



LEGISLATION COMMITTEE

COUNCIL COMMITTEE MEETING

~AGENDA~

Tuesday, September 8, 2026

1:00 PM

Council Chambers

I. CALL TO ORDER

II. ROLL CALL

Present	Absent	Late	Arrived
South District Councilmember Christopher Scanlon North District Councilmember Joseph Golombek Ellicott District Councilmember Leah Halton-Pope Niagara District Councilmember David Rivera Delaware District Councilmember Joel Feroletto Lovejoy District Councilmember Bryan Bollman Masten District Councilmember Zeneta Everhart Fillmore District Councilmember Mitchell Nowakowski University District Councilmember Rasheed Wyatt			

III. MINUTES APPROVAL

IV. NEW ITEMS

- 26-000168 - Food Store License 405 Hampshire (NIA)_9/8/26 LEG
- 26-000169 - Food Store License 2082 South Park (SOU)_9/8/26 LEG
- 26-000189 - Food Store License 3209 Bailey Ave (UNI)_9/8/26 LEG
- 26-000172 - Food Store License 3198 Main St (UNI) 9/8/26 LEG
- 26-000173 - Food Store License 2028 Genesee (LOV)_9/8/26 LEG
- 26-000174 - Food Store License 2248 Main St (DEL)_9/8/26 LEG
- 26-000175 - Food Store License 896 East Delavan (MAS)_9/8/26 LEG
- 26-000176 - Food Store License 970 Kensington (MAS)_9/8/26 LEG
- 26-000178 - Garbage Collector License Everything Auto LLC_9/8/26 LEG
- 26-000179 - Garbage Collector License Bin There Dump That, NY Upstate West_9/8/26 LEG
- 26-000186 - Lodging House License 391 Washington (FILL)_9/8/26 LEG

12. 26-000193 - Property Managers License Matthew Pfeiffer_9/8/26 LEG
13. 26-000181 - Property Managers License Shashi Bhargava_9/8/26 LEG
14. 26-000177 - Property Managers License Janet Meiselman_9/8/26 LEG
15. 26-000163 - Tobacco/Hookah/Vape 2531 aka 2533 Delaware (DEL)_9/8/26 LEG
16. 26-000344 - S Carmina, Concerns - Chippewa Entertainment District 9/8/26 LEG
17. 26-000255 - Abdullah, Z - Special Use Permit 412 Auburn for Neighborhood Shop in N-2R zone (NIA)(Hrg 10/6/26) 9/8/26 LEG
18. 26-000250 - Islam, M - Special Use Permit - 416 Wohlers for Assembly in N-3R zone (MAS)(Hrg10/6/26) 9/8/26 LEG
19. 26-000254 - Jefferson, K - Special Use Permit 674 Jefferson for Rooming House in N-3E zone (ELL)(Hrg 10/6/26) 9/8/26 LEG
20. 26-000371 - W. Algawani, Special Use - 2034 South Park- Tobacco/Hooka/Vape- N-3C (Sou)(6/30/26) MT26-820 9/8/26 LEG
21. 26-000291 - **Wyatt - Requesting an update from the Administration on Bulk Trash and Mayor's Impact Team changes 9/8/26 LEG (Exc Res)**
22. 26-000413 - Wyatt, Halton-Pope, Everhart, Nowakowski, Rivera, Golombek, Bollman - Opposing the Administration's Recent Decision to Reduce Bulk Trash Collection to One Day and Requesting Reinstitution of Biannual Bulk Trash Collection 9/8/26 LEG
23. 26-000462 - **Lodging House License (NEW) 12 BRANTFORD UNITE 2 MT 26-1215**
24. 26-000465 - **756 Broadway - Designate 756 Broadway as a Local Landmark (Hrg 7/14/26) MT 26-849**
25. 26-000504 - **Tire Handler License (New) EXTREME TIRE & AUTO [Address on Lic 2284 Genesee] (LOV) MT 25-1023 9/8/26 LEG**
26. 26-000506 - **Tire Handler License (New) XTREME TIRES INC [Address on Lic. 740 Walden] (LOV) MT 25-1024 9/8/26 LEG**
27. 26-000511 - **Used Car Dealer (NEW) 1906 GENESEE (LOV) MT 25-932 9/8/26 LEG**

V. PUBLIC HEARING

VI. TABLED ITEMS

28. 26-000466 - **Golombek- Preventing the Appointment of Public Officers and City Employees to Boards and Commissions MT 26-1265 9/8/26 LEG**
29. 26-000467 - **Halton-Pope - Clarifying Council Authority to Make Balanced Changes to the Mayor's Proposed Budget MT 26-1283 9/8/26 LEG**
30. 26-000469 - **Halton-Pope: Transparency for Pre-Foreclosure Notices and Administrative Fees MT 26-1284 9/8/26 LEG**
31. 26-000470 - **Halton-Pope -Requesting Evaluation and Drafting of a Local Law to Replace the Existing Committee for Youth with an Elected Buffalo Youth Council and Establish a Buffalo Youth Commission MT 26-1266 9/8/26 LEG**
32. 26-000471 - **Nowakowski, Halton-Pope, Rivera, Everhart, Feroletto, Wyatt - Support for the Good Food NY Bill, S.7638B and A.8091B(Exc Res) MT 26-1137 9/8/26 LEG**
33. 26-000473 - **Retail Checkout Staffing MT 26-1004 9/8/26 LEG**
34. 26-000432 - *****PUBLIC HEARING*** 319 Fourteenth Street - Designate the Benedict Apartment House as a local landmark(Hrg9/8/22) MT 26-1164 9/8/26 LEG**
35. 26-000475 - *****PUBLIC HEARING*** Local Landmark - 619 Exchange Street - Iroquois Door Company Building (Hrg9/8/26) MT 26-1022 9/8/26 LEG**
36. 26-000476 - *****PUBLIC HEARING*** Barnes, J, Special Use Permit - 489 Grant St for Tobacco/Hookah/Vape in N-2C Zone(NIA)(Hrg 9/8/26) MT 26-1128 9/8/26 LEG**

37. 26-000477 - *****PUBLIC HEARING***** Currie, R-Special Use Permit-1680 Elmwood for Outdoor Dining and Live Ent in N-3C Zone (Hrg 9/8/26) MT 26-1129 9/8/26 LEG
38. 26-000478 - *****PUBLIC HEARING***** J. Manguso, Special Use Permit-1966 South Park (Aka 11 Bloomfield) for Outdoor Dining N-3C Zone(SOU)(Hrg 9/8/26) MT 26-1130 9/8/26 LEG
39. 26-000479 - *****PUBLIC HEARING***** Prentice, a - Special Use Permit - 382 Abbott for Outdoor Dining in N-3E Zone (SOU)(Hrg 9/8/26) MT 26-1131 9/8/26 LEG
40. 26-000481 - G. Kales, Special Use Permit- 69 (Aka67) W. Chippewa - Underage of 21 Yrs Co-Mingling- N-1C Zone (Fil)(7/28/26) MT 26-996 9/8/26 LEG
41. 26-000485 - 654 William Street - Designate 654 William Street as a local landmark MT 26-517 9/8/26 LEG
42. 26-000486 - Used Car Dealer (NEW) 620 AKA 660 ONTARIO ST (NO) MT 25-1327 9/8/26 LEG
43. 26-000491 - Halton-Pope, Bollman, Et Al – Improving Property Manager Licensing Transparency and Defining Duties MT 26-295 9/8/26 LEG
44. 26-000493 - Halton-Pope-Council Review of Property Manager License Renewals and Improving the Application Process(Exc Res) MT 25-2044 9/8/26 LEG
45. 26-000494 - Halton-Pope, Bollman, Nowakowski, Everhart - Establishing Legislative Counsel for the Common Council MT 25-1929 9/8/26 LEG
46. 26-000497 - Lodging House (NEW) 1998 Aka 1996 South Park Ave (SO) MT 25-1453 9/8/26 LEG

47. 26-000561 - **James, A, Zoning Map Amendment - 2094 Fillmore from N-2R to N-3E Zone (MAS)(Hrg 10/21/2025) MT 25-1636 9/8/26 LEG**
48. 26-000501 - **Sanik, M, Special Use Permit 3264 Main St for Outdoor Dining in N-3C Zone (Uni) (Hrg 9/9/25) 9/8/26 LEG**
49. 26-000507 - **F.Monisha, Special Use- 120 Humason- Non-Owner Occupied Short-Term Rental N-3R (Lov)(12/3/24) MT 24-1940 9/8/26 LEG**
50. 26-000508 - **Golombek - Resolution Requesting Return to Original Budget Process Timeline MT 25-1043 9/8/26 LEG**
51. 26-000509 - **Nowakowski - Ord Amend - Section 91.1 Bicycle Paths MT 25-1057 9/8/26 LEG**
52. 26-000510 - **Food Store License (NEW) 2939 Bailey (UNV) MT 25-1683 9/8/26 LEG**
53. 26-000512 - **Golombek - Making it Easier to Run for Office in the City of Buffalo MT 25-777 9/8/26 LEG**
54. 26-000513 - **Halton-Pope, Nowakowski - Addressing Cannabis Enforcement and Tax Revenue MT 25-202 9/8/26 LEG**
55. 26-000515 - **Nowakowski - Implement Nurse Navigation Program for the City of Buffalo MT 25-205 9/8/26 LEG**
56. 26-000519 - **24-2104 : T. Copece, Special Use - 723 Perry St for Non-Owner Occupied Short-Term Rental N-3R (Fil)(12/30/24) MT 24-2104 9/8/26 LEG**
57. 26-000520 - **K. Lin, Zoning Map Amendment - 111 Clay from N-2R to N-2E Zone (Nor)(Hrg 12/30/24) MT 24-2107 9/8/26 LEG**

58. 26-000521 - **Nowakowski, Everhart, Bollman, Halton-Pope, Wyatt- Accountability for Code Violations by Leveraging Existing Tools for Collection MT 24-2027 9/8/26 LEG**
59. 26-000522 - **Nowakowski, Everhart, Bollman- Utilizing Abandonment Proceedings to Combat Blight in the City of Buffalo MT 24-2028 9/8/26 LEG**
60. 26-000523 - **Second Hand Dealer License (NEW) 3215 Aka 3217 Bailey (UNI) MT 24-1909 9/8/26 LEG**
61. 26-000526 - **F.Sanchez, Special Use- 478 (Aka 470) Elmwood for Tavern in N-2C Zone (ElI)(Hrg12/3/24) MT 24-1941 9/8/26 LEG**
62. 26-000527 - **Nowakowski: Modernizing Fine Caps to Reflect True Costs on Residents MT 24-1481 9/8/26 LEG**
63. 26-000528 - **Wyatt- Calling for Immediate Action and Accountability in the City of Buffalo's Lead Hazard Remediation MT 25-1046 9/8/26 LEG**
64. 26-000529 - **Nowakowski: Strengthening Lease Compliance through Charter Adherence MT 24-1483 9/8/26 LEG**
65. 26-000530 - **Nowakowski- Advocating for the Law Department and City Court to Apply Receivership MT 24-1176 9/8/26 LEG**
66. 26-000531 - **I. Cisse - Special Use-3167 Bailey for Tavern in N-3C Zone (Uni)(Hg 6/4/24) MT 24-771 9/8/26 LEG**
67. 26-000532 - **Property Manager License (New) Element Realty Services (Fil) MT 24-500 9/8/26 LEG**
68. 26-000533 - **Restaurant Dance License (New) 3167 Bailey Ave. Uni MT 24-179 9/8/26 LEG**

69. 26-000534 - **R. Wyatt - LOS to NYS Legislature Re: Flavor and Menthol Ban
MT 24-204 9/8/26 LEG**
70. 26-000539 - **Halton-Pope - Continuation of Efforts for Historic Landmarks
and Districts in the Michigan Ave African American Heritage
Corridor MT 24-210 9/8/26 LEG**
71. 26-000540 - **Halton-Pope - Follow-Up on Minor Site Plan Review in City
Charter MT 24-212 9/8/26 LEG**
72. 26-000541 - **Halton-Pope - Progress Update on Inclusionary Zoning
Ordinance for Affordable Housing MT 24-214 9/8/26 LEG**
73. 26-000542 - **1 Buffalo River Place and 11 Bolton Place - Designate the Allied
Mills Complex as a local landmark MT 23-1601 9/8/26 LEG**
74. 26-000543 - **Food Store License (NEW) 219 Aka221 Hudson (ELL) MT 23-
1121 9/8/26 LEG**



Legislative Committee

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 1:00 PM

Final Meeting:

Department: Permits and Inspections

Category: License Application - Permits

Prepared By: Caitlin Graham

Sponsors:

DOC ID:: # 2026-1455

AGENDA ITEM 26-000168

Food Store License 405 Hampshire (NIA)_9/01/2026 I

Pursuant to Chapter 194 of the City of Buffalo Ordinances, please be advised that I have examined the attached application for a Food Store License located at **405 HAMPSHIRE (ABED AMIRGH dba LUCKY ONE MART INC)** and find that as to form is correct. I will cause an investigation into the premises for which said application for a food store license is being sought and no License will be issued until all required approvals are obtained from the Zoning Office, Fire Department, Building Inspections, Police Department and Collections Office and I find it complies with all regulations and other applicable laws. This request is submitted for your approval or whatever action you deem appropriate.

HISTORY:

[DATE] [ADD BOARD NAME [REFERRED...]
HERE]

[DATE] [ADD BOARD NAME [RECOMMENDED...]
HERE]

ATTACHMENTS:

1. 405 HAMPSHIRE APPLICATION

MOTION:

RESULT: ☐

MOVER: None

SECONDER None

:

AYES: None

NAYS: None



CITY OF BUFFALO - LICENSE APPLICATION

65 Niagara Sq. City Hall Room 301 Buffalo, NY 14202
Phone (716) 851-6583 / (716) 851-4041 / (716) 851-4766

Type of Entity

☐ Sole Proprietor

☒ Corporation

☐ Partnership

☐ Limited Liability Company

☐ Restaurant \$300.00 ☐ Yes ☐ No Selling alcoholic beverages? If Yes Check for Special Use permit in Room 301	☐ Restaurant Dance ☐ Floor Show \$450.00 ☐ Live Music \$250.00 ☐ Mechanical \$175.00 COMMON COUNCIL REQUIRED	☐ Restaurant Take Out \$125.00 (with Food Store NYS Ags & Mkts License Required) ☒ Food Store \$500.00 COMMON COUNCIL REQUIRED
☐ Certificate of Inspection (Public Assembly) 1-49 \$55.00 50-100 \$100.00, 101-200 \$150.00, 201-500 \$200.00, 501-1000 \$300.00, 101-3000 \$1,000.00, 3001-5000 \$2,000.00, 5001-10,000 \$3,000.00, 10,000+ \$4,000	☐ Public Dance (based on sq ft) COMMON COUNCIL REQUIRED	☐ Caterer \$ 100.00
☐ GoGo Dancing \$500.00 COMMON COUNCIL REQUIRED	☐ Bowling Alley per lane \$35.00 # lanes _____	☐ Bakery/Confectioners 0-25 employees \$220.00 26 + employees \$350.00
☐ Coin Control Amusement # games _____ per game \$55.00	☐ Arcade # games _____ per game \$55.00 COMMON COUNCIL REQUIRED	☐ Skating Rink \$250.00 COMMON COUNCIL REQUIRED
☐ Music mechanical \$60.00 ☐ Music live, no dancing \$75.00	☐ News Stand \$175.00	☐ Billiard Parlor per table \$35.00 # tables _____ COMMON COUNCIL REQUIRED

Corporation Name LUCKY ONE MART INC Business Phone (716) 400-9775

Business Name (dba) NONE Business Fax () _____

Business Address (no PO Box) 405 HAMPSHIRE ST. BUFFALO, NY 14213

Mailing Address (if different) SAME

NYS Tax ID # 412245643 Business Website _____ E-Mail Sirvaika101234@gmail.com

Owner(s)/ Principal Partners

Applicant (last, first) AMIRGH, ABED. Home Phone _____

Home Address: (PO Box not acceptable)

217 N PARK AVE. BUFFALO, NY 14216

Date of birth 1-1-77 Place of Birth CHICAGO, IL

Co-Applicant (last, first) _____ Home Phone _____

Home Address: (PO Box not acceptable) _____

Date of birth _____ Place of Birth _____

Describe your specific business activity in detail. FOOD STORE.

I am aware of the obligation to provide timely notice of any change in required information, and I have informed all owners, managers, or other principals of their criminal and/or civic responsibility for the timely fulfillment of restrictions and conditions to the license or timely abatement of any business activity at or associated with the business. Initial _____

As an authorized agent of the entity identified above, I certify the information on this form is true, correct, complete and current to the best of my knowledge and belief.

Print Name Abed Amirgh
Signature abed amirgh Date 1-8-26

For office use only
Subscribed and sworn before me on this 8th day of JANUARY 2026
[Signature]
Commissioner of Deeds / Notary

Notary Public - State of New York
No. 01NG001361
Qualified in Erie County
My Commission Expires 09/18/27

APPLICANT NOTIFICATION

ALL Applications MUST HAVE THIS NOTIFICATION SIGNED BY COUNCIL PERSONNEL FOR THE APPLICABLE DISTRICT COUNCILMEMBER LISED BELOW & RETURN THIS NOTIFICATION TO THE OFFICE OF LICENSE prior to the application being considered for Approval. This is to inform Councilmembers what businesses are in their District.

THIS IS NOT AN APPROVAL NOR DOES THIS DOCUMENT INFER THAT SAID APPROVALS WILL BE GRANTED

Licensee Name: LUCKY ONE MART INC

Business Application Address 405 HAMPSHIRE Buffalo, NY 14213

DELAWARE DISTRICT	JOEL P. FEROLETO	1405 CITY HALL	851-5155
ELLCOTT DISTRICT	LEAH M HALTON-POPE	1408 CITY HALL	851-4980
FILLMORE DISTRICT	MITCHELL P. NOWAKOWSKI	1401 CITY HALL	851-4138
LOVEJOY DISTRICT	BRYAN BOLLMAN	1316A CITY HALL	851-5151
MASTEN DISTRICT	ZENETA B. EVERHART	1405 CITY HALL	851-5145
NIAGARA DISTRICT	DAVID A. RIVERA	1504 CITY HALL	851-5125
NORTH DISTRICT	JOSEPH GOLOMBEK JR.	1502 CITY HALL	851-5116
SOUTH DISTRICT	CHRISTOPHER P. SCANLON	1315 CITY HALL	851-5169
UNIVERSITY DISTRICT	RASHEED N. C. WYATT	1508 CITY HALL	851-5165

Council Personnel Signature

Noemi Santiago

District

Niagara

Date:

1/22/2026



Legislative Committee

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 1:00 PM

Final Meeting:

Department: Permits and Inspections

Category: License Application - Permits

Prepared By: Caitlin Graham

Sponsors:

DOC ID:: # 2026-1456

AGENDA ITEM 26-000169

FOOD STORE LICENSE 2082 SOUTH PARK (SOU)_9/1/26 I

Pursuant to Chapter 194 of the City of Buffalo Ordinances, please be advised that I have examined the attached application for a Food Store License located at **2082 SOUTH PARK (ABDO AL OKAM dba ADAMS GROCERY)** and find that as to form is correct. I will cause an investigation into the premises for which said application for a food store license is being sought and no License will be issued until all required approvals are obtained from the Zoning Office, Fire Department, Building Inspections, Police Department and Collections Office and I find it complies with all regulations and other applicable laws. This request is submitted for your approval or whatever action you deem appropriate.

HISTORY:

[DATE] [ADD BOARD NAME [REFERRED...]
HERE]

[DATE] [ADD BOARD NAME [RECOMMENDED...]
HERE]

ATTACHMENTS:

1. 2082 South Park Application

MOTION:

RESULT: ☐

MOVER: None

SECONDER None

:

AYES: None

NAYS: None



8-26-10059234

CITY OF BUFFALO - LICENSE APPLICATION

65 Niagara Sq. City Hall Room 301 Buffalo, NY 14202
Phone (716) 851-6583 / (716) 851-4041 / (716) 851-4766

Type of Entity

☒ Sole Proprietor ☐ Corporation ☐ Partnership ☐ Limited Liability Company

☐ Restaurant \$300.00 ☐ Yes ☐ No Selling alcoholic beverages? If Yes Check for Special Use permit in Room 301	☐ Restaurant Dance ☐ Floor Show \$450.00 ☐ Live Music \$250.00 ☐ Mechanical \$175.00 COMMON COUNCIL REQUIRED	☒ Restaurant Take Out \$125.00 (with Food Store NYS Ags & Mkts License Required) ☒ Food Store \$500.00 COMMON COUNCIL REQUIRED
☐ Certificate of Inspection (Public Assembly) 1-49 \$55.00 50-100 \$100.00, 101-200 \$150.00, 201-500 \$200.00, 501-1000 \$300.00, 101-3000 \$1,000.00, 3001-5000 \$2,000.00, 5001-10,000 \$3,000.00, 10,000+ \$4,000	☐ Public Dance (based on sq ft) COMMON COUNCIL REQUIRED	☐ Caterer \$ 100.00
☐ GoGo Dancing \$500.00 COMMON COUNCIL REQUIRED	☐ Bowling Alley per lane \$35.00 # lanes _____	☐ Meat Fish Poultry \$ 165.00 (with Food Store NYS Ags & Mkts License Required)
☐ Coin Control Amusement # games _____ per game \$55.00	☐ Arcade # games _____ per game \$55.00 COMMON COUNCIL REQUIRED	☐ Bakery/Confectioners 0-25 employees \$220.00 26 + employees \$350.00
☐ Music mechanical \$60.00 ☐ Music live, no dancing \$75.00	☐ News Stand \$175.00	☐ Skating Rink \$250.00 COMMON COUNCIL REQUIRED
		☐ Billiard Parlor per table \$35.00 # tables _____ COMMON COUNCIL REQUIRED

Corporation Name _____ Business Phone (716) 370-0055

Business Name (dba) ADAMS GROCERY Business Fax () _____

Business Address (no PO Box) 2082 S PARK AVE. BUFFALO, NY 14220

Mailing Address (if different) SAME AS ABOVE

NYS Tax ID # PENDING Business Website _____ E-Mail _____

Owner(s)/ Principal Partners

Applicant (last, first) ALOKAM, ABDU Home Phone _____

Home Address: (PO Box not acceptable)
1762 S PARK AVE APT 2 BUFFALO, NY 14220

Date of birth _____ Place of Birth YEMEN

Co-Applicant (last, first) _____ Home Phone _____

Home Address: (PO Box not acceptable) _____

Date of birth _____ Place of Birth _____

Describe your specific business activity in detail. GROCERY STORE

I am aware of the obligation to provide timely notice of any change in required information, and I have informed all owners, managers, or other principals of their criminal and/or civic responsibility for the timely fulfillment of restrictions and conditions to the license or timely abatement of any business activity at or associated with the business. Initial _____

For office use only Subscribed and sworn before me this <u>10th</u> day of <u>JULY</u> 20 <u>26</u> Commissioner of Deeds / Notary	Notary Public - State of New York No. 01116001381 Qualified in Erie County My Commission Expires 06/30/2027	As an authorized agent of the entity identified above, I certify the information on this form is true, correct, complete and current to the best of my knowledge and belief. Print Name <u>ABDO ALOKAM</u> Signature Date <u>7-10-26</u>
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APPLICANT NOTIFICATION

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THIS IS NOT AN APPROVAL NOR DOES THIS DOCUMENT INFER THAT SAID APPROVALS WILL BE GRANTED

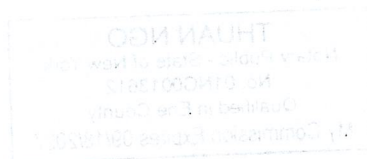
Licensee Name: ADAMS GROCERY

Business Application Address 2082 S PARK AVE Buffalo, NY 14220

DELAWARE DISTRICT	JOEL P. FEROLETO	1405 CITY HALL	851-5155
ELLCOTT DISTRICT	LEAH M HALTON-POPE	1408 CITY HALL	851-4980
FILLMORE DISTRICT	MITCHELL P. NOWAKOWSKI	1401 CITY HALL	851-4138
LOVEJOY DISTRICT	BRYAN BOLLMAN	1316A CITY HALL	851-5151
MASTEN DISTRICT	ZENETA B. EVERHART	1405 CITY HALL	851-5145
NIAGARA DISTRICT	DAVID A. RIVERA	1504 CITY HALL	851-5125
NORTH DISTRICT	JOSEPH GOLOMBEK JR.	1502 CITY HALL	851-5116
☒ SOUTH DISTRICT	CHRISTOPHER P. SCANLON	1315 CITY HALL	851-5169
UNIVERSITY DISTRICT	RASHEED N. C. WYATT	1508 CITY HALL	851-5165

Council Personnel Signature Christine P. Scanlon District 7/17/20

Date: _____





Legislative Committee

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 1:00 PM

Final Meeting:

Department: Permits and Inspections

Category: License Application - Permits

Prepared By: Caitlin Graham

Sponsors:

DOC ID:: # 2026-1474

AGENDA ITEM 26-000189

FOOD STORE LICENSE 3209 BAILEY AVE (UNI)_9/1/2026 I

Pursuant to Chapter 194 of the City of Buffalo Ordinances, please be advised that I have examined the attached application for a Food Store License located at **3209 BAILEY AVE (MALEK SALEH dba OG MART INC)** and find that as to form is correct. I will cause an investigation into the premises for which said application for a food store license is being sought and no License will be issued until all required approvals are obtained from the Zoning Office, Fire Department, Building Inspections, Police Department and Collections Office and I find it complies with all regulations and other applicable laws. This request is submitted for your approval or whatever action you deem appropriate.

HISTORY:

[DATE] [ADD BOARD NAME [REFERRED...]
HERE]

[DATE] [ADD BOARD NAME [RECOMMENDED...]
HERE]

ATTACHMENTS:

1. 3209 Bailey Fst Application

MOTION:

RESULT: ☐

MOVER: None

SECONDER None

:

AYES: None

NAYS: None

FS220-10060297

Type of Entity

☐ Sole Proprietor☒ Corporation☐ Partnership☐ Limited Liability Company

☐ Restaurant \$300.00 ☐ Yes ☐ No Selling alcoholic beverages? If Yes Check for Special Use permit in Room 301	☐ Restaurant Dance ☐ Floor Show \$450.00 ☐ Live Music \$250.00 ☐ Mechanical \$175.00 COMMON COUNCIL REQUIRED	☐ Restaurant Take Out \$125.00 (with Food Store NYS Ags & Mkts License Required) ☒ Food Store \$500.00 COMMON COUNCIL REQUIRED
☐ Certificate of Inspection (Public Assembly) 1-49 \$55.00, 50-100 \$100.00, 101-200 \$150.00, 201-500 \$200.00, 501-1000 \$300.00, 101-3000 \$1,000.00, 3001-5000 \$2,000.00, 5001-10,000 \$3,000.00, 10,000+ \$4,000	☐ Public Dance (based on sq ft) COMMON COUNCIL REQUIRED	☐ Caterer \$ 100.00 ☐ Meat Fish Poultry \$ 165.00 (with Food Store NYS Ags & Mkts License Required)
☐ GoGo Dancing \$500.00 COMMON COUNCIL REQUIRED	☐ Bowling Alley per lane \$35.00 # lanes ____	☐ Bakery/Confectioners 0-25 employees \$220.00 26 + employees \$350.00
☐ Coin Control Amusement # games ____ per game \$55.00	☐ Arcade # games ____ per game \$55.00 COMMON COUNCIL REQUIRED	☐ Skating Rink \$250.00 COMMON COUNCIL REQUIRED
☐ Music mechanical \$60.00 ☐ Music live, no dancing \$75.00	☐ News Stand \$175.00	☐ Billiard Parlor per table \$35.00 # tables ____ COMMON COUNCIL REQUIRED

Corporation Name OG MART Inc. Business Phone 313 455 2278

Business Name (dba) _____ Business Fax () _____

Business Address (no PO Box) 3209 Bailey Ave Buffalo NY 14215

Mailing Address (if different) _____

NYS Tax ID # _____ Business Website _____ E-Mail malek01018@gmail.com

Owner(s)/ Principal Partners

Applicant (last, first) Saleh, Malek Home Phone 313-455-2278

Home Address: (PO Box not acceptable) 101 Texas St. Buffalo NY 14215

Date of birth _____ Place of Birth _____

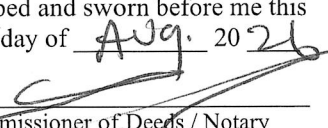
Co-Applicant (last, first) AL-HAJJAJI KHATAB Home Phone 716-416-8580

Home Address: (PO Box not acceptable) 103 Colton Ave Lackawanna NY 14218

Date of birth _____ Place of Birth _____

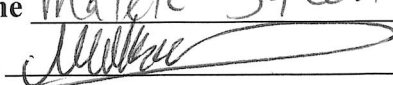
Describe your specific business activity in detail. grocery store

I am aware of the obligation to provide timely notice of any change in required information, and I have informed all owners, managers, or other principals of their criminal and/or civic responsibility for the timely fulfillment of restrictions and conditions to the license or timely abatement of any nuisance activity at or associated with the business. Initial _____

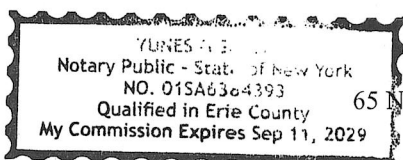
Subscribed and sworn before me this
3rd day of Aug. 2026

 Commissioner of Deeds / Notary

As an authorized agent of the entity identified above, I certify the information on this form is true, correct, complete and current to the best of my knowledge and belief.

Print Name Malek Saleh

Signature 

Date 8/3/2026



Office of Licenses
 65 NIAGARA SQUARE / 301 CITY HALL BUFFALO, NY 14202-3303
 (716) 851-6583 / (716) 851-4041 / (716) 851-4766
 Email: dpislicenseinsurance@buffalony.gov

APPLICANT NOTIFICATION

ALL Applications MUST HAVE THIS NOTIFICATION SIGNED BY COUNCIL PERSONNEL FOR THE APPLICABLE DISTRICT COUNCILMEMBER LISED BELOW & RETURN THIS NOTIFICATION TO THE OFFICE OF LICENSE prior to the application being considered for Approval. This is to inform Councilmembers what businesses are in their District.

THIS IS NOT AN APPROVAL NOR DOES THIS DOCUMENT INFER THAT SAID APPROVALS WILL BE GRANTED

Licensee Name: OG MART Inc.
Business Application Address 3209 Bailey Ave. Buffalo, NY 14215

DELAWARE DISTRICT	JOEL P. FEROLETO	1405 CITY HALL	851-5155
ELLCOTT DISTRICT	LEAH M HALTON-POPE	1408 CITY HALL	851-4980
FILLMORE DISTRICT	MITCHELL P. NOWAKOWSKI	1401 CITY HALL	851-4138
LOVEJOY DISTRICT	BRYAN BOLLMAN	1316A CITY HALL	851-5151
MASTEN DISTRICT	ZENETA B. EVERHART	1405 CITY HALL	851-5145
NIAGARA DISTRICT	DAVID A. RIVERA	1504 CITY HALL	851-5125
NORTH DISTRICT	JOSEPH GOLOMBEK JR.	1502 CITY HALL	851-5116
SOUTH DISTRICT	CHRISTOPHER P. SCANLON	1315 CITY HALL	851-5169
UNIVERSITY DISTRICT	RASHEED N. C. WYATT	1508 CITY HALL	851-5165

Council Personnel Signature Rasheed N.C. Wyatt District UNI

Date: August 6, 2026



Legislative Committee

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 1:00 PM

Final Meeting:

Department: Permits and Inspections

Category: License Application - Permits

Prepared By: Caitlin Graham

Sponsors:

DOC ID:: # 2026-1459

AGENDA ITEM 26-000172

FOOD STORE LICENSE 3198 MAIN ST (UNI)_9/1/2026 I

Pursuant to Chapter 194 of the City of Buffalo Ordinances, please be advised that I have examined the attached application for a Food Store License located at **3198 MAIN ST (PARAMJIT SINGH & VIKAS KUMAR dba UNIVERSITY CONVENIENCE)** and find that as to form is correct. I will cause an investigation into the premises for which said application for a food store license is being sought and no License will be issued until all required approvals are obtained from the Zoning Office, Fire Department, Building Inspections, Police Department and Collections Office and I find it complies with all regulations and other applicable laws. This request is submitted for your approval or whatever action you deem appropriate.

HISTORY:

[DATE] [ADD BOARD NAME [REFERRED...]
HERE]

[DATE] [ADD BOARD NAME [RECOMMENDED...]
HERE]

ATTACHMENTS:

1. 3198 main fst application

MOTION:

RESULT: ☐

MOVER: None

SECONDER None

:

AYES: None

NAYS: None



CITY OF BUFFALO - LICENSE APPLICATION

65 Niagara Sq. City Hall Room 301 Buffalo, NY 14202
Phone (716) 851-6583 / (716) 851-4041 / (716) 851-4766

Type of Entity

☐ Sole Proprietor ☐ Corporation ☐ Partnership ☐ Limited Liability Company

☐ Restaurant \$300.00 ☐ Yes ☐ No Selling alcoholic beverages? If Yes Check for Special Use permit in Room 301	☐ Restaurant Dance ☐ Floor Show \$450.00 ☐ Live Music \$250.00 ☐ Mechanical \$175.00 COMMON COUNCIL REQUIRED	☐ Restaurant Take Out \$125.00 (with Food Store NYS Ags & Mkts License Required) ☒ Food Store \$500.00 COMMON COUNCIL REQUIRED ☐ Caterer \$ 100.00
☐ Certificate of Inspection (Public Assembly) 1-49 \$55.00 50-100 \$100.00, 101-200 \$150.00, 201-500 \$200.00, 501-1000 \$300.00, 101-3000 \$1,000.00, 3001-5000 \$2,000.00, 5001-10,000 \$3,000.00, 10,000+ \$4,000	☐ Public Dance (based on sq ft) COMMON COUNCIL REQUIRED	☐ Meat Fish Poultry \$ 165.00 (with Food Store NYS Ags & Mkts License Required)
☐ GoGo Dancing \$500.00 COMMON COUNCIL REQUIRED	☐ Bowling Alley per lane \$35.00 # lanes ____	☐ Bakery/Confectioners 0-25 employees \$220.00 26 + employees \$350.00
☐ Coin Control Amusement # games ____ per game \$55.00	☐ Arcade # games ____ per game \$55.00 COMMON COUNCIL REQUIRED	☐ Skating Rink \$250.00 COMMON COUNCIL REQUIRED
☐ Music mechanical \$60.00 ☐ Music live, no dancing \$75.00	☐ News Stand \$175.00	☐ Billiard Parlor per table \$35.00 # tables ____ COMMON COUNCIL REQUIRED

Corporation Name P8V BROTHERS ENTERPRISE INC. Business Phone (716) 602-7302

Business Name (dba) UNIVERSITY CONVENIENCE Business Fax () ____ - ____

Business Address (no PO Box) 3198 MAIN ST STREET, BUFFALO, NY 14214-1313

Mailing Address (if different) _____

NYS Tax ID # 39-2850677 Business Website _____ E-Mail pvbrothers2025@gmail.com

Owner(s)/ Principal Partners

Applicant (last, first) SINGH, PARAMJIT Home Phone 347-476-6067

Home Address: (PO Box not acceptable) APT 67
6 E SPRING STREET, Williamsville, NY 14221-5445

Date of birth () Place of Birth HARYANA (INDIA)

Co-Applicant (last, first) KUMAR, VIKAS Home Phone 559-722-5190

Home Address: (PO Box not acceptable) 3715 W BARSTOW AVE APT, 220, FRESNO, CA
93711

Date of birth () Place of Birth HARYANA (INDIA)

Describe your specific business activity in detail. _____

I am aware of the obligation to provide timely notice of any change in required information, and I have informed all owners, managers, or other principals of their criminal and/or civic responsibility for the timely fulfillment of restrictions and conditions to the license or timely abatement of any nuisance activity at or associated with the business. Initial ____

As an authorized agent of the entity identified above, I certify the information on this form is true, correct, complete and current to the best of my knowledge and belief.

For office use only
 Subscribed and sworn before me this 8th day of July 2026
[Signature]
 Commissioner of Deeds / Notary

Notary Public - State of New York
 NO. 011749-4595
 Qualified in Erie County
 My Commission Expires 07/27/27

Print Name PARAMJIT SINGH
 Signature [Signature] Date 07/08/26

APPLICANT NOTIFICATION

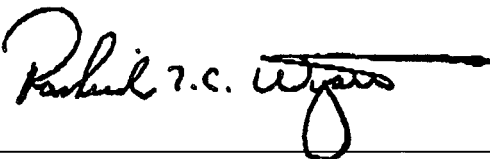
ALL Applications MUST HAVE THIS NOTIFICATION SIGNED BY COUNCIL PERSONNEL FOR THE APPLICABLE DISTRICT COUNCILMEMBER LISED BELOW & RETURN THIS NOTIFICATION TO THE OFFICE OF LICENSE prior to the application being considered for Approval. This is to inform Councilmembers what businesses are in their District.

THIS IS NOT AN APPROVAL NOR DOES THIS DOCUMENT INFER THAT SAID APPROVALS WILL BE GRANTED

Licensee Name: P&V BROTHERS ENTERPRISE INC.

Business Application Address 3198 MAIN STREET Buffalo, NY 14214-1313

DELAWARE DISTRICT	JOEL P. FEROLETO	1405 CITY HALL	851-5155
ELLCOTT DISTRICT	LEAH M HALTON-POPE	1408 CITY HALL	851-4980
FILLMORE DISTRICT	MITCHELL P. NOWAKOWSKI	1401 CITY HALL	851-4138
LOVEJOY DISTRICT	BRYAN BOLLMAN	1316A CITY HALL	851-5151
MASTEN DISTRICT	ZENETA B. EVERHART	1405 CITY HALL	851-5145
NIAGARA DISTRICT	DAVID A. RIVERA	1504 CITY HALL	851-5125
NORTH DISTRICT	JOSEPH GOLOMBEK JR.	1502 CITY HALL	851-5116
SOUTH DISTRICT	CHRISTOPHER P. SCANLON	1315 CITY HALL	851-5169
UNIVERSITY DISTRICT	RASHEED N. C. WYATT	<u>1508 CITY HALL</u>	851-5165

Council Personnel Signature  District UNI

Date: 7/8/26



Legislative Committee

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 1:00 PM

Final Meeting:

Department: Permits and Inspections

Category: License Application - Permits

Prepared By: Caitlin Graham

Sponsors:

DOC ID:: # 2026-1460

AGENDA ITEM 26-000173

FOOD STORE LICENSE 2028 GENESEE (LOV)_9/1/2026 I

Pursuant to Chapter 194 of the City of Buffalo Ordinances, please be advised that I have examined the attached application for a Food Store License located at **2028 GENESEE (SHAFIQR RAHMAN dba SWAPNO SUPERMARKET)** and find that as to form is correct. I will cause an investigation into the premises for which said application for a food store license is being sought and no License will be issued until all required approvals are obtained from the Zoning Office, Fire Department, Building Inspections, Police Department and Collections Office and I find it complies with all regulations and other applicable laws. This request is submitted for your approval or whatever action you deem appropriate.

HISTORY:

[DATE] [ADD BOARD NAME [REFERRED...]
HERE]

[DATE] [ADD BOARD NAME [RECOMMENDED...]
HERE]

ATTACHMENTS:

1. 2028 Genesee Fst Application

MOTION:

RESULT: ☐

MOVER: None

SECONDER None

:

AYES: None

NAYS: None



CITY OF BUFFALO - LICENSE APPLICATION

65 Niagara Sq. City Hall Room 301 Buffalo, NY 14202
Phone (716) 851-6583 (716) 851-4041 (716) 851-4766

Type of Entity

☐ Sole Proprietor

☐ Corporation

☐ Partnership

☐ Limited Liability Company

☐ Restaurant \$300.00

☐ Yes ☐ No Selling alcoholic beverages?

If Yes Check for Special Use permit in Room 301

☐ Certificate of Inspection (Public Assembly)

1-49 \$55.00 50-100 \$100.00, 101-200 \$150.00,
201-500 \$200.00, 501-1000 \$300.00, 101-3000
\$1,000.00, 3001-5000 \$2,000.00, 5001-10,000
\$3,000.00, 10,000+ \$4,000

☐ Common Council Required

☐ Coin Control Amusement

games _____ per game \$55.00

☐ Music mechanical \$60.00

☐ Music live, no dancing \$75.00

☐ Restaurant Take Out

COMMON COUNCIL REQUIRED

☐ Public Dance

COMMON COUNCIL REQUIRED

☐ Bowling Alley per lane \$35.00

lanes _____

☐ Arcade

COMMON COUNCIL REQUIRED

☐ News Stand

\$175.00

☐ Restaurant Take Out \$125.00
(with Food Store NYS Aqs &
Mkts License Required)

☒ Food Store \$500.00
COMMON COUNCIL REQUIRED

☐ Caterer \$100.00

☒ Meat Fish Poultry \$165.00
(with Food Store NYS Aqs & Mkts
License Required)

☐ Bakery/Confectioners

0-25 employees \$220.00

26 + employees \$350.00

☐ Skating Rink

COMMON COUNCIL REQUIRED

☐ Billiard Parlor

COMMON COUNCIL REQUIRED

Corporation Name _____

Business Name (dba) _____

SWAPNO SUPERMARKET

Business Address (no PO Box) _____

2028 GENESEE ST BUFFALO NY 14211

Mailing Address (if different) _____

NYS Tax ID # 069-78-3356

Business Website _____

Business Phone (716) 500-6872

Business Fax () _____

E-Mail mahidur304@gmail.com

Owner(s)/ Principal Partners

Applicant (last, first) RAHMAN, SHAFIUR

Home Phone _____

Home Address: (PO Box not acceptable)

134 THEODORE ST BUFFALO NY 14211

Date of birth _____

Place of Birth BANGLADESH

Co-Applicant (last, first) _____

Home Address: (PO Box not acceptable)

Date of birth _____

Place of Birth _____

Describe your specific business activity in detail. Operate a retail convenience business that sells

fresh fruits, vegetables, dry fruits, nuts, frozen fish and meat to meet everyday household grocery needs

I am aware of the obligation to provide timely notice of any change in required information, and I have informed all owners, managers, or other principals of their criminal and/or civic responsibility for the timely fulfillment of restrictions and conditions to the license or timely abatement of any nuisance activity at or associated with the business. Initial _____

As an authorized agent of the entity identified above, I certify the information on this form is true, correct, complete and current to the best of my knowledge and belief.

Print Name SHAFIUR - RAHMAN

Signature *Shafur*

Date _____

For office use only
Subscribed and sworn before me this
_____ day of _____ 20 _____

Commissioner of Deeds / Notary

MUSTAK AHMED
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AH6446598
Qualified in Erie County
Commission Expires January 21, 2027

APPLICANT NOTIFICATION

ALL Applications **MUST HAVE THIS NOTIFICATION SIGNED BY COUNCIL PERSONNEL FOR THE APPLICABLE DISTRICT COUNCILMEMBER LISED BELOW & RETURN THIS NOTIFICATION TO THE OFFICE OF LICENSE prior to the application being considered for Approval.** This is to inform Councilmembers what businesses are in their District.

THIS IS NOT AN APPROVAL NOR DOES THIS DOCUMENT INFER THAT SAID APPROVALS WILL BE GRANTED

Licensee Name: SWAPNO SUPERMARKET

Business Application Address 2028 Genesee Buffalo, NY 14211

DELAWARE DISTRICT	JOEL P. FEROLETO	1405 CITY HALL	851-5155
ELLCOTT DISTRICT	LEAH M HALTON-POPE	1408 CITY HALL	851-4980
FILLMORE DISTRICT	MITCHELL P. NOWAKOWSKI	1401 CITY HALL	851-4138
LOVEJOY DISTRICT	BRYAN BOLLMAN	1316A CITY HALL	851-5151 *
MASTEN DISTRICT	ZENETA B. EVERHART	1405 CITY HALL	851-5145
NIAGARA DISTRICT	DAVID A. RIVERA	1504 CITY HALL	851-5125
NORTH DISTRICT	JOSEPH GOLOMBEK JR.	1502 CITY HALL	851-5116
SOUTH DISTRICT	CHRISTOPHER P. SCANLON	1315 CITY HALL	851-5169
UNIVERSITY DISTRICT	RASHEED N. C. WYATT	1508 CITY HALL	851-5165

Council Personnel Signature

Kelsey Sam

District

Lovejoy

Date:

1/16/22



Legislative Committee

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 1:00 PM

Final Meeting:

Department: Permits and Inspections

Category: License Application - Permits

Prepared By: Caitlin Graham

Sponsors:

DOC ID:: # 2026-1461

AGENDA ITEM 26-000174

FOOD STORE LICENSE 2248 MAIN ST (DEL)_9/1/2026 I

Pursuant to Chapter 194 of the City of Buffalo Ordinances, please be advised that I have examined the attached application for a Food Store License located at **2248 MAIN ST (ABDULLAH BARMAN dba M & F MINI MART INC)** and find that as to form is correct.

I will cause an investigation into the premises for which said application for a food store license is being sought and no License will be issued until all required approvals are obtained from the Zoning Office, Fire Department, Building Inspections, Police Department and Collections Office and I find it complies with all regulations and other applicable laws. This request is submitted for your approval or whatever action you deem appropriate.

HISTORY:

[DATE] [ADD BOARD NAME [REFERRED...]
HERE]

[DATE] [ADD BOARD NAME [RECOMMENDED...]
HERE]

ATTACHMENTS:

1. 2248 Main St Fst Application

MOTION:

RESULT: ☐

MOVER: None

SECONDER None

:

AYES: None

NAYS: None

FS126-10058935

Type of Entity

☐ Sole Proprietor ☒ Corporation ☐ Partnership ☐ Limited Liability Company

☐ Restaurant \$300.00 ☐ Yes ☐ No Selling alcoholic beverages? If Yes Check for Special Use permit in Room 301	☐ Restaurant Dance ☐ Floor Show \$450.00 ☐ Live Music \$250.00 ☐ Mechanical \$175.00 COMMON COUNCIL REQUIRED	☐ Restaurant Take Out \$125.00 (with Food Store NYS Ags & Mkts License Required) ☒ Food Store \$500.00 COMMON COUNCIL REQUIRED
☐ Certificate of Inspection (Public Assembly) 1-49 \$55.00 50-100 \$100.00, 101-200 \$150.00, 201-500 \$200.00, 501-1000 \$300.00, 101-3000 \$1,000.00, 3001-5000 \$2,000.00, 5001-10,000 \$3,000.00, 10,000+ \$4,000	☐ Public Dance (based on sq ft) COMMON COUNCIL REQUIRED	☐ Caterer \$ 100.00
☐ GoGo Dancing \$500.00 COMMON COUNCIL REQUIRED	☐ Bowling Alley per lane \$35.00 # lanes _____	☐ Meat Fish Poultry \$ 165.00 (with Food Store NYS Ags & Mkts License Required)
☐ Coin Control Amusement # games _____ per game \$55.00	☐ Arcade # games _____ per game \$55.00 COMMON COUNCIL REQUIRED	☐ Bakery/Confectioners 0-25 employees \$220.00 26 + employees \$350.00
☐ Music mechanical \$60.00 ☐ Music live, no dancing \$75.00	☐ News Stand \$175.00	☐ Skating Rink \$250.00 COMMON COUNCIL REQUIRED
		☐ Billiard Parlor per table \$35.00 # tables _____ COMMON COUNCIL REQUIRED

Corporation Name M & F Mini Mart Inc. **Business Phone** (716) 837-1900

Business Name (dba) _____ **Business Fax** () _____

Business Address (no PO Box) 2248 Main St. Buffalo NY 14214

Mailing Address (if different) Same

NYS Tax ID # 41-3249205 **Business Website** _____ **E-Mail** _____

Owner(s)/ Principal Partners

Applicant (last, first) Barman, Abdullah **Home Phone** _____

Home Address: (PO Box, not acceptable) _____

931 Clinton St, Buffalo, NY 14218

Date of birth _____ **Place of Birth** Yemen

Co-Applicant (last, first) _____ **Home Phone** _____

Home Address: (PO Box not acceptable) _____

Date of birth _____ **Place of Birth** _____

Describe your specific business activity in detail. _____

I am aware of the obligation to provide timely notice of any change in required information, and I have informed all owners, managers, or other principals of their criminal and/or civic responsibility for the timely fulfillment of restrictions and conditions to the license or timely abatement of any nuisance activity at or associated with the business. Initial _____

Subscribed and sworn before me this
9TH day of APRIL 20 26

Commissioner of Deeds / Notary

As an authorized agent of the entity identified above, I certify the information on this form is true, correct, complete and current to the best of my knowledge and belief.

Print Name Abdullah Barman

Signature _____ **Date** 4/9/26

Office of Licenses

65 N. AGARA SQUARE / 301 CITY HALL BUFFALO, NY 14202-3303

(716) 851-6583 / (716) 851-4041 / (716) 851-4766

Email: dlislicenseinsurance@buffalony.gov

THUAN NGO
Notary Public - State of New York
No. 01NG0013612
Qualified in Erie County
My Commission Expires 09/18/2027

APPLICANT NOTIFICATION

ALL Applications MUST HAVE THIS NOTIFICATION SIGNED BY COUNCIL PERSONNEL FOR THE APPLICABLE DISTRICT COUNCILMEMBER LISED BELOW & RETURN THIS NOTIFICATION TO THE OFFICE OF LICENSE prior to the application being considered for Approval. This is to inform Councilmembers what businesses are in their District.

THIS IS NOT AN APPROVAL NOR DOES THIS DOCUMENT INFER THAT SAID APPROVALS WILL BE GRANTED

Licensee Name: M & F Mini Mart Inc.

Business Application Address 2248 Main St. Buffalo, NY 14214.

DELAWARE DISTRICT	JOEL P. FEROLETO	<u>1405</u> CITY HALL	851-5155
ELLCOTT DISTRICT	LEAH M HALTON-POPE	1408 CITY HALL	851-4980
FILLMORE DISTRICT	MITCHELL P. NOWAKOWSKI	1401 CITY HALL	851-4138
LOVEJOY DISTRICT	BRYAN BOLLMAN	1316A CITY HALL	851-5151
MASTEN DISTRICT	ZENETA B. EVERHART	1405 CITY HALL	851-5145
NIAGARA DISTRICT	DAVID A. RIVERA	1504 CITY HALL	851-5125
NORTH DISTRICT	JOSEPH GOLOMBEK JR.	1502 CITY HALL	851-5116
SOUTH DISTRICT	CHRISTOPHER P. SCANLON	1315 CITY HALL	851-5169
UNIVERSITY DISTRICT	RASHEED N. C. WYATT	1508 CITY HALL	851-5165

Council Personnel Signature  District Delaware

Date: 4/29/26



Legislative Committee

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 1:00 PM

Final Meeting:

Department: Permits and Inspections

Category: License Application - Permits

Prepared By: Caitlin Graham

Sponsors:

DOC ID:: # 2026-1462

AGENDA ITEM 26-000175

FOOD STORE LICENSE 896 EAST DELAVAN (MAS)_9/1/2026 I

Pursuant to Chapter 194 of the City of Buffalo Ordinances, please be advised that I have examined the attached application for a Food Store License located at **896 EAST DELAVAN (SHERYAN FADEL dba BASIL'S DELI LLC)** and find that as to form is correct. I will cause an investigation into the premises for which said application for a food store license is being sought and no License will be issued until all required approvals are obtained from the Zoning Office, Fire Department, Building Inspections, Police Department and Collections Office and I find it complies with all regulations and other applicable laws. This request is submitted for your approval or whatever action you deem appropriate.

HISTORY:

[DATE] [ADD BOARD NAME [REFERRED...]
HERE]

[DATE] [ADD BOARD NAME [RECOMMENDED...]
HERE]

ATTACHMENTS:

1. 896 E Delavan Fst Application

MOTION:

RESULT: ☐

MOVER: None

SECONDER None

:

AYES: None

NAYS: None



CITY OF BUFFALO - LICENSE APPLICATION

65 Niagara Sq. City Hall Room 301 Buffalo, NY 14202 **Rto25-10058285**
 Phone (716) 851-6583 / (716) 851-4041 / (716) 851-4766 **fst 25-10058284**

Type of Entity

☐ Sole Proprietor

☐ Corporation

☐ Partnership

☒ Limited Liability Company

☐ Restaurant \$300.00 ☐ Yes ☐ No Selling alcoholic beverages? If Yes Check for Special Use permit in Room 301	☐ Restaurant Dance ☐ Floor Show \$450.00 ☐ Live Music \$250.00 ☐ Mechanical \$175.00 COMMON COUNCIL REQUIRED	☒ Restaurant Take Out \$125.00 (with Food Store NYS Ags & Mkts License Required) ☒ Food Store \$500.00 COMMON COUNCIL REQUIRED ☐ Caterer \$ 100.00
☐ Certificate of Inspection (Public Assembly) 1-49 \$55.00, 50-100 \$100.00, 101-200 \$150.00, 201-500 \$200.00, 501-1000 \$300.00, 101-3000 \$1,000.00, 3001-5000 \$2,000.00, 5001-10,000 \$3,000.00, 10,000+ \$4,000	☐ Public Dance (based on sq ft) COMMON COUNCIL REQUIRED	☐ Meat Fish Poultry \$ 165.00 (with Food Store NYS Ags & Mkts License Required)
☐ GoGo Dancing \$500.00 COMMON COUNCIL REQUIRED	☐ Bowling Alley per lane \$35.00 # lanes ____	☐ Bakery/Confectioners 0-25 employees \$220.00 26 + employees \$350.00
☐ Coin Control Amusement # games ____ per game \$55.00	☐ Arcade # games ____ per game \$55.00 COMMON COUNCIL REQUIRED	☐ Skating Rink \$250.00 COMMON COUNCIL REQUIRED
☐ Music mechanical \$60.00 ☐ Music live, no dancing \$75.00	☐ News Stand \$175.00	☐ Billiard Parlor per table \$35.00 # tables ____ COMMON COUNCIL REQUIRED

Corporation Name

Basil's Deli LLC

Business Phone () _____

Business Name (dba)

Business Fax () _____

Business Address (no PO Box) 896 E Delevan Buffalo NY 14215

Mailing Address (if different) N/A

NYS Tax ID # 88-1215591

Business Website N/A

E-Mail Basil'sdeli1@gmail.com

Owner(s)/ Principal Partners

Applicant (last, first)

Fadel B Sheryan

Home Phone (716) 578-4779

Home Address: (PO Box not acceptable)

172 Fairgreen Dr. Buffalo NY 14208

Date of birth

Place of Birth Hayward, CA U.S.

Co-Applicant (last, first)

N/A

Home Phone N/A

Home Address: (PO Box not acceptable)

N/A

Date of birth

Place of Birth N/A

Describe your specific business activity in detail. We will be operating a mediterranean style Kitchen Selling Fresh Food, Snacks, and Grocery.

I am aware of the obligation to provide timely notice of any change in required information, and I have informed all owners, managers, or other principals of their criminal and/or civic responsibility for the timely fulfillment of restrictions and conditions to the license or timely abatement of any nuisance activity at or associated with the business. Initial SF

As an authorized agent of the entity identified above, I certify the information on this form is true, correct, complete and current to the best of my knowledge and belief.

Print Name

Sheryan B Fadel

Signature

[Signature]

Date

9/18/2025

For office use only

Subscribed and sworn before me this

18 day of September 2025

JANISHA A MASSEY
 Commissioner of Deeds / Notary

Notary Public - State of New York

No. 01MA6310770

Qualified in Erie County

My Commission Expires Sept. 02, 2026

APPLICANT NOTIFICATION

ALL Applications **MUST HAVE THIS NOTIFICATION SIGNED BY COUNCIL PERSONNEL FOR THE APPLICABLE DISTRICT COUNCILMEMBER LISED BELOW & RETURN THIS NOTIFICATION TO THE OFFICE OF LICENSE** prior to the application being considered for Approval. This is to inform Councilmembers ~~what businesses are in their~~ District.

THIS IS NOT AN APPROVAL NOR DOES THIS DOCUMENT INFER THAT SAID APPROVALS WILL BE GRANTED

Licensee Name: Sheryan Fadel

Business Application Address 896 E Delavan Ave Buffalo, NY 14215

DELAWARE DISTRICT	JOEL P. FEROLETO	1405 CITY HALL	851-5155
ELLCOTT DISTRICT	LEAH M HALTON-POPE	1408 CITY HALL	851-4980
FILLMORE DISTRICT	MITCHELL P. NOWAKOWSKI	1401 CITY HALL	851-4138
LOVEJOY DISTRICT	BRYAN BOLLMAN	1316A CITY HALL	851-5151
* MASTEN DISTRICT	ZENETA B. EVERHART	1405 CITY HALL	851-5145 *
NIAGARA DISTRICT	DAVID A. RIVERA	1504 CITY HALL	851-5125
NORTH DISTRICT	JOSEPH GOLOMBEK JR.	1502 CITY HALL	851-5116
SOUTH DISTRICT	CHRISTOPHER P. SCANLON	1315 CITY HALL	851-5169
UNIVERSITY DISTRICT	RASHEED N. C. WYATT	1508 CITY HALL	851-5165

Council Personnel Signature [Signature]

District MASTEN

Date 10/29/2025



Legislative Committee

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 1:00 PM

Final Meeting:

Department: Permits and Inspections

Category: License Application - Permits

Prepared By: Caitlin Graham

Sponsors:

DOC ID:: # 2026-1463

AGENDA ITEM 26-000176

FOOD STORE LICENSE 970 KENSINGTON (MAS)_9/1/2026 I

Pursuant to Chapter 194 of the City of Buffalo Ordinances, please be advised that I have examined the attached application for a Food Store License located at **970 KENSINGTON (ABDULPATTAH MUAYDH dba CITY STOP MART INC)** and find that as to form is correct. I will cause an investigation into the premises for which said application for a food store license is being sought and no License will be issued until all required approvals are obtained from the Zoning Office, Fire Department, Building Inspections, Police Department and Collections Office and I find it complies with all regulations and other applicable laws. This request is submitted for your approval or whatever action you deem appropriate.

HISTORY:

[DATE] [ADD BOARD NAME [REFERRED...]
HERE]

[DATE] [ADD BOARD NAME [RECOMMENDED...]
HERE]

ATTACHMENTS:

1. 970 Kensington ave Fst Application

MOTION:

RESULT: ☐

MOVER: None

SECONDER None

:

AYES: None

NAYS: None

Type of Entity

☐ Sole Proprietor☒ Corporation☐ Partnership☐ Limited Liability Company

☐ Restaurant \$300.00 ☐ Yes ☐ No Selling alcoholic beverages? If Yes Check for Special Use permit in Room 301	☐ Restaurant Dance ☐ Floor Show \$450.00 ☐ Live Music \$250.00 ☐ Mechanical \$175.00 COMMON COUNCIL REQUIRED	☐ Restaurant Take Out \$125.00 (with Food Store NYS Ags & Mkts License Required) ☒ Food Store \$500.00 COMMON COUNCIL REQUIRED ☐ Caterer \$ 100.00
☐ Certificate of Inspection (Public Assembly) 1-49 \$55.00 50-100 \$100.00, 101-200 \$150.00, 201-500 \$200.00, 501-1000 \$300.00, 101-3000 \$1,000.00, 3001-5000 \$2,000.00, 5001-10,000 \$3,000.00, 10,000+ \$4,000	☐ Public Dance (based on sq ft) COMMON COUNCIL REQUIRED	☐ Meat Fish Poultry \$ 165.00 (with Food Store NYS Ags & Mkts License Required)
☐ GoGo Dancing \$500.00 COMMON COUNCIL REQUIRED	☐ Bowling Alley per lane \$35.00 # lanes ____	☐ Bakery/Confectioners 0-25 employees \$220.00 26 + employees \$350.00
☐ Coin Control Amusement # games ____ per game \$55.00	☐ Arcade # games ____ per game \$55.00 COMMON COUNCIL REQUIRED	☐ Skating Rink \$250.00 COMMON COUNCIL REQUIRED
☐ Music mechanical \$60.00 ☐ Music live, no dancing \$75.00	☐ News Stand \$175.00	☐ Billiard Parlor per table \$35.00 # tables ____ COMMON COUNCIL REQUIRED

Corporation Name City Stop Mart Inc. Business Phone (716) 715-3172

Business Name (dba) _____ Business Fax () ____ - ____

Business Address (no PO Box) 970 Kensington Ave Bldg 14215

Mailing Address (if different) _____

NYS Tax ID # 41-3466739 Business Website _____ E-Mail _____

Owner(s)/ Principal Partners

Applicant (last, first) Muhammad, AbdulFattah Home Phone 716-715-3172

Home Address: (PO Box not acceptable)

74 Carmel RD Bldg 14214Date of birth _____ Place of Birth Yemen

Co-Applicant (last, first) _____ Home Phone _____

Home Address: (PO Box not acceptable) _____

Date of birth _____ Place of Birth _____

Describe your specific business activity in detail. _____

I am aware of the obligation to provide timely notice of any change in required information, and I have informed all owners, managers, or other principals of their criminal and/or civic responsibility for the timely fulfillment of restrictions and conditions to the license or timely abatement of any nuisance activity at or associated with the business. Initial _____

Subscribed and sworn before me this
13 day of July 20 26

Commissioner of Deeds / Notary

As an authorized agent of the entity identified above, I certify the information on this form is true, correct, complete and current to the best of my knowledge and belief.

Print Name AbdulFattah MuhammadSignature _____ Date 13/07/26

Office of Licenses

65 NIAGARA SQUARE / 301 CITY HALL BUFFALO, NY 14202-3303

(716) 851-6583 / (716) 851-4041 / (716) 851-4766

Email: dpislicenseinsurance@buffalony.gov

APPLICANT NOTIFICATION

ALL Applications MUST HAVE THIS NOTIFICATION SIGNED BY COUNCIL PERSONNEL FOR THE APPLICABLE DISTRICT COUNCILMEMBER LISED BELOW & RETURN THIS NOTIFICATION TO THE OFFICE OF LICENSE prior to the application being considered for Approval. This is to inform Councilmembers what businesses are in their District.

THIS IS NOT AN APPROVAL NOR DOES THIS DOCUMENT INFER THAT SAID APPROVALS WILL BE GRANTED

Licensee Name: City Stop Mart Inc.

Business Application Address 970 Kensington Buffalo, NY 14215

DELAWARE DISTRICT	JOEL P. FEROLETO	1405 CITY HALL	851-5155
ELLICOTT DISTRICT	LEAH M HALTON-POPE	1408 CITY HALL	851-4980
FILLMORE DISTRICT	MITCHELL P. NOWAKOWSKI	1401 CITY HALL	851-4138
LOVEJOY DISTRICT	BRYAN BOLLMAN	1316A CITY HALL	851-5151
MASTEN DISTRICT	ZENETA B. EVERHART	1405 CITY HALL	851-5145
NIAGARA DISTRICT	DAVID A. RIVERA	1504 CITY HALL	851-5125
NORTH DISTRICT	JOSEPH GOLOMBEK JR.	1502 CITY HALL	851-5116
SOUTH DISTRICT	CHRISTOPHER P. SCANLON	1315 CITY HALL	851-5169
UNIVERSITY DISTRICT	RASHEED N. C. WYATT	1508 CITY HALL	851-5165

Council Personnel Signature

District

Masten District

Date:

7/13/26



Legislative Committee

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 1:00 PM

Final Meeting:

Department: Permits and Inspections

Category: License Application - Permits

Prepared By: Caitlin Graham

Sponsors:

DOC ID:: # 2026-1465

AGENDA ITEM 26-000178

GARBAGE COLLECTOR LICENSE EVERYTHING AUTO LLC_9/1/2026 I

Pursuant to Chapter 263 of the City of Buffalo Ordinances, **OSAMA ABDELLATIF DBA EVERYTHING AUTO LLC** has made an application for a license to collect and haul refuse, garbage, and/or solid waste in the City of Buffalo.

I have examined the attached application for a Collector License and find that as to form is correct. I have caused investigation into the business entity for which said application for collector license is being sought and according to insurance requirements of the Office of Licenses I find that it complies with all regulations and other applicable laws. This request is submitted for your approval or whatever action you deem appropriate.

HISTORY:

[DATE] [ADD BOARD NAME [REFERRED...]
HERE]

[DATE] [ADD BOARD NAME [RECOMMENDED...]
HERE]

ATTACHMENTS:

1. Everything Auto GCS Application

MOTION:

RESULT: []

MOVER: None

SECONDER None

:

AYES: None

NAYS: None



DEPARTMENT OF PERMIT & INSPECTION SERVICES

Louis Petrucci
COMMISSIONER

All information is public record.
Garbage Collector Application

Yearly fee is \$1,050. The license expires yearly on September 30. You will be billed for renewal at the same cost.
Submit application with the following documentation. Information must be accurate and complete.

1. **Insurances.** Worker's Compensation Insurance (forms C105.2 or U-26.3) and General Liability (ACCORD form). The certificate holder must be City of Buffalo Office of Licenses 301 City Hall Buffalo NY 14202 with a ten (10) day cancellation clause. Contact your insurance carrier for these forms. www.wcb.ny.gov
2. **Business Certificates** based on your Business's Legal Structure. This may include Business Certificates or Partnership Certificates filed with the clerk of the county. For corporations, LLC, or other business structures a Filing Receipt showing registration and active status with the New York State Secretary of State.
3. A list of commercial users within the City of Buffalo the applicant has contracted to service. *NO (New B'2)*

Type of Entity: ☐ Sole Proprietor ☐ Partnership ☐ Corporation ☒ Limited Liability Company

Corporation Name: *EVERYTHING AUTO LLC*

Business Name if different: *DUMPSTER DUDEZ NY*

Business Phone *716 260 4417*

Business Address (no PO Box) *2266 NIAGARA ST*

Mailing Address if different *BUFFALO NY 14207A*

NYS Tax ID *46-099973*

Business Web site

E-mail *S.LATIFA.DUMPSTERDUDEZ.COM*

Primary Applicant Name *OSAMA ABDELLATIF*

Home Address *2590 E RIVER DR*

Home Phone *716 245-3239*

*For Partners or Corporate Officers fill out attach page with all information for officers.

LOCATION WHERE GARBAGE /SOLID WASTE IS TRANSPORTED:

No. Street

City/Town/Village

State

zip

50 RAWSON DR

West Seneca

NY

14224

For specifics regarding the City Ordinance related to this license, please review City Ordinance 263-26. The following is a summary of important requirements applicable to Collectors in the City of Buffalo. It should not be considered a substitute for a collector's responsibility to be familiar with all Federal, State, and Local laws:

- The Collector shall provide to the Commissioner of Permits and Inspection Services a list of commercial users within the City for which they have contracted to service. This list must be updated annually during the renewal period.
- The Collector must notify within five (5) days of the commencement or termination of any of its contracts.
- The Collector must furnish receptacles which clearly identifies the company as the entity servicing a commercial user.

Signature of Applicant *Osama Abdellatif*

Date *7/6/2026*

Subscribed and sworn to before me this

6th day of *July* 20 *26*

Chelsea Notaro
Commissioner of Deeds / Notary

Office of Licenses

65 NIAGARA SQUARE / 301 CITY HALL BUFFALO, NY 14202-3303

(716) 851-6583 / (716) 851-4041 / (716) 851-4766

Email: dpislicenseinsurance@buffalony.gov

Chelsea Notaro

01N06331266

Notary Public, State of New York

Qualified in Erie County

My commission expires OCTOBER 5th, 20*27*



Legislative Committee

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 1:00 PM

Final Meeting:

Department: Permits and Inspections

Category: License Application - Permits

Prepared By: Caitlin Graham

Sponsors:

DOC ID:: # 2026-1466

AGENDA ITEM 26-000179

GARBAGE COLLECTOR LICENSE BIN THERE DUMP THAT, NY UPSTATE WEST_9/1/2026 I

Pursuant to Chapter 263 of the City of Buffalo Ordinances, **DAVID MCELROY DBA BIN THERE DUMP THAT, NY UPSTATE WEST** has made an application for a license to collect and haul refuse, garbage, and/or solid waste in the City of Buffalo.

I have examined the attached application for a Collector License and find that as to form is correct. I have caused investigation into the business entity for which said application for collector license is being sought and according to insurance requirements of the Office of Licenses I find that it complies with all regulations and other applicable laws. This request is submitted for your approval or whatever action you deem appropriate.

HISTORY:

[DATE] [ADD BOARD NAME [REFERRED...]
HERE]

[DATE] [ADD BOARD NAME [RECOMMENDED...]
HERE]

ATTACHMENTS:

1. Bin There Dump that Gcs Application

MOTION:

RESULT: ☐

MOVER: None

SECONDER None

:

AYES: None

NAYS: None



DEPARTMENT OF PERMIT & INSPECTION SERVICES

Louis Petrucci
COMMISSIONER

6CS26-100772/8

All information is public record. Garbage Collector Application

Yearly fee is \$1,050. The license expires yearly on September 30. You will be billed for renewal at the same cost.

Submit application with the following documentation. Information must be accurate and complete.

1. **Insurances.** Worker's Compensation Insurance (forms C105.2 or U-26.3) and General Liability (ACCORD form). The certificate holder must be City of Buffalo Office of Licenses 301 City Hall Buffalo NY 14202 with a ten (10) day cancellation clause. Contact your insurance carrier for these forms. www.web.ny.gov
2. **Business Certificates** based on your Business's Legal Structure. This may include Business Certificates or Partnership Certificates filed with the clerk of the county. For corporations, LLC, or other business structures a Filing Receipt showing registration and active status with the New York State Secretary of State.
3. A list of commercial users within the City of Buffalo the applicant has contracted to service.

Type of Entity: ☐ Sole Proprietor ☐ Partnership ☐ Corporation ☒ Limited Liability Company

Corporation Name: GREATER PITTSBURGH DUMPSTERS OF NEW YORK, LLC

Business Name if different: BIN THERE DUMP THAT, NY UPSTATE WEST Business Phone (716) 274-1112

Business Address (no PO Box) 701 LAVENSIRE CT. MOON TWP., PA 15108

Mailing Address if different

NYS Tax ID 41-5143020 Business Web site bintheredumpthat.com/upstate-rentals/

E-mail tristate@bintheredumpthat.com

Primary Applicant Name DAVID MCELROY

Home Address 139 BRYANT ST. BUFFALO, NY 14222 Home Phone (412) 326-7416

*For Partners or Corporate Officers fill out attach page with all information for officers.

LOCATION WHERE GARBAGE /SOLID WASTE IS TRANSPORTED:

No. Street 1700 UNION ROAD City/Town/Village WEST SENECA State NY zip 14224

For specifics regarding the City Ordinance related to this license, please review City Ordinance 263-26. The following is a summary of important requirements applicable to Collectors in the City of Buffalo. It should not be considered a substitute for a collector's responsibility to be familiar with all Federal, State, and Local laws:

- The Collector shall provide to the Commissioner of Permits and Inspection Services a list of commercial users within the City for which they have contracted to service. This list must be updated annually during the renewal period.
- The Collector must notify within five (5) days of the commencement or termination of any of its contracts.
- The Collector must furnish receptacles which clearly identifies the company as the entity servicing a commercial user.

Signature of Applicant

Date

8/12/2006

Subscribed and sworn to before me this 12 day of Aug 2006

Commissioner of Deeds / Notary

Office of Licenses

65 NIAGARA SQUARE / 301 CITY HALL BUFFALO, NY 14202-3303

(716) 851-6583 / (716) 851-4041 / (716) 851-4766

Email: dpislicenseinsurance@buffalony.gov



Legislative Committee

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 1:00 PM

Final Meeting:

Department: Permits and Inspections

Category: License Application - Permits

Prepared By: Caitlin Graham

Sponsors:

DOC ID:: # 2026-1475

AGENDA ITEM 26-000186

LODGING HOUSE LICENSE 391 WASHINGTON ST (FILL)_9/1/2026 I

Pursuant to Chapter 254 of the City of Buffalo Ordinances please be advised that I have examined the attached application for a Lodging House License located at **391 WASHINGTON ST.** and find that as to form is correct. I will cause an investigation into the premises for which said application for a Lodging House license is being sought and no License will be issued until all required approvals from Zoning Office, Police Department, Fire Department and Building Inspection Section are obtained and I find it complies with all regulations and other applicable laws. I have caused an investigation by the Police Department into the moral character of **WILLIAM PALADINO**. The attached thereto for **WILLIAM PALADINO (HOTEL AT THE LAFAYETTE)**. This request is submitted for your approval or whatever action you deem appropriate.

HISTORY:

[DATE] [ADD BOARD NAME [REFERRED...]
HERE]

[DATE] [ADD BOARD NAME [RECOMMENDED...]
HERE]

ATTACHMENTS:

1. 391 Washington Lhm Application

MOTION:

RESULT: ☐

MOVER: None

SECONDER None

:

AYES: None

NAYS: None



DEPARTMENT OF PERMIT & INSPECTION SERVICES

Louis Petrucci
COMMISSIONER

LHM26-1W59253

LODGING HOUSE LICENSE APPLICATION

COMMON COUNCIL REQUIRED

Lodging House Address 391 Washington Street, Buffalo NY 14203
Number, Street ZIP

Business Name: Hotel at the Lafayette

Number of Rooming Units 34 Total Number of Beds 34 Total Number of Beds Applied for 34

Number of Rooms 34 Number of persons occupying each Rooming Unit up to 2

Name of Applicant William Paladino Home Phone # 716 854 0060

Applicant Address 225 Asibwa cir Buffalo NY 14202
(NO PO Boxes) Number, Street City, town or Village State ZIP

Applicant Date of Birth _____ Place of Birth _____

NYS Tax ID _____ Business Website _____ E-Mail tmolenda@ellicott-hotels.com

ADDITIONAL REQUIREMENT

As per Chapter 269-2(B) of the City Ordinances, **no license will be issued unless the owner OR the agent of the property resides on the premises of the lodging house.**

Check one:

- ☐ I, the owner, reside on the premises of the above lodging house address.
☒ _____ is the Lodging House Agent residing at the lodging house.

Hotel has 24-hour front desk

Fees

0-10 beds.... \$100.00
11-25 beds.... \$150.00
over 25 beds.... \$150.00 + \$2.50
for each additional bed

I am aware of the obligation to provide timely notice of any change in required information, and I have informed all owners, managers, or other principals of their criminal and/or civic responsibility for the timely fulfillment of restrictions and conditions to the license or timely abatement of any nuisance activity at or associated with the business.

I certify the information on this form is true, correct, complete and current to the best of my knowledge and belief.

Subscribed and sworn to before me this 27 day of July 20 26

[Signature]
Commissioner of Deeds

Signature of Applicant [Signature]

Print Name William Paladino

Date 7/22/26

Office of Licenses

65 NIAGARA SQUARE / 301 CITY HALL BUFFALO, NY 14202-3303

(716) 851-6583 / (716) 851-4041 / (716) 851-4766

Email: dpislicenseinsurance@buffalony.gov



DEPARTMENT OF PERMIT & INSPECTION SERVICES

Louis Petrucci
COMMISSIONER

APPLICANT NOTIFICATION

ALL Applications MUST HAVE THIS NOTIFICATION SIGNED BY COUNCIL PERSONNEL FOR THE APPLICABLE DISTRICT COUNCILMEMBER LISED BELOW & RETURN THIS NOTIFICATION TO THE OFFICE OF LICENSE prior to the application being considered for Approval. This is to inform Councilmembers what businesses are in their District.

THIS IS NOT AN APPROVAL NOR DOES THIS DOCUMENT INFER THAT SAID APPROVALS WILL BE GRANTED

Licensee Name: Pearl II Group, LLC
License Application Address 295 Main St, Ste 700 Buffalo, NY 14203

DELAWARE DISTRICT	JOEL P. FEROLETO	1405 CITY HALL	851-5155
ELLCOTT DISTRICT	LEAH M HALTON-POPE	1408 CITY HALL	851-4980
FILLMORE DISTRICT	MITCHELL P. NOWAKOWSKI	1401 CITY HALL	851-4138
LOVEJOY DISTRICT	BRYAN BOLLMAN	1316A CITY HALL	851-5151
MASTEN DISTRICT	ZENETA B. EVERHART	1405 CITY HALL	851-5145
NIAGARA DISTRICT	DAVID A. RIVERA	1504 CITY HALL	851-5125
NORTH DISTRICT	JOSEPH GOLOMBEK JR.	1502 CITY HALL	851-5116
SOUTH DISTRICT	CHRISTOPHER P. SCANLON	1315 CITY HALL	851-5169
UNIVERSITY DISTRICT	RASHEED N. C. WYATT	1508 CITY HALL	851-5165

Council Personnel Signature D. Imbriano District Fillmore
Date 7/23/26

Office of Licenses
65 NIAGARA SQUARE / 301 CITY HALL BUFFALO, NY 14202-3303
(716) 851-6583 / (716) 851-4041 / (716) 851-4766
Email: dpislicenseinsurance@buffalony.gov



Legislative Committee

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 1:00 PM

Final Meeting:

Department: Permits and Inspections

Category: License Application - Permits

Prepared By: Caitlin Graham

Sponsors:

DOC ID:: # 2026-1480

AGENDA ITEM 26-000193

PROPERTY MANAGERS LICENSE MATTHEW PFEIFFER_9/1/2026 I

Pursuant to Chapter 254 of the City of Buffalo Ordinances please be advised that I have examined the attached application for a PROPERTY MANAGEMENT LICENSE for **MATTHEW PFEIFFER dba PFEIFFER PROPERTY SERVICES LLC** find that as to form is correct. I will caused an investigation into the application for which said application for a Property Management License is being sought and no License will be issued until all required approvals from the Police Department and Law Department are obtained and I find it complies with all regulations and other applicable laws. I have caused an investigation by the Police Department into the moral character of **MATTHEW PFEIFFER**. The attached thereto for. This request is submitted for your approval or whatever action you deem appropriate.

HISTORY:

[DATE] [ADD BOARD NAME [REFERRED...]
HERE]

[DATE] [ADD BOARD NAME [RECOMMENDED...]
HERE]

ATTACHMENTS:

1. Pfeiffer Property Services llc Pma Application

MOTION:

RESULT: []

MOVER: None

SECONDER None

:

AYES: None

NAYS: None

CITY OF BUFFALO PROPERTY MANAGEMENT LICENSE APPLICATION

Initial Fee/Renewal Fee \$75. All license fees are non-refundable. The license expires each year on November 30th. *Issuance of City of Buffalo Property Manager's License in no way pre-empts any requirements of any State or Federal rules, regulations and/or laws.*

Individuals who engage in the property management of three (3) or more rental units in the City of Buffalo must obtain a Property Management License per City Ordinance Chapter 265. Property Management includes but not limited to

- advertising or soliciting of apartments or rental units for rent
- tenant review and screening
- collecting and/or oversight of rental profits
- conducting and/or arranging general repairs and maintenance of residential properties in Buffalo.

Corporations, LLCs, or partnerships must attach a list of ALL officers, members, and partners with contact information.

Applicant Name Matthew Pfeiffer	Applicant phone 716-908-8075	
Applicant Address 98 Wellington Rd	State NY	Zip 14216
Business Name Pfeiffer Property Services LLC	Business phone 716-908-8075	
Business Address 98 Wellington Rd	State NY	Zip 14216

NO YES: Answer each of the following questions.

- ☒ ☐ A. Have you been found guilty of any crime or offense, criminal or civil?
- ☒ ☐ B. Is there a criminal or civil charge pending against you?
- ☒ ☐ C. Are there existing and/or pending City of Buffalo Housing Court proceedings against properties you own/owned and/or manage/managed in the City of Buffalo?
- ☒ ☐ D. Is there an open claim against you or your company left unsatisfied?
- ☒ ☐ E. Do you have employees?
- ☐ ☒ F. Will you be performing general repairs and maintenance of properties in the City of Buffalo?
- ☒ ☐ G. Will you be performing landscape/snow removal services?

Attach Supporting Documentation with application

1. Government-issued Identification Card of applicant
2. Utility bill of the applicants(s) home address
3. Police background check obtained at Buffalo Police Department Headquarters 68 Court St.
4. General Liability Insurance in Certificate form with **City of Buffalo 301 City Hall Buffalo NY 14202** as certificate holder
5. If you answered YES to E, submit Workers' Compensation Insurance, **City of Buffalo 301 City Hall Buffalo NY 14202** must be certificate holder. Acceptable forms of proof of Workers' Compensation Insurance: **C105.2, U-26.3, SI-12, GSI-105.2**. Contact your insurance carrier to obtain one of these forms.
6. If you answered NO to E, Certificate of Attestation of Exemption from NYS Workers' Compensation Coverage (CE-200). This form is obtained online at <http://www.wcb.ny.gov>.
7. If you are requesting a waiver of the City of Buffalo License fee attach copy of one the following licenses: New York State Real Broker, New York State Associate Real Estate Broker, or Real Estate Salespersons.
8. Provide a list of properties you or your company will be managing in the City of Buffalo. Include Property address, Total Number of Units per property, and Property Owner (whether owned by an individual or a corporation). Update this list with our Office each time you add or remove properties.
9. Proof of RRP Lead Based Paint Certification
10. **COMMON COUNCIL REQUIRED**

Signature: 

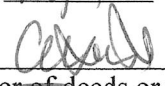
Date:  8/7/2026

08/07/2026

NOTE: False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

SWORN BEFORE ME THIS

1 Day of August 2020


Commissioner of deeds or notary public

Mail application with fee and supporting documentation to:
Office of Licenses
65 Niagara Square Room 301
Buffalo, NY 14202
For questions, please call 716.851.4078 / 716.851.6583

PMA20-100 00305

List of Managed Properties		
Address	# of Units	Owner
88 Sunset St. Buffalo, NY 14207	2	Kaitlyn (Toczek) Pfeiffer
56 Greeley St. Buffalo, NY 14207	2	Matthew Pfeiffer
62 Grote St. Buffalo, NY 14207	2	Frank Toczek
135 Grote St. Buffalo, NY 14207	2	Frank Toczek
150 Grote St. Buffalo, NY 14207	1	Frank Toczek
147 Bush St. Buffalo, NY 14207	2	Frank Toczek
79 Bridgeman St. Buffalo, NY 14207	2	Frank Toczek
88 Peter St. Buffalo, NY 14207	2	Frank Toczek
36 Kofler Ave. Buffalo, NY 14207	1	Frank Toczek



Legislative Committee

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 1:00 PM

Final Meeting:

Department: Permits and Inspections

Category: License Application - Permits

Prepared By: Caitlin Graham

Sponsors:

DOC ID:: # 2026-1468

AGENDA ITEM 26-000181

PROPERTY MANAGERS LICENSE SHASHI BHARGAVA_9/1/2026 I

Pursuant to Chapter 254 of the City of Buffalo Ordinances please be advised that I have examined the attached application for a PROPERTY MANAGEMENT LICENSE for **SHASHI BHARGAVA dba HOMEALONE LLC** find that as to form is correct. I will caused an investigation into the application for which said application for a Property Management License is being sought and no License will be issued until all required approvals from the Police Department and Law Department are obtained and I find it complies with all regulations and other applicable laws. I have caused an investigation by the Police Department into the moral character of **SHASHI BHARGAVA**. The attached thereto for. This request is submitted for your approval or whatever action you deem appropriate

HISTORY:

[DATE] [ADD BOARD NAME [REFERRED...]
HERE]

[DATE] [ADD BOARD NAME [RECOMMENDED...]
HERE]

ATTACHMENTS:

1. Homealone LLC Pma Application

MOTION:

RESULT: []

MOVER: None

SECONDER None

:

AYES: None

NAYS: None

CITY OF BUFFALO PROPERTY MANAGEMENT LICENSE APPLICATION

Initial Fee/Renewal Fee \$75. All license fees are non-refundable. The license expires each year on November 30th. *Issuance of City of Buffalo Property Manager's License in no way pre-empts any requirements of any State or Federal rules, regulations and/or laws.*

Individuals who engage in the property management of three (3) or more rental units in the City of Buffalo must obtain a Property Management License per City Ordinance Chapter 265. Property Management includes but not limited to
 • advertising or soliciting of apartments or rental units for rent • tenant review and screening • collecting and/or oversight of rental profits • conducting and/or arranging general repairs and maintenance of residential properties in Buffalo.

