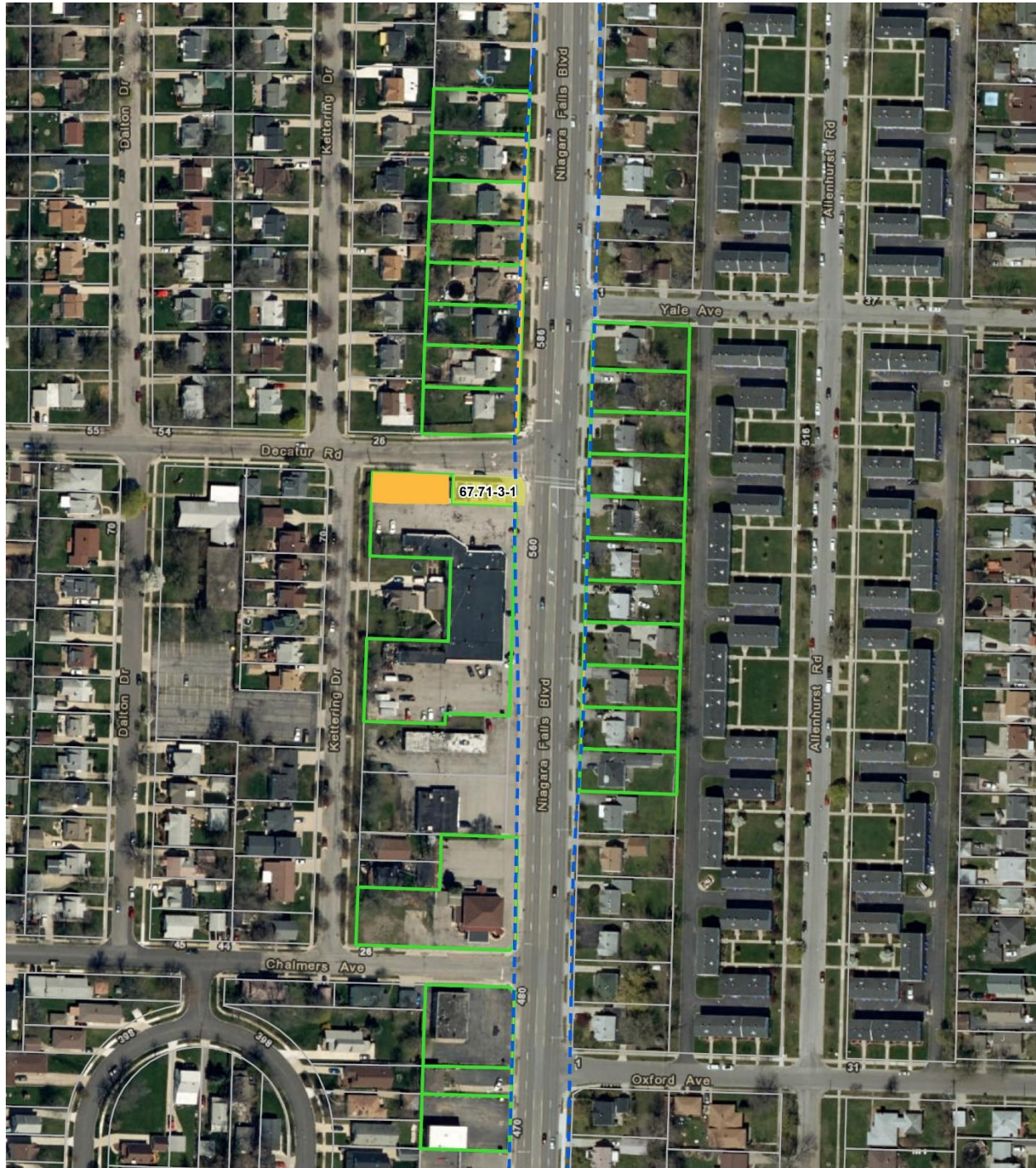






Figure D-3. Potential Property Acquisitions: Niagara Falls Boulevard between Oxford Avenue and Yale Avenue



-  Proposed Action Limits of Disturbance Boundary
-  Full Acquisitions
-  Partial Acquisitions
-  Affected Parcels