Corporations, LLCs, or partnerships must attach a list of ALL officers, members, and partners with contact information.

Applicant Name <u>SHASHI BHARGAVA</u>		Applicant phone <u>716 390 9897</u>	
Applicant Address <u>8 EARLDOM WAY GETZVILLE, NY 14068</u>		State <u>NY</u>	Zip <u>14068</u>
Business Name <u>HOMEALONE, LLC</u>		Business phone <u>716 390 9897</u>	
Business Address <u>8 EARLDOM WAY GETZVILLE, NY 14068</u>		State	Zip

NO YES: Answer each of the following questions.

- ☒ ☐ A. Have you been found guilty of any crime or offense, criminal or civil?
☒ ☐ B. Is there a criminal or civil charge pending against you?
☒ ☐ C. Are there existing and/or pending City of Buffalo Housing Court proceedings against properties you own/owned and/or manage/managed in the City of Buffalo?
☒ ☐ D. Is there an open claim against you or your company left unsatisfied?
☒ ☐ E. Do you have employees?
☒ ☐ F. Will you be performing general repairs and maintenance of properties in the City of Buffalo?
☒ ☐ G. Will you be performing landscape/snow removal services?

Attach Supporting Documentation with application

- 1x Government-issued Identification Card of applicant
2. Utility bill of the applicants(s) home address
- 3x Police background check obtained at Buffalo Police Department Headquarters 68 Court St.
4. General Liability Insurance in Certificate form with City of Buffalo 301 City Hall Buffalo NY 14202 as certificate holder
- 5x If you answered YES to E, submit Workers' Compensation Insurance, City of Buffalo 301 City Hall Buffalo NY 14202 must be certificate holder. Acceptable forms of proof of Workers' Compensation Insurance: C105.2, U-26.3, SI-12, GSI-105.2. Contact your insurance carrier to obtain one of these forms.
- 6x If you answered NO to E, Certificate of Attestation of Exemption from NYS Workers' Compensation Coverage (CE-200). This form is obtained online at <http://www.web.ny.gov>.
- 7x If you are requesting a waiver of the City of Buffalo License fee attach copy of one the following licenses: New York State Real Broker, New York State Associate Real Estate Broker, or Real Estate Salespersons.
- 8x Provide a list of properties you or your company will be managing in the City of Buffalo. Include Property address, Total Number of Units per property, and Property Owner (whether owned by an individual or a corporation). Update this list with our Office each time you add or remove properties.
- 9x Proof of RRP Lead Based Paint Certification

10. COMMON COUNCIL REQUIRED

Signature: Shashi Bhargava Date 2-23-2026

NOTE: False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

SWORN BEFORE ME THIS

13 Day of Feb 20 26

[Signature]
Commissioner of deeds or notary public

Mail application with fee and supporting documentation to:
 Office of Licenses
 65 Niagara Square Room 301
 Buffalo, NY 14202
 For questions, please call 716.851.4078 / 716.851.6583

List of Properties

117 Minnesota Avenue, Buffalo, New York, 14214
303 Minnesota Avenue, Buffalo, New York, 14215
466 Minnesota Avenue, Buffalo, New York, 14215
470 Minnesota Avenue, Buffalo, New York, 14215
39 Shirley Avenue, Buffalo, New York, 14215
592 Eggert Road, Buffalo, New York, 14215
693 Northumberland Avenue, Buffalo, New York, 14215
118 Hewitt Avenue, Buffalo, New York, 14215
36 Connelly Avenue, Buffalo, New York, 14215
60 Comstock Avenue, Buffalo, New York, 14215
82 Dunlop Avenue, Buffalo, New York, 14215



Legislative Committee

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 1:00 PM

Final Meeting:

Department: Permits and Inspections

Category: License Application - Permits

Prepared By: Caitlin Graham

Sponsors:

DOC ID:: # 2026-1464

AGENDA ITEM 26-000177

Property Managers License Janet Meiselman_9/1/2026 I

Pursuant to Chapter 254 of the City of Buffalo Ordinances please be advised that I have examined the attached application for a PROPERTY MANAGEMENT LICENSE for a **PROPERTY MANAGEMENT LICENSE** for **JANET MEISELMAN** find that as to form is correct. I will caused an investigation into the application for which said application for a Property Management License is being sought and no License will be issued until all required approvals from the Police Department and Law Department are obtained and I find it complies with all regulations and other applicable laws. I have caused an investigation by the Police Department into the moral character of **JANET MEISELMAN**. The attached thereto for. This request is submitted for your approval or whatever action you deem appropriate

HISTORY:

[DATE] [ADD BOARD NAME [REFERRED...]
HERE]

[DATE] [ADD BOARD NAME [RECOMMENDED...]
HERE]

ATTACHMENTS:

1. Janet Meiselman Pma Application

MOTION:

RESULT: ☐

MOVER: None

SECONDER None

:

AYES: None

NAYS: None

CITY OF BUFFALO PROPERTY MANAGEMENT LICENSE APPLICATION

Initial Fee/Renewal Fee \$75. All license fees are non-refundable. The license expires each year on November 30th. *Issuance of City of Buffalo Property Manager's License in no way pre-empts any requirements of any State or Federal rules, regulations and/or laws.*

Individuals who engage in the property management of three (3) or more rental units in the City of Buffalo must obtain a Property Management License per City Ordinance Chapter 265. Property Management includes but not limited to
 • advertising or soliciting of apartments or rental units for rent • tenant review and screening • collecting and/or oversight of rental profits • conducting and/or arranging general repairs and maintenance of residential properties in Buffalo.

Corporations, LLCs, or partnerships must attach a list of ALL officers, members, and partners with contact information.

Applicant Name <i>Janet Meiselman</i>	Applicant phone <i>716.870.4908</i>	
Applicant Address <i>174 Oxbld Ave</i>	State <i>NY</i>	Zip <i>14209</i>
Business Name —	Business phone —	
Business Address —	State —	Zip —

NO YES: Answer each of the following questions.

- ☒ ☐ A. Have you been found guilty of any crime or offense, criminal or civil?
☒ ☐ B. Is there a criminal or civil charge pending against you?
☒ ☐ C. Are there existing and/or pending City of Buffalo Housing Court proceedings against properties you own/owned and/or manage/managed in the City of Buffalo?
☒ ☐ D. Is there an open claim against you or your company left unsatisfied?
☒ ☐ E. Do you have employees?
☒ ☐ F. Will you be performing general repairs and maintenance of properties in the City of Buffalo? *pay service*
☒ ☐ G. Will you be performing landscape/snow removal services? *pay service*

Attach Supporting Documentation with application

- Government-issued Identification Card of applicant
 - Utility bill of the applicants(s) home address
 - Police background check obtained at Buffalo Police Department Headquarters 68 Court St.
 - General Liability Insurance in Certificate form with **City of Buffalo 301 City Hall Buffalo NY 14202** as certificate holder
 - If you answered YES to E, submit Workers' Compensation Insurance, **City of Buffalo 301 City Hall Buffalo NY 14202** must be certificate holder. Acceptable forms of proof of Workers' Compensation Insurance: **C105.2, U-26.3, SI-12, GSI-105.2**. Contact your insurance carrier to obtain one of these forms.
 - If you answered NO to E, Certificate of Attestation of Exemption from NYS Workers' Compensation Coverage (CE-200). This form is obtained online at <http://www.web.ny.gov>.
 - If you are requesting a waiver of the City of Buffalo License fee attach copy of one the following licenses: New York State Real Broker, New York State Associate Real Estate Broker, or Real Estate Salespersons.
 - Provide a list of properties you or your company will be managing in the City of Buffalo. Include Property address, Total Number of Units per property, and Property Owner (whether owned by an individual or a corporation). Update this list with our Office each time you add or remove properties.
 - Proof of RRP Lead Based Paint Certification
- 10. COMMON COUNCIL REQUIRED**

Signature: *[Signature]*

Date: *7-27-26*

NOTE: False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

SWORN BEFORE ME THIS

27th Day of *July* 20*26*

Commissioner of deeds or notary public

Mail application with fee and supporting documentation to:
 Office of Licenses
 65 Niagara Square Room 301
 Buffalo, NY 14202
 For questions, please call 716.851.4078 / 716.851.6583

PHILLIP BROWN
 NOTARY PUBLIC, STATE OF NEW YORK
 Niagara
 LIC. #01BR0047651
 COMM. EXP. 03/12/2030

List of Properties

Address	No. of Units	Owner
150 Oxford Ave, 14209	2	Janet Meiselman
934 Lafayette Ave., 14209	2	Janet Meiselman
48 Horton Place, 14209	1	Janet Meiselman
347 Huntington Avenue, 14214	2	Janet Meiselman
353 Huntington Avenue, 14214	2	Janet Meiselman
112 Fairfield Avenue, 14214	2	Janet Meiselman
235 Saranac Avenue, 14216	4	Janet Meiselman
436 Potomac Avenue, 14213	3	Janet Meiselman
400 Vermont Street, 14213	4	Janet Meiselman
41 Arkansas Street, 14213	2	Janet Meiselman
145 Brunswick Blvd., 14208	2	Janet Meiselman



Legislative Committee

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 1:00 PM

Final Meeting:

Department: Permits and Inspections

Category: License Application - Permits

Prepared By: Caitlin Graham

Sponsors:

DOC ID:: # 2026-1435

AGENDA ITEM 26-000163

Tobacco/Hookah/Vape 2531 aka 2533 Delaware (DEL)_09/01/2026

I

Pursuant to Chapter 132 of the City of Buffalo Code, please be advised that the Department of Permits and Inspection Services (DPIS) has examined the attached application of **MOHAMED ALTHABYANI** for a Tobacco/Hookah/Vaping license located at **2531 aka 2533**

DELAWARE, M&A SMOKE CO INC And find the application complies with the City code.

An investigation into the premises for the said license is now initiated by DPIS in conjunction with all relevant City entities, and no license shall be issued until all required approvals are obtained from the Zoning Office, Building Inspections, Police Department, and Collections Office and a finding that the applicant has complied with all rules and regulations and other applicable law, is made.

This request is submitted to this Honorable Body for your approval/disapproval or modified approval as deemed appropriate.

HISTORY:

[DATE] [ADD BOARD NAME [REFERRED...]
HERE]

[DATE] [ADD BOARD NAME [RECOMMENDED...]
HERE]

ATTACHMENTS:

1. m&a smoke co application

MOTION:

RESULT: ☐

MOVER: None

SECONDER None

:

AYES: None

NAYS: None



DEPARTMENT OF PERMIT & INSPECTION SERVICES

Louis Petrucci
COMMISSIONER

All information on this form is public record.

BUSINESS LICENSE APPLICATION

Chapter 132

TOBACCO/HOOKAH/VAPING ESTABLISHMENTS \$200.00

Corporation Name MtA SMOKE CO Business Phone (757) 725-6716

Business Name (dba) _____ Business Fax () _____

Business Address (no PO Box) 2531 AKA 2533 Delaware ave Buffalo NY 14216

Mailing Address (if different) _____

NYS Tax ID # _____ Business Website _____ E-Mail Althabyani mwe2005@gmail.com

Owner(s)/ Principal Partners

Applicant (last, first) Althabyani, Mohamed Home Phone 757-725-6716

Home Address: (PO Box not acceptable) 2525 Delaware Ave Buffalo, NY 14216

Date of birth _____ Place of Birth _____

Co-Applicant (last, first) _____ Home Phone _____

Home Address: (PO Box not acceptable) _____

Date of birth _____ Place of Birth _____

Describe your specific business activity in detail. Tobacco store

Subscribed and sworn to before me
this 12 day of July 2020

Commissioner of Deeds /Notarized

I am aware of the obligation to provide timely notice of any change in required information, and I have informed all owners, managers, or other principals of their criminal and/or civic responsibility for the timely fulfillment of restrictions and conditions to the license or timely abatement of any nuisance activity at or associated with the business.

As an authorized agent of the entity identified above, I certify the information on this form is true, correct, complete and current to the best of my knowledge and belief.

Print Name Mohamed Althabyani

Signature _____

Date 7/22/20



DEPARTMENT OF PERMIT & INSPECTION SERVICES

Louis Petrucci
COMMISSIONER

APPLICANT NOTIFICATION

ALL Applications MUST HAVE THIS NOTIFICATION SIGNED BY COUNCIL PERSONNEL FOR THE APPLICABLE DISTRICT COUNCILMEMBER LISED BELOW & RETURN THIS NOTIFICATION TO THE OFFICE OF LICENSE prior to the application being considered for Approval. This is to inform Councilmembers what businesses are in their District.

THIS IS NOT AN APPROVAL NOR DOES THIS DOCUMENT INFER THAT SAID APPROVALS WILL BE GRANTED

Licensee Name: M & A Smoke Co.
License Application Address 2533 Delaware Buffalo, NY 14216

DELAWARE DISTRICT	JOEL P. FEROLETO	1405 CITY HALL	851-5155
ELLICOTT DISTRICT	LEAH M HALTON-POPE	1408 CITY HALL	851-4980
FILLMORE DISTRICT	MITCHELL P. NOWAKOWSKI	1401 CITY HALL	851-4138
LOVEJOY DISTRICT	BRYAN BOLLMAN	1316A CITY HALL	851-5151
MASTEN DISTRICT	ZENETA B. EVERHART	1405 CITY HALL	851-5145
NIAGARA DISTRICT	DAVID A. RIVERA	1504 CITY HALL	851-5125
NORTH DISTRICT	JOSEPH GOLOMBEK JR.	1502 CITY HALL	851-5116
SOUTH DISTRICT	CHRISTOPHER P. SCANLON	1315 CITY HALL	851-5169
UNIVERSITY DISTRICT	RASHEED N. C. WYATT	1508 CITY HALL	851-5165

Council Personnel Signature [Signature]

District Delaware

Date 7/13/26



Legislative Committee

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 1:00 PM

Final Meeting:

Department: City Clerk

Category: Miscellaneous - City Clerk

Prepared By: Sean Depue

Sponsors:

DOC ID:: # 2026-1743

AGENDA ITEM 26-000344

S CARMINA, CONCERNS - CHIPPEWA ENTERTAINMENT DISTRICT 9/1/26 I

HISTORY:

[DATE] [ADD BOARD NAME [REFERRED...]
HERE]

[DATE] [ADD BOARD NAME [RECOMMENDED...]
HERE]

ATTACHMENTS:

1. s carmina

MOTION:

RESULT: ☐

MOVER: None

SECONDER None

:

AYES: None

NAYS: None



July 27, 2026

Council Member Mitch Nowakowski
65 Niagara Square, Room 1401
Buffalo, NY 14202

Dear Council Member Nowakowski,

On behalf of the Buffalo Place Board of Directors, we are writing to express our support for establishing a consistent 21-and-over admission standard for nightlife establishments within the Chippewa Street entertainment district during peak nightlife hours.

Since Buffalo Place was founded as a nonprofit in 1982, our organization's mission has been to help make Downtown Buffalo a vibrant place to live, work, and play. This includes ensuring that members of our community have attractive options for activities on evenings and weekends.

The bars, restaurants, nightclubs, and entertainment venues along and around Chippewa Street appeal to both regional audiences and visitors to our community. As such, Buffalo Place believes strongly that this district should be as safe, secure, and welcoming as possible for guests, businesses, and employees.

Recently, Buffalo Place has had significant concerns about large gatherings of underage individuals and disruptive or unsafe activity that has been occurring during weekend nighttime hours around Chippewa Street. We feel that establishing a 21-and-over admission standard for the district could be an important step in shaping a positive path for Chippewa Street's future.

Sincerely,

Steven Carmina
Board Chairman

Peter Burakowski
Executive Director



Legislative Committee

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 1:00 PM

Final Meeting:

Department: City Clerk

Category: Petition - City Clerk

Prepared By: Lori Hinson

Sponsors:

DOC ID:: # 2026-1611

AGENDA ITEM 26-000255

ABDULLAH, Z - SPECIAL USE PERMIT 412 AUBURN FOR NEIGHBORHOOD SHOP IN N-2R ZONE (NIA)(HRG 10/6/26) 9/1/26 I

HISTORY:

[DATE] [ADD BOARD NAME [REFERRED...]
HERE]

[DATE] [ADD BOARD NAME [RECOMMENDED...]
HERE]

ATTACHMENTS:

1. 412 Auburn pics
2. 412 Auburn

MOTION:

RESULT: []

MOVER: None

SECONDER None

:

AYES: None

NAYS: None



Abdullah, Z – Special Use Permit – 412 Auburn for Neighborhood Shop in N – 2R zone (NIA)

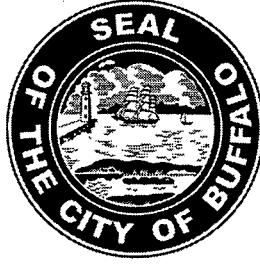
(NIAGARA)(Hrg 10/6/26)

REFERRED TO THE COMMITTEE ON LEGISLATION
AND THE CITY PLANNING BOARD

OFFICE OF THE CITY CLERK

TIANNA M. MARKS

City Clerk
Registrar of Vital Statistics



65 NIAGARA SQUARE
ROOM 1308 CITY HALL
BUFFALO, NEW YORK 14202
PHONE: (716) 851-5431
FAX: (716) 856-0506

MILLY CASTRO LITTLES

Deputy City Clerk Vital Statistics
Deputy Registrar of Vital Statistics

PAMELA MAGGIORE

Deputy City Clerk

NOTICE OF COMPLETE APPLICATION

THIS IS TO ACKNOWLEDGE THAT I HAVE BEEN INFORMED AS TO THE TIME AND PLACE FOR
THE PUBLIC HEARING REGARDING:

Z. ABDULLAH, 412 AUBURN, SPECIAL USE PERMIT
FOOD STORE IN N-2R ZONE (N/A)

To be held in the Council Chambers, 13th Floor. Please Contact Common Council Central Staff at
(716) 851-5105, or email councilstaff@buffalony.gov for more information.

At 1:00 pm ON

10/16/26

*FAILURE TO APPEAR FOR THE PUBLIC HEARING, OR FAILURE TO POST THE PUBLIC NOTICE
MAY RESULT IN REPAYING THE \$350, \$500, or \$1000 FEE TO RESCHEDULE.

*PLANNING BOARD MEETING WILL BE AT 4:00 pm in Room 901 * ON 9/18/26

*FAILURE TO APPEAR BEFORE THE PLANNING BOARD MAY DELAY YOUR PROJECT
Phone number for Planning Board 851-5082

I am also informed that this is the only notice that the petitioner and/or owner will receive,
and that if I am not the owner or petitioner, I will inform said owner, petitioner or his/her
agent of the above.

Signed

Print Name ADEL MUNASSAR Pho

Date 7-22-26

ATTENTION

CONTACT THE COUNCILMEMBER IN YOUR DISTRICT RIVERA
IF APPROVED AT THE COMMITTEE MEETING THE ITEM WILL BE REFERRED
TO THE FULL COUNCIL ON 10/13/26
IF APPROVED AT THE FULL COUNCIL MEETING THE ITEM WILL GO TO THE MAYOR FOR
APPROVAL
THE MAYOR HAS UNTIL TBD TO RETURN THE ITEM TO THE CITY CLERK'S OFFICE



Special Use Permit Application to the Common Council

City of Buffalo, New York

Applicant Information

Applicant

Identify the person or organization requesting the Special Use Permit:

Name RAY MARKET CONVENIENCE INC Cell Phone _____

Organization ZIAD ABDULLAH

Mailing Address 412 AUBURN AVE

City Buffalo State NY Zip 14213

Agent

Identify any person or organization representing the applicant in this matter:

Name ADEL MUMSSAR

Organization AABA

Mailing Address 80 LEONARD

City BUFFALO State NY Zip 14218

Property Information

Assessed Address: 412 AUBURN AVE

Area of Parcel (square feet): _____ Acres: .04

Zone: N1-ZR Zone Overlay (if applicable): N/A

Current Use: _____

Historic District/Property (within or adjacent): N/A

Council District: NIAGARA



Special Use Permit Application to the Common Council

City of Buffalo, New York

Type of Request

- ☐ Expansion of existing/current use
- ☐ Changing the use to a different use
- ☐ New Use: Adding a new use and keeping existing/current use
- ☒ Change of ownership or business name

Special Use Request

Current use(s): Grocery Store

Proposed use(s): Grocery Store

Justification (attach additional information if necessary):

The shop is necessary for the neighbors
because they can buy what they need close
to home."

Project Description

Detail hours of operation: 9-11

List/describe adjacent uses: SCHOOL, HOUSE, RESTAURANT

Describe any sound, odor, vibration, light, or other potential disrupting operations of the use and provide hours of the day and days of the week which they would occur:

NONE

Describe any public benefit of the use:

from food for Mumford



Special Use Permit Application to the Common Council

City of Buffalo, New York

Describe community engagement that has taken place (not including public hearing):

NONE

Will any permanent features of the building be removed?

☐

Yes

☒

No

If yes, describe:

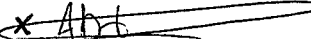
Attach additional information for this section if necessary.

Disclosure Affidavit

I maintain that the information provided above is true and accurate to the best of my knowledge:

Property owner or applicant name (print): ZIAD ABDULLAH

Date: 7-9-2026

Property owner or applicant signature: X 

City of Buffalo
65 Niagara Square
Buffalo, NY 14202
(716)851-4949 Fax (716)851-5472

USE Information Report

Report Date 7/17/2026

Page 1 of 2

A/P # USE26-9697327

Application Information

Processed 7/17/2026 12:49:53PM **By** TCARTER

Issued **By**

Final **By**

Type of Work **# Plans** 0

Declared Valuation \$0.00

Priority **# Pages** 0

Calculated Valuation \$0.00

Actual Valuation \$0.00

Description of Work

*** Special use *** For Ali Khulaqi to establish use to operate a food store with the name Ray Market Convenience in a N-2R zone

Property Information

Address 412 AUBURN
BUFFALO, NY 14213

SBL 0992800002026000

CENSUS 65.01

Location

Applicants

Contact ID 12236672 **Primary** Y **Name** Ali Khulaqi

Mailing Address 570 Hertel Ave Buffalo, NY 14207

Day Phone

Fees	Status	Paid Date	Amount
Application Fee	U		\$50.00

Plan Reviews

Building	N	Electrical	N	Fire	N
Sewer	N	HVAC	N		
Plumbing	N	Elevator	N		

Prior Approvals



Legislative Committee

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 1:00 PM

Final Meeting: Islam, M - Special Use
Permit - 416 Wohlers for Assembly in N-3R zone (MAS)(Hrg10/6/26) 9/1/26 I

Department: City Clerk

Category: Petition - City Clerk

Prepared By: Lori Hinson

Sponsors:

DOC ID:: # 2026-1605

AGENDA ITEM 26-000250

ISLAM, M - SPECIAL USE PERMIT - 416 WOHLERS FOR ASSEMBLY IN N-3R ZONE (MAS)(HRG10/6/26) 9/1/26 I

HISTORY:

[DATE] [ADD BOARD NAME [REFERRED...]
HERE]

[DATE] [ADD BOARD NAME [RECOMMENDED...]
HERE]

ATTACHMENTS:

1. 416 Wohlers pics
2. 416 Wohlers

MOTION:

RESULT: []

MOVER: None

SECONDER None

:

AYES: None

NAYS: None

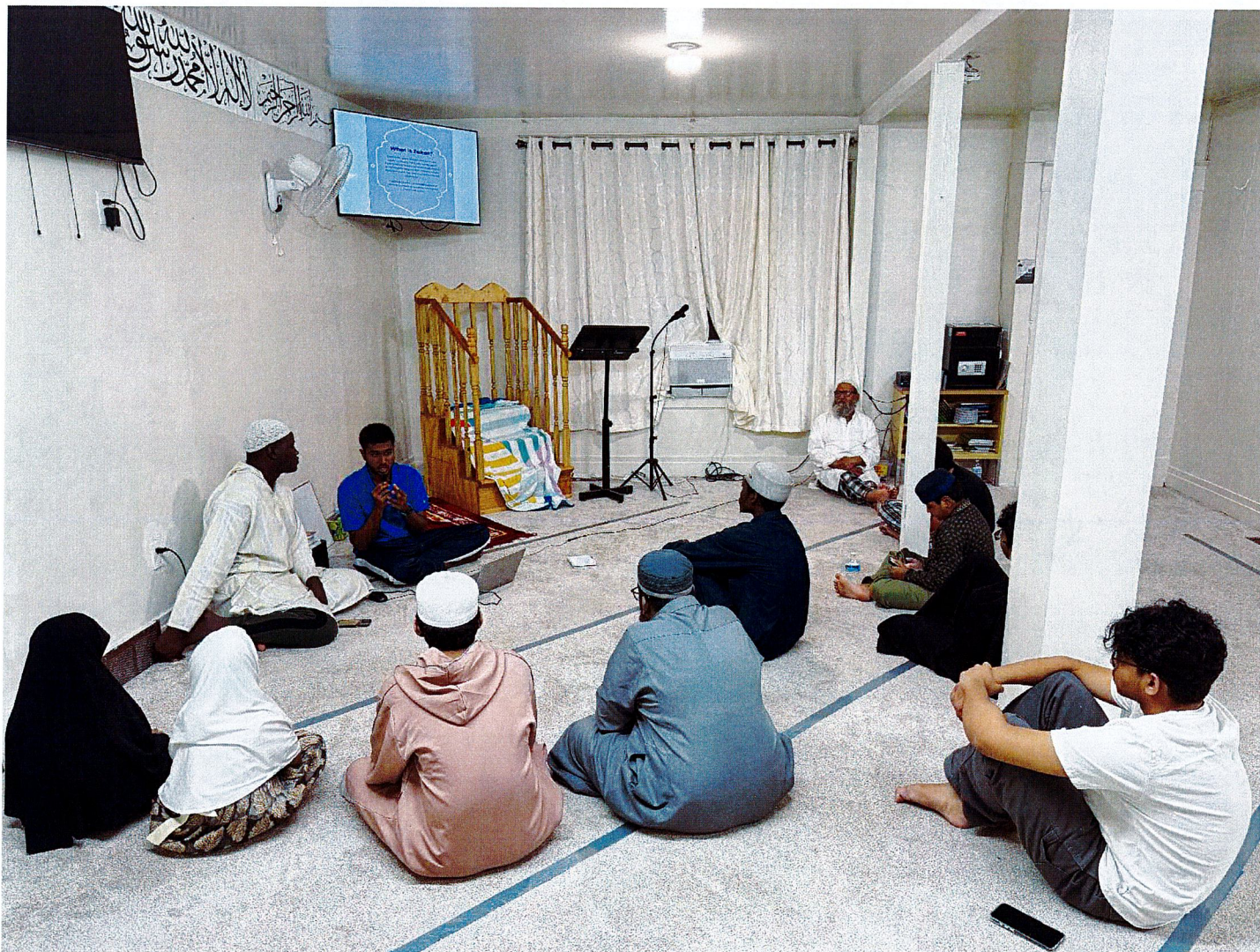


Figure 1: A member of HPIC Youth presenting slides on a topic

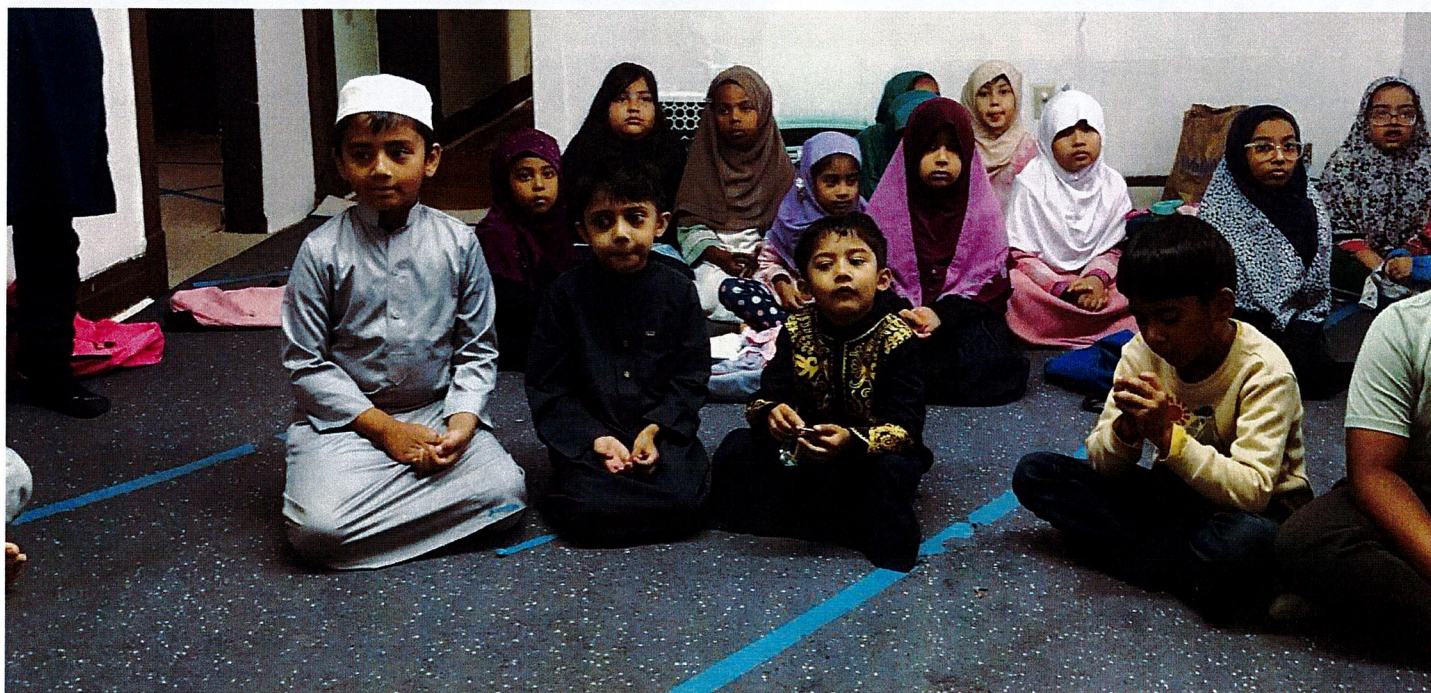


Figure 2: Children are watching a learning video



Figure 3: Visitors are listening to lectures on a Eid celebration day



Figure 4: (Left) Bangladeshi foods served to visitors in the month of Ramadan, (right) garden at the visitors entrance

Islam, M – Special Use Permit – 416 Wohlers for Assembly in N – 3R zone (MAS)

(MASTEN)(Hrg 10/6/26)

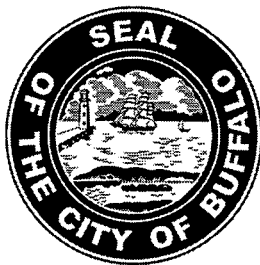
REFERRED TO THE COMMITTEE ON LEGISLATION
AND THE CITY PLANNING BOARD

OFFICE OF THE CITY CLERK

TIANNA M. MARKS
City Clerk
Registrar of Vital Statistics

MILLY CASTRO LITTLES
Deputy City Clerk Vital Statistics
Deputy Registrar of Vital Statistics

PAMELA MAGGIORE
Deputy City Clerk



65 NIAGARA SQUARE
ROOM 1308 CITY HALL
BUFFALO, NEW YORK 14202
PHONE: (716) 851-5431
FAX: (716) 856-0506

NOTICE OF COMPLETE APPLICATION

THIS IS TO ACKNOWLEDGE THAT I HAVE BEEN INFORMED AS TO THE TIME AND PLACE FOR
THE PUBLIC HEARING REGARDING:

M ISLAM, SPECIAL USE PERMIT 416 WOHLERS FOR
Assembly in N-3B zone

To be held in the Council Chambers, 13th Floor. Please Contact Common Council Central Staff at
(716) 851-5105, or email councilstaff@buffalony.gov for more information.

At 1:00 pm ON

10/6/26

*FAILURE TO APPEAR FOR THE PUBLIC HEARING, OR FAILURE TO POST THE PUBLIC NOTICE
MAY RESULT IN REPAYING THE \$350, \$500, or \$1000 FEE TO RESCHEDULE.

*PLANNING BOARD MEETING WILL BE AT 4:00 pm in Room 901 * ON

9/8/2026

*FAILURE TO APPEAR BEFORE THE PLANNING BOARD MAY DELAY YOUR PROJECT

Phone number for Planning Board 851-5082

I am also informed that this is the only notice that the petitioner and/or owner will receive,
and that if I am not the owner or petitioner, I will inform said owner, petitioner or his/her
agent of the above.

Signed

Mujahidul Islam

Print Name

MUJAHIDUL ISLAM

Ph

Date

08/07/2026

ATTENTION

CONTACT THE COUNCILMEMBER IN YOUR DISTRICT

Z EVERHART

IF APPROVED AT THE COMMITTEE MEETING THE ITEM WILL BE REFERRED

TO THE FULL COUNCIL ON

10/13/26

IF APPROVED AT THE FULL COUNCIL MEETING THE ITEM WILL GO TO THE MAYOR FOR
APPROVAL

THE MAYOR HAS UNTIL

TBD

TO RETURN THE ITEM TO THE CITY CLERK'S OFFICE



Special Use Permit Application to the Common Council

City of Buffalo, New York

Applicant Information

Applicant

Identify the person or organization requesting the Special Use Permit:

Name MUJAHIDUL ISLAM

Organization HAMLIN PARK ISLAMIC CENTER INC.

Mailing Address 416 WOHLERS AVENUE

City BUFFALO State NY Zip 14208

Agent

Identify any person or organization representing the applicant in this matter

Name _____

Organization _____

Mailing Address _____

Fax Number _____

City _____ State _____ Zip _____

Email _____

Property Information

Assessed Address: 416 WOHLERS AVENUE, BUFFALO NEW YORK 14208

Area of Parcel (square feet): 3675 Acres: 0.0858

Zone: N-3R Zone Overlay (if applicable): _____

Current Use: A-3

Historic District/Property (within or adjacent): HAMLIN PARK HISTORIC DISTRICT

Council District: MASTEN



Special Use Permit Application to the Common Council

City of Buffalo, New York

Type of Request

- ☐ Expansion of existing/current use
- ☒ Changing the use to a different use
- ☐ New Use: Adding a new use and keeping existing/current use
- ☐ Change of ownership or business name

Special Use Request

Current use(s): A-3 VACANT RESIDENTIAL

Proposed use(s): A-3

Justification (attach additional information if necessary):

The property under the ownership of the Hamlin Park Islamic Center Inc, a charitable non profit organization, is intended to be used as a civic/community facility to serve social services to neighborhood Bangladeshi community - social gathering, family counseling, prayer services, Islamic education for adult and youth, job assistance, arrange motivational and scholarly lectures with no cost to participants. The facility will be open for visitors to participate its programs.

Project Description

Detail hours of operation: Opens and closes throughout the day.

List/describe adjacent uses: Non-religious community meetings / gatherings

Describe any sound, odor, vibration, light, or other potential disrupting operations of the use and provide hours of the day and days of the week which they would occur:

None

Describe any public benefit of the use:

Youth development programs, social services.



Special Use Permit Application to the Common Council

City of Buffalo, New York

Describe community engagement that has taken place (not including public hearing):

Community meeting

Will any permanent features of the building be removed?

☐

Yes

☒

No

If yes, describe:

Attach additional information for this section if necessary.

Disclosure Affidavit

I maintain that the information provided above is true and accurate to the best of my knowledge:

Property owner or applicant name (print): MUJAHIDUL ISLAM

Date: 08/01/2026

Property owner or applicant signature: Mujahidul Islam

Special Use Permit Application

City of Buffalo – Common Council

Masten District

Premises: 416 Wohlers Avenue, Buffalo, NY 14208

Application Details

Special Use Permit Application to the Common Council

City of Buffalo, NY

Masten District

Premise location: 416 Wohlers Avenue, Buffalo NY 14208

Subject: Congregation in residential zone N-3R.

Frequency of use: Friday every week throughout a year, from 1:15PM to 2:15PM.

Purpose: Religious sermon delivered to visitors by a scholar based on Islamic Faith.

Capacity: 40 adults to seat on the carpet to listen to speech comfortably. There are no tables and chairs for attendees. Speakers can address with or without audio amplifier in indoor setting.

Compliance Statement – Zoning Code N-3R

The proposed weekly religious gathering at 416 Wohlers Avenue is intended to operate in full alignment with the intent and requirements of the N-3R Residential Zone.

The N-3R district is designed to support stable residential neighborhoods while permitting limited community-oriented uses that do not negatively impact the character, safety, or livability of the area.

The applicant affirms compliance with the zoning code through the following measures:

City of Buffalo
65 Niagara Square
Buffalo, NY 14202
(716)851-4949 Fax (716)851-5472

USE Information Report

Report Date 8/7/2026

Page 1 of 2

A/P # USE26-9701417

Application Information

Processed 8/7/2026 2:05:21PM By ccurtin

Issued By

Final By

Type of Work # Plans 0 Declared Valuation \$98,000.00

Priority # Pages 0 Calculated Valuation \$0.00

Actual Valuation \$0.00

Description of Work

SPECIAL USE PERMIT Special Use Permit for the applicant **Mujahidul Islam (979-229-9703)** the property agent of an existing 3 story multiple dwelling at **416 Wohlers** to have an **Assembly use** in a **(N-3R zone)**.
common council ***preservation*** ***plans***

Property Information

Address 416 WOHLERS
BUFFALO, NY 14208

SBL 1003400004029000

CENSUS 33.01

Location

Applicants

Contact ID 12131757 Primary N Name FARHANA AKTHER

Mailing Address 645 HUMBOLDT PKWY BUFFALO, NY 14208

Day Phone (716)520-4090

Contact ID 12448814 Primary Y Name MUJAHIDUL ISLAM

Mailing Address 111 EAST DELAVAN BUFFALO, NY 14208

Day Phone

Fees	Status	Paid Date	Amount
Application Fee	U		\$50.00

Plan Reviews



Legislative Committee

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 1:00 PM

Final Meeting:

Department: City Clerk

Category: Petition - City Clerk

Prepared By: Lori Hinson

Sponsors:

DOC ID:: # 2026-1610

AGENDA ITEM 26-000254

JEFFERSON, K - SPECIAL USE PERMIT 674 JEFFERSON FOR ROOMING HOUSE IN N-3E ZONE (ELL)(HRG 10/6/26) 9/1/26 I

HISTORY:

[DATE] [ADD BOARD NAME [REFERRED...]
HERE]

[DATE] [ADD BOARD NAME [RECOMMENDED...]
HERE]

ATTACHMENTS:

1. 674 Jefferson pics
2. 674 Jefferson

MOTION:

RESULT: []

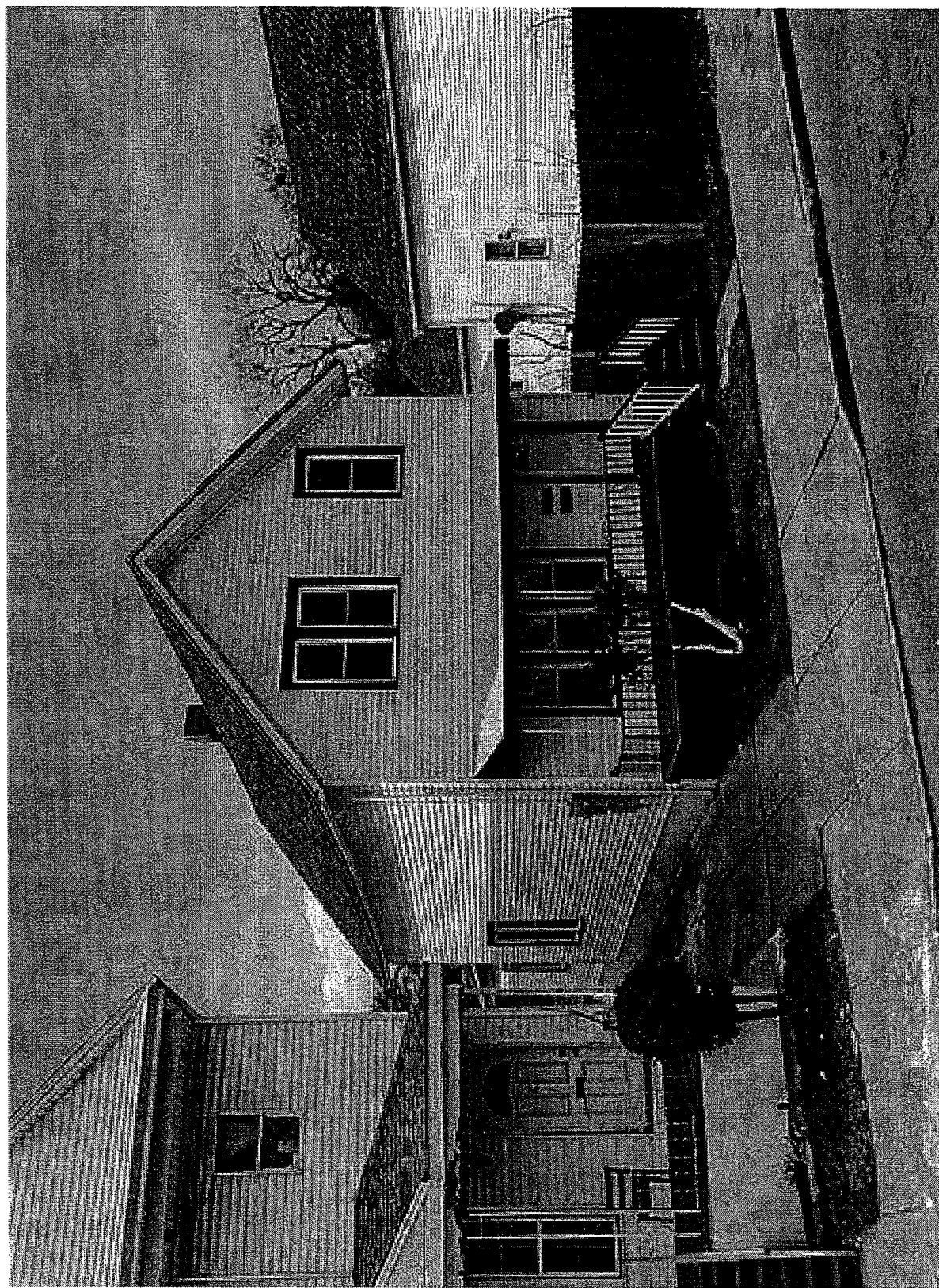
MOVER: None

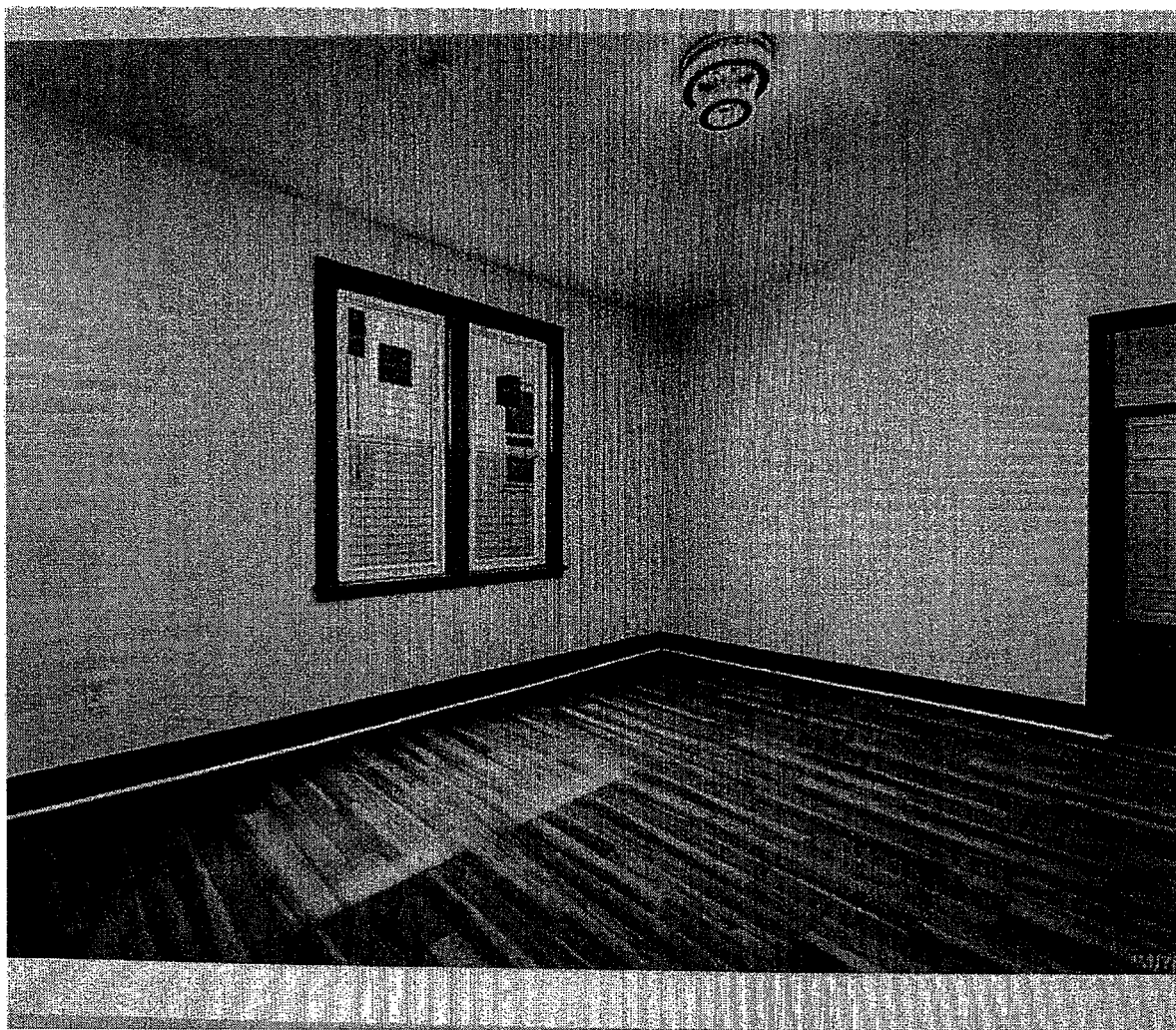
SECONDER None

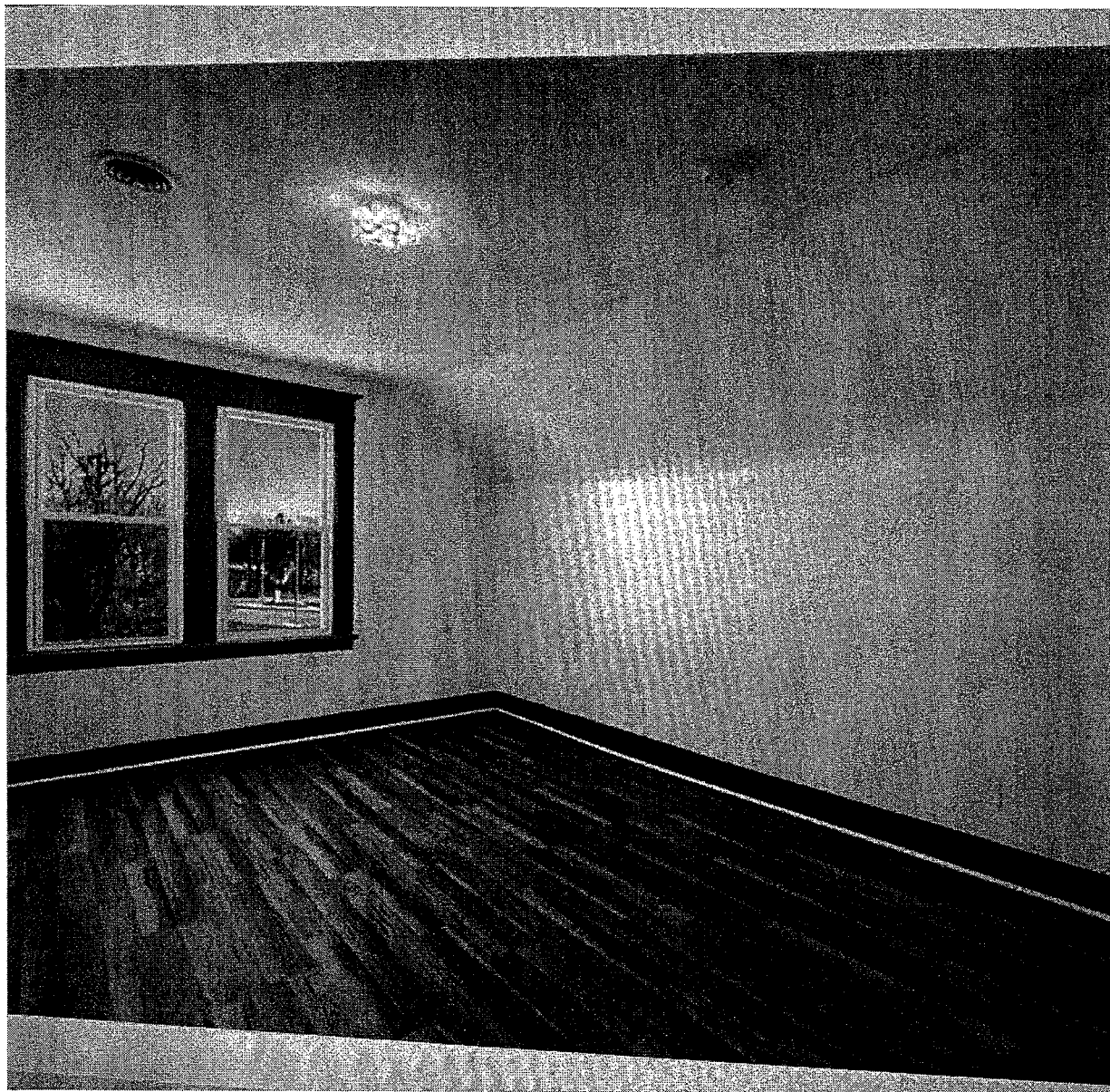
:

AYES: None

NAYS: None







Jefferson, K – Special Use Permit 674 Jefferson for Rooming House SRO in N – 3E zone (ELL)

(Ellicott)(Hrg 10/6/26)

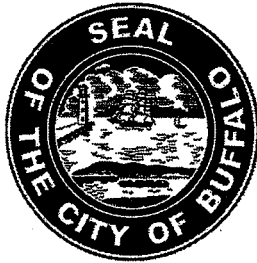
REFERRED TO THE COMMITTEE ON LEGISLATION
AND THE CITY PLANNING BOARD

OFFICE OF THE CITY CLERK

TIANNA M. MARKS
City Clerk
Registrar of Vital Statistics

MILLY CASTRO LITTLES
Deputy City Clerk Vital Statistics
Deputy Registrar of Vital Statistics

PAMELA MAGGIORE
Deputy City Clerk



65 NIAGARA SQUARE
ROOM 1308 CITY HALL
BUFFALO, NEW YORK 14202
PHONE: (716) 851-5431
FAX: (716) 856-0506

NOTICE OF COMPLETE APPLICATION

THIS IS TO ACKNOWLEDGE THAT I HAVE BEEN INFORMED AS TO THE TIME AND PLACE FOR THE PUBLIC HEARING REGARDING:

K. JEFFERSON - SPECIAL USE PERMIT 674 JEFFERSON
FOR ROOMING HOUSE SRO IN N-3E ZONE

To be held in the Council Chambers, 13th Floor. Please Contact Common Council Central Staff at (716) 851-5105, or email councilstaff@buffalony.gov for more information.

At 1:00 pm ON 10/6/2026

*FAILURE TO APPEAR FOR THE PUBLIC HEARING, OR FAILURE TO POST THE PUBLIC NOTICE MAY RESULT IN REPAYING THE \$350, \$500, or \$1000 FEE TO RESCHEDULE.

*PLANNING BOARD MEETING WILL BE AT 4:00 pm in Room 901 * ON 9/8/26

*FAILURE TO APPEAR BEFORE THE PLANNING BOARD MAY DELAY YOUR PROJECT
Phone number for Planning Board 851-5082

I am also informed that this is the only notice that the petitioner and/or owner will receive, and that if I am not the owner or petitioner, I will inform said owner, petitioner or his/her agent of the above.

Signed [Signature]

Print Name Khadja Jefferson Phone _____

Date 8/25/26

ATTENTION

CONTACT THE COUNCILMEMBER IN YOUR DISTRICT ELUCOTT - HALTON POPE
IF APPROVED AT THE COMMITTEE MEETING THE ITEM WILL BE REFERRED
TO THE FULL COUNCIL ON 10/13/26
IF APPROVED AT THE FULL COUNCIL MEETING THE ITEM WILL GO TO THE MAYOR FOR
APPROVAL
THE MAYOR HAS UNTIL TBD TO RETURN THE ITEM TO THE CITY CLERK'S OFFICE



Special Use Permit Application to the Common Council

City of Buffalo, New York

Applicant Information

Applicant

Identify the person or organization requesting the Special Use Permit:

Name Khadija Jefferson

Organization Simply There Services LLC

Mailing Address 92 Pine Ridge Road

City Cheektowaga State NY Zip 14211

Agent

Identify any person or organization representing the applicant in this matter:

Name Khadija Jefferson

Organization Simply There Services LLC

Mailing Address 674 Jefferson

City Buffalo State NY Zip 14204

Property Information

Assessed Address: 674 Jefferson Ave

Area of Parcel (square feet): 1904 sq.ft. Acres: .08

Zone: N-3E Zone Overlay (if applicable): N/A

Current Use: vacant just purchased 8/21/26

Historic District/Property (within or adjacent): Ellicott District

Council District: Ellicott District

* home is able to hold anywhere from
8 to 12 ~~residents~~ residents



Special Use Permit Application to the Common Council

City of Buffalo, New York

Type of Request

- ☐ Expansion of existing/current use
- ☒ Changing the use to a different use
- ☐ New Use: Adding a new use and keeping existing/current use
- ☐ Change of ownership or business name

Special Use Request

Current use(s): VACANT just purchased 8/21/26

Proposed use(s): rooming house

Justification (attach additional information if necessary):

to provide additional housing in that
area as well as to assist with the
overflow from Harbor House located on the
corner

Project Description

Detail hours of operation: 24 hours A day

List/describe adjacent uses: rooming house - to house 18 years of
age and older

Describe any sound, odor, vibration, light, or other potential disrupting operations of the use and provide hours of the day and days of the week which they would occur:

24 hours A day Availability

Describe any public benefit of the use:

community outreach



Special Use Permit Application to the Common Council

City of Buffalo, New York

Describe community engagement that has taken place (not including public hearing):

Will any permanent features of the building be removed?

☐

Yes

☒

No

If yes, describe:

Attach additional information for this section if necessary.

Disclosure Affidavit

I maintain that the information provided above is true and accurate to the best of my knowledge:

Property owner or applicant name (print): Khadija Jefferson

Date: 8/25/26

Property owner or applicant signature: [Signature]

City of Buffalo

65 Niagara Square
Buffalo, NY 14202
(716)851-4949 Fax (716)851-5472

USE Information Report**Report Date** 8/25/2026

Page 1 of 2

A/P # USE26-9703297**Application Information****Processed** 8/25/2026 9:31:24AM By TCARTER**Issued** By**Final** By**Type of Work** # Plans 0 **Declared Valuation** \$0.00**Priority** # Pages 0 **Calculated Valuation** \$0.00**Actual Valuation** \$0.00**Description of Work**

***Special Use *** for Khadija Jefferson to operate Rooming house/S.R.O. in a N-3E Zone For people aging out of foster care.

Property Information**Address** 674 JEFFERSON
BUFFALO, NY 14204**SBL** 1113300004029000**CENSUS** 25.02**Location****Applicants****Contact ID** 12359486 **Primary** N **Name** Mohammad Zakir**Mailing Address** 584 Clinton St Buffalo, NY 14210**Day Phone****Contact ID** 12450350 **Primary** Y **Name** Khadija JEFFERSON**Mailing Address** 92 Pine Ridge Road Cheektowaga, NY 14211**Day Phone**

Fees	Status	Paid Date	Amount
Application Fee	U		\$25.00
Permit Fee	P	8/25/2026 9:38:44AM	\$25.00
Application Fee	P	8/25/2026 9:39:49AM	\$25.00

Plan Reviews



Legislative Committee

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 1:00 PM

Final Meeting:

Department: City Clerk

Category: Miscellaneous - City Clerk

Prepared By: Sean Depue

Sponsors:

DOC ID:: # 2026-1768

AGENDA ITEM 26-000371

W. ALGAWANI, SPECIAL USE - 2034 SOUTH PARK- TOBACCO/HOOKA/VAPE-N-3C (SOU)(6/30/26) MT26-820 9/1/26 F

HISTORY:

5/26/26	CC	LEG
7/28/26	MT LEG	CC 9/1/26

ATTACHMENTS:

1. 26-820

MOTION:

RESULT: ☐

MOVER: None

SECONDER None

:

AYES: None

NAYS: None

Algawani, W – Special Use Permit - 2034 South Park for Tobacco/Hookah/Vape
Establishment in N-3C zone (SOU)

(South)(Hrg 6/30/26)

REFERRED TO THE COMMITTEE ON LEGISLATION
AND THE CITY PLANNING BOARD

OFFICE OF THE CITY CLERK

TIANNA M. MARKS
City Clerk
Registrar of Vital Statistics

MILLY CASTRO LITTLES
Deputy City Clerk-Vital Statistics
Deputy Registrar of Vital Statistics

PAMELA MAGGIORE
Deputy City Clerk



65 NIAGARA SQUARE
ROOM 1308 CITY HALL
BUFFALO, NEW YORK 14202
PHONE: (716) 851-5431
FAX: (716) 856-0506

NOTICE OF COMPLETE APPLICATION

THIS IS TO ACKNOWLEDGE THAT I HAVE BEEN INFORMED AS TO THE TIME AND PLACE FOR
THE PUBLIC HEARING REGARDING:

ALLAWANI, W, SPECIAL USE PERMIT-2034 SOUTH
PARK FOR TOBACCO/HOOKAH/VAPE ESTAB IN N-3CZONE(SOU)

To be held in the Council Chambers, 13th Floor. Please Contact Common Council Central Staff at
(716) 851-5105, or email councilstaff@buffalony.gov for more information.

At 1:00 pm ON

6/30/26

*FAILURE TO APPEAR FOR THE PUBLIC HEARING MAY RESULT IN REPAYING THE \$350 FEE TO
RESCHEDULE

*PLANNING BOARD MEETING WILL BE AT 4:00 pm in Room 901 * ON 6/15/26

*FAILURE TO APPEAR BEFORE THE PLANNING BOARD MAY DELAY YOUR PROJECT
Phone number for Planning Board 851-5082

I am also informed that this is the only notice that the petitioner and/or owner will receive,
and that if I am not the owner or petitioner, I will inform said owner, petitioner or his/her
agent of the above.

Signed Karzen Alirvani (Agent/Owner)

Print Name Karzen Alirvani Phone # _____

Date _____

ATTENTION

CONTACT THE COUNCILMEMBER IN YOUR DISTRICT HOW CHRISTOPHER P. SCANLON
IF APPROVED AT THE COMMITTEE MEETING THE ITEM WILL BE REFERRED
TO THE FULL COUNCIL ON 7/7/26
IF APPROVED AT THE FULL COUNCIL MEETING THE ITEM WILL GO TO THE MAYOR FOR
APPROVAL
THE MAYOR HAS UNTIL TBD TO RETURN THE ITEM TO THE CITY CLERK'S OFFICE



Special Use Permit Application to the Common Council

City of Buffalo, New York

Applicant Information

Applicant

Identify the person or organization requesting the Special Use Permit:

Name WAZEER ALGAWANI

Organization _____

Mailing Address 91 FRANKLIN ST

City LACKAWANNA State NY Zip 14218

Cell Phone (716) 835-1234

Business Phone _____

Fax Number _____

Email j.algawani@lacksawanna.com

Agent

Identify any person or organization representing the applicant in this matter:

Name _____

Cell Phone _____

Organization _____

Business Phone _____

Mailing Address _____

Fax Number _____

City _____ State _____ Zip _____

Email _____

Property Information

Assessed Address: 2034 SOUTHPARK AVE BUFFALO, NY 14220

Area of Parcel (square feet): 240 sq/ft Acres: .2

Zone: N-3C Zone Overlay (if applicable): none

Current Use: UNUSED / VACANT

Historic District/Property (within or adjacent): _____

Council District: A-District South



Special Use Permit Application to the Common Council

City of Buffalo, New York

Type of Request

- ☐ Expansion of existing/current use
- ☒ Changing the use to a different use
- ☐ New Use: Adding a new use and keeping existing/current use
- ☐ Change of ownership or business name

Special Use Request

Current use(s): VACANT

Proposed use(s): SMOKE SHOP

Justification (attach additional information if necessary):

Intend to operate this location as a retail
smoke shop to adult customers in compliance
with all local, state and federal laws

Project Description

Detail hours of operation: 8am - 10pm

List/describe adjacent uses: 711 corner stores

Describe any sound, odor, vibration, light, or other potential disrupting operations of the use and provide hours of the day and days of the week which they would occur:

none that attracts or distracts local
residence

Describe any public benefit of the use:

- smoke shops create legit jobs and contribute sales tax and business
tax revenue that can support city



Special Use Permit Application to the Common Council

City of Buffalo, New York

Describe community engagement that has taken place (not including public hearing):

personal visit with my city councilor

Will any permanent features of the building be removed?

☐

Yes

☒

No

If yes, describe: _____

Attach additional information for this section if necessary.

Disclosure Affidavit

I maintain that the information provided above is true and accurate to the best of my knowledge:

Property owner or applicant name (print): ALWAZEE ALGANANI Date: 04-02-20

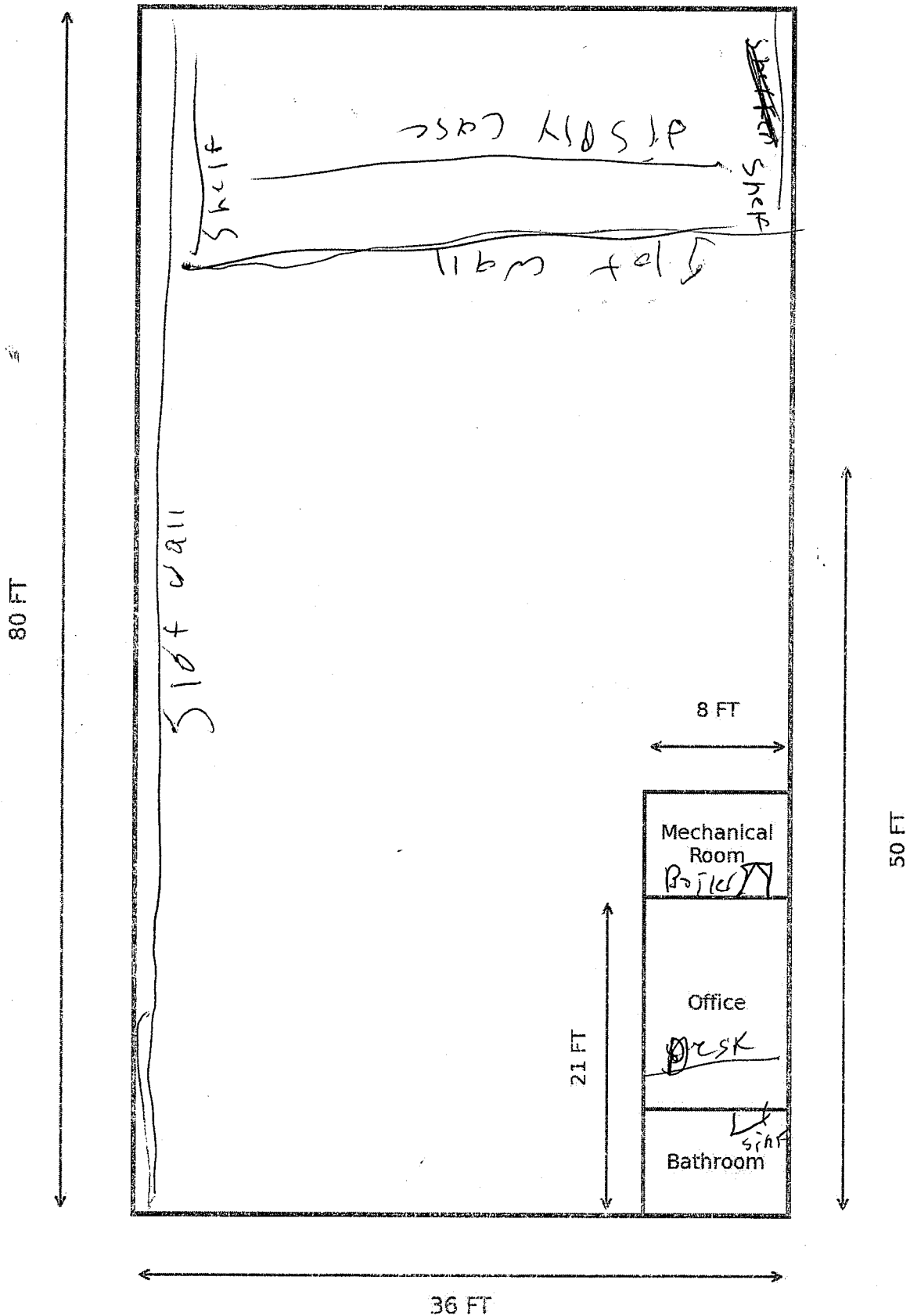
Property owner or applicant signature: Alwazeer Alganani

2034 S. Lake Buffalo NY 14220



Floor Plan / Layout - 2034 South Park Ave.
(Not to Scale)

81" Window 61" Window 42" Door 61" Window 82" Window



City of Buffalo

65 Niagara Square
Buffalo, NY 14202
(716)851-4949 Fax (716)851-5472

USE Information Report**Report Date** 4/8/2026

Page 1 of 2

A/P # USE26-9683943**Application Information****Processed** 4/8/2026 11:08:27AM By dclark**Issued** By**Final** By**Type of Work** # Plans 0**Priority** # Pages 0**Declared Valuation** \$1.00**Calculated Valuation** \$0.00**Actual Valuation** \$0.00

Tobacco / Hookah / Vape
Establishment

Description of Work

*** SPECIAL USE *** 2034 SOUTH PARK ESTABLISH SPECIAL USE PERMIT FOR THE APPLICANT(KAREEM ALERYANI
(716) 314-9922) TO HAVE (MERCHANTILE USE) (SMOKE SHOP) USE FOR (NAME TO BE DETERMINED) IN A (N-3C)
ZONE

N-3C

Property Information**Address** 2034 SOUTH PARK
BUFFALO, NY 14220**SBL** 1335500002045100**CENSUS** 06.00**Location****Applicants****Contact ID** 12280259 **Primary** N **Name** Murat Dauti**Mailing Address** 9 Plymouth Dr Tonawanda, NY 14150**Day Phone****Contact ID** 12366907 **Primary** N **Name** Hazbije Dauti**Mailing Address** 9450 Main St Clarence, NY 14031**Day Phone****Contact ID** 12413789 **Primary** Y **Name** Kareem Aleryani**Mailing Address** 99 Center St Buffalo, NY 14218**Day Phone**

Fees	Status	Paid Date	Amount
Application Fee	U		\$50.00



Legislative Committee

1413 City Hall
Buffalo, NY 14202

Meeting: September 8, 2026 1:00 PM
Final Meeting:
Department: Common Council
Category: Resolution - Common Council
Prepared By: Pedro Gonzalez-Ortiz
Sponsors: Rasheed N.C. Wyatt
DOC ID:: # 2026-1676

AGENDA ITEM 26-000291

WYATT - REQUESTING AN UPDATE FROM THE ADMINISTRATION ON BULK TRASH AND MAYOR'S IMPACT TEAM CHANGES 9/1/26 I

WHEREAS, the City of Buffalo's bulk trash collection and the Mayor's Impact Team provide important services to residents and neighborhoods throughout the City;

WHEREAS, the Administration has recently implemented or proposed changes to the City's bulk trash collection process and the operations of the Mayor's Impact Team;

WHEREAS, changes to these services may impact how and when residents receive bulk trash collection, neighborhood cleanup services, and other assistance traditionally provided through the Mayor's Impact Team;

WHEREAS, the Buffalo Common Council believes residents and Council Members should have clear information regarding these changes, including the reasons for the changes, how services will be delivered moving forward, and what residents should expect;

NOW, THEREFORE, BE IT RESOLVED, that the Buffalo Common Council hereby;

1. Requests that the Mayor's Office and all relevant departments and representatives appear before an upcoming Community Development Committee Meeting to provide a detailed presentation regarding changes to bulk trash collection and the Mayor's Impact Team;
2. Requests that the Administration provide information regarding how these changes will or have been communicated with residents;
3. Directs the City Clerk to submit a copy of this resolution to the Mayor's office, DPW, and the Mayor's Impact team.

MOTION:

RESULT: ☐

MOVER: None

SECONDER: None

AYES: None

NAYS: None



Legislative Committee

1413 City Hall
Buffalo, NY 14202

Meeting Date: September 8, 2026 1:00 PM

Final Meeting:

Department: City Clerk

Category: Resolution - Common Council

Prepared By: Sean Depue

Sponsors: Joseph Golombek Jr, Leah

Halton-Pope, Mitchell P. Nowakowski,

David A. Rivera, Rasheed N.C. Wyatt,

Bryan J. Bollman

DOC ID:: # 2026-1822

AGENDA ITEM 26-000413

WYATT, HALTON-POPE, EVERHART, NOWAKOWSKI, RIVERA, GOLOMBEK, BOLLMAN -
OPPOSING THE ADMINISTRATION'S RECENT DECISION TO REDUCE BULK TRASH
COLLECTION TO ONE DAY AND REQUESTING REINSTITUTION OF BIENNIAL BULK TRASH
COLLECTION 9/1/26 I

HISTORY:

[DATE] [ADD BOARD NAME [REFERRED...]
HERE]

[DATE] [ADD BOARD NAME [RECOMMENDED...]
HERE]

ATTACHMENTS:

1. Bulk Trash Resolution

MOTION:

RESULT: ☐

MOVER: None

SECONDER None

:

AYES: None

NAYS: None

Wyatt, Halton-Pope, Everhart, Nowakowski, Rivera, Golombek—Opposing the Administration’s Recent Decision to Reduce Bulk Trash Collection to One Day and Requesting Reinstitution of Biannual Bulk Trash Collection

Whereas, On or about August 21, 2026, the Mayor’s Administration announced that the Department of Public Works would reduce bulk trash collection from twice a year to once a year;

Whereas, For years, such a reduction has been proposed by multiple administrations during the budget process but has routinely been opposed by this Council;

Whereas, Despite the Council’s passage of a budget for the 2026-27 fiscal year that did not include a reduction in bulk trash collection, the Mayor’s Administration nonetheless took the extraordinary step of reducing this important City service without Council approval;

Whereas, The Mayor’s Administration’s decision to reduce bulk trash collection is especially concerning because it was made without input from City residents, or, at the very least, adequate notice to City residents;

Whereas, The Mayor’s administration has justified the reduction in bulk trash collection as a means of preventing illegal dumping by non-City residents, when in reality the decision is merely a cost-saving measure made without public or Council input, in a year in which the property tax levy is increasing by 19%;

Now, therefore, be it resolved that the City of Buffalo Common Council hereby:

1. Opposes the Mayor’s Administration’s decision to reduce bulk trash collection from twice a year to once a year and urges the Administration to immediately reverse its decision; and
2. Directs the City Clerk to send copies of this resolution to the Office of the Mayor, the Department of Public Works, the Department of Administration and Finance, the Department of Audit and Control, and Corporation Counsel.



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000462

Meeting: September 8, 2026 1:00 PM
Final Meeting:
Department: Common Council
Category: License Application - Permits
Prepared By:
Sponsors:
DOC ID:: # 2026-1901



DEPARTMENT OF PERMIT & INSPECTION SERVICES

Louis Petrucci
COMMISSIONER

LODGING HOUSE LICENSE APPLICATION

COMMON COUNCIL REQUIRED

Lodging House Address 12 Brantford Unit 2, Buffalo NY 14222
Number, Street ZIP

Business Name: Rental Lyon LLC

Number of Rooming Units 1 Total Number of Beds 1 Total Number of Beds Applied for 1

Number of Rooms 4 Number of persons occupying each Rooming Unit 4

Name of Applicant Matthew Lyon Home Phone # 716 391 7197

Applicant Address 12 Brantford Pl Unit 4 Buffalo NY 14222
(NO PO Boxes) Number, Street City, town or Village State ZIP

Applicant Date of Birth 10/26/1992 Place of Birth Buffalo NY

NYS Tax ID # 094-82-3479 Business Website _____ E-Mail mattlyon6@gmail.com

ADDITIONAL REQUIREMENT

As per Chapter 269-2(B) of the City Ordinances, no license will be issued unless the owner OR the agent of the property resides on the premises of the lodging house.

Check one:

- ☒ I, the owner, reside on the premises of the above lodging house address.
☐ _____ is the Lodging House Agent residing at the lodging house.

Fees

0-10 beds.... \$100.00
11-25 beds.... \$150.00
over 25 beds.... \$150.00 + \$2.50
for each additional bed

I am aware of the obligation to provide timely notice of any change in required information, and I have informed all owners, managers, or other principals of their criminal and/or civic responsibility for the timely fulfillment of restrictions and conditions to the license or timely abatement of any nuisance activity at or associated with the business.

I certify the information on this form is true, correct, complete and current to the best of my knowledge and belief.

Subscribed an sworn to before me
this 14th day of April 20 26
[Signature]
Commissioner of Deeds

Signature of Applicant [Signature]
Print Name Matthew Lyon
Date 4/14/26

Office of Licenses

65 NIAGARA SQUARE / 301 CITY HALL BUFFALO, NY 14202-3303

(716) 851-6583 / (716) 851-4041 / (716) 851-4766

Email: dpislicenseinsurance@buffalony.gov



DEPARTMENT OF PERMIT & INSPECTION SERVICES

Louis Petrucci
COMMISSIONER

APPLICANT NOTIFICATION

ALL Applications MUST HAVE THIS NOTIFICATION SIGNED BY COUNCIL PERSONNEL FOR THE APPLICABLE DISTRICT COUNCILMEMBER LISED BELOW & RETURN THIS NOTIFICATION TO THE OFFICE OF LICENSE prior to the application being considered for Approval. This is to inform Councilmembers what businesses are in their District.

THIS IS NOT AN APPROVAL NOR DOES THIS DOCUMENT INFER THAT SAID APPROVALS WILL BE GRANTED

Licensee Name: Matthew Lyon
License Application Address 12 Brantford pl Buffalo, NY 14222

DELAWARE DISTRICT	JOEL P. FEROLETO	1405 CITY HALL	851-5155
ELLCOTT DISTRICT	LEAH M HALTON-POPE	1408 CITY HALL	851-4980
FILLMORE DISTRICT	MITCHELL P. NOWAKOWSKI	1401 CITY HALL	851-4138
LOVEJOY DISTRICT	BRYAN BOLLMAN	1316A CITY HALL	851-5151
MASTEN DISTRICT	ZENETA B. EVERHART	1405 CITY HALL	851-5145
NIAGARA DISTRICT	DAVID A. RIVERA	1504 CITY HALL	851-5125
NORTH DISTRICT	JOSEPH GOLOMBEK JR.	1502 CITY HALL	851-5116
SOUTH DISTRICT	CHRISTOPHER P. SCANLON	1315 CITY HALL	851-5169
UNIVERSITY DISTRICT	RASHEED N. C. WYATT	1508 CITY HALL	851-5165

Council Personnel Signature [Signature] District Delaware

Date 4/14/2026

Office of Licenses
65 NIAGARA SQUARE / 301 CITY HALL BUFFALO, NY 14202-3303
(716) 851-6583 / (716) 851-4041 / (716) 851-4766
Email: dpislicenseinsurance@buffalony.gov



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000465

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1904



CITY OF BUFFALO
Preservation Board

920 City Hall
65 Niagara Square
Buffalo, NY 14202
(716) 851-9675
chawley@buffalony.gov

LANDMARK APPLICATION

Name of Landmark: 756 Broadway

Assessment Address: 756 Broadway

Property Owner: Buffalo Team NYC Ltd

Owner Mailing Address: 223 Gates Avenue, Brooklyn, NY 11238

Construction Year(s): 1894 Architect/Builder: Unknown

Original Use: Mixed use Architectural Style: Neoclassical

Period of Significance: 1894

Is the property eligible for or listed on the National Register of Historic Places?

☐ Undetermined ☐ Not eligible ☒ Eligible ☐ Listed

Is the property endangered? If yes, provide an explanation. ☒ Yes ☐ No

Is the property owner aware of this landmark application? If no or unknown, please include a summary of outreach efforts. ☐ Yes ☐ No ☒ Unknown

Is the property owner in favor of this landmark application? If yes, please include a signed statement of support. ☐ Yes ☐ No ☒ Unknown

Application Submittals. All materials must be submitted at least eight days in advance of the Preservation Board meeting at which the item will be considered. The following must be included:

- A narrative description of the landmark that substantiates its historical, architectural, geographical, cultural, and/or archaeological significance. A bibliography of sources is required.
- A summary demonstrating that the landmark meets one or more criteria for designation, per Section 337-15, Criteria for Designation, of the City Code. A proposed landmark must meet at least one criterion to be eligible.
- A map, survey, or site plan that indicates in sufficient detail what parcel or part of a parcel is being proposed as a landmark. Make note of any non-contributing elements that do not add to the historical integrity or architectural qualities making the landmark site significant.
- Photographs showing all exterior elevations of the property. Interior photographs are optional.

- Supplemental material, such as articles, pamphlets, maps, historical photographs, and other documentation. This material is encouraged but not required.

Approval Standards. Per § 337-15 of the City of Buffalo Charter and Code, the Preservation Board must determine whether a proposed landmark meets one or more of the following criteria:

1. It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation.
2. Its location is a site of a significant local, state, or national event.
3. It exemplifies the historic, aesthetic, architectural, archaeological, educational, economic, or cultural heritage of the city, state, or nation.
4. It is identified with a person or persons who significantly contributed to the development of the city, state, or nation.
5. It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.
6. It is the work of a master builder, engineer, designer, architect, or landscape architect whose individual work has influenced the development of the city, state, or nation.
7. It embodies elements of design, detailing, materials, or craftsmanship that render it architecturally significant.
8. It embodies elements that make it structurally or architecturally innovative.
9. It is a unique location or contains singular physical characteristics that make it an established or familiar visual feature within the city.

Any site that meets one or more of the above criteria must also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration.

Application Fee. A \$500 check or money order made out to the City of Buffalo must be submitted to the Preservation Board prior to application processing. Where an application is submitted by the proposed landmark's owner occupant, this fee does not apply.

Applicant: Buffalo Preservation Board

Organization: _____

Mailing Address: 65 Niagara Square, Room 920, Buffalo, NY 14202

Phone: 716-851-9675

E-mail: preservationboard@buffalony.gov

Signature: _____

Date: 3/11/2026

Please provide one print copy or a PDF copy of all application materials. All contents of this application will be made available to the public at www.buffalony.gov/meetings.

756 Broadway

756 Broadway is a three-story masonry commercial building located on Broadway near Fox Street in the Broadway Fillmore neighborhood. Constructed in 1894 as a store-and-apartment building, the structure occupies a trapezoidal urban lot measuring approximately 40 by 118 feet and contains roughly 5,475 square feet of interior space. The building is representative of the late nineteenth-century “two-part commercial block” typology common along Buffalo’s historic neighborhood commercial corridors.

The building is constructed of brick masonry and rises three stories above a commercial storefront level. The primary facade faces south onto Broadway and is organized in a two-part composition consisting of a clearly articulated ground-floor commercial base with upper residential stories above. The ground story historically featured a cast-iron storefront system with large display windows, leaded-glass transoms, and a recessed entry designed to accommodate retail use, a characteristic feature of late nineteenth-century commercial buildings intended to attract pedestrian traffic along neighborhood shopping streets.

The upper facade is expressed in red brick (now painted) with Neoclassical-inspired ornamentation. Window openings are vertically aligned and evenly spaced, establishing a regular rhythm across the facade typical of late nineteenth-century commercial construction. Decorative elements derived from Classical design traditions include molded lintels, belt courses separating the stories, and a projecting pressed-metal or cast-metal cornice that visually terminates the composition at the roofline. Such Classical ornament was frequently applied to neighborhood commercial buildings in Buffalo during the late nineteenth century to convey architectural dignity and permanence.

The side and rear elevations are constructed of exposed red brick laid in common bond and are largely utilitarian in character. Window openings are arranged in a regular pattern across the upper stories, though many are currently boarded.

Overall, the building retains its historic massing, height, materials, and general façade organization typical of late nineteenth-century mixed-use commercial architecture in Buffalo’s immigrant neighborhoods.

756 Broadway was constructed in 1894 during the period when Broadway was emerging as one of the principal commercial corridors serving Buffalo’s rapidly expanding East Side neighborhoods. The building was erected as a store-and-apartment structure for Jacob Feldman, reflecting the common late nineteenth-century pattern in which neighborhood merchants combined ground-floor commercial space with residential units above.

The first storefront occupant was the Broadway Tea Company, operated by Feldman from 1895 to 1900. From 1901 to at least 1923, the building housed Shoemaker & Meyer’s wholesale confectionery business, later known as W.H. Meyer & Company beginning in 1915. Subsequent occupants included the General Store Fixture Company (about 1927-1930), City Mattress Company (1930-1934), A&B Wallpaper and Paint Company (1946), and Larson Equipment Company (1948-1950). In 1951 the building was purchased by Robert A. Stransky as an adjunct to Stransky’s

Hardware, which continues to operate today as ABC Hardware at 753 Broadway. The building has been vacant since approximately 1995.

The structure stands as a surviving example of the late nineteenth-century commercial architecture that once lined Broadway during the peak development period of the Broadway Fillmore neighborhood. Planning and architectural surveys have identified the building as a rare surviving nineteenth-century commercial structure in the area retaining a cast-iron storefront and Neoclassical-inspired ornamentation.

Today, 756 Broadway is an increasingly rare remnant of the historic streetscape along Broadway, reflecting the mixed-use commercial buildings that supported the economic and social life of Buffalo's East Side immigrant communities.

Criteria for Designation

756 Broadway meets the following criteria for local landmark status, per Chapter 337, Preservation Standards, of the City Code:

1. It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation. 756 Broadway, built in 1894 as a mixed-use store-and-apartment building, reflects the historic pattern of small-scale commercial development that accompanied the rapid growth of Buffalo's East Side during the late nineteenth century. Buildings of this type formed the backbone of neighborhood commercial corridors such as Broadway, where immigrant merchants operated ground-floor businesses with residential units above, supporting the economic and social life of surrounding working-class neighborhoods.

5. It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials. 756 Broadway exemplifies the late nineteenth-century "two-part commercial block," a building type that dominated Buffalo's neighborhood commercial districts during the city's period of rapid expansion. The three-story masonry structure retains the characteristic organization of the type, with a ground-floor storefront intended for retail use and upper floors historically used for residential occupancy, reflecting the mixed-use commercial architecture that defined Broadway and other East Side business corridors.

9. It is a unique location or contains singular physical characteristics that make it an established or familiar visual feature within the city. Situated prominently along the Broadway commercial corridor, 756 Broadway contributes to the streetscape that historically defined this important neighborhood retail district. Its scale, masonry construction, and traditional storefront-and-upper-story composition reinforce the historic character of Broadway and make the building a recognizable component of the neighborhood's built environment.

The property retains sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation and restoration.

Bibliography

“Block of stores and flats.” *Buffalo Courier*, June 22, 1894.

“Death of William J. Shoemaker.” *Buffalo Evening News*, December 7, 1904.

“Four new companies: Charters granted Buffalo concerns by the Secretary of State.” *Buffalo Courier Express*, August 27, 1915.

“Local firm handles retail store equipment: General Store Fixtures Co. carries complete line of grocers’, butchers’ supplies, and Federal cash registers.” *Buffalo Times*, November 5, 1927.

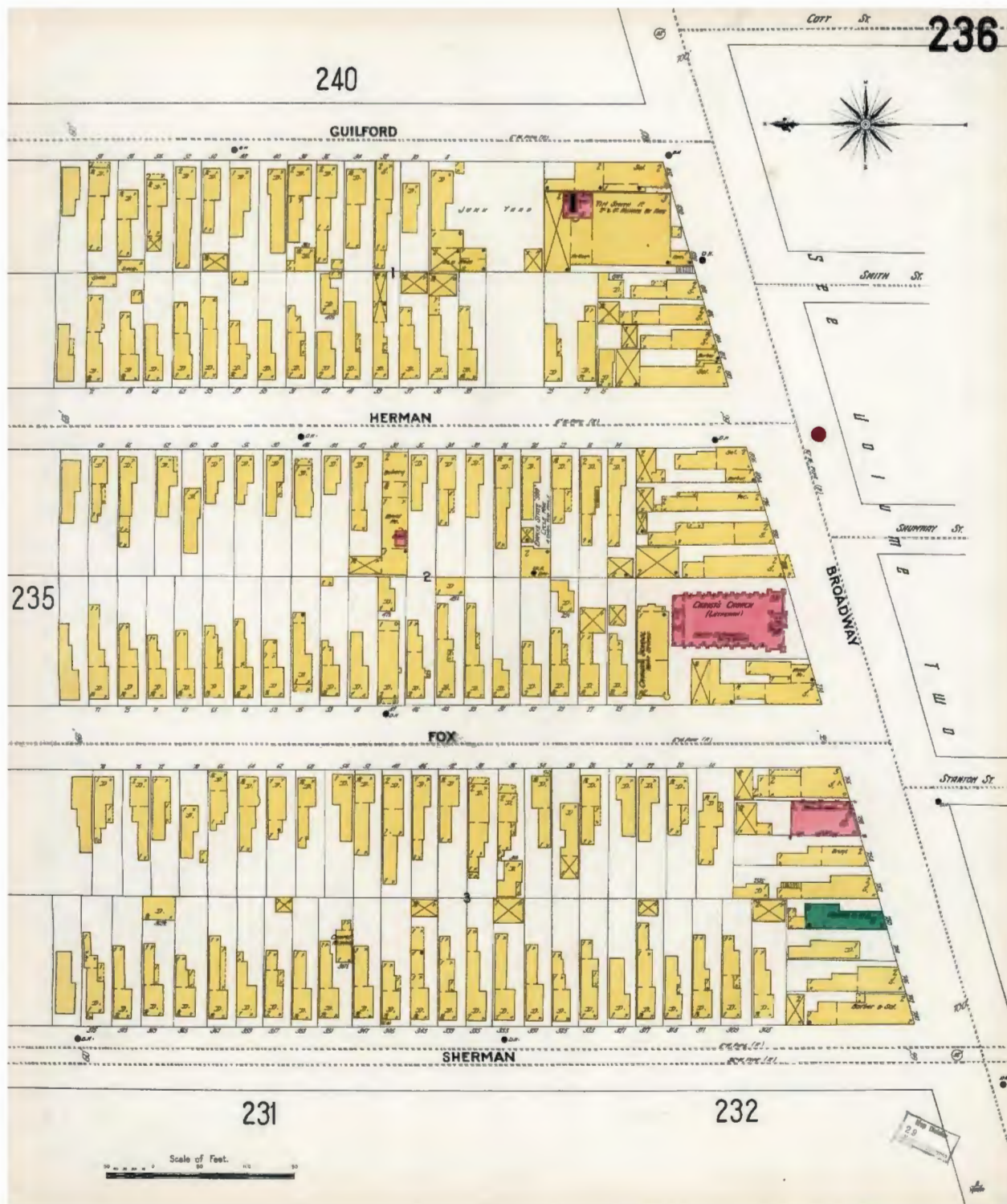
Longstreth, Richard W. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Preservation Press, National Trust for Historic Preservation, 1987.

“Progressive merchants use modern store fixtures: General Store Fixtures Company of No. 756 Broadway carry complete line; Also sell Federal cash registers.” *Buffalo Times*, April 14, 1928.

“Retailers find modern store equipment as asset: General Store Fixtures Company of 756 Broadway carry a complete line of store fixtures in stock at all times.” *Buffalo Times*, June 16, 1928.

756 Broadway. Source: Erie County Property Interactive Mapping Viewer.





1899 Sanborn map.



















Block of Stores and Flats.

Jacob Feldman will build a three-story brick block of flats and stores on the north side of Broadway, west of Fox Street, to cost \$8,000. It will have all modern improvements. A permit was granted to him by the Bureau of Building yesterday.

Buffalo Courier, June 22, 1894.

PERSONAL—Free, free, free! A present for all the Broadway Tea Company, 756 and 758 Broadway, will open their new store on Saturday, Feb. 21 every customer will be given a handsome souvenir.
Buffel

Buffalo Evening News, January 30, 1895.

Frei! Frei!! Frei!!!
— Die —
Broadway Thee Co.,
756 und 758 Broadway,
Eröffnet ihren neuen Store am Samstag, den 2. Februar. Jedet Kunde erhält ein hübsches Souvenir.
Die besten Waaren zu den billigsten Preisen.
Um zahlreichen Zuspruch bittet
Jakob Feldman,
Eigenthümer.

81,1

Taglicher Buffalo Volksfreund, January 31, 1895.

DEATH OF WILLIAM J. SHOEMAKER

William J. Shoemaker of Hamburg died last night at his home after an illness of two weeks. He was born in Hamburg, April 23, 1864, and was the son of the late Joseph H. Shoemaker. He had been engaged in the candy and confectionery business in Buffalo for the past 18 years. His present business was known by the firm of Shoemaker & Meyer, at 756 Broadway.

Mr. Shoemaker married Miss Mary Carton, a teacher in School 26 of Buffalo, 18 years ago last November. He is survived by his wife and five children, one brother, Roland D. Shoemaker, and one sister, Mrs. Della K. Knowlton, both of Buffalo. The funeral will be held from the family home on Sunday at 2 o'clock. Interment will be in Prospect Lawn Cemetery, Hamburg.

Buffalo Evening News, December 7, 1904.

LOLLYPOPS FOR ORPHANS ATTENDING 'NEWS' PARTY

**Youngsters From Buffalo Institutions to See Thurston
at Majestic Wednesday.**

Three hundred orphans in Buffalo institutions will be the guests of the EVENING NEWS at the annual party at the Majestic theater next Wednesday. Thurston, playing his yearly engagement in the city, will perform his bit of wizardry for the youngsters who have come to look forward to the NEWS annual party at which the talented magician is the chief entertainer.

The NEWS has extended invitations to the youngsters at the Crippled Children's home, Father Baker's, Saint John's Lutheran Orphan asylum, the Buffalo Orphan asylum and Saint Vincent's Orphan asylum. Through the courtesy of the Rotary club, automobiles will be available for the little crippled folk from the Niagara street institutions and the other guests will be transported to the theater in special street cars provided by the NEWS.

Buffalo merchants are co-operating with the NEWS in making the afternoon a memorable one in the lives of the little choros. William H. Meyer & Co., Inc., 124 Broadway, has offered to furnish lolly-pops for the children. Morris Altman, 161 Michigan avenue, will supply apples and the Hoofier Candy company, 47 Pearl street, will donate enough chocolate to take care of each guest.

Buffalo Evening News, October 10, 1921.

"News" Annual Theater Party for Little Cripples Wednesday

**Mained Children to See Thurston's Magic Feats at Ma-
jestic—Merchants to Supply Goodies.**

Since since the EVENING NEWS is to have the privilege of playing host to the little inmates of Buffalo's orphan asylums. On Wednesday afternoon the newspaper will give its annual theater party for the young folks who have come to count upon the NEWS for their yearly visit to the theater. As in the past, Thurston, in his program of wizardry, will be the attraction and 300 or more children will see him at the Majestic as guests of the NEWS.

There will be delegations from the Crippled Children's home, Father Baker's, Saint John's Lutheran Orphan asylum, the Buffalo Orphan asylum and Saint Vincent's Orphan asylum. The Rotary club has again come to bar and will supply automobiles for the helpless little inmates of the home on Niagara street. Special street cars provided by the NEWS will convey

the other children to the theater.

While Thurston is baffling and pleasing the eye with his bits of magic the inner man will be looked after by Buffalo merchants who are co-operating with the NEWS in its charitable act. The luscious "all day wonder" will be in evidence and there will be a generous supply of chocolates and apples for the little folks. William H. Meyer & Co., Inc., 756 Broadway, has offered the lollypops, Morris Altman of 161 Michigan avenue, will supply the apples, and the chocolates will come from the kitchens of the Hopfley Candy company, 47 Pearl street.

Everything points toward a delightful afternoon for the youngsters and it is predicted that Thurston's skill will be sorely tested if he hopes to share with the children the attention of the audience at the matinee on Wednesday.

Buffalo Evening News, October 31, 1921.

LOCAL FIRM HANDLES RETAIL STORE EQUIPMENT

**General Store Fixtures Co. Carries Complete
Line of Grocers', Butchers' Supplies and
Federal Cash Registers.**

More protection, greater speed and utmost value are the three features offered in the Federal cash registers, of which there is a model for every line of business. This make of machine is used exclusively by thousands of retail merchants scattered over every country of the globe and the tremendous popularity of the Federal is solely the result of its outstanding value and superiority. A most complete line of these machines is carried in stock at the display rooms is carried in stock at Fixtures Company of Nos. 756-758 Broadway.

There is the new size Federal that meets the demand for a small, total adding cash register. It is just right in size, large in capacity and low in cost. A picture of this model is shown with this article. It is a small, accurate, dependable register with all the advantages, improvements and protective features previously found only in the larger, higher priced models. With this machine there is no waste space, no useless features and it has proven 100 per cent for service. The base measures 12 1-4 inches in width and yet the cash drawer has a large capacity.

Besides the new small size Federal there are many other models and all embody the same points of superiority and advantage that have characterized Federals from the very beginning and that have been responsible for their tremendous growth and popularity. Federal machines provide easier and quicker operation, clear indication, one-lock control, reset to zero record, compulsory reset, visible totals, one-piece cabinet,

greater protection, fool-proof construction, less cost.

The General Store Fixtures Company carries a full line of grocers' and butchers' supplies in addition to the Federal



NEW SIZE FEDERAL REGISTER

cash registers. This firm acts as distributor for coffee mills, double meat cutters, meat slicing machines, peanut butter machines, coffee roasting machines, refrigerators, coolers, ice boxes, counters and scales. Everything needed to equip a grocery store or butcher shop. When looking for store equipment go to the General Store Fixture Company at No. 756 Broadway where there is always a complete line on display.

Buffalo Times, November 5, 1927.

Retailers Find Modern Store Equipment An Asset

General Store Fixtures Company of 756 Broadway Carry a Complete Line of Store Fixtures in Stock at All Times.

Customers patronize modern merchants that keep their store modern and up-to-date and these customers can very easily tell modern and progressive merchants from others. It is very easy for them to tell after survey-

line of store fixtures and a general line of equipment such as coffee mills, double meat cutters, meat-slicing machines, peanut butter machines, coffee roasting machines, refrigerators, coolers, ice boxes, counters, scales, etc. All of these items can be found on display at the showrooms and in addition, the



GENERAL STORE FIXTURES CO. STORE AT 756 BROADWAY.

ing the fixtures used because there is such a wide difference between the old and the new. Take the modern fixtures, for instance, they are made of materials that give them a clean, sanitary appearance at all times and it is not a hard matter for the merchant to keep them in this same condition. For a merchant to have such fixtures in his store is a decided asset in his favor. No customer likes to go into a store that is not well-kept and therefore it is the wise merchant who has modern equipment and fixtures.

The General Store Fixture Company of No. 756 Broadway handle a complete

General Store Fixture Company acts as distributor of Federal cash registers, which are made in many different styles and sizes to accommodate business, large or small. All Federal models embody the same points of superiority and advantage that have characterized Federals from the very beginning and that have been responsible for their tremendous growth and popularity.

When you are in need of any of the items mentioned above go to the General Store Fixtures Company at No. 756 Broadway and there you will find a complete display of store fixtures and equipment.

Buffalo Times, June 16, 1928.

WALL **A&B** **PAPER**

Spring Wallpapering Time Is Here!

WONDERFUL BUYS OFFERED AT THE

A & B WALLPAPER AND PAINT COMPANY

FOR



- WALLPAPER
- PAINT
- PAINTERS' SUPPLIES
- CONGOLEUM RUGS
- LINOLEUM
- RUNNERS
- WINDOW SHADES
- THROW RUGS

NEW LOW PRICES

We rent our floor sanders and wallpaper removing machines by day.

WALL **A&B** **PAPER**

756 Broadway
Opp. Strand Hardware

1110 Broadway
Opp. Rivoli Theater

Buffalo Evening News, April 4, 1946.

how's your locker situation?



STEEL LOCKERS

These sturdy, well built steel lockers provide maximum accommodations for clothing and afford ample ventilation. Manufactured by LYONS and other nationally known manufacturers . . . available in a variety of sizes. See them on display in our showrooms.

AS LOW AS **\$14⁰⁰** PER DOOR

AVAILABLE FOR IMMEDIATE DELIVERY

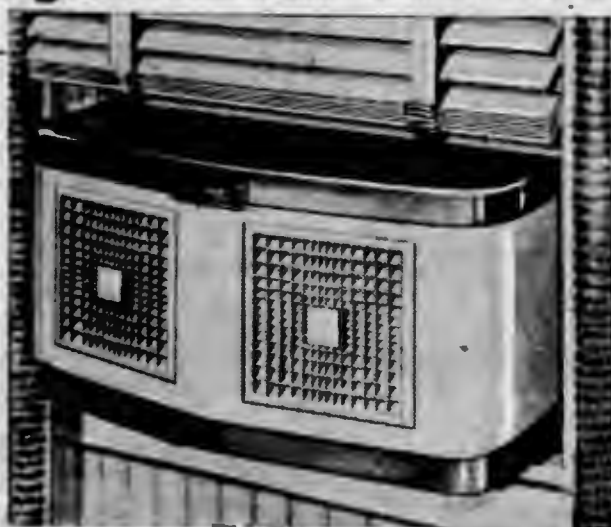
Shipped Knocked Down — Free Delivery In Buffalo

Larson Equipment Co., Inc.

756 BROADWAY • BUFFALO 12, N. Y. • MO. 6058

Buffalo Courier Express, May 23, 1948.

Now *Beat the Heat*
 WITH THE *SENSATIONAL NEW* **PHILCO**
 Single Room AIR CONDITIONERS



NOW, a genuine, hermetically sealed power-system in a $\frac{1}{2}$ -h. p. model . . . not just the unit, no tubing to disconnect, no valves . . . the complete system is sealed and removable, just as in the Philco Refrigerator.

- * Designed for rooms up to 285 sq. ft. (about 15 ft. x 19 ft.), with normal 9-ft. ceiling. Cooling capacity, up to 5400 B.T.U. per hour.
- * Unique plastic grille permits bringing in cool air in any of four directions.
- * Usable all year 'round for ventilation only, without cooling, if desired.
- * Amazingly quiet, vibrationless, trouble-free.

Come in for Free Demonstration or phone MO. 6058 and a friendly representative will call without obligation.

Larson Equipment Co., Inc.

756 BROADWAY • BUFFALO 12, N. Y. • MO. 6058

Buffalo Evening News, July 15, 1948.

An Ideal, Practical Xmas Gift
GLEAMING WHITE ALL-STEEL
UTILITY CABINETS



**Direct From
Factory
Representative**

SPECIAL!

\$19⁹⁵

Regularly \$28.50

SAVE \$8.55

Look—Compare!

**A PRODUCT OF THE
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NORKLEE LINE**

★ Here's a cabinet that stays like new for years because the baked-on enamel is chip-proof and mar-proof. It's 14½" deep, 18" wide and 66" high, providing 50% more cubic space than similar cabinets. Four adjustable, non-sag shelves are included with each unit; more available if desired.

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Want a gleaming, all-steel kitchen at a drastic saving? We have a complete selection of LYON STEEL modern cabinets and sinks. Choose from a wide range of modern designs of proven efficiency . . . step-saving, time-saving, work-saving.

FREE DELIVERY

Larson Equipment Co., Inc.

756 BROADWAY • BUFFALO 12, N. Y. • MO. 6058

Buffalo Evening News, December 14, 1948.

Be End-Of-Season Buy
Wise Clearance Sale Wise
SAVE 50%
STRANSKY'S
10-DAY SALE
SAVES YOU MONEY
EASY TERMS EMPIRE AND MIDLAND CREDIT SERVICE EASY TERMS

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Galvanized Stove and Furnace Pipe, Furnace Fittings
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Complete with Jeweloid Chrome Faucets and Basket Strainers



Available in ALL SIZES & COORDINATE APPLIANCES

42" with 2-Draws	Have \$30.00	\$88.33
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52" with 1 Drawer & Shelf	Have \$30.00	\$88.33
Sale Price		
54" Double Drainboard with 2 Drawers & 2 Adj. Shelves	Have \$31.00	\$121.83
Sale Price		
66" Double W.D. Double Drainboard with 2 Drawers & 2 Shelves	Have \$30.00	\$148.83
Sale Price		

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Double Glass Lined Super High Recovery 30.5 Gall. P.H.		
PERFECT TANKS—NO DENTS		
40 GAL.	YOU PAY ONLY	\$64.88
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Double Glass Lined Super High Recovery 50 Gall. P.H.		

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\$31.88
Same Silent All Vitreous China Complete Less Seat

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WHITE ACID-RESISTING STEEL RECESS
4 Ft. Size \$11.00
Tubular **\$82.88**
4 1/2 Ft. Size \$11.00
Steel **\$82.88**
5 Ft. Size \$11.00
Tubular **\$89.88**

4 1/2-6 Ft. Cast Iron WHITE RECESSED BATH TUBS
\$108.88 and up

DOUBLE WELL SINK
SAVE \$8.00
\$25.88
Sole Price

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Complete with Thermostat & 100% Safety Pilot

20,000 B.T.U.	SAVE \$10	only \$79.95
30,000 B.T.U.	SAVE \$20	only \$101.95
35,000 B.T.U. with Blower	SAVE \$20	only \$159.95
45,000 B.T.U.	SAVE \$22	only \$141.95
45,000 B.T.U. with Blower	SAVE \$20	only \$175.95
65,000 B.T.U. with Blower	SAVE \$27	only \$202.95

3 PIECE WHITE BATHROOM OUTFIT
4 1/2 or 6 Ft. Steel RECESSED BATH TUB
17x10 LAVATORY SINK
SPRINKLE 1.5 GPM AT 57 PSI OR 100 PSI

Pay Only \$119.88

Fiber Glass 2-Piece Laundry Trays
Complete with Chrome Faucet Strainers & Stand
SAVE \$8.00 Sole Price **\$36.88**

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Buffalo Evening News, March 17, 1975.



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& HISTORIC PRESERVATION
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(518) 237-8643

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USN: 02940, 023824

IDENTIFICATION

Property name (if any) Stransky's
Address or Street Location 756 Broadway
County Erie Town/City Buffalo Village/Hamlet: _____
Owner _____ Address _____
Original use Commercial/Apartments Current use Commercial - vacant
Architect/Builder, if known _____ Date of construction, if known 1894

DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	☐ wood clapboard	☐ wood shingle	☐ vertical boards	☐ plywood
	☐ stone	☒ brick	☐ poured concrete	☐ concrete block
	☐ vinyl siding	☐ aluminum siding	☐ cement-asbestos	☐ other cast iron

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☒ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: cast iron columns - storefront

Alterations, if known: _____ Date: _____

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey: Broadway-Fillmore Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, 14 Lafayette Sq., Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 03/2004

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

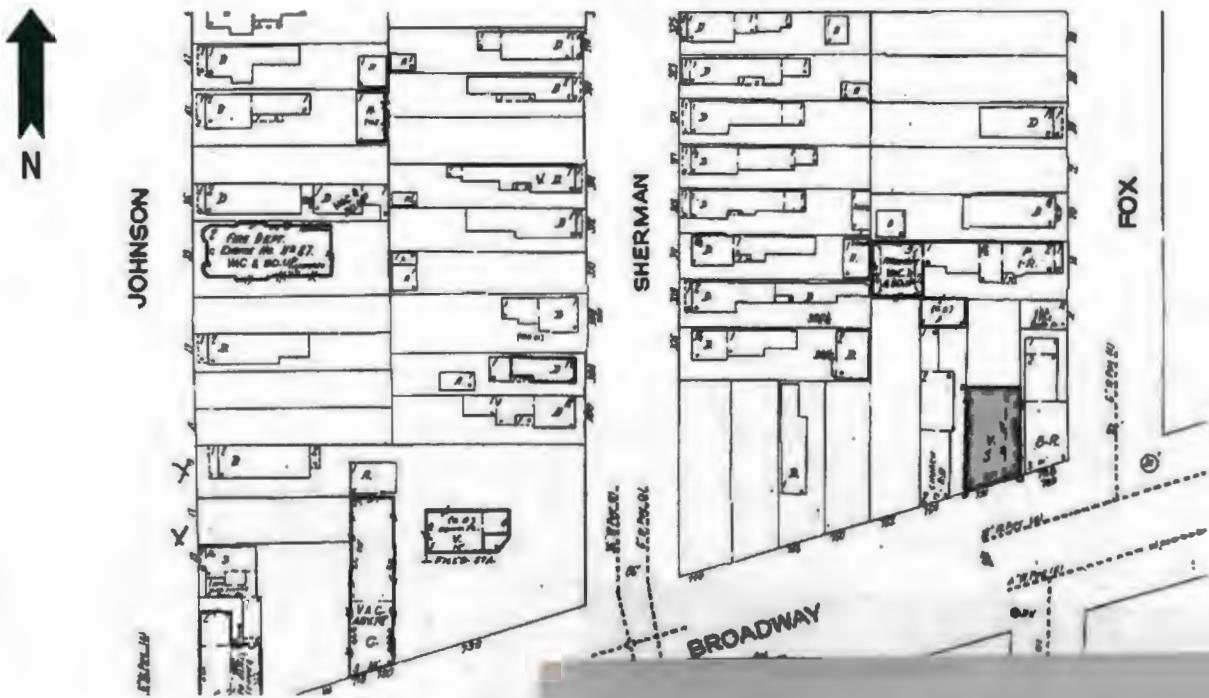
The commercial building at **756 Broadway** is located on the north side of the primary east-west artery in the East Side of Buffalo. Broadway is one of the original radial roads laid out by Joseph Ellicott that originates from Niagara Square. Broadway has served as the central commercial district for the Broadway-Fillmore neighborhood since the late nineteenth century. The property is located at the center of the western boundary of the Broadway-Fillmore neighborhood. This stretch of Broadway is primarily commercial. The vacant Christ Evangelical Lutheran Church Parish Hall is located one block to the east. Residential blocks are located to the north.

A three-story, brick and frame, two-part commercial block with Neo-Classical detailing. The first floor façade contains a storefront with cast iron columns, brick bulkheads, leaded transoms, a recessed off-center entry with two entrance doors and a filled-in entry bay. The display windows have been boarded-up. A wide, full-width commercial sign, "Stranksy's," divides the upper and lower zones. The upper façade is articulated by chamfered, full-height corner piers and pilasters with Corinthian capitals. It has symmetrical fenestration with segmental-arch openings divided by an Ionic colonettes, stone sills and a wide, splayed-lintels. The upper façade windows have full-bay wide stone sills and the lintels are capped by a flat hood. A beaded molding accents the top of each bay, below the cornice. An elaborate, pressed metal frieze, cornice and stepped pediment caps the façade. Decorative details include festoons, paired brackets above the vertical members and a modillion course. The parapet features an ornate panel with lyre set in a floral motif, paneled piers, and a solid balustrade with blind arcade. Two onion-shaped finials rest on the parapet.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.: a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 756 Broadway is significant as a mostly-intact, example of a late nineteenth century, brick commercial building with Neo-Classical inspired embellishments. Located on the most important commercial thoroughfare in the Broadway-Fillmore neighborhood, the building was constructed as a store and apartment building for Jacob Feldman. By 1899, Shoemaker & Meyer's wholesale confectionary and candy factory occupied the building. The brick, two-part block with cast iron storefront typifies much of the commercial building stock of the late nineteenth century in Buffalo. However, the building at 756 Broadway stands out for its intact Neo-classical architectural elements.

MAP: Sanborn Map (Revised 1986) – Plate 252



PHOTOGRAPH: (Broadway-Fillmore R-7; N-5)





Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000504

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1943

THR25 -10057646.

CITY OF BUFFALO



65 Niagara Sq. City Hall Room 301 Buffalo, NY 14202
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☐ **Scrap Processor** FEE \$215.00
COMMON COUNCIL REQUIRED
☐ **Wholesale Junk Dealer** FEE \$400.00
COMMON COUNCIL REQUIRED

☒ **Tire Handler I** FEE \$250.00
10 -1000 tires
Include NYS Environmental Conservation Law Part 360; Storage plan and General Liability Insurance at least \$50,000 both for personal injury and property damage, must contain 10 day cancellation clause with the certificate holder as City of Buffalo, Office of Licenses Room 301, Buffalo NY 14202
☐ **Tire Handler II** FEE \$375.00
1000< tires
Must provide storage plan and insurance as per above

Tire Storage Information
Inside Storage ☐ yes ☒ no
Outside Storage ☒ yes ☐ no

☐ **Flea Market** FEE \$215.00
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Corporation Name EXTREME TIRE & AUTO **Business Phone** (914) 498-8703

Business Name (dba) _____ **Business Fax** () _____

Business Address (no PO Box) 2284 GENESEE St. Buffalo, NY, 14225

Mailing Address (if different) _____

NYS Tax ID # _____ **Business Website** _____ **E-Mail** Ghassana88@yahoo.com

Owner(s)/ Principal Partners

Applicant (last, first) HAMDAN, GHASSAN **Home Phone** 914 498 8703

Home Address: (PO Box not acceptable) 351 Penora St Depew, NY 14043

Date of birth _____ **Place of Birth** _____

Co-Applicant (last, first) _____ **Home Phone** _____

Home Address: (PO Box not acceptable) _____

Date of birth _____ **Place of Birth** _____

Describe your specific business activity in detail. General auto repair & maintenance. Oil Changes, Brake Jobs, Tune ups, Check Engine lights, Trouble Shooting, Tire Sales (New & Used tires) Flat Fix Service, Muffler Repairs, Battery Replacement, Wiper Blades, Light Bulb Replacement, Fluid top off.

Subscribed and sworn to before me this 21 day of Feb 20 25
Lynette D. Thornton
Commissioner of Deeds / Notary

I am aware of the obligation to provide timely notice of any change in required information, and I have informed all owners, managers, or other principals of their criminal and/or civic responsibility for the timely fulfillment of restrictions and conditions to the license or timely abatement of any nuisance activity at or associated with the business.

As an authorized agent of the entity identified above, I certify the information on this form is true, correct, complete and current to the best of my knowledge and belief.

LYNETTE D. THORNTON
Notary Public, State of New York
Qualified in Erie County
Reg. No. 01TH6378684
My Commission Expires Oct. 28, 2026

Print Name Ghassan Hamdan
Signature C. Hamdan

Date 2/21/25

APPLICANT NOTIFICATION

ALL Applications MUST HAVE THIS NOTIFICATION SIGNED BY COUNCIL PERSONNEL FOR THE APPLICABLE DISTRICT COUNCILMEMBER LISED BELOW & RETURN THIS NOTIFICATION TO THE OFFICE OF LICENSE prior to the application being considered for Approval. This is to inform Councilmembers what businesses are in their District.

THIS IS NOT AN APPROVAL NOR DOES THIS DOCUMENT INFER THAT SAID APPROVALS WILL BE GRANTED

Licensee Name: Ghassan Hamdan

License Application Address 2284 GENESEE ST Buffalo, NY 14225

DELAWARE DISTRICT	JOEL P. FEROLETO	1405 CITY HALL	851-5155
ELLCOTT DISTRICT	LEAH M HALTON-POPE	1408 CITY HALL	851-4980
FILLMORE DISTRICT	MITCHELL P. NOWAKOWSKI	1401 CITY HALL	851-4138
☒ LOVEJOY DISTRICT	BRYAN BOLLMAN	<u>1316A CITY HALL</u>	851-5151 <i>h</i>
MASTEN DISTRICT	ZENETA B. EVERHART	1405 CITY HALL	851-5145
NIAGARA DISTRICT	DAVID A. RIVERA	1504 CITY HALL	851-5125
NORTH DISTRICT	JOSEPH GOLOMBEK JR.	1502 CITY HALL	851-5116
SOUTH DISTRICT	CHRISTOPHER P. SCANLON	1315 CITY HALL	851-5169
UNIVERSITY DISTRICT	RASHEED N. C. WYATT	1508 CITY HALL	851-5165

Council Personnel Signature Kessey Subin District Lovejoy

Date 4/30/25



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000506

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1948

THR25 - 6056521

CITY OF BUFFALO



65 Niagara Sq. City Hall Room 301 Buffalo, NY 14202
(716) 851-4078 / (716) 851-6583 FAX: (716) 851-4952

All information on this form is public record

BUSINESS LICENSE APPLICATION

☐ **Used Car Dealer** FEE \$300.00
COMMON COUNCIL REQUIRED
☐ **Second Hand Dealer** FEE \$200.00
COMMON COUNCIL REQUIRED

☐ **Scrap Processor** FEE \$215.00
COMMON COUNCIL REQUIRED
☐ **Wholesale Junk Dealer** FEE \$400.00
COMMON COUNCIL REQUIRED

☒ **Tire Handler I** FEE \$250.00
10 - 1000 tires
Include NYS Environmental Conservation Law Part 360; Storage plan and General Liability Insurance at least \$50,000 both for personal injury and property damage, must contain 10 day cancellation clause with the certificate holder as City of Buffalo, Office of Licenses Room 301, Buffalo NY 14202
☐ **Tire Handler II** FEE \$375.00
1000 < tires
Must provide storage plan and insurance as per above

Tire Storage Information
Inside Storage ____ yes ____ no
Outside Storage ____ yes ____ no

☐ **Flea Market** FEE \$215.00
COMMON COUNCIL REQUIRED

Corporation Name Xtreme Tires Inc. **Business Phone** (716) 544-1531

Business Name (dba) _____ **Business Fax** () - _____

Business Address (no PO Box) 740 Walden ave Buffalo, NY, 14211

Mailing Address (if different) _____

NYS Tax ID # 33-2616086 **Business Website** _____ **E-Mail** Xtremetires716@gmail

Owner(s)/ Principal Partners
Applicant (last, first) Hamideh, Muhammad **Home Phone** 716-544-1531

Home Address: (PO Box not acceptable) 4226 N. Buffalo St. Apt 9, Orchard Park, NY, 14127

Date of birth _____ **Place of Birth** _____

Co-Applicant (last, first) _____ **Home Phone** _____

Home Address: (PO Box not acceptable) _____

Date of birth _____ **Place of Birth** _____

Describe your specific business activity in detail. Consists of the Sale of used Tires and auto repair services.

Subscribed and sworn to before me
this 21st day of April 2025
[Signature]
Commissioner of Deeds / Notary

I am aware of the obligation to provide timely notice of any change in required information, and I have informed all owners, managers, or other principals of their criminal and/or civic responsibility for the timely fulfillment of restrictions and conditions to the license or timely abatement of any nuisance activity at or associated with the business.

As an authorized agent of the entity identified above, I certify the information on this form is true, correct, complete and current to the best of my knowledge and belief.

Print Name Muhammad Hamideh

Signature [Signature]

Date 4/21/25

APPLICANT NOTIFICATION

ALL Applications MUST HAVE THIS NOTIFICATION SIGNED BY COUNCIL PERSONNEL FOR THE APPLICABLE DISTRICT COUNCILMEMBER LISED BELOW & RETURN THIS NOTIFICATION TO THE OFFICE OF LICENSE prior to the application being considered for Approval. This is to inform Councilmembers what businesses are in their District.

THIS IS NOT AN APPROVAL NOR DOES THIS DOCUMENT INFER THAT SAID APPROVALS WILL BE GRANTED

Licensee Name: Muhammad Hamideh / Xtreme Tires

License Application Address 740 Walden ave Buffalo, NY 14211

DELAWARE DISTRICT	JOEL P. FEROLETO	1405 CITY HALL	851-5155
ELLCOTT DISTRICT	LEAH M HALTON-POPE	1408 CITY HALL	851-4980
FILLMORE DISTRICT	MITCHELL P. NOWAKOWSKI	1401 CITY HALL	851-4138
LOVEJOY DISTRICT	BRYAN BOLLMAN	1316A CITY HALL	851-5151
MASTEN DISTRICT	ZENETA B. EVERHART	1405 CITY HALL	851-5145
NIAGARA DISTRICT	DAVID A. RIVERA	1504 CITY HALL	851-5125
NORTH DISTRICT	JOSEPH GOLOMBEK JR.	1502 CITY HALL	851-5116
SOUTH DISTRICT	CHRISTOPHER P. SCANLON	1315 CITY HALL	851-5169
UNIVERSITY DISTRICT	RASHEED N. C. WYATT	1508 CITY HALL	851-5165

Council Personnel Signature KmouRoll District Lovejoy

Date 4/17/2025



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000511

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1954

UCD25-10056388

CITY OF BUFFALO



65 Niagara Sq. City Hall Room 301 Buffalo, NY 14202
Phone (716) 851-6583 / (716) 851-4041 / (716) 851-4766

All information on this form is public record

BUSINESS LICENSE APPLICATION

☒ **Used Car Dealer** FEE \$300.00
COMMON COUNCIL REQUIRED
☐ **Second Hand Dealer** FEE \$200.00
COMMON COUNCIL REQUIRED

☐ **Scrap Processor** FEE \$215.00
COMMON COUNCIL REQUIRED

☐ **Wholesale Junk Dealer** FEE \$400.00
COMMON COUNCIL REQUIRED

☐ **Tire Handler I** FEE \$250.00
10 - 1000 tires
*Include NYS Environmental Conservation
Law Part 360; Storage plan and General
Liability Insurance at least \$50,000 both for
personal injury and property damage, must
contain 10 day cancellation clause with the
certificate holder as City of Buffalo, Office of
Licenses Room 301, Buffalo NY 14202*

☐ **Tire Handler II** FEE \$375.00
1000 < tires
*Must provide storage plan and insurance as
per above*

Tire Storage Information
Inside Storage ____ yes ____ no
Outside Storage ____ yes ____ no

☐ **Flea Market** FEE \$215.00
COMMON COUNCIL REQUIRED

Corporation Name _____

Business Phone (716) 796-9258

Business Name (dba) HB Auto Sales

Business Fax () _____

Business Address (no PO Box) 1906 Genesee St

Mailing Address (if different) _____

NYS Tax ID # 33-2254224

Business Website _____

E-Mail namuc1817@gmail.com

Owner(s)/ Principal Partners

Applicant (last, first) Harris, Charles

Home Phone _____

Home Address: (PO Box not acceptable) 3325 Bst Niagara Falls NY 14303

Date of birth _____ Place of Birth Buffalo

Co-Applicant (last, first) _____

Home Phone _____

Home Address: (PO Box not acceptable) _____

Date of birth _____ Place of Birth _____

Describe your specific business activity in detail. Selling Vehicles retail and wholesale

Subscribed and sworn to before me

this 12 day of February 2025

Shelly V. Jones
Commissioner of Deeds / Notary

I am aware of the obligation to provide timely notice of any change in required information, and I have informed all owners, managers, or other principals of their criminal and/or civic responsibility for the timely fulfillment of restrictions and conditions to the license or timely abatement of any nuisance activity at or associated with the business.

As an authorized agent of the entity identified above, I certify the information on this form is true, correct, complete and current to the best of my knowledge and belief.

WILEY H. SIMMONS III
Notary Public, State of New York
Qualified in Erie County
Reg. No. 01S16245229

My Commission Expires July 18, 2027

Print Name

Charles Harris

Signature

Charles Harris

Date

2-12-25

APPLICANT NOTIFICATION

ALL Applications MUST HAVE THIS NOTIFICATION SIGNED BY COUNCIL PERSONNEL FOR THE APPLICABLE DISTRICT COUNCILMEMBER LISED BELOW & RETURN THIS NOTIFICATION TO THE OFFICE OF LICENSE prior to the application being considered for Approval. This is to inform Councilmembers what businesses are in their District.

THIS IS NOT AN APPROVAL NOR DOES THIS DOCUMENT INFER THAT SAID APPROVALS WILL BE GRANTED

Licensee Name:

Charles Warren

License Application Address

1906 Genesee St

Buffalo, NY 14211

DELAWARE DISTRICT	JOEL P. FEROLETO	1405 CITY HALL	851-5155
ELLCOTT DISTRICT	LEAH M HALTON-POPE	1408 CITY HALL	851-4980
FILLMORE DISTRICT	MITCHELL P. NOWAKOWSKI	1401 CITY HALL	851-4138
LOVEJOY DISTRICT	BRYAN BOLLMAN	1316A CITY HALL	851-5151
MASTEN DISTRICT	ZENETA B. EVERHART	1405 CITY HALL	851-5145
NIAGARA DISTRICT	DAVID A. RIVERA	1504 CITY HALL	851-5125
NORTH DISTRICT	JOSEPH GOLOMBEK JR.	1502 CITY HALL	851-5116
SOUTH DISTRICT	CHRISTOPHER P. SCANLON	1315 CITY HALL	851-5169
UNIVERSITY DISTRICT	RASHEED N. C. WYATT	1508 CITY HALL	851-5165

Council Personnel Signature

Kelsey Sullivan

District

Lovejoy

Date

2/12/24



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000466

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1905

Golombek- Preventing the Appointment of Public Officers and City Employees to Boards and Commissions

Whereas, on October 15, 2024, this body adopted a resolution seeking to establish a City Charter Revision Commission driven by the public, resolving that the Commission “should be comprised of a diverse and representative group of citizens, legal experts, members of academia, and civic leaders who will conduct their work in a transparent and inclusive manner;”

Whereas, because the Council and the Mayor are already vested with the authority to revise the Charter, the creation of the Charter Revision Commission offered a unique opportunity for the public itself to recommend revisions;

Whereas, on June 23, 2026, Mayor Sean Ryan appointed a Deputy Mayor to serve as a member of the City’s Charter Revision Commission;

Whereas, Mayor Ryan’s appointment of a senior member of his administration circumvented the Council’s clear intent by exploiting a loophole, thereby extending mayoral influence over the Commission and diminishing the political independence from which it had previously benefitted;

Whereas, for years, the City’s elected officials have generally adhered to the practice of refraining from appointing City employees and public officers to the City’s boards and commissions;

Whereas, because that practice has now been abandoned, it is appropriate for the City and this Council to adopt legislation preventing further future political influence over the City’s boards and commissions;

Now, therefore, be it resolved that the City of Buffalo Common Council hereby:

1. Directs Corporation Counsel to approve as to form the enclosed Local Law prohibiting the appointment of public officers and City employees to boards and commissions; and
2. Directs the City Clerk to send copies of this resolution to the Office of the Mayor and Corporation Counsel.



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000467

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1906

Halton-Pope- Clarifying Council Authority to Make Balanced Changes to the Mayor's Proposed Budget

Whereas, pursuant to § 20-8 of the City Charter, at the first meeting of the Council after the Mayor's submission of the annual budget, the Council shall proceed to a consideration thereof, at which time the Council may strike out or reduce items therein and may add thereto items of appropriation;

Whereas, such language may be interpreted as limiting the Council's authority to making changes affecting only expenditures and appropriations contained within the proposed budget;

Whereas, under such an interpretation, the Council would be unable to make corresponding adjustments to estimated revenues when modifying appropriations, potentially limiting its ability to return a balanced budget for the Mayor's consideration and adoption;

Whereas, sound fiscal policy and the obligation to adopt a balanced budget require that the Council have the ability to evaluate and modify both appropriations and estimated revenues during the budget process;

Whereas, without such clarification, the Council's ability to negotiate and adopt a balanced budget consistent with applicable state and local law may be restricted;

Now, therefore, be it resolved that the City of Buffalo Common Council hereby:

1. Directs Corporation Counsel to approve as to form the enclosed Local Law clarifying that the Common Council may modify estimates of revenues when taking action on the annual budget, and
2. Directs the City Clerk to send copies of this resolution to the Office of the Mayor, Department of Audit and Control, and Corporation Counsel.

By: Councilmember Halton-Pope

Local Law No. _____ (2026)

Introductory No. _____ (2026)

A Local Law amending Article 20 of the Charter of the City of Buffalo in relation to Budgeting

BE IT ENACTED BY THE COMMON COUNCIL OF THE CITY OF BUFFALO AS
FOLLOWS:

Section 1: Article 20 of the Charter of the City of Buffalo, adopted pursuant to law, is hereby amended as follows:

ARTICLE 20: BUDGETING

§ 20-8 Action on Budget.

At the first meeting of the council after the submission to it by the mayor of the annual budget, the council shall proceed to a consideration thereof.

The council may strike out, [or] reduce, or otherwise modify items therein and may add thereto items of appropriation and estimates of revenues, provided that such additions are stated separately and distinctly from the original items of the budget and refer each to a single object or purpose.

If no additions are made by the council, the budget, as passed by it, shall be deemed to have been adopted without any action of the mayor; if, however, the budget as passed by the council contains any such additions, it must be presented by the city clerk to the mayor on or before the twenty-sixth day of May each year for his or her consideration of such additions. If the mayor approves all the additions, he or she shall affix his or her signature to a statement thereof and return the budget and such statement to the city clerk. The budget, including the additions as part thereof, shall then be deemed to have been adopted. The mayor may object to any one or more or such added items and in such case shall append to the budget a statement of the added items to which he or she objects with the reasons for his objections and shall return the budget with his or her objections to the city clerk who shall present the same to the council at its next stated or special meeting. The council shall thereupon enter the objections upon its journal and proceed to reconsider the additions so objected to. If upon such reconsideration two-thirds of all the members constituting the council vote to approve such additions, or any of them, notwithstanding the objections of the mayor, the budget with the additions so approved, together with any additions not so objected to by the mayor, shall be deemed to have been adopted. If the budget with additions is not returned by the mayor to the city clerk with his or her objections within ten days after its presentation, it shall be deemed to have been adopted.

If a budget has not been adopted, as herein provided, on or before the eighth day of June each year, the budget, as submitted by the mayor, including all additions to which he or she has failed to object, shall be the budget for the ensuing fiscal year.

The city clerk shall publish a summary of the council's budget actions in the city record and distribute it to the news media.

Section 2: This Local Law shall take effect immediately upon passage and ratification pursuant to Section 3-17 of the Charter of the City of Buffalo.

Section 3: Insofar as the provisions of this local law are inconsistent with the provisions of any other local law or act, the provisions of this local law shall be controlling.

Section 4: This Local Law shall take effect immediately upon its filing with the New York Secretary of State.



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000469

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1907

**Resolution Requesting Transparency and Review of the City's
Pre-Foreclosure Notification Process and Administrative Fees**

BY: Council Member Leah M. Halton-Pope, Ellicott District

WHEREAS, The Buffalo Common Council has a responsibility to protect homeowners, preserve neighborhoods, and ensure that City policies are administered fairly, transparently, and with opportunities for residents to avoid foreclosure whenever possible; and

WHEREAS, Over the past six months, members of the Common Council have repeatedly requested from Law a list of homeowners entering the pre-foreclosure process so that Council Members could proactively notify residents, provide information regarding available assistance programs, and connect homeowners with resources that may prevent foreclosure; and

WHEREAS, Despite numerous requests, the requested information has not been provided to the Common Council, limiting the Council's ability to assist constituents before additional costs and legal proceedings are initiated; and

WHEREAS, The City has assessed two mandatory In Rem Foreclosure fees of \$250 each, totaling \$500, against homeowners entering the pre-foreclosure process, with such fees being added to the tax lien and reportedly not subject to waiver; and

WHEREAS, Based upon current estimates, these administrative fees have resulted in approximately **\$1.2 million** in additional charges to delinquent property owners, raising important public policy questions regarding the actual costs incurred by the City and whether the fees accurately reflect those costs; and

WHEREAS, The Common Council believes that early intervention, improved communication, and transparency can help reduce foreclosures, stabilize neighborhoods, and allow more residents the opportunity to resolve delinquent taxes before incurring significant additional financial burdens.

Now, therefore, be it resolved,

That the Buffalo Common Council hereby requests that the Administration, including the Department of Assessment and Taxation, the Department of Law, and any other appropriate departments, provide a comprehensive report to the Common Council addressing the following:

1. **A detailed accounting of the actual costs associated with the City's pre-foreclosure process**, including documentation supporting the imposition of the two \$250 administrative fees, and whether the actual cost incurred by the City is in fact **\$500 per property**.
2. **An explanation of the legal authority** authorizing the assessment of these administrative fees, including the ordinance, local law, policy, or administrative rule establishing the fees.
3. **Whether this is the first time during the past ten (10) years** that these administrative fees have been imposed upon delinquent property owners, and if not, identify:
 - the year the fees were first implemented;
 - any changes in the amount of the fees; and
 - the total annual revenue generated from such fees.
4. **A detailed explanation of the City's current foreclosure process**, including:
 - all statutory and administrative deadlines;
 - notices mailed to property owners;
 - changes made to the City's foreclosure timeline in recent years;
 - the reasons for moving away from the City's traditional October foreclosure schedule; and
 - the legal and administrative basis for those changes.
5. **Recommendations for improving homeowner notification procedures** so that delinquent property owners receive timely notice and an opportunity to resolve outstanding tax obligations **before pre-foreclosure administrative fees are assessed**.
6. **A protocol for providing Council Members with regular reports** identifying properties entering the pre-foreclosure process within their respective districts, consistent with all applicable privacy laws, for the sole purpose of conducting outreach, connecting homeowners with available resources, and helping prevent unnecessary foreclosures.

Be it further resolved,

That the Common Council encourages the Administration to work collaboratively with Council Members to develop a homeowner outreach program designed to reduce tax foreclosures through early

intervention, education, payment assistance referrals, and improved communication with residents.

Be it finally resolved,

That certified copies of this Resolution be transmitted to the Mayor of the City of Buffalo, the Commissioner of Assessment and Taxation, the Corporation Counsel, the Comptroller, the Commissioner of Administration and Finance, the Director of Citizen Services, and all other departments deemed necessary to respond to the requests contained herein.



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000470

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1908

Halton-Pope: Resolution Requesting the Drafting of a Local Law and Any Necessary Charter Amendments to Replace the Existing Committee for Youth with a Buffalo Youth Commission Governed by an Elected Buffalo Youth Council

WHEREAS, Sections 18-77 and 18-78 of the Buffalo City Charter established the Committee for Youth to advise the Mayor, Common Council, and other governmental and private agencies on matters affecting young people; and

WHEREAS, the City of Buffalo recognizes that young residents are essential stakeholders in the future of our City and that meaningful youth engagement strengthens civic participation, leadership development, community investment, and public trust in government; and

WHEREAS, the policies, legislation, programs, and budget decisions of the City of Buffalo directly impact children, youth, and young adults throughout the City; and

WHEREAS, Buffalo has an opportunity to modernize and strengthen its existing youth engagement structure by creating a representative, accountable, and democratic body through which young residents can participate directly in civic life; and

WHEREAS, an elected Youth Council will provide young residents with opportunities to campaign, debate, vote, serve, and develop leadership skills while contributing meaningful recommendations regarding policies and programs affecting Buffalo's youth; and

WHEREAS, the Common Council recognizes that youth representation should be inclusive of Buffalo residents enrolled in public schools, charter schools, private schools, parochial schools, homeschool programs, colleges, universities, trade schools, workforce development programs, apprenticeship programs, and GED programs; and

WHEREAS, meaningful youth engagement should include both representation and investment through support for youth programming, cultural initiatives, violence prevention efforts, and community development opportunities; and

WHEREAS, the Buffalo Common Council desires to preserve and expand upon the mission of the existing Committee for Youth while establishing a stronger and more accountable framework for youth participation in municipal government;

NOW, THEREFORE, BE IT RESOLVED, that the Buffalo Common Council hereby requests that the Office of Corporation Counsel and the Commissioner of Administration and Finance evaluate and prepare the necessary local law and any required Charter amendments to replace the existing Committee for Youth established under Sections 18-77 and 18-78 of the Buffalo City Charter with a Buffalo Youth Commission governed by an elected Buffalo Youth Council; and

BE IT FURTHER RESOLVED, that such review shall include legal, fiscal, administrative, and operational recommendations necessary to implement the proposed structure; and

BE IT FURTHER RESOLVED, that the proposed legislation shall consider, at a minimum, the following framework:

1. Buffalo Youth Commission

The establishment of a permanent Buffalo Youth Commission to serve as the City's official body for youth engagement, leadership development, and youth policy recommendations.

2. Buffalo Youth Council

The establishment of an elected Buffalo Youth Council as the governing body of the Buffalo Youth Commission consisting of nineteen (19) members, including:

- Two (2) representatives elected from each of Buffalo's nine Common Council districts; and
- One (1) At-Large representative elected citywide to serve as Chairperson.

The legislation should further consider requiring that each district's representation include:

- One representative enrolled in grades 9 through 12, or an equivalent secondary education program; and
- One representative enrolled in a post-secondary, trade, workforce development, apprenticeship, or GED program.

3. Eligibility

Candidates for the Buffalo Youth Council shall:

- Be residents of the City of Buffalo;
- Be between fourteen (14) and twenty-one (21) years of age at the time of election;
- Reside within the district they seek to represent, except for the At-Large representative;
- Be enrolled in a qualifying educational, workforce development, apprenticeship, or GED program.

Members who reach twenty-two (22) years of age during their term may complete the remainder of their term but shall not be eligible for reelection.

4. Elections

The proposed legislation shall establish a democratic election process for Youth Council representatives and shall consider partnerships with:

- Buffalo Public Schools;
- Charter schools;
- Private and parochial schools;
- Colleges and universities;
- Trade schools;

- Workforce development organizations;
- GED providers; and
- The Erie County Board of Elections, as appropriate.

Eligible voters shall be City of Buffalo residents between the ages of fourteen (14) and twenty-one (21) who are enrolled in a qualifying educational, workforce development, apprenticeship, or GED program.

5. Terms and Term Limits

The proposed legislation shall establish:

- Two-year terms; and
- A maximum of two consecutive terms.

6. Duties and Responsibilities

The Buffalo Youth Council shall perform and expand upon the duties currently assigned to the Committee for Youth, including:

- Recommending recreation projects and youth service initiatives;
- Reviewing youth programs and initiatives;
- Studying issues affecting youth;
- Making recommendations regarding the prevention of delinquency, crime, and neglect among youth;
- Advising the Mayor and Common Council on matters affecting young residents.

The legislation shall further consider requiring the Youth Council to:

- Develop an Annual Youth Legislative Agenda;
- Publish an annual State of Buffalo Youth Report;
- Review legislation affecting youth and provide recommendations;
- Participate in the annual City budget process and provide youth-focused recommendations;
- Conduct youth engagement and listening sessions throughout the City;
- Evaluate youth-serving programs and initiatives;
- Recommend priorities for youth investments;
- Publish an Annual Accountability Report.

7. Government Accountability

The proposed legislation shall consider requiring the Mayor, Common Council, and relevant City departments to provide written responses within ninety (90) days to formal recommendations adopted by the Buffalo Youth Council.

8. Youth Investment and Funding

The proposed legislation shall evaluate the establishment of an annual appropriation equal to 0.05% of the City's adopted operating budget to support youth engagement, leadership development, and youth-serving initiatives.

The legislation shall further consider utilizing existing budget lines, including:

- GIA Youth Programs; and
- GIA Cultural/Anti-Violence Initiatives.

9. Service Stipends

The proposed legislation shall evaluate the feasibility of providing Youth Council members with annual service stipends of One Thousand Five Hundred Dollars (\$1,500), subject to attendance and participation requirements.

The legislation shall further evaluate limiting administrative and operational expenses, including stipends, to no more than ten percent (10%) of the total annual appropriation.

10. Transparency and Reporting

The proposed legislation shall include recommendations regarding annual public reporting on:

- Youth Council activities;
- Recommendations submitted;
- Responses received from City government;
- Funding allocations and expenditures;
- Organizations receiving support;
- Program outcomes and measurable community impact.

BE IT FINALLY RESOLVED, that certified copies of this resolution shall be transmitted to the Mayor of the City of Buffalo, the Commissioner of Administration and Finance, Corporation Counsel, the Buffalo Board of Education, Erie County Board of Elections, and other stakeholders deemed appropriate for consultation during the review process.



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000471

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1910

**Nowakowski, Halton-Pope - Supporting New York State Senate Bill S.7638B and
Assembly Bill A.8091B, the Good Food NY Bill**

Whereas, New York State agriculture supports more than 160,000 jobs and remains an important driver of regional economies, yet New York has lost nearly fourteen percent of its farms over the past decade, including nearly nine percent within the last five years, placing increased pressure on family farms, food producers, and agricultural workers;

Whereas, despite millions of dollars in annual public food purchasing by Western New York schools, hospitals, senior centers, shelters, and other public institutions, existing procurement laws generally require contracts to be awarded to the lowest responsible bidder, which limits opportunities for Buffalo and other Western New York municipalities to prioritize locally-grown and locally-produced food;

Whereas, the New York State Comptroller has identified direct institutional purchasing as a significant opportunity to strengthen farm viability and increase in-state food sales, yet many New York producers remain unable to compete for public institutional contracts under current law;

Whereas, Senate Bill S.7638B and Assembly Bill A.8091B, known as the Good Food NY Bill, would provide municipalities with an additional procurement option by permitting qualified New York State food producers and vendors meeting specified standards to receive a preference of up to ten percent above the lowest responsible bid, while preserving local discretion over whether to utilize this authority;

Whereas, food insecurity remains a significant challenge in the City of Buffalo, where a 2021–2022 study conducted by the University at Buffalo Food Systems Planning and Healthy Communities Lab, Johns Hopkins University, and community partners found that nearly 42 percent of East Side households surveyed experienced food insecurity, while more than half of Buffalo households are considered ALICE (Asset Limited, Income Constrained, Employed) and struggle to make ends meet, underscoring the importance of increasing access to affordable, nutritious food for local families;

Whereas, Buffalo Public Schools purchases over 30 percent of its food for school lunches from local producers, demonstrating the potential of increased local procurement, while current state law inhibits the District from increasing this number and inhibits other public institutions from similarly prioritizing locally-grown food; and

Whereas, by providing municipalities with greater flexibility to consider food supply chain values alongside costs, the Good Food NY Bill will help strengthen New York agriculture, expand opportunities for responsible food producers, support workers' rights, improve supply chain flexibility and resilience, and keep public food purchasing dollars circulating within New York.

Now, therefore, be it resolved that the City of Buffalo Common Council hereby:

1. Expresses its strong support for New York State Senate Bill S.7638B and Assembly Bill A.8091B, the Good Food NY Bill;
2. Respectfully urges Governor Kathy Hochul to sign this legislation into law;
3. Requests that copies of this resolution be sent to Senate Majority Leader Andrea Stewart-Cousins, Assembly Speaker Carl Heastie, Senate Agriculture Committee Chair Michelle Hinchey, Assembly Majority Leader Crystal Peoples-Stokes, the members of the Western New York Legislative Delegation, and the Commissioner of the New York State Department of Agriculture and Markets.



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000473

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1912

By: Councilmember Halton-Pope

ORDINANCE

Chapter __ Retail Checkout Staffing Requirements

The Common Council of the City of Buffalo does hereby ordain as follows:

That Chapter __ of the Code of the City of Buffalo is hereby established and adopted to read as follows:

xx-x. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

CUSTOMER

An individual who buys consumer goods from a Drug Retail Establishment or Food Retail Establishment.

DRUG RETAIL ESTABLISHMENT

A retail store that sells a variety of prescription and nonprescription medicines and miscellaneous items, including drugs, pharmaceuticals, sundries, fresh produce, meats, poultry, fish, deli products, dairy products, canned foods, dry foods, beverages, prepared foods, and other merchandise.

EMPLOYEE

A worker employed directly by a hiring entity at a Drug Retail Establishment or Food Retail Establishment. Employee does not include managers, supervisors or confidential employees.

EMPLOYEE

A worker employed directly by a hiring entity at a Drug Retail Establishment or Food Retail Establishment. Employee does not include managers, supervisors or confidential employees.

FOOD RETAIL ESTABLISHMENT

A retail store that is either:

1. Over fifteen thousand (15,000) square feet in size and sells primarily household foodstuff for offsite use, including fresh produce, meats, poultry, deli products, dairy products, canned foods, dry foods, beverages, baked foods and/or prepared foods (other household supplies or products are secondary to the primary purpose of food sales); or
2. Over eighty-five thousand (85,000) square feet and with ten percent (10%) of their sales floor area dedicated to the sale of non-taxable merchandise including the sale of fresh produce, meats, poultry, fish, deli products, dairy products, canned foods, dry foods, beverages, baked foods and/or prepared foods.

NON-SELF-SERVICE CHECKOUT STATION

A station that is not a Self-Service Checkout and at which an employee provides human assistance to a customer for scanning, bagging, and/or accepting payment for the customer's purchases.

SELF-SERVICE CHECKOUT

The automated processes that enable customers to scan, bag, and pay for their purchases without human assistance, including but not limited to fixed self-checkout, scan-and-go self-checkout, or mobile self-checkout.

SELF-SERVICE CHECKOUT STATION

A station at a fixed location within a Drug Retail Establishment or Food Retail Establishment at which a customer can engage in a Self-Service Checkout for the customer's purchases.

xx-x. Non-Self-Service Checkout Staffing Requirement.

Drug Retail Establishments and Food Retail Establishments that provide Self-Service Checkout options shall provide at least one Non-Self-Service Checkout station staffed by an Employee that is available during the times that a Self-Service Checkout option is available to customers.

xx-x. Self-Service Checkout Staffing Requirement.

Drug Retail Establishments and Food Retail Establishments that provide Self-Service Checkout options shall assign at least one (1) Employee to supervise the Self-Service Checkout operation at all times that Self-Service Checkout is in operation during business hours. The assigned Employee shall have no other work responsibilities that would interfere with their ability to maintain direct visual inspection and surveillance of the Self-Service Checkout operations.

xx-x. Enforcement.

The City of Buffalo Department of Permit and Inspection Services shall enforce the provisions of this chapter.

xx-x. Violations and penalties; civil penalties; orders.

Any person found to be in violation of this chapter shall be liable for a civil penalty of not more than \$300 for the first violation; not more than \$500 for the second violation within a two-year period; and not more than \$1,000 for the third and each subsequent violation within a two-year period.

Section 1: Insofar as the provisions of this Ordinance are inconsistent with the provisions of any other Ordinance or act, the provisions of this Ordinance shall be controlling.

Section 2: This Ordinance shall take effect once it is duly ratified pursuant to City Charter § 3-19.

APPROVED AS TO FORM ONLY:

, Esq.
ASSISTANT CORPORATION
COUNSEL

NOTE: Underlined
words are new content;
words in brackets ([])
are to be deleted



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000432

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1840



CITY OF BUFFALO
Preservation Board

920 City Hall
65 Niagara Square
Buffalo, NY 14202
(716) 851-9675
chawley@buffalony.gov

LANDMARK APPLICATION

Name of Landmark: Benedict Apartment House
Assessment Address: 319-323 14th street, Buffalo, 14213
Property Owner: West Point Buffalo, LLC
Owner Mailing Address: 5321 Broadway Unit D, Lancaster, NY 14086
Construction Year(s): 1889 Architect/Builder: Louise Bethune
Original Use: Apartment building Architectural Style: Colonial Revival
Period of Significance: 1889 when the building was designed by architect Louise Blanchard Bethune

Is the property eligible for or listed on the National Register of Historic Places?

☐ Undetermined ☒ Not eligible ☐ Eligible ☐ Listed

Is the property endangered? If yes, provide an explanation. ☒ Yes ☐ No

Is the property owner aware of this landmark application? If no or unknown, please include a summary of outreach efforts. ☒ Yes ☐ No ☐ Unknown

Is the property owner in favor of this landmark application? If yes, please include a signed statement of support. ☒ Yes ☐ No ☐ Unknown

Application Submittals. All materials must be submitted at least eight days in advance of the Preservation Board meeting at which the item will be considered. The following must be included:

- A narrative description of the landmark that substantiates its historical, architectural, geographical, cultural, and/or archaeological significance. A bibliography of sources is required.
- A summary demonstrating that the landmark meets one or more criteria for designation, per Section 337-15, Criteria for Designation, of the City Code. A proposed landmark must meet at least one criterion to be eligible.
- A map, survey, or site plan that indicates in sufficient detail what parcel or part of a parcel is being proposed as a landmark. Make note of any non-contributing elements that do not add to the historical integrity or architectural qualities making the landmark site significant.
- Photographs showing all exterior elevations of the property. Interior photographs are optional.

- Supplemental material, such as articles, pamphlets, maps, historical photographs, and other documentation. This material is encouraged but not required.

Approval Standards. Per § 337-15 of the City of Buffalo Charter and Code, the Preservation Board must determine whether a proposed landmark meets one or more of the following criteria:

1. It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation.
2. Its location is a site of a significant local, state, or national event.
3. It exemplifies the historic, aesthetic, architectural, archaeological, educational, economic, or cultural heritage of the city, state, or nation.
4. It is identified with a person or persons who significantly contributed to the development of the city, state, or nation.
5. It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.
6. It is the work of a master builder, engineer, designer, architect, or landscape architect whose individual work has influenced the development of the city, state, or nation.
7. It embodies elements of design, detailing, materials, or craftsmanship that render it architecturally significant.
8. It embodies elements that make it structurally or architecturally innovative.
9. It is a unique location or contains singular physical characteristics that make it an established or familiar visual feature within the city.

Any site that meets one or more of the above criteria must also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration.

Application Fee. A \$500 check or money order made out to the City of Buffalo must be submitted to the Preservation Board prior to application processing. Where an application is submitted by the proposed landmark's owner occupant, this fee does not apply.

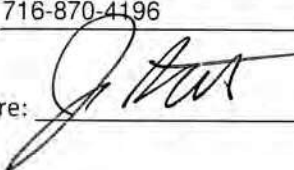
Applicant: John Petrik

Organization: West Point Buffalo, LLC

Mailing Address: 5321 Broadway Unit D, Lancaster, NY 14086

Phone: 716-870-4196

E-mail: john@cmjhomebuyers.com

Signature: 

Date: 06/03/2026

Please provide one print copy or a PDF copy of all application materials. All contents of this application will be made available to the public at www.buffalony.gov/meetings.

The Benedict Apartment House
319 14th Street
Buffalo, Erie County, New York

Description of Property

The Benedict Apartment House is a three-story frame apartment building on the West Side of Buffalo, New York, that was designed in the Colonial Revival style by architect Louise Blanchard Bethune and constructed in 1889. The Benedict Apartment House faces west onto 14th Street, and two small non-contributing one-and-a-half story cottages moved to make space for the construction of the building occupy the rear of the lot behind the building. The building has a paired front-facing asphalt shingle cross-gambrel roof, multiple facade entryways, a brick foundation, and a wide footprint as compared to nearby residences.

The façade of the building is five bays wide, clad in asbestos shingle, and features entryways in both bays on the end and in the center bay. A concrete stoop leads to the central entryway that features double wood entry doors which have original wood surrounds with fluted pilasters and a leaded glass fan light uniting both entry openings. The remaining entryways are recessed beneath small porches in the corners of the building: the porches feature original fluted pilasters and wraparound wood cornices, while the entryways themselves have partially glazed wood-panel doors and original wood surrounds. Two-story projecting bay windows with one-over-one vinyl windows occupy the second and fourth bays. The paired gambrel gables on the third floor of the façade are clad in asphalt shingle and project out slightly, supported by wood brackets. Each gable has a centered tripartite window with wood surrounds, and vinyl clapboard occupies the area between the gables where the asphalt shingle may have been impacted by exterior water damage. Side elevations are four bays in length and have wide oriels with wood bracket supports in the center of the second story of each. All other bays have window openings with a mix of vinyl one-over-one windows and wood six-over-six windows. The rear elevation is five bays wide, with a one-story shed roof porch with multiple entryways in the three center bays of the first story and original wood six-over-three and four-over-two windows in all other bays. Rear cottages have front-facing gable roofs and three-bays facades with wood-panel door entryways in the north bay and window openings in other bays. Side elevations are three bays in length with windows in most bays. These cottages have a mix of asbestos and vinyl clapboard siding. All openings on the cottage to the north are boarded, while window openings on cottage to the south have a mix of vinyl one-over-one and six-over-six windows .

On the interior, the building is designed as a four unit apartment with a double-parlor in the front; each with a separate entryway. Entryways in the center of the façade lead to apartments in each half the first floor, while those entryways on the ends of the façade open to stairways with plaster walls, wood treads, stringers and risers, and a milled wood railing affixed to the wall leading to apartments in each half of the second. The original floorplans remain largely in place,

with some changes to passages between rooms. Each apartment has, aligned from west to east, a bedroom, a parlor with a fireplace, a living room with an enclosure toward the center of the plan, a kitchen, a bedroom and a bathroom alongside one another, and a kitchen in the rear.

Apartments have a variety of finishes, with a mix of vinyl tile, parquet, and hardwood floors, vertical board and drywall walls, and simulated wood cabinetry in kitchens. The wood baseboard is original throughout with fairly minor layout and material changes in kitchens and baths. Transitions between the living room and adjacent spaces and the kitchen and adjacent spaces have been modified with stucco walls and additional door frames or open stucco three-pointed arches. However, for the most part, original wood door and wood surrounds largely remain intact and in place. Original wood built-in cabinets remain installed in the hallways adjacent to kitchens. The third story beneath the gambrel roof is largely open and unfinished, with hardwood floors, wood panel walls, and open ceilings with exposed wood beams and rafters.

The building retains its historical form, layout, and function, and its overall appearance remains largely in line with its original design by Bethune. Despite twentieth-century alterations to some finishes on both the interior and exterior, the building retains its original fenestration pattern, massing, circulation, and interior configuration. It has continuously functioned as an apartment building with four units over the course of over one hundred and thirty years, and those units have largely unaltered floorplans beyond the transitions between certain rooms. Overall, the building remains a significant contribution to the architectural legacy of a major architect in the history of Buffalo and the evolution of the profession of architecture in the United States.

Description of Significance

The Benedict Apartment House is significant under Criterion C: Architecture as a representative work of architect Louise Blanchard Bethune, the first licensed woman architect in the United States. The building is a three-story apartment house constructed on the West Side of Buffalo for use as four apartments in 1889, and it has served as such since its construction. The building represents one of very few small-scale apartment buildings designed by Bethune, given her tendency to demonstrate her mastery in the design of more prominent buildings for institutions, wealthy homeowners, and commercial enterprises that developed as her career progressed. As such, the building is a rare example of an apartment building designed by Bethune and the only of its kind known to be extant.¹ The building has remained in use as an apartment building from the time of its construction in the late nineteenth century, when the population of Buffalo increased at a rapid pace, until the present day. The proposed period of significance begins and ends in 1889, the year in which the building was constructed and placed into service.

¹ While mixed use commercial and residential buildings designed by Bethune remain extant in Buffalo, the Benedict Apartment House is the only identified extant multifamily residential building without a commercial component designed by Bethune. "Louise Blanchard Bethune: Every Woman Her Own Architect: List of All Buildings" (website), Research Guides, University at Buffalo, Dec. 14, 2025, <https://research.lib.buffalo.edu/Bethune/list-of-buildings>.

Bethune was born in Waterloo, New York and moved with her family to Buffalo during her childhood.² She became an apprentice to architects Richard A. Waite and F. W. Caulkins soon after graduating high school, and continued in that role for five years until opening her own architectural practice with her husband, Robert Armour Bethune, in 1881.³ She was the first woman to practice as a professional architect in the United States. She continued to design buildings in Western New York until 1908 and died in 1913.⁴

Bethune designed many buildings in Buffalo during her career. Prominent buildings designed by Bethune include the Hotel Lafayette (1902, NR 2010), the Sibley and Holmwood Candy Factory and Witkop and Holmes Headquarters (1896, NR 2014), and several non-extant school buildings in Western New York. Although Bethune also designed many residential buildings in the 1880s and early 1890s, she nearly ceased accepting residential commissions by the turn of the twentieth century.⁵ Due in part to this exclusion, the Benedict Apartment House is likely the only apartment building of its kind designed by Bethune, and certainly the only one that remains extant in Buffalo.⁶

Bethune designed the Benedict Apartment House for Nathan G. Benedict, a school principal, who purchased the lot at some point during or before 1889.⁷ Benedict planned for the building to have four apartments intended for rent by young newlywed couples. In order to make room for the building on the lot, Benedict moved two ca.1875 wood-frame cottages to the rear of the property.⁸ The construction of the building took place over the summer of 1889, and the apartments were listed for rent in September of that year.⁹

The building continued to serve as apartments after Benedict's death in 1892.¹⁰ While ownership of the building changed hands multiple times during the twentieth century, the building has remained in use as an apartment building and retained its general layout and design since its construction. Although changes to some finishes on both the interior and exterior have occurred, the overall configuration and appearance of the building largely corresponds with its original design by Bethune.

² Kelly Hayes McAlonie, "Louise Blanchard Bethune," *Pioneering Woman of American Architecture* (website), University at Buffalo, 2026, <https://pioneeringwomen.bwaf.org/louise-blanchard-bethune/>.

³ McAlonie, "Louise Blanchard Bethune."

⁴ McAlonie, "Louise Blanchard Bethune."

⁵ Madeleine B. Stern, *We the Women: Career Firsts of Nineteenth-Century America* (New York: Schulte, 1962), 63.

⁶ Records indicate that Bethune designed only two single-use residences and two residential renovations after 1895, "Louise Blanchard Bethune: Every Woman Her Own Architect: List of All Buildings" (website), Research Guides, University at Buffalo, Dec. 14, 2025, <https://research.lib.buffalo.edu/Bethune/list-of-buildings>.

⁷ "Corporation Proceedings," *Buffalo Courier-Express*, April 16, 1889.

⁸ Francis R. Kowsky and Martin Wachadlo, "North Prospect Hill Neighborhood," Cultural Resource Survey, Preservation Buffalo Niagara, Buffalo, 2009, 60.

⁹ "Apartments to Let," *Buffalo News*, Sept. 24, 1889.

¹⁰ "Principal Benedict Dead," *Buffalo Courier-Express*, Sept. 14, 1892.

Restoration and Preservation Plan

Our plan is to restore and enhance the property's historic character while preserving its architectural significance. Exterior improvements will include repairing and cleaning building elements, correcting the current green paint scheme, and returning the facade to a more historically appropriate appearance. Interior renovations will focus on modernizing mechanical, electrical, and plumbing systems, improving safety and functionality, and rehabilitating the residential units to provide high-quality housing while respecting the building's historic integrity. The overall goal is to preserve this important property and ensure its long-term viability as a well-maintained residential building.

Historic Maps



Sanborn Map from 1884 depicting the future site of the Benedict Apartment House, including the ca.1875 cottages later moved to the rear of the property.

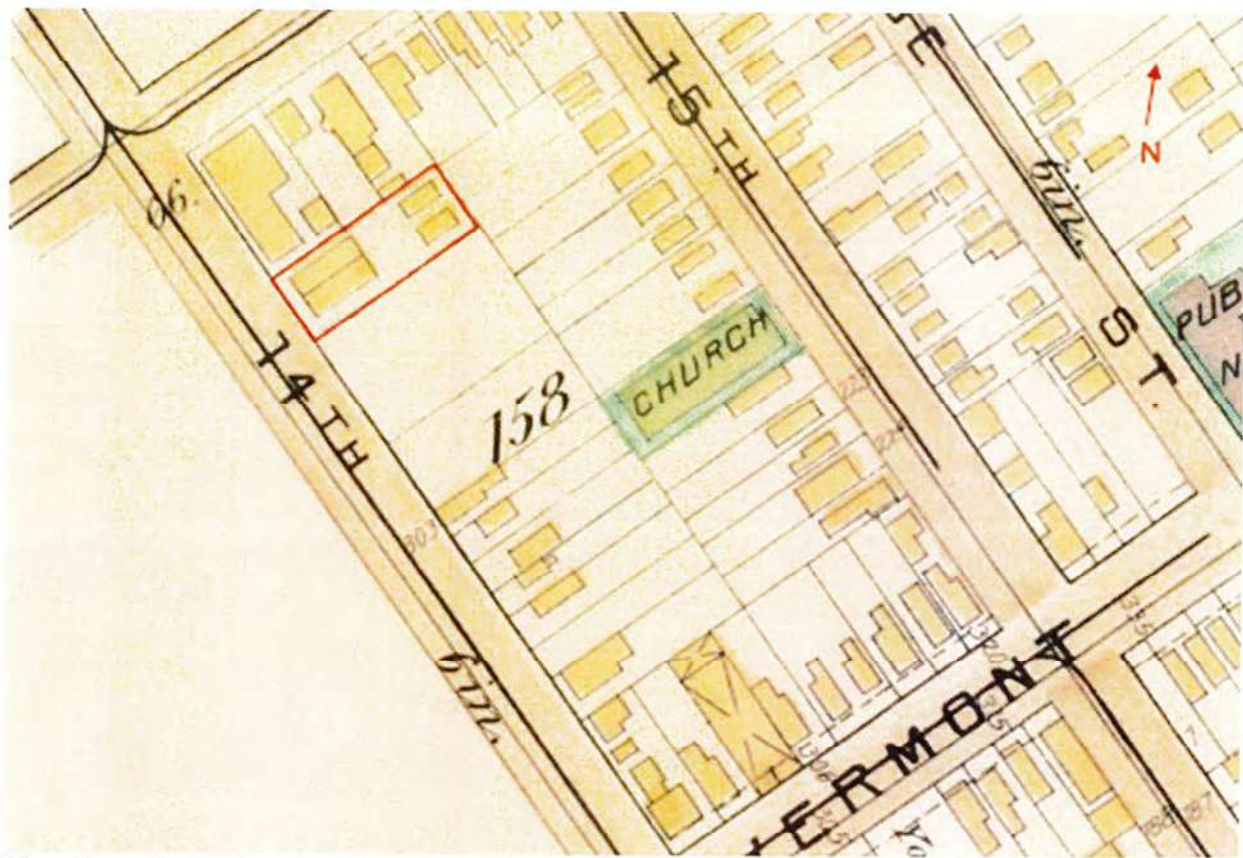
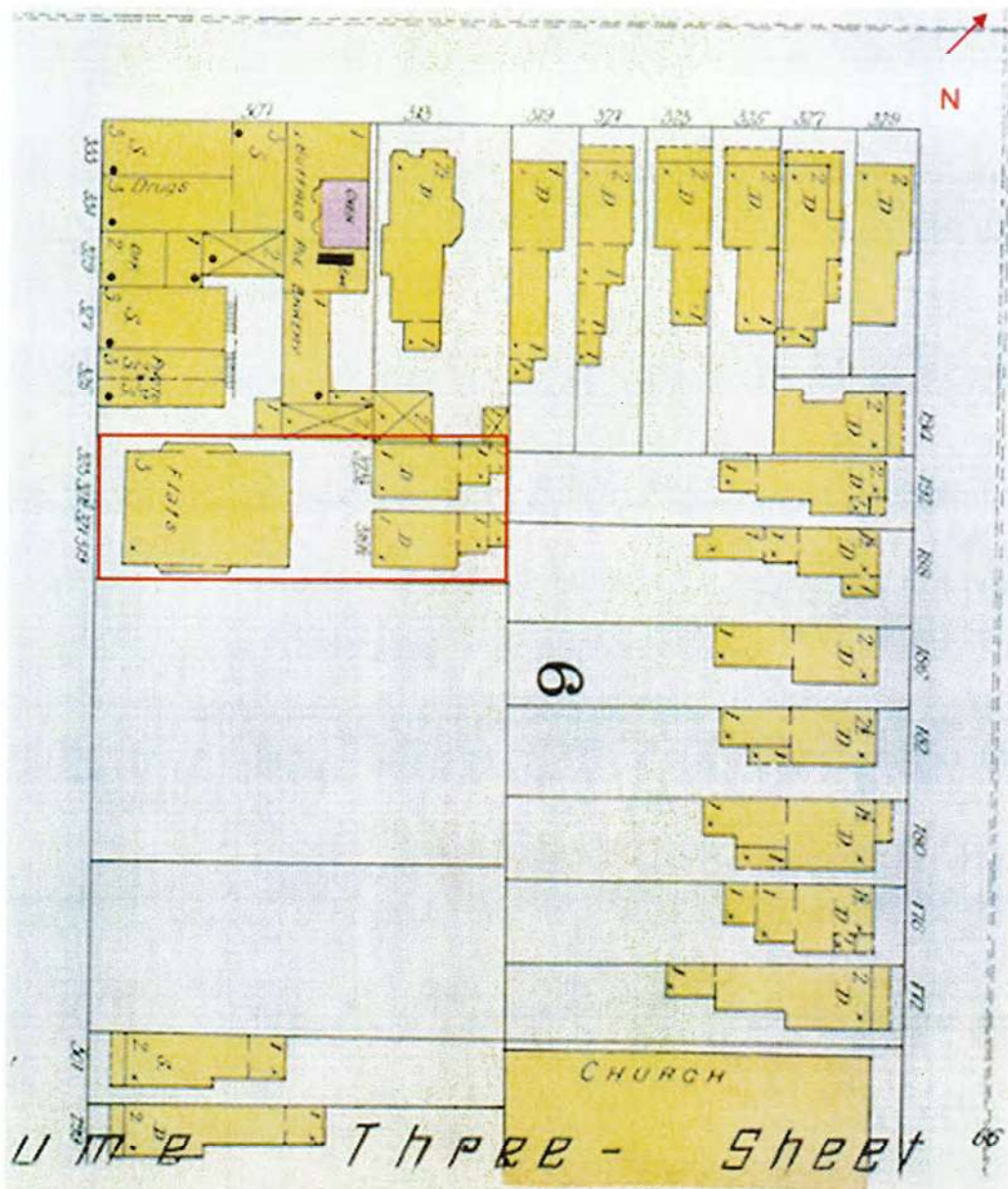


Plate from the 1891 Atlas of the City of Buffalo depicting the recently constructed Benedict Apartment House, including the cottages at the rear of the property.



Sanborn map from 1893 depicting the Benedict Apartment House, including the cottages at the rear of the property.