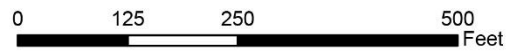
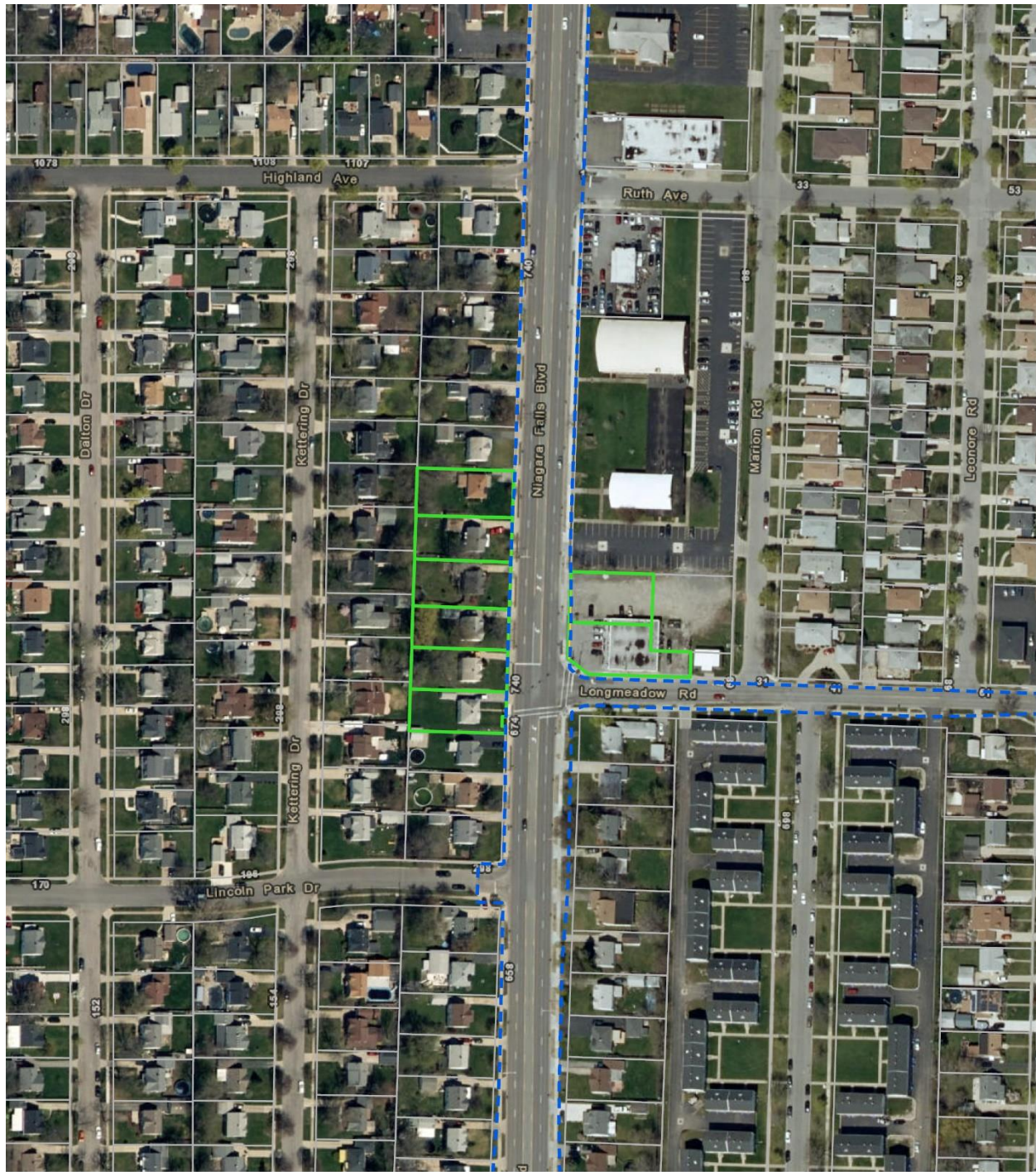






Figure D-4. Potential Property Acquisitions: Niagara Falls Boulevard at Longmeadow Road



-  Proposed Action Limits of Disturbance Boundary
-  Full Acquisitions
-  Partial Acquisitions
-  Affected Parcels