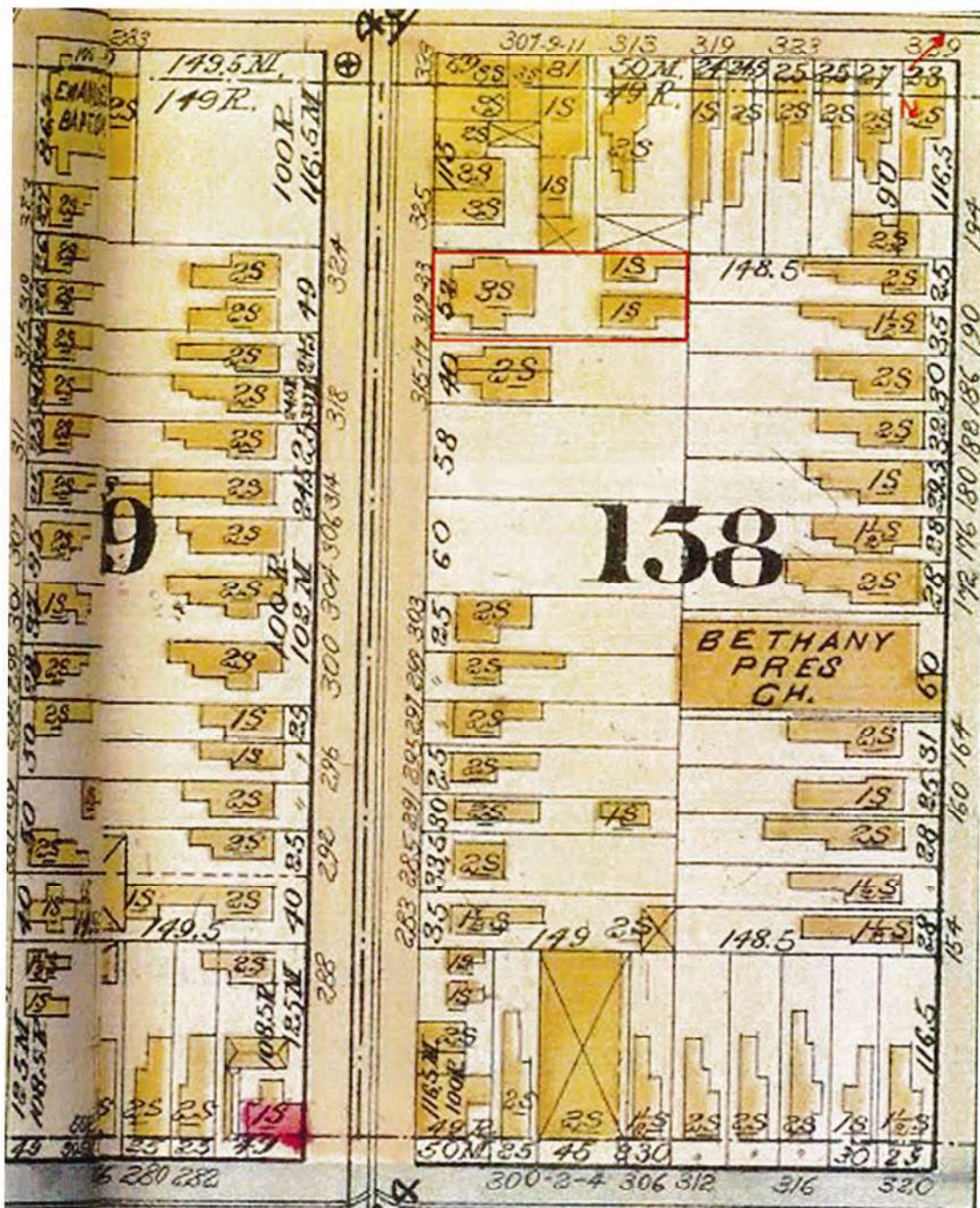
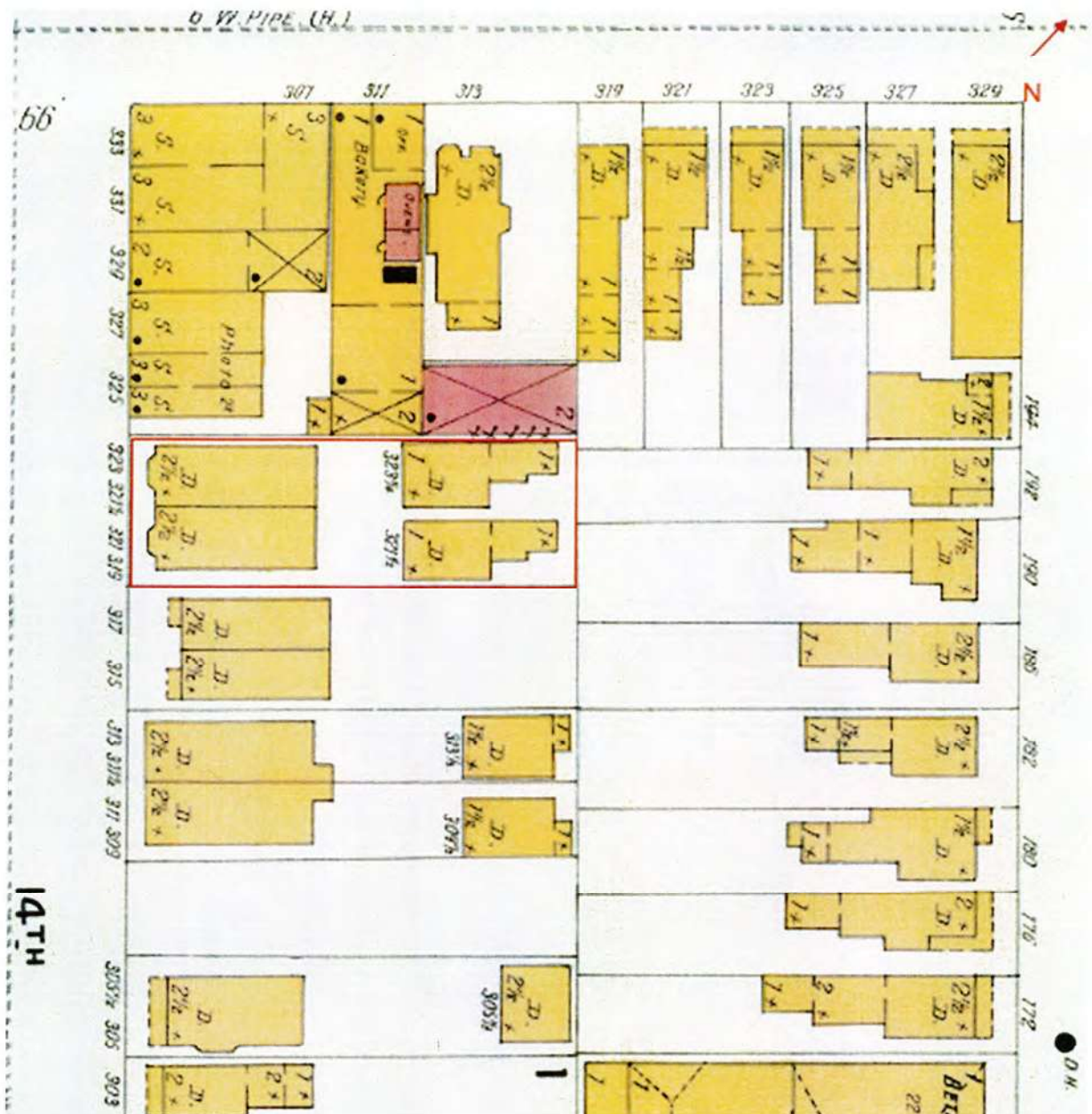
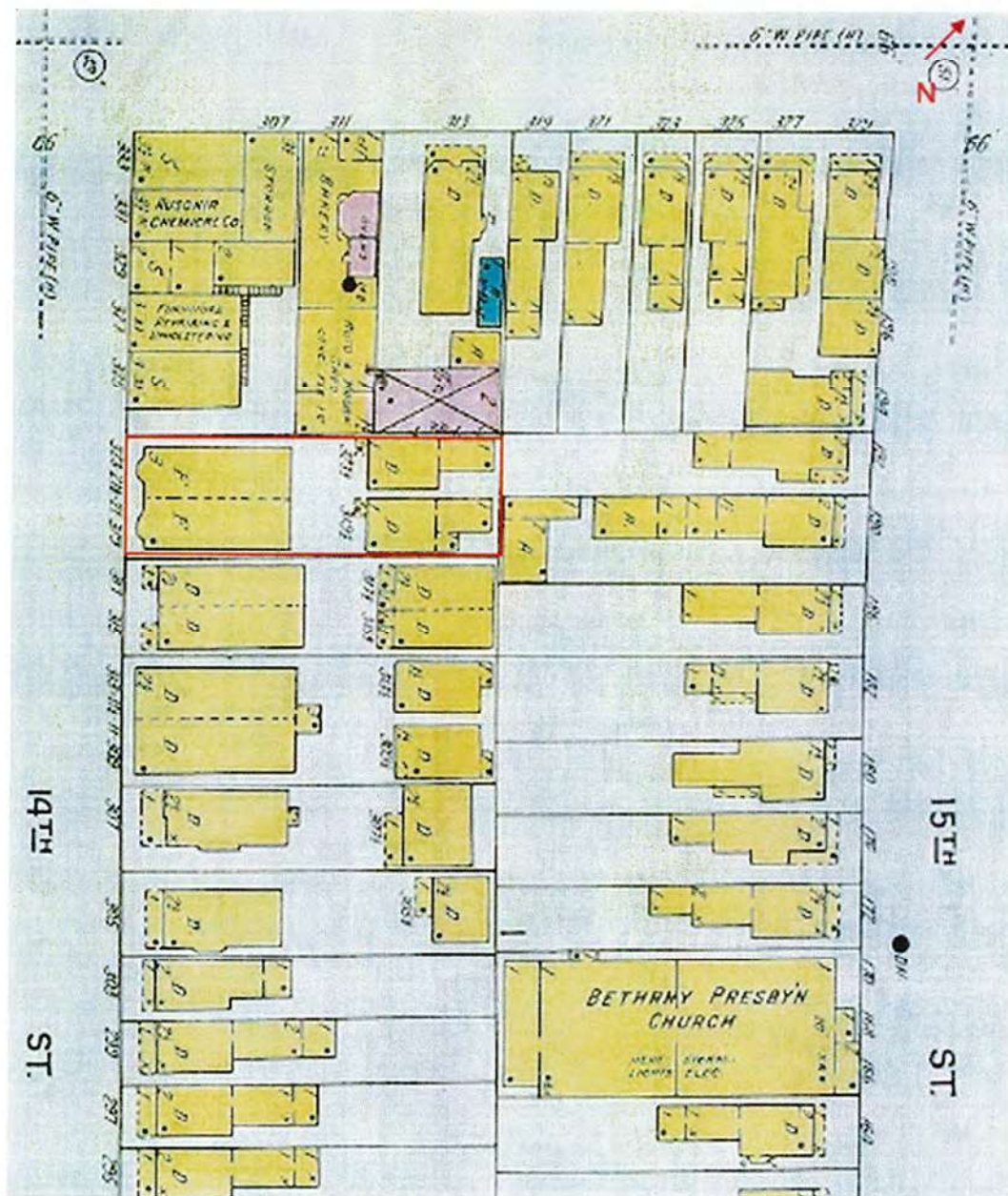


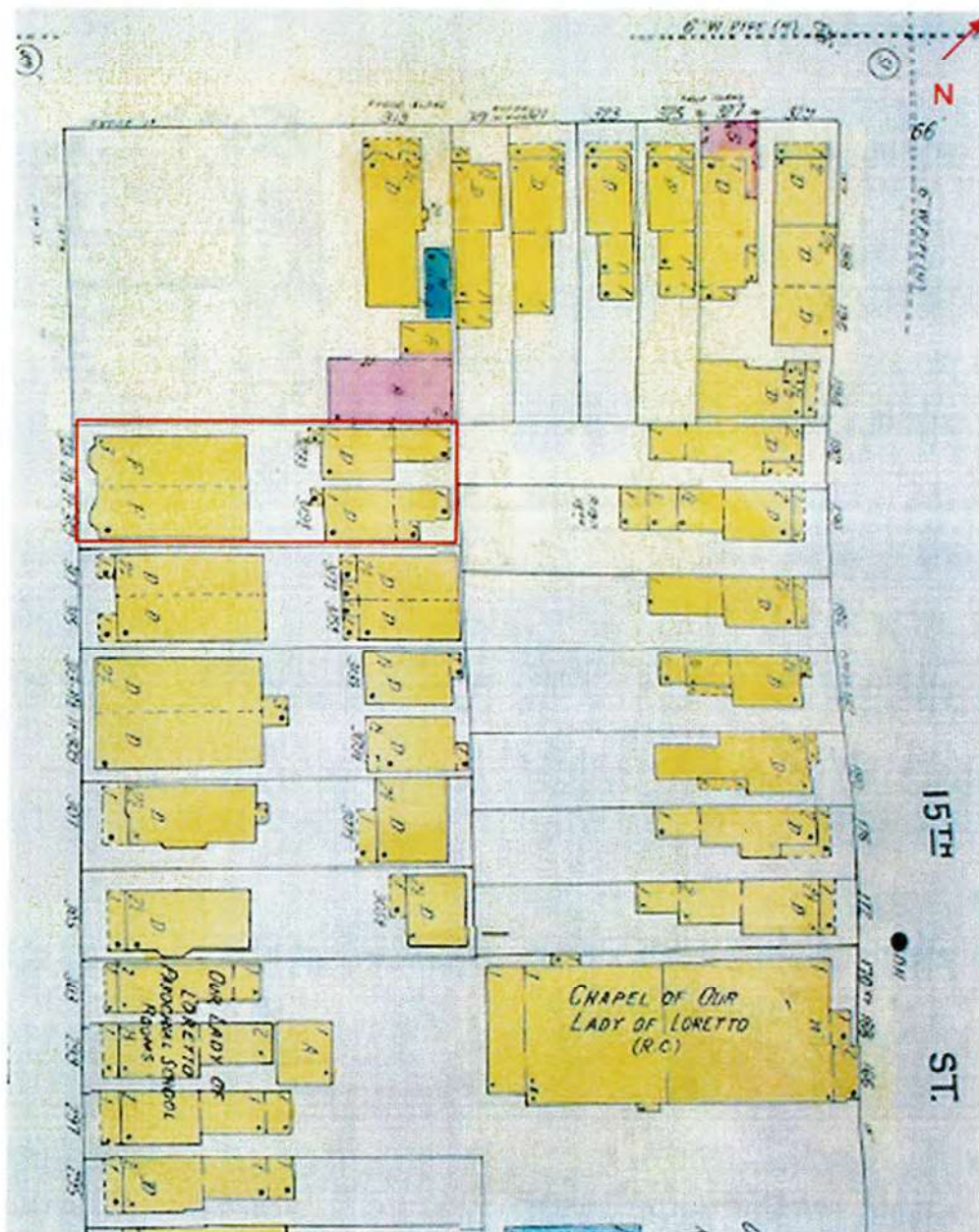
Plate from the 1894 City of Buffalo Atlas depicting the Benedict Apartment House, including the cottages at the rear of the property.



Sanborn map from 1899 depicting the Benedict Apartment House, including the cottages at the rear of the property. Sometime in the 1890s, two duplexes on the lots to the south of the Benedict Apartment House was constructed. These buildings are no longer extant.



Sanborn map from 1925 depicting the Benedict Apartment House, including the cottages at the rear of the property.



Sanborn map from 1951 depicting the Benedict Apartment House, including the cottages at the rear of the property.

a familiarity with the Romanesque Revival that flourished in American architecture. And gradually she formed her own conception of the work of the architect. It was not "construction in any of its various branches," nor was it "arrangement of interior nor exterior, nor coloring, nor carving, nor profiling of moldings." Neither was it "acoustics, nor fenestration, nor sanitation, nor any one of a hundred other things." Rather, it was "the arranging and adjuncting, harmonizing and contrasting of all these and many other elements into a suitable and satisfactory whole."

To the application of this credo, Buffalo's young woman architect now gave herself. And Buffalo responded, assigning commission after commission, as the years passed, to the firm of R.A. and L. Bethune. To the cluster of buildings in Buffalo that reflected the Romanesque Revival the Bethunes added a goodly share. Their province was wide. They undertook any architectural design, from a \$4,000 Episcopal chapel in the suburb of Kensington to a \$150,000 brick factory at Black Rock, from a grand stand and fence for the Buffalo baseball club to a veterinary stable on Franklin Street, from a storage building to a bank. Mrs. Bethune, unlike Mrs. Irwin, did not hold that women were ordained by nature to specialize in dwelling house architecture. The dwelling she regarded as "the most pottering and worst-paid work an architect ever does. He always dreads it, not, . . . because he must usually deal with a woman, but because he must strive to gratify the conflicting desires of an entire household, who dig up every hatchet for his benefit and hold daily powwows in his anteroom, and because he knows he loses money nearly every time. Dwelling house architecture, as a special branch for women, should be, . . . quite out of the question." Louise Bethune knew whereof she spoke. She had helped design many a dwelling, from a \$3,500 residence on Porter Avenue to a \$30,000 brick and stone apartment house in Bridgeport, Connecticut, from a two-story \$7,000 frame apartment house on Fourteenth Street to a whole block of flats in Buffalo.

Louise Bethune's tressels and boards and architectural paraphernalia were put to steady use, as the years passed, and her firm provided plans and specifications for the stores that were rising in Buffalo—a building for the merchant, M.J. Byrne, a block of stores for Michael Newell, the Iroquois Door Company's plant on Exchange Street, the Denton, Cottier & Daniels music store—one

Excerpt from Madeleine B. Stern, *We the Women: Career Firsts of Nineteenth-Century America* (New York: Schulte, 1962), 63, detailing the progression of Bethune's relationship with domestic architecture and the place of the Benedict Apartment House in that progression.

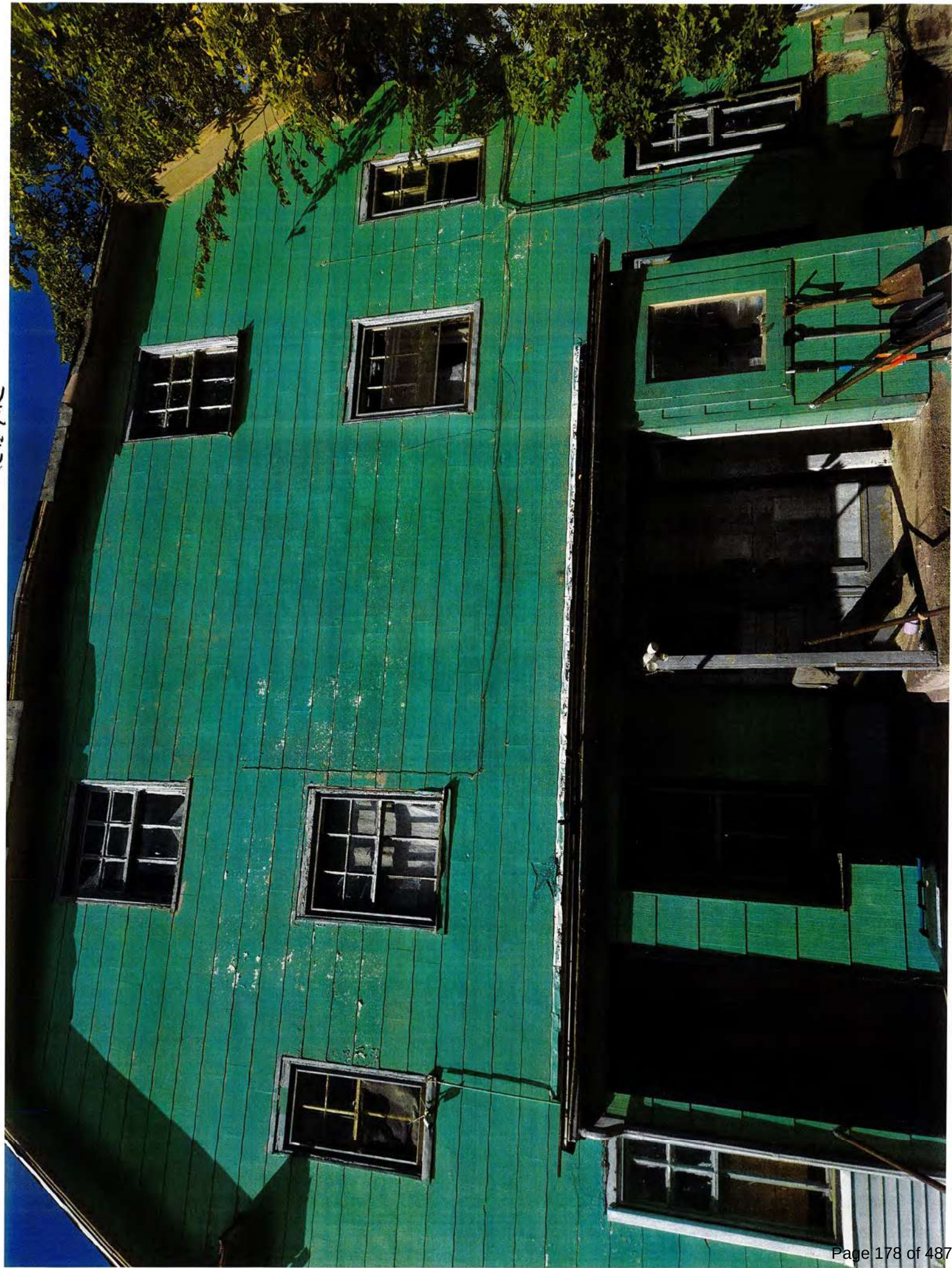


Photo of the building in 2011, depicting the façade without the vinyl clapboard between windows on the third story. While the current paint configuration deemphasizes historic detailing, the historic appearance is more evident with neutral colors.

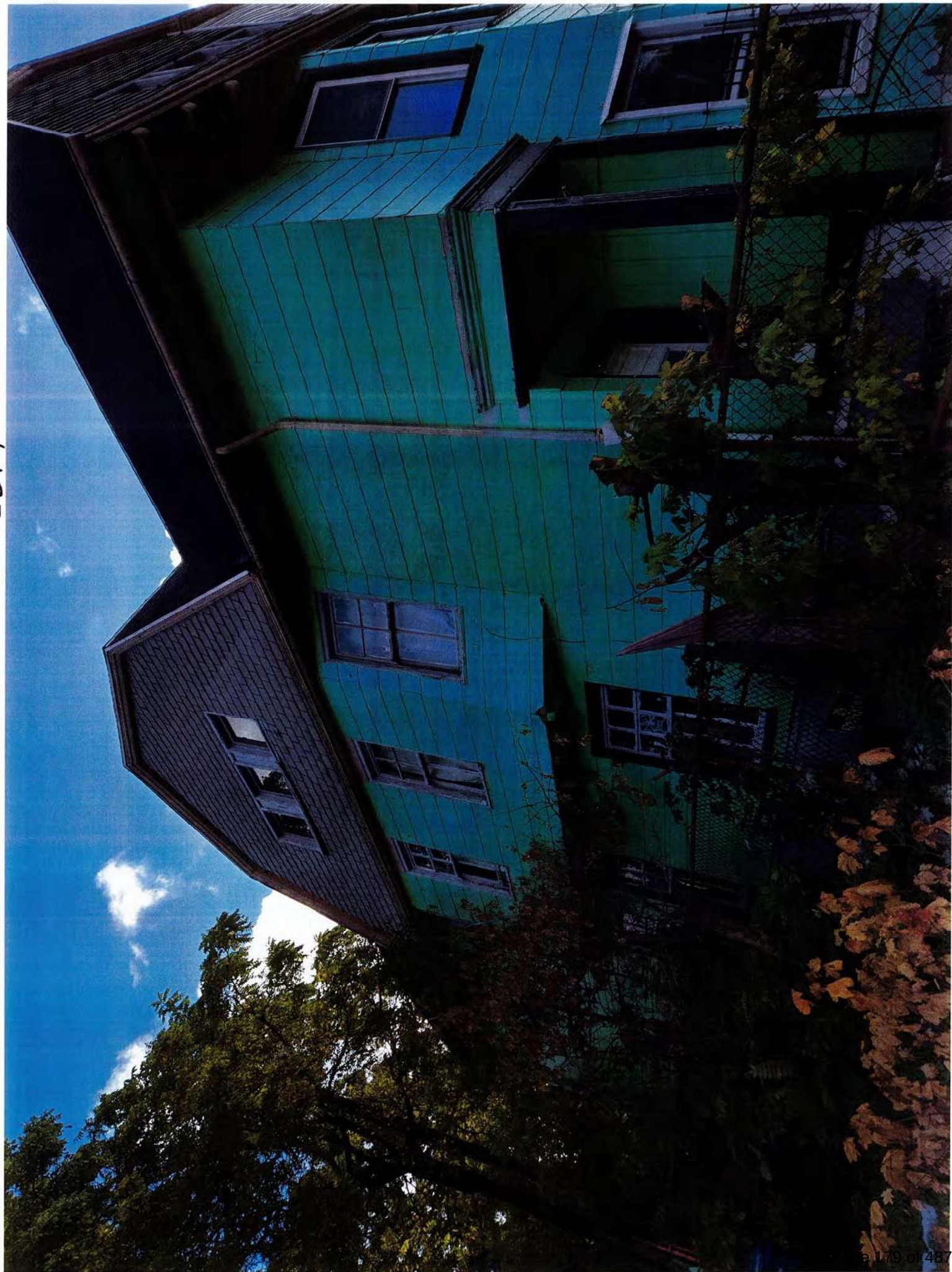
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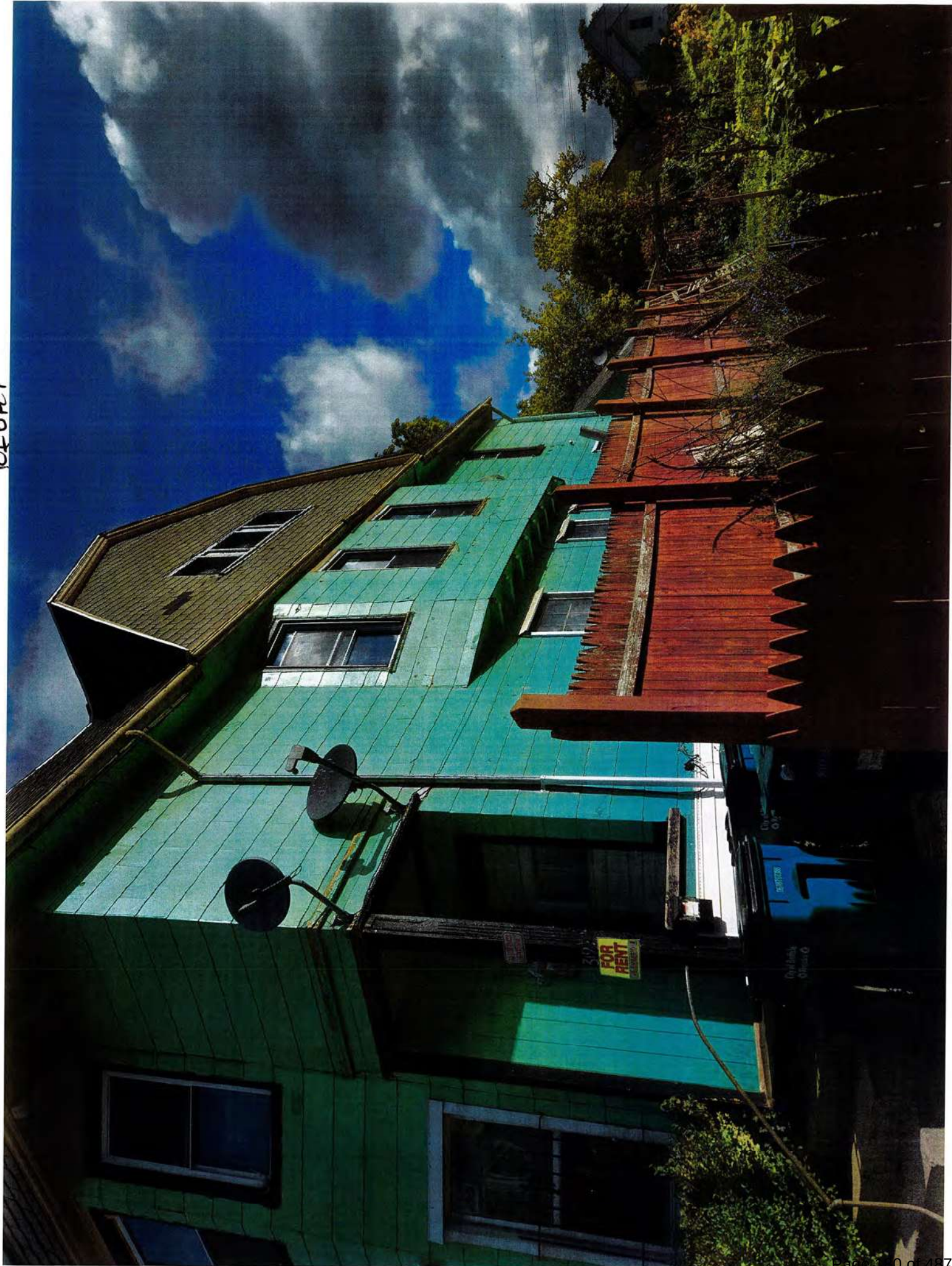
REAR



LEFT



RIGHT





SEAN M. RYAN

Mayor of Buffalo

THOMAS BAINES

Deputy Mayor

GWEN HOWARD

Chair

OFFICE OF STRATEGIC PLANNING PRESERVATION BOARD

July 13, 2026

Honorable Members
Buffalo Common Council
65 Niagara Square
Buffalo, New York 14202

Re: Recommendation for Landmark Designation – Benedict Apartment House, 319 Fourteenth Street

Dear President and Members of the Common Council:

At its duly convened meeting on July 9, the City of Buffalo Preservation Board voted to recommend approval of the landmark designation of the Benedict Apartment House, located at 319 Fourteenth Street, pursuant to Section 337-15 of the City of Buffalo Charter and Code.

Following review of the landmark nomination and supporting documentation, the Preservation Board finds that the property satisfies the following designation criteria:

Criterion 5 – It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.

Constructed in 1889, the Benedict Apartment House is an excellent local example of late nineteenth-century Colonial Revival residential architecture. Its paired cross-gambrel roof, symmetrical composition, projecting bay windows, recessed corner entrances, classical entry surrounds with fluted pilasters, wood brackets, and broad residential massing exemplify the style. As an early purpose-built apartment building, it also represents an increasingly uncommon example of small-scale multifamily housing from Buffalo's period of rapid growth. Despite subsequent alterations, the building retains its historic form, massing, fenestration pattern, and overall architectural character.

Criterion 6 – It is the work of a master builder, engineer, designer, architect, or landscape architect whose individual work has influenced the development of the city, state, or nation.

The Benedict Apartment House was designed by Louise Blanchard Bethune, widely recognized as the first professional licensed woman architect in the United States and one of Buffalo's most influential architects. Bethune's body of work includes nationally significant buildings such as the



SEAN M. RYAN

Mayor of Buffalo

THOMAS BAINES

Deputy Mayor

GWEN HOWARD

Chair

OFFICE OF STRATEGIC PLANNING PRESERVATION BOARD

Hotel Lafayette and the Sibley & Holmwood Candy Factory, and her pioneering career helped shape the architectural profession throughout the United States. The Benedict Apartment House is especially significant as the only known surviving purpose-built apartment building designed by Bethune, making it a rare and irreplaceable example of her residential work and a unique surviving building type within her distinguished body of work.

Criterion 7 – It embodies elements of design, detailing, materials, or craftsmanship that render it architecturally significant.

The building retains a remarkable degree of historic craftsmanship, including original wood architectural detailing, fluted pilasters, a leaded glass fanlight, wood cornices, projecting bays, bracketed gambrel gables, original wood trim, staircases, built-in cabinetry, and substantial portions of its original interior plan. Although some windows, siding, and finishes have been altered over time, the building continues to convey Bethune's original design intent and remains an architecturally significant example of nineteenth-century residential craftsmanship.

For these reasons, the Preservation Board respectfully recommends that the Common Council designate the Benedict Apartment House, 319 Fourteenth Street, as a City of Buffalo Landmark.

Thank you for your consideration of this recommendation. Please feel free to contact Chris Hawley, secretary of the Preservation Board, should you require any additional information.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Gwen A. Howard".

Gwen A. Howard, AIA

Chair, Buffalo Preservation Board



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000475

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1913



CITY OF BUFFALO
Preservation Board

920 City Hall
65 Niagara Square
Buffalo, NY 14202
(716) 851-9675
chawley@buffalony.gov

LANDMARK APPLICATION

Name of Landmark: Iroquois Door Company Building and Planing Mill

Assessment Address: 619 and 629-659 Exchange Street

Property Owner: PG Larkinville, LLC.

Owner Mailing Address: 46 Prince Street Rochester, NY 14607

Construction Year(s): 1904, c.1910, c.1915-1924, c. 1925

Architect/Builder: Bethune, Bethune, & Fuchs

Original Use: Sash and Door Company

Architectural Style: 20th Century Industrial

Period of Significance: 1904-1925

Is the property eligible for or listed on the National Register of Historic Places?

☐ Undetermined ☐ Not eligible ☐ Eligible ☒ Listed

Is the property endangered? If yes, provide an explanation.

☐ Yes ☒ No

Is the property owner aware of this landmark application? If no or unknown, please include a summary of outreach efforts.

☒ Yes ☐ No ☐ Unknown

Is the property owner in favor of this landmark application? If yes, please include a signed statement of support.

☒ Yes ☐ No ☐ Unknown

Application Submittals. All materials must be submitted at least eight days in advance of the Preservation Board meeting at which the item will be considered. The following must be included:

- A narrative description of the landmark that substantiates its historical, architectural, geographical, cultural, and/or archaeological significance. A bibliography of sources is required.
- A summary demonstrating that the landmark meets one or more criteria for designation, per Section 337-15, Criteria for Designation, of the City Code. A proposed landmark must meet at least one criterion to be eligible.
- A map, survey, or site plan that indicates in sufficient detail what parcel or part of a parcel is being proposed as a landmark. Make note of any non-contributing elements that do not add to the historical integrity or architectural qualities making the landmark site significant.
- Photographs showing all exterior elevations of the property. Interior photographs are optional.

- Supplemental material, such as articles, pamphlets, maps, historical photographs, and other documentation. This material is encouraged but not required.

Approval Standards. Per § 337-15 of the City of Buffalo Charter and Code, the Preservation Board must determine whether a proposed landmark meets one or more of the following criteria:

1. It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation.
2. Its location is a site of a significant local, state, or national event.
3. It exemplifies the historic, aesthetic, architectural, archaeological, educational, economic, or cultural heritage of the city, state, or nation.
4. It is identified with a person or persons who significantly contributed to the development of the city, state, or nation.
5. It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.
6. It is the work of a master builder, engineer, designer, architect, or landscape architect whose individual work has influenced the development of the city, state, or nation.
7. It embodies elements of design, detailing, materials, or craftsmanship that render it architecturally significant.
8. It embodies elements that make it structurally or architecturally innovative.
9. It is a unique location or contains singular physical characteristics that make it an established or familiar visual feature within the city.

Any site that meets one or more of the above criteria must also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration.

Application Fee. A \$500 check or money order made out to the City of Buffalo must be submitted to the Preservation Board prior to application processing. Where an application is submitted by the proposed landmark's owner occupant, this fee does not apply.

Applicant: Park Grove Realty, LLC

Organization: N/A- Same as applicant

Mailing Address: 46 Prince Street Rochester, NY 14607

Phone: 585-732-4086

E-mail: tcrilly@parkgrovelc.com

Signature: _____



Date: 5/14/2026

Please provide one print copy or a PDF copy of all application materials. All contents of this application will be made available to the public at www.buffalony.gov/meetings.

Buffalo Local Landmark Application

Iroquois Door Company Building and Planing Mill

619 and 629-659 Exchange Street, Buffalo, NY

The Iroquois Door Company Building and Planing Mill consists of two buildings located at 619 and 629-659 Exchange Street, two miles from Buffalo's City Hall and a quarter of a mile north of the Interstate I90. 629-659 Exchange Street was constructed in 1904 by the Iroquois Door Company, and designed by Buffalo firm Bethune, Bethune, & Fuchs, notable for the eponymous Louise Blanchard Bethune, the first practicing female architect in the United States. Seven additional bays were added between 1904 and 1910 along Exchange Street, also designed by Bethune, Bethune and Fuchs. After hiring firm Hudson and Hudson to design a fourth floor in 1924, a massive fire severely damaged the building, resulting in major reconstruction alongside construction of the fourth floor, referred to on Hudson and Hudson's drawings as "Building A."

Near the end of 1924, the company had Hudson and Hudson design a new fireproof Planing Mill at 619 Exchange to fit between Building A and a no-longer extant lumber storage building constructed in 1914. The building is constructed with steel columns and exterior walls of fireproof clay speed tile.

The Iroquois Door Company Building and Planing Mill at 619 and 629-659 Exchange is an intact representation of early twentieth-century industrial architecture within the Hydraulics neighborhood, which was one of Buffalo's earliest neighborhoods and the first manufacturing district in the city.¹

Criteria for Designation

1. It has character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation.

A survey completed in 2009 resulted in the National Register of Historic Places Document Form (MPDF), which depicted the importance of the Hydraulics Neighborhood within the city of Buffalo and its contribution to the historical development of the city. Buffalo's first manufacturing district dates back to the 1820s, and just a few years later, an influx of businesses started to congregate around the Hydraulic Canal between 1826 and 1828.²

¹ Jennifer Walkowski, Hydraulic Larkin MPDF National Register of Historic Places Multiple Property Documentation Form. Buffaloah.com/surveys/hydr/CBCA%20Hydraulics%20MPDF.pdf

² Jennifer Walkowski. "Hydraulic Larkin MPDF". E1, E3-E5.

Located within the Hydraulics Neighborhood was the Iroquois Door Company, which was part of the eastern distribution branch of the Cream City Sash & Door Company, headquartered in Milwaukee.³ Once the Buffalo warehouse was opened, it quickly became the primary manufacturing center and eventually their headquarters for the company. The popularity of Iroquois Door Company increased, which attributed to their expansion of not only of their building in the Hydraulic Neighborhood, but also to places such as a showroom in the Bronx and increasing their networks of wood suppliers throughout the United States.⁴

5. It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials.

The original building and early additions at 629-659 Exchange Street are a good example of Regular Mill Construction type and reflect its industrial use. This type “represents the peak of material methods mastered in the 1820s and perfected over the century.”⁵ Regular Mill Construction was known as fire-resisting, or slow-burning. Although not completely fireproof, it was designed to slow down fires and to be contained. The construction was also of wood for columns, floors, and roofs. Not only was this for the favorable conditions during fires, but they were more favorable compared to cast-iron. Wood was less defective and was better with absorbing vibrations.⁶

The 1924 Planing Mill at 619 Exchange demonstrates advances in fireproof building methods since the construction and design of the original building in 1904-1910 by Bethune. The building is also relatively unique locally, for the lack of some sort of exterior cladding; many buildings locally that feature clay tile have an exterior brick course veneer or some other exterior material. Though common in other parts of the United States (particularly warmer climates), the exterior wall being entirely tile is not a frequent architectural feature of industrial buildings locally.

6. It is the work of a master builder, engineer, designer, architect or landscape architect whose individual work has influenced the development of the city, state, or nation.

Louise Blanchard Bethune is best known as the nation’s first professional woman architect and known locally for designing the nationally registered Hotel Lafayette.⁷ Bethune’s design of the warehouse building for the Iroquois Door Company consisted of brick and mill construction, three stories tall, and walls of sufficient length that could carry two additional stories.⁸ By the end of 1904, Bethune’s three-story warehouse was in use by the company, which carried one of

³ “Milwaukee, A Half Century’s Progress, 1846-1896.” Consolidated Illustrating Co. (Milwaukee, Wisconsin: November 30, 1897).

⁴ The National Lumberman. Vol. 49. 1912: 112. Page 112.

⁵ National Register of Historic Places Registration Form, Iroquois Door Company Building, Section 8, Page 20.

⁶ Betsy Hunter Bradley, *The Works, The Industrial Architecture of the United States*. Page 128.

⁷ Sarah Allaback, *The First American Women Architects*, (Chicago: University of Illinois Press, 2008), Page 45.

⁸ “Unsurpassed Shipping Facilities Win Another New Industry for Buffalo,” Page 16.

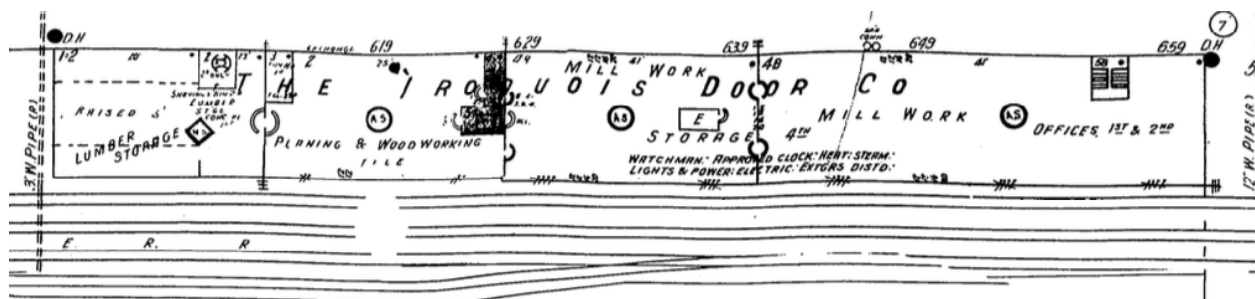
the largest and complete stock of doors, sash moldings, porch work, stairwork, and frames in the Eastern United States.⁹

In 1924, the warehouse caught fire, and sustained significant damage. After, a permit was filed to build a four-story brick factory building, repairing the damage and including expansion designs filed previously by Hudson and Hudson. Late the firm designed the two-story Planing Mill at 619 Exchange St.¹⁰

Previously known as Colson-Hudson, Ellicott R. Colson and Harry F. Hudson were both Buffalo natives who had designed a number of buildings throughout the Buffalo area, including residences, commercial buildings, along with industrial plants. Some of the industrial plants included the Seneca Paper Co. Warehouse at 210 Ellicott Street, the Republic Metalware Co. Building at Republic and Alabama Streets, the Cyphers Incubator Co. building at 67 Dewey Avenue, and the Sowers Manufacturing Co. building at 1300 Niagara Street.¹¹

7. It embodies elements of design, detailing, materials or craftsmanship that render it architecturally significant.

The Iroquois Door Company Building and Planing Mill Exchange Street is a large multi-building facility constructed in phases during the first half of the twentieth century. The first building, Building A at 659 Exchange Street, was first constructed in 1904 as a large three-story brick warehouse on the footprint of the extant building A. This original building was designed by Louis Blanchard Bethune and served as the factory of the Iroquois Door Company. In 1906, the company constructed a seven-bay addition, also designed by Bethune, to the west of the original building, completing the extant footprint of Building A from 629-659 Exchange Street. In 1914, the company constructed the non-extant single-story lumber and iron storage building at 613 Exchange Street to the west of the building.



⁹ "The New York Lumber Trade Journal, Volume 64, (Eaglewood: The New York Lumber Trade Journal, 1918), Page 20.

¹⁰ Hudson and Hudson. (1924, April 2). Reconstruction of Building A and Additions to Building B, Iroquois Door Factory Building. Erie County Permit Card Vault.

¹¹ "Colson-Hudson, Architects, Buffalo as an Architectural Museum, www.buffaloah.com/a/archs/ch/ch.html

Sanborn Map from 1925 depicting the entire multi-building facility, including separate addresses along Exchange Street

The current configuration of the Iroquois Door Company Building and Planing Mill is the result of multiple events that took place in 1924: on January 17, the company filed a permit for the construction of a two-story penthouse addition to Building A, but the breakout of a fire mere days later resulted in the partial destruction of the building. Beginning in May, the company began reconstructing Building A to a height of four stories, resulting in the condition of the extant building. Architecture firm Hudson and Hudson drafted the plans for this reconstruction.

During the same year as the reconstruction of building, the company filed a permit for the construction of a new two-story fireproof tile planing mill building designed by Hudson and Hudson to be constructed to abut the west wall of building A at 619 Exchange Street. The completion of these projects resulted in the current configuration of both Building A and the planing mill building, although the demolition of the lumber and iron storage building in recent years has altered the facility. During its occupancy, the Planing Mill building accommodated the planning work necessary for the operation, while building A hosted offices and manufacturing space throughout.

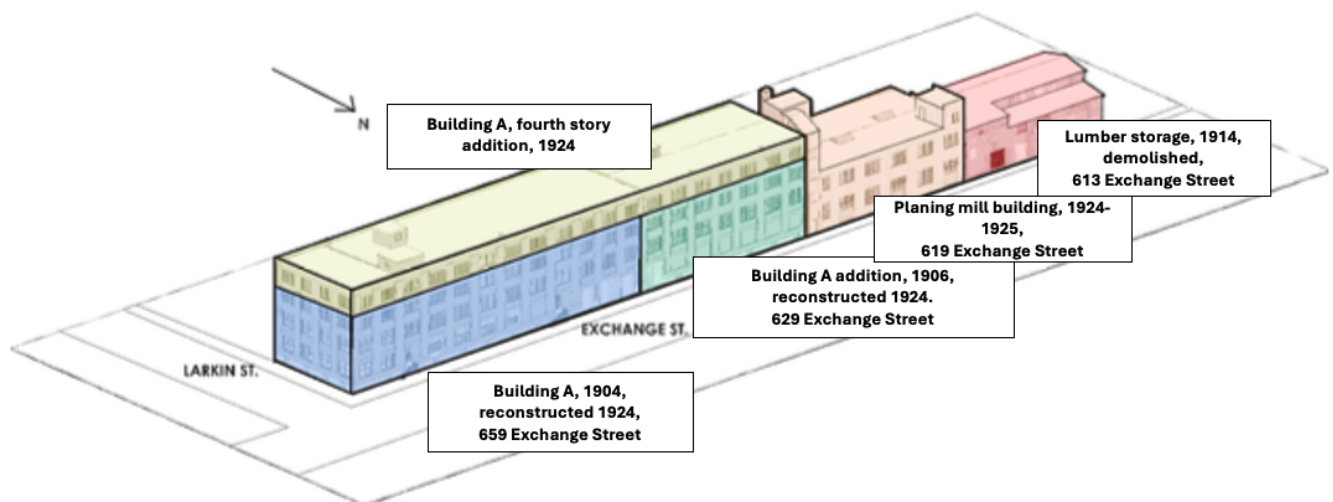


Diagram depicting the entire multi-building facility, originally prepared by Passero Associates and modified to include addresses and building dates

Although Hudson and Hudson designed both the rebuilt Building A and the Planing Mill building during the same year, the buildings differ considerably. Building A is constructed entirely of brick and conforms to principles of Regular Mill Construction advanced in throughout the nineteenth and early twentieth century. The building has a nearly uniform appearance across nineteen bays, with minor differences in window configuration from the original building to the 1906 addition that were maintained when the building was rebuilt. Paired multi-paned industrial windows occupy each window bay, and brick pilasters delineate between all bays. Disconformities in the brick on the façade of the building indicate areas that were altered or reconstructed following the outbreak of fire.

The Planing Mill meanwhile, has a distinct appearance and no stylistic embellishments on the exterior. The use of fireproof tile rather than brick distinguishes the planing mill building from the abutting addition to Building A. The height of the Planing Mill is also noticeably different from that of Building A, as the building rises only two stories (aside from a three-story tower and a four-story step-up to the east) and does not have a basement. Overall, the two buildings are very easily distinguished on the exterior, indicating the different processes involved in the construction of each. Interior details also distinguish the buildings. Whereas Building A is constructed of structural masonry and timber frame, with visible timber beams and joists on the interior, the Planing Mill is essentially a steel frame clad in clay tile. The Planing Mill also has a concrete floor on the first floor and wood on the second, as distinct from the wood floors throughout building A.

9. It is a unique location or contains singular physical characteristics that make it an established or familiar visual feature within the city.

The Iroquois Door Company Building and Planing Mill has existed for over one-hundred years and has been an anchor to the surrounding Hydraulics neighborhood, despite the demolition of various surrounding buildings. As an already industrial area around 1832, many saw mills, grist mills, pail factories, woolen mills, shoe last factories, and more were already featured in the Hydraulics Neighborhood.¹² The Iroquois Door Company building was an addition to an already established industrial hub in 1904.

The Hydraulics neighborhood's history of being an industrial hub, along with its evolution of transportation from the canal and then railroads made the area desirable for many businesses, one of the most famous being the Larkin Company. A series of buildings were constructed near the intersection of Swan and Seneca Streets between 1880 and 1912, and in 1895, the company then constructed twelve factory buildings on an entire block of land on Seneca Street between Larkin and Van Rensselaer Streets.¹³

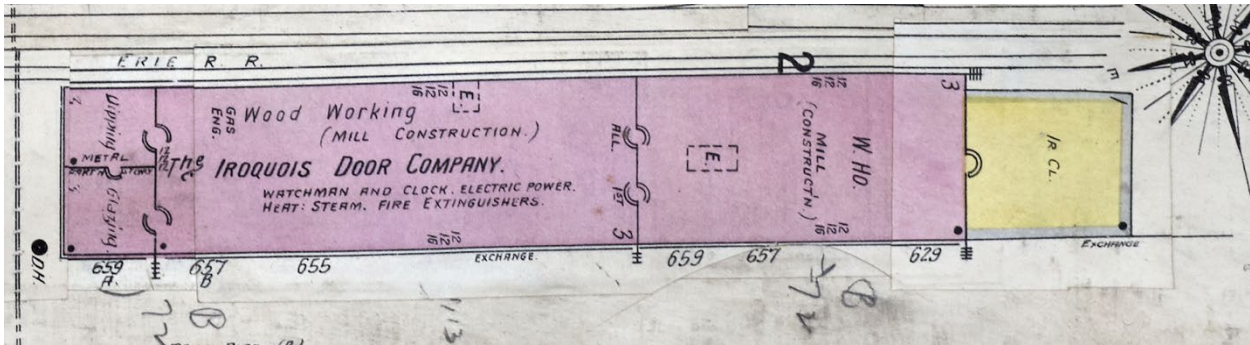
¹² Walkowski, Jennider, "*Historic Resources of the Hydraulics/ Larkin Neighborhood*". Section E, Page 4.

¹³ Walkowski, Jennifer, "*Historic Resources of the Hydraulics/ Larkin Neighborhood*". Section E, Page 13.

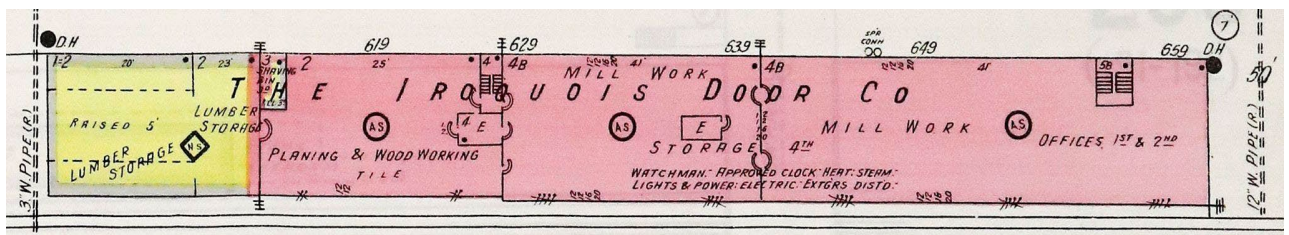
Appendices

- **Maps**
- **Permit Cards**
- **Newspaper Clippings**
- **Photos**
 - **Exterior Photos are current conditions**
 - **Interior Photos for 619 Exchange are current conditions**
 - **Interior Photos for 629-659 Exchange are pre-construction to demonstrate key structural and architectural detailing that may be difficult to see, as construction is underway on an approved historic tax credit scope of work.**

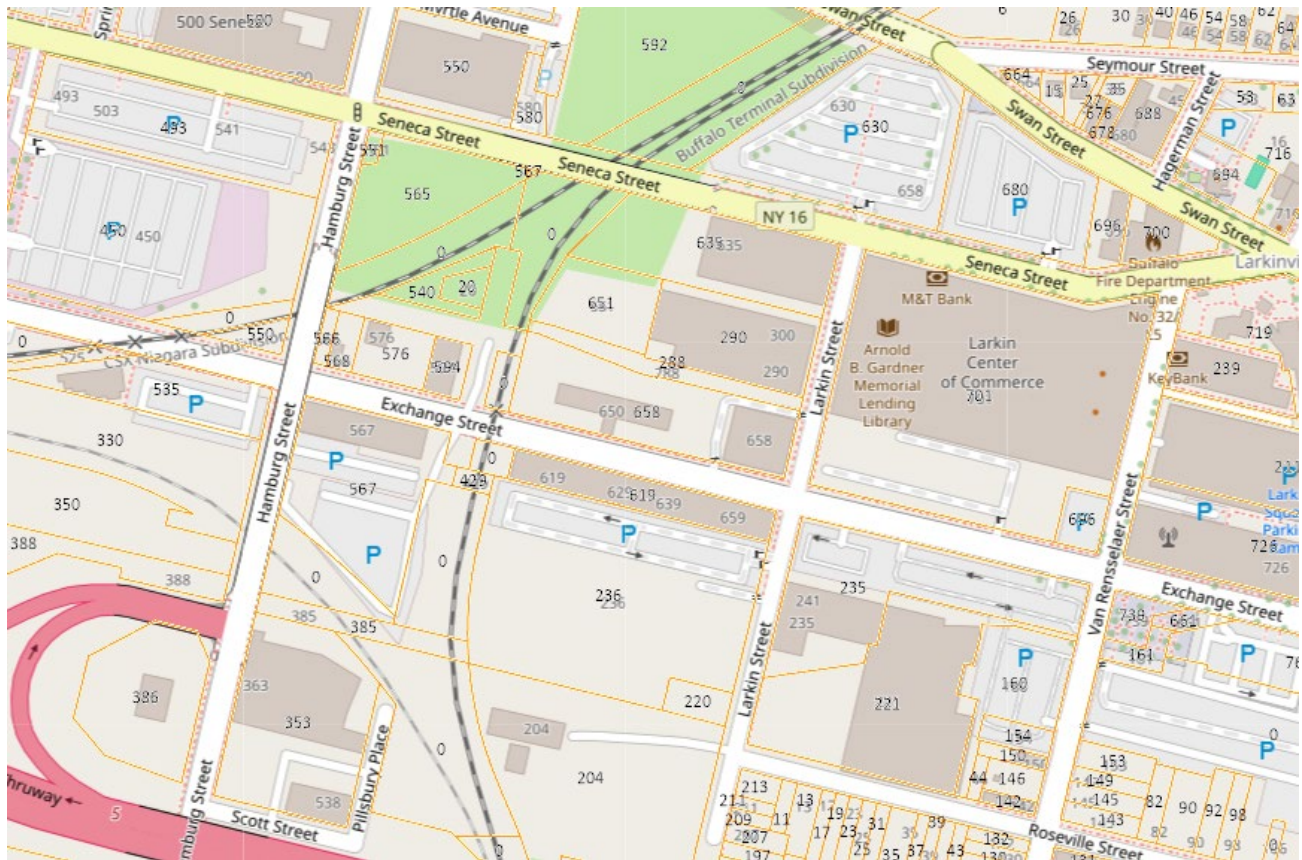
Maps



1914 Sanborn Fire Insurance Map showing original 1904-1910 Bethune Designed mill building at 629-659 Exchange. One-story iron shed noted on the west end of the building (right) replaced in 1924 with construction of Planing Mill, though possibly destroyed in 1924 fire.



1926 Sanborn Fire Insurance Map showing Planing Mill at 619 Exchange Street and expanded "Building A" at 629-659 Exchange.



Erie County GIS Map depicting the full boundary of 619 Exchange Street, including 619 Exchange and 629-659 Exchange St. Tax Parcel SBL: 122.25-2-11

Permit Cards

LOCATION	J. W. Cor Larkin & Exchange		
PERMIT No.	17616	DATE	Apr 30 1904 PLAN FILE
OWNER	Walter T. Wilson		
DESCRIPTION—	3	STORY	Brick USE Warehouse
PERMIT No.		DATE	190 . PLAN FILE
OWNER			
DESCRIPTION—		STORY	. USE

LOCKWOOD, STATIONER, BUFFALO. 22788.

1904 Permit card depicting the construction of a three-story brick warehouse.

PERMIT NO.	81935	DATE	1/17/24
OWNER	Iroquois Door Co.		
DESCRIPTION	2 str. add. to present 3 str. mill construction factory		

1924 Permit card depicting the two-story addition to the original building.

PERMIT NO.	88786	DATE	12/2/24
OWNER	Iroquois Door Co.		
DESCRIPTION	2 story tile & mill construction planing mill		

1924 Permit card depicting the construction of a two-story planing mill in 1924.

Newspaper Articles

UNSURPASSED SHIPPING FACILITIES WIN ANOTHER NEW INDUSTRY FOR BUFFALO.

The Iroquois Door Company, a new industry, is now permanently added to Buffalo's constantly growing list of commercial acquisitions. All arrangements regarding the locating of the new enterprise were signed, sealed and delivered at the office of Hall & Parke in the Prudential Building yesterday afternoon. A home for the concern will be erected at Exchange and Larkin streets, representing an investment of about \$100,000. Employment will be provided for a large number of workmen and a considerable staff of commercial representatives on the road. The output of the company for the first year will be about 400 carloads of goods in and out of Buffalo. Some months ago the Cream City Sash & Door Company, operating a large manufacturing plant in Milwaukee, considered the establishing of a branch warehouse here for the distribution of their goods in this section and the East. They considered the advisability of locating in both Cleveland and Buffalo; but the superior shipping facilities decided the matter, and they settled upon Buffalo as the more suitable location.

The officials of the company made several trips to the city, during which they consulted Messrs Hall & Parke, who have since represented them and conducted all their negotiations.

Several of Buffalo's most enterprising citizens consented to erect a warehouse for this company. Among the number was Mr. Walter T. Wilson, with whom negotiations have been closed, under which he is about to erect, on a long-term lease, a building 200 feet long fronting on Exchange Street, corner of Larkin, adjacent to the Erie tracks.

This building will be brick, mill construction, three stories and basement, and will have walls of sufficient length to carry two additional stories if at any future time they should be required.

This branch will be known to the trade in this section as the "Iroquois Door Company," and will be under the management of Mr. A. J. Phinney, for fifteen years with one of the largest Cleveland houses.

The large number of trunk lines connecting Buffalo with the Western supply markets located in the pine district assure the new firm of the quick handling of all incoming freight; and as all the markets in the South and East are reached directly from Buffalo, it is certain that the Western made goods will be laid down at the various consuming centers without delay. This firm has planned to do an exclusively wholesale business.

The Buffalo Courier, March 10 1904. Accessed on Newspapers.com, 2026.

NEW DOOR COMPANY.
 The Iroquois Door Company this afternoon filed papers of incorporation in the office of the County Clerk. This company will make doors, blinds and other household articles. It is capitalized at \$5,000. A. J. Phinney, Edward M. Mills and Evan Hollister are the directors.

The Buffalo Enquirer, March 29 1904. Page 4. Accessed by Newspapers.com, 2026.



The Buffalo News, January 21 1924. Page 1. Accessed by Newspapers.com, 2026.

drain.
 Granted Iroquois Door company permit to rebuild plant at Exchange and Larkin streets.
 Granted Charles Sauter permit to manu-

The Buffalo News, March 20 1924. Page 2. Accessed by Newspapers.com, 2026.



S-1: Primary (North) Façade of 619 Exchange, facing SW



S-2: Primary (North) Façade of 619 Exchange, showing where abuts 629-659, facing S



S-3: Primary (North) Façade and West Elevation of 619 Exchange, facing SE



S-4: Primary (North) Façade and West Elevation of 619 Exchange, facing SE



S-5: West Elevation of 619 Exchange, facing E



S-6: South and West Elevations of 619 Exchange, facing NE



S-7: South Elevation of 619 Exchange, facing NE



S-8: South Elevation of 629-659 Exchange, facing NE



S-9: West Elevation, facing NE



S-10: Primary (North) Façade and East Elevation, facing SW



S-11: Primary (North) Façade of 629-659 Exchange, facing SE



S-12: Roof of 619 Exchange, showing stair tower and portion of 629-659 Exchange brick wall, facing SE



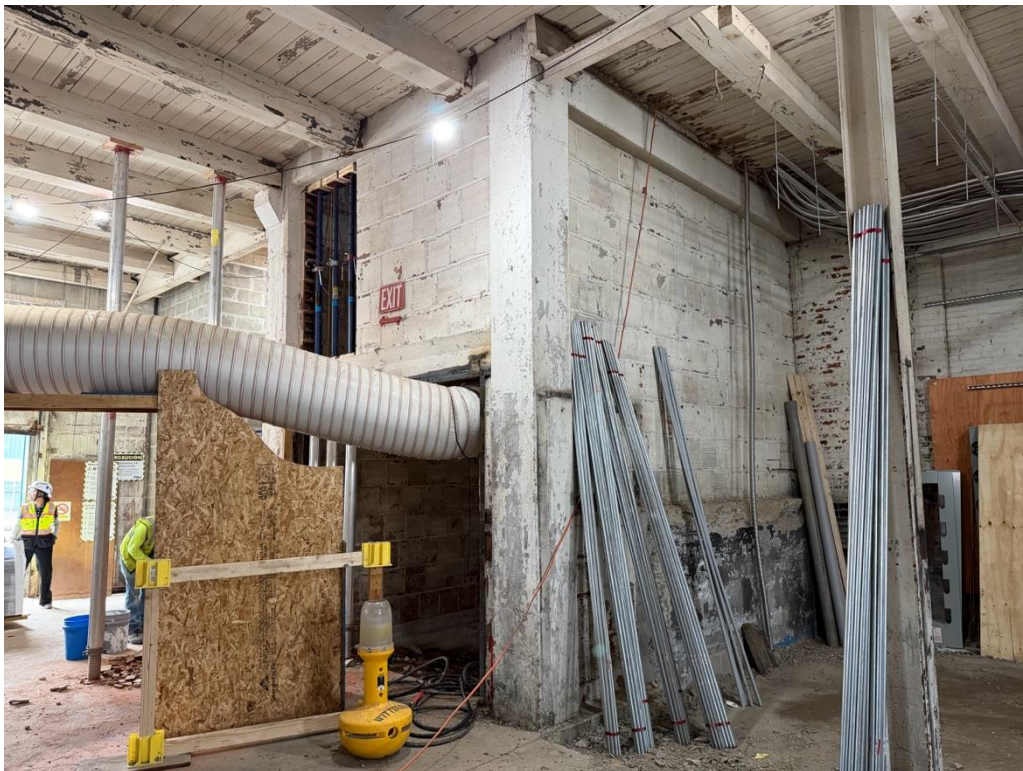
A-1: 1st Floor 619 Exchange, facing NE



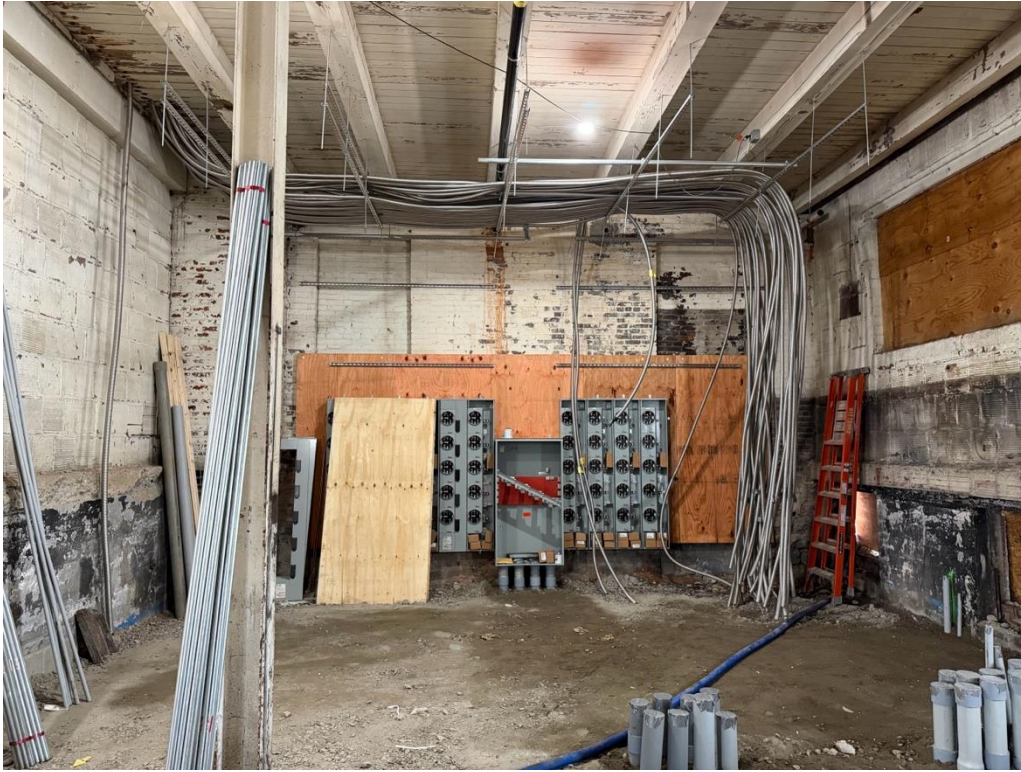
A-2: 1st Floor 619 Exchange, facing SE



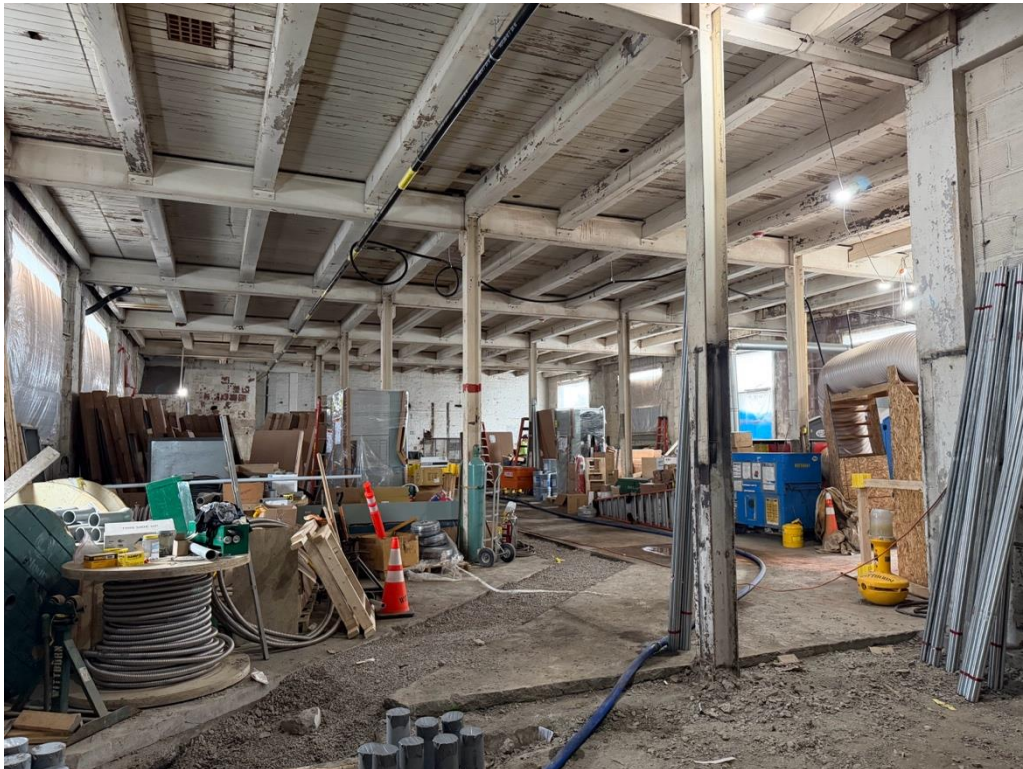
A-3: 1st Floor 619 Exchange, facing E



A-4: 1st Floor 619 Exchange, facing NE



A-5: 1st Floor 619 Exchange, facing E



A-6: 1st Floor 619 Exchange, facing W



A-7: 1st Floor 629-659 Exchange, facing NE



A-8: 1st Floor 629-659 Exchange, facing NE



A-9: 1st Floor 629-659 Exchange, facing S



A-10: 1st Floor 629-659 Exchange, facing NW



A-11: 1st Floor 629-659 Exchange, facing W



A-12: 1st Floor 629-659 Exchange, facing E



A-13: 1st Floor 629-659 Exchange, facing W



A-14: 1st Floor 629-659 Exchange, facing W



A-15: 1st Floor 629-659 Exchange, facing SW



A-16: 1st Floor 629-659 Exchange, facing NE



B-1: 2nd Floor 619 Exchange, facing W



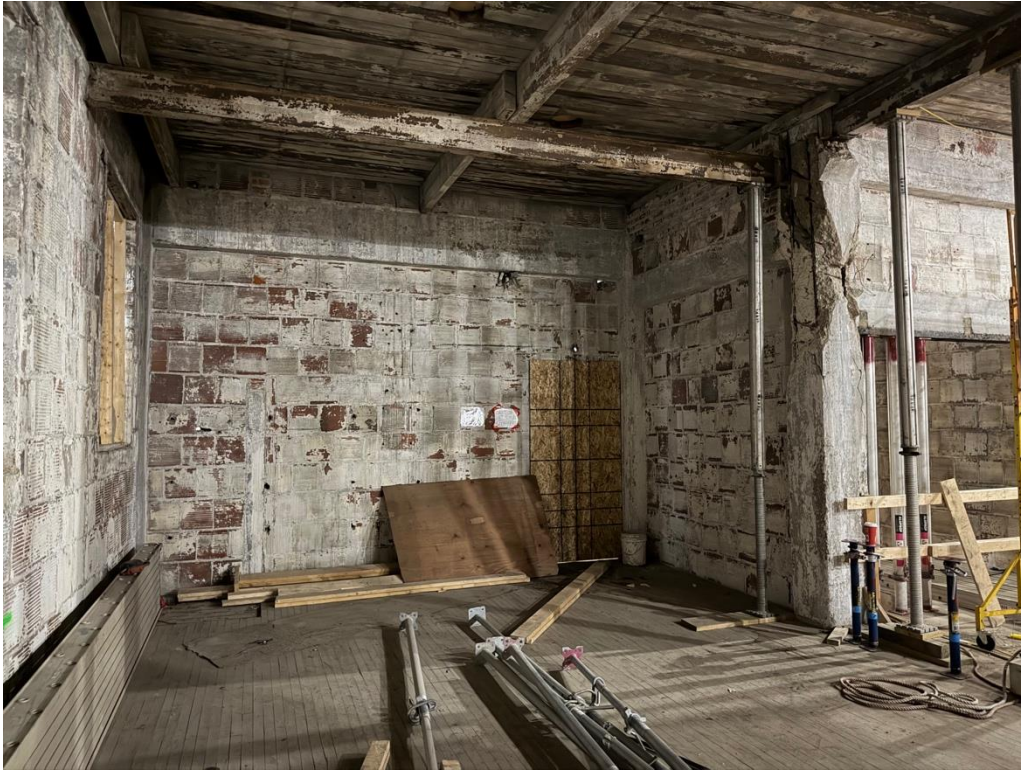
B-2: 2nd Floor 619 Exchange, facing NE



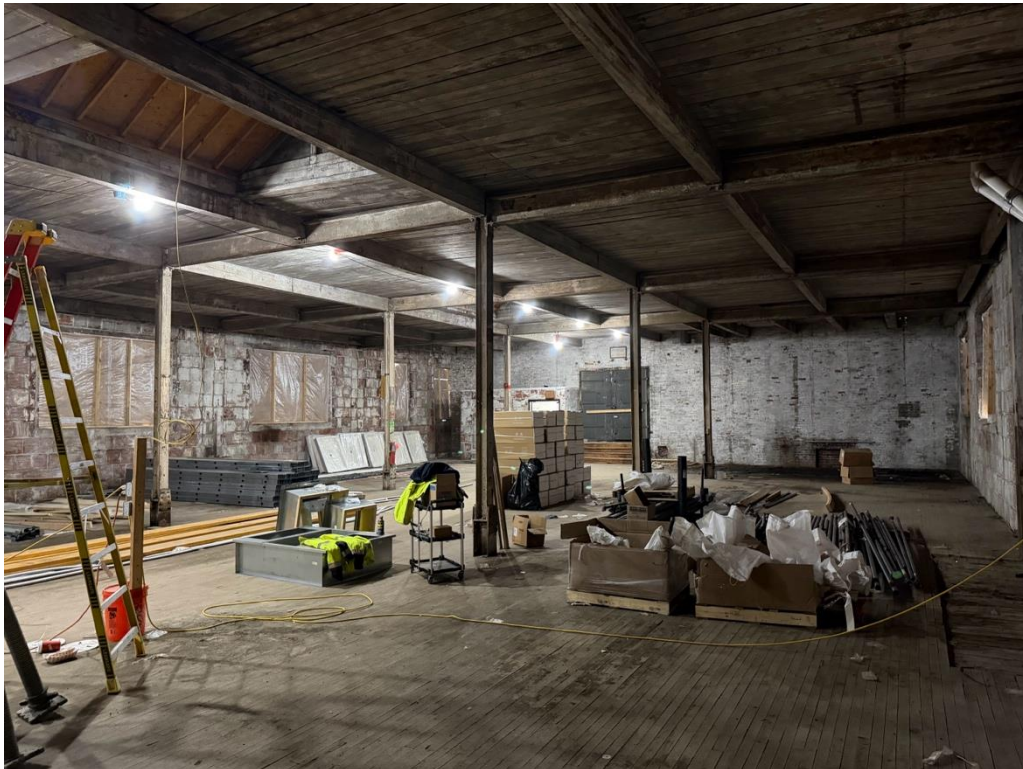
B-3: 2nd Floor 619 Exchange, facing E



B-4: 2nd Floor 619 Exchange, facing E



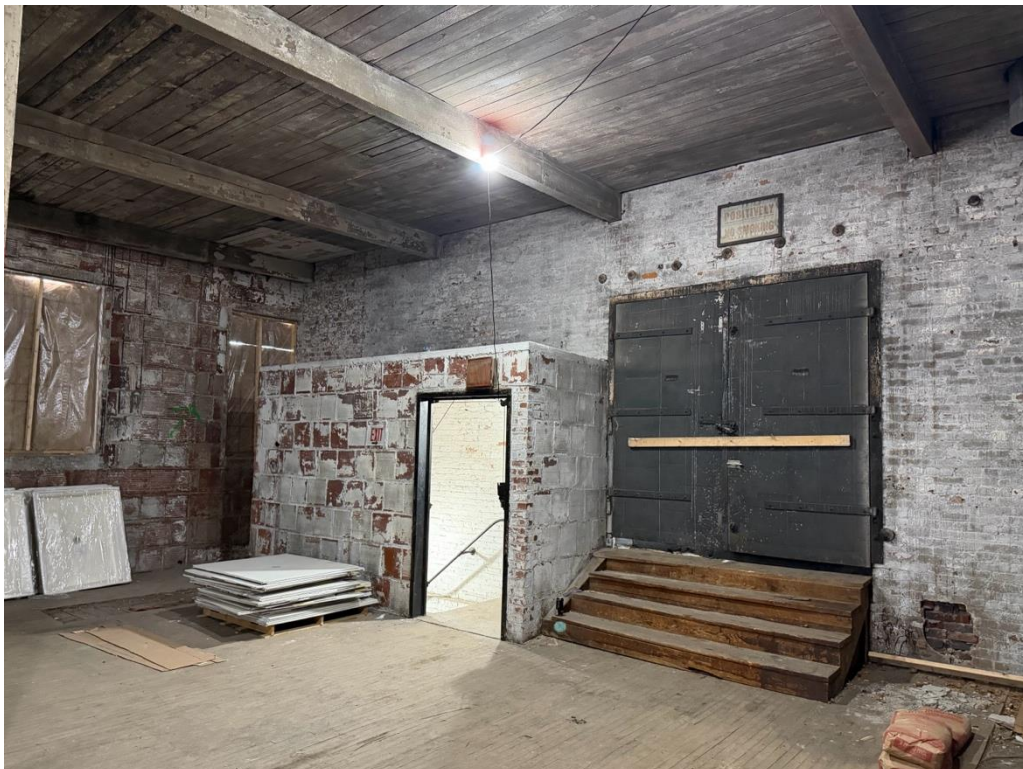
B-5: 2nd Floor 619 Exchange, facing E



B-6: 2nd Floor 619 Exchange, facing SW



B-7: 2nd Floor 619 Exchange, facing SE



B-8: 2nd Floor 619 Exchange, facing SW



B-9: 2nd Floor 619 Exchange, facing NW



B-10: 2nd Floor 619 Exchange, facing NE



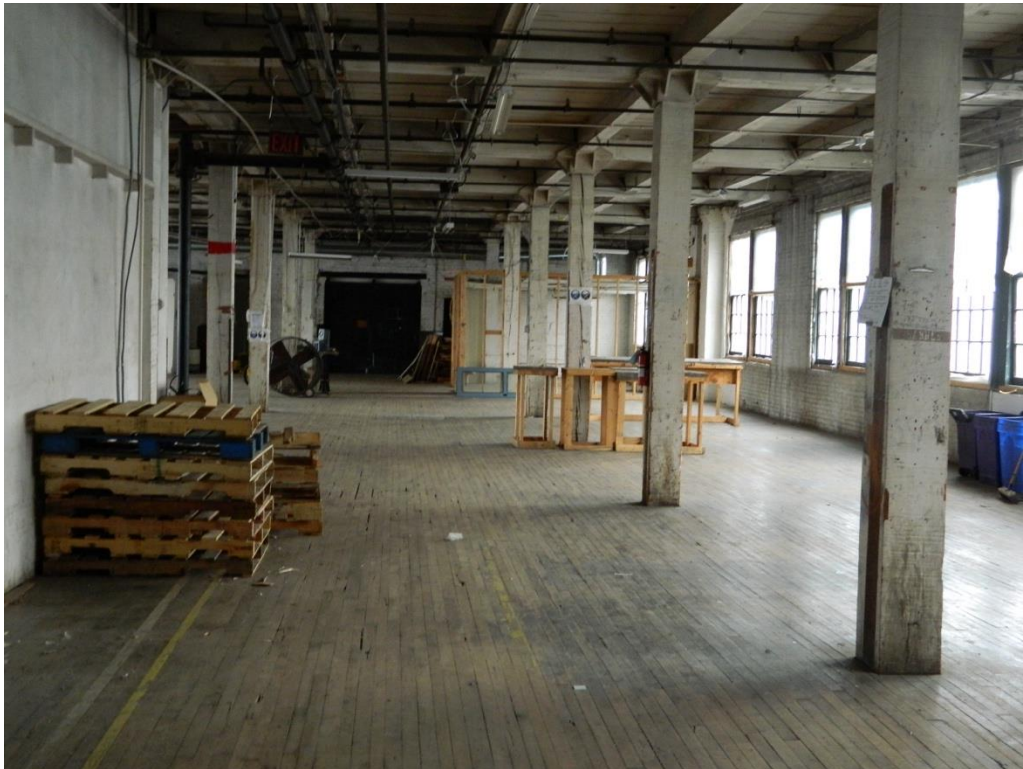
B-11: 2nd Floor 619 Exchange, facing N



B-12: 2nd Floor 629-659 Exchange, facing SW



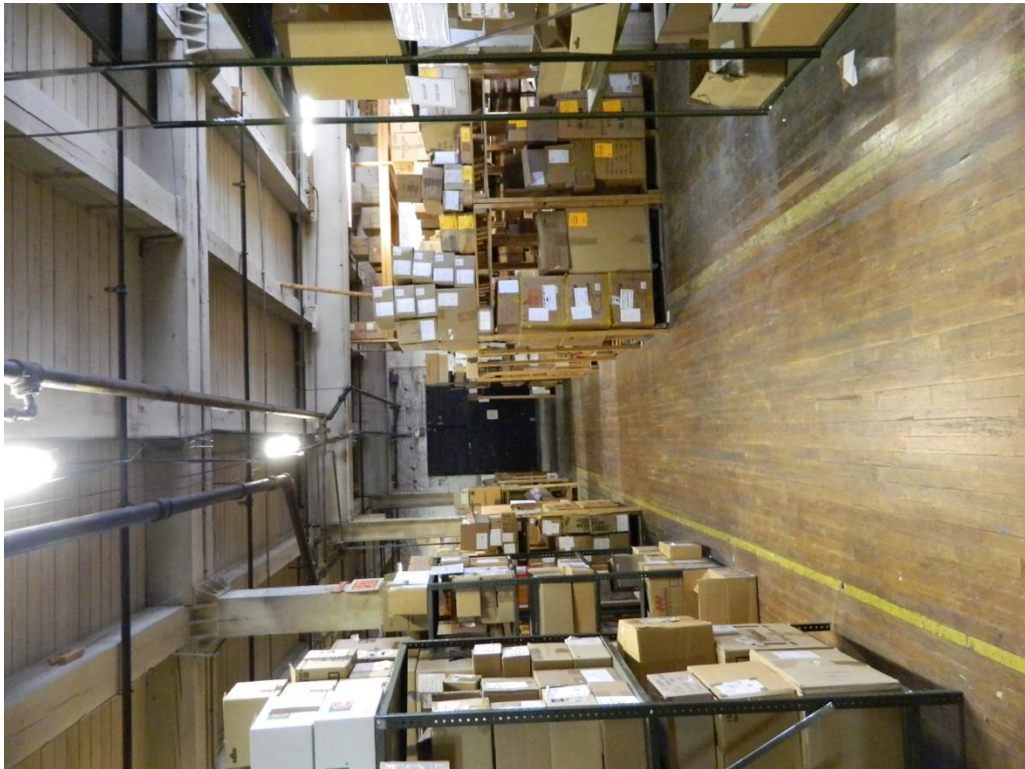
B-13: 2nd Floor 629-659 Exchange, facing NW



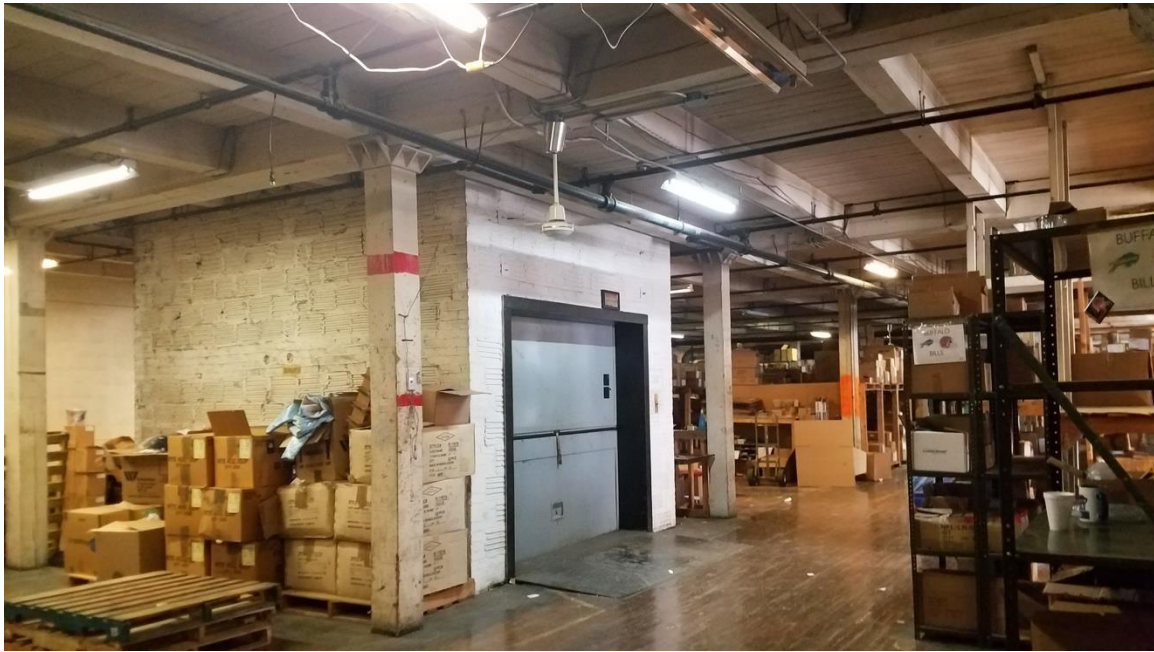
B-14: 2nd Floor 629-659 Exchange, facing W



B-15: 2nd Floor 629-659 Exchange, facing E



B-16: 2nd Floor 629-659 Exchange, facing W



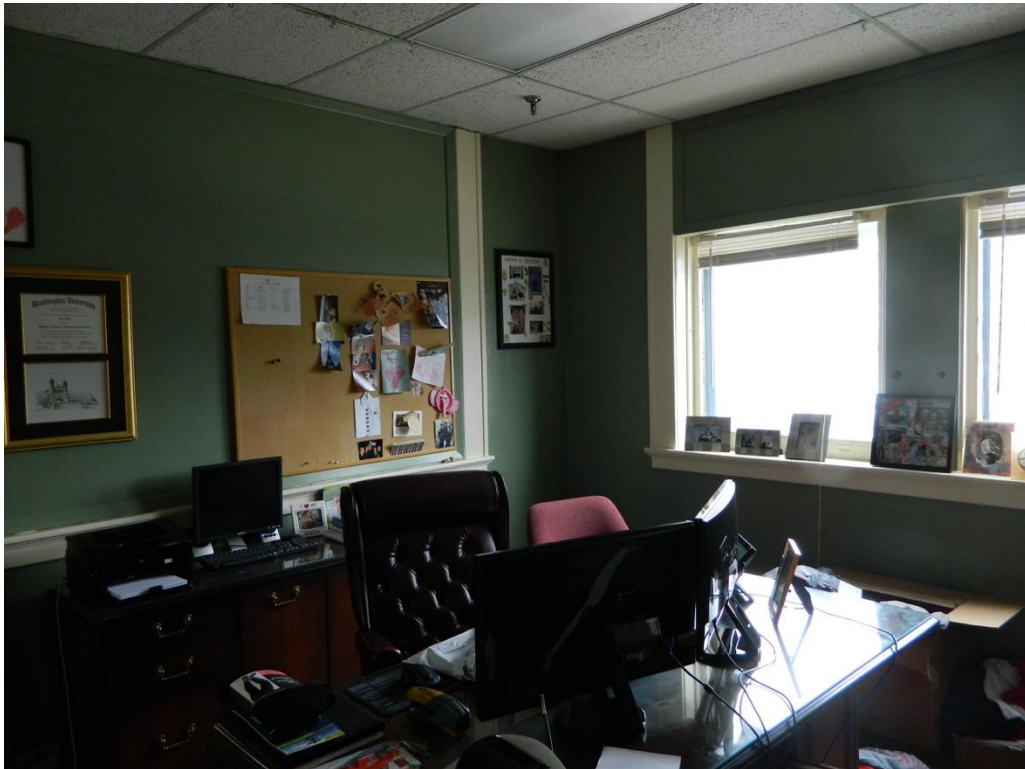
B-17: 2nd Floor 629-659 Exchange, facing SW