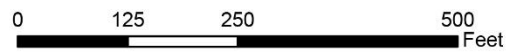
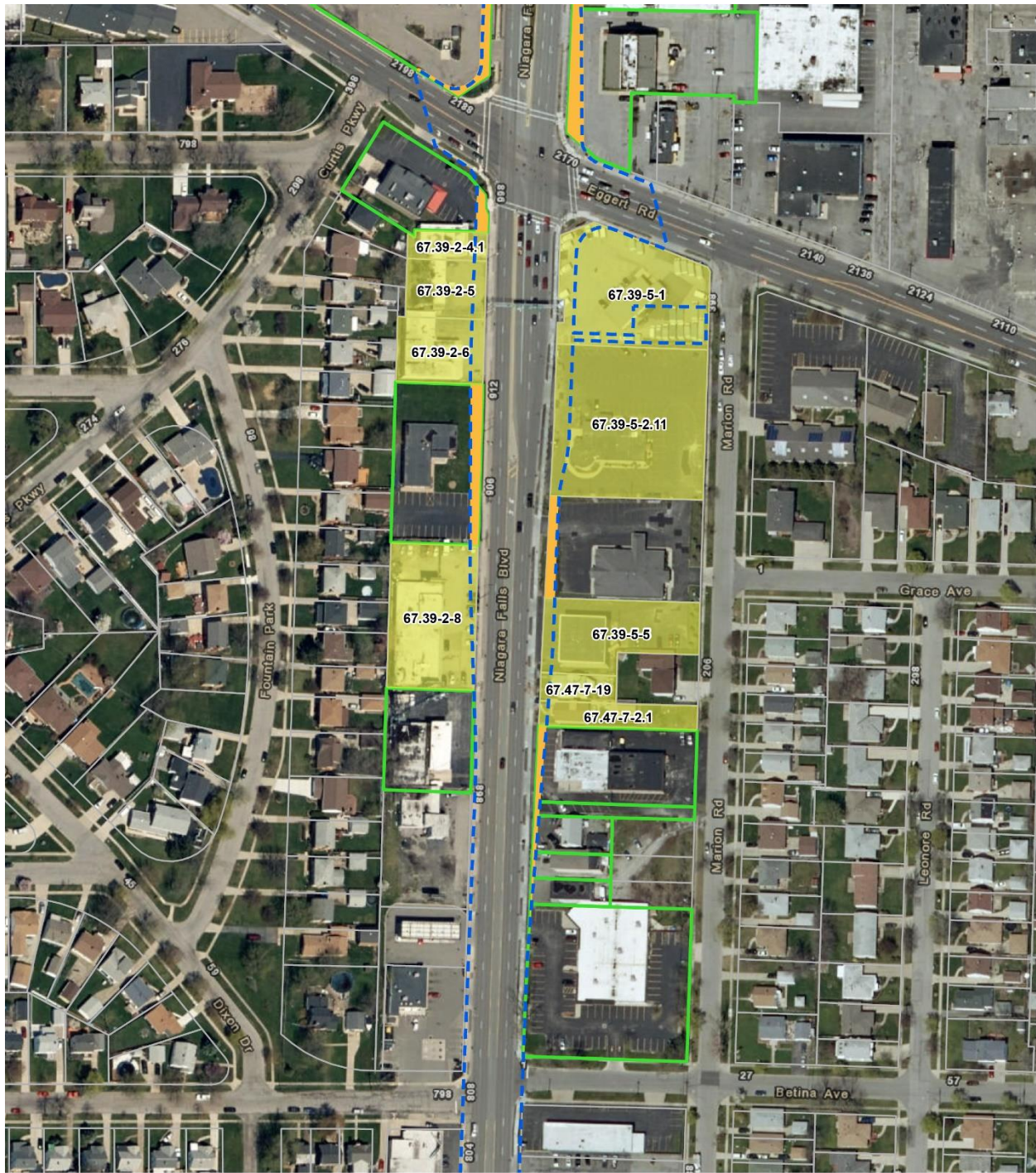


Figure D-5. Potential Property Acquisitions: Niagara Falls Boulevard at Eggert Road



- Proposed Action Limits of Disturbance Boundary
- Full Acquisitions
- Partial Acquisitions
- Affected Parcels

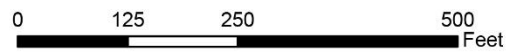


Figure D-6. Potential Property Acquisitions: Niagara Falls Boulevard at Sheridan Drive