B-18: 2nd Floor 629-659 Exchange, facing S



B-19: 2nd Floor 629-659 Exchange, facing SE



B-20: 2nd Floor 629-659 Exchange, facing NE



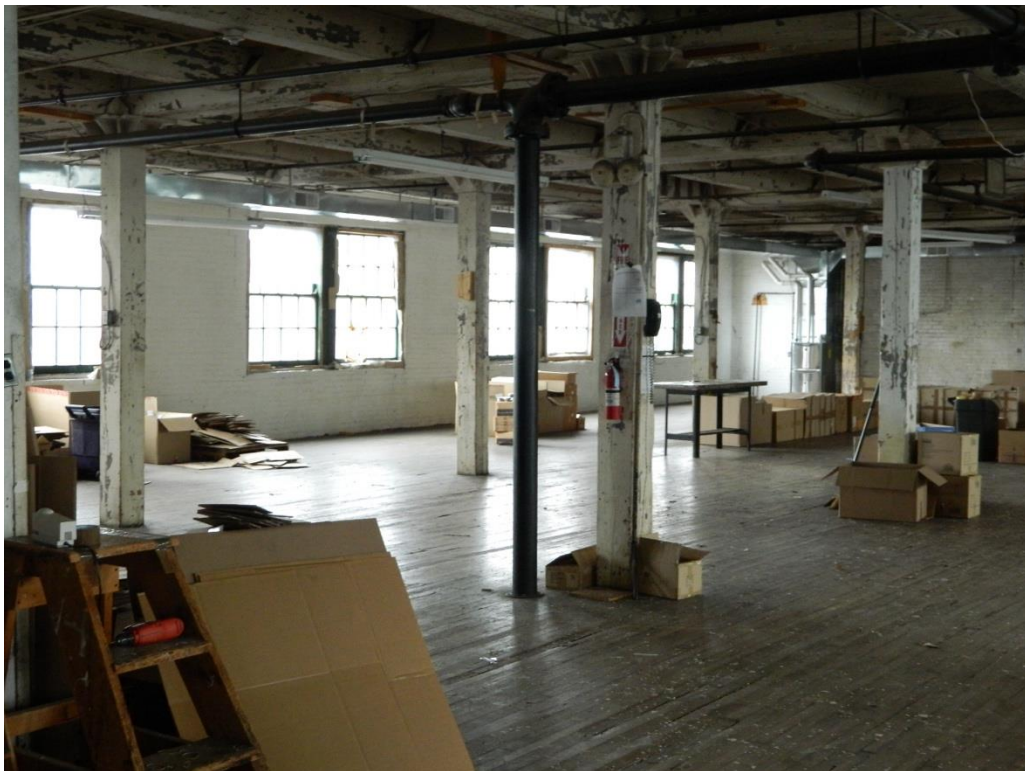
C-1: 3rd Floor 629-659 Exchange, facing NW



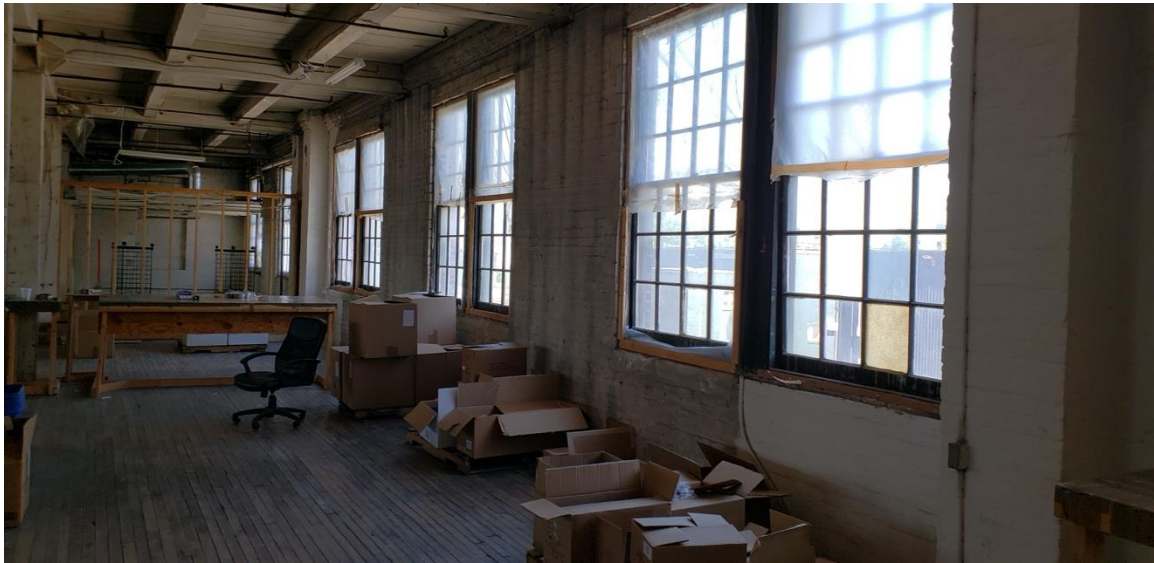
C-2: 3rd Floor 619 Exchange, facing SE



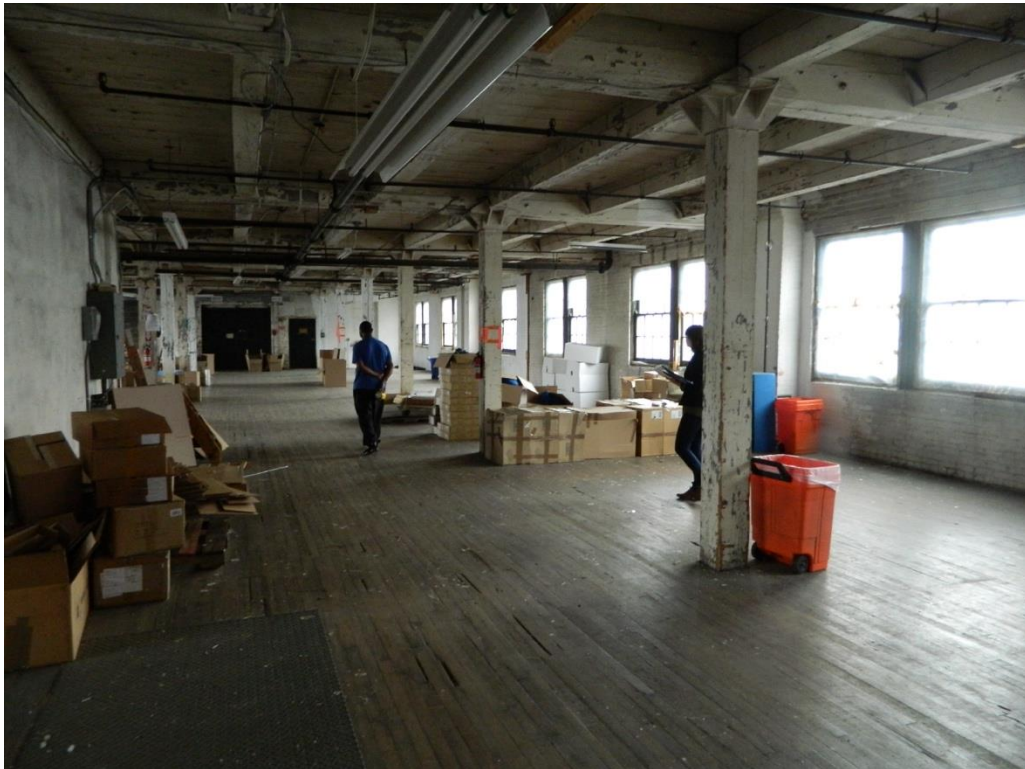
C-3: 3rd Floor 629-659 Exchange, facing NW



C-4: 3rd Floor 629-659 Exchange, facing NE



C-5: 3rd Floor 629-659 Exchange, facing NW



C-6: 3rd Floor 629-659 Exchange, facing NW



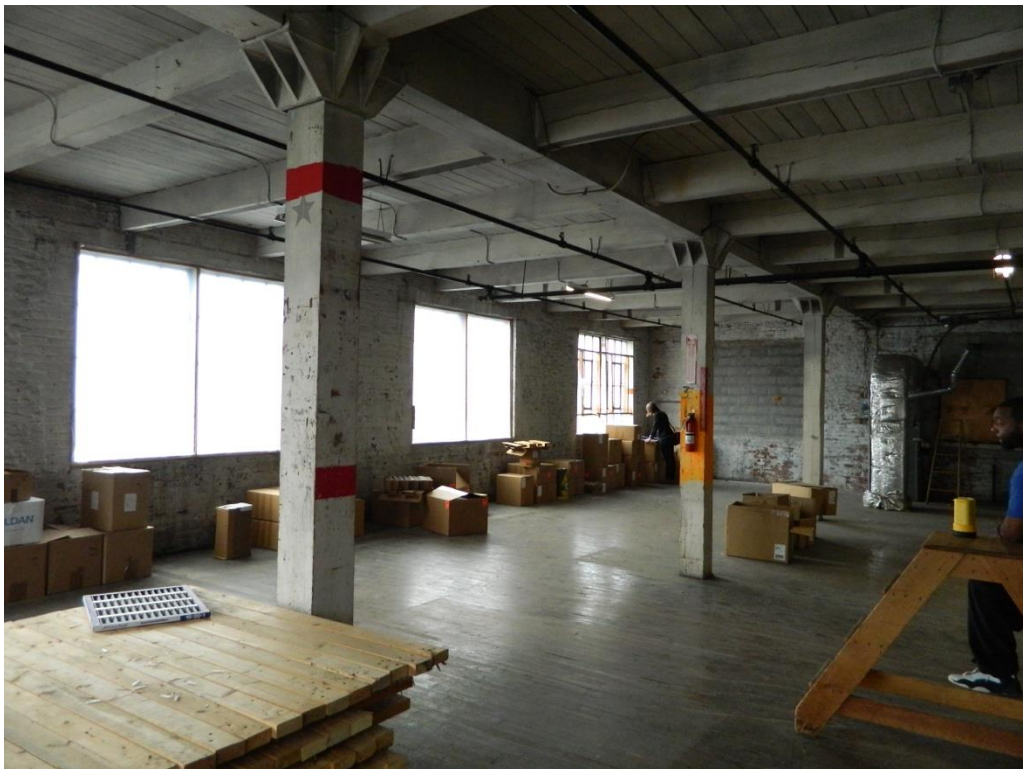
C-7: 3rd Floor 629-659 Exchange, facing SW



C-8: 3rd Floor 629-659 Exchange, facing W



C-9: 3rd Floor 629-659 Exchange, facing E



C-10: 3rd Floor 629-659 Exchange, facing SE



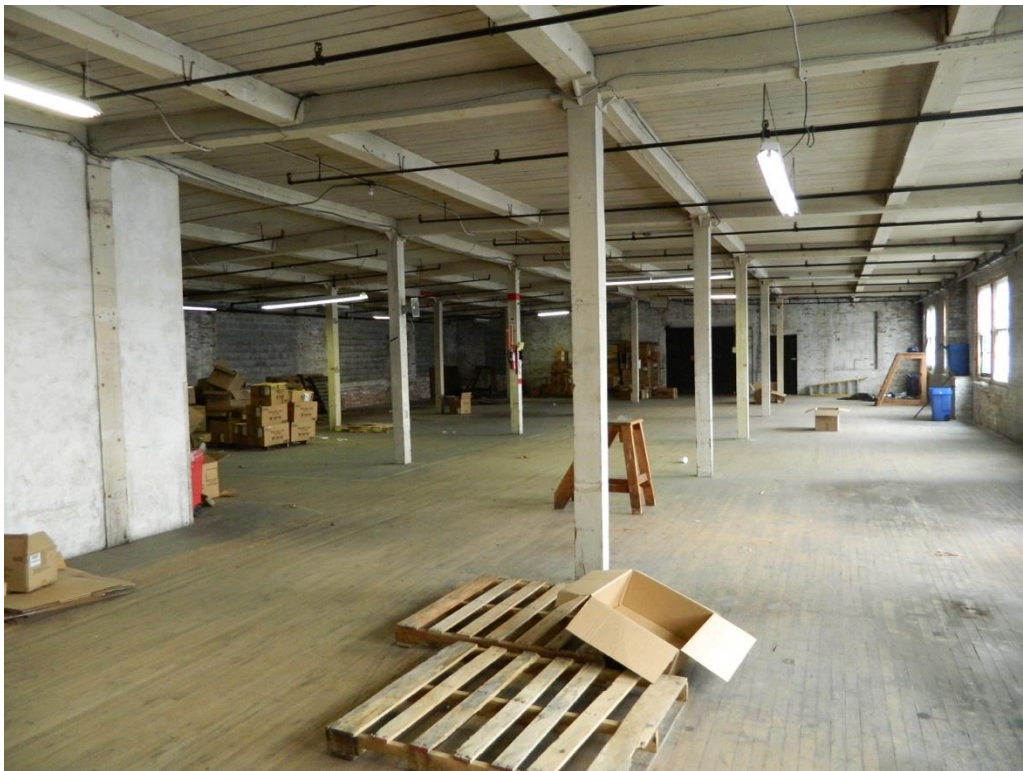
D-1: 4th Floor 629-659 Exchange, facing NW



D-2: 4th Floor 629-659 Exchange, facing W



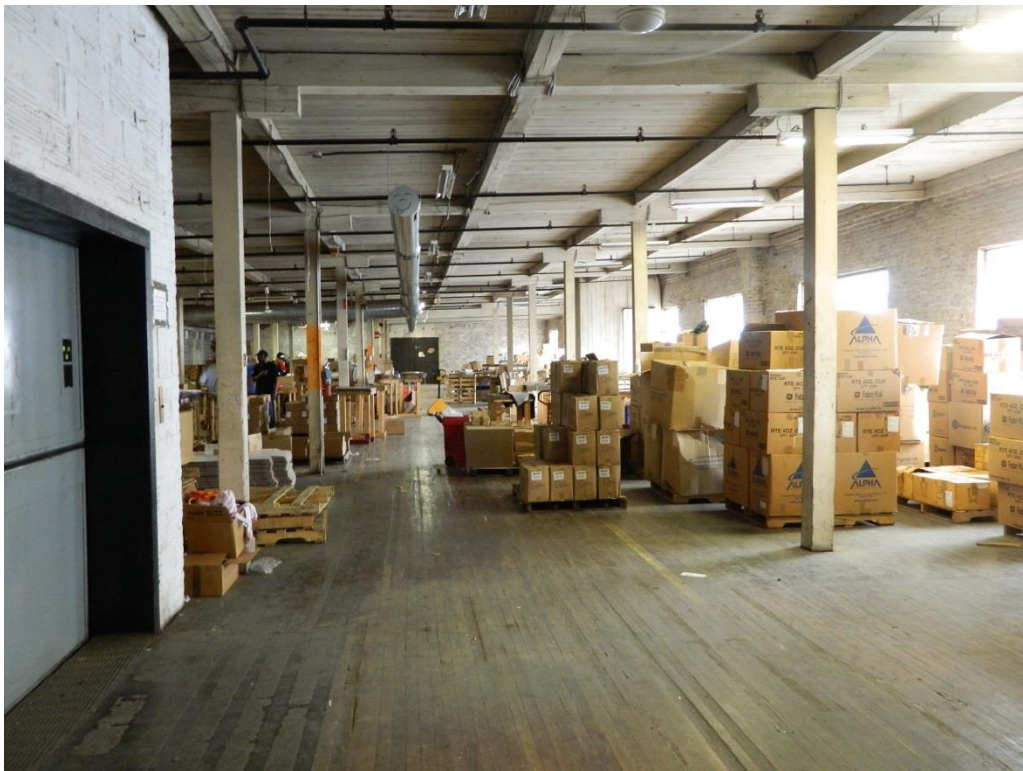
D-3: 4th Floor 629-659 Exchange, facing SE



D-4: 4th Floor 629-659 Exchange, facing SW



D-5: 4th Floor 629-659 Exchange, facing E



D-6: 4th Floor 629-659 Exchange, facing W

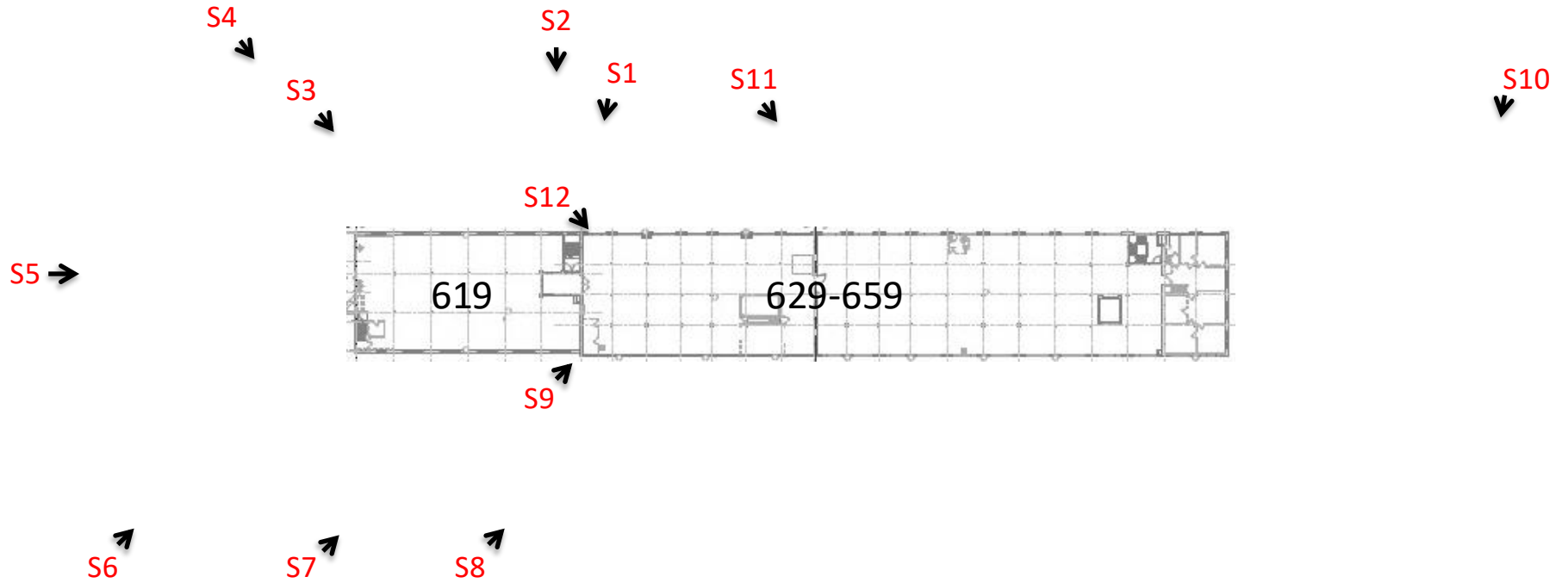


D-7: 4th Floor 629-659 Exchange, facing S



D-8: 4th Floor 629-659 Exchange, facing SE

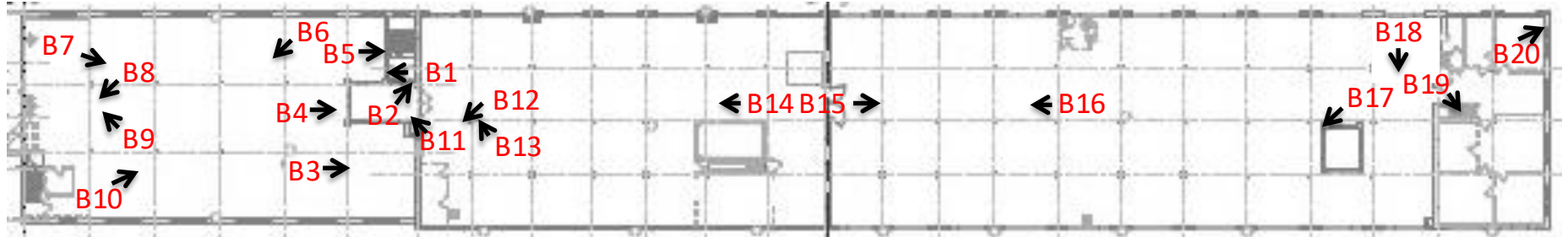
Site Photo Key



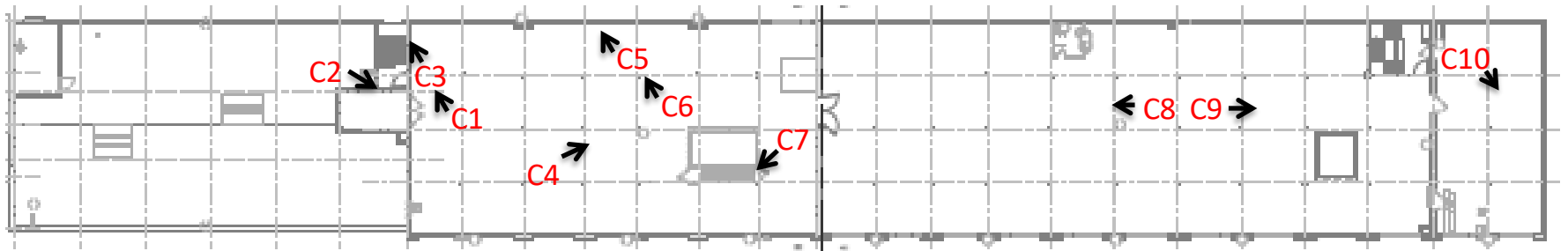
1st Floor Photo Key



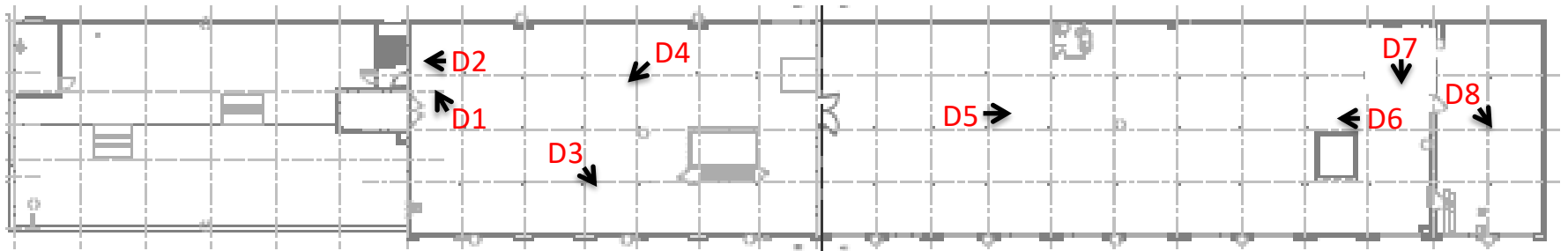
2nd Floor Photo Key



3rd Floor Photo Key



4th Floor Photo Key





Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000476

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1914

Barnes, J, – Special Use Permit – 489 Grant St for Tobacco/Hookah/Vape in N – 2C zone
(NIA)

(Niagara)(Hrg 9/8/26)

REFERRED TO THE COMMITTEE ON LEGISLATION
AND THE CITY PLANNING BOARD

OFFICE OF THE CITY CLERK

TIANNA M. MARKS

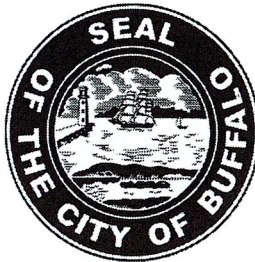
City Clerk
Registrar of Vital Statistics

MILLY CASTRO LITTLES

Deputy City Clerk Vital Statistics
Deputy Registrar of Vital Statistics

PAMELA MAGGIORE

Deputy City Clerk



65 NIAGARA SQUARE
ROOM 1308 CITY HALL
BUFFALO, NEW YORK 14202
PHONE: (716) 851-5431
FAX: (716) 856-0506

NOTICE OF COMPLETE APPLICATION

THIS IS TO ACKNOWLEDGE THAT I HAVE BEEN INFORMED AS TO THE TIME AND PLACE FOR
THE PUBLIC HEARING REGARDING:

BARNES J, 489 GRANT ST FOR TOBACCO/HOOKAH /
VAPE SHOP IN N-2C zone (N/A)

To be held in the Council Chambers, 13th Floor. Please Contact Common Council Central Staff at
(716) 851-5105, or email councilstaff@buffalony.gov for more information.

At 1:00 pm ON 9/8/26

*FAILURE TO APPEAR FOR THE PUBLIC HEARING, OR FAILURE TO POST THE PUBLIC NOTICE
MAY RESULT IN REPAYING THE \$350, \$500, or \$1000 FEE TO RESCHEDULE.

*PLANNING BOARD MEETING WILL BE AT 4:00 pm in Room 901 * ON 7/13/26

*FAILURE TO APPEAR BEFORE THE PLANNING BOARD MAY DELAY YOUR PROJECT

Phone number for Planning Board 851-5082

I am also informed that this is the only notice that the petitioner and/or owner will receive,
and that if I am not the owner or petitioner, I will inform said owner, petitioner or his/her
agent of the above.

Signed

Print Name

ALYCEA WOODS

Phon

Date

7/1/2026

ATTENTION

CONTACT THE COUNCILMEMBER IN YOUR DISTRICT

RIVERA 851-5125

IF APPROVED AT THE COMMITTEE MEETING THE ITEM WILL BE REFERRED

TO THE FULL COUNCIL ON 9/15/26

IF APPROVED AT THE FULL COUNCIL MEETING THE ITEM WILL GO TO THE MAYOR FOR
APPROVAL

THE MAYOR HAS UNTIL TBD TO RETURN THE ITEM TO THE CITY CLERK'S OFFICE



Special Use Permit Application to the Common Council

City of Buffalo, New York

Applicant Information

Applicant

Identify the person or organization requesting the Special Use Permit:

Name LIFTED! SMOKE SHOP

Organization ALPHA FAX LLC.

Mailing Address 489 GRANT ST

City BUFFALO State NY Zip 14213

Agent

Identify any person or organization representing the applicant in this matter:

Name NONE

Organization _____

Mailing Address _____

City _____ State _____ Zip _____

Fax Number _____

Email _____

Property Information

Assessed Address: 489 GRANT ST. BUFFALO, NY 14213

Area of Parcel (square feet): 400 SQ/FT. Acres: _____

Zone: MIXED Zone Overlay (if applicable): _____

Current Use: RETAIL CELL PHONE STORE.

Historic District/Property (within or adjacent): N/A.

Council District: NIAGARA DISTRICT

Additional Information

PLEASE REFERENCE THE ATTACHMENT (LAST PAGE)
LETTER OF INTENT



Special Use Permit Application to the Common Council

City of Buffalo, New York

Type of Request

- ☐ Expansion of existing/current use
- ☒ Changing the use to a different use
- ☐ New Use: Adding a new use and keeping existing/current use
- ☐ Change of ownership or business name

Special Use Request

Current use(s): RETAIL CELL PHONE VACANT / REMODLING

Proposed use(s): RETAIL SMOKE SHOP / GENERAL STORE

Justification (attach additional information if necessary):

WE ARE OFFERING PRINTING AND COPYING
SERVICES.

Project Description

Detail hours of operation: 9:00AM - 12:00AM MONDAY - SUNDAY

List/describe adjacent uses: CORNER STORE, FURNITURE STORE

Describe any sound, odor, vibration, light, or other potential disrupting operations of the use and provide hours of the day and days of the week which they would occur:

NONE.

Describe any public benefit of the use:

THE LOCATION HAS BEEN VACANT. THE BUSINESS WOULD
CREATE MORE INCOME AND JOBS TO THE COMMUNITY



Special Use Permit Application to the Common Council

City of Buffalo, New York

Describe community engagement that has taken place (not including public hearing):

NONE

Will any permanent features of the building be removed?

☐

Yes

☒

No

If yes, describe:

Attach additional information for this section if necessary.

Disclosure Affidavit

I maintain that the information provided above is true and accurate to the best of my knowledge:

Property owner or applicant name (print): KHALED MUMSSAR Date: 6-6-26

Property owner or applicant signature: Khaled Mumssar

Date: July 1, 2026

To: The Honorable David A. Rivera
Niagara District Council Member, Buffalo Common Council
65 Niagara Square, Room 1504
Buffalo, NY 14202

RE: Submission of Special Use Permit Application Packet – 489 Grant St
Applicant: Lifted! Smoke Shop

Dear Councilmember Rivera and Honorable Members of the Buffalo Common Council,

Please find enclosed the formal application materials and supporting operational documentation submitted on behalf of **Lifted! Smoke Shop** for a Special Use Permit at 489 Grant St, Buffalo, NY 14213.

As detailed within the attached materials, our proposed retail smoke shop and general store is intentionally designed to serve as a low-density, highly regulated, and community-centric business. To ensure full alignment with the city's zoning, safety, and community standards, our complete submission packet contains the following unified operational sections:

1. **Letter of Intent:** Outlining our dual-concept inventory, standard hours of operation (9:00 AM to 12:00 AM), staffing structure, and a dedicated suite of community amenities—including affordable printing/copying, postal stamp accessibility, a free neighborhood bulletin board, and upcoming notary services.
2. **Capacity of Use Statement:** Detailing our strict, self-imposed maximum occupancy limit of ten (10) total individuals (8 patrons and 2 on-duty staff members) to guarantee zero sidewalk congestion, minimal traffic impact, and absolute code compliance within our 800-square-foot layout.
3. **Age-Verification & Security Protocol:** Establishing our zero-tolerance operational framework, which relies on mandatory point-of-sale electronic ID scanning and dual-employee shift redundancy to completely eliminate underage sales.

We kindly request that this item be formally received, filed, and directed to the appropriate committee for review. We are fully prepared to attend the upcoming

Council, and discuss how Lifted! Smoke Shop will actively contribute to the economic vitality of the Grant Street commercial corridor.

Thank you for your time, consideration, and ongoing dedication to the City of Buffalo.

Sincerely,

Jason A. Barnes

Owner, Lifted! Smoke Shop

Alycea Woods

Agent, Lifted! Smoke Shop

Contact Information:

Phone: 716-688-4672

Email: jbarnesj1984@gmail.com

Date: 7/1/2026

To: The Honorable David A. Rivera
Niagara District Council Member, Buffalo Common Council
65 Niagara Square, Room 1504
Buffalo, NY 14202

RE: Application for a Special Use Permit – Retail Smoke Shop / General Store

Dear Councilmember Rivera and Honorable Members of the Buffalo Common Council,

Please accept this Letter of Intent and the accompanying application materials for a Special Use Permit on behalf of Lifted! Smoke Shop, located at 489 Grant St, Buffalo, NY 14213. We are formally requesting approval to operate a responsible, neighborhood-oriented retail establishment that combines a high-quality smoke shop with a neighborhood general store and community resource hub.

1. Business & Operational Overview

Lifted! Smoke Shop will occupy an approximately 800-square-foot storefront on the Grant Street commercial corridor. The business will feature a dual-concept inventory designed to serve diverse neighborhood needs:

- **Specialty Smoke Shop Products:** A curated selection of smoking accessories, hookahs, vapes, and legal tobacco products
- **General Store Merchandise:** Daily convenience items, including pre-packaged snacks, non-alcoholic beverages, and retail novelty items.

Our proposed hours of operation are **9:00 AM to 12:00 AM (midnight), seven days a week**. The store will consistently operate with a professional staffing level of **two (2) employees on shift at all times** to ensure diligent facility management, exceptional customer service, and absolute oversight of the premises.

2. Capacity & Neighborhood Mitigation

To guarantee a quiet, low-density, and orderly retail environment, Lifted! Smoke Shop has established a **strict maximum occupancy limit of ten (10) people at any one time**. This cap includes our two (2) on-duty staff members and a maximum of eight (8) concurrent patrons.

By deliberately restricting our capacity to an exceptionally low density for an 800-square-foot layout, we ensure:

- Unobstructed interior pathways and absolute building code compliance.
- Zero spillover effect regarding sidewalk congestion or localized pedestrian traffic.
- No adverse impacts on neighborhood parking infrastructure.
- Adequate time for staff to perform mandatory, 100% rigorous ID and age-verification protocols for all specialty tobacco and vape sales.

3. Community Benefits & Enrichment Services

We recognize that 489 Grant Street sits within a vibrant, hardworking community. Lifted! Smoke Shop is committed to acting as an active asset to our neighbors, rather than just a standard retail outlet. To bridge local resource gaps, we are integrating the following high-utility, affordable neighborhood services directly into our storefront:

- **Affordable Office & Document Services:** We will provide low-cost printing, copying, and laminating services. This gives immediate, affordable access to critical document tools that are currently difficult to find or unavailable in the immediate vicinity.
- **Postal Accessibility:** We will stock and sell standard postal stamps at face value, giving local residents a convenient, nearby location to purchase essential mailing supplies without traveling to a distant post office.
- **Free Community Bulletin Board:** We will host and maintain a physical public message board inside the store. Local residents can utilize this space completely free of charge to advertise neighborhood events, localized job openings, independent trade services, or personal items for sale—fostering community connection and supporting grassroots commerce.
- **Professional Notary Services:** We are actively pursuing licensing to offer professional Notary Public services on-site during our standard operating hours, giving community members an accessible location to execute official documents close to home.

4. **Property Maintenance & Security:** Our management team takes immense pride in the West Side community. We will enforce a strict daily maintenance policy requiring staff to keep the storefront, entryway, and immediate sidewalk completely free of litter and debris. Furthermore, internal and external high-definition security cameras will be operating 24/7 to maintain public safety and deter loitering.

We respectfully request your favorable consideration of this Special Use Permit application. We welcome the opportunity to discuss our application further at an upcoming committee meeting and demonstrate our dedication to being an orderly, beneficial addition to the Grant Street business district.

Thank you for your time, leadership, and continued service to the City of Buffalo.

Sincerely,

Jason A. Barnes/ Owner, Lifted! Smoke Shop

Alycea Woods/ Agent, Lifted! Smoke Shop

Contact Information:

Phone: 716-688-4672

Email: jbarnesj1984@gmail.com

VIEW: Showroom From Front Door



SHOWROOM VIEW FROM CUSTOMER COUNTER → EXIT SIGN



VIEW: BEHIND GLASS / BACK OF SHOWROOM -> FIRE EXTINGUISHER



City of Buffalo

65 Niagara Square
Buffalo, NY 14202
(716)851-4949 Fax (716)851-5472

INTBLDOUT Information Report**Report Date** 6/8/2026

Page 1 of 2

A/P # IBO26-9692057**Application Information****Processed** 6/8/2026 11:10:33AM By tpuglisi**Issued** By**Final** By**Type of Work** CONVERT **# Plans** 0**Declared Valuation** \$1.00**Priority** **# Pages** 0**Calculated Valuation** \$0.00**Actual Valuation** \$0.00**Description of Work**

*** Special Use Permit / Use *** Special use permit requested by the applicant/agent (Jason Barnes) to have (Tobacco/Hookah/Vaping Est.) and (Retail & Service, General) use in the (N-2C) zone for (Lifted! Smoke Shop).
Alterations for new establishment " Lifted! Smoke Shop". *** Plans Required ***
*** Common Council ***

*** A lease agreement must be provided prior to the issuance of this permit application. ***

*** Separate sign permit required for new sign installation. ***

*** There shall be no indoor smoking allowed. ***

Property Information**Address** 489 GRANT
BUFFALO, NY 14213**SBL** 0886700002017000**CENSUS** 171.00**Location****Applicants****Contact ID** 12442000 **Primary** N **Name** KALED MUNASSAR**Mailing Address** 6 WEBER RD LACKAWANNA, NY 14218**Day Phone****Contact ID** 12442003 **Primary** Y **Name** JASON BARNES**Mailing Address** 2903 GENESEE ST #2 CHEEKTOWAGA, NY 14225**Day Phone**

Fees	Status	Paid Date	Amount
Application Fee	U		\$50.00



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000477

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

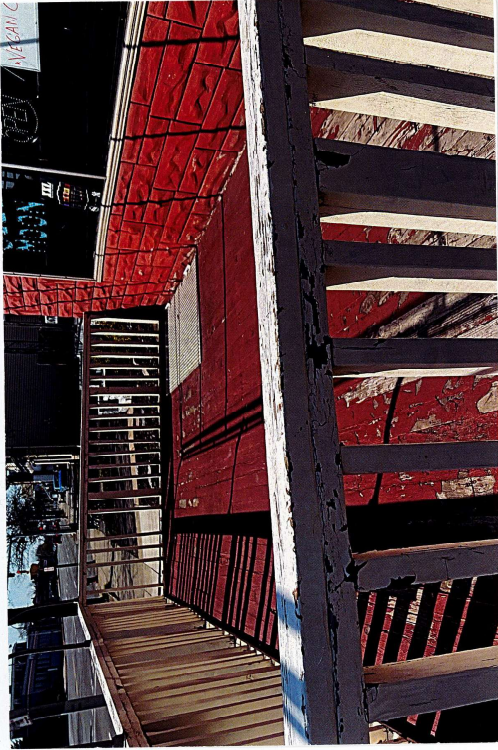
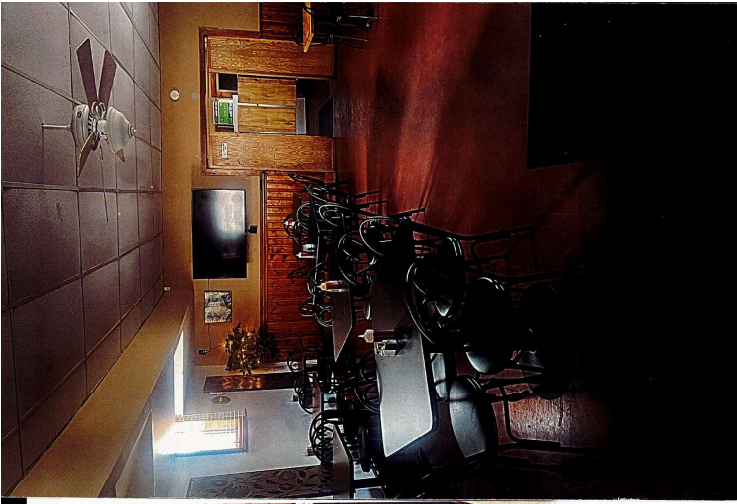
Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1915





Currie, R – Special Use Permit – 1680 Elmwood Ave for Outdoor Dining and Live
Entertainment in N – 3C zone (NOR)

(NORTH)(Hrg 9/8/26)

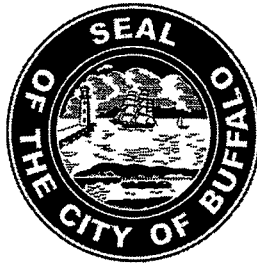
REFERRED TO THE COMMITTEE ON LEGISLATION
AND THE CITY PLANNING BOARD

OFFICE OF THE CITY CLERK

TIANNA M. MARKS
City Clerk
Registrar of Vital Statistics

MILLY CASTRO LITTLES
Deputy City Clerk Vital Statistics
Deputy Registrar of Vital Statistics

PAMELA MAGGIORE
Deputy City Clerk



65 NIAGARA SQUARE
ROOM 1308 CITY HALL
BUFFALO, NEW YORK 14202
PHONE: (716) 851-5431
FAX: (716) 856-0506

NOTICE OF COMPLETE APPLICATION

THIS IS TO ACKNOWLEDGE THAT I HAVE BEEN INFORMED AS TO THE TIME AND PLACE FOR THE PUBLIC HEARING REGARDING:

R. CURRIE, 1680 ELMWOOD AVE FOR OUTDOOR DINING
AND LIVE ENTERTAINMENT IN N-3C ZONE (NORTH)

To be held in the Council Chambers, 13th Floor. Please Contact Common Council Central Staff at (716) 851-5105, or email councilstaff@buffalony.gov for more information.

At 1:00 pm ON

9/8/26

*FAILURE TO APPEAR FOR THE PUBLIC HEARING, OR FAILURE TO POST THE PUBLIC NOTICE MAY RESULT IN REPAYING THE \$350, \$500, or \$1000 FEE TO RESCHEDULE.

*PLANNING BOARD MEETING WILL BE AT 4:00 pm in Room 901 * ON 7/13/26

*FAILURE TO APPEAR BEFORE THE PLANNING BOARD MAY DELAY YOUR PROJECT

Phone number for Planning Board 851-5082

I am also informed that this is the only notice that the petitioner and/or owner will receive, and that if I am not the owner or petitioner, I will inform said owner, petitioner or his/her agent of the above.

Signed Ronald Currie (Agent/Owner)
Print Name Ronald Currie Phone # (716) 998-2693
Date 6/26/26

ATTENTION

CONTACT THE COUNCILMEMBER IN YOUR DISTRICT GOLOMBER

IF APPROVED AT THE COMMITTEE MEETING THE ITEM WILL BE REFERRED

TO THE FULL COUNCIL ON 9/15/26

IF APPROVED AT THE FULL COUNCIL MEETING THE ITEM WILL GO TO THE MAYOR FOR APPROVAL

THE MAYOR HAS UNTIL TBD TO RETURN THE ITEM TO THE CITY CLERK'S OFFICE



Special Use Permit Application to the Common Council

City of Buffalo, New York

Applicant Information

Applicant

Identify the person or organization requesting the Special Use Permit:

Name Ronald Currie

Cell Phone _____

Organization _____

Business Phone _____

Mailing Address 765 19th Street

Fax Number _____

City Niagara Falls State NY Zip 14301

Email _____

Agent

Identify any person or organization representing the applicant in this matter:

Name _____

Cell Phone _____

Organization _____

Business Phone _____

Mailing Address _____

Fax Number _____

City _____ State _____ Zip _____

Email _____

Property Information

Assessed Address: 1480 Elmwood Ave. Buffalo, NY 14207

Area of Parcel (square feet): 1,600 Acres: .17

* Zone: N-3C Zone Overlay (if applicable): NONE

Current Use: Tavern

† Historic District/Property (within or adjacent): No

Council District: CM Golombek

* Frequency of Use - once per ~~Month~~ ^{week}
9pm - 1am

* Capacity of Use - 45-50



Special Use Permit Application to the Common Council

City of Buffalo, New York

Type of Request

- ☐ Expansion of existing/current use
- ☐ Changing the use to a different use
- ☒ New Use: Adding a new use and keeping existing/current use
- ☐ Change of ownership or business name

Special Use Request

Current use(s): Tavern

Proposed use(s): Live Entertainment

Justification (attach additional information if necessary):

To bring entertainment to the community.

Project Description

Detail hours of operation: Wed. - Sun. 11 AM - 11 PM

+ List/describe adjacent uses: Residential Home (Left), Office Building (Right)

Describe any sound, odor, vibration, light, or other potential disrupting operations of the use and provide hours of the day and days of the week which they would occur:

None

Describe any public benefit of the use:

The public can enjoy the live entertainment provided.



Special Use Permit Application to the Common Council

City of Buffalo, New York

Describe community engagement that has taken place (not including public hearing):

Will any permanent features of the building be removed?

☐

Yes

☒

No

If yes, describe:

Attach additional information for this section if necessary.

Disclosure Affidavit

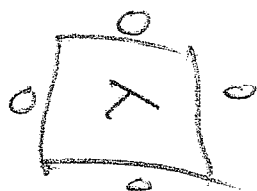
I maintain that the information provided above is true and accurate to the best of my knowledge:

Property owner or applicant name (print): Ronald Currie Date: 4/20/26

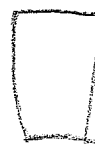
Property owner or applicant signature: Ronald Currie

21

Left Door



21



Left Door



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000478

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1916

J. Manguso, Special Use Permit – 1966 South Park (Aka 11 Bloomfield) for Outdoor Dining in N-3C Zone

(Sou) (Hrg 9/8/26)

REFERRED TO THE COMMITTEE ON LEGISLATION
AND THE CITY PLANNING BOARD

OFFICE OF THE CITY CLERK

TIANNA M. MARKS

City Clerk
Registrar of Vital Statistics

MILLY CASTRO LITTLES

Deputy City Clerk Vital Statistics
Deputy Registrar of Vital Statistics

PAMELA MAGGIORE

Deputy City Clerk



65 NIAGARA SQUARE
ROOM 1308 CITY HALL
BUFFALO NEW YORK 14202
PHONE: (716) 851-5431
FAX: (716) 856-0506

NOTICE OF COMPLETE APPLICATION

THIS IS TO ACKNOWLEDGE THAT I HAVE BEEN INFORMED AS TO THE TIME AND PLACE FOR
THE PUBLIC HEARING REGARDING: (Aka 11 Bloomfield)

J. Manguso, Special Use Permit - 1966 South Park for
Outdoor Dining in N-3C Zone

To be held in the Council Chambers, 13th Floor. Please Contact Common Council Central Staff at
(716) 851-5105, or email councilstaff@buffalony.gov for more information.

At 1:00 pm ON 9/8/26

*FAILURE TO APPEAR FOR THE PUBLIC HEARING, OR FAILURE TO POST THE PUBLIC NOTICE
MAY RESULT IN REPAYING THE \$350, \$500, or \$1000 FEE TO RESCHEDULE.

*PLANNING BOARD MEETING WILL BE AT 4:00 pm in Room 901 * ON 7/13/26

*FAILURE TO APPEAR BEFORE THE PLANNING BOARD MAY DELAY YOUR PROJECT
Phone number for Planning Board 851-5082

I am also informed that this is the only notice that the petitioner and/or owner will receive,
and that if I am not the owner or petitioner, I will inform said owner, petitioner or his/her
agent of the above.

Signed [Signature] (Agent/Owner)

Print Name James Manguso Phone #

Date 7/1/26

ATTENTION C.M. Scanlon 851-5169

CONTACT THE COUNCILMEMBER IN YOUR DISTRICT

IF APPROVED AT THE COMMITTEE MEETING THE ITEM WILL BE REFERRED

TO THE FULL COUNCIL ON 9/15/26

IF APPROVED AT THE FULL COUNCIL MEETING THE ITEM WILL GO TO THE MAYOR FOR

APPROVAL

THE MAYOR HAS UNTIL T.B.D. TO RETURN THE ITEM TO THE CITY CLERK'S OFFICE



Special Use Permit Application to the Common Council
City of Buffalo, New York

Applicant Information

Applicant

Identify the person or organization requesting the Special Use Permit:

Name Katherine Gress Cell Phone _____
Organization Nine Eleven Tavern Business Phone _____
Mailing Address 1966 South Park Ave Fax Number N/A
City Buffalo State NY Zip 14220 Email _____

Agent

Identify any person or organization representing the applicant in this matter:

Name Jim Manguso  **James A. Manguso**
Organization Lauer-Manguso Architects **Lauer-Manguso & Associates Architects**
Mailing Address 4080 Ridge Lea Rd. 4080 Ridge Lea Rd
City Buffalo State NY Zip 14228 Buffalo, NY 14228
Phone 716.837.0833 ext. 110
Fax 716.837.5734
Cell 716.912.2566
www.lauer-manguso.com
email: jlmanguso@lauer-manguso.com

Property Information

Assessed Address: 1966 South Park Ave (Aka 11 Bloomfield)
Area of Parcel (square feet): 4400 Acres: 0.1
Zone: N-3C (Mixed Use) Zone Overlay (if applicable): N/A
Current Use: Tavern (Bar / Restaurant)
Historic District/Property (within or adjacent): N/A
X Council District: N/A South

Additional Information

X See Attachment for Capacity - Outdoor Dining



Special Use Permit Application to the Common Council
City of Buffalo, New York

Type of Request

- ☐ Expansion of existing/current use
☐ Changing the use to a different use
☒ New Use: Adding a new use and keeping existing/current use
☐ Change of ownership or business name

Special Use Request

Current use(s): Restaurant

Proposed use(s): Restaurant kitchen expansion outdoor dining

Justification (attach additional information if necessary):

Upgrading & expanding the kitchen to support the in-house & take-out of food prep.

Project Description

Detail hours of operation: 4:30-10 on Tues, Wed, Thurs. 4:30-10:30 on Fri, Sat. Sun-Mon closed

List/describe adjacent uses: Tavern (Bar & Restaurant) Residential + Commercial

Describe any sound, odor, vibration, light, or other potential disrupting operations of the use and provide hours of the day and days of the week which they would occur:

Possible conversation noise from the existing patio on Tues-Sat until 10:30 pm.

Describe any public benefit of the use:

Bar and restaurant for customers to relax & enjoy great food and beverages



Special Use Permit Application to the Common Council

City of Buffalo, New York

X Describe community engagement that has taken place (not including public hearing):

Community discussion

Will any permanent features of the building be removed? ☐ Yes ☒ No

If yes, describe: _____

Attach additional information for this section if necessary. _____

Disclosure Affidavit

I maintain that the information provided above is true and accurate to the best of my knowledge:

Property owner or applicant name (print): James Manguso Date: 6/24/2026

Property owner or applicant signature: Katherine Bolognini



Lauer-Manguso & Associates Architects

June 30, 2026

Lauer-Manguso & Associates Architects
James A Manguso
4080 Ridge Lea Rd.
Buffalo, NY, 14228

RE: Capacity of use description

Dear City of Buffalo Official:

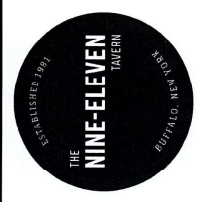
The capacity of use within Nine Eleven Tavern includes

- 1,308 SF of dining area
- 66 total seats
- 10 seats around the bar
- 32 seats around 8 tables inside
- 24 seats around 4 tables on the existing patio

Any questions about the description or assumptions included, please feel free to contact us directly.

Sincerely, Jim Manguso Jr.

Licensed in: New York • Arizona • Florida • Georgia • Illinois • Indiana • Kentucky • Louisiana • Maryland • Massachusetts • Michigan • Minnesota • Mississippi • New Jersey • North Carolina • Ohio • Pennsylvania • South Carolina • Vermont • Virginia • West Virginia
4080 Ridge Lea Rd / Buffalo, NY 14228 / Phone 716.837.0833 / Fax 716.837.5734 / www.lauer-manguso.com



KITCHEN EQUIPMENT & FURNITURE FROM NLC.

SEATING SHOWN:
 1. EXIST. DINING ROOM - 24 SEATS
 2. EXIST. BAR - 12 SEATS
 3. DINING ROOM - 34 SEATS
 4. OUTDOOR PATIO SEATING - 24 SEATS
 TOTAL SEATING = 112 SEATS

REVISIONS

No.	Description	Date
1	ISSUED FOR PERMITS	04/17/20
2	REVISED PER ARCHITECT	12/29/25

NINE ELEVEN TAVERN RENOVATION
 1965 S PARK AVE., BUFFALO NY 14220

NINE ELEVEN TAVERN
 BUFFALO, NEW YORK

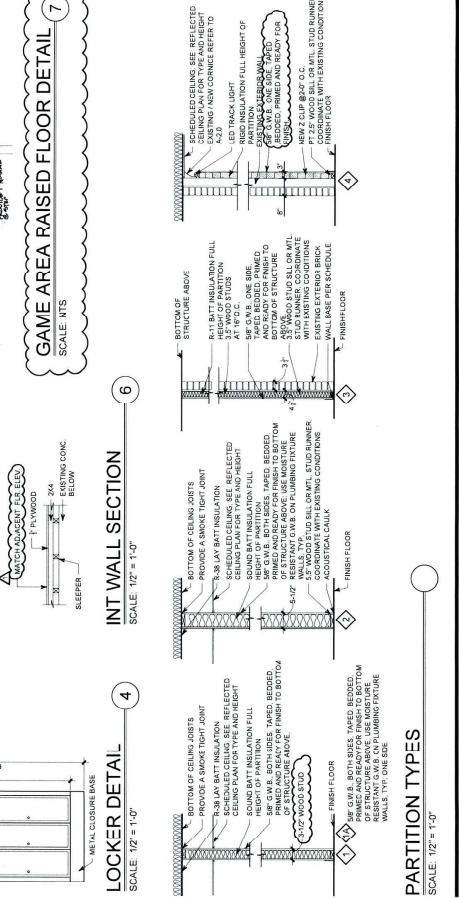
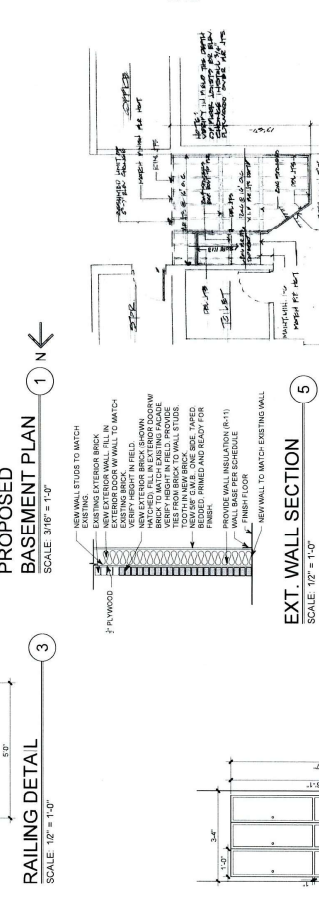
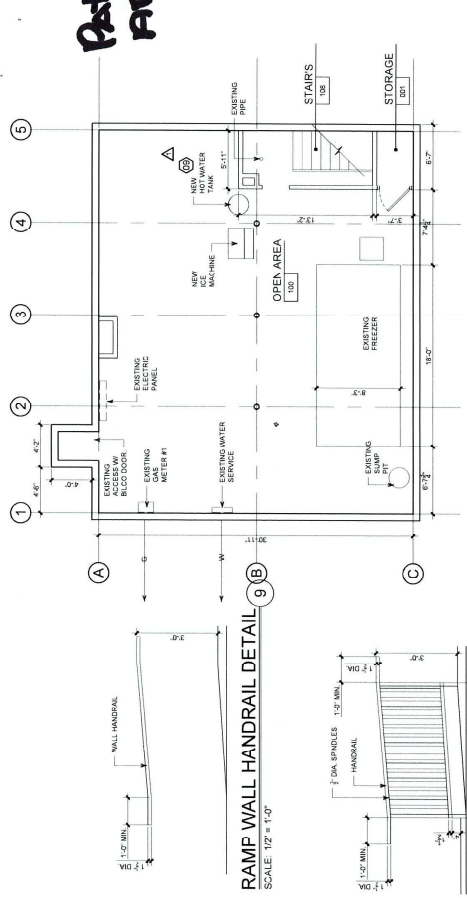
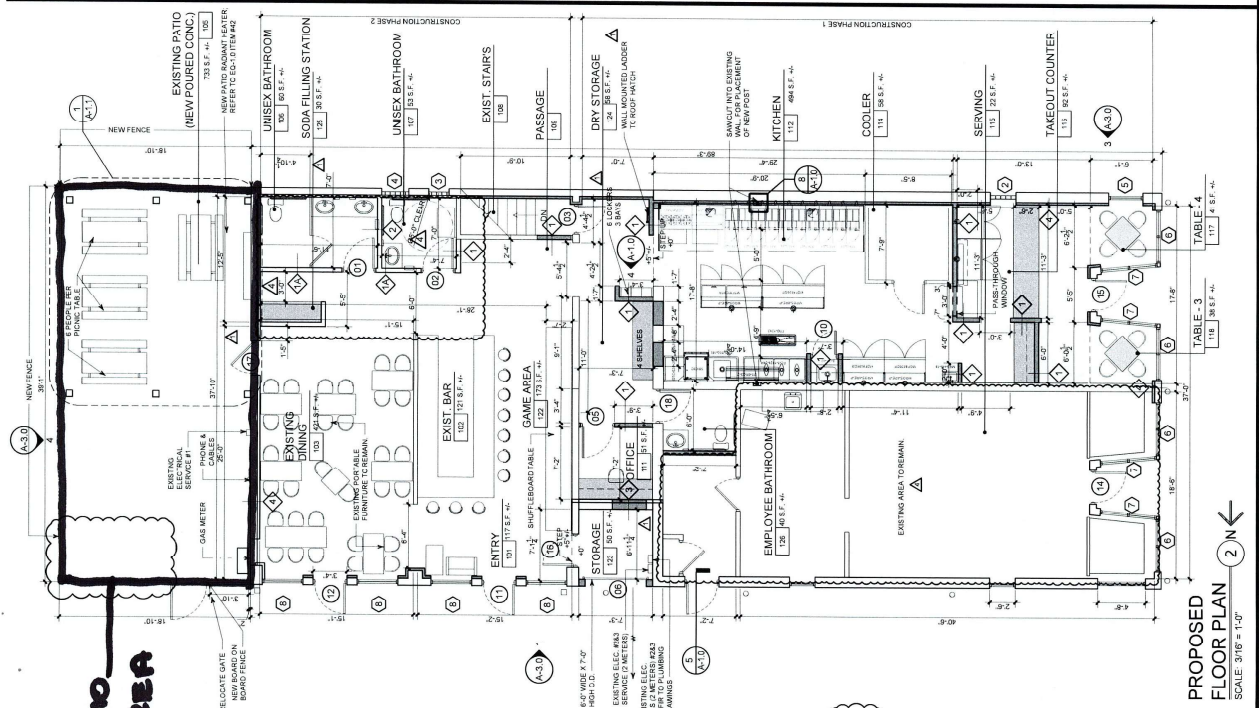
FLOOR PLAN

DATE: 12/29/25
 DRAWN BY: JAM
 JOB NUMBER: 2405

LAUER-MANGUSO & ASSOCIATES
 ARCHITECTS
 4880 Ridge Lee Road
 Buffalo, NY 14228
 (716) 837-0332

ISSUE
 06/18/26
 LAUER-MANGUSO & ASSOCIATES
 ARCHITECTS

Drawing No.
A-1.0



PROPOSED FLOOR PLAN
 SCALE: 3/16" = 1'-0"

PARTITION TYPES
 SCALE: 1/2" = 1'-0"

NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 2. ALL WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC). 3. ALL PARTITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC). 4. ALL PARTITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC). 5. ALL PARTITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC). 6. ALL PARTITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC). 7. ALL PARTITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC). 8. ALL PARTITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC). 9. ALL PARTITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC). 10. ALL PARTITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).





INTBLDOJT Information Report

City of Buffalo
 65 Niagara Square
 Buffalo, NY 14202
 (716)851-4949 Fax (716)851-5472

Report Date 7/1/2026

Page 1 of 2

AP # GC25-9671559									
Application Information									
Processed	12/30/2025	9:31:46AM	3y	WEB					
Issued			3y						
Final			3y						
Type of Work	CONVERT		# Plans	0		Declared Valuation	\$750,000.00		
Priority			# Pages	0		Calculated Valuation	\$728,435.51		
						Actual Valuation	\$3,040.00		

Description of Work									
SPECIAL USE PERMIT Special Use Permit for the applicants Katheren and Paige Gress 716)445-1552 to have an Outdoor Cafe use for 311 Tavern in a N-2C zone . Expansion of existing restaurant (11 Bloomfield; 1,340 s.f. +/-) into existing building on South Pak Ave. (1966 South park Ave; 2,103 s.f. +/-) Updates to include: Kitchen expansion, seating expansion, patio awning,HC restrooms, new exterior doors & windows, sprinkler system, new equipment & RTU's. *** Dgeplan *** to be bid ***									

Property Information									
Address	1966 SOUTH PARK BUFFALO, NY 14220					SBL 1334700003044000			
Location	The existing restaurant (Nine Eleven Tavern) located at 11 Bloomfield will expand into the 1966 South park Ave building address and assume that address for the entire building moving forward .								

Applicants				
Contact ID	12324515	Primary	Y	Name Mr. James Manguso
Mailing Address	4080 Ridge Lea Road Buffalo, NY 14228			
Day Phone	(716)837-0833			
Contact ID	12394657	Primary		Name Engineer Kyle P Blackall
Mailing Address	90 Silo City Buffalo, NY 14203			
Day Phone	(716)501-5579			
Contact ID	12421692	Primary	N	Name Paige Gress
Mailing Address	11 Bloomfield Ave. , NY			
Day Phone				



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000479

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1917

Prentice, A – Special Use Permit – 382 Abbott for Outdoor Dining in N – 3E zone (SOU)

(SOUTH)(Hrg 9/8/26)

REFERRED TO THE COMMITTEE ON LEGISLATION
AND THE CITY PLANNING BOARD

OFFICE OF THE CITY CLERK

TIANNA M. MARKS
City Clerk
Registrar of Vital Statistics

MILLY CASTRO LITTLES
Deputy City Clerk Vital Statistics
Deputy Registrar of Vital Statistics

PAMELA MAGGIORE
Deputy City Clerk



65 NIAGARA SQUARE
ROOM 1308 CITY HALL
BUFFALO, NEW YORK 14202
PHONE: (716) 851-5431
FAX: (716) 856-0506

(504)

NOTICE OF COMPLETE APPLICATION

THIS IS TO ACKNOWLEDGE THAT I HAVE BEEN INFORMED AS TO THE TIME AND PLACE FOR
THE PUBLIC HEARING REGARDING:

PRENTICE A, SPECIAL USE PERMIT TO 382 ABBOTT
FOR OUTDOOR DINING IN N-3E ZONE

To be held in the Council Chambers, 13th Floor. Please Contact Common Council Central Staff at
(716) 851-5105, or email councilstaff@buffalony.gov for more information.

At 1:00 pm ON

9/8/26

*FAILURE TO APPEAR FOR THE PUBLIC HEARING, OR FAILURE TO POST THE PUBLIC NOTICE
MAY RESULT IN REPAYING THE \$350, \$500, or \$1000 FEE TO RESCHEDULE.

*PLANNING BOARD MEETING WILL BE AT 4:00 pm in Room 901 * ON

7/13/26

*FAILURE TO APPEAR BEFORE THE PLANNING BOARD MAY DELAY YOUR PROJECT
Phone number for Planning Board 851-5082

I am also informed that this is the only notice that the petitioner and/or owner will receive,
and that if I am not the owner or petitioner, I will inform said owner, petitioner or his/her
agent of the above.

Signed

Adm

(Agent/Owner)

Print Name

Adam Prentice

Phone #

716-969-2714

Date

6/18/26

ATTENTION

CONTACT THE COUNCILMEMBER IN YOUR DISTRICT SCANLON

IF APPROVED AT THE COMMITTEE MEETING THE ITEM WILL BE REFERRED

TO THE FULL COUNCIL ON 9/15/26

IF APPROVED AT THE FULL COUNCIL MEETING THE ITEM WILL GO TO THE MAYOR FOR
APPROVAL

THE MAYOR HAS UNTIL TBD TO RETURN THE ITEM TO THE CITY CLERK'S OFFICE



Special Use Permit Application to the Common Council

City of Buffalo, New York

Applicant Information

Applicant

Identify the person or organization requesting the Special Use Permit:

Name Adam Prentice

Organization Gordon's Tavern

Mailing Address 21 Macumley St

City Buffalo State NY Zip 14220

Agent

Identify any person or organization representing the applicant in this matter:

Name _____

Organization _____

Mailing Address _____

City _____ State _____ Zip _____

Fax Number _____

Email _____

Property Information

Assessed Address: 382 Abbott Rd, Buffalo, NY 14220

Area of Parcel (square feet): 35' x 120' Acres: 0.0992

Zone: N-3E Zone Overlay (if applicable): _____

Current Use: Tavern

Historic District/Property (within or adjacent): N/A

Council District: South



Special Use Permit Application to the Common Council

City of Buffalo, New York

Type of Request

- ☐ Expansion of existing/current use
- ☐ Changing the use to a different use
- ☒ New Use: Adding a new use and keeping existing/current use
- ☐ Change of ownership or business name

Special Use Request

Current use(s): Tavern

Proposed use(s): Sidewalk cafe

Justification (attach additional information if necessary):

Addition of sidewalk cafe to existing tavern will improve
use and customer experience of tavern

Project Description

Detail hours of operation: 5-10pm M-F, noon-10pm Sat & Sun

List/describe adjacent uses: Tavern for food, drink, and social gathering
for the neighborhood

Describe any sound, odor, vibration, light, or other potential disrupting operations of the use and provide hours of the day and days of the week which they would occur:

Personal conversations and quiet enjoyment of outdoor cafe

Describe any public benefit of the use:

Increased social gathering and public engagement during nice weather



Special Use Permit Application to the Common Council

City of Buffalo, New York

Describe community engagement that has taken place (not including public hearing):

reach out to neighbors : local community

Will any permanent features of the building be removed?

☐

Yes

☒

No

If yes, describe: _____

Attach additional information for this section if necessary.

Disclosure Affidavit

I maintain that the information provided above is true and accurate to the best of my knowledge:

Property owner or applicant name (print):

Adam Prentice

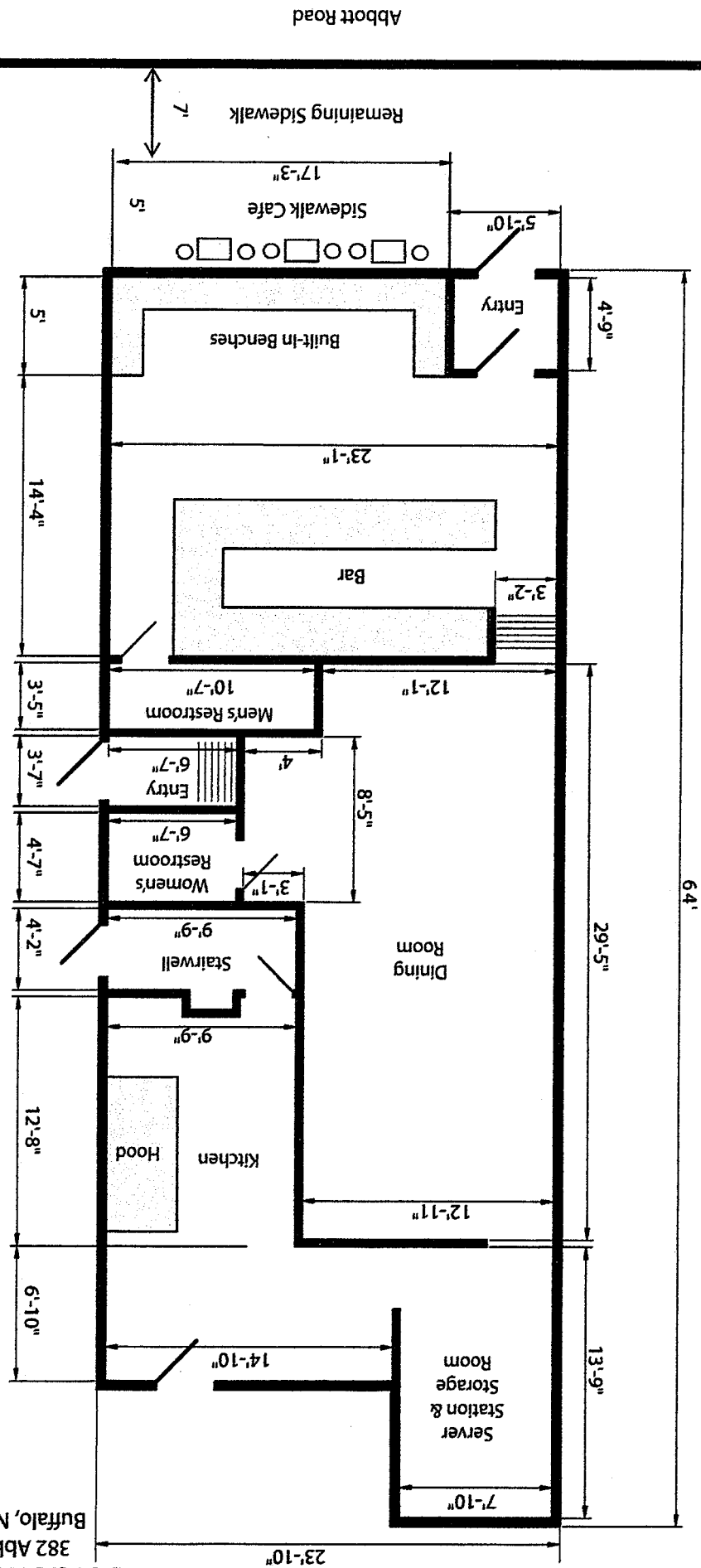
Date:

6/18/26

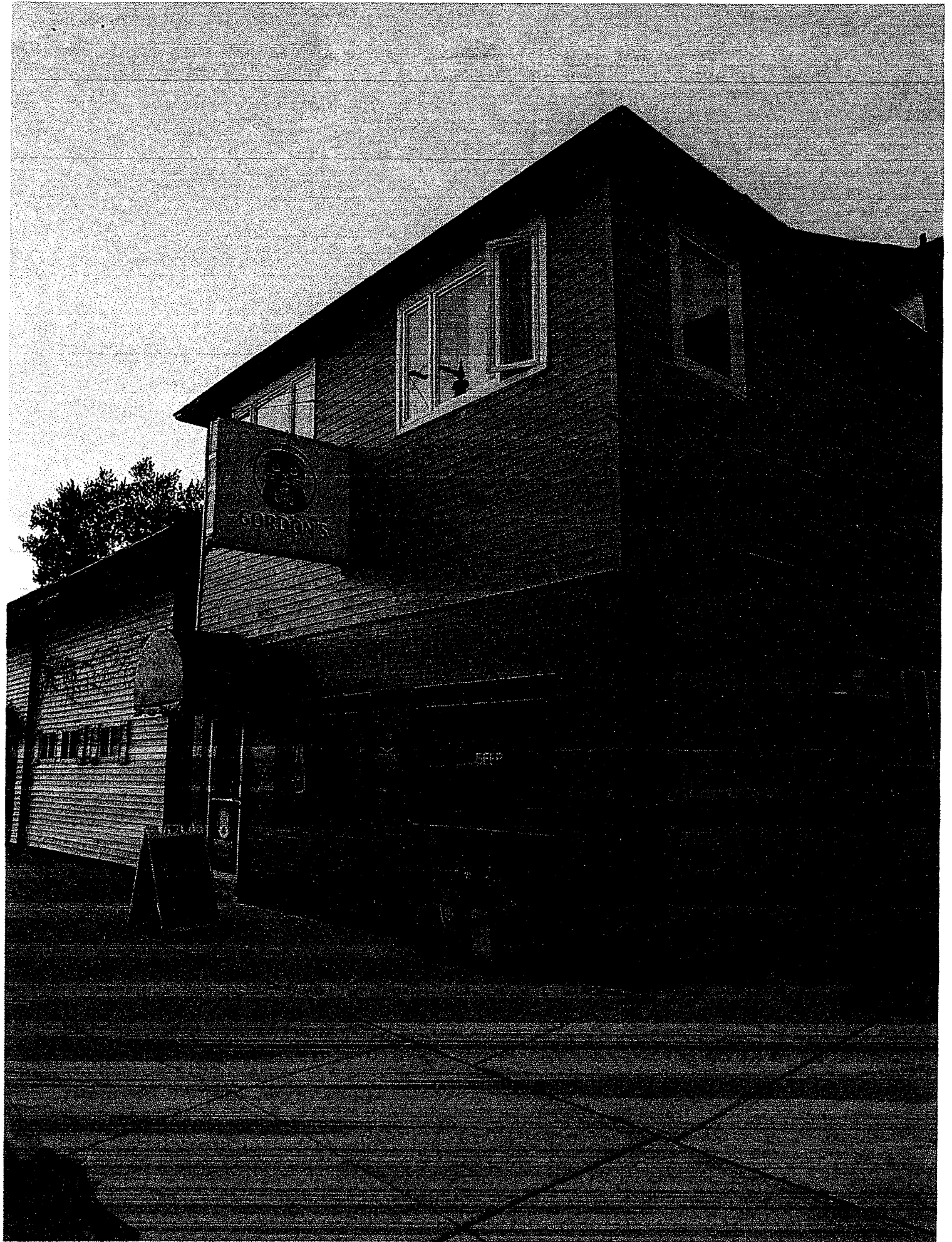
Property owner or applicant signature:

[Signature]

Driveway



Abbott Road





Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000481

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1919

G. Kales, Special Use Permit – 69 (Aka 67) W. Chippewa for Underage of 21 Years Co-Mingling in N-1C Zone

(Fil) (Hrg 7/28/26)

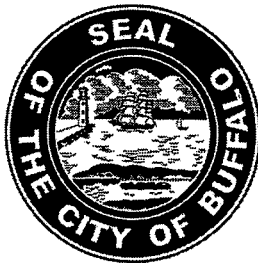
REFERRED TO THE COMMITTEE ON LEGISLATION
AND THE CITY PLANNING BOARD

OFFICE OF THE CITY CLERK

TIANNA M. MARKS
City Clerk
Registrar of Vital Statistics

MILLY CASTRO LITTLES
Deputy City Clerk Vital Statistics
Deputy Registrar of Vital Statistics

PAMELA MAGGIORE
Deputy City Clerk



65 NIAGARA SQUARE
ROOM 1308 CITY HALL
BUFFALO, NEW YORK 14202
PHONE: (716) 851-5431
FAX: (716) 856-0506

NOTICE OF COMPLETE APPLICATION

THIS IS TO ACKNOWLEDGE THAT I HAVE BEEN INFORMED AS TO THE TIME AND PLACE FOR
THE PUBLIC HEARING REGARDING: (Aka 67 West Chippewa)

G. Kales, Special Use Permit - 69 West Chippewa for
Underage of 21 yrs Co-Mingling in N-1C Zone

To be held in the Council Chambers, 13th Floor. Please Contact Common Council Central Staff at
(716) 851-5105, or email councilstaff@buffalony.gov for more information.

At 1:00 pm ON

7/28/26

*FAILURE TO APPEAR FOR THE PUBLIC HEARING, OR FAILURE TO POST THE PUBLIC NOTICE
MAY RESULT IN REPAYING THE \$350, \$500, or \$1000 FEE TO RESCHEDULE.

*PLANNING BOARD MEETING WILL BE AT 4:00 pm in Room 901 * ON

6/29/26

*FAILURE TO APPEAR BEFORE THE PLANNING BOARD MAY DELAY YOUR PROJECT

Phone number for Planning Board 851-5082

I am also informed that this is the only notice that the petitioner and/or owner will receive,
and that if I am not the owner or petitioner, I will inform said owner, petitioner or his/her
agent of the above.

Signed Beggy L. Kales (Agent/Owner)

Print Name Beggy L. Kales Phone # _____

Date 6/17/26

ATTENTION

CONTACT THE COUNCILMEMBER IN YOUR DISTRICT

CM Nowakowski 851-4138

IF APPROVED AT THE COMMITTEE MEETING THE ITEM WILL BE REFERRED

TO THE FULL COUNCIL ON

9/1/26

IF APPROVED AT THE FULL COUNCIL MEETING THE ITEM WILL GO TO THE MAYOR FOR
APPROVAL

THE MAYOR HAS UNTIL T.B.D. TO RETURN THE ITEM TO THE CITY CLERK'S OFFICE

City of Buffalo

65 Niagara Square
Buffalo, NY 14202
(716)851-4949 Fax (716)851-5472

USE Information Report**Report Date** 6/17/2026

Page 1 of 2

A/P # USE26-9693652**Application Information****Processed** 6/17/2026 11:10:13AM **By** TCARTER**Issued** **By****Final** **By****Type of Work** **# Plans** 0**Declared Valuation** \$0.00**Priority** **# Pages** 0**Calculated Valuation** \$0.00**Actual Valuation** \$0.00**Description of Work**

Special Use for Bottoms up (AKA West Chippewa) For 3.4.1.D.1 N-der downtown entertainment REVIEW OVERLAY and the use " Underage of 21 years CO-Mingling in the N-1C District

Property Information**Address** 67 CHIPPEWA WEST
BUFFALO, NY 14202**SBL** 1113800001009000**CENSUS** 165.00**Location****Applicants****Contact ID** 12266667 **Primary** N **Name** 67 Downtown Llc**Mailing Address** 4245 Thornwood Ln Williamsville, NY 14221**Day Phone****Contact ID** 12442422 **Primary** Y **Name** Greg Kales**Mailing Address** 69 Chippewa West Buffalo, new york 14202**Day Phone**

Fees	Status	Paid Date	Amount
Application Fee	P	6/17/2026 11:17:26AM	\$50.00

Plan Reviews



Special Use Permit Application to the Common Council

City of Buffalo, New York

Applicant Information

Applicant

Identify the person or organization requesting the Special Use Permit:

Name Gregory Kalps Cell Phone 716
Organization Bottoms UP Business Phone _____
Mailing Address 69 W. Chippewa St Fax Number _____
City Buffalo State NY Zip 14202 Email gmail.com

Agent

Identify any person or organization representing the applicant in this matter:

Name Lauren Good Cell Phone _____
Organization Bottoms UP Business Phone _____
Mailing Address 69 W. Chippewa St Fax Number _____
City Buffalo State NY Zip 14202 Email gmail.com

Property Information

Assessed Address: 69 West Chippewa St, Buffalo NY 14202
Area of Parcel (square feet): 2000 Acres: _____
X Zone: NIC Zone Overlay (if applicable): Downtown Entertainment (Dist.)
Current Use: Bar
Historic District/Property (within or adjacent): NO
X Council District: FALLMOORE

Additional Information

This is a request for Special use to continue to
do congregate every Thursday (18+) as we have been
doing without incident for ten plus years



Special Use Permit Application to the Common Council

City of Buffalo, New York

Type of Request

- ☐ Expansion of existing/current use
- ☐ Changing the use to a different use
- ☒ New Use: Adding a new use and keeping existing/current use
- ☐ Change of ownership or business name

Special Use Request

Current use(s): Bar / restaurant 21+

Proposed use(s): Commingling 18+ on Thursdays

Justification (attach additional information if necessary):

we have been the commingling 18+ on Thursdays for
10 plus years without incident.
our license from the city also states 18+ commingling
allowed on Thursdays as well

Project Description

Detail hours of operation: Thursdays 10 pm to 4 am

☒ List/describe adjacent uses: COMMERCIAL

Describe any sound, odor, vibration, light, or other potential disrupting operations of the use and provide hours of the day and days of the week which they would occur:

music played by DJ

☒ Describe any public benefit of the use:

NIGHTLIFE ENTERTAINMENT



Special Use Permit Application to the Common Council

City of Buffalo, New York

X Describe community engagement that has taken place (not including public hearing):

MET WITH COUNCIL

Will any permanent features of the building be removed?

☐

Yes

☒

No

If yes, describe: _____

Attach additional information for this section if necessary.

Disclosure Affidavit

I maintain that the information provided above is true and accurate to the best of my knowledge:

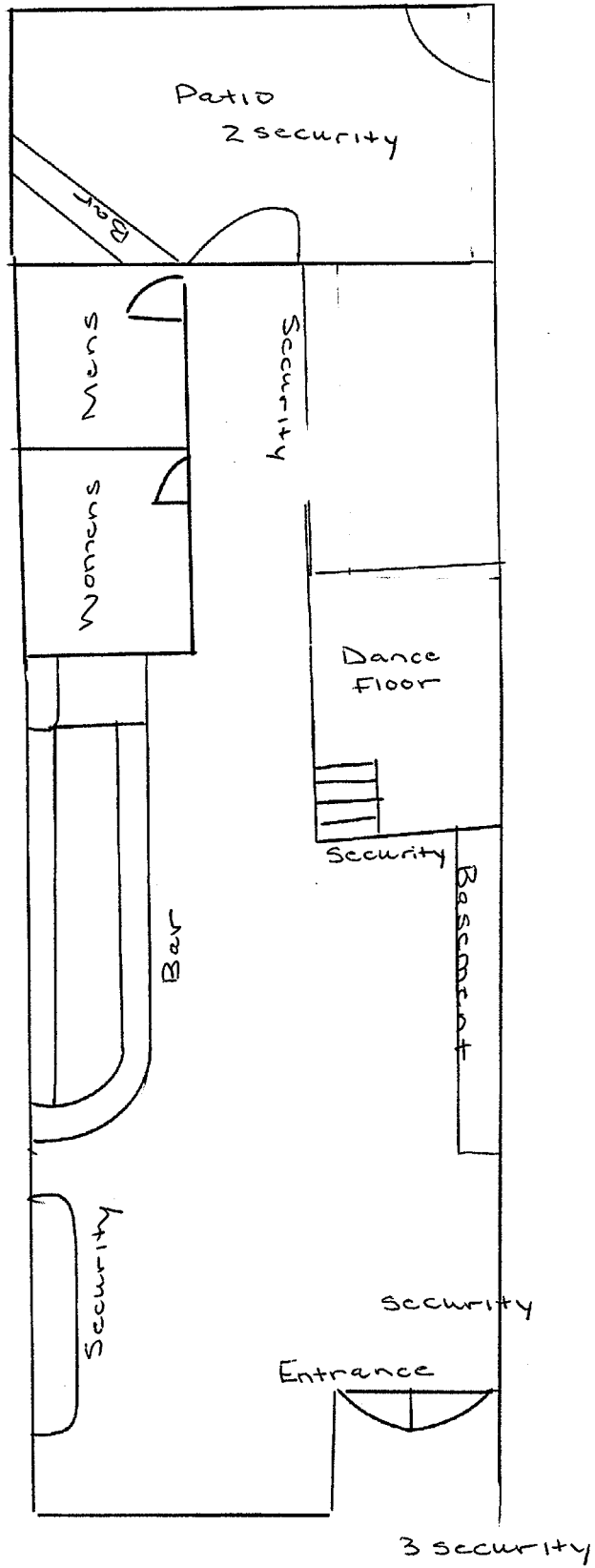
Property owner or applicant name (print):

Gregory Kates

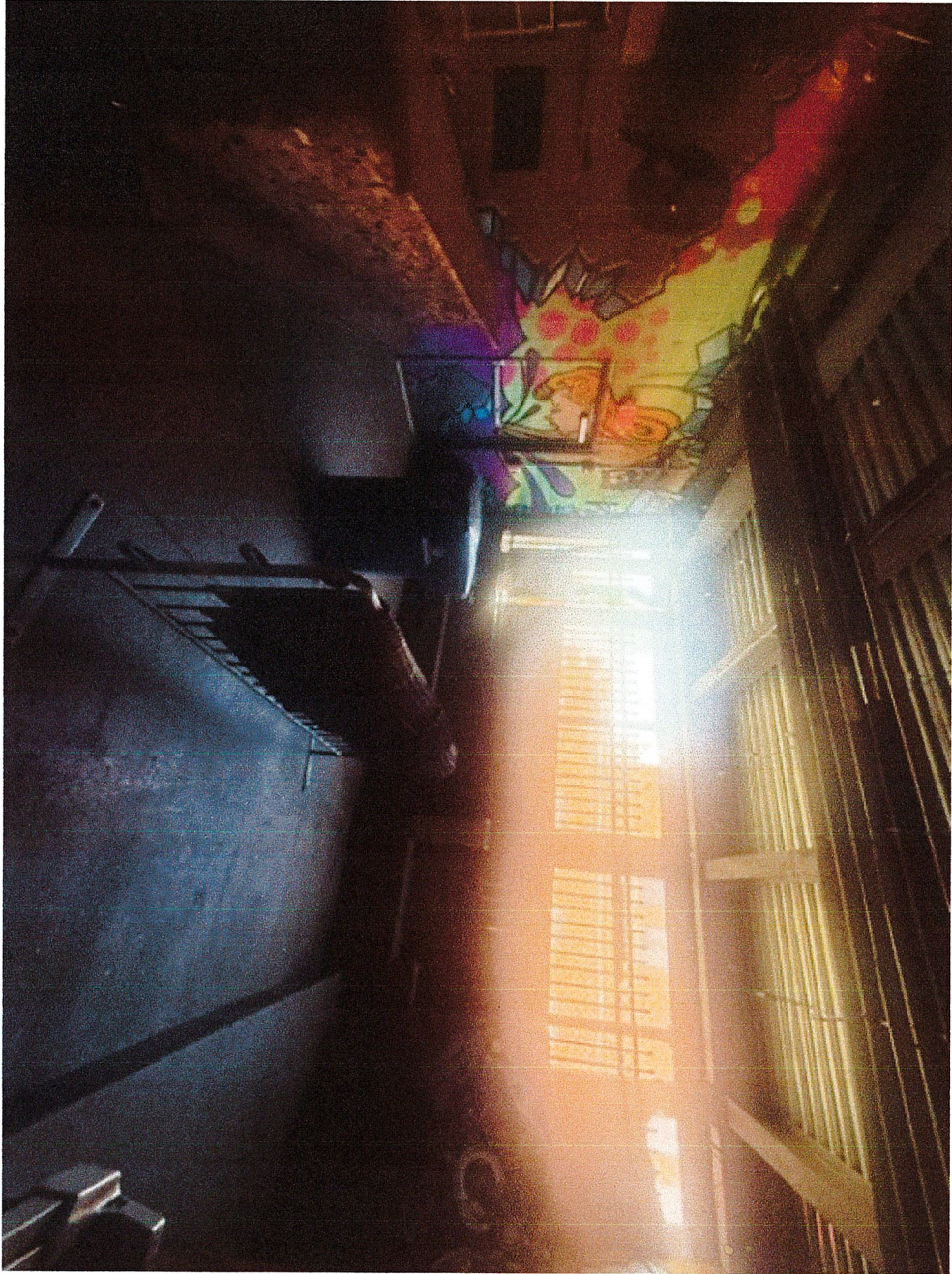
Date: 6/9/26

Property owner or applicant signature:

Gregory Kates









Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000485

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1922



CITY OF BUFFALO
Preservation Board

920 City Hall
65 Niagara Square
Buffalo, NY 14202
(716) 851-9675
chawley@buffalony.gov

LANDMARK APPLICATION

Name of Landmark: 654 William Street

Assessment Address: 654 William Street

Property Owner: United Assets Corp Manhattan

Owner Mailing Address: 8475 168th Street, Jamaica, NY 11432

Construction Year(s): 1889 Architect/Builder: Louis Saenger

Original Use: Commercial Architectural Style: Romanesque Revival

Period of Significance: 1889

Is the property eligible for or listed on the National Register of Historic Places?

☐ Undetermined ☐ Not eligible ☒ Eligible ☐ Listed

Is the property endangered? If yes, provide an explanation. ☒ Yes ☐ No

Is the property owner aware of this landmark application? If no or unknown, please include a summary of outreach efforts. ☐ Yes ☐ No ☒ Unknown

Is the property owner in favor of this landmark application? If yes, please include a signed statement of support. ☐ Yes ☐ No ☒ Unknown

Application Submittals. All materials must be submitted at least eight days in advance of the Preservation Board meeting at which the item will be considered. The following must be included:

- A narrative description of the landmark that substantiates its historical, architectural, geographical, cultural, and/or archaeological significance. A bibliography of sources is required.
- A summary demonstrating that the landmark meets one or more criteria for designation, per Section 337-15, Criteria for Designation, of the City Code. A proposed landmark must meet at least one criterion to be eligible.
- A map, survey, or site plan that indicates in sufficient detail what parcel or part of a parcel is being proposed as a landmark. Make note of any non-contributing elements that do not add to the historical integrity or architectural qualities making the landmark site significant.
- Photographs showing all exterior elevations of the property. Interior photographs are optional.

- Supplemental material, such as articles, pamphlets, maps, historical photographs, and other documentation. This material is encouraged but not required.

Approval Standards. Per § 337-15 of the City of Buffalo Charter and Code, the Preservation Board must determine whether a proposed landmark meets one or more of the following criteria:

1. It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation.
2. Its location is a site of a significant local, state, or national event.
3. It exemplifies the historic, aesthetic, architectural, archaeological, educational, economic, or cultural heritage of the city, state, or nation.
4. It is identified with a person or persons who significantly contributed to the development of the city, state, or nation.
5. It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.
6. It is the work of a master builder, engineer, designer, architect, or landscape architect whose individual work has influenced the development of the city, state, or nation.
7. It embodies elements of design, detailing, materials, or craftsmanship that render it architecturally significant.
8. It embodies elements that make it structurally or architecturally innovative.
9. It is a unique location or contains singular physical characteristics that make it an established or familiar visual feature within the city.

Any site that meets one or more of the above criteria must also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration.

Application Fee. A \$500 check or money order made out to the City of Buffalo must be submitted to the Preservation Board prior to application processing. Where an application is submitted by the proposed landmark's owner occupant, this fee does not apply.

Applicant: Buffalo Preservation Board

Organization: _____

Mailing Address: 920 City Hall, Buffalo, NY 14202

Phone: 716-851-9675 E-mail: preservationboard@buffalony.gov

Signature: _____ Date: 2/25/2026

Please provide one print copy or a PDF copy of all application materials. All contents of this application will be made available to the public at www.buffalony.gov/meetings.

654 William Street

654 William Street is a three-story commercial block erected in 1889 at the northwest corner of William and Sherman Streets and designed by architect Louis Saenger in a Romanesque Revival style.

The building is a rectangular, red-brick structure with a symmetrical four-bay facade fronting William Street. The first-story storefront has been altered by late twentieth-century concrete-block infill and glass-block windows; the extent of surviving historic storefront fabric behind the infill is unknown. However, the original cast-iron storefront cornice with embellished pilasters remains intact.

The second story features paired flat-headed windows with stone lintels in the outer bays. The two inner bays contain paired flat-headed windows framed by brick pilasters and enriched with stone and geometric terra cotta spandrel panels. The third story is the most architecturally expressive, with two recessed pairs of round-arched windows articulated by brick voussoirs and terra cotta medallions. These central bays are framed by projecting brick turrets, while an ornate bracketed and denticulated brick cornice terminates at smaller corner turrets, creating a distinctive roofline silhouette characteristic of the Romanesque Revival style.

The interior is presently in a state of disrepair; however, the historic spatial configuration appears largely intact. Limited historic finishes survive, including decorative mosaic flooring at the first floor.

Although the storefront has been negatively impacted by alteration, the building retains integrity of location, setting, massing, materials, workmanship, and design at the upper stories and secondary elevations. The surviving masonry, terra cotta ornamentation, turrets, cornice, and cast-iron elements allow the building to clearly convey its late nineteenth-century architectural character.

Construction of the building is documented in an 1888 notice in *American Contractor*, which reported that architect L. Saenger prepared plans for a three-story brick “store and flat” building measuring 53 by 90 feet, with stone trimmings, iron storefronts, steam heat, and an estimated cost of \$15,000 for owner John Eckhardt. The building appears on the 1889 Sanborn map and was originally addressed as 554 William Street (aka 554, 556, & 558 William Street) prior to the 1929 extension of William Street from Michigan Avenue to Broadway. The documented attribution to architect Louis Saenger establishes the building as an identified, professionally designed example of Romanesque Revival commercial architecture during a formative period of East Side development.

John Eckhardt opened a dry goods store at William and Emslie streets in 1875 and pioneered in real estate development on the East Side. His son John Eckhardt followed in his footsteps, becoming deeply involved in developing the Broadway and Fillmore intersection, including the Art Moderne store at the northwest corner in 1940.

At the time of its construction, William Street was widely recognized as one of the East Side’s principal commercial corridors. A June 21, 1908, account in the *Buffalo Illustrated Times* described William Street as “the great East Side’s greatest thoroughfare,” characterized by dense

pedestrian activity and a concentration of department stores, theaters, hardware merchants, and specialty retailers. “Stroll along its bustling sidewalks on a fine afternoon or take a William Street car on a Saturday night. Throngs will be pouring into William Street from the cross streets, which in this entrance will turn to feeding veins. Men, women, and children, all bent on securing groceries, clothing, furniture, artisan work, relief from physicians, or pleasure and entertainment at the theaters and nickelodeons along the avenue. Glance into the stores and offices along William Street on this occasion. There will be seen bustling clerks, whirring coffee mills, clanging change carriers, chatting, smiling customers all wearing the smile which denotes satisfaction with their purchases.”

Around this time, William Street was home to the Siegrist & Fraley department store, J.F. Berner’s hardware store, Savoy Theatre, and many others. Jacob J. Siegrist of Siegrist & Fraley claimed that due to its “city-wide reputation for sound bargains,” William Street was “rated as second only to Main Street” in commercial importance. By approximately 1930, however, commercial prominence shifted toward Broadway and Fillmore Avenue.

The building was occupied by Susan Harris’s clothing store upon its completion in 1889. Subsequent tenants, as documented in city directories, included Globe Clothiers (1894-1895), A. Markson & Son (1896–1897), Levin Michaels men’s furnishings (1898), Eugene S. Kranz wines and liquors (1906–1908), and Grover C. Steinaker home furnishings (1918). Its longest occupant was Aron Goldberg, a native of Poland who operated the Aron Goldberg Furniture House for more than fifty years, from circa 1930 to 1990. The building was more recently occupied by the William Mini Market. The building is currently vacant.

This nomination is indebted to architectural historian Martin Wachadlo, whose research determined the architect and construction date.

Criteria for Designation

654 William Street meets the following criteria for local landmark status, per Chapter 337, Preservation Standards, of the City Code:

1. It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation.

654 William Street has character and value as a tangible remnant of William Street’s late nineteenth- and early twentieth-century development as one of the East Side’s principal commercial thoroughfares. Constructed in 1889 at the height of the corridor’s ascendancy, the building represents the commercial block building typology that defined neighborhood main streets serving Buffalo’s growing population. Contemporary accounts described William Street as “the great East Side’s greatest thoroughfare,” with department stores, theaters, clothiers, hardware merchants, and specialty retailers.

The building's long commercial occupancy, including clothing merchants, men's furnishers, liquor dealers, house furnishing stores, and Aron Goldberg's Furniture House for more than fifty years, reflects the sustained pattern of neighborhood-based entrepreneurship that characterized Buffalo's East Side commercial life. As one of the more architecturally ambitious surviving nineteenth-century commercial buildings on William Street, 654 William Street retains clear association with this important period of urban development.

5. It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.

654 William Street embodies the distinguishing characteristics of the Romanesque Revival style as applied to a late nineteenth-century commercial block. Character-defining features include recessed paired round-arch windows with brick voussoirs, terra cotta medallions and geometric spandrel panels, brick pilasters organizing a symmetrical four-bay facade, stone lintels and trim, ornate bracketed and denticulated brick cornice, brick corner turrets, and a cast iron storefront cornice.

The building demonstrates the period's reliance on load-bearing red-brick masonry construction with stone and terra cotta ornamentation. Its sculptural use of brick and layered facade composition are hallmarks of Romanesque Revival commercial architecture in Buffalo during the 1880s.

Despite late twentieth-century storefront infill, the upper two stories retain substantial integrity of design, materials, workmanship, and feeling. The building remains a highly legible and architecturally valuable example of the late nineteenth-century commercial block building that formed the backbone of Buffalo's neighborhood commercial districts.

6. It is the work of a master builder, engineer, designer, architect, or landscape architect whose individual work has influenced the development of the city, state, or nation.

654 William Street is the work of architect Louis Saenger, a practicing Buffalo architect of the late nineteenth and early twentieth centuries whose documented commissions include the St. Andrew's Evangelical Lutheran Church Complex, 175 Sherman Street (NRHP, 1885); Trinity United Evangelical Church, 115 Gold Street (1887); Jacob Manner Block, Genesee & Hickory Streets (demolished, 1894); and Buffalo Trunk Manufacturing Company Building, 125 Cherry Street (NRHP, 1901–1907). Saenger's surviving buildings are relatively few, and 654 William Street is a rare intact example of his work in neighborhood commercial architecture. As such, the building reflects the influence of a regionally recognized designer whose individual work contributes to Buffalo's architectural development.

The property retains sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation and restoration.

Bibliography

American Contractor 9 (October 20, 1888), 7.

“Aron Goldberg.” *Buffalo Evening News*, April 19, 1965.

“Arsonists blamed for blaze at East Side furniture store.” *Buffalo News*, March 27, 1990.

“Attend the grand opening.” *Buffalo Evening News*, May 6, 1889.

“J.H. Eckhardt dies; head of store board: First to choose Broadway and Fillmore location.” *Buffalo Evening News*, June 21, 1941.

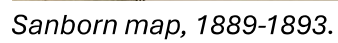
“John Eckhardt dies in California.” *Buffalo Times*, March 27, 1921.

“John Eckhardt, merchant, dies.” *Buffalo Courier Express*, June 21, 1941.

“Michaels’ grand opening: New merchant tailoring department of the popular William Street store shown to the public.” *Buffalo Evening News*, March 15, 1898.



654 William Street. Source: Erie County Interactive Mapping Viewer.















Attend the Grand Opening
 Tonight at our new stores, 554, 556, 558 William
 street. London and Liverpool clothiers and
 merchant tailors. Good muste in attendance.
 A handsome souvenir given to every lady. D.
 Harris & Co., proprietors.

Buffalo Evening News, May 6, 1889.

Keep Your Eye on This Space for Bargains!

Last week was a hummer. Suits and Overcoats were in great demand. The slight change in the weather has crowded our store with anxious lookers and eager buyers. We were amply prepared for the rush with well-made Clothing of our own manufacture.

IT WILL PAY YOU TO VISIT OUR STORE.

Men's Heavy Overcoats, \$2.75; worth \$6.00.	Boys' Cape Overcoats, \$1.42; worth \$3.00.
Men's Heavy Ulsters, \$4.00; worth \$7.50.	Boys' Heavy Overcoats, \$1.75; worth \$3.50.
Men's Fine Chinchilla Overcoats, \$7.25; worth \$11.00.	Boys' School Overcoats, \$2.00; worth \$4.00.
Men's Heavy Beaver Overcoats, black, blue and brown, \$8.50; worth \$13.00.	Boys' Cape Overcoats, well made, trimmed good, \$3.50; worth \$6.00.
Men's Fine Kersey Overcoats, \$9.00; worth \$14.00.	Boys' Astrakhan Trimmed Overcoats, \$3.75; worth \$7.00.
Men's Imported Kersey Overcoats, satin lined, \$11.00; worth \$18.00.	

PLUSH ALBUMS GIVEN.

Extra Inducement to Purchasers of \$10.00 and Over we will give an Elegant Plush Album Free!

Men's Heavy Working Pants \$3.00; worth \$6. Men's Durable Suits, neat and well made, \$5.00; worth \$8.50. Men's Fine Cheviot Suits, in Black and Blue, \$8.00; worth \$12.00. Men's Neat Business Suits, \$10.00; worth \$14. Men's very Fine Dress Suits, \$12.00; worth \$18.00.

BOYS' DOUBLE BREASTED SUITS FOR BOYS
AGES 4 TO 13

Good qualities in Tricots and Cheviots \$3.00. Hundreds of Handsome, Well-made Suits, small plaid and striped Cassimeres, Cheviots and Worstedé, \$3.25, \$3.50, \$4.00 and \$4.50. Bear in mind we are the largest clothing dealers on the East Side.

HARRIS, the London and Liverpool Clothier,
 554-558 WILLIAM STREET.

Buffalo Evening News, October 23, 1891.

BE OUR GUESTS!

Opening of Our New Store!

BRANCH OF

"THE GLOBE,"

554, 556, 558 WILLIAM ST.,

Monday Evening.

MAY 14th, 1894.

We believe there is a good opening in East Buffalo for a *First-class One Price and Reliable Clothing House*. We believe that you prefer dealing with a strictly One Price House, where competition is met openly and where the price of every garment is marked in plain, everyday figures. We have leased the building

554, 556, 558 WILLIAM ST.,

Corner Sherman.

for a term of years and have fitted the place out in modern style. It is now filled with a first-class stock of Men's, Boys' and Children's Clothing, Hats and Furnishing Goods. The store will be known as the *Branch of "The Globe."* Be our Guests Monday Evening. Doors open at 7:30. Listen to the music and get a pretty Souvenir. *Positively no goods sold on opening night.* In the meantime every one looking for Clothing should not miss the Great Bargains now offered by

DESBECKER & Co
"THE GLOBE"
CLOTHIERS.
HATTERS AND FURNISHERS
35-39 SENECA ST. 35-39
Opp. Post Office.

Buffalo Evening News, May 11, 1894.

At "THE GLOBE" This Week.

THE VENETIAN

GLASS BLOWERS

From the Libby Works, World's Fair.

—WILL GIVE A—

FREE EXHIBITION

In our large SHOW Window (Seneca Street Store) every day this week. Come and see them spin glass as fine as cobwebs and weave it into beautiful creations, such as Ships, Bowls, Vases, Wreaths, Animals, Birds, Pipes, Glasses, etc.

One of These Souvenirs to be Given Free With Each Purchase.

The Glass Blowers are ONE of the MANY attractive features of our GRAND HOLIDAY SALE. We've a big list of sensible and useful Holiday Gifts; perhaps you'll run across something that's just what you want.

Smoking Jackets, Men's Overcoats, Mackintoshes, Dressing Gowns, Boys' Suits, Fine Underwear, Bath Outfits, Boys' Overcoats, Silk Handkerchiefs, Kid and Wool Gloves, Carriage Robes, Linen Handkerchiefs, Fine Neckwear, Canes, Silk Mufflers, Silk Umbrellas, Winter Caps, Silk Suspenders, Scarf Pins, Night Robes, Men's Suits, Cuff Buttons, Silk Mufflers, Plush Caps, Baby Carriage Robes.

Our Furnishing Department is as interesting as an art gallery. Neckwear—wonderful for its variety at 25c, 50c, 75c, \$1 and \$1.50. Umbrellas with carved ivory handles, etched sterling silver, hand chased gold, plain or fancy designs in natural woods, 75c to \$15. Bath Outfits in beautiful cases, containing bath robe, two towels, six wash cloths, one pair bath mitts, one pair flesh mitts at \$5.00. Suspenders in dainty silks at 50c to \$2. Mufflers in exquisite patterns at 50c, 75c, \$1, \$1.50 and \$2.00. Boys' Mitts at 25c and Men's Gloves of all descriptions. Nobby Walking Sticks at \$1 and everything else you'd expect to find in a first-class Furnishing Department.

Who would object to an Overcoat for a Christmas Gift. Men's \$12 Overcoats are now \$7.49, and \$18 Kersey and Meltons go for \$9.49.

Men's \$22 and \$30 Suits are marked \$15, and \$12 Ulsters are only \$5.99.

Children's fine Suits and Overcoats at \$1.49, \$1.99, \$2.48, \$2.99. Fauntleroy, Brownie and Reefer Suits at \$3, \$4, \$5 and \$6.

Boys' \$7.50 Ulsters are marked \$3.49.

Plush Caps for 50c and men's and boys' double band Wool Caps are 25c.

Baby Carriage Fur Robes at \$2.99, \$3.49 and \$4.99; worth double.

A Souvenir With Every Purchase.

DESBECKER & CO.,

"THE GLOBE"

CLOTHIERS, HATTERS AND FURNISHERS,

35-37-39 SENECA ST.

554-558 WILLIAM ST.

Opp. P. O.

Cor. Sherman.

\$35,000

\$35,000

Verkauf nach verfallener Hypothek.

Der große Waaren-Vorrath von

A. MARKSON & SON

welcher von mir gekauft wurde, ist noch immer im Gange in

554, 556 und 558 William-Strasse.

Ueber \$10,000 werth Waare wurde in den letzten 12 Tagen verkauft, und über \$20,000 der besten Kleider, Hüte, Kappen und Ausstattungsfachen müssen in den nächsten paar Wochen losgeschlagen werden, weil der Laden aufgegeben wird. Alle Waaren zu

fünfzig Cents am Dollar.

Dies ist kein Humbug sondern ein rechtmäßiger Hypotheken-Verkauf von dem Sheriff zu weniger als 40c am Dollar. Die Firma **Markson & Son** führte die beste Auswahl von Kleider, Hüte und Ausstattungsfachen in Ost-Buffalo, und ein so feiner und guter Vorrath als irgend eine Firma in der Stadt. Wenn Ihr etwas in der Kleider-Branche nöthig habt, kauft Ihr \$1 an jedem Dollarwerth den Ihr einkauft sparen. Kommt und seht! Es wird sich für Euch bezahlen!

**Schaukästen, Fixtures und Geldspende
zu verkaufen.**

M. Wilie, 554, 556 und 558 William Strasse.

Buffalo Freie Presse, November 11, 1897.

MICHAELS' GRAND OPENING.

**New Merchant Tailoring Department of
the Popular William Street Store
Shown to the Public.**

L. Michaels gave a grand opening at his new merchant tailoring establishment, 554 to 558 William street, from 7:30 until 11 o'clock last night. The large stores were decorated with festoons of the national colors, and palms lined the aisles between the tables that were loaded with the latest imported and domestic fabrics.

An orchestra of 10 pieces, stationed in the rear of the stores, furnished music through the entire evening. Hundreds of persons visited the new stores, listened to the music and congratulated Mr. Michaels on the fine appearance of the stores and stock. The stores are at the corner of Sherman street, with abundant window room. The windows were filled with new goods, prettily arranged and the big rooms, all lighted with electricity, made the stores an attractive place. Mr. Michaels is showing some excellent goods at reasonable prices.

Buffalo Evening News, March 15, 1898.

THE • GRAND • OPENING

—OF OUR—

New Merchant

Tailoring Department

AT 554-556-558 WILLIAM ST.

Was a Great Success!

Thousands of people passed in and out, and inspected the largest and most beautiful line of woolens ever exhibited.

The visitors were entertained by the strains of sweet music, and everybody was pleased to see the great improvement to this city in having such an immense establishment. It is, without question, one of the largest in the State, and we intend to make it one of the best in the country.

If you are in need of a Suit or a Spring Overcoat it will pay you to call and see us. You will find over 2000 different styles of goods to select from, and our prices are much lower than others.

For \$12

you can get a nice business suit, well made and trimmed, such as small merchant tailors advertise as bargains for \$18.

Our \$15, \$18, \$20, \$25 Suits

are marvels of art. These suits will be made of the finest materials of imported and domestic woolens, the linings will be the best, the workmanship as good as can be had, and a perfect fit guaranteed or no sale.

L. MICHAELS,

The Leading Merchant Tailor.

554-556-558 WILLIAM STREET.

Buffalo Evening News, March 16, 1898.

**One Price to
All.**

**All goods marked in
plain figures.**

L. MICHAELS,

THE LEADING CLOTHIER,

551, 553, 555 and 557 William St.

414 and 416 Elk Street.

**Our Merchant Tailoring House,
554 to 558 William St.**

We Are in the Fight to Win

*Our ammunition is BEST CLOTHING, HONEST
WORKMANSHIP, LOWEST PRICES and TRUTH-
FUL STATEMENTS OF FACTS.*

For Friday and Saturday

We will put on sale a beautiful line of Men's Suits, from strictly all-wool goods, well made and trimmed in up-to-date styles; they are well worth \$8 to \$10; Friday
and Saturday only **\$5.50**

Another lot of Men's Spring Suits, the choice is endless, every stylish and popular pattern can be found in this grand line, the materials are first class, woolens and linings excellent, cut and trimmed strictly up to date and the values are
fully \$12 to \$14; only **\$7.00**

Men's Business Suits.

A superb showing, covering every color and fabric in the popular staple and new effects. The following materials to select from: Black or blue clay diagonals, black or blue serges, black or blue cheviots, fancy cheviots in overplaids,
fancy Scotch mixtures at only **\$8.50**

We have all the Novelties in Shepherd Plaids, pin checks and hairline stripes in correctly cut and elegantly finished sack suits; some styles exactly that other stores get \$18 for. Young men who keep in touch with the correct fads will find some very pleasing suits in the above
lines at **\$10.00**

Buffalo Evening News, May 12, 1898.

LOUIS SAENGER HANGED HIMSELF.

**Committed Suicide in His Son's
Apartments at 43 Krettner Street
—Asked Forgiveness.**

Louis Saenger, an architect, 74 years old, committed suicide by hanging himself in the bachelor apartments of his son, Henry Saenger, at 43 Krettner street, shortly before 6 o'clock last evening.

The old man was found hanging from a rope in his son's bedroom. He had fastened the rope about his neck, stepped on a chair, tied the rope to the top of a door and then pushed the chair away. The body was still warm when discovered by the son.

After cutting the body down, Mr. Saenger notified the police. Dr. Earl G. Danser, medical examiner, was called and he turned the body over to an undertaker.

Mr. Saenger lived at The Forks, opposite the Old Folks' Home, with his second wife. His first wife died seven years ago, and two years later he again married, but often complained of being unhappy.

A letter written in German was found lying on a table in the room. In it the father asked forgiveness, and told of his unhappiness and the fact that he was growing old.

Buffalo Post, April 21, 1911.

AGED MAN, DESPONDENT, ENDS LIFE

**LOUIS SAENGER, ARCHITECT, 74
YEARS OLD, HANGS HIMSELF
WITH CLOTHES LINE AT HOME
OF HIS SON.**

Louis Saenger, 74 years old, committed suicide yesterday by hanging himself at the home of his son, No. 43 Krettner Street. The old man left a note saying he was sick and despondent. The body was found shortly after 6 o'clock last night. Saenger used a clothes line, fastening one end to the top of a door.

The dead man was an architect and lived at Forks, N. Y. He had been staying with his son at the Krettner Street house for several days. Medical Examiner Danser turned the body over to the family undertaker.

Buffalo Enquirer, April 21, 1911.

John Eckhardt Dies in California

The body of John Eckhardt, pioneer East Side dry goods merchant, who died in Pasadena, Calif., last Wednesday, will be cremated in California. Mr. Eckhardt was 80 years old. He came to Buffalo from Germany when he was 14 years old, and, after engaging in various occupations, he entered the dry goods business. His store at the corner of William and Emslie streets was opened in 1875, and later on he erected his large store there. Ill health caused his retirement 30 years ago, and Siegrist and Fraley bought the business and the buildings. They conducted the business until William A. Morgan purchased the property a year ago. The property and business was bought recently by a company headed by Jacob J. Siegrist.

Mr. Eckhardt is survived by two sons, John H. and Isaac Eckhardt, and one daughter, Mrs. Charles C. Edmiston.

Buffalo Times, March 27, 1921.

John Eckhardt, Merchant, Dies

Ill nearly three years, John H. Eckhardt, long known as the "father" of the Broadway-Fillmore business district, died yesterday afternoon at his home, 23 Agassiz Circle. He was 73 years old and was chairman of the board of the John H. Eckhardt Department Store, Inc., 946-952 Broadway, corner of Fillmore Avenue.

His wife, Kate L. Eckhardt, who helped him found the store and served as president of the firm, died May 6th.

At one time, Mr. Eckhardt's

father operated a store at Emslie and William streets and pioneered in real estate transactions on the East Side. Mr. Eckhardt was associated with his father for some time, but about 50 years ago he investigated the possibilities of the Broadway-Fillmore sector and erected a large building on the corner as a drygoods store. Later he disposed of this establishment, but started another at the same intersection, leasing it until about a year ago when he again took the property and constructed the modern store now located there.

Surviving Mr. Eckhardt are a daughter, Mrs. Alice E. Becker, secretary of the firm, and a grandson, Dean E. Becker, vice-president and treasurer.

Buffalo Courier Express, June 21, 1941.

J. H. Eckhardt Dies; Head of Store Board

First to Choose Broadway and Fillmore Location

The first person to choose Broadway and Fillmore for a department store site, John H. Eckhardt, 73, chairman of the board of John H. Eckhardt Department Store Inc., 946-952 Broadway, died Friday afternoon in his home, 23 Agassiz Circle. He had been ill nearly three years.

Funeral services will be held at 2:30 o'clock tomorrow afternoon in the home. Burial will be in Forest Lawn. Dr. Leonard V. Buschman, minister of Central Presbyterian Church, will officiate.

Mr. Eckhardt's father, John Eckhardt, who operated a store at Emslie and William Streets, owned much real estate in the Broadway-Fillmore section. Deciding that it was an ideal business location, the son chose a site on the northwest corner for his own business venture. With his wife, Kate L. Eckhardt, who died May 6, he conducted the business until 20 years ago. At that time he retired but when the new Eckhardt store was opened Sept. 16, he became chairman of the board.

He is survived by a daughter, Mrs. Alice E. Becker, secretary of the Eckhardt firm, and a grandson, Dean E. Becker, vice president and treasurer.

Buffalo Evening News, June 21, 1941.



Aron Goldberg
owner

says . . .

Never before
such a wonder-
ful mattress
value. Replace
those worn mat-
tresses now with
fine Serta-Lux

**ARON GOLDBERG
FURNITURE HOUSE**

854-58 WILLIAM ST.

Buffalo Courier Express, July 21, 1957.

Aron Goldberg

Aron Goldberg, who owned and operated the Goldberg Furniture House at 654 William St. for more than half a century, died Sunday in his home at 4 Middlesex Rd. after suffering a heart attack.

Mr. Goldberg, a native of Poland, came to Buffalo before World War I and opened the furniture store a year or two later. From 1959 until quite recently he also operated a branch store at 949 Fillmore Ave.

He is survived by a daughter, Mrs. Gloria G. Klein, and two grandsons.

Funeral services will be held at 1 PM Wednesday in Delaware Park Memorial Chapel, 2141 Delaware Ave. Burial will be in Beth El Cemetery, Pine Hill.

Buffalo Evening News, April 19, 1965.



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000486

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1923

0000-10057685

CITY OF BUFFALO



65 Niagara Sq. City Hall Room 301 Buffalo, NY 14202
Phone (716) 851-6583 / (716) 851-4041 / (716) 851-4766

All information on this form is public record

BUSINESS LICENSE APPLICATION

☒ Used Car Dealer	FEE \$300.00 COMMON COUNCIL REQUIRED	☐ Tire Handler I	FEE \$250.00 10 -1000 tires *Include NYS Environmental Conservation Law Part 360; Storage plan and General Liability Insurance at least \$50,000 both for personal injury and property damage, must contain 10 day cancellation clause with the certificate holder as City of Buffalo, Office of Licenses Room 301, Buffalo NY 14202*	Tire Storage Information Inside Storage ☐ yes ☐ no Outside Storage ☐ yes ☐ no
☐ Second Hand Dealer	\$200.00 COMMON COUNCIL REQUIRED	☐ Scrap Processor	\$215.00 COMMON COUNCIL REQUIRED	☐ Flea Market
☐ Wholesale Junk Dealer	\$400.00 COMMON COUNCIL REQUIRED	☐ Tire Handler II	\$375.00 1000< tires *Must provide storage plan and insurance as per above*	FEE \$215.00 COMMON COUNCIL REQUIRED

Corporation Name Iconic Auto Rescues LLC Business Phone (716) 544-0961

Business Name (dba) _____ Business Fax () _____

Business Address (no PO Box) 620 W 660 Ontario St Buffalo NY 14202

Mailing Address (if different) _____

NYS Tax ID # 93-3630328 Business Website _____ E-Mail _____

Owner(s)/ Principal Partners

Applicant (last, first) Williams Dente Home Phone _____

Home Address: (PO Box not acceptable) _____

Date of birth _____ Place of Birth Buffalo

Co-Applicant (last, first) _____ Home Phone _____

Home Address: (PO Box not acceptable) _____

Date of birth _____ Place of Birth _____

Describe your specific business activity in detail. _____

Subscribed and sworn to before me
this 19 day of May 2025

Commissioner of Deeds / Notary

I am aware of the obligation to provide timely notice of any change in required information, and I have informed all owners, managers, or other principals of their criminal and/or civic responsibility for the timely fulfillment of restrictions and conditions to the license or timely abatement of any nuisance activity at or associated with the business.

As an authorized agent of the entity identified above, I certify the information on this form is true, correct, complete and current to the best of my knowledge and belief.

Print Name Dente Williams

Signature _____

Date 5-19-25

APPLICANT NOTIFICATION

ALL Applications MUST HAVE THIS NOTIFICATION SIGNED BY COUNCIL PERSONNEL FOR THE APPLICABLE DISTRICT COUNCILMEMBER LISED BELOW & RETURN THIS NOTIFICATION TO THE OFFICE OF LICENSE prior to the application being considered for Approval. This is to inform Councilmembers what businesses are in their District.

THIS IS NOT AN APPROVAL NOR DOES THIS DOCUMENT INFER THAT SAID APPROVALS WILL BE GRANTED

Licensee Name: Dante Williams

License Application Address 660 Ontario St Buffalo, NY 14207

DELAWARE DISTRICT	JOEL P. FEROLETO	1405 CITY HALL	851-5155
ELLCOTT DISTRICT	LEAH M HALTON-POPE	1408 CITY HALL	851-4980
FILLMORE DISTRICT	MITCHELL P. NOWAKOWSKI	1401 CITY HALL	851-4138
LOVEJOY DISTRICT	BRYAN BOLLMAN	1316A CITY HALL	851-5151
MASTEN DISTRICT	ZENETA B. EVERHART	1405 CITY HALL	851-5145
NIAGARA DISTRICT	DAVID A. RIVERA	1504 CITY HALL	851-5125
☒ NORTH DISTRICT	JOSEPH GOLOMBEK JR.	<u>1502 CITY HALL</u>	<u>851-5116</u>
SOUTH DISTRICT	CHRISTOPHER P. SCANLON	1315 CITY HALL	851-5169
UNIVERSITY DISTRICT	RASHEED N. C. WYATT	1508 CITY HALL	851-5165

Council Personnel Signature Aplenis

District NORTH

Date 5/19/25



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000491

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1929

Whereas, Chapter 265 of the City Code was enacted “to regulate the management of residential rental properties to protect the public health, safety, general welfare, comfort, peace and prosperity of the people of the City of Buffalo by providing for a licensing procedure for property managers who engage in the management of three or more residential City properties”;

Whereas, On December 23, 2025, this body unanimously passed a resolution directing Corporation Counsel to approve as to form an ordinance amendment that would require property manager license applicants to disclose the identities of their employees and descriptions of those employees’ job duties;

Whereas, The requested ordinance amendment has not yet been filed with this body;

Whereas, In the interest of protecting tenant rights and maximizing transparency, it is imperative that tenants and neighbors be able to familiarize themselves with the individuals and entities who manage the properties in which they live and reside near;

Whereas, The City currently maintains a publicly accessible online dataset listing information about licensed property managers, however, this dataset can be difficult to locate and does not identify the properties managed by each licensee, nor the names and contact information of the licensees’ employees;

Whereas, Section 265-4 sets forth mandatory information that must be submitted by property manager license applicants; however, the Department of Permit and Inspection Services does not request all such information within its “City of Buffalo Property Management License Application”;

Whereas, Contrary to the requirements of Section 265-4, the application form does not request applicants’ e-mail addresses, nor does it ask whether applicants will collect rents or negotiate rental of property (and thus are licensed real estate agents or brokers); instead, disclosure of real estate licensure is framed as optional if the applicant seeks a waiver of the application fee;

Whereas, Chapter 265 generally defines the role of a property manager but fails to specify the duties of property managers, the failure to meet which would constitute a violation of the chapter within the meaning of Section 265-11, penalties for offenses;

Now, therefore, be it resolved that the City of Buffalo Common Council hereby:

1. Requests that the Departments of Permit and Inspection Services and Management Information Systems create and maintain a new, easily accessible webpage that clearly identifies all licensed property managers, the properties they manage, and the names and contact information of all property managers and the individuals they employ;
2. Requests that the Department of Permit and Inspection Services update its “City of Buffalo Property Management License Application” to require

- disclosure of applicants' e-mail addresses and whether the applicants will collect rents or negotiate rental of property;
3. Once again directs Corporation Counsel to approve as to form an ordinance amendment adding new required information to the property manager license application, now updated with additional requested language defining property manager duties and requiring signage in front of managed properties, attached hereto; and
 4. Directs the City Clerk to send copies of this resolution to the Office of the Mayor, Department of Permit and Inspection Services, Department of Management Information Systems, Buffalo Police Department, and Corporation Counsel.



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000493

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1931

Halton-Pope – Council Review of Property Manager License Applications and Improvements to the Property Manager Application Process

Whereas, Chapter 265 of the City Code was enacted “to regulate the management of residential rental properties to protect the public health, safety, general welfare, comfort, peace and prosperity of the people of the City of Buffalo by providing for a licensing procedure for property managers who engage in the management of three or more residential City properties”;

Whereas, § 265-7 provides that all property manager licenses issued by the City shall expire annually on the 30th day of November, and that each applicant seeking reissuance or renewal shall be required to submit a new application;

Whereas, § 265-5(C) provides that all new applications for a property manager license shall be referred to the Common Council for approval;

Whereas, Given that this body has received only one new property manager license application within the last month, a period that straddles the November 30 expiration date, dozens of individuals and entities are now presumably engaged in the unlicensed management of property in violation of Chapter 265;

Whereas, Many licensed property managers employ individuals who engage in property management under the licensees’ supervision;

Whereas, In the interest of transparency and accountability, the City should be familiar with the individuals who perform property management duties under the supervision of licensed property managers; and

Now, therefore, be it resolved that the City of Buffalo Common Council hereby:

1. Requests that the Department of Permit and Inspection Services immediately begin outreach efforts to bring unlicensed property managers into compliance with Chapter 265;
2. Directs Corporation Counsel to approve as to form an ordinance amendment adding new required information to the property manager license application, attached hereto; and
3. Directs the City Clerk to send copies of this resolution to the Office of the Mayor, Department of Permit and Inspection Services, Buffalo Police Department, and Corporation Counsel.



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000494

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1932

Whereas, Corporation Counsel serves as the City of Buffalo's legal department, an entity embedded within the administrative branch of the City government;

Whereas, this body recognizes and values Corporation Counsel's role in overseeing the multitude of legal matters involving the City and requiring the expertise of the Law Department;

Whereas, the City of Buffalo is comprised of numerous departments, boards, commissions, and elective offices, all represented by Corporation Counsel;

Whereas, the diversity of perspectives and interests among the several entities of the City can, inevitably, complicate Corporation Counsel's ability to balance these different viewpoints when rendering legal advice;

Whereas, this challenge is further exacerbated by the fact that Corporation Counsel serves at the pleasure of the Mayor;

Whereas, in the interest of maintaining this body's autonomy and preserving its prerogatives and decision-making as a governing body, it is imperative that impartial legal advisement be available to the Council when necessary;

Whereas, in recognition of these circumstances and the Council's need for independent legal counsel, this body created a "Legislative Policy Advisor" position, which was filled on June 4, 2024, by a qualified candidate licensed to practice law in the State of New York with at least three years of experience as an attorney;

Whereas, in the interest of preserving the Council's ability to obtain independent legal advice in a more permanent manner, this body has determined to establish the position of "Legislative Counsel" within the city charter, which shall replace the previous position "Legislative Policy Advisor";

Whereas, this position is not intended to supersede or diminish the role of Corporation Counsel as counsel for this body and the municipal corporation, but rather to serve this body collaboratively with Corporation Counsel, ensuring access to thorough legal advice going forward;

Now, therefore, be it resolved that the City of Buffalo Common Council hereby:

1. Directs Corporation Counsel to approve as to form the Local Law establishing the position of Legislative Counsel, attached hereto; and

2. Directs the City Clerk to send copies of this resolution to the Office of the Mayor and Corporation Counsel.



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000497

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1935

4HM25-10058029

CITY OF BUFFALO – BUSINESS APPLICATION

65 Niagara Sq. City Hall Room 301 Buffalo, NY 14202
Phone (716) 851-4078 / (716) 851-6583 Fax (716) 851-4952



All information on this form is public record

LODGING HOUSE LICENSE APPLICATION COMMON COUNCIL REQUIRED

1998 aka

Lodging House Address 1996 S. PARK AVE, Buffalo NY 14220
Number, Street ZIP

Business Name: McCarty Properties LLC

Number of Rooming Units 2 Total Number of Beds 5 Total Number of Beds Applied for 5

Number of Rooms 3 Number of persons occupying each Rooming Unit _____

Name of Applicant GREG McCARTY Home Phone # _____

Applicant Address _____
(NO PO Boxes) Number, Street City, town or Village State ZIP

Applicant Date of Birth _____ Place of Birth _____

NYS Tax ID # 087-58-5256 Business Website N/A E-Mail _____

ADDITIONAL REQUIREMENT

As per Chapter 269-2(B) of the City Ordinances, no license will be issued unless
the owner OR the agent of the property resides on the premises of the lodging house.

Check one:

- ☐ I, the owner, reside on the premises of the above lodging house address.
☒ WAYNE Smith is the Lodging House Agent residing at the lodging house.

Fees

0-10 beds\$100.00
11-25 beds\$150.00
over 25 beds ... \$150.00 + \$2.50
for each additional bed

I am aware of the obligation to provide timely notice of any change in required information, and I have informed all owners, managers, or other principals of their criminal and/or civic responsibility for the timely fulfillment of restrictions and conditions to the license or timely abatement of any nuisance activity at or associated with the business.

I certify the information on this form is true, correct, complete and current to the best of my knowledge and belief.

Subscribed and sworn to before me
this 14 day of Aug 20 25
Commissioner of Deeds

Signature of Applicant

Print Name

Date

GREG McCARTY
6-2-25 8-14-25

APPLICANT NOTIFICATION

ALL Applications MUST HAVE THIS NOTIFICATION SIGNED BY COUNCIL PERSONNEL FOR THE APPLICABLE DISTRICT COUNCILMEMBER LISTED BELOW & RETURN THIS NOTIFICATION TO THE OFFICE OF LICENSE prior to the application being considered for Approval. This is to inform Councilmembers what businesses are in their District.

THIS IS NOT AN APPROVAL NOR DOES THIS DOCUMENT INFER THAT SAID APPROVALS WILL BE GRANTED

Licensee Name: Greg McCarty

License Application Address 1996 S. PARIC AVE Buffalo, NY 14220

DELAWARE DISTRICT	JOEL P. FEROLETO	1405 CITY HALL	851-5155
ELLCOTT DISTRICT	LEAH M HALTON-POPE	1408 CITY HALL	851-4980
FILLMORE DISTRICT	MITCHELL P. NOWAKOWSKI	1401 CITY HALL	851-4138
LOVEJOY DISTRICT	BRYAN BOLLMAN	1316A CITY HALL	851-5151
MASTEN DISTRICT	ZENETA B. EVERHART	1405 CITY HALL	851-5145
NIAGARA DISTRICT	DAVID A. RIVERA	1504 CITY HALL	851-5125
NORTH DISTRICT	JOSEPH GOLOMBEK JR.	1502 CITY HALL	851-5116
SOUTH DISTRICT	CHRISTOPHER P. SCANLON	1315 CITY HALL	851-5169
UNIVERSITY DISTRICT	RASHEED N. C. WYATT	1508 CITY HALL	851-5165

Council Personnel Signature [Signature] District South

Date 6/4/25



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000561

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1936

A. James, Zoning Map Amendment – 2094 Fillmore from N-3R to N-3E Zone

(Mas) (Hrg 10/21/25)

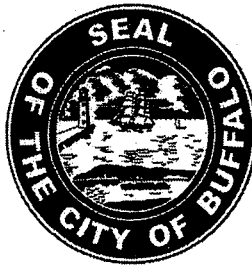
REFERRED TO THE COMMITTEE ON LEGISLATION
AND THE CITY PLANNING BOARD

OFFICE OF THE CITY CLERK

TIANNA M. MARKS
City Clerk
Registrar of Vital Statistics

MILLY CASTRO LITTLES
Deputy City Clerk Vital Statistics
Deputy Registrar of Vital Statistics

PAMELA MAGGIORE
Deputy City Clerk



65 NIAGARA SQUARE
ROOM 1308 CITY HALL
BUFFALO, NEW YORK 14202
PHONE: (716) 851-5431
FAX: (716) 856-0506

NOTICE OF COMPLETE APPLICATION

THIS IS TO ACKNOWLEDGE THAT I HAVE BEEN INFORMED AS TO THE TIME AND PLACE FOR
THE PUBLIC HEARING REGARDING:

A. James, Zoning Map Amendment - 2094 Fillmore Ave
From N-3R to N-3E Zone

To be held in the Council Chambers, 13th Floor. Please Contact Common Council Central Staff at
(716) 851-5105, or email councilstaff@buffalony.gov for more information.

At 1:00 pm ON

10/21/25

*FAILURE TO APPEAR FOR THE PUBLIC HEARING MAY RESULT IN REPAYING THE \$250 FEE TO
RESCHEDULE

*PLANNING BOARD MEETING WILL BE AT 4:00 pm in Room 901 * ON

10/6/25

*FAILURE TO APPEAR BEFORE THE PLANNING BOARD MAY DELAY YOUR PROJECT

Phone number for Planning Board 851-5082

I am also informed that this is the only notice that the petitioner and/or owner will receive,
and that if I am not the owner or petitioner, I will inform said owner, petitioner or his/her
agent of the above.

Signed [Signature] (Agent/Owner)

Print Name

Anthony James

Phone #

716 243 1261

Date

Sept 15, 2025

ATTENTION

CONTACT THE COUNCILMEMBER IN YOUR DISTRICT

CM Everhart 851-5145

IF APPROVED AT THE COMMITTEE MEETING THE ITEM WILL BE REFERRED

TO THE FULL COUNCIL ON

10/28/25

IF APPROVED AT THE FULL COUNCIL MEETING THE ITEM WILL GO TO THE MAYOR FOR
APPROVAL

THE MAYOR HAS UNTIL T.B.D. TO RETURN THE ITEM TO THE CITY CLERK'S OFFICE



Zoning Map Amendment Application to the Common Council

City of Buffalo, New York

Applicant Information

Property Owner

Identify the property owner associated with the zoning map amendment:

Name Malik Group, Ishtiaq Ahmed Cell Phone 646-492-9633
 Organization Malik Group Business Phone "
 Mailing Address 389 Bernhardt Drive Fax Number NA
 City Amherst State NY Zip 14226 Email aishtiaq175@gmail.com

Agent

Identify any person or organization representing the property owner in this matter:

Name Anthony James Cell Phone 716-243-1261
 Organization Anthony O. James, Architect Business Phone "
 Mailing Address 160 Greenfield St. Fax Number NA
 City Buffalo State NY Zip 14214 Email anthonyojames@gmail.com

Property Information

Assessed Address: 2094 Fillmore Ave.
 Area of Parcel (square feet): 6,920 Acres: 0.16
 Year property purchased by current owner: 2019
 Historic District/Property (within or adjacent): NA
 Council District: Master

Rezoning Request

Current Zone: N-3R Current Zone Overlay (if applicable): NA
 Proposed Zone: N-3E Proposed Zone Overlay (if applicable): NA
 Current Use(s): Vacant lot
 Proposed Use(s): Commercial space: retail commercial or office (M-mercantile) (B-business)
 Justification (attach additional information if necessary):
With the success of the adjacent grocery store and restaurant on the adjacent N-3E zoned parcel at 2106 Fillmore the owner desires to expand the commercial space onto his property at 2094 Fillmore.



Zoning Map Amendment Application to the Common Council

City of Buffalo, New York

Adjacent Descriptions

Description of adjacent uses:

North: N-3E Grocery Store

East: Auto Repair Shop

South: N-3R Residential

West: Vacant Lot

Description of adjacent zones:

North: N-3E

East: N-3E

South: N-3R

West: N-3R

Description of adjacent neighborhood: Fillmore Ave from Dewey to Rodney is mainly commercial, south of the subject property mainly residential for the next two blocks, so basically a mixed use neighborhood.

Disclosure Affidavit

I maintain that the information provided above is true and accurate to the best of my knowledge:

Property owner or applicant name (print): Anthony James

Date: 8/27/25

Property owner or applicant signature: [Signature]

Notary

State of New York)

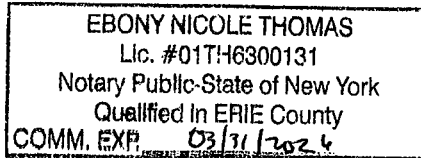
) ss

County of Erie)

On the 15 day of Sept in the year 2025 before me, the undersigned, personally appeared Anthony James personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]

Notary Public



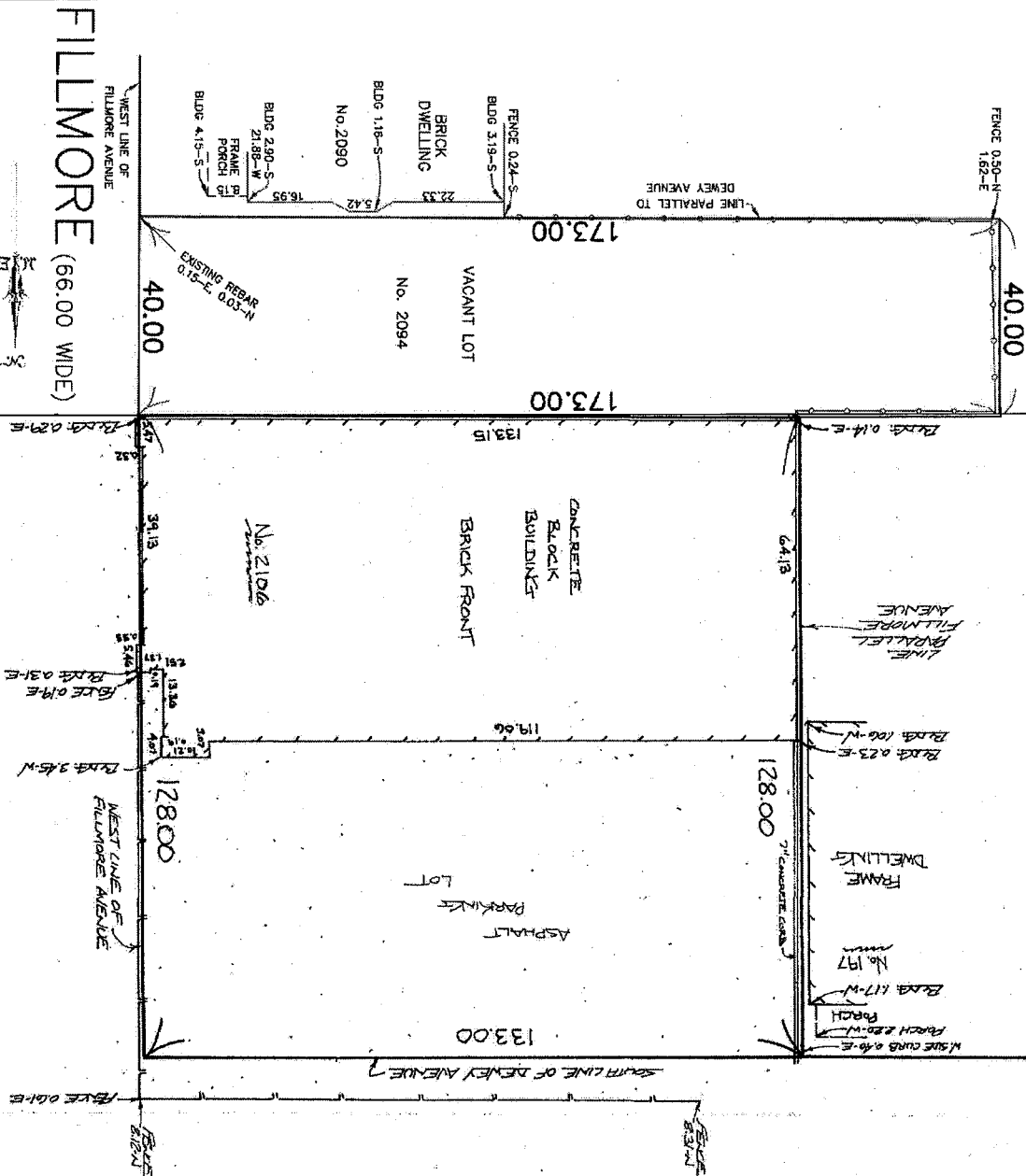
361. 49.55-6-7. 2094. FILLMORE REQUEST TO CHANGE OF ZONING FOR 2094 FILLMORE (CURRENTLY N-3E) TO MATCH ADJACENT PARCEL, 2005 FILLMORE, ZONED N-3E, TO ALLOW CONSTRUCTION OF COMMERCIAL BUILDING. NOTE BOTH PROPERTIES OWNED BY THE SAME COMPANY.

CODE NOTES:

1. ZONING DISTRICT: N-3E (CURRENT), N-3E (PROPOSED)
2. CONSTRUCTION TYPE (PROPOSED): 3B
3. USE GROUP: 11 - RETAIL/TYPE OR B - BUSINESS (DEPENDS ON FUTURE TENANT)
4. BUILDING AREA: 4,952 SQ.FT.

5. LOT AREA: 6,300 SQ.FT.
6. PERCENTAGE LOT COVERAGE: 65% (MAX ALLOWED IN N-3E: 90%)
7. BUILD TO PERCENTAGE: 85%
8. SETBACKS:
5. FRONT GLASS PERCENTAGE: 70% MIN. REQUIRED, 10% PL

FRONT YARD, 0' REQ'D, 0' PROVIDED
INTERIOR SIDE YARD, REQ'D: MIN. 0', MAX. 30', 6' PROVIDED
REAR YARD REQ'D: 15% OF LOT DPTH (66'), PROVIDED
FRONT GLASS PERCENTAGE: 70% MIN. REQUIRED, 10% PL

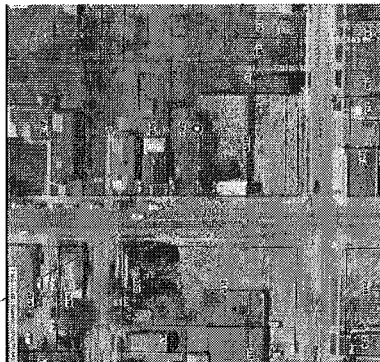


1. SURVEY(S)
SCALE: 1/16" = 1'-0"

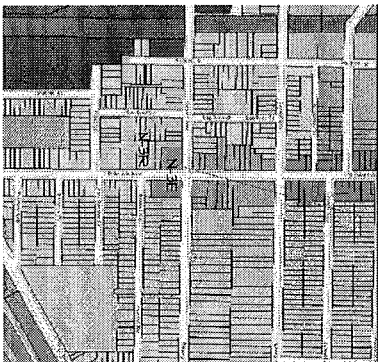
NOTE: BOTH 2096 AND 2106 FILLMORE ARE OWNED BY THE SAME COMPANY

DEWEY (6600 WIDE) AVENUE

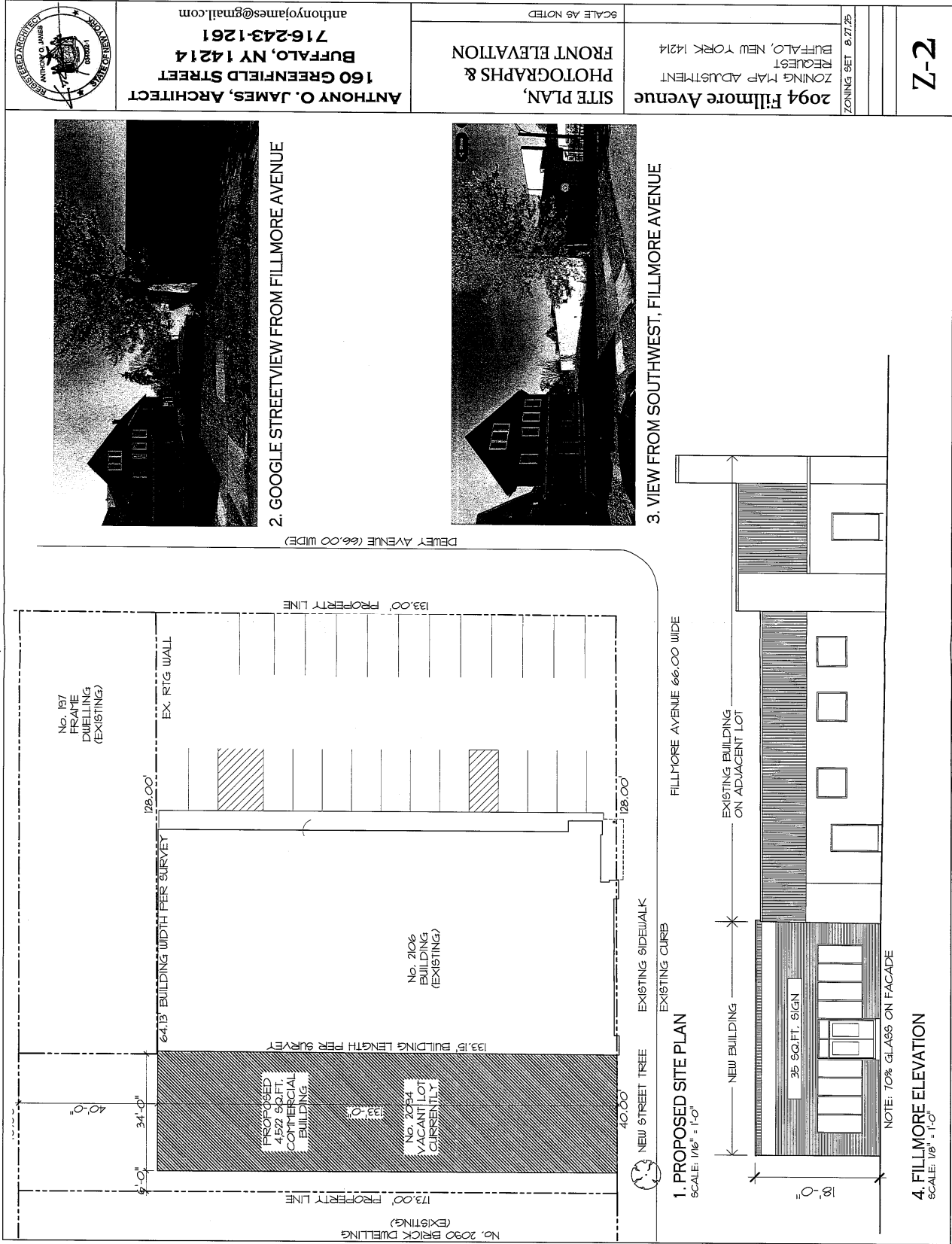
2. AERIAL PARCEL MAP



3. ZONING MAP



Z-1	ZONING SET 8.27.25	2094 Fillmore Avenue ZONING MAP ADJUSTMENT REQUEST BUFFALO, NEW YORK 14214	COVER SHEET, SURVEY & MAPS	ANTHONY O. JAMES, ARCHITECT 160 GREENFIELD STREET BUFFALO, NY 14214 716-243-1261 anthonyojames@gmail.com	
			SCALE: AS NOTED		





Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000501

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1940

25-1358

Sanik, M, Special Use Permit - ~~3264~~ Main St for Outdoor Dining in N-3C zone

(UNI)(Hrg 9/9/25)

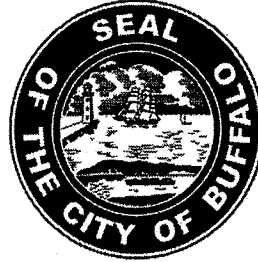
REFERRED TO THE COMMITTEE ON LEGISLATION
AND THE CITY PLANNING BOARD

OFFICE OF THE CITY CLERK

TIANNA M. MARKS
City Clerk
Registrar of Vital Statistics

MILLY CASTRO LITTLES
Deputy City Clerk Vital Statistics
Deputy Registrar of Vital Statistics

PAMELA MAGGIORE
Deputy City Clerk



65 NIAGARA SQUARE
ROOM 1308 CITY HALL
BUFFALO, NEW YORK 14202
PHONE: (716) 851-5431
FAX: (716) 856-0506

NOTICE OF COMPLETE APPLICATION

THIS IS TO ACKNOWLEDGE THAT I HAVE BEEN INFORMED AS TO THE TIME AND PLACE FOR
THE PUBLIC HEARING REGARDING:

3264 MAIN ST
JANIK M
HALAL FEAST-O, SPECIAL USE PERMIT FOR OUTDOOR
DINING IN N-3C ZONE (UNI)

To be held in the Council Chambers, 13th Floor. Please Contact Common Council Central Staff at
(716) 851-5105, or email councilstaff@buffalony.gov for more information.

At 1:00 pm ON 9/9/25

*FAILURE TO APPEAR FOR THE PUBLIC HEARING MAY RESULT IN REPAYING THE \$250 FEE TO
RESCHEDULE

*PLANNING BOARD MEETING WILL BE AT 4:00 pm in Room 901 * ON 7/28/25

*FAILURE TO APPEAR BEFORE THE PLANNING BOARD MAY DELAY YOUR PROJECT

Phone number for Planning Board 851-5082

I am also informed that this is the only notice that the petitioner and/or owner will receive,
and that if I am not the owner or petitioner, I will inform said owner, petitioner or his/her
agent of the above.

Signed [Signature] (Agent/Owner)

Print Name Mitchell Sanik Phone # 512-213-9063

Date 14 JUL 25

ATTENTION

CONTACT THE COUNCILMEMBER IN YOUR DISTRICT WYATT

IF APPROVED AT THE COMMITTEE MEETING THE ITEM WILL BE REFERRED

TO THE FULL COUNCIL ON 9/16/25

IF APPROVED AT THE FULL COUNCIL MEETING THE ITEM WILL GO TO THE MAYOR FOR

APPROVAL

THE MAYOR HAS UNTIL TBD TO RETURN THE ITEM TO THE CITY CLERK'S OFFICE



Special Use Permit Application to the Common Council

City of Buffalo, New York

Applicant Information

Applicant

Identify the person or organization requesting the Special Use Permit:

Name Halal Feast-O Cell Phone 646-577-2804
Organization Trinh Incorporated Business Phone _____
Mailing Address Hamburg NY 255 Buffalo St. Fax Number _____
City Hamburg State NY Zip 14075 Email _____

Agent

Identify any person or organization representing the applicant in this matter:

Name Mitchell Sanik Cell Phone 512-213-9063
Organization Schenne and Associates Business Phone same
Mailing Address 967 Luther Rd Fax Number n/a
City East Aurora State NY Zip 14052 Email mitch@schenne.com

Property Information

Assessed Address: 3264 Main St., Buffalo, NY 14214
Area of Parcel (square feet): _____ Acres: 0.1
Zone: N3C Zone Overlay (if applicable): Metro Rail
Current Use: Restaurant
Historic District/Property (within or adjacent): n/a
Council District: University Heights



Special Use Permit Application to the Common Council

City of Buffalo, New York

Type of Request

- ☒ Expansion of existing/current use
- ☐ Changing the use to a different use
- ☐ New Use: Adding a new use and keeping existing/current use
- ☐ Change of ownership or business name

Special Use Request

Current use(s): Indoor Dining - Restaurant

Proposed use(s): Maintain indoor dining, supplemental outdoor dining

Justification (attach additional information if necessary):

Additional dining, outdoor

Project Description

Detail hours of operation: 12 pm - 10 pm

List/describe adjacent uses: Commercial

Describe any sound, odor, vibration, light, or other potential disrupting operations of the use and provide hours of the day and days of the week which they would occur:

Minimal additional sound - conversation of patrons sitting outside

Describe any public benefit of the use:

Expansion of patronage, ambience of area



Special Use Permit Application to the Common Council

City of Buffalo, New York

Describe community engagement that has taken place (not including public hearing):

Currently working with University Heights Collaborative

Will any permanent features of the building be removed? ☐ Yes ☒ No

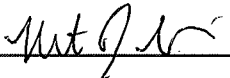
If yes, describe: _____

Attach additional information for this section if necessary.

Disclosure Affidavit

I maintain that the information provided above is true and accurate to the best of my knowledge:

Property owner or applicant name (print): Mitchell Samik Date: 26 JUN 25

Property owner or applicant signature: 

City of Buffalo
65 Niagara Square
Buffalo, NY 14202
(716)851-4949 Fax (716)851-5472

UNIVERSITY

USE Information Report

Report Date 6/20/2025

Page 1 of 2

A/P # USE23-9567067

Application Information

Processed 3/1/2023 10:02:00AM By dkrug
Issued By
Final By

Type of Work	# Plans 0	Declared Valuation	\$1.00
Priority	# Pages 0	Calculated Valuation	\$0.00
		Actual Valuation	\$0.00

Description of Work

*** SPECIAL USE *** To establish use as an Outdoor dining for Tasnim Sabik (646) 621-9700 with " Halal Feast O Inc. "
in a N-3C zone *** CC APP *** *** BUILDOUT PLANS UNDER PERMIT # GC22-9558006 *** ** SURVEY ATTACHED ***
PLANS FILED THROUGH IDT***

Metro Rail

Property Information

Address 3264 MAIN SBL 0795500001011000
BUFFALO, NY 14214 CENSUS 46.01

Location

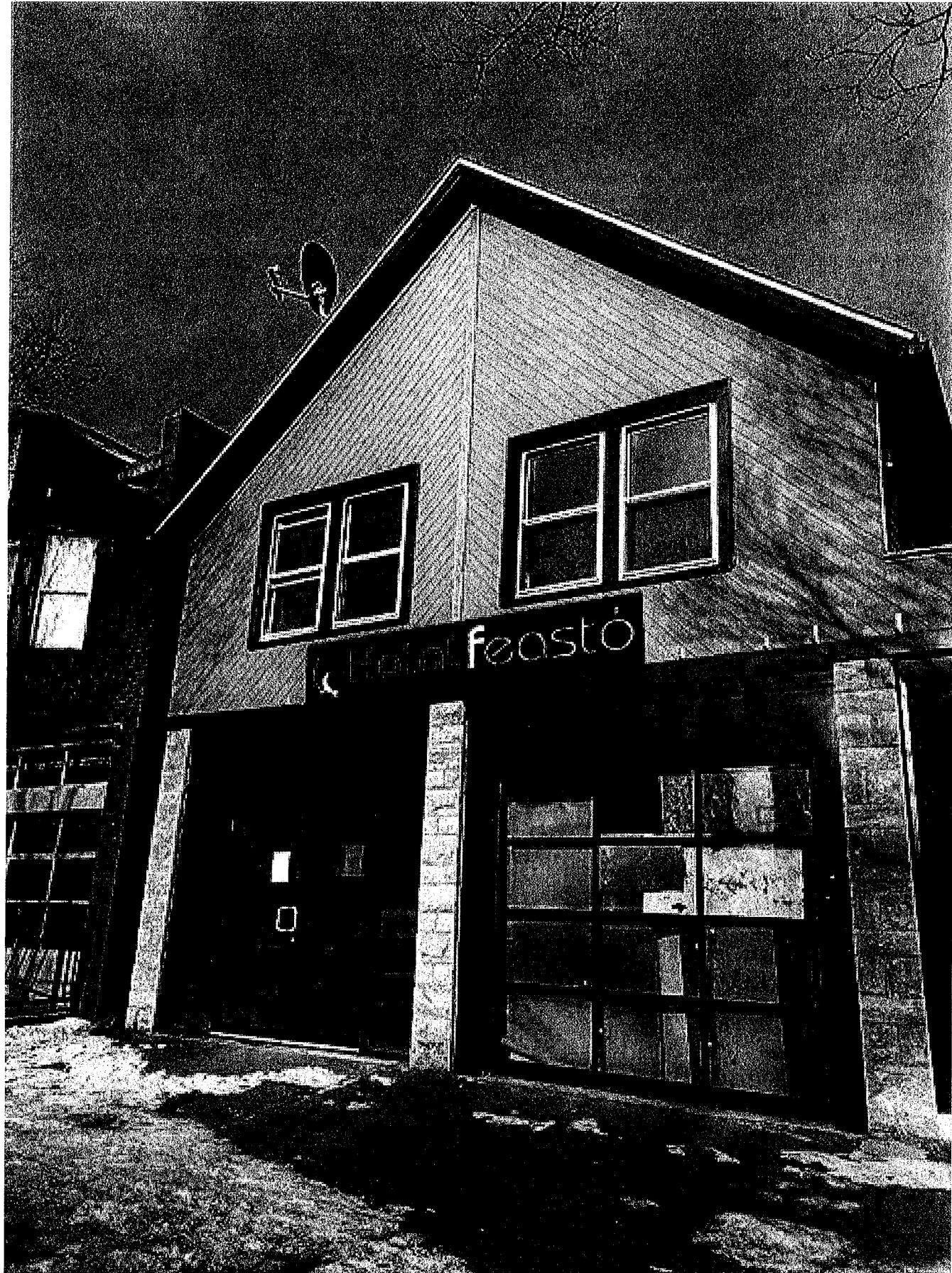
Applicants

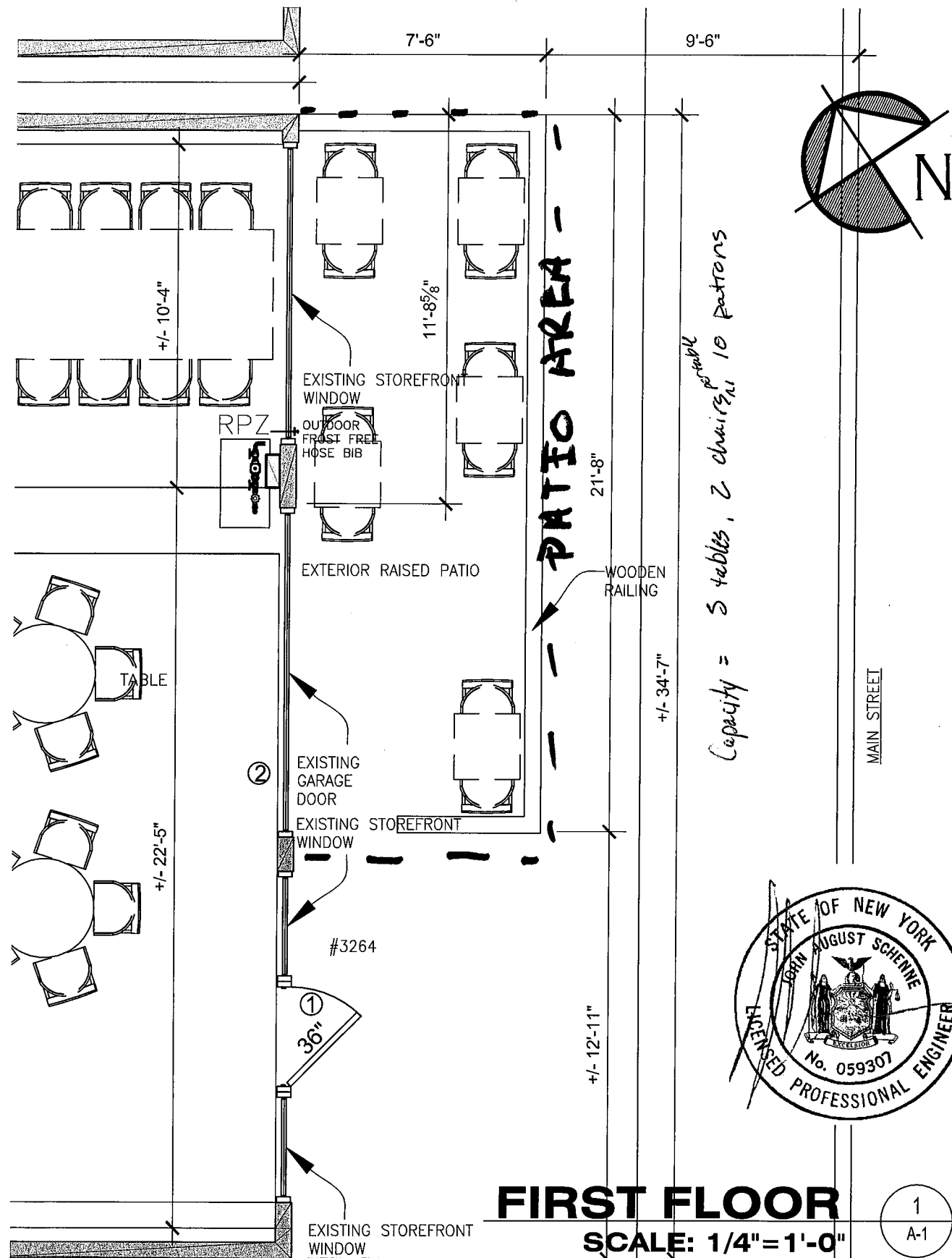
Contact ID 12248682 Primary N Name Trinh Real Estate Llc
Mailing Address 169 LANDINGS DR AMHERST, NY 14228
Day Phone

Contact ID 12256724 Primary N Name Ryan Renshaw
Mailing Address 967 LUTHER ROAD EAST AURORA, NY 14052
Day Phone (617)869-9040

Contact ID 12293188 Primary Y Name Tasnim H Sabik
Mailing Address 3264 MAIN BUFFALO, NY 14214
Day Phone

Fees	Status	Paid Date	Amount
Application Fee	P	3/1/2023 10:51:53AM	\$50.00





FIRST FLOOR
SCALE: 1/4" = 1'-0"



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

OWNER

TASNIM SABIK
 646-621-9700
 halalfeasto@gmail.com

PROJECT

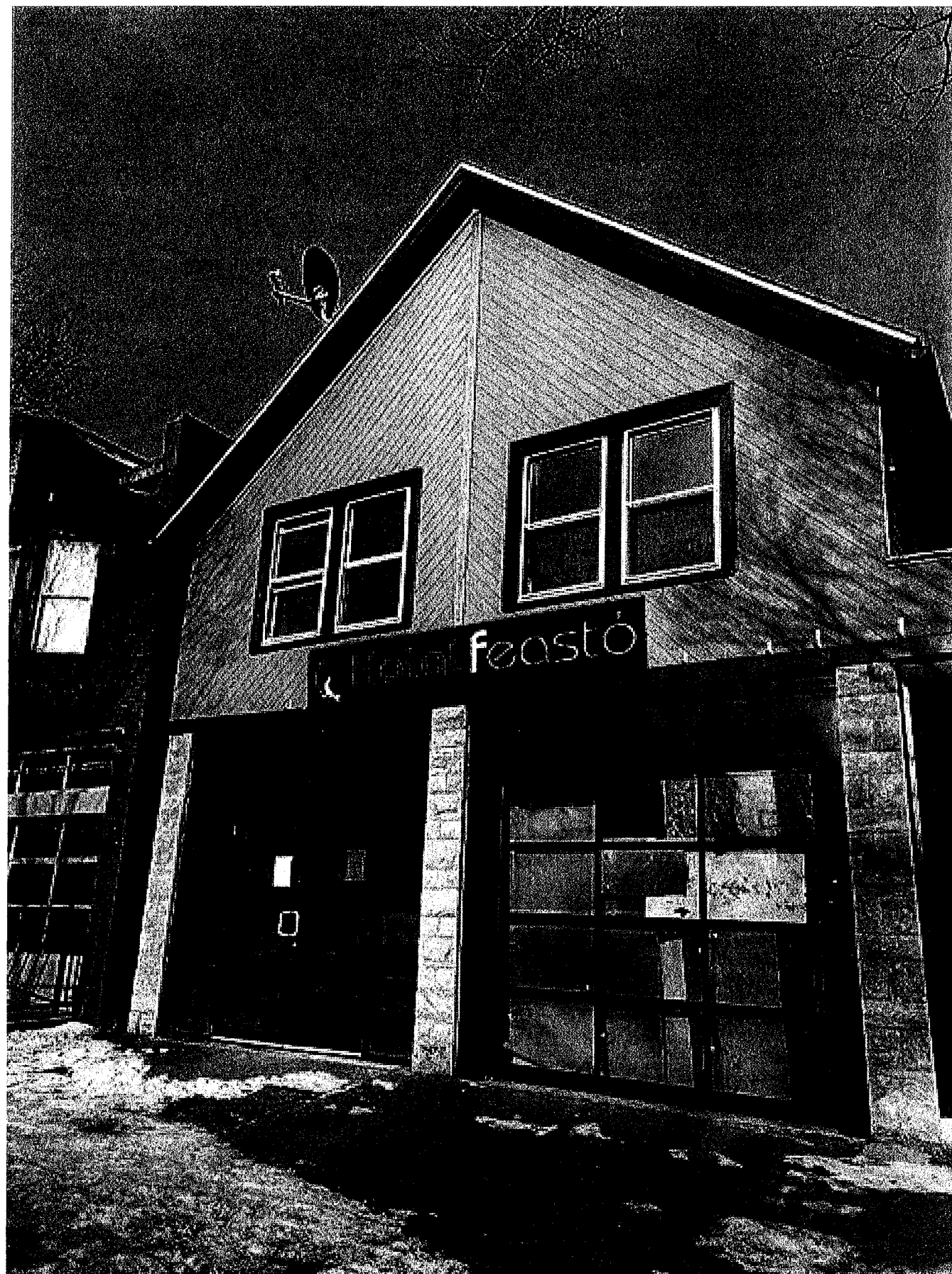
Outdoor Patio
Halal Feast O
 3264 Main Street
 Buffalo, NY 14214

JOB NUMBER # 22-3552

DWG. SK-1

SCALE: N.T.S

DATE: 5/03/23



Short Environmental Assessment Form
Part 1 - Project Information

(UNI)

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Halal Feast - O outdoor dining permit			
Project Location (describe, and attach a location map): 3264 Main St. Buffalo, NY 14214; Main, between Heath and Englewood			
Brief Description of Proposed Action: Requesting permit for outdoor dining			
Name of Applicant or Sponsor: Mitchell J. Samik		Telephone: 512-213-9063	
Address: 967 Luther Rd.		E-Mail: mitch@schenne.com	
City/PO: East Aurora		State: NY	Zip Code: 14052
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☒	YES ☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☒	YES ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Mitchell J. Sanik</u> Date: <u>26JUN25</u>		
Signature: <u>[Signature]</u> Title: <u>Project Manager</u>		



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000507

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1949

F. Monisha, Special Use Permit – 120 Humason for Non-owner-occupied Short Term
Rental in N-3R Zone

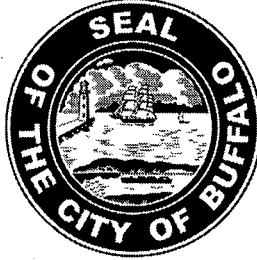
(Lov) (Hrg 12/3/24)

REFERRED TO THE COMMITTEE ON LEGISLATION
AND THE CITY PLANNING BOARD

OFFICE OF THE CITY CLERK

TIANNA M. MARKS

City Clerk
Registrar of Vital Statistics



65 NIAGARA SQUARE
ROOM 1308 CITY HALL
BUFFALO, NEW YORK 14202
PHONE: (716) 851-5431
FAX: (716) 856-0506

MILLY CASTRO LITTLES

Deputy City Clerk Vital Statistics
Deputy Registrar of Vital Statistics

PAMELA MAGGIORE

Deputy City Clerk

NOTICE OF COMPLETE APPLICATION

THIS IS TO ACKNOWLEDGE THAT I HAVE BEEN INFORMED AS TO THE TIME AND PLACE FOR
THE PUBLIC HEARING REGARDING:

Special Use - 120 Humason Ave for
Non-owner-occupied Short Term Rental in N-3R Zone

To be held in the Council Chambers, 13th Floor. Please Contact Common Council Central Staff at
(716) 851-5105, or email councilstaff@buffalony.gov for more information.

★ At 1:00 pm ON Tuesday, December 3, 2024

*FAILURE TO APPEAR FOR THE PUBLIC HEARING MAY RESULT IN REPAYING THE \$250 FEE TO
RESCHEDULE

★ *PLANNING BOARD MEETING WILL BE AT 4:00 pm in Room 901 * ON Monday Nov 18, 2024

*FAILURE TO APPEAR BEFORE THE PLANNING BOARD MAY DELAY YOUR PROJECT
Phone number for Planning Board 851-5082

I am also informed that this is the only notice that the petitioner and/or owner will receive,
and that if I am not the owner or petitioner, I will inform said owner, petitioner or his/her
agent of the above.

Signed [Signature] (Agent/Owner)

Print Name FARHANA MONISHA Phone # 917-696-1525

Date 11/04/2024

ATTENTION

CONTACT THE COUNCILMEMBER IN YOUR DISTRICT Lovejoy

IF APPROVED AT THE COMMITTEE MEETING THE ITEM WILL BE REFERRED

TO THE FULL COUNCIL ON 12/10/24

IF APPROVED AT THE FULL COUNCIL MEETING THE ITEM WILL GO TO THE MAYOR FOR
APPROVAL

THE MAYOR HAS UNTIL TBD TO RETURN THE ITEM TO THE CITY CLERK'S OFFICE



Special Use Permit Application to the Common Council

City of Buffalo, New York

Applicant Information

Applicant

Identify the person or organization requesting the Special Use Permit:

Name FARHANA MONISHA

Organization _____

Mailing Address 120 Humason Ave

City Buffalo State NY Zip 14211

Cell Phone 917-696-5259

Business Phone 917-696-5259

Fax Number _____

Email Farhanamonisha@yahoo.com

Agent

Identify any person or organization representing the applicant in this matter:

Name FARHANA Monisha

Organization _____

Mailing Address 120 Humason Ave

City Buffalo State NY Zip 14211

Cell Phone 917-696-5259

Business Phone _____

Fax Number _____

Email _____

Property Information

Assessed Address: 120 Humason Ave

Area of Parcel (square feet): 1,548 Acres: _____

Zone: LoveJoy discines N3R Zone Overlay (if applicable): N/A

Current Use: long term Rental

Historic District/Property (within or adjacent): N/A

Council District: LOVEJOY



Special Use Permit Application to the Common Council

City of Buffalo, New York

Type of Request

- ☐ Expansion of existing/current use
- ☒ Changing the use to a different use
- ☐ New Use: Adding a new use and keeping existing/current use
- ☐ Change of ownership or business name

Special Use Request

Current use(s): LONG TERM RENTAL

Proposed use(s): SHORT TERM RENTAL NON OWNER OCCUPIED

Justification (attach additional information if necessary):

Short term rental provide people with temporary
housing in the times of crisis, attracting
visitors to these markets, provides financial
boost to community, helps contribute
substantial tax revenue for local gov.

Project Description

Detail hours of operation:

24/7

List/describe adjacent uses:

People will come and stay as
short term rental/residential

Describe any sound, odor, vibration, light, or other potential disrupting operations of the use and provide hours of the day and days of the week which they would occur:

NO there will be no sound, odor, vibration,
light or other potential disrupting operation.

Describe any public benefit of the use: BOOSTING BUFFALO'S TOURISM



Special Use Permit Application to the Common Council

City of Buffalo, New York

Describe community engagement that has taken place (not including public hearing):

Community People getting work and pay from this business.

Will any permanent features of the building be removed?

☐

Yes

☒

No

If yes, describe: _____

Attach additional information for this section if necessary.