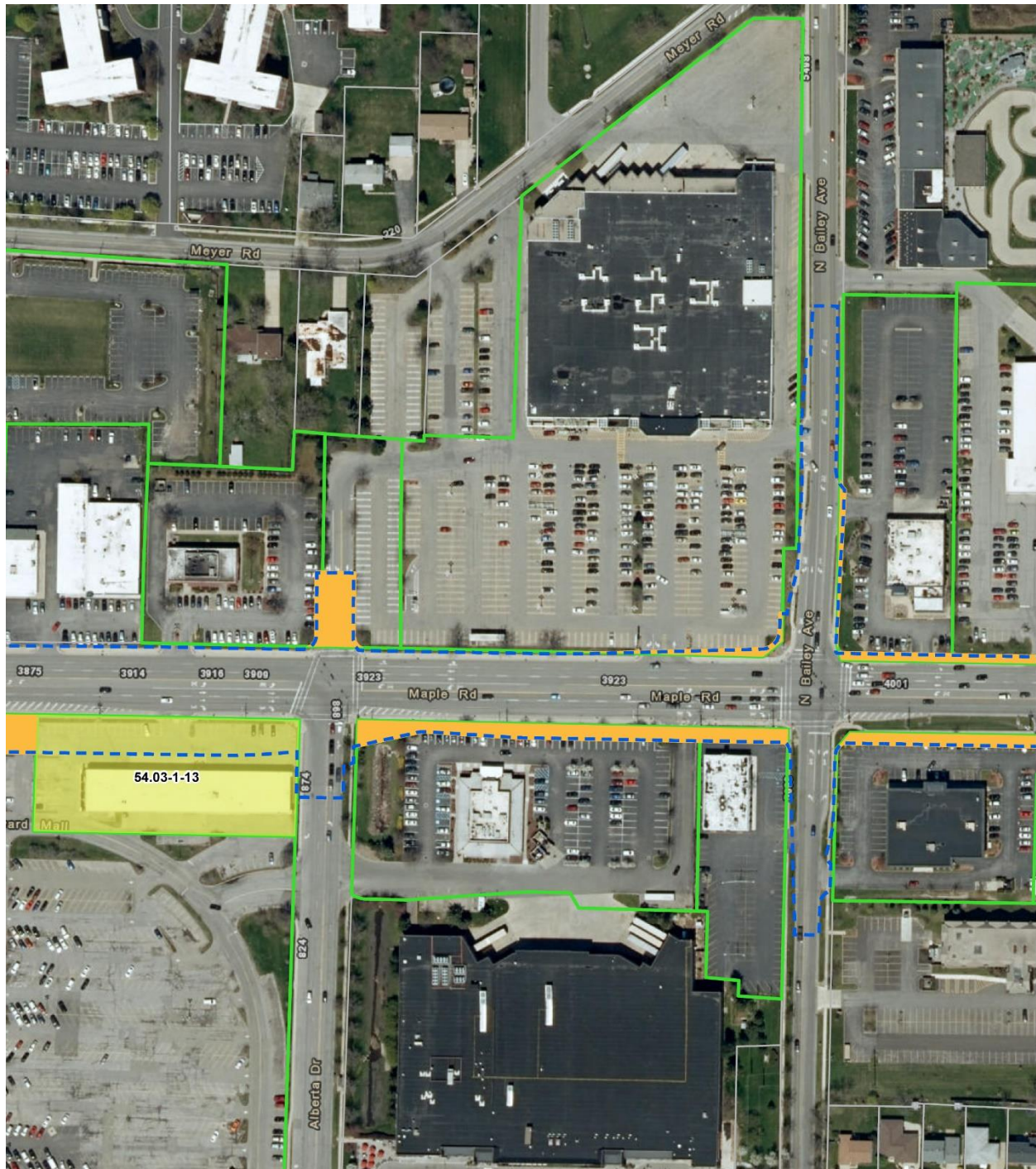
Figure D-7. Potential Property Acquisitions: Niagara Falls Boulevard between Alameda Avenue Treadwell Road



Figure D-8. Potential Property Acquisitions: Niagara Falls Boulevard at Maple Road



Figure D-9. Potential Property Acquisitions: Maple Road between Alberta Drive and North Bailey Avenue



- Proposed Action Limits of Disturbance Boundary
- Full Acquisitions
- Partial Acquisitions
- Affected Parcels