Disclosure Affidavit

I maintain that the information provided above is true and accurate to the best of my knowledge:

Property owner or applicant name (print):

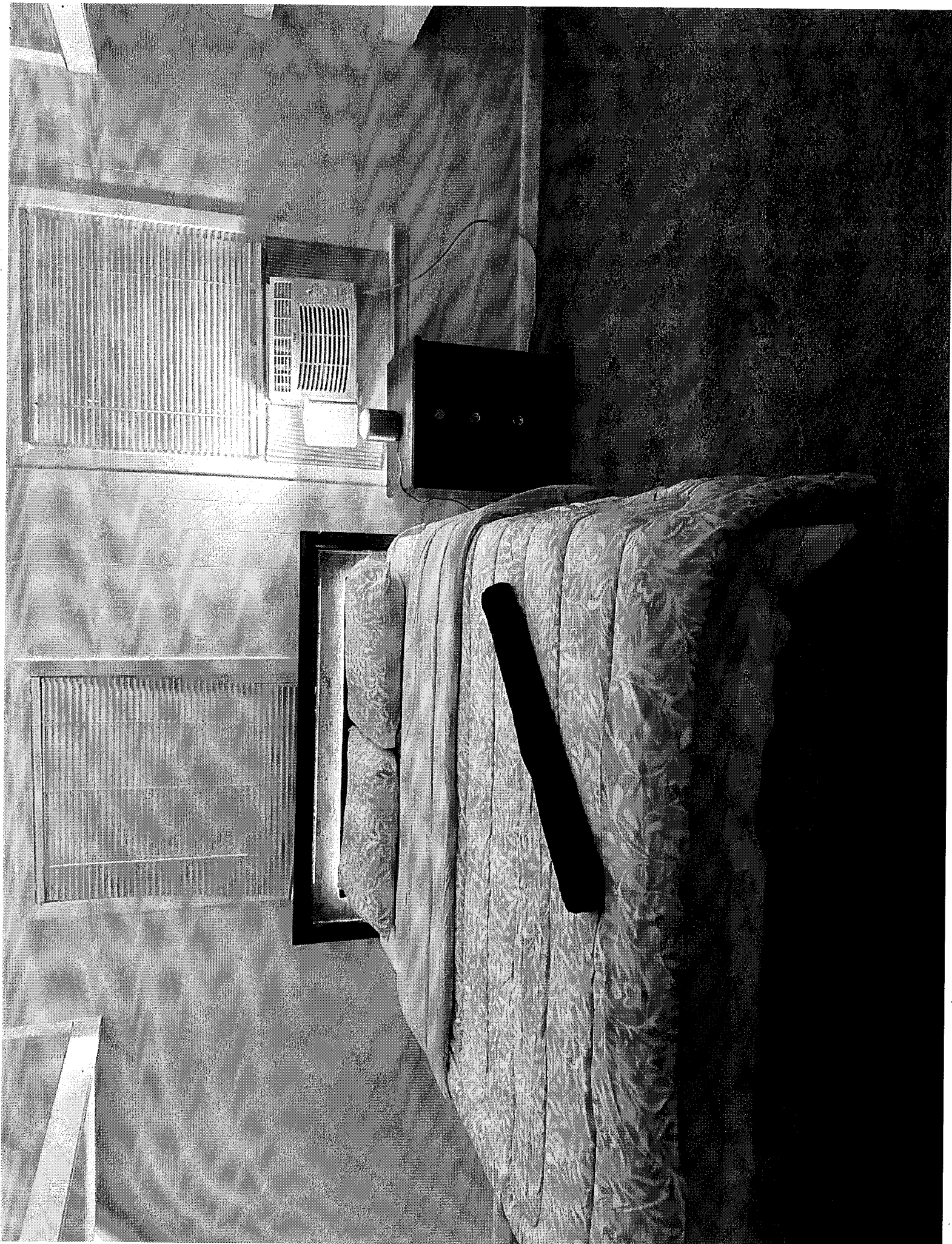
FARHANA MONISHA

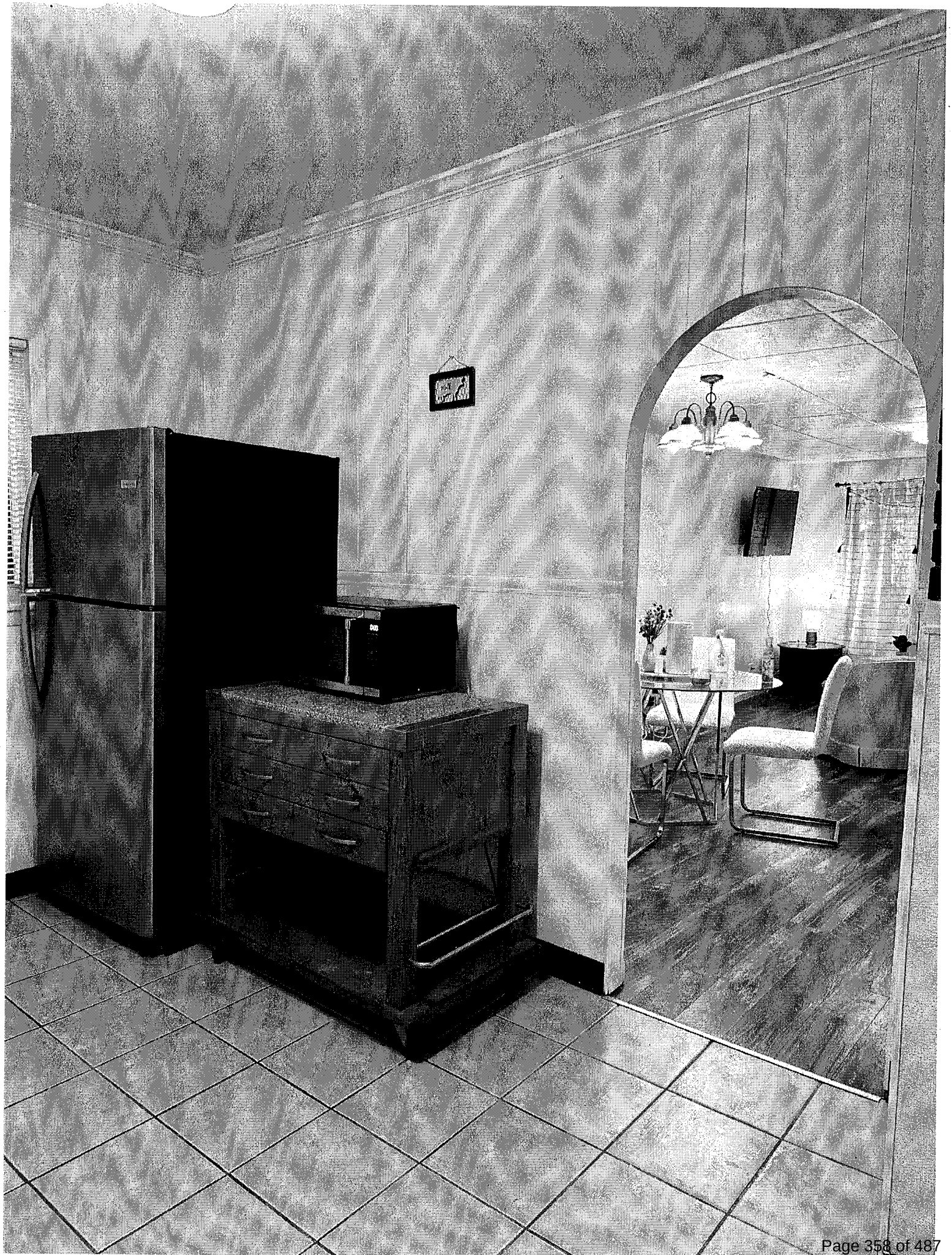
Date:

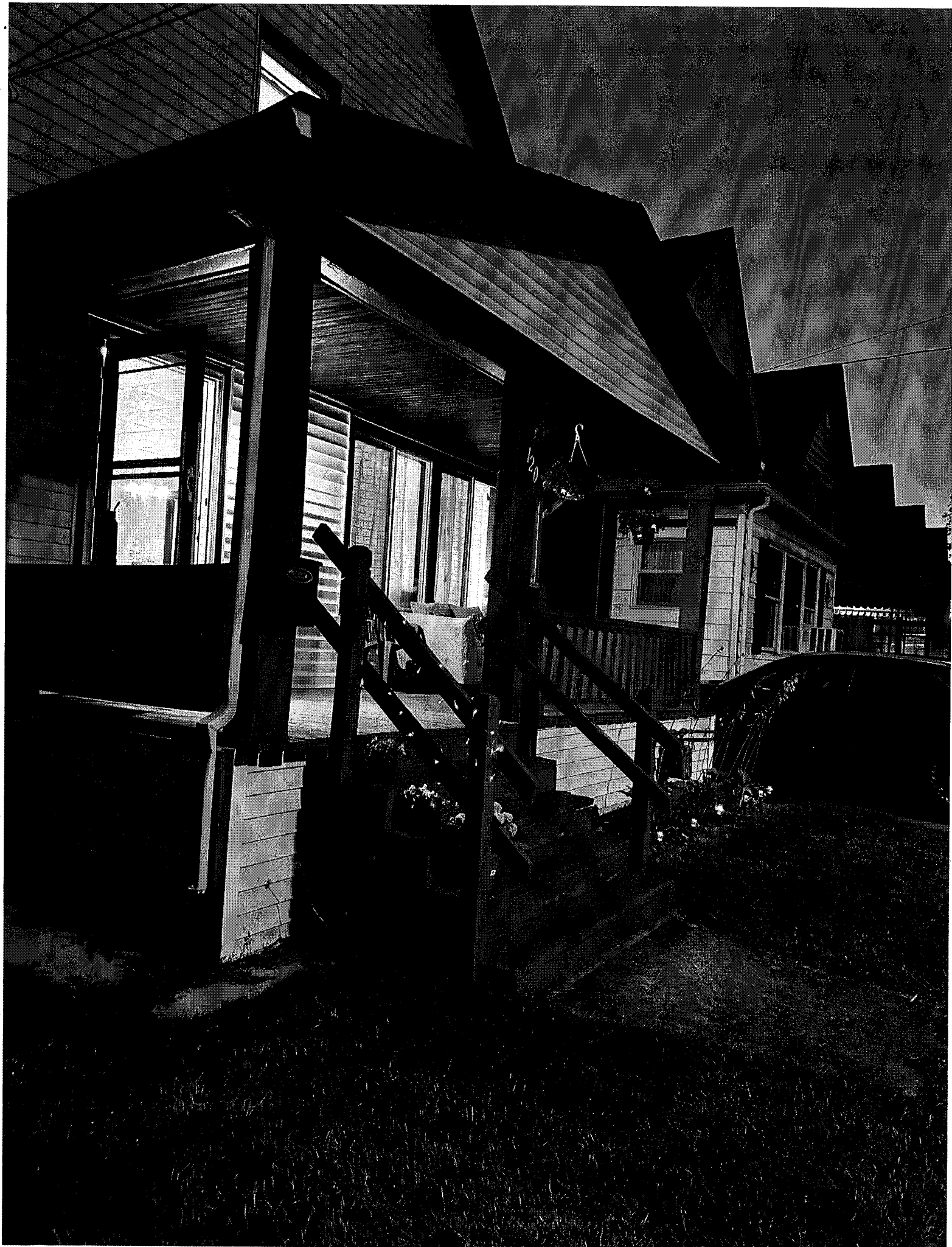
01/10/24

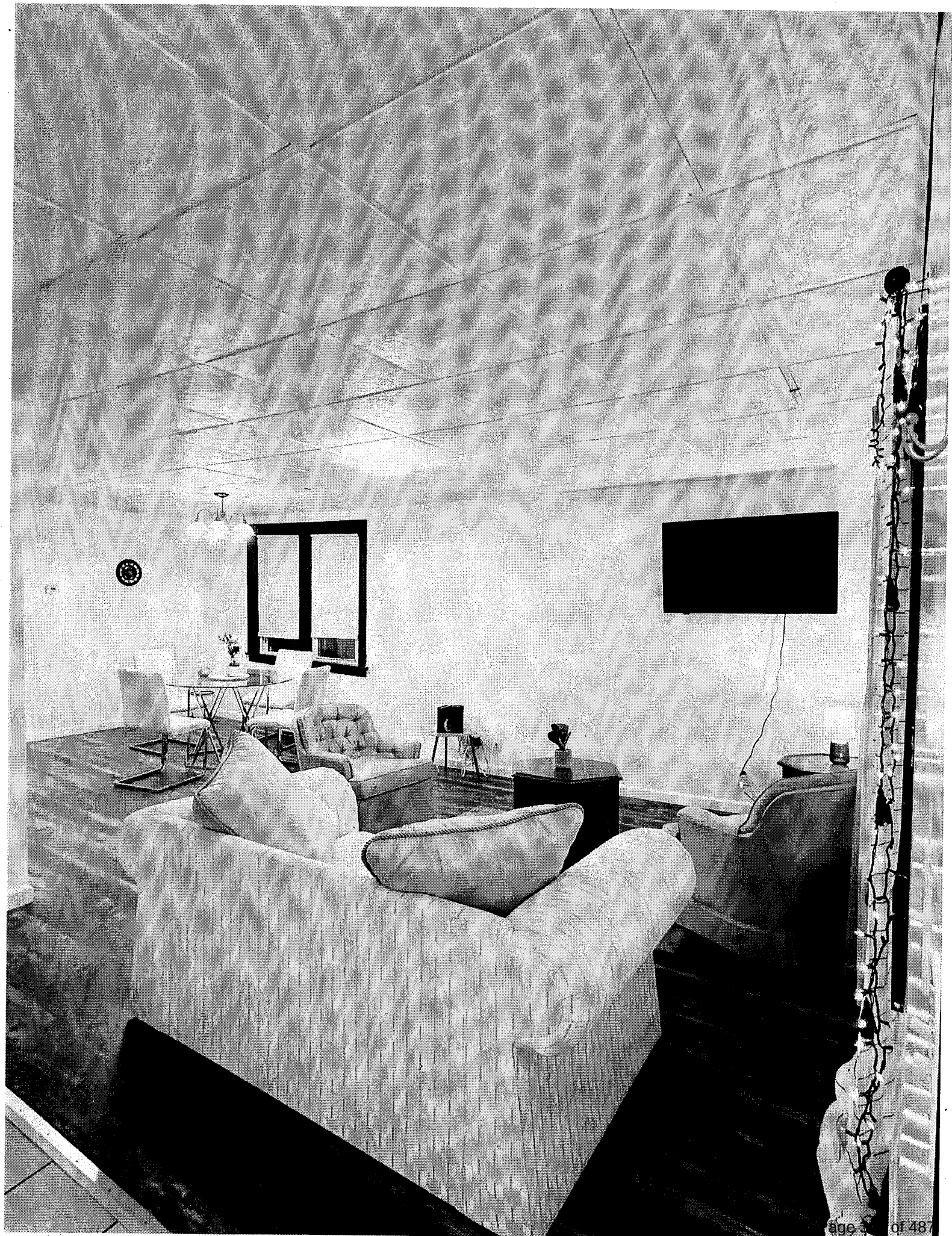
Property owner or applicant signature: _____

[Signature]

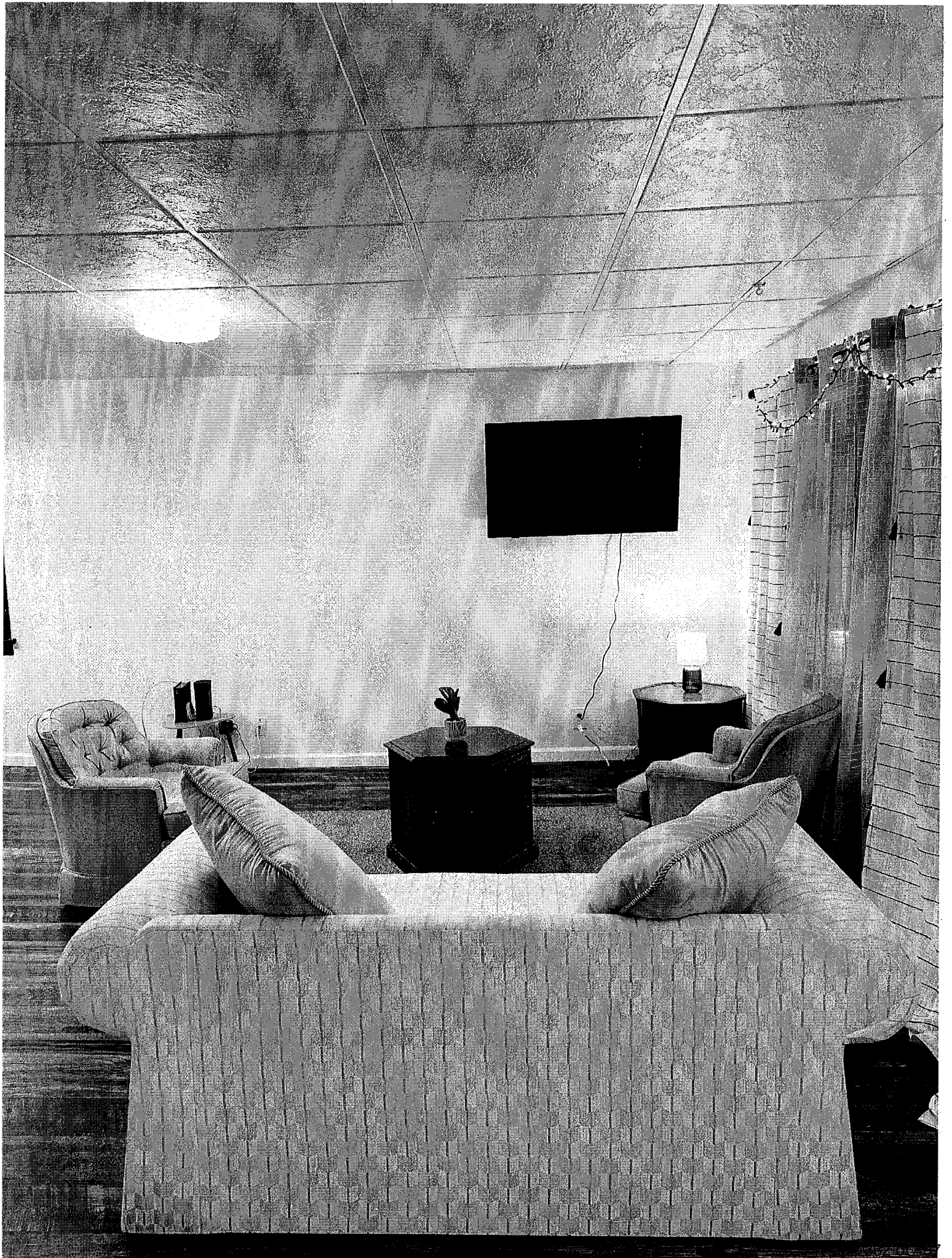
















Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000508

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1951

RESOLUTION

By: Mr. Golombek

Resolution Requesting Amendment to Move Budget Process back to its Original Timeline of May 1 – May 22

Whereas, the budget process, as described in Article 20 of the City Charter, was changed in 2024; and

Whereas, the purpose of the change was to allow for an extended period of time for examination and deliberation of the budget and to give the Common Council additional time to deliberate and conduct a comprehensive review process to ensure that all budgetary decisions are made with the upmost consideration and transparency; and

Whereas, the New York State budget is not approved until April 1 of each year. This gives the Executive branch little or no time to actually know what state aid and funding is coming to the city; and

Whereas, for the past several decades the Common Council had from May 1 to May 21 to review, modify and approve the Mayors recommended budget; and

Whereas, this year the Common Council had an additional four weeks and still could not finalize the budget by the May 26 deadline; and

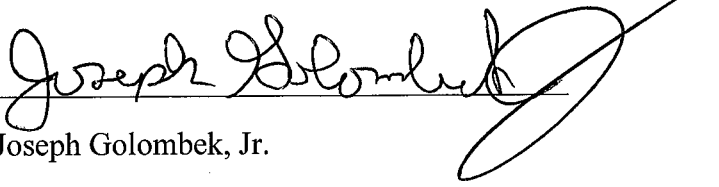
Whereas, there was not any increased public input or transparency in this year's budget process; and

Whereas, there was rarely any issues with the 21-day budget window, which was ample time for public input, departmental hearings and budget workshops;

Now, Therefore, Be It Resolved, that the Buffalo Common Council hereby supports returning to the May 1 to May 21 time frame for review and passage of the city budget; and

Be It Further Resolved, requests an amendment to the City of Buffalo Charter, to revise the budget submission date by the Mayor back to May 1 with a final vote deadline by the Council to May 22; and

Be It Finally Resolved, that the Buffalo Common Council hereby directs its legislative attorney to work with the City of Buffalo Corporation Counsel to draft a local law implementing these changes to be submitted for Council consideration.


Joseph Golombek, Jr.



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000509

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1952

By: Councilmember Nowakowski

ORDINANCE AMENDMENT

Section 91.1 Bicycle Paths

The Common Council of the City of Buffalo does hereby ordain follows:

That Section 91.1 of the Code of the City of Buffalo, adopted pursuant to law is hereby amended to read as follow:

§91.1 Motor vehicles prohibited.

No person shall operate or drive any vehicle which is propelled by any power other than muscular power on that property in the City known as "Riverwalk." The Riverwalk is generally described, for the purposes of this section, as follows: a paved pedestrian bicycle path running from Erie Street in downtown Buffalo, running behind the Waterfront Village into and through Ralph C. Wilson, Jr., Centennial Park [LaSalle Park] to Porter Avenue to the New York State Thruway right-of-way, under the railroad tracks over the pedestrian bridge to Sheridan Terrace. The Riverwalk thus continues at West Ferry and Niagara Streets over the West Ferry Bridge to Freedom Park [Broderick Park] along Squaw Island to the International Railroad Bridge crossing again to Niagara Street, extending along the New York State Thruway right-of-way to the Ontario Street boat launch, then crossing over on the Irene K. Gardner Pedestrian Bridge to Niagara Street.



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000510

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1953



CITY OF BUFFALO - LICENSE APPLICATION

65 Niagara Sq. City Hall Room 301 Buffalo, NY 14202
Phone (716) 851-6583 / (716) 851-4041 / (716) 851-4766

Type of Entity

- ☐ Sole Proprietor ☒ Corporation ☐ Partnership ☐ Limited Liability Company
- ☐ Restaurant 1-200 seats \$200.00 ☐ Restaurant Dance ☐ Restaurant Take Out \$125.00
☐ 201-400 seats \$275.00 ☐ Floor Show \$450.00 (with Food Store NYS Ags & Mkts License Required)
☐ 400+ seats \$350.00 ☐ Live Music \$250.00
☐ Yes ☐ No Selling alcoholic beverages? ☐ Mechanical \$175.00 ☒ Food Store \$250.00
If Yes Check for Special Use permit in Room 301 COMMON COUNCIL REQUIRED COMMON COUNCIL REQUIRED
- ☐ Certificate of Inspection \$100.00 ☐ Public Dance (based on sq ft) COMMON COUNCIL REQUIRED
(Public Assembly) Restaurant 50+ seats
- ☐ Coin Control Amusement ☐ GoGo Dancing \$500.00 COMMON COUNCIL REQUIRED
games ___ per game \$55.00 COMMON COUNCIL REQUIRED
- ☐ Music mechanical \$60.00 ☐ Bowling Alley per lane \$35.00
☐ Music live, no dancing \$75.00 # lanes ___
- ☐ News Stand \$175.00 ☐ Arcade # games ___ per game \$55.00 COMMON COUNCIL REQUIRED
- ☐ Caterer \$ 100.00 ☐ Meat Fish Poultry \$ 165.00
(with Food Store NYS Ags & Mkts License Required)
- ☐ Bakery/Confectioners 0-25 employees \$220.00
26 + employees \$350.00
- ☐ Skating Rink \$250.00 COMMON COUNCIL REQUIRED
- ☐ Billiard Parlor per table \$35.00 # tables ___ COMMON COUNCIL REQUIRED

Corporation Name Uptown market corp Business Phone (716) 563-1294

Business Name (dba) _____ Business Fax () _____

Business Address (no PO Box) 2939 Bailey Ave Buffalo NY 14215

Mailing Address (if different) _____

NYS Tax ID # _____ Business Website _____ E-Mail shamsanrami12@gmail.com

Owner(s)/ Principal Partners

Applicant (last, first) Shamsan, Rami Home Phone (716) 563-1294

Home Address: (PO Box not acceptable) 52 Ingham Ave Buffalo NY 14218

Date of birth 07/29/2002 Place of Birth Buffalo, NY

Co-Applicant (last, first) _____ Home Phone _____

Home Address: (PO Box not acceptable) _____

Date of birth _____ Place of Birth _____

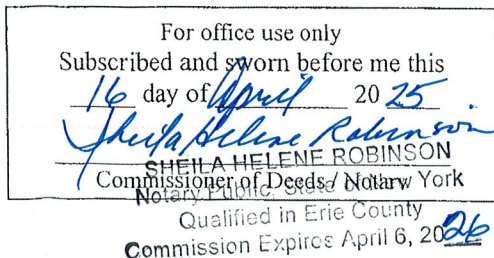
Describe your specific business activity in detail. Grocery /snacks and clothing

I am aware of the obligation to provide timely notice of any change in required information, and I have informed all owners, managers, or other principals of their criminal and/or civic responsibility for the timely fulfillment of restrictions and conditions to the license or timely abatement of any nuisance activity at or associated with the business. Initial RS

As an authorized agent of the entity identified above, I certify the information on this form is true, correct, complete and current to the best of my knowledge and belief.

Print Name Rami Shamsan

Signature [Signature] Date 3/9/25



APPLICANT NOTIFICATION

ALL Applications MUST HAVE THIS NOTIFICATION SIGNED BY COUNCIL PERSONNEL FOR THE APPLICABLE DISTRICT COUNCILMEMBER LISED BELOW & RETURN THIS NOTIFICATION TO THE OFFICE OF LICENSE prior to the application being considered for Approval. This is to inform Councilmembers what businesses are in their District.

THIS IS NOT AN APPROVAL NOR DOES THIS DOCUMENT INFER THAT SAID APPROVALS WILL BE GRANTED

Licensee Name: Food Store

Business Application Address 2939 Bailey Ave Buffalo, NY 14215

DELAWARE DISTRICT	JOEL P. FEROLETO	1405 CITY HALL	851-5155
ELLCOTT DISTRICT	LEAH M HALTON-POPE	1408 CITY HALL	851-4980
FILLMORE DISTRICT	MITCHELL P. NOWAKOWSKI	1401 CITY HALL	851-4138
LOVEJOY DISTRICT	BRYAN BOLLMAN	1316A CITY HALL	851-5151
MASTEN DISTRICT	ZENETA B. EVERHART	1405 CITY HALL	851-5145
NIAGARA DISTRICT	DAVID A. RIVERA	1504 CITY HALL	851-5125
NORTH DISTRICT	JOSEPH GOLOMBEK JR.	1502 CITY HALL	851-5116
SOUTH DISTRICT	CHRISTOPHER P. SCANLON	1315 CITY HALL	851-5169
UNIVERSITY DISTRICT	RASHEED N. C. WYATT	1508 CITY HALL	851-5165

Council Personnel Signature

Rasheed N.C. Wyatt

District

University

Date 4-2-25



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000512

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1955

RESOLUTION

By: Mr. Golombek

Petition for Change: Making it Easier to Run for Office in Buffalo

Whereas, democracy functions best when citizens have confidence that the political system operates on a fair and level playing field; and

Whereas, a growing number of citizens believe that their voices are not being heard and that their concerns are not being adequately addressed by elected officials; and

Whereas, declining voter turnout is a clear indicator that many individuals have lost faith in the democratic process and question whether their vote truly matters; and

Whereas, competitive elections are essential to a healthy democracy, providing voters with choices and fostering public debate on issues affecting the community; and

Whereas, the most significant barrier for individuals interested in running for public office is often the burdensome petition signature requirements imposed by New York State Election Law; and

Whereas, incumbent elected officials enjoy considerable advantages in elections due to name recognition, access to political party machinery, fundraising networks, media visibility, and support from volunteers, many of whom are in appointed or patronage positions; and

Whereas, when incumbents face little or no competition, voters are denied meaningful choices and the opportunity to hear new ideas or challenge the status quo; and

Whereas, since 2001, incumbent members of the Buffalo Common Council have won re-election 98% of the time, with only two incumbents losing their seats during that period; and

Whereas, more than half the time, incumbent Council Members run unopposed, effectively eliminating voter choice in those districts; and

Whereas, every election cycle, prospective candidates are routinely disqualified through technical petition challenges, further narrowing the field of candidates and discouraging participation; and

Whereas, since primary elections were changed from September to June, it makes it even more difficult for challengers who do not have paid volunteers or political machines at their disposal to gather signatures; and

Whereas, democracy thrives when voters are presented with a diversity of viewpoints and when issues are openly debated in contested elections; and

Whereas, under current New York State Election Law:

- Candidates for Mayor of Buffalo and City Comptroller running on a political party line must submit 2,000 valid petition signatures;
- Candidates running on independent lines for all city-wide positions must submit 1,500 valid signatures;
- Candidates for Buffalo Common Council on a political party line must submit 500 valid signatures;
- Council candidates running on an independent line must submit 1,500 valid signatures; and

Whereas, the number of petition signatures set forth in the Election Law are maximum thresholds and municipalities retain the authority under New York's Home Rule Law to enact local laws establishing lower requirements; and

Whereas, the City of New York has exercised this authority to reduce petition signature requirements by 50%, thereby promoting broader ballot access. For example:

- Mayor: reduced from 7,500 to 3,750;
- Borough President: reduced from 4,000 to 2,000;
- City Council: reduced from 900 to 450; and

Whereas, the City of Buffalo should likewise exercise its authority to lower petition signature thresholds to encourage greater electoral participation and candidate diversity; and

Whereas, it is fundamentally unfair and undemocratic to require independent candidates to collect triple the number of signatures required of candidates affiliated with a political party.

Now, Therefore, Be It Resolved, that the Buffalo Common Council hereby supports reducing the petition signature requirement for candidates for Mayor of Buffalo and City Comptroller from 2,000 to 1,000; and

Be It Further Resolved, that the Council supports reducing the petition signature requirement for candidates for Buffalo Common Council from 500 to 250; and

Be It Further Resolved, that the Council supports making the signature requirements equal for candidates running under a political party and those running as independents; and

Be It Finally Resolved, that the Buffalo Common Council hereby directs its legislative attorney to work with the City of Buffalo Corporation Counsel to draft a local law implementing these changes to be submitted for Council consideration.



Joseph Golombek, Jr.



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000513

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1956

Whereas, New York State’s cannabis legalization law, enacted over three years ago in March 2021, was intended to create a legal, regulated market that would generate tax revenue for municipalities, stimulate economic development, and promote social equity;

Whereas, the rollout of the State’s legal cannabis industry and its Office of Cannabis Management (OCM) has been marked by significant delays and challenges, resulting in unfulfilled economic benefits for municipalities, including the City of Buffalo;

Whereas, the City of Buffalo budgeted over \$3 million in cannabis tax revenue for Fiscal Year 2023-2024, yet only collected \$95,733-just 3% of the budgeted amount-leaving a substantial shortfall that undermines the city’s ability to fund critical services;

Whereas, the City of Buffalo has still budgeted \$1.2 million in cannabis tax revenue for Fiscal Year 2024-2025, despite ongoing challenges and uncertainty surrounding the management and rollout of the cannabis market;

Whereas, the lack of accurate tax revenue projections poses challenges with financial planning in cities like Buffalo, which need guidance on realistic expectations and corrective measures to address revenue shortfalls;

Whereas, the proliferation of illicit cannabis retailers continues to undermine the legal market, erode public trust, and detract from the potential tax revenue that municipalities were counting on;

Whereas, on July 23, 2024, this body adopted a resolution directing Corporation Counsel to draft a local law addressing the collection of fines from, and padlocking of, illegal cannabis stores, which local law has not yet been submitted to this body;

Whereas, without such a local law, the City cannot assist the State of New York in combatting the proliferation of illegal cannabis stores and is prevented from collecting the revenue that would be generated by enforcement of such a local law;

Now, therefore, be it resolved that the City of Buffalo Common Council hereby:

1. Encourages the Mayor’s Office to engage and review the state budget before placing a cannabis revenue projection in this fiscal year’s proposed budget;
2. Directs Corporation Counsel, in drafting a local law, to prepare a schedule of fines and penalties for violations thereof;
3. Directs the City Clerk to submit a copy of this resolution to the Mayor’s office, Corporation Counsel, and Department of Permits and Inspection Services.



Legislative Committee

1413 City Hall
Buffalo, NY 14202

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-1958

AGENDA ITEM 26-000515

Nowakowski - Implement Nurse Navigation Program for the City of Buffalo

Whereas, on Tuesday, September 10, 2024, representatives from American Medical Response (AMR) attended the Finance Committee Meeting to address concerns over long wait times, and attributed much of this issue to an influx of non-urgent medical calls;

Whereas, Buffalo Fire Commissioner William Renaldo stated after the September 10th Finance Committee Meeting that the city was working on a draft proposal to present to AMR in the following days, which would include the Nurse Navigation Program as well as a call-back system to keep those waiting for an ambulance updated over response times;

Whereas, despite these efforts, this proposal has not yet been finalized or implemented, leaving these challenges and delays unaddressed and it remains incumbent on the City to take action to resolve this critical issue;

Whereas, the City of Buffalo recognizes the growing challenge of managing low-priority medical complaints within its 911 emergency response system, which places undue strain on emergency medical services resources and delays response times for critical emergencies;

Whereas, the Nurse Navigation Program offered by AMR provides a solution by employing trained medical professionals to triage non-urgent 911 calls, directing patients to appropriate care pathways, and thereby alleviating some pressure on transporting EMS resources;

Whereas, this program is fully funded by AMR Western New York, ensuring no additional financial burden to the City of Buffalo or its taxpayers;

Whereas, the Nurse Navigation Program has demonstrated success in other municipalities and is currently implemented in 32 other cities throughout the United States, notably in Rochester, NY, Baltimore, MD, Knoxville, TN, Bolder, CO, Washington, DC and Seattle, WA;

Whereas, the implementation of the Nurse Navigation Program aligns with the City of Buffalo's commitment to innovative solutions to continually enhance public health while avoiding a greater burden to taxpayers.

Now, therefore, let it be resolved that the City of Buffalo Common Council hereby:

1. Requests the attendance of Corporation Counsel, the Fire Commissioner, the Medical Director of Buffalo Fire Department to the Legislation Committee Meeting on February 11, 2025 to discuss the feasibility of implementing the Nurse Navigation Program.



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000519

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-2009

T. Copece, Special Use – 723 Perry St for Non-owner-occupied Short Term
Rental in N-3R Zone

(Fill) (Hrg 12/30/24)

REFERRED TO THE COMMITTEE ON LEGISLATION
AND THE CITY PLANNING BOARD

OFFICE OF THE CITY CLERK

TIANNA M. MARKS

City Clerk
Registrar of Vital Statistics

MILLY CASTRO LITTLES

Deputy City Clerk Vital Statistics
Deputy Registrar of Vital Statistics

PAMELA MAGGIORE

Deputy City Clerk



65 NIAGARA SQUARE
ROOM 1308 CITY HALL
BUFFALO, NEW YORK 14202
PHONE: (716) 851-5431
FAX: (716) 856-0506

NOTICE OF COMPLETE APPLICATION

THIS IS TO ACKNOWLEDGE THAT I HAVE BEEN INFORMED AS TO THE TIME AND PLACE FOR
THE PUBLIC HEARING REGARDING:

Special Use - 723 Perry St for Non-owner-
occupied Short Term Rental in N-3R Zone

To be held in the Council Chambers, 13th Floor. Please Contact Common Council Central Staff at
(716) 851-5105, or email councilstaff@buffalony.gov for more information.

★ At 1:00 pm ON Monday, December 30, 2024

*FAILURE TO APPEAR FOR THE PUBLIC HEARING MAY RESULT IN REPAYING THE \$250 FEE TO
RESCHEDULE

★ *PLANNING BOARD MEETING WILL BE AT 4:00 pm in Room 901 * ON 12/16/24

*FAILURE TO APPEAR BEFORE THE PLANNING BOARD MAY DELAY YOUR PROJECT
Phone number for Planning Board 851-5082

I am also informed that this is the only notice that the petitioner and/or owner will receive,
and that if I am not the owner or petitioner, I will inform said owner, petitioner or his/her
agent of the above.

Signed Travis Copece (Agent/Owner)

Print Name Travis Copece Phone # 1716-880-0979

Date 11-25-24

ATTENTION

CONTACT THE COUNCILMEMBER IN YOUR DISTRICT Fillmore

IF APPROVED AT THE COMMITTEE MEETING THE ITEM WILL BE REFERRED
TO THE FULL COUNCIL ON 1/7/25

IF APPROVED AT THE FULL COUNCIL MEETING THE ITEM WILL GO TO THE MAYOR FOR
APPROVAL

THE MAYOR HAS UNTIL TBD TO RETURN THE ITEM TO THE CITY CLERK'S OFFICE

City of Buffalo
65 Niagara Square
Buffalo, NY 14202
(716)851-4949 Fax (716)851-5472

USE Information Report

Report Date 11/15/2024

Page 1 of 2

A/P # USE24-9625438

Application Information

Processed 11/15/2024 11:39:13AM By tpuglisi

Issued By

Final By

Type of Work # Plans 0 Declared Valuation \$1.00

Priority # Pages 0 Calculated Valuation \$0.00

Actual Valuation \$0.00

Description of Work

*** SPECIAL USE PERMIT *** SPECIAL USE PERMIT TO HAVE A NON-OWNER OCCUPIED SHORT TERM RENTAL
LOCATED AT (723 PERRY - FRONT HOUSE) IN THE (N-3R) ZONE REQUESTED BY THE APPLICANT/OWNER (TRAVIS COPECE 716-880-0797).

*** COMMON COUNCIL ***

*** ALL THE SMOKE AND CARBON MONOXIDE ALARMS MUST BE BROUGHT TO CODE ***

Property Information

Address 723 PERRY SBL 1223400003009000
BUFFALO, NY 14210 CENSUS 164.00

Location

Applicants

Contact ID 12274177 Primary N Name Tayrona Development Inc

Mailing Address 16 Fargo Ave Buffalo, NY 14201

Day Phone

Contact ID 12378419 Primary Y Name TRAVIS, R COPECE

Mailing Address 13151 BULLIS RD EAST AURORA, NY 14052

Day Phone

Fees	Status	Paid Date	Amount
Application Fee	U		\$25.00

Plan Reviews



Special Use Permit Application to the Common Council

City of Buffalo, New York

Applicant Information

Applicant

Identify the person or organization requesting the Special Use Permit:

Name TRAVIS COPEL

Cell Phone 716-880-0797

Organization _____

Business Phone _____

Mailing Address 1351 BOLLIS RD

Fax Number _____

City E. TONAWANDA State NY Zip 14052

Email _____

Agent

Identify any person or organization representing the applicant in this matter:

Name _____

Cell Phone _____

Organization _____

Business Phone _____

Mailing Address _____

Fax Number _____

City _____ State _____ Zip _____

Email _____

Property Information

Assessed Address: 723 PERRY BUFFALO NY 14210

Area of Parcel (square feet): 1800 Acres: .0867

Zone: N-3F Zone Overlay (if applicable): N/A

Current Use: Short term rental

Historic District/Property (within or adjacent): N/A

Council District: Fillmore District



Special Use Permit Application to the Common Council

City of Buffalo, New York

Type of Request

- ☐ Expansion of existing/current use
- ☒ Changing the use to a different use
- ☐ New Use: Adding a new use and keeping existing/current use
- ☐ Change of ownership or business name

Special Use Request

Current use(s): Residential Rental

Proposed use(s): Short term Rental - NON OTHER OCCUPANT

Justification (attach additional information if necessary):

The reason why we would like to make property STR is because the property will be maintained and cleaned on regular basis, as opposed to rental where we have to depend on tenant keeping it up. We want good reviews and continue to get it rented out, so we will make sure property is up to standards at all time.

Project Description

Detail hours of operation: 24/7

List/describe adjacent uses: residential

Describe any sound, odor, vibration, light, or other potential disrupting operations of the use and provide hours of the day and days of the week which they would occur:

N/A

Describe any public benefit of the use:

Rental income generated by vacation homes help stimulate local economies by creating jobs + attracting new business.



Special Use Permit Application to the Common Council

City of Buffalo, New York

Describe community engagement that has taken place (not including public hearing):

about what we are doing with property.
We have met a lot of neighbors and spoke with them.

Will any permanent features of the building be removed?

☐

Yes

☒

No

If yes, describe:

Attach additional information for this section if necessary.

Disclosure Affidavit

I maintain that the information provided above is true and accurate to the best of my knowledge:

Property owner or applicant name (print):

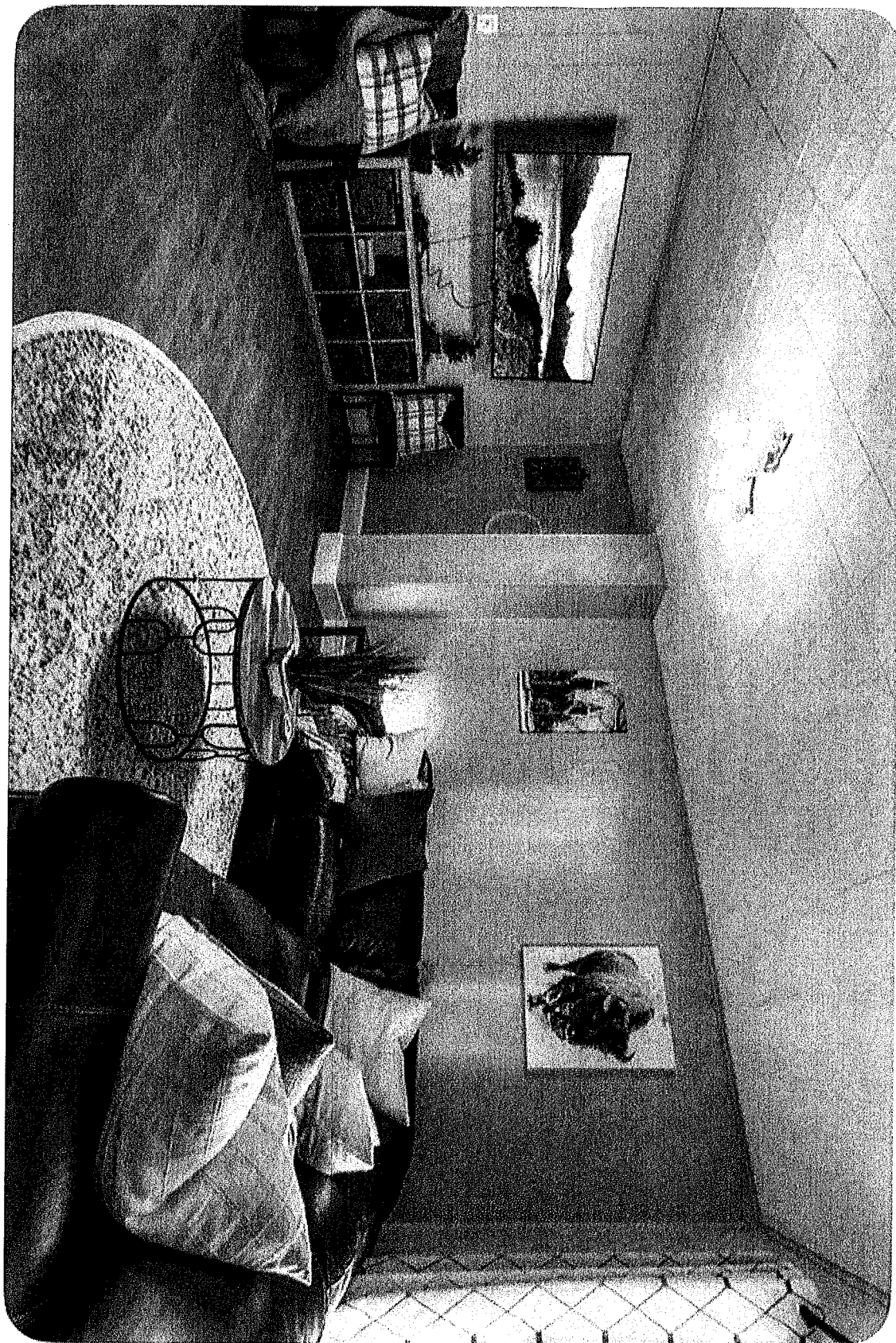
Travis Copecce

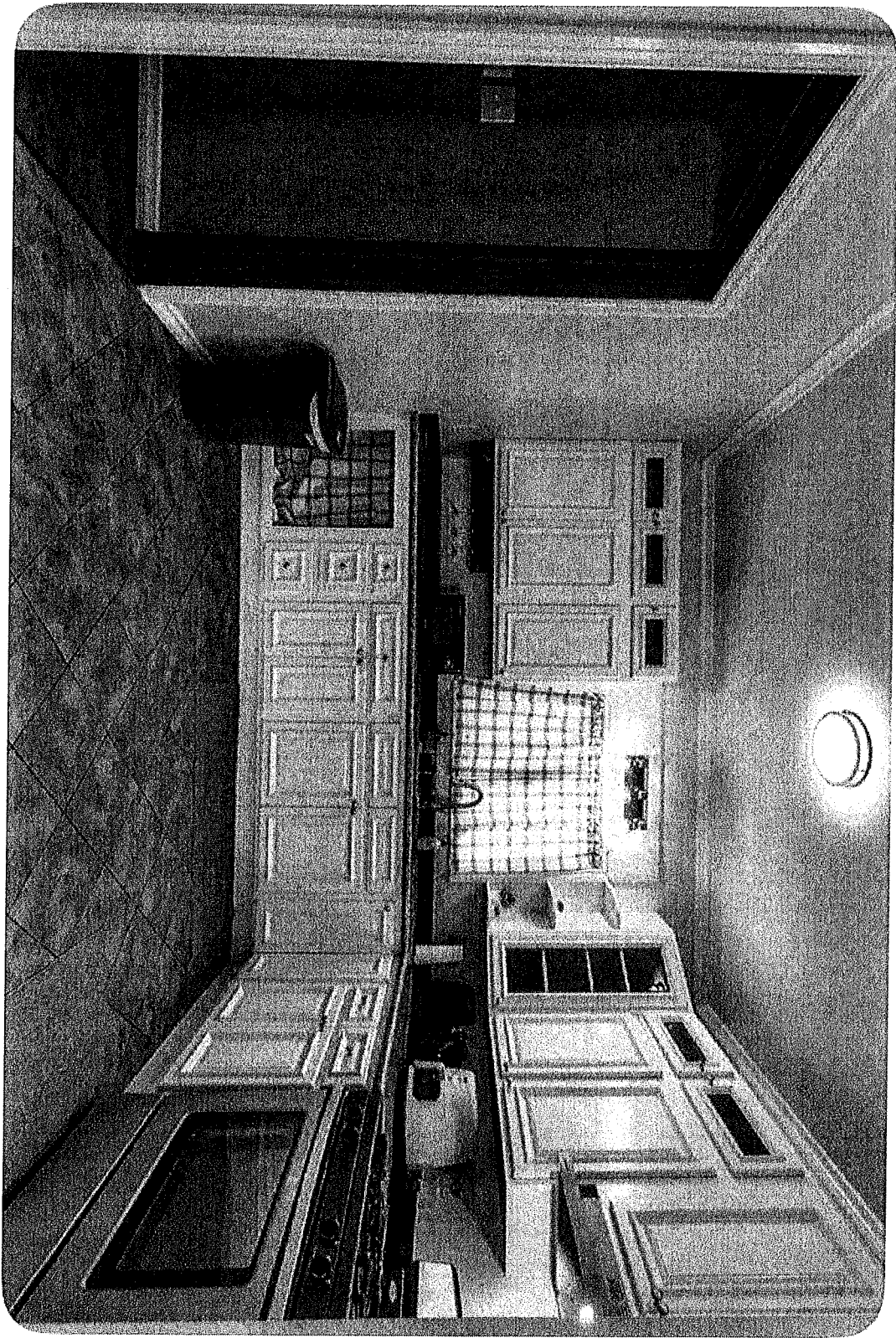
Date:

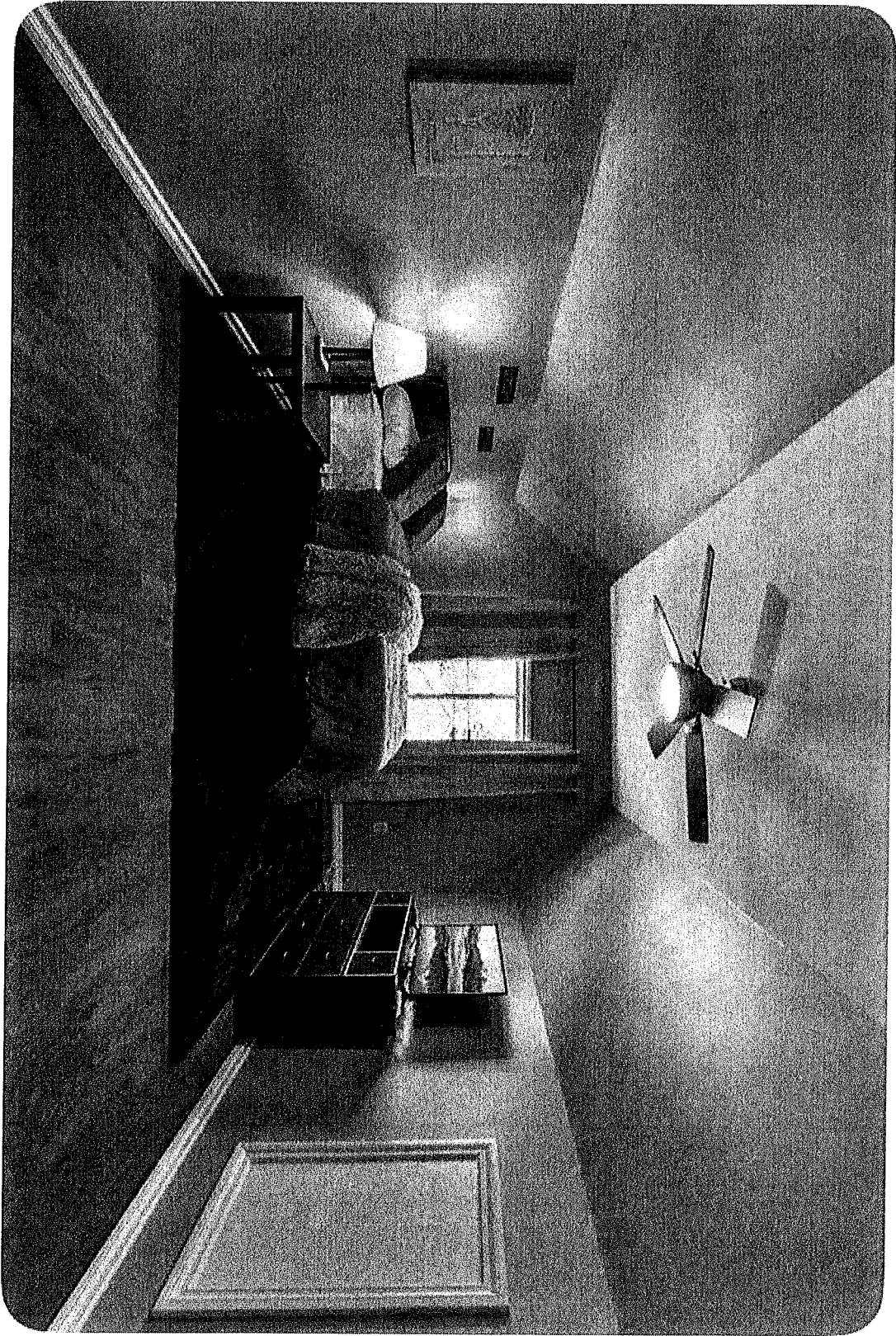
11/18/20

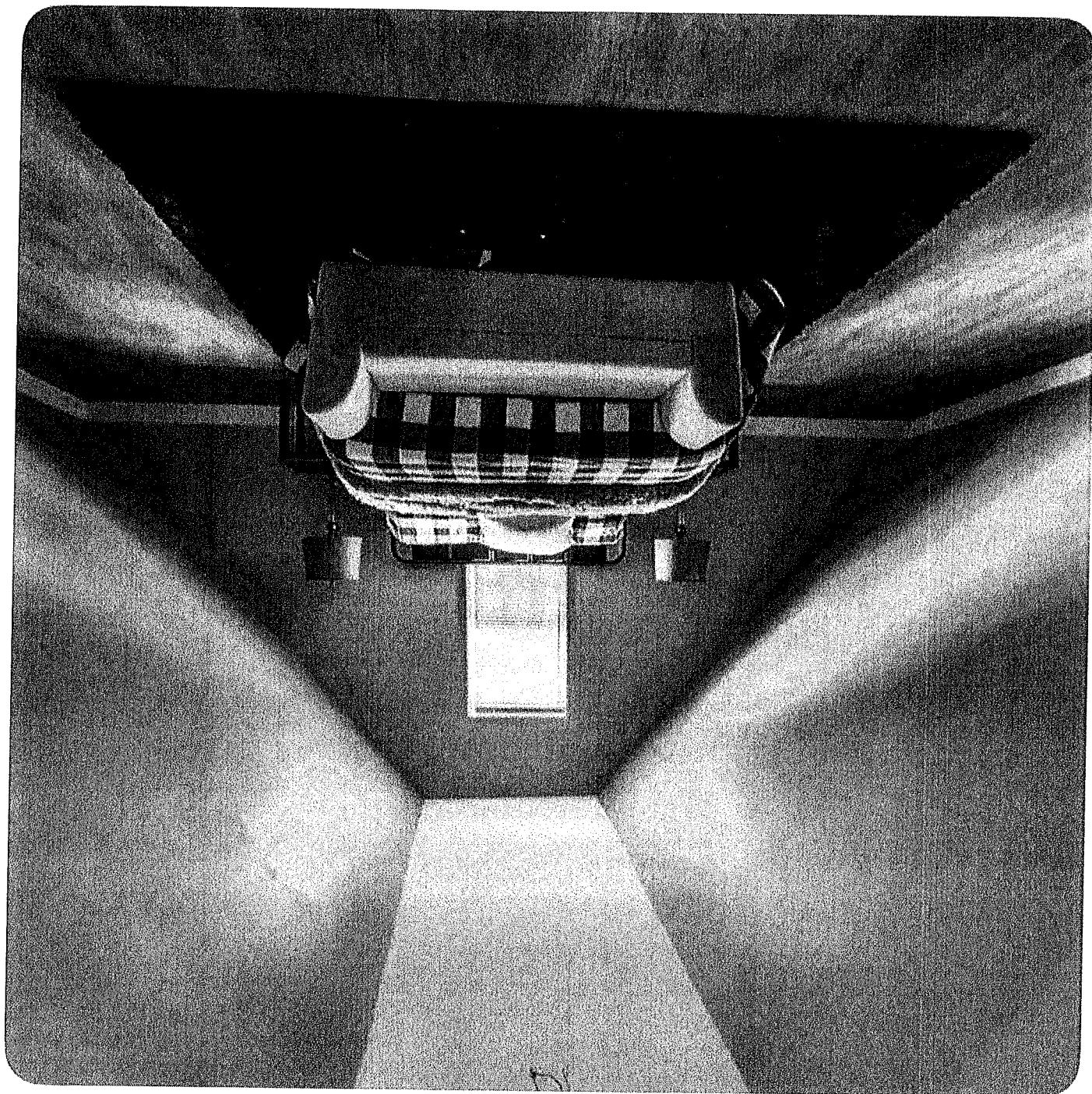
Property owner or applicant signature:

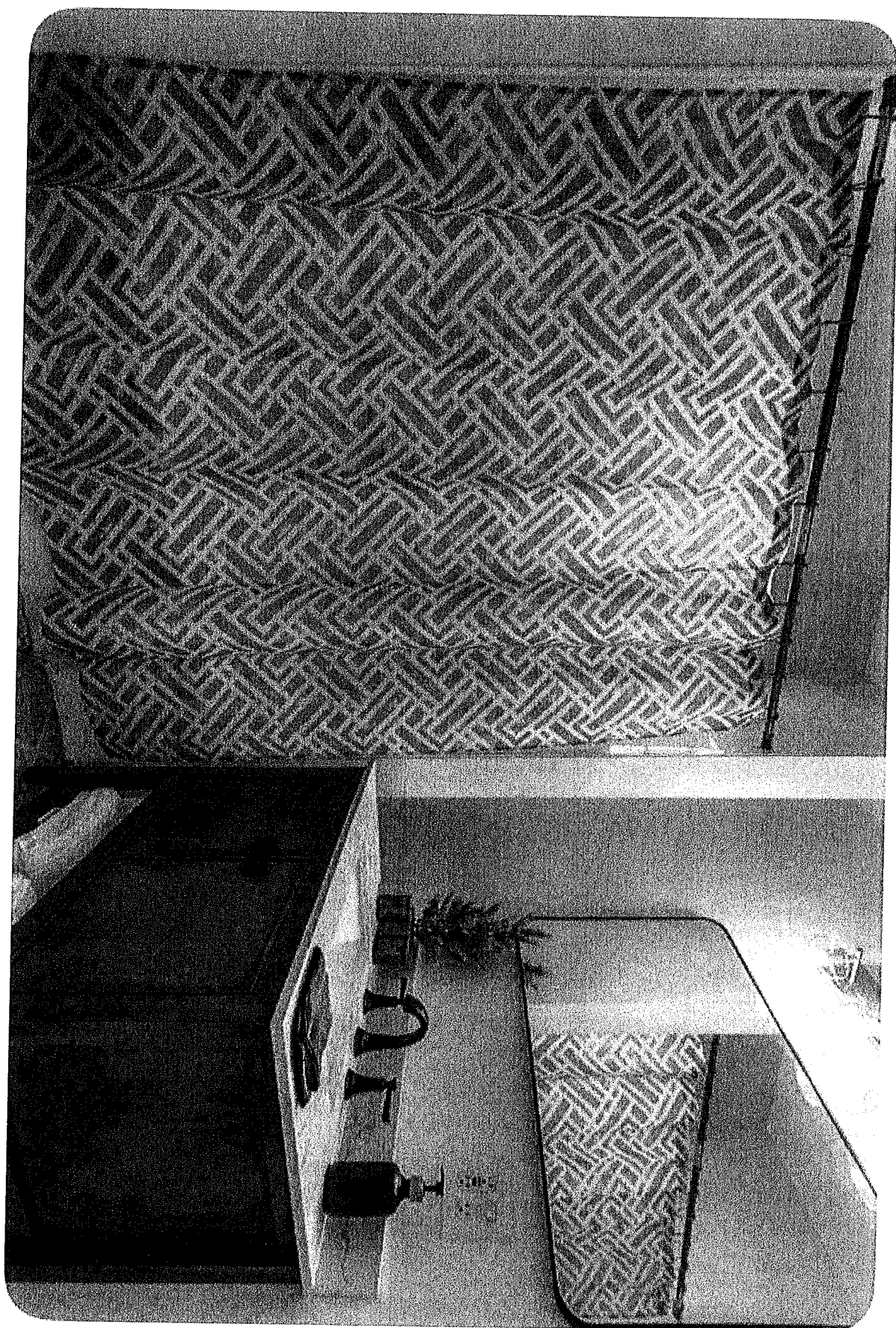
Travis Copecce

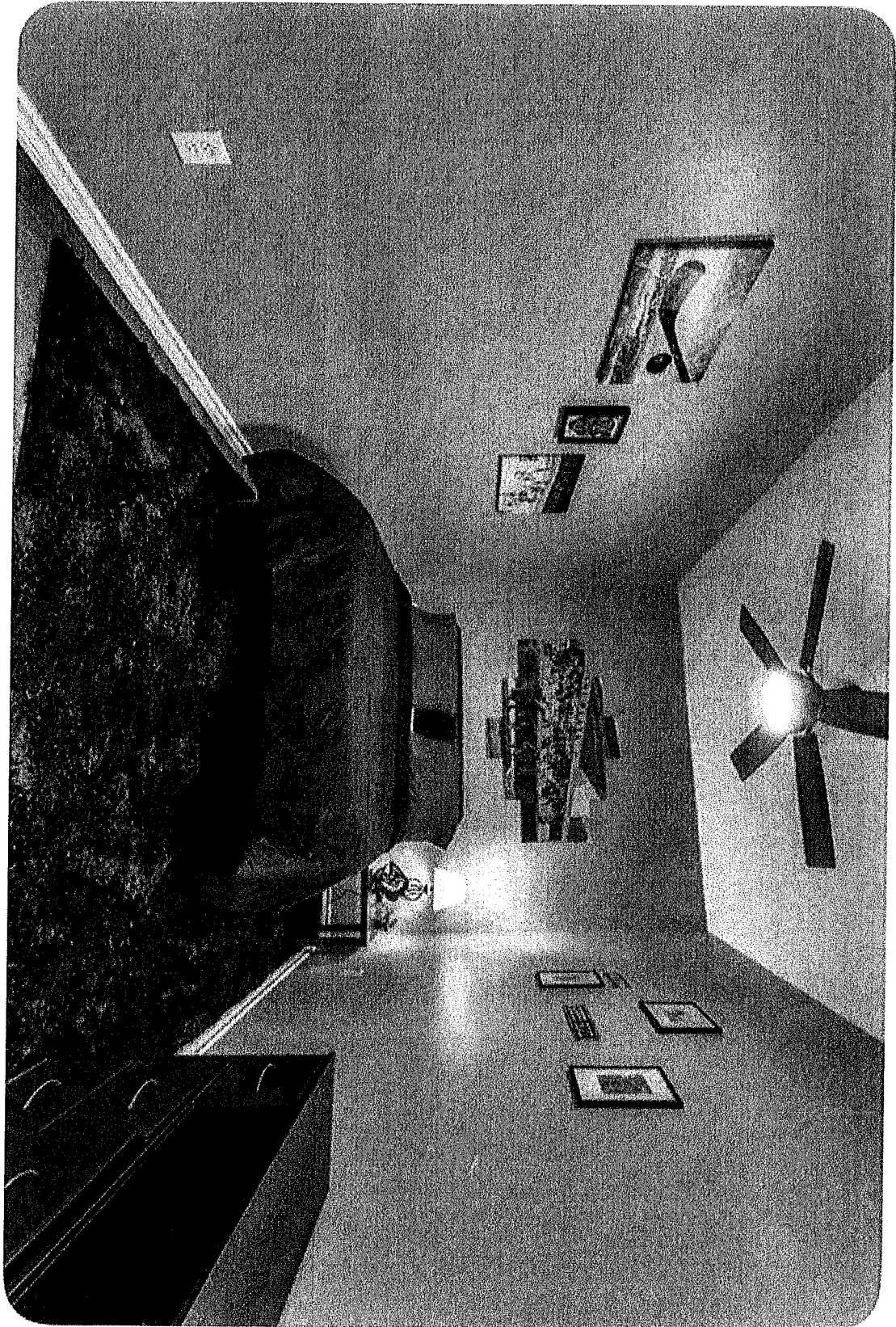


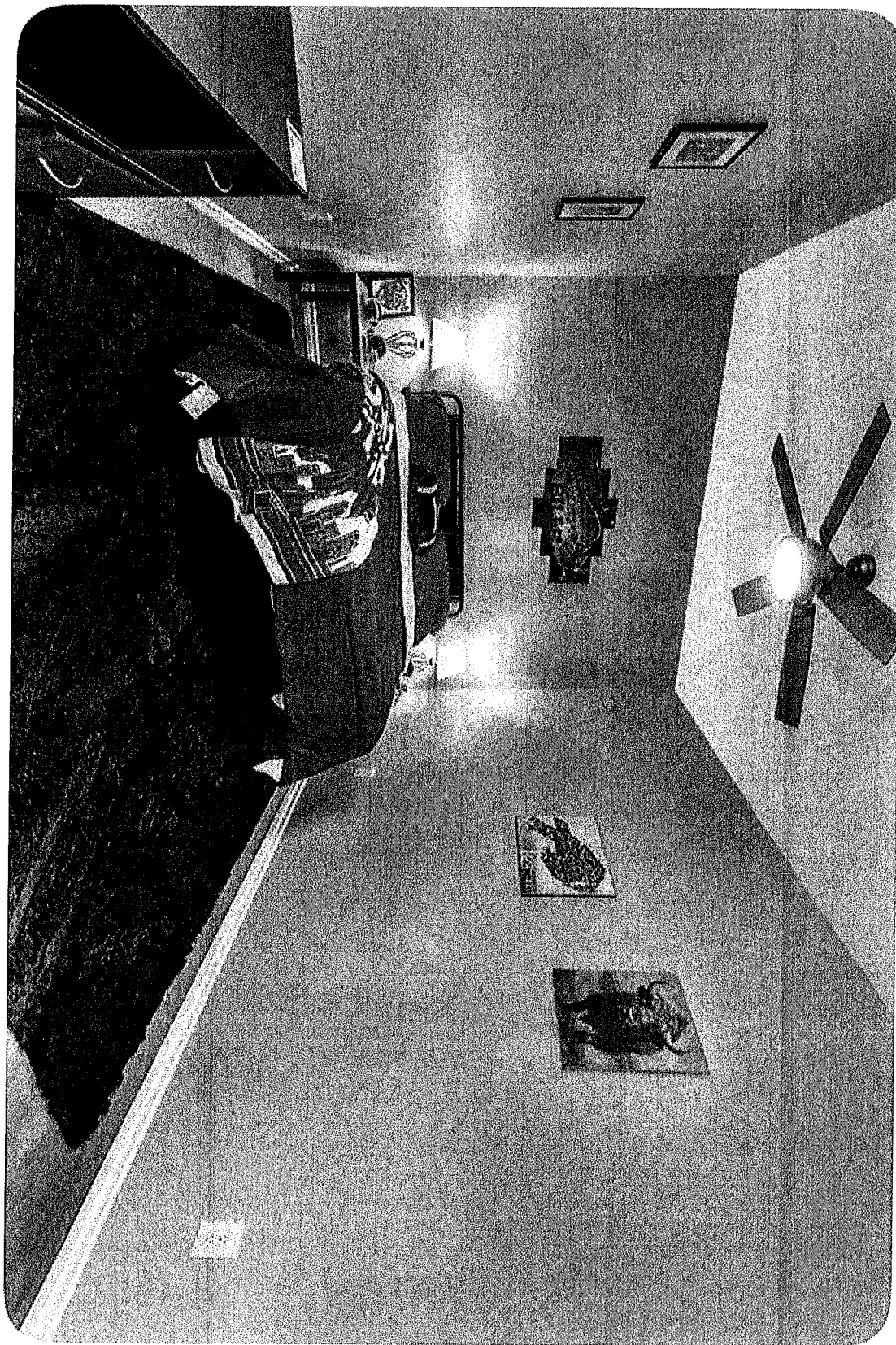














Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000520

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-2010

K. Lin, Zoning Map Amendment – 111 Clay from N-2R to N-2E Zone

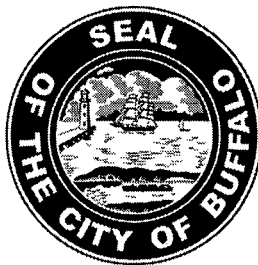
(Nor) (Hrg 12/30/24)

REFERRED TO THE COMMITTEE ON LEGISLATION
AND THE CITY PLANNING BOARD

OFFICE OF THE CITY CLERK

TIANNA M. MARKS

City Clerk
Registrar of Vital Statistics



65 NIAGARA SQUARE
ROOM 1308 CITY HALL
BUFFALO, NEW YORK 14202
PHONE: (716) 851-5431
FAX: (716) 856-0506

MILLY CASTRO LITTLES

Deputy City Clerk Vital Statistics
Deputy Registrar of Vital Statistics

PAMELA MAGGIORE

Deputy City Clerk

NOTICE OF COMPLETE APPLICATION

THIS IS TO ACKNOWLEDGE THAT I HAVE BEEN INFORMED AS TO THE TIME AND PLACE FOR
THE PUBLIC HEARING REGARDING:

R. Lin, Zoning Map Amendment - 111 Clay St.
from N-2R to N-2E Zone

To be held in the Council Chambers, 13th Floor. Please Contact Common Council Central Staff at
(716) 851-5105, or email councilstaff@buffalony.gov for more information.

At 1:00 pm ON

12/30/24

*FAILURE TO APPEAR FOR THE PUBLIC HEARING MAY RESULT IN REPAYING THE \$250 FEE TO
RESCHEDULE

*PLANNING BOARD MEETING WILL BE AT 4:00 pm in Room 901 * ON

12/16/24

*FAILURE TO APPEAR BEFORE THE PLANNING BOARD MAY DELAY YOUR PROJECT

Phone number for Planning Board 851-5082

I am also informed that this is the only notice that the petitioner and/or owner will receive,
and that if I am not the owner or petitioner, I will inform said owner, petitioner or his/her
agent of the above.

Signed Kevin Lin (Agent/Owner)

Print Name Kevin Lin Phone # 716 907 4878

Date 11/22/24

ATTENTION

CONTACT THE COUNCILMEMBER IN YOUR DISTRICT

CM Gorombek 851-5116

IF APPROVED AT THE COMMITTEE MEETING THE ITEM WILL BE REFERRED

TO THE FULL COUNCIL ON

1/7/24

IF APPROVED AT THE FULL COUNCIL MEETING THE ITEM WILL GO TO THE MAYOR FOR

APPROVAL

THE MAYOR HAS UNTIL T.B.D. TO RETURN THE ITEM TO THE CITY CLERK'S OFFICE



Zoning Map Amendment Application to the Common Council

City of Buffalo, New York

Applicant Information

Property Owner

Identify the property owner associated with the zoning map amendment:

Name Kevin Lin

Cell Phone 716 907 4878

Organization Sasarakita Inc.

Business Phone 716 907 4878

Mailing Address 3849 WILLOW DR.

Fax Number _____

City North Tonawanda State NY Zip 14120

Email kevinsuncuisine@gmail.com

Agent

Identify any person or organization representing the property owner in this matter:

Name Kevin Lin

Cell Phone 716.9074878

Organization _____

Business Phone _____

Mailing Address The same as above

Fax Number _____

City _____ State _____ Zip _____

Email _____

Property Information

Assessed Address: 111 Clay street Buffalo, NY 14207

Area of Parcel (square feet): 2400 sq. ft. Acres: _____

Year property purchased by current owner: 2008

Historic District/Property (within or adjacent): _____

Council District: 8

Rezoning Request

Current Zone: N2 R. Current Zone Overlay (if applicable): _____

Proposed Zone: N2 E Proposed Zone Overlay (if applicable): _____

Current Use(s): Buddha Regions workshop

Proposed Use(s): ~~Hostel~~ (for meditation centre)

Justification (attach additional information if necessary):

We want to have once a while overnight sleeping meditation practice.



Zoning Map Amendment Application to the Common Council

City of Buffalo, New York

Adjacent Descriptions

Description of adjacent uses:

North: Cross street our own lot East: Residential
South: Residential West: Apt and Restaurant combine

Description of adjacent zones:

North: N2R East: N2R
South: N2R West: N2R

Description of adjacent neighborhood: East West side of our building is
Apt and non active Restaurant and Bar.

Disclosure Affidavit

I maintain that the information provided above is true and accurate to the best of my knowledge:

Property owner or applicant name (print): Kevin Lin Date: 11/22/24

Property owner or applicant signature: Kevin Lin

Notary

State of New York)

) ss

County of Erie)

On the 22nd day of November the year 2024 before me, the undersigned, personally appeared Kevin Lin personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Vernee Wilkins Shaw

Notary Public

VERNEE WILKINS SHAW

Notary Public, State of New York

Qualified in Erie County

My Commission Expires: July 7, 2027

Registration #: 01SH5081778



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000521

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-2011

Whereas, on July 31, 2018, New York State Bill S7346A, sponsored by Senator Kennedy, was enacted to amend the Real Property Tax Law, authorizing the City of Buffalo to address unpaid housing, building, and fire code violation penalties, costs, and fines by adding them to the City's annual tax levy;

Whereas, the law specifies that unpaid housing code violation penalties, costs, and fines must be finally adjudicated and certified by the city's Corporation Counsel to the Commissioner of Finance, have remained unpaid for at least one year after final adjudication and the exhaustion of all appeals, and be recorded with the county clerk before placement on the city's tax levy;

Whereas, this legislation provides a mechanism for the City of Buffalo to enforce compliance and accountability by ensuring these penalties are collected, particularly targeting absentee landlords and speculative property holders who deliberately neglect their responsibilities, while exempting owner-occupied or primary residential dwellings;

Whereas, the City of Buffalo dedicates significant resources to issuing tickets for violations that directly impact public safety and the quality of life of residents, a lack of follow-through in collecting fines undermines these efforts and creates the perception that violations can be ignored without consequences;

Whereas, the Inspections Department diligently issues tickets, yet without an effective collection process, these efforts become ineffective, wasting valuable time and resources; Whereas, unpaid fines exacerbate issues like blight and public dumping, imposing financial burdens on taxpayers and diverting resources from other critical community needs;

Whereas, the City of Buffalo must utilize all available tools, including the provisions of New York State Bill S7346A, to recover fines and penalties and ensure violators are held accountable;

Now, therefore, be it resolved, that the City of Buffalo Common Council

1. Requests that the Corporation Counsel, Commissioner of Administration and Finance, and the Commissioner of Assessment and Taxation attend the December 31, 2024, Finance Committee Meeting to 1.) Explain why the provisions of New York State Bill S7346A have not been fully utilized to collect unpaid fines and penalties and 2. Identify barriers to implementation and outline steps to address these challenges to ensure that violations are effectively enforced and fines collected.
2. Directs the City Clerk to submit a copy of this resolution to the Corporation Counsel, the Department of Administration and Finance, and the Department of Assessment and Taxation.



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000522

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-2012

Whereas, abandoned structures severely harm communities by increasing the risk of fire, eroding the sense of community, attracting crime, and creating significant health and safety hazards, in addition to being unsightly and detrimental to neighborhood well-being;

Whereas, abandonment proceedings provide municipalities with a vital tool to address properties that actively harm and blight neighborhoods, helping to restore safety and quality of life;

Whereas, the procedures for special proceedings to convey title to abandoned properties to municipalities are outlined in the Real Property Actions and Proceedings Law at §§ 1970-1974 for residential properties and §§ 1980-1984 for commercial and industrial properties;

Whereas, the abandonment process requires a municipality to determine that a property is either 1) occupied and abandoned or 2) vacant and abandoned, followed by the filing of a Certification of Abandonment, posting a notice on the property, notifying the county clerk, and serving notice to the property owner and other interested parties;

Whereas, the Department of Permits and Inspections Services must conduct thorough inspections of properties to determine whether they meet the legal threshold of abandonment, in which the Commissioner determines whether a building or structure violates Buffalo City Charter § 113-5;

Whereas, the municipality may petition the court to vest title in the property to the municipality, extinguishing any rights, title, claims, liens, or equity of redemption, and enabling the property to be sold at auction for productive use;

Whereas, despite the structured process established by law, there is an alarming and unacceptable amount of abandoned properties in the City of Buffalo for which this process has either not been initiated or remains incomplete, leaving communities to suffer from the negative impacts of such properties;

Now, therefore, let it be resolved that the City of Buffalo Common Council hereby -

1. Requests that the Corporation Counsel of the City of Buffalo attend the December 17, 2024, Legislative Committee Meeting to explain procedures required to initiate and complete abandonment proceedings and outline how this legal tool can be leveraged to combat blight and vacancy caused by slumlords in Buffalo neighborhoods;

2. Requests that the Commissioner of the Department of Permits and Inspection Services attend the December 17, 2024, Legislative Committee and detail their department's role in identifying and certifying abandoned properties, initiating abandonment proceedings, and bringing cases to Housing Court;

3. Requests that the Office of Assessment and Taxation and the Law Department provide an update at the December 17, 2024, Legislative Committee on the status of an In Rem property

auction, as the last auction was held in 2019, and this is a critical step in returning abandoned properties to productive use.

4. Directs the City Clerk to submit a copy of this resolution to the Corporation Counsel, Department of Permits and Inspection Services, and Office of Assessment and Taxation.



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000523

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-2013

SHD 24-10053909.

CITY OF BUFFALO



65 Niagara Sq. City Hall Room 301 Buffalo, NY 14202
(716) 851-4078 / (716) 851-6583 FAX: (716) 851-4952

All information on this form is public record

BUSINESS LICENSE APPLICATION

☐ **Used Car Dealer** FEE \$300.00
COMMON COUNCIL REQUIRED

☒ **Second Hand Dealer** FEE \$200.00
COMMON COUNCIL REQUIRED

☐ **Scrap Processor** FEE \$215.00
COMMON COUNCIL REQUIRED

☐ **Wholesale Junk Dealer** FEE \$400.00
COMMON COUNCIL REQUIRED

☐ **Tire Handler I** FEE \$250.00
10 -1000 tires

Include NYS Environmental Conservation Law Part 360; Storage plan and General Liability Insurance at least \$50,000 both for personal injury and property damage, must contain 10 day cancellation clause with the certificate holder as City of Buffalo, Office of Licenses Room 301, Buffalo NY 14202

☐ **Tire Handler II** FEE \$375.00
1000< tires

Must provide storage plan and insurance as per above

Tire Storage Information

Inside Storage ____ yes ____ no
Outside Storage ____ yes ____ no

☐ **Flea Market** FEE \$215.00
COMMON COUNCIL REQUIRED

Corporation Name Mr. Fix It 716 Business Phone (716) 322 0691

Business Name (dba) 3215 aka Business Fax () ____ - ____

Business Address (no PO Box) 3217 bailey Ave, Buffalo NY 14215

Mailing Address (if different) _____

NYS Tax ID # 92-0649219 Business Website _____ E-Mail mrfixit716@gmail.com

Owner(s)/ Principal Partners
Applicant (last, first) Ahmed, Salem Home Phone _____

Home Address: (PO Box not acceptable) 557 Martin RD Lackawanna, NY 14218

Date of birth _____ Place of Birth yemen

Co-Applicant (last, first) _____ Home Phone _____

Home Address: (PO Box not acceptable) _____

Date of birth _____ Place of Birth _____

Describe your specific business activity in detail. Buy and Sell new/used electronics.
Phone repair. clothing store.

Subscribed and sworn to before me this 8th day of October 24

Commissioner of Deeds / Notary

I am aware of the obligation to provide timely notice of any change in required information, and I have informed all owners, managers, or other principals of their criminal and/or civic responsibility for the timely fulfillment of restrictions and conditions to the license or timely abatement of any nuisance activity at or associated with the business.

As an authorized agent of the entity identified above, I certify the information on this form is true, correct, complete and current to the best of my knowledge and belief.

Print Name Salem Ahmed

Signature [Signature]

Date 9-16-24

10/16/24 87

APPLICANT NOTIFICATION

ALL Applications MUST HAVE THIS NOTIFICATION SIGNED BY COUNCIL PERSONNEL FOR THE APPLICABLE DISTRICT COUNCILMEMBER LISED BELOW & RETURN THIS NOTIFICATION TO THE OFFICE OF LICENSE prior to the application being considered for Approval. This is to inform Councilmembers what businesses are in their District.

THIS IS NOT AN APPROVAL NOR DOES THIS DOCUMENT INFER THAT SAID APPROVALS WILL BE GRANTED

Licensee Name: Mr. Fix it 716 inc
License Application Address 3215 ana 3217 Bowling al Buffalo, NY 14215

DELAWARE DISTRICT	JOEL P. FEROLETO	1405 CITY HALL	851-5155
ELLCOTT DISTRICT	LEAH M HALTON-POPE	1408 CITY HALL	851-4980
FILLMORE DISTRICT	MITCHELL P. NOWAKOWSKI	1401 CITY HALL	851-4138
LOVEJOY DISTRICT	BRYAN BOLLMAN	1316A CITY HALL	851-5151
MASTEN DISTRICT	ZENETA B. EVERHART	1405 CITY HALL	851-5145
NIAGARA DISTRICT	DAVID A. RIVERA	1504 CITY HALL	851-5125
NORTH DISTRICT	JOSEPH GOLOMBEK JR.	1502 CITY HALL	851-5116
SOUTH DISTRICT	CHRISTOPHER P. SCANLON	1315 CITY HALL	851-5169
UNIVERSITY DISTRICT	RASHEED N. C. WYATT	1508 CITY HALL	851-5165 *

Council Personnel Signature Rasheed N. Wyatt District University

Date 10/8/2024



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000526

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-2014

F. Sanchez, Special Use Permit – 478 (Aka 470) Elmwood for Tavern in N-2C Zone

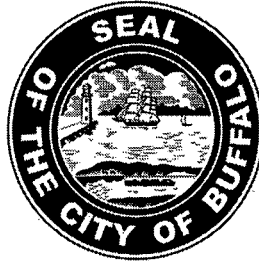
(Ell) (Hrg 12/3/24)

REFERRED TO THE COMMITTEE ON LEGISLATION
AND THE CITY PLANNING BOARD

OFFICE OF THE CITY CLERK

TIANNA M. MARKS

City Clerk
Registrar of Vital Statistics



65 NIAGARA SQUARE
ROOM 1308 CITY HALL
BUFFALO, NEW YORK 14202
PHONE: (716) 851-5431
FAX: (716) 856-0506

MILLY CASTRO LITTLES

Deputy City Clerk Vital Statistics
Deputy Registrar of Vital Statistics

PAMELA MAGGIORE

Deputy City Clerk

NOTICE OF COMPLETE APPLICATION

THIS IS TO ACKNOWLEDGE THAT I HAVE BEEN INFORMED AS TO THE TIME AND PLACE FOR
THE PUBLIC HEARING REGARDING:

F. Sanchez, Special Use Permit - 478 Elmwood for
Tavern in N-2C Zone Aka 470 Elmwood

To be held in the Council Chambers, 13th Floor. Please Contact Common Council Central Staff at
(716) 851-5105, or email councilstaff@buffalony.gov for more information.

At 1:00 pm ON

12/3/24

*FAILURE TO APPEAR FOR THE PUBLIC HEARING MAY RESULT IN REPAYING THE \$250 FEE TO
RESCHEDULE

*PLANNING BOARD MEETING WILL BE AT 4:00 pm in Room 901 * ON

11/18/24

*FAILURE TO APPEAR BEFORE THE PLANNING BOARD MAY DELAY YOUR PROJECT

Phone number for Planning Board 851-5082

I am also informed that this is the only notice that the petitioner and/or owner will receive,
and that if I am not the owner or petitioner, I will inform said owner, petitioner or his/her
agent of the above.

Signed Fernando Sanchez (Agent/Owner)

Print Name Fernando Sanchez Phone # 716-545-3726

Date 10-29-2024

ATTENTION

CONTACT THE COUNCILMEMBER IN YOUR DISTRICT

CM Halton-Pope 851-4980

IF APPROVED AT THE COMMITTEE MEETING THE ITEM WILL BE REFERRED
TO THE FULL COUNCIL ON 12/10/24

IF APPROVED AT THE FULL COUNCIL MEETING THE ITEM WILL GO TO THE MAYOR FOR
APPROVAL

THE MAYOR HAS UNTIL T.B.D. TO RETURN THE ITEM TO THE CITY CLERK'S OFFICE



Special Use Permit Application to the Common Council

City of Buffalo, New York

Requested Submittals

One copy of each required submittal, printed no larger than 11" x 17", must be attached to the Special Use Permit Application Form:

1. Photo of the site showing the use relevant to the request for a Special Use Permit.
2. Site Plan (if applicable).
3. Architectural Elevations (if applicable).
4. If the use you are requesting with this form is listed below, the following are additional required submittals to be attached to this form:

Type of Use	Site Plan	Frequency of Use Description	Capacity of Use Description
Artisan Industrial			X
Assembly		X	X
Bed & Breakfast			X
Live Entertainment		X	X
* Outdoor Dining	X		X
* Tavern			X
Tobacco/Hookah			X

"X" = required submittal

Frequency of use: A description which should include (where applicable) the hours of operation, the number of days per week the use is operated, the number of events per week, and the number of events per year.

* Capacity of use: A description which should include (where applicable) the capacity for the use including the number of people, the number of tables, and the number of seats.

5. Any additional relevant material.

~~Capacity of 50~~

CAPACITY OF 50 ppl



Special Use Permit Application to the Common Council

City of Buffalo, New York

Applicant Information

Applicant

Identify the person or organization requesting the Special Use Permit:

Name Fernando Sanchez Cell Phone 716-545-3726
Organization Restaurant Business Phone _____
Mailing Address 470 ELMWOOD AVE BUFFALO Fax Number _____
City BUFFALO State NY Zip 14222 Email FSanchez385@yahoo.com

Agent

Identify any person or organization representing the applicant in this matter:

Name _____ Cell Phone _____
Organization _____ Business Phone _____
Mailing Address _____ Fax Number _____
City _____ State _____ Zip _____ Email _____

Property Information

aka 478 Elmwood

Assessed Address: 470 ELMWOOD AVE BUFFALO NY 14222
Area of Parcel (square feet): 800 SQUARE FT. Acres: _____
Zone: N-2C Zone Overlay (if applicable): NONE
Current Use: VACANT
Historic District/Property (within or adjacent): NO
Council District: ELLIOTT



Special Use Permit Application to the Common Council

City of Buffalo, New York

Type of Request

- ☐ Expansion of existing/current use
- ☐ Changing the use to a different use
- ☐ New Use: Adding a new use and keeping existing/current use
- ☒ Change of ownership or business name

Special Use Request

CATRINA BAR

Current use(s): ~~Now Available~~ VACANT

Proposed use(s): TAVERN BAR

Justification (attach additional information if necessary):

NO changes at all only color
paint and pictures.
chips and salsa

We want to have a calm and Relax
apartment to Elmwood Village

Project Description

Detail hours of operation: 12:00 PM - 10 PM

List/describe adjacent uses: ~~Unit 2~~ VACANT STORE FRONT

Describe any sound, odor, vibration, light, or other potential disrupting operations of the use and provide hours of the day and days of the week which they would occur:

Simple Bar NO LOUD MUSIC ONLY
Speakers / Light DARK lights

Describe any public benefit of the use:

~~Relaxing~~ Calm and Relax neighborhood



Special Use Permit Application to the Common Council

City of Buffalo, New York

Describe community engagement that has taken place (not including public hearing):

the neighbors Dorado / Chalknow are fans of

Will any permanent features of the building be removed? ☐ Yes ☒ No

If yes, describe: _____

Attach additional information for this section if necessary.