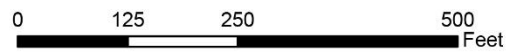


Figure D-10. Potential Property Acquisitions: Maple Road between North Bailey Avenue and Hillcrest Drive

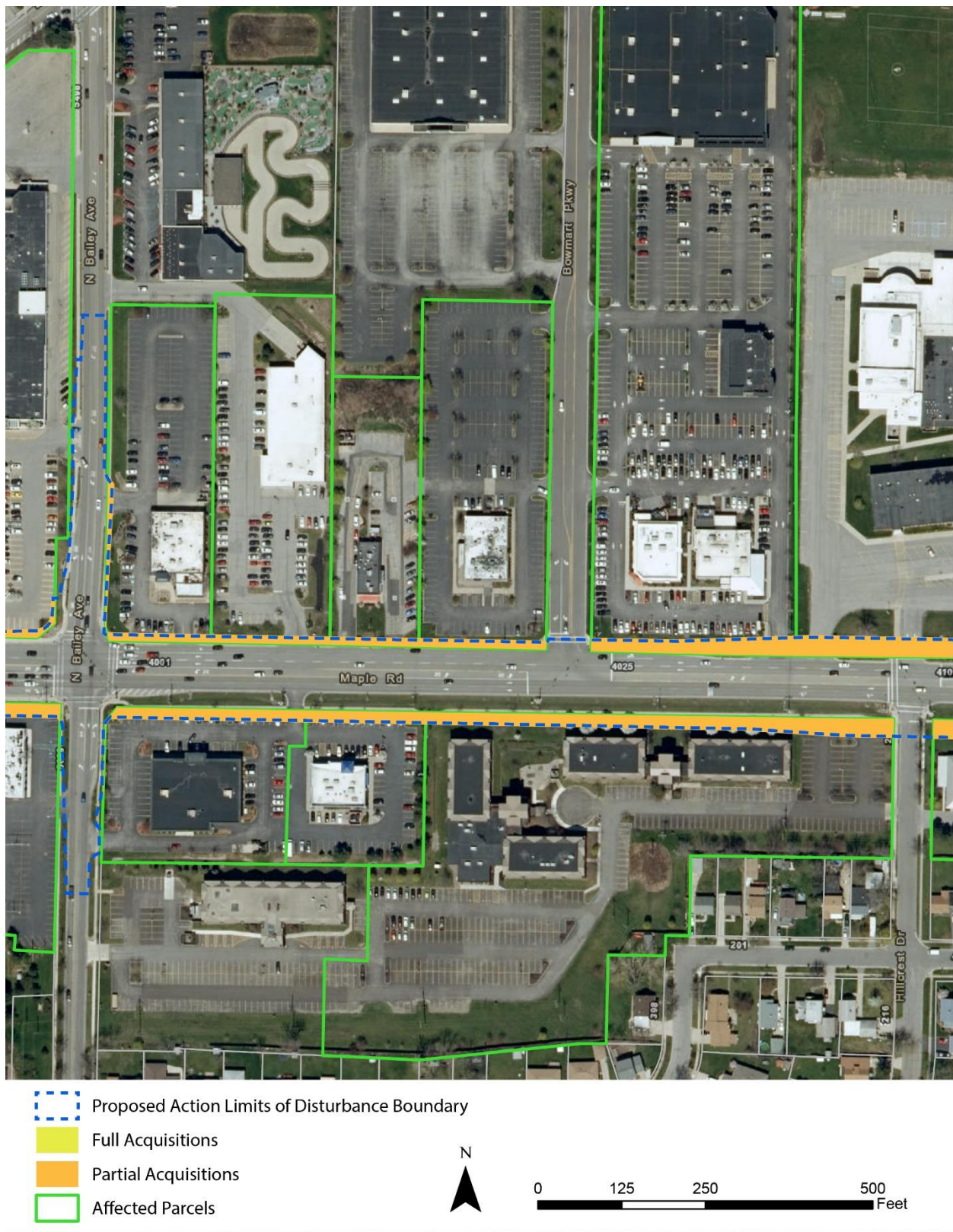
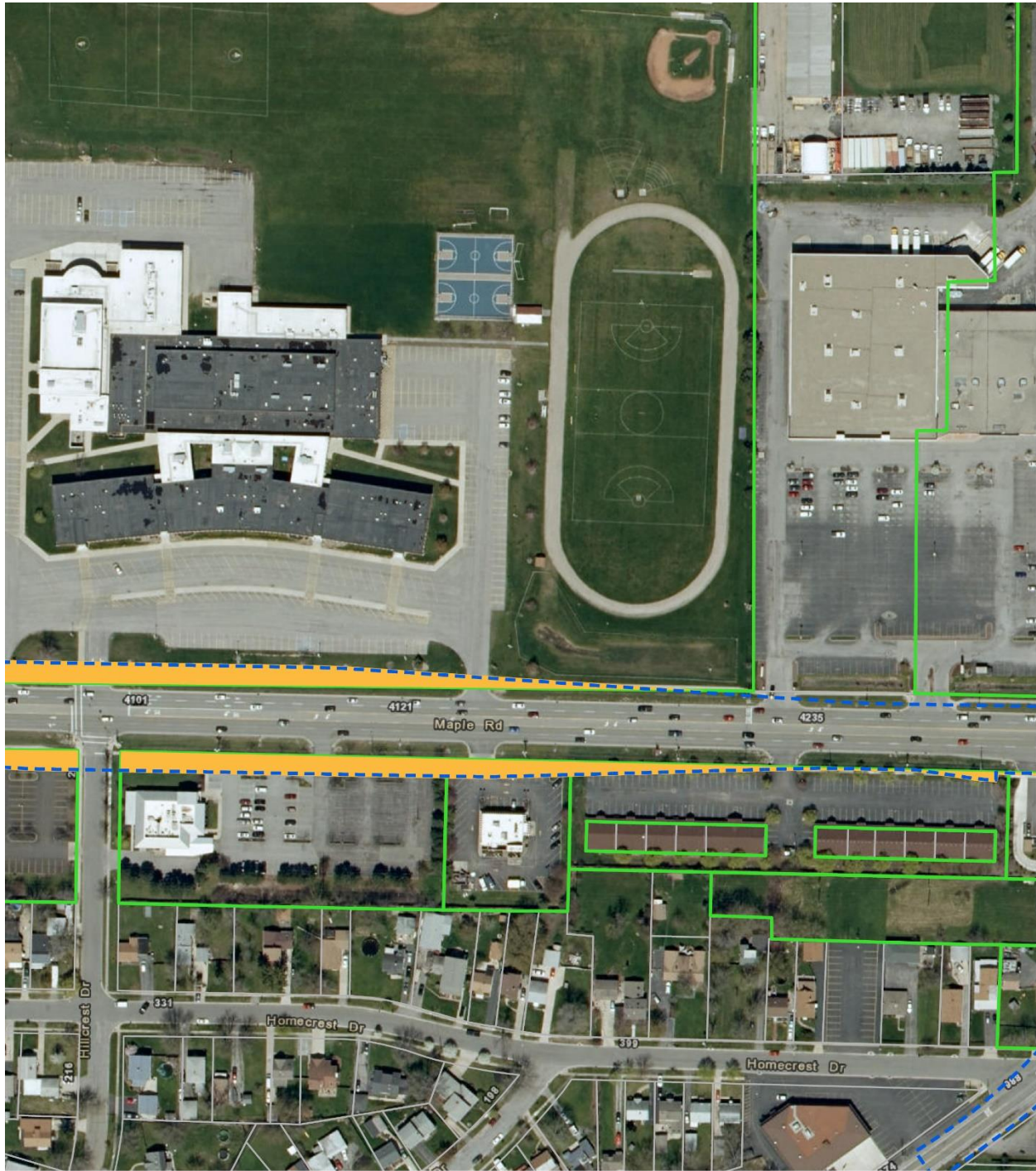


Figure D-11. Potential Property Acquisitions: Maple Road at Hillcrest Drive



Proposed Action Limits of Disturbance Boundary

Full Acquisitions

Partial Acquisitions

Affected Parcels



0 125 250 500 Feet

Figure D-12. Potential Property Acquisitions: Maple Road at Sweet Home Road



Figure D-13. Potential Property Acquisitions: Sweet Home Road at I-290



Figure D-14. Potential Property Acquisitions: John James Audubon Parkway



Proposed Action Limits of Disturbance Boundary

Full Acquisitions

Partial Acquisitions

Affected Parcels