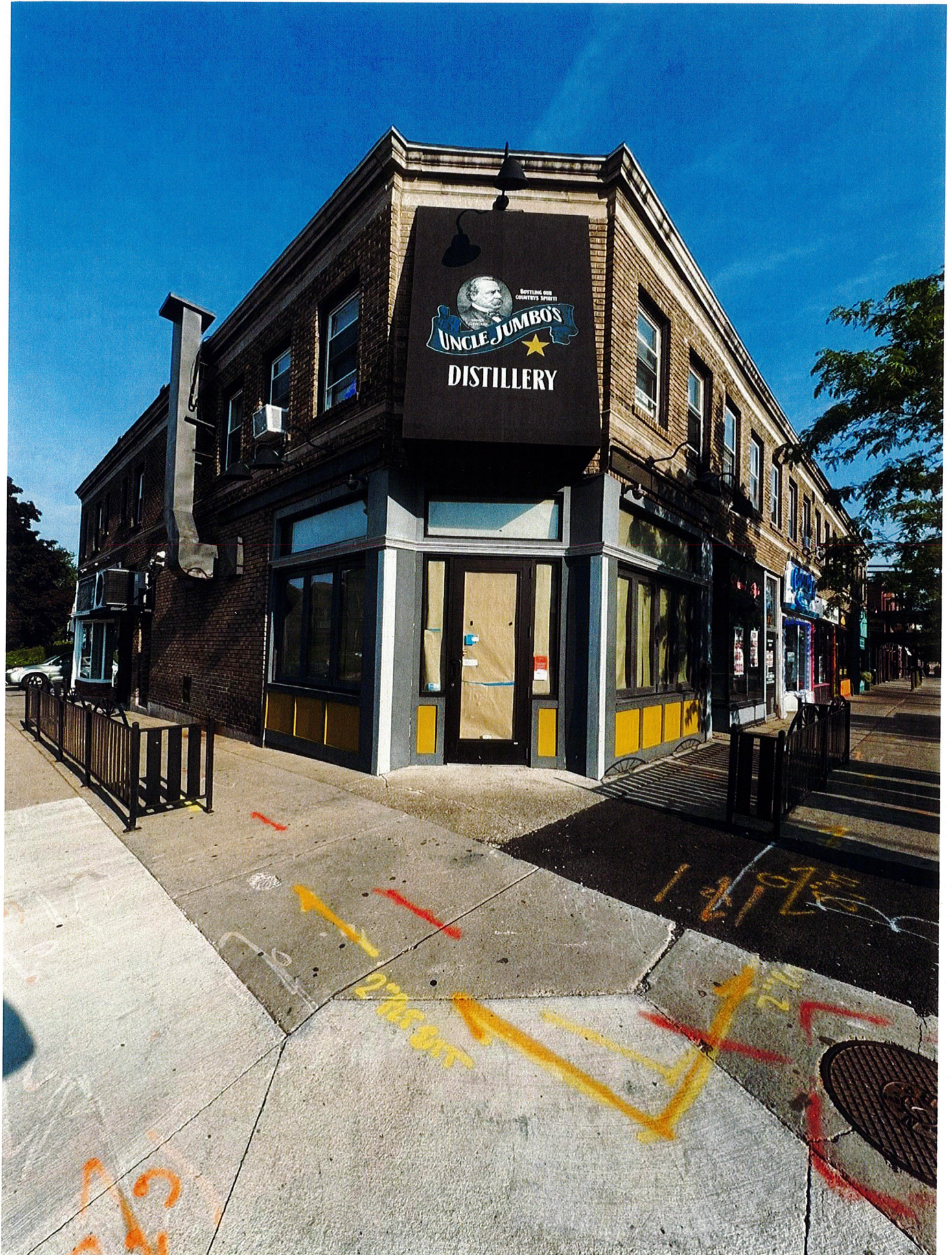
WANT to bring nice vibes and nice ~~look~~ environment to the Building

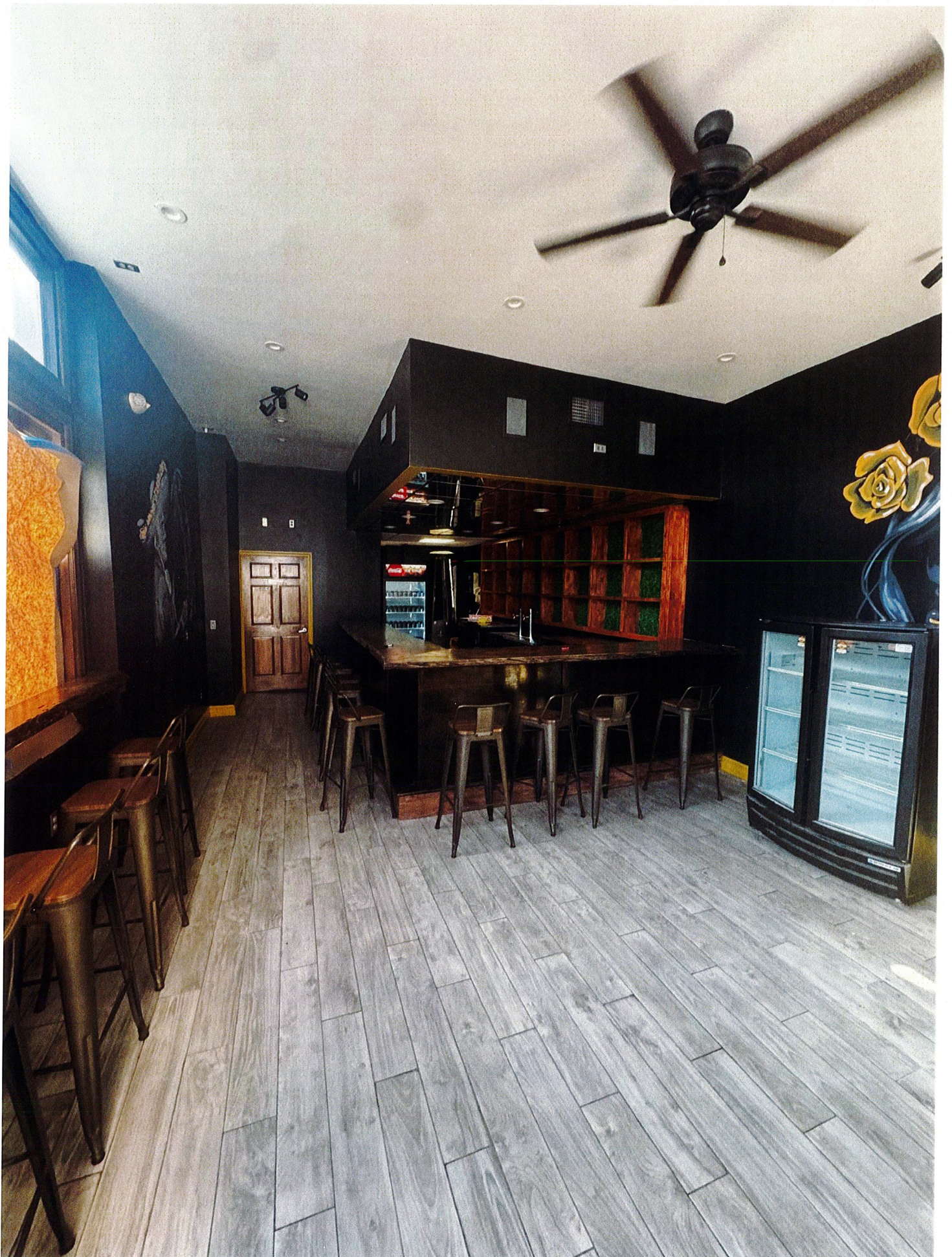
Disclosure Affidavit

I maintain that the information provided above is true and accurate to the best of my knowledge:

Property owner or applicant name (print): Fernando Sanchez Date: 10-25-2024

Property owner or applicant signature: Fernando Sanchez









Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000527

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-2015

Whereas, the City of Buffalo imposes fines to prevent blight, housing issues, property neglect, public dumping, and other actions that negatively affect our community;

Whereas, the intention is that these fees are sufficient for both to deter such negative actions and cover the costs incurred by the City to address them;

Whereas, our City Charter states in § 3-22 Fine or Penalty: “The council in any ordinance or by general ordinance may provide a fine or penalty not exceeding fifteen hundred dollars for the violation of an ordinance, and may fix the amount of such fine or penalty or prescribe a minimum and a maximum amount to be fixed within such limits by the court or magistrate before whom the matter is tried.”;

Whereas, an amendment established the \$1,500 cap on fines in 1972, with a previous cap of \$250 dating back to at least 1896; the cap has remained unchanged for 52 years, even as the City’s expenses for resources to address these negative behaviors have significantly increased;

Whereas, according to the Bureau of Labor Statistics CPI Inflation Calculator, \$1,500 in 1972 is equivalent to \$11,193.88 in June 2024, reflecting the substantial erosion of the cap's value over time;

Whereas, when these costs are not adequately covered by the fees, taxpayer dollars fund the shortfall and perpetuate negative behaviors by failing to hold violators fully accountable; and

Whereas, Fines for actions that impact everyday taxpayers need to be increased, and minimums should be established to address these negative behaviors effectively.

Now, therefore, be it resolved that the City of Buffalo Common Council hereby:

1. Requests that Corporation Counsel files ordinance change to § 3-22 Fine or Penalty that changes the \$1,500 amount to \$3,000 by October 12, 2024.
2. Requests that the City Clerk sends copies of this resolution to the Law Department and Mayor’s Administration.



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000528

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-2016

WHEREAS, in 2021, the City of Buffalo was awarded a \$2 million Federal Lead Hazard Reduction Grant from the U.S. Department of Housing and Urban Development (HUD) to remediate lead hazards in 110 residential units;

WHEREAS, as of June 2025, the Buffalo Urban Renewal Agency (BURA) has completed lead hazard remediation in only 18 of the targeted 110 residences, utilizing merely a quarter of the allocated funds, with the remaining \$1.5 million at risk of being returned to the federal government due to underutilization;

WHEREAS, this shortfall in execution has prompted public outcry, who highlight the city's failure to prioritize the health and safety of its residents, particularly children vulnerable to lead poisoning ;

WHEREAS, Buffalo has a documented history of mismanaging federal lead remediation funds, including a 1995 HUD grant where only three houses were remediated out of the planned 300, leading to the return of unspent funds and federal scrutiny;

WHEREAS, lead poisoning poses severe health risks, especially to children, including neurological damage, learning disabilities, and other long-term health issues, disproportionately affecting communities of color in Buffalo;

WHEREAS, Erie County has demonstrated effective administration of similar HUD lead remediation grants, successfully managing multiple rounds of funding and remediating hundreds of units, thereby showcasing a model for efficient and impactful use of such resources ; and

WHEREAS, the City of Buffalo's failure to effectively utilize federal funds for lead hazard reduction undermines public trust, endangers the health of its residents, and jeopardizes future funding opportunities;

NOW, THEREFORE, BE IT RESOLVED:

1. The Common Council formally requests an update on the Lead Hazard Reduction Program during the Finance Committee Meeting on June 10, 2025.
2. The Common Council urges the Mayor's Office and BURA to provide a comprehensive report outlining the factors behind the underutilization of grant funds, the current progress of remediation efforts, and a strategic plan to promptly address and resolve these issues;
3. The Common Council calls for the creation of an independent oversight committee made up of public health experts, community advocates, and key stakeholders to oversee and guide the city's lead remediation efforts, ensuring transparency, accountability, and the efficient use of resources;
4. Directs that this resolution be forwarded to the Mayor of the City of Buffalo, the Director of BURA, the Erie County Executive, the New York State Department of Health, and the U.S. Department of Housing and Urban Development, underscoring the urgent need for coordinated action to safeguard the health and well-being of Buffalo residents, especially children, from the dangers of lead exposure



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000529

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-2017

Whereas, in December 2023, the “Report for Contract for Marina Operations at Erie Basin Marina FY 2023” completed by the Comptroller’s Office stated, “The City and DPW should develop policies and procedures to manage and oversee contracts, especially when the City is expected to receive revenue as part of the agreement”;

Whereas, in June 2024, the Comptroller completed an “Audit of the Contract for Food Services in City Hall” in which it was stated, “The City and DPW should collaborate to develop and implement policies and procedures for managing and overseeing contracts, focusing particularly on revenue-generating contracts. This should include regular monitoring, compliance checks, and accountability measures to mitigate risks and ensure transparency and effectiveness in contract management”;

Whereas, the City of Buffalo faces significant issues with lease compliance, resulting in financial losses for taxpayers when every resource is needed;

Whereas, the Department of Public Works has a demanding and essential role with numerous responsibilities as outlined in our City Charter and thus the resources and staffing of the DPW would be better utilized in fulfilling its charter responsibilities;

Whereas, nowhere in the City of Buffalo Charter is it stated that the DPW must oversee leases and their compliance, yet DPW has been tasked with this responsibility and can not execute it at the expected level,

Whereas, according to the City of Buffalo Charter, Section § 6-23, Director of Real Estate; Duties and Powers, the Director of the Real Estate Department must “Maintain in his or her office all records relating to the ownership, lease, and sale thereof and of all other real property of the city and of all other documents, policies, and instruments given as security for the payment of indebtedness upon the sale or lease thereof, or to indemnify the city therefore by reason of fire, liability or damage thereto”;

Whereas, based on the role of the Real Estate Division, it is clear that the task of tracking lease compliance would best fit under its purview; and

Whereas, improper lease management results in financial losses for taxpayers, necessitating corrections to protect the City’s revenue sources.

Now, therefore, be it resolved that the City of Buffalo Common Council hereby:

1. Requests that the Law Department, the Director of Real Estate, the Commissioner of DPW, and the Commissioner of Administration, Finance, Policy & Urban Affairs attend the finance committee meeting on September 24, 2024, to discuss transitioning staff in a manner that reflects the chartered responsibilities for lease compliance.

2. Requests that the City Clerk submit a copy of this resolution to the Law Department, the Director of Real Estate, the Commissioner of DPW, and the Commissioner of Administration, Finance, Policy & Urban Affairs.



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000530

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-2018

Whereas, it is common to walk down a street in the City of Buffalo and see decrepit housing and dilapidated structures, often due to out-of-town landlords, neglectful property owners, and LLCs who contribute significantly to blight and holding the City of Buffalo back from reaching quality standard housing for residents and neighborhoods;

Whereas, there is a clear, long-standing pattern of property mismanagement and abandonment spanning decades, allowing properties to fall into disrepair, creating hazardous conditions, and endangering public health and safety inflicted on renters and adjacent properties;

Whereas, there are a significant amount of landlords who exploit renters and fail to maintain their properties up to proper building codes and standards, while collecting rental income, leaving renters in units facing health and safety issues such as collapsing ceilings, lead-based paint chippings, decaying roofs, electrical problems, and other serious hazards;

Whereas, there are a significant amount of landlords that are well sophisticated in entering Buffalo City Housing Court, evading or delaying a remedy for violations, thus creating real-time blight, and substandard housing conditions for renters and neighborhoods;

Whereas, The City of Buffalo Housing Court has jurisdiction over "proceedings for the appointment of a receiver of rents, issues and profits of buildings in order to remove or remedy a nuisance or to make repairs required to be made under such housing codes," under subdivision (f) section 202 of article X of chapter 570 of the laws of 1909;

Whereas, The New York State Legislature created the Buffalo Housing Court in 1978, and the housing court must protect and promote the public interest and may fashion innovative remedies for the thousands of code violation cases it handles each year;

Whereas, As stated above, the Buffalo City Court can enforce New York State Building Standards and Codes, the City Charter, and the Buffalo Green Code which all endow the City of Buffalo the right and ability to place properties into receivership when applicable;

Whereas, The City of Buffalo has recently found success in partnering with receivers, such as in the case of 40 Cottage, a property that came under the control of Preservation Buffalo Niagara in 2022;

Whereas, Currently, non-profit agencies, such as Preservation Buffalo Niagara, have the funding and ability to receive properties and initiate improvements which allow tenants to live in healthy homes and forces improvements in cases where property owners have proven incapable of maintaining their property up to New York State Building Codes and Standards; and

Whereas, Senator Sean Ryan introduced S7765, which has passed the Senate, and Assemblymember Jonathan Rivera introduced A10542 which enacts the "City of Buffalo Historic Preservation receivership act" and provides specific requirements and procedures for the

appointment of a receiver of rents in instances where the property at issue is neglected or abandoned;

Now, therefore, let it be resolved that the City of Buffalo Common Council hereby -

- 1.) Requests that Corporation Counsel and the Law Department review this resolution, S7765, and A10542, and begin implementing receivership in applicable cases before the Court.
- 2.) Calls upon the Buffalo City Court to consider receivership as a tool and remedy in cases of severely neglected and substandard housing dwellings with existing code violations.
- 3.) Acknowledges the important work that Preservation Buffalo Niagara and other possible receivers do in the historic districts and neighborhoods across the entire City of Buffalo.
- 4.) Supports that the New York State Senate passed S7765 and urges Assemblymember Rivera to continue pushing A10542 forward in the New York State Assembly as one of the bill's sponsors.
- 5.) Directs the City Clerk's Office to send copies of this resolution to Administrative Judge 8th Judicial District Honorable Kevin Carter, Buffalo City Court Chief Judge JaHarr Pridgen, Department of Permits and Inspections, and the City of Buffalo Law Department.



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000531

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-2019

I. Cisse, Special Use Permit – 3167 Bailey for Tavern in N-3C Zone

(Uni) (Hrg 06/04/24)

REFERRED TO THE COMMITTEE ON LEGISLATION
AND THE CITY PLANNING BOARD

OFFICE OF THE CITY CLERK

TIANNA M. MARKS

City Clerk
Registrar of Vital Statistics

MILLY CASTRO LITTLES

Deputy City Clerk Vital Statistics
Deputy Registrar of Vital Statistics

PAMELA MAGGIORE

Deputy City Clerk



65 NIAGARA SQUARE
ROOM 1308 CITY HALL
BUFFALO, NEW YORK 14202
PHONE: (716) 851-5431
FAX: (716) 856-0506

NOTICE OF COMPLETE APPLICATION

THIS IS TO ACKNOWLEDGE THAT I HAVE BEEN INFORMED AS TO THE TIME AND PLACE FOR
THE PUBLIC HEARING REGARDING:

I, Cisse - Special Use - 3167 Bailey for Tavern in N-3C Zone

To be held in the Council Chambers, 13th Floor. Please Contact Common Council Central Staff at (716) 851-5105, or email councilstaff@buffalony.gov for instructions on attending remotely.

N-3C

At 1:00 pm ON

6/4/24

*PLANNING BOARD MEETING WILL BE AT 4:00 pm in Room 901 * ON

5/26/24

*FAILURE TO APPEAR BEFORE THE PLANNING BOARD AND THE COMMON COUNCIL WILL
DELAY YOUR PROJECT

Phone number for Planning Board 851-5082

*Remote Planning Board Meeting Information:
<http://www.buffalony.gov/353/Planning-Board>

I am also informed that this is the only notice that the petitioner and/or owner will receive,
and that if I am not the owner or petitioner, I will inform said owner, petitioner or his/her
agent of the above.

Signed

(Agent/Owner)

Print Name

IBRAHIM Cisse

Phone #

716 418 4132

Date

05/08/2024

ATTENTION

CONTACT THE COUNCILMEMBER IN YOUR DISTRICT

CM Wyatt 851-5165

IF APPROVED AT THE COMMITTEE MEETING THE ITEM WILL BE REFERRED

TO THE FULL COUNCIL ON

6/18/24

IF APPROVED AT THE FULL COUNCIL MEETING THE ITEM WILL GO TO THE MAYOR FOR
APPROVAL

THE MAYOR HAS UNTIL

T.B.D.

TO RETURN THE ITEM TO THE CITY CLERK'S OFFICE



Special Use Permit Application to the Common Council

City of Buffalo, New York

Requested Submittals

One copy of each required submittal, printed no larger than 11" x 17", must be attached to the Special Use Permit Application Form:

1. Photo of the site showing the use relevant to the request for a Special Use Permit.
2. Site Plan (if applicable).
3. Architectural Elevations (if applicable).
4. If the use you are requesting with this form is listed below, the following are additional required submittals to be attached to this form:

Type of Use	Site Plan	Frequency of Use Description	Capacity of Use Description
Artisan Industrial			X
Assembly		X	X
Bed & Breakfast			X
Live Entertainment		X	X
Outdoor Dining	X		X
Tavern			X
Tobacco/Hookah			X

"X" = required submittal

- * Frequency of use: A description which should include (where applicable) the hours of operation, the number of days per week the use is operated, the number of events per week, and the number of events per year.
- * Capacity of use: A description which should include (where applicable) the capacity for the use including the number of people, the number of tables, and the number of seats.

5. Any additional relevant material.

* Hours of operation are 6am to 2am. Most events only go to 12am. 7 days/week
Capacity is 800 people
This space is a live event space, a performing arts center & events center.



Special Use Permit Application to the Common Council

City of Buffalo, New York

Applicant Information

Applicant

Identify the person or organization requesting the Special Use Permit:

Name IBRAHIM CISE Cell Phone 716 418 4132
Organization CARISI PERFORMING ARTS CENTER Business Phone 716 332 7277
Mailing Address P.O. Box 101 Fax Number _____
City BUFFALO State NY Zip 14225 Email I.CISE@CARISI.THEMILE.COM

Agent

Identify any person or organization representing the applicant in this matter:

Name IBRAHIM CISE Cell Phone 716 418 4132
Organization CARISI PERFORMING ARTS & EVENTS CENTER Business Phone 716 332 7277
Mailing Address P.O. Box 101 Fax Number _____
City BUFFALO State NY Zip 14225 Email I.CISE@CARISI.THEMILE.COM

Property Information

Assessed Address: 3167 BAILEY AVE BUFFALO NY 14215
Area of Parcel (square feet): 15,300 Acres: _____
Zone: M-3C Zone Overlay (if applicable): _____
Current Use: PERFORMING ARTS & EVENTS CENTER
Historic District/Property (within or adjacent): _____
Council District: UNIVERSITY



Special Use Permit Application to the Common Council

City of Buffalo, New York

Type of Request

- ☐ Expansion of existing/current use
- ☐ Changing the use to a different use
- ☒ New Use: Adding a new use and keeping existing/current use
- ☐ Change of ownership or business name

Special Use Request

Current use(s): DANCE HALL & ASSEMBLY

* Proposed use(s): RESTAURANT TAVERN

Justification (attach additional information if necessary):

TO provide CATERING TO PATRONS FOR THEIR
EVENTS

Project Description

Detail hours of operation: 6am TO 2am

* List/describe adjacent uses: the space used to be a movie
theatre comm. ^{side} ~~residential~~ ~~school~~

Describe any sound, odor, vibration, light, or other potential disrupting operations of the use and provide hours of the day and days of the week which they would occur:

No other sounds but no building adjacent
to disturb

Describe any public benefit of the use:

this is the only event space of the size in the
community. Events bring patrons from all over



Special Use Permit Application to the Common Council

City of Buffalo, New York

X Describe community engagement that has taken place (not including public hearing):

Community was engaged at purchase and during construction.

Will any permanent features of the building be removed?

☐

Yes

☒

No

If yes, describe: _____

Attach additional information for this section if necessary.

Disclosure Affidavit

I maintain that the information provided above is true and accurate to the best of my knowledge:

Property owner or applicant name (print): IBRAHIM CISE

Date: 05/06/2024

Property owner or applicant signature: _____

[Signature]

City of Buffalo

65 Niagara Square
Buffalo, NY 14202
(716)851-4949 Fax (716)851-5472

USE Information Report**Report Date** 5/8/2024

Page 1 of 2

A/P # USE23-9579192**Application Information****Processed** 7/24/2023 11:33:14AM By jhuffnagle**Issued** By**Final** By**Type of Work** # **Plans** 0 **Declared Valuation** \$0.00**Priority** # **Pages** 0 **Calculated Valuation** \$0.00**Actual Valuation** \$0.00**Description of Work**

*** SPECIAL USE *** AKA 3165 BAILEY *** To establish use as a Tavern for Ibrahim Cisse (716)418-4132 with "
Carissi Theatre, LLC " in a N-3C zone. *** CC APP *** PLANS REQUIRED ***

Property Information**Address** 3167 BAILEY
BUFFALO, NY 14215 **SBL** 0902500001001000**CENSUS** 43.00**Location****Applicants****Contact ID** 12118523 **Primary** N **Name** Karissi Enterprise LLC**Mailing Address** 150 Bickford Ave Buffalo, NY 14215**Day Phone****Contact ID** 12308223 **Primary** Y **Name** IBRAHIM K CISSE**Mailing Address** PO BOX 101 BUFFALO, NY 14225**Day Phone**

Fees	Status	Paid Date	Amount
Application Fee	P	7/24/2023 12:09:06PM	\$50.00

Plan Reviews















Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000532

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-2020

CITY OF BUFFALO PROPERTY MANAGEMENT LICENSE APPLICATION

Initial Fee/Renewal Fee \$75. All license fees are non-refundable. The license expires each year on November 30th. *Issuance of City of Buffalo Property Manager's License in no way pre-empts any requirements of any State or Federal rules, regulations and/or laws.*

Individuals who engage in the property management of three (3) or more rental units in the City of Buffalo must obtain a Property Management License per City Ordinance Chapter 265. Property Management includes but not limited to

- advertising or soliciting of apartments or rental units for rent
- tenant review and screening
- collecting and/or oversight of rental profits
- conducting and/or arranging general repairs and maintenance of residential properties in Buffalo.

Corporations, LLCs, or partnerships must attach a list of ALL officers, members, and partners with contact information.

Applicant Name David Weitzel	Applicant phone 716-481-3770	
Applicant Address 422 Vermont Street	State NY	Zip 14213
Business Name Element Realty Services	Business phone 716-771-0103	
Business Address 390 Elmwood Avenue	State NY	Zip 14222

NO YES: Answer each of the following questions.

- ☒ ☐ A. Have you been found guilty of any crime or offense, criminal or civil?
- ☒ ☐ B. Is there a criminal or civil charge pending against you?
- ☒ ☐ C. Are there existing and/or pending City of Buffalo Housing Court proceedings against properties you own/owned and/or manage/managed in the City of Buffalo?
- ☒ ☐ D. Is there an open claim against you or your company left unsatisfied?
- ☒ ☐ E. Do you have employees?
- ☒ ☐ F. Will you be performing general repairs and maintenance of properties in the City of Buffalo?
- ☒ ☐ G. Will you be performing landscape/snow removal services?

Attach Supporting Documentation with application

1. Government-issued Identification Card of applicant
2. Utility bill of the applicants(s) home address *All utilities included with rent*
3. Police background check obtained at Buffalo Police Department Headquarters 68 Court St.
4. General Liability Insurance in Certificate form with **City of Buffalo 301 City Hall Buffalo NY 14202** as certificate holder
5. If you answered YES to E, submit Workers' Compensation Insurance, **City of Buffalo 301 City Hall Buffalo NY 14202** must be certificate holder. Acceptable forms of proof of Workers' Compensation Insurance: **C105.2, U-26.3, SI-12, GSI-105.2**. Contact your insurance carrier to obtain one of these forms.
6. If you answered NO to E, Certificate of Attestation of Exemption from NYS Workers' Compensation Coverage (CE-200). This form is obtained online at <http://www.wcb.ny.gov>.
7. If you are requesting a waiver of the City of Buffalo License fee attach copy of one the following licenses: New York State Real Broker, New York State Associate Real Estate Broker, or Real Estate Salespersons.
8. Provide a list of properties you or your company will be managing in the City of Buffalo. Include Property address, Total Number of Units per property, and Property Owner (whether owned by an individual or a corporation). Update this list with our Office each time you add or remove properties.
9. Proof of RRP Lead Based Paint Certification
10. **COMMON COUNCIL REQUIRED**

Signature: *David Weitzel*Date: *3/1/24*

NOTE: False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

SWORN BEFORE ME THIS

1 Day of *March* 20 *24**Commissioner*

Commissioner of deeds or notary public

Mail application with fee and supporting documentation to:
 Office of Licenses
 65 Niagara Square Room 301
 Buffalo, NY 14202
 For questions, please call 716.851.4078 / 716.851.6583



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000533

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-2021



CITY OF BUFFALO - LICENSE APPLICATION

65 Niagara Sq. City Hall Room 301 Buffalo, NY 14202
Phone (716) 851-4078 Fax (716) 851-4952

RSF23-10048001
RSP23-10048002

Type of Entity

☐ Sole Proprietor

☐ Corporation

☐ Partnership

☒ Limited Liability Company

☒ Restaurant fee
1-200 seats \$200.00
☐ 201-400 seats \$275.00
☒ 400+ seats \$350.00
☒ Yes ☐ No Selling alcoholic beverages?

☐ Certificate of Inspection \$100.00
(Public Assembly) Restaurant 50+ seats

☐ Coin Control Amusement
games ___ per game \$55.00

☐ Arcade # games ___ per game \$55.00
COMMON COUNCIL REQUIRED

☐ Music mechanical \$60.00

☐ Music live, no dancing \$75.00

☐ News Stand \$175.00

☒ Restaurant Dance fee
☐ Floor Show \$450.00
☒ Live Music \$250.00
☐ Mechanical \$175.00
COMMON COUNCIL REQUIRED

☐ Public Dance (based on sq ft)
COMMON COUNCIL REQUIRED

☐ GoGo Dancing \$500.00
COMMON COUNCIL REQUIRED

☐ Skating Rink \$250.00
COMMON COUNCIL REQUIRED

☐ Bowling Alley per lane \$35.00
lanes ___

☐ Billiard Parlor per table \$35.00
tables ___
COMMON COUNCIL REQUIRED

☐ Restaurant Take Out \$125.00

☐ Food Store \$250.00
COMMON COUNCIL REQUIRED

☐ Meat Fish Poultry \$165.00

☐ Caterer \$100.00

☐ Bakery

☐ 0-25 employees \$220.00

26 + employees \$350.00

Corporation Name

CARISSI PERFORMING ARTS AND EVENTS

Business Name (dba)

CARISSI THEATRE AKA 3165 CENTRE

Business Phone (716) 332 7277

Business Fax () ___

Business Address (no PO Box) 3165 BAILEY AVE, BUFFALO, NY 14215

Mailing Address (if different) P.O. Box 101 BUFFALO, NY 14225-0101

NYS Tax ID #

Website CARISSITHEATRE.COM E-Mail IK.CISSE@CARISSI

THEATRE.COM

Owner(s)/ Principal Partners

Applicant (last, first)

IBRAHIM CISSE

Home Phone 716-418-4132

Home Address: (PO Box not acceptable) 150 BICKFORD AVE, BUFFALO, NY 14215

Date of birth ___ Place of Birth ___

Co-Applicant (last, first)

N/A

Home Phone ___

Home Address: (PO Box not acceptable) ___

Date of birth ___ Place of Birth ___

Describe your specific business activity in detail. EVENTS AND PERFORMING ARTS CENTRE
(CONCERTS, PLAYS, WEDDING CEREMONY, PARTIES,

I am aware of the obligation to provide timely notice of any change in required information, and I have informed all owners, managers, or other principals of their criminal and/or civic responsibility for the timely fulfillment of restrictions and conditions to the license or timely abatement of any nuisance activity at or associated with the business. Initial ___

For office use only

Subscribed and sworn before me this

27 day of Oct 2023

[Signature]
Commissioner of Deeds -- City of Buffalo

As an authorized agent of the entity identified above, I certify the information on this form is true, correct, complete and current to the best of my knowledge and belief.

Print Name IBRAHIM CISSE

Signature [Signature]

Date 10/27/2023

Applicant must be present at time of all inspections.

App No

APPLICANT NOTIFICATION

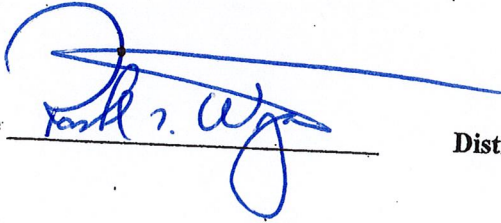
ALL Applications/Applicants requiring Common Council Approval **MUST HAVE THIS NOTIFICATION SIGNED BY COUNCIL PERSONNEL FOR THE APPLICABLE DISTRICT COUNCILMEMBER LISED BELOW & RETURN THIS NOTIFICATION TO THE OFFICE OF LICENSE** prior to the application being considered for Approval.

THIS IS NOT AN APPROVAL NOR DOES THIS DOCUMENT INFER THAT SAID APPROVALS WILL BE GRANTED

License Application Address 3165 BAILEY AVENUE Buffalo, NY 14215

DELAWARE DISTRICT	JOEL P. FEROLETO	1405 CITY HALL
ELLCOTT DISTRICT	DARIUS G. PRIDGEN	1315 CITY HALL
FILLMORE DISTRICT	MITCHELL P. NOWAKOWSKI	1408 CITY HALL
LOVEJOY DISTRICT	BRYAN BOLLMAN	1316-A CITY HALL
MASTEN DISTRICT	ULYSEES O. WINGO, SR.	1414 CITY HALL
NIAGARA DISTRICT	DAVID A. RIVERA	1504 CITY HALL
NORTH DISTRICT	JOSEPH GOLOMBEK JR.	1502 CITY HALL
SOUTH DISTRICT	CHRISTOPHER P. SCANLON	1401 CITY HALL
UNIVERSITY DISTRICT	RASHEED N. C. WYATT	1508 CITY HALL

Council Personnel Signature



District UNIVERSITY

Date 10/3/2023



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000534

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-2022



A COMMUNICATION FROM THE OFFICE OF

The City of Buffalo Common Council

ACHIEVEMENT • CONCORDIA • KNOWLEDGE

University District Council Member Rasheed N.C. Wyatt

Subject: Urgent Support for New York State Legislature Bills A3907 and S4477 to Address Tobacco Use Among Children

Dear NYS Legislature Members of the Health Committee,

We are writing to urgently express our full support for Bills A3907 and S4477, currently before the Health Committees of the New York State Legislature. As concerned residents deeply committed to public health, we strongly urge you to prioritize and pass these vital pieces of legislation aimed at addressing the pervasive issue of tobacco use, particularly among our youth.

The presented resolution underscores the severity of the public health crisis posed by the consumption of flavored cigarettes, e-cigarettes, and other tobacco products, especially among our youth. The economic toll on New York, amounting to \$12.07 billion annually, including substantial Medicaid expenses, highlights the urgency for legislative action.

The tobacco industry's aggressive marketing strategies, with nationwide expenditures of \$9.1 billion annually, demand immediate intervention. Flavored tobacco products, designed to entice young people, serve as a gateway to tobacco addiction by masking the harshness of these products with appealing flavors. This marketing strategy not only leads to increased tobacco use among youth but also results in potential lifelong addiction and heightened public health and economic burdens.

The distressing statistics provided in the resolution, such as the 2.1% of high school students engaged in traditional cigarette smoking and the alarming 18.7% using e-cigarettes, emphasize the critical need for legislative action. Bills A3907 and S4477 offer a comprehensive approach to combating the pervasive issue of tobacco use among our youth, and passing this legislation is an essential step toward securing a healthier future for our community.

We respectfully request that the Health Committee swiftly pass Bills A3907 and S4477. By doing so, we acknowledge the profound economic and public health consequences of smoking and demonstrate our commitment to protecting the well-being of the citizens of New York. Please note that these pieces of proposed legislation have both National and Local support here in the City of Buffalo.



A COMMUNICATION FROM THE OFFICE OF

The City of Buffalo Common Council

ACHIEVEMENT • CONCORDIA • KNOWLEDGE

University District Council Member Rasheed N.C. Wyatt

Additionally, We urge the Western New York delegation of the New York State Legislature to wholeheartedly support and vote for these bills. Your endorsement will play a pivotal role in enhancing public health, alleviating economic burdens, and safeguarding the welfare of our citizens.

The City of Buffalo Common Council's pledge to work with stakeholders further emphasizes the need for collaborative efforts to address tobacco use among youth. We commend this commitment and believe that, together, we can create a healthier and tobacco-free environment for our community.

Thank you for your dedication to public health, and we look forward to witnessing positive steps toward a tobacco-free New York.

Sincerely,

A handwritten signature in black ink, reading "Rasheed N.C. Wyatt".

Rasheed Wyatt
University District Council Member
Buffalo Common Council



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000539

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-2023

Whereas, the City of Buffalo Common Council previously recognized the significant historical and cultural importance of the Michigan Avenue African American Heritage Corridor, as highlighted in a resolution initiated by former Council Member Darius G. Pridgen;

Whereas, the corridor, featuring landmarks such as the Michigan Street Baptist Church, The Rev. Jesse E. Nash House Museum, The Colored Musician Club, and the Langston Hughes Institute, is a testament to the rich African American history in The City; and

Whereas, the preservation and landmark designation of these sites is crucial for honoring and maintaining the historical integrity of the African American community in Buffalo;

Now therefore be it resolved that the Buffalo Common Council hereby:

1. Requests an update on the progress and current status of efforts made towards land-marking historic sites and parcels along the Michigan Street Corridor, in accordance with the initial resolution's directive for the Central Staff to coordinate with preservations, subject matter experts, and community stakeholders.
2. Encourages continued collaboration and engagement with local communities, historians, and relevant organizations to ensure comprehensive and respectful preservation of these historically significant sites.



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000540

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-2024

Whereas, the City of Buffalo Common Council previously addressed concerns regarding the Minor Site Plan Review process in the City Charter, as outlined in Resolution 19-1459 initiated by former Council Member Darius G. Pridgen; and

Whereas, the initial resolution called for a review of Chapter 496 Section 11.3.6 - Minor Site Plan Review to include public notification, which is vital for maintaining transparency and community involvement in city development projects;

Now therefore be it resolved that the Buffalo Common Council hereby:

1. Requests an update on the findings and any actions taken following the review of Chapter 496 Section 11.3.6 - Minor Site Plan Review by the Law Department and the Office of Strategic Planning, specifically regarding the implementation of public notification procedures; and
2. Directs that copies of this updated resolution be sent to the Law Department, the Office of Strategic Planning, and other relevant stakeholders for further consideration and necessary action.



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000541

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-2025

Whereas, the City of Buffalo Common Council previously identified the urgent need to address the displacement of lower-income tenants and socio-economic segregation in the city, as addressed in a resolution led by former Council Member Darius G. Pridgen;

Whereas, inclusionary zoning was recognized as a significant tool for leveraging residential development towards addressing affordable housing concerns; and

Whereas, the initial resolution called for the drafting of an inclusionary zoning ordinance by Corporation Counsel, in collaboration with the Affordable Rent and Housing Task Force, Office of Strategic Planning, and members of Buffalo's developer community;

Now therefore be it resolved that the Buffalo Common Council hereby:

1. Seeks a comprehensive update on the development and current status of the inclusionary zoning ordinance, including insights into the collaboration efforts and contributions from the Affordable Rent and Housing Task Force, Office of Strategic Planning, and Buffalo's developer community.
2. Emphasizes the importance of this ordinance in promoting equitable housing opportunities and requests that all involved parties expedite their efforts in finalizing and implementing this crucial piece of legislation for the benefit of the city's residents.



Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000542

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-2026

Application for Landmark/Landmark Site

Buffalo Preservation Board
901 City Hall
Buffalo, New York 14202
Telephone: (716) 851-5029
Fax: (716) 851-4388

Instructions to Applicant:

The following information is required, at a minimum, prior to the Buffalo Preservation Board considering an application complete:

- a) Three (3) copies of this application;
- b) One complete set of quality photographs, (Preferably 8" x 10"), of all exterior elevations of the building. Interior photographs may also be submitted;
- c) A site plan, map or survey that indicates in sufficient details what building/properties are being proposed for designation;
- d) Any additional information you can furnish that substantiates that the property is deemed to be of architectural, historical, geographical, cultural or aesthetic significance.

Failure to submit the required information may result in an incomplete application and delay the review process:

****** check in the amount of \$500.00 made out to the City of Buffalo Preservation Board must be submitted at time of application for non-owner occupied structures/sites.**

Please provide the following on the property for which landmark consideration is requested.

- 1. Address of Site 1 Buffalo River Place & 11 Bolton Place
- 2. Name of Property (if any) Allied Mills Complex

3. Name of Present Owner Lumen Power Technologies
Address 1 Buffalo River Place
City Buffalo, NY Zip 14210 Phone _____
Contact person _____ Phone _____

Note: If property is in multiple ownership, list the names/addresses of other persons having legal or equitable interest in property:

4. Has the owner, if other than applicant, been contacted?

Yes X No _____

If yes, is owner in favor of landmark designation?

Yes _____ No _____

If yes, submit a signed statement/affidavit by owner supporting Designation.

5. Present use of property
Vacant

6. Year of Construction
1928-1929, 1948

Information Source State Historic Preservation Office

7. Architect James Stewart and Company

Information Source State Historic Preservation Office

8. Is property endangered? Yes X No _____

If yes, explain: Demolition permit filed

9. On separate pages, please describe the architectural, historical, geographical and cultural significance of this landmark and/or landmark site. Please indicate the sources of information.

10. Please attach any additional material which might be useful in considering the site for landmark designation, i.e.; newspaper clippings, magazine articles, photographs, etc. Please list below, which of these materials you would like returned. If you would like to present additional materials at a meeting of the Preservation Board, please indicate nature of such materials.

11. Name of Applicant Buffalo Preservation Board

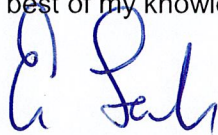
Organization, (if any)

Address 920 City Hall

City Buffalo, NY Zip 14202

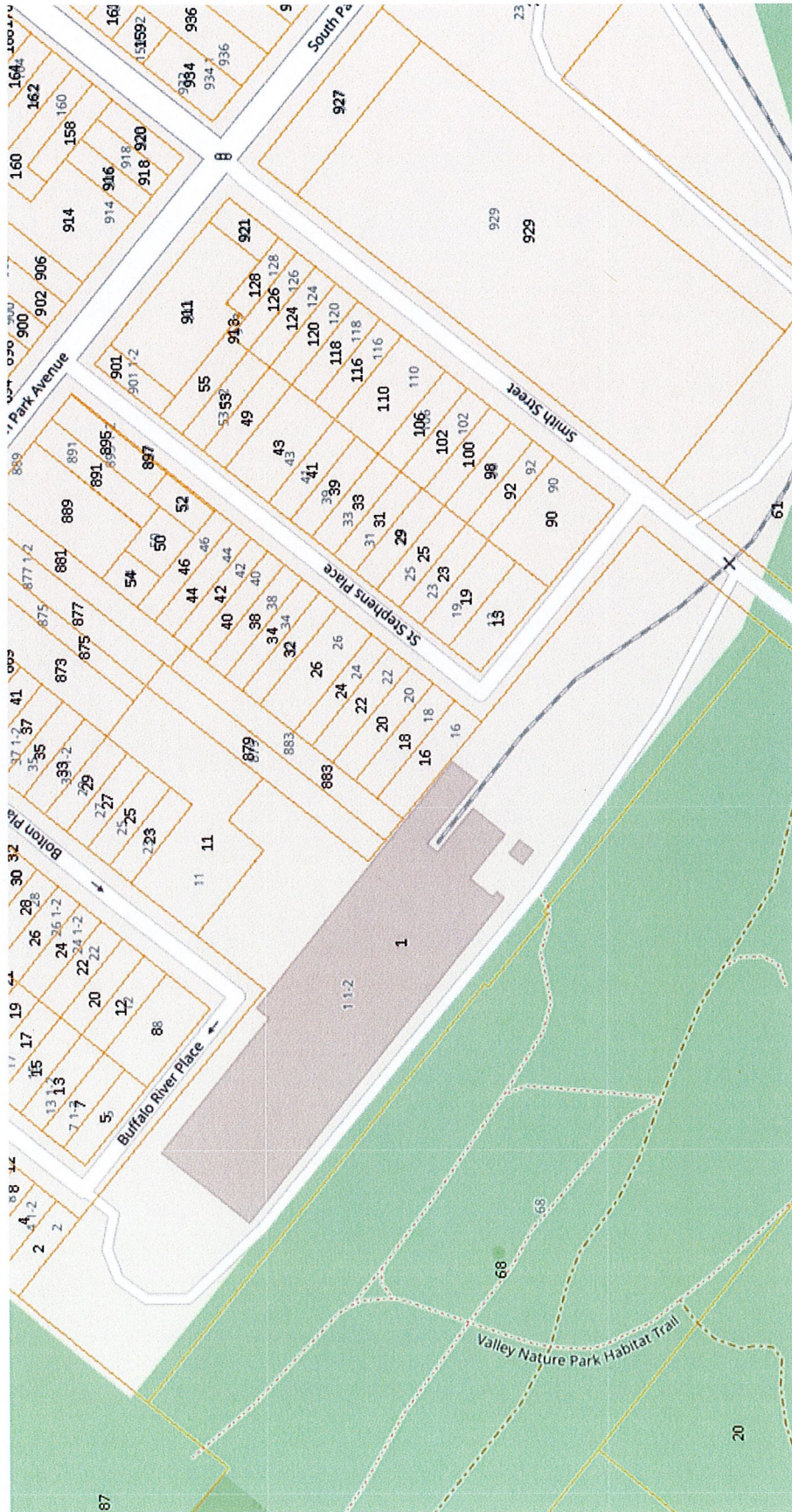
Phone 716-851-9675

I hereby certify that the information contained herein is true and correct to the best of my knowledge.



Signature of Applicant

7/18/2023
Date



1 Buffalo River Place and 11 Bolton Place

Allied Mills Complex

1 Buffalo River Place & 11 Bolton Place

The Allied Mills Complex is a feed mill, grain elevator, and office built from 1928 to 1929, with additions from 1948, that historically made up one of the Buffalo area's largest feed mill operations. The complex was the Buffalo plant of Allied Mills Inc., makers of Wayne Feeds animal feed. The property is located alongside the former Nickel Plate and DL&W rail lines, part of what is now Red Jacket Riverfront Park, at the end of Bolton Place in the Valley neighborhood.

Designed and constructed by James Stewart & Company of Chicago, the complex served as a mill that stored, processed, and shipped animal feed by rail across the nation. The 105,799 square foot complex consists of interrelated contributing buildings: the main warehouse with interconnected silos (1928-29; 1948), an office building (1929), a freestanding coal storage house (1948), a small former switch house, and a small former garage located on the office building parcel.

Like other grain elevators and mills in Buffalo, the Allied Mills Complex is a template for modernism, with an absence of ornamental details and a focus purely on function. As with other Allied Mills facilities across the United States, the Buffalo plant possesses a giant Wayne Feeds painted sign, now a ghost sign, on the north-facing facade of the grain elevator that is a striking if faded visual landmark of the Valley.

Wayne Feed Mills of Buffalo, Inc., a subsidiary of the McMillen Company of Fort Wayne, IN, began construction on the mill and elevator complex in 1928. In 1929 the McMillen Company was absorbed by Allied Mills Inc., which continued the Wayne Feeds brand. As of 1936, the Buffalo location was one of six Allied Mills feed plants across the U.S., the others being in Peoria, IL; Omaha, NE; Fort Wayne, IN; East St. Louis, MO; and Portsmouth, VA. Allied Mills also ran three soybean plants, a seed plant, and a distillery.

Per a 3/19/1929 *Buffalo Evening News* account, the feed mill possessed a grain storage capacity of 100,000 bushels and was equipped with machines for manufacturing 28 different poultry, dairy, calf, stock, horse, and hog feeds. The mill had a capacity of mixing and loading 40 cars of feed per day, with on-site rail capacity for about 80 cars.

In 1948, the mill workers of the Buffalo plant voted 112-0 to organize as a union shop under Local 19184, Flour, Feed, and Cereal Workers Union of the American Federation of Labor. Strikes and negotiations before and after the union shop election secured significant concessions from management. As late as 1972, Allied Mills employed between 90 and 95 workers, many of whom lived within walking distance in the Old First Ward and the Valley.

James Stewart & Company was a national company of contractors and engineers specializing in office buildings, hotels, public buildings, industrial works, power plants, wharves and docks, and grain elevators. *Some Stewart Structures*, an illustrated book on the firm's work, was published in 1909 and contains a list of over 400 buildings erected by the company in the United States, Canada, England, Australia, and elsewhere. James Stewart & Company designed and built Buffalo's American Elevator A and Malt House in 1906, Perot Malting Elevator A and Malt House in 1907, Washburn-Crosby Elevators B and C in 1909, Marine A Elevator in 1925, and Cargill Superior Elevator C in 1925, for instance.

Allied Mills began phasing out the Buffalo plant in 1972, and by 1973 relocated entirely to a new facility in Alexander, NY, built by the Genesee County Industrial Development Corporation. The company leased the feed mill from the development agency. Allied Mills shuttered the Buffalo plant on December 31, 1973.

The Allied Mills Complex is a bookend to the Kreiner Malt House and Grain Elevator located at the other end of the Valley neighborhood at 50 Elk Street. The Kreiner Malt House and Grain Elevator was added to the National Register of Historic Places in 2017, and thanks to the historic tax credit program has since been subject to a spectacular adaptive reuse and is now known as the Silos at Elk Street. The Allied Mills Complex is similar in nature to the Kreiner Malt House and Grain Elevator, both smaller in scale, having been vacant for decades, and having had similar economic development potential.

The period of significance for the Allied Mills Complex begins in 1928 with the initial construction on the property and ends in 1973, when Allied Mills closed the Buffalo plant. After 1973, the complex was no longer used according to its original function and affiliations with the grain industry. All major additions and alterations had been completed by that time. The complex is currently vacant.

Please see attached, Allied Mills Complex architectural description by KTA Preservation Specialists and NYSHPO Resource Evaluation. The Allied Mills Complex was determined eligible for the National Register of Historic Places in 2021.

Timeline

1916: Dale W. McMillen purchases a small grain elevator in Ft. Wayne, IN, and begins manufacturing Wayne Feeds, a livestock feed named for Gen. Anthony Wayne, a United States founding father

1928: Wayne Feeds commences construction on the Buffalo branch plant in the Valley neighborhood

1929: Allied Mills Inc. organizes under the laws of the State of Indiana and soon acquires the Ft. Wayne-based feed businesses previously operated by the American Milling Company and McMillen Company

1948: The Buffalo plant of Allied Mills Inc. becomes a union shop

1965: Continental Grain Company of New York acquires 51% of the common capital stock of Allied Mills Inc. through a tender offer made to Allied shareholders

1972: Allied Mills Inc. begins operations at a new mill at Alexander, NY; Buffalo plant manager John M. Williams, in response to concerns regarding the fate of some 90 to 95 workers at Buffalo, states that the Alexander plant “would mean nothing to the Buffalo plant—not for some time anyway”

December 31, 1973: Allied Mills Inc. closes the Buffalo plant

1974: Allied Mills Inc. sells its closed Buffalo feed mill to investor Harold Schectman

1981: Allied Mills Inc. merges into the Continental Grain Company

Criteria for Designation

The Allied Mills Complex, 1 Buffalo River Place and 11 Bolton Place, meets the following criteria for local landmark status, per Chapter 337, Preservation Standards, of the City Code:

1. It has character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation. The Allied Mills Complex, the Buffalo plant of Allied Mills Inc. that produced the iconic Wayne Feeds line of animal feed, played an important role in the Buffalo grain industry from 1928 to 1973.

3. It exemplifies the historic, aesthetic, architectural, archaeological, educational, economic, or cultural heritage of the city, state, or nation. The Allied Mills Complex is an excellent example of a twentieth century feed mill and grain elevator facility. The complex architecturally conveys the industrial processes used to manufacture animal feed by receiving grain and corn via rail, transforming it into feed, and storing and shipping the product via rail.

4. It is identified with a person or persons who significantly contributed to the development of the city, state, or nation. The Allied Mills Complex is associated with Allied Mills Inc., and the mill workers who in 1948 successfully organized the Buffalo plant as a union shop under Local 19184 of the Flour, Feed, and Cereal Workers Union (AFL), before and after gaining significant concessions improving pay, benefits, and working conditions.

6. It is the work of a master builder, engineer, designer, architect, or landscape architect whose individual work has influenced the development of the city, state, or nation. The Allied Mills Complex is an example of the engineering and construction mastery of James Stewart & Company, a prolific national firm that in 1909 credibly described itself as “the head of the profession in the erection of grain handling equipments and buildings for the storage of grain.” The company “erected grain elevators throughout the United States from Atlantic coast to the mountains and from the Gulf to the Great Lakes, among which are many of the largest and most modern grain elevators in the world.”

9. It is a unique location or contains singular physical characteristics that make it an established or familiar visual feature within the city. The Allied Mills Complex is a prominent skyline feature of the Valley neighborhood, and integral part of the unrivaled collection of grain elevators and mills that make up the established and familiar visual character of the Buffalo waterfront.

The Allied Mills Complex retains sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation and restoration.

Bibliography

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Allied Mills, Inc., Chicago, Illinois: Annual Report for the Year Ending June 30, 1936.

"Allied Mills operates feed plant in Buffalo." *Buffalo Evening News*, June 16, 1972.

"Allied Mills plant here will undergo big modernization." *Buffalo Evening News*, May 17, 1947.

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"Building permits." *Buffalo Evening News*, June 3, 1929.

"Cereal union wins pay raises for 700 at 7 plants here: A.F.L. official says some of contracts are based on cost of living." *Buffalo Evening News*, February 21, 1942.

"Feed mill men here strike for more pay: 1000 workers in all firms but one affected." *Buffalo Evening News*, July 1, 1941.

"Feed mill strike enters 2d week; 1000 workers out: Prospects of settlement are remote, statements of both sides indicate." *Buffalo Evening News*, July 7, 1941.

"Idle feed plant and store are sold." *Buffalo Evening News*, June 28, 1974.

"New owner to revive idle Allied feed mill as paint factory." *Buffalo Evening News*, October 29, 1974.

O'Hara, Don. "New owner to revive idle Allied feed mill as a paint factory." *Buffalo Evening News*, October 29, 1974.

Some Stewart Structures. New York: W.M. Probasco, 1909.

"Wayne Feed Mills planning merger: Negotiations underway to unite with milling firm." *Buffalo Evening News*, July 5, 1929.

"Wayne Feed Mills start production: Plant has capacity of 40 cars of products a day." *Buffalo Evening News*, March 19, 1929.

Allied Mills Complex
1 Buffalo River Place
Buffalo NY 14210

Description

The Allied Mills Complex is an historic feed mill production facility consisting of three main historically and functionally related buildings: a main warehouse building with interconnected grain elevators, an office building, and a coal storage house. The complex is located at 1 Buffalo River Place, to the northeast of a bend in the Buffalo River and Red Jacket Park, at the south end of Bolton Place in South Buffalo. The building is located in close proximity to the CSX railroad tracks to the north and south with frame dwellings to the north across Buffalo River Place. Buffalo's central business district is located approximately 3 miles to the northwest.

The complex was originally constructed as a feed mill for Wayne Feed, a division of Allied Mills, by James Stewart and Company in 1928-1929, with another major stage of construction in 1948. The main warehouse building forms the core of the complex, where all stages of the production process took place. This is a steel-framed brick building with five main interconnected parts, each integral to different stages of the animal feed production process: the two-story loading shed to the north, the main two-story warehouse with narrower corrugated metal-clad head house rising above, the concrete grain elevator tower with workhouse to the east, and the concrete soft feed storage tower interconnected by an elevated walkway to the east. All of these portions are visually distinct and identifiable from the north, when facing the primary, north elevation. Despite these varying heights, materials, and functions, the building is internally connected as well as externally unified through shared elements such as industrial sash windows with metal casement pivots. The building features no major ornamental elements, typical of an industrial building from the early-to-mid twentieth century. Faded paint identifies the building as 'Wayne Feeds' on the north elevation.

The interior retains much of its original form and material finishes, as well as some equipment indicating its history as a feed mill. The open floor plan with concrete floors is interrupted only by square concrete columns. A single row of steel hoppers lines the ceiling of the first floor. In the loading shed to the north, rail tracks enter the building below grade, running east-west, with concrete and wood loading docks at floor height. Pre-cast concrete scissor stairs with metal handrails access the floors in places where building portions connect. Original metal industrial sash windows with eight light casement pivots are still intact in many locations. Elsewhere, non-historic glass block has replaced the original sash, but enough original windows remain intact to convey an understanding of the original condition. Original equipment such as hoppers, conveyors, pneumatic tubes, and an original iron scale are present in some locations in the building. There are very few ornamental details in the building, typical of industrial construction from this time period. The building still maintains a significant portion of its original exterior massing, form and rhythm and interior plan with some equipment intact,

conveying architectural integrity and a historic understanding of how it functioned as a feed mill.

A freestanding coal storage house, which is a tower approximately sixty feet tall, is located to the south east of the warehouse building. Sanborn Maps indicate this was once interconnected to other coal storage located to the west, which is no longer intact today. This square concrete tower is currently empty, with a single volumetric space rising to the top and a small set of stairs located to the southeast.

A two-story brick office building is located to the northeast of the warehouse building, which served as an administrative center. This building has a flat roof with tile coping and gabled parapet and primary entrance facing west to Bolton Place. While the office building was functionally related to the complex during the period of significance, it is part of a separate tax parcel with separate ownership today. There are also two small secondary one-story brick buildings, a former switch house and garage, that were historically and functionally related to the complex, on this parcel today as well. The office building is currently missing large portions of the roof and is boarded up in most places. No access has yet been granted to this now separate property.

The building still maintains a more-than-sufficient portion of its original exterior massing, form, materials, rhythm, and interior plan to convey a high degree of architectural integrity and a historic understanding of the original function as an industrial feed mill production facility.

Statement of Significance

The Allied Mills Inc. Complex at 1 Buffalo River Place is significant as one of Buffalo's largest feed mill operations, which played an important role in the city's expanding grain industries during the twentieth century. Constructed by James Stewart and Company for the Wayne Feed/Allied Mills Inc. in 1928-1929, the complex served as a mill that stored, processed, and shipped animal feed across the nation. The complex consists of three main buildings that were historically and functionally related: the main warehouse with interconnected silos (1928-29; 1948), an office building (1929), and a freestanding coal storage house (1948). There are also two secondary buildings: a small former switch house and a small former garage, on the office building parcel today. The complex is significant under Criterion A for Industry and Criterion C for Architecture, as it provides an excellent example of the type of architecture that characterizes a twentieth-century feed mill facility, a sub-typology that was once a major part of Buffalo's booming grain industry.

The complex meets Criterion A for Industry, as a major feed mill associated with the Allied Mills Inc. corporation from 1928-1973. Located to the northeast of a bend in the Buffalo River, north of Red Jacket Park at the south end of Bolton Place, the complex was constructed at this site to take advantage of adjacent rail lines and water shipping networks. The main warehouse and silos formed the heart of the complex, representing its functional core operations and fundamental architectural characteristics. Grain was

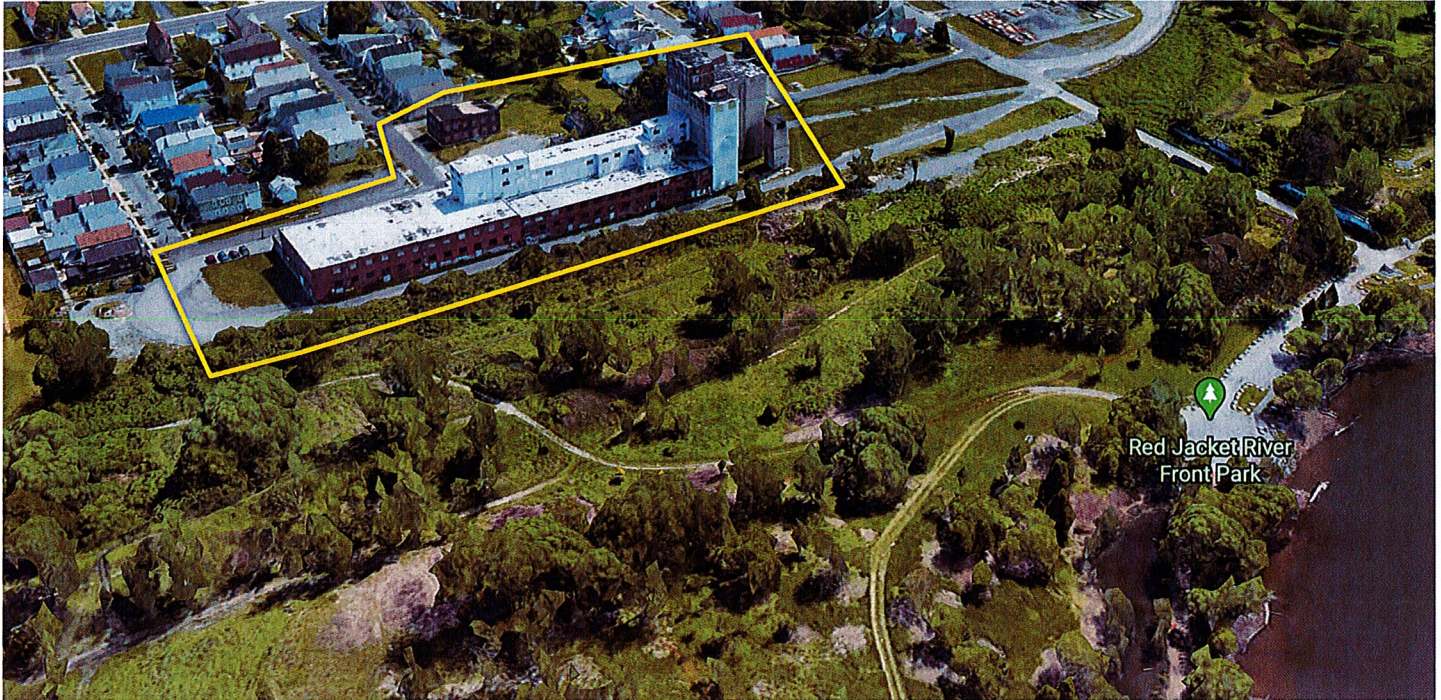
loaded directly into the building by rail tracks, processed in the warehouse on the upper floors, and stored in the silos until it would be shipped out again via rail. Rail tracks entered the building on its north and south ends, where grain was accessed by loading docks and moved pneumatically through the building. Today, the rail tracks, grain silos, and some pneumatic devices are still intact in the warehouse, with sufficient integrity to convey an understanding of the historic industrial processes used to manufacture animal feed.

Significant under Criterion C for Architecture, the complex is a good surviving example of a large feed mill facility dating to the early-mid twentieth century in Buffalo. The complex's main building, the warehouse, architecturally conveys the industrial processes used to manufacture animal feed by receiving grain and corn via rail, transform it into animal feed, and then store and ship the product via rail. The building consists of several components that represent distinct, interconnected stages of the production process. All are of steel-framed construction with brick exterior walls, aside from the reinforced concrete grain elevators and soft feed storage portions, reflecting the era of their construction in relation to their functions. The warehouse building consists of the two-story loading shed where supplies were received, the main three-story warehouse and head house where the feed was made, and the concrete grain elevator and soft feed storage unit where the product was stored before shipping back out on the railroad. Each of these components were specifically designed to contain particular stages of the process and were interconnected to organize the production and shipment of animal feed. Today, the building contains a substantial amount of the original materials, equipment, and interior plan that clearly convey a historic understanding of the building's original functions and its significant role in the history of the feed mills in Buffalo.

The period of significance begins with the construction of the oldest part of the complex in 1928 and ends in 1973 when the complex was closed, as Allied Mills relocated to a new complex in Genesee County at that time. After 1973, the complex was no longer used according to its original function and affiliations with the grain industry. All major additions and alterations had been completed by that time as well.

Site Map 1

Allied Mills Complex outlined in yellow

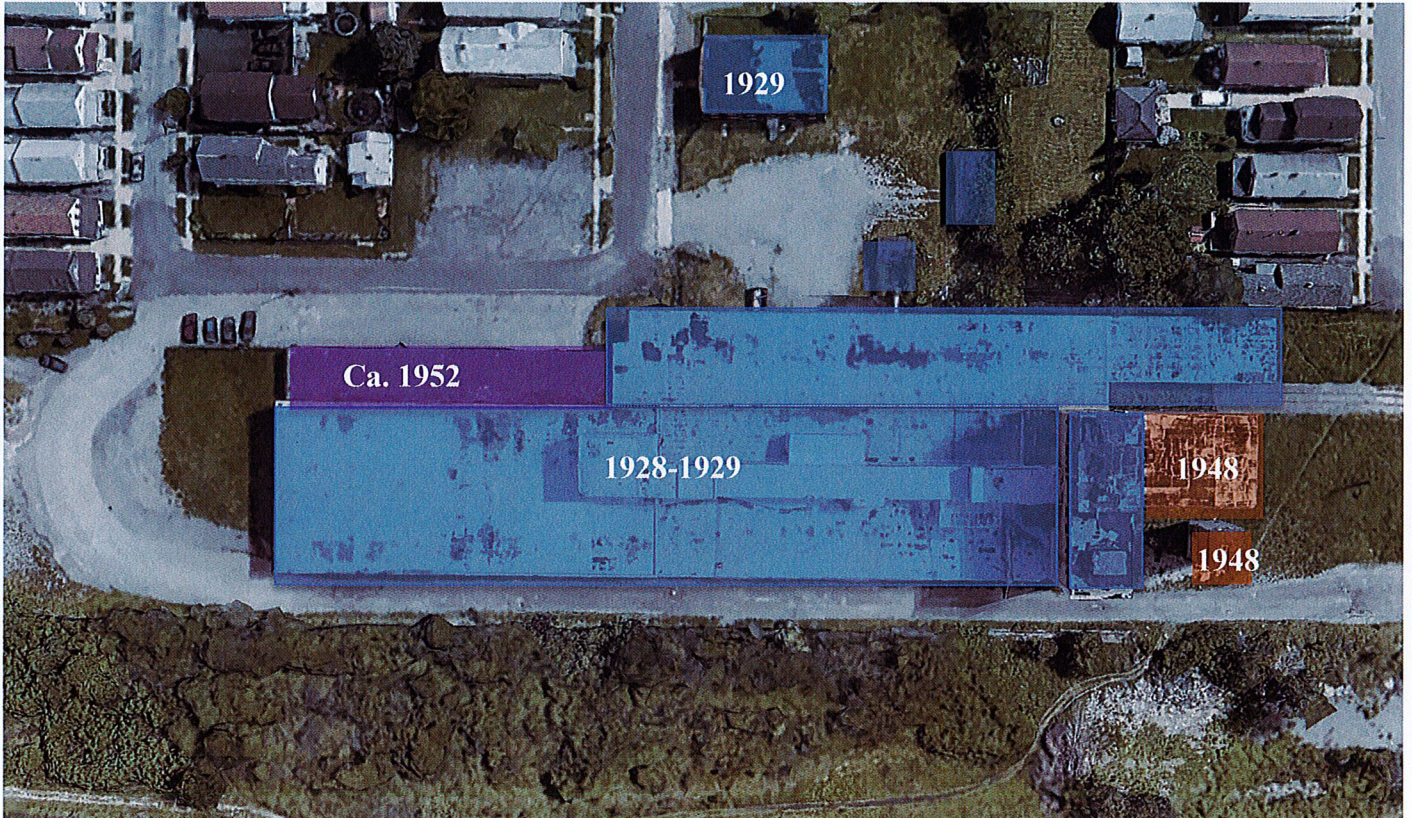


Site Map 2: Periods of Construction

Blue = 1928-29

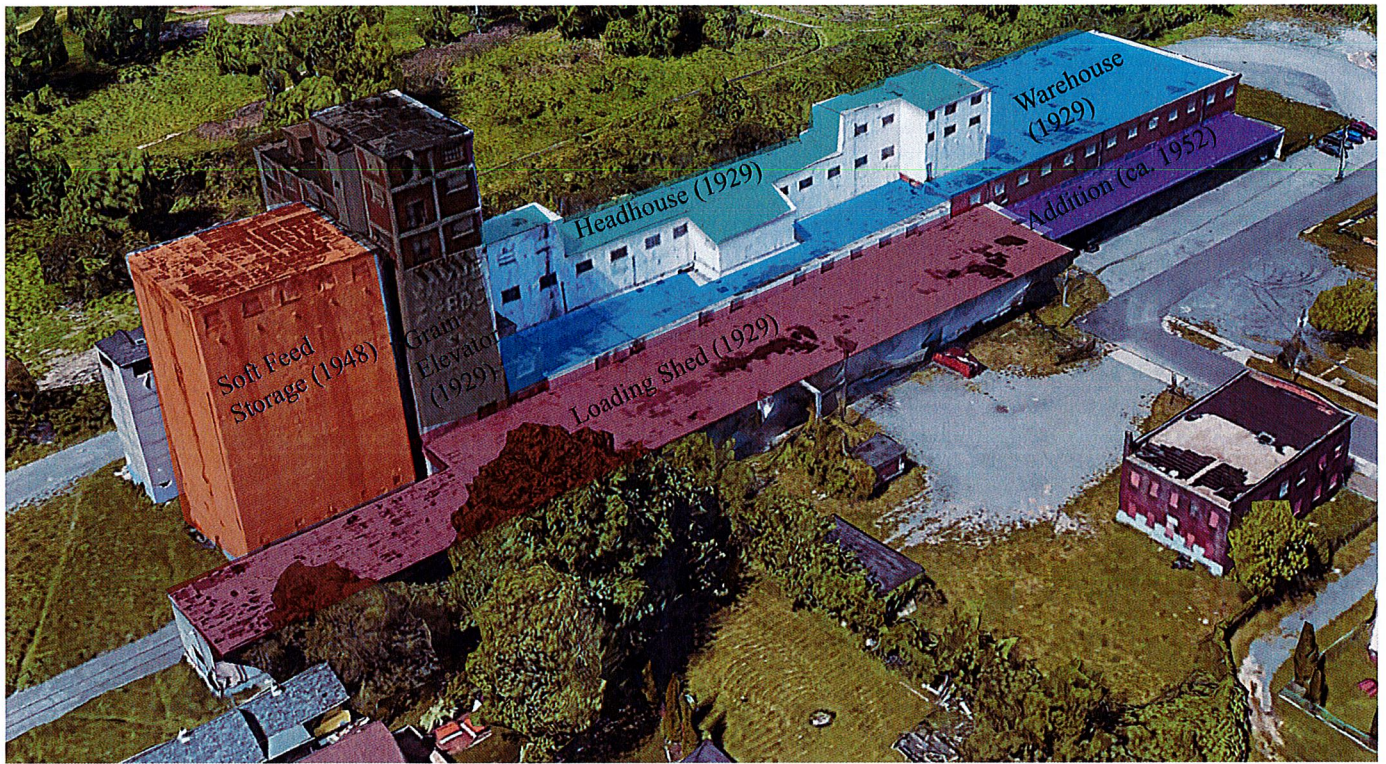
Orange= 1948

Purple = ca. 1952



Site Map 3: Warehouse Building Components

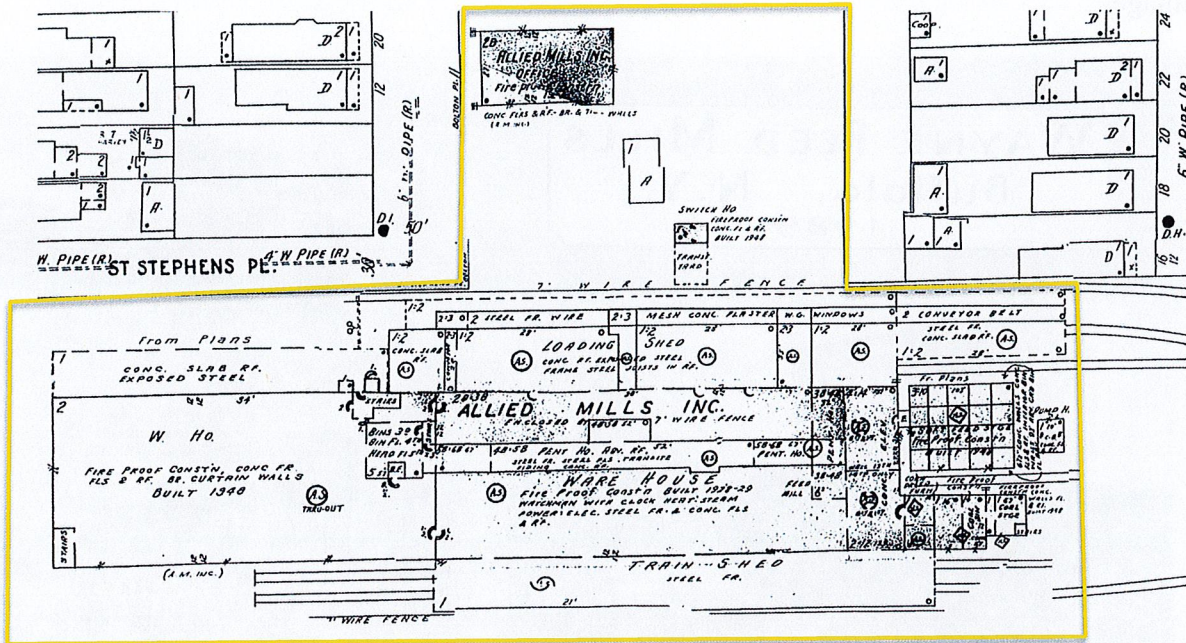
Note the office building, former switch house, and former garage are also visible on the lower right, and the coal house is partially visible on the upper left.



Historic Maps

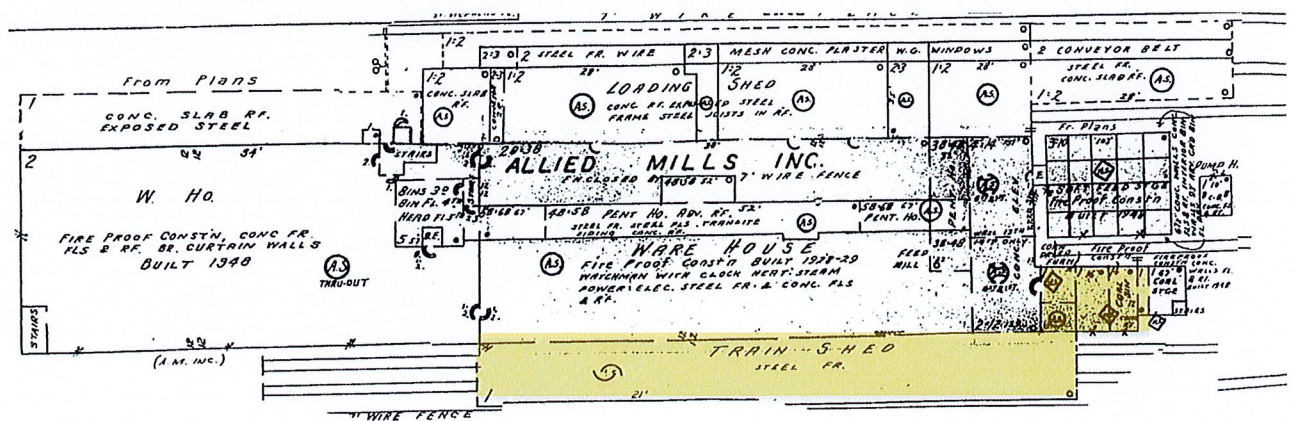
Sanborn Fire Insurance Map, 1951

Complex View



Warehouse Building View

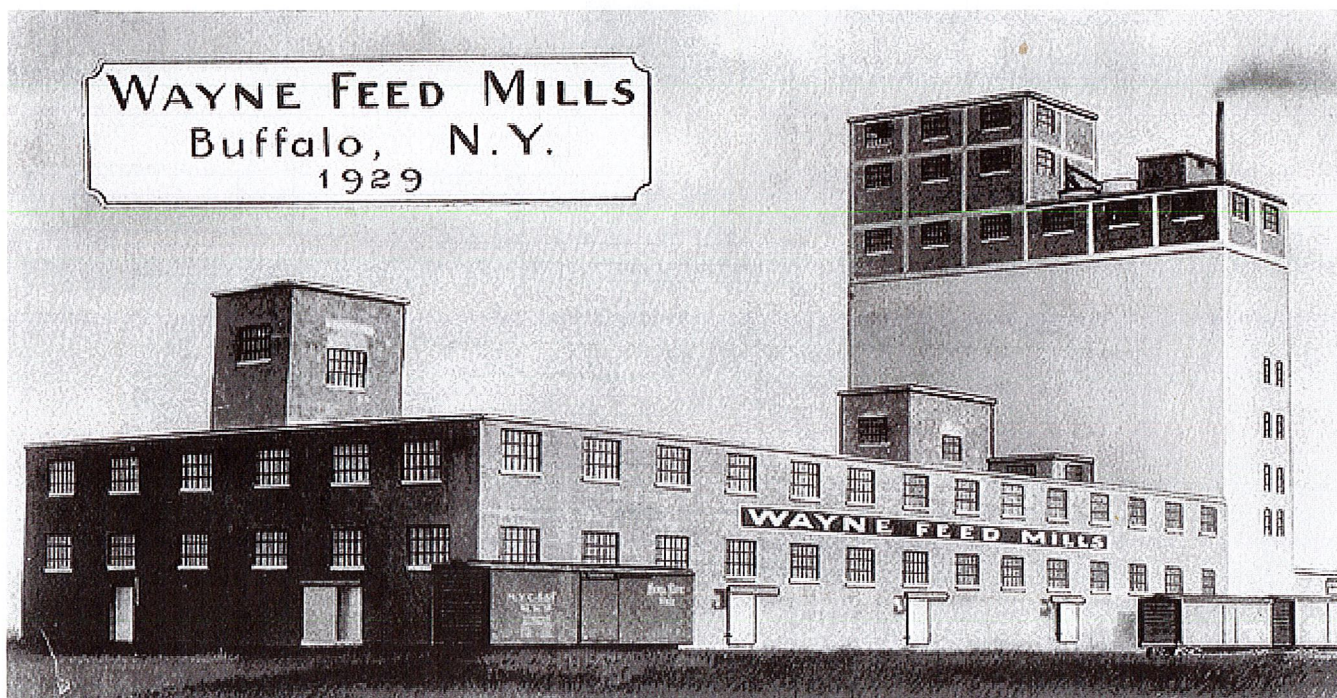
All of these portions are intact today, EXCEPT the portions highlighted, leaving the coal house a freestanding contributing building to the complex today. According to the historic image included in this document, the train shed was not an original portion of the complex, and was later demolished after the period of significance as well.



Historic Image

Historic Illustration of the Allied Mills Warehouse Building, 1929.

View looking northeast. Note the warehouse, headhouse, grain elevator are all visible. The soft feet storage was not constructed until 1948. Note there is no train shed in this image.





Parks, Recreation, and Historic Preservation

Resource Evaluation

Date: 03/26/2021

Staff: Jennifer Walkowski

USN Number: 02940.028671

Name: Allied Mills Complex

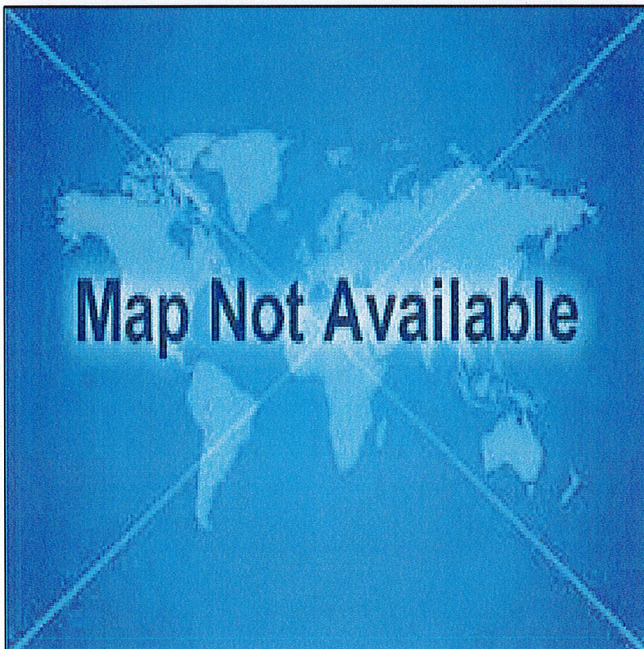
Location:

Resource Status:

1. **Determination:** Determined SR/NR eligible by the Commissioner of the Office of Parks, Recreation and Historic Preservation on the date noted above.
2. **Contributing:**

Criteria for Inclusion in the National Register:

- A. ☒ Associated with events that have made a significant contribution to the broad patterns in our history.
- B. ☐ Associated with the lives of persons significant in our past.
- C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.
- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.



Summary Statement:



Parks, Recreation, and Historic Preservation

Resource Evaluation

Based on the provided information, the former Allied Mills Complex, located at 1 Buffalo River Place and 11 Bolton Street in Buffalo, Erie County, New York, appears eligible for the State and National Registers. Constructed by James Stewart and Company for the Wayne Feed/Allied Mills Inc. in 1928-1929, the complex served as a mill that stored, processed, and shipped animal feed by rail across the nation. The Allied Mills Complex appears eligible under criterion C in the area of Architecture as a representative example of an early twentieth century feed mill complex. The complex also appears eligible under criterion A in the area of Industry for its association with the Allied Mills company, a nationally prominent feed company. The complex consists of five contributing buildings: the main warehouse with interconnected silos (1928-29; 1948), an office building (1929), a freestanding coal storage house (1948), a small former switch house and a small former garage located on the office building parcel. The period of significance for the Allied Mills Complex appears to begin in 1928 with the initial construction on the property and close in 1973 when Allied Mills relocated to a new facility in Genesee County. After 1973, the complex was no longer used according to its original function and affiliations with the grain industry. All major additions and alterations had been completed by that time as well.





















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Legislative Committee

1413 City Hall
Buffalo, NY 14202

AGENDA ITEM 26-000543

Meeting: September 8, 2026 1:00 PM

Final Meeting:

Department: Common Council

Category: Resolution - Common Council

Prepared By:

Sponsors:

DOC ID:: # 2026-2027

T-23-10046077

CITY OF BUFFALO - LICENSE APPLICATION



65 Niagara Sq. City Hall Room 301 Buffalo, NY 14202
Phone (716) 851-4078 / (716) 851-6583 Fax (716) 851-4952

Type of Entity

☐ Sole Proprietor ☒ Corporation ☐ Partnership ☐ Limited Liability Company

☐ Restaurant 1-200 seats \$200.00
☐ 201-400 seats \$275.00
☐ 400+ seats \$350.00

☐ Yes ☐ No Selling alcoholic beverages?
If Yes Check for Special Use permit in Room 301

☐ Certificate of Inspection \$100.00
(Public Assembly) Restaurant 50+ seats

☐ Coin Control Amusement
games ___ per game \$55.00

☐ Music mechanical \$60.00
☐ Music live, no dancing \$75.00

☐ News Stand \$175.00

☐ Restaurant Dance
☐ Floor Show \$450.00
☐ Live Music \$250.00
☐ Mechanical \$175.00

COMMON COUNCIL REQUIRED

☐ Public Dance (based on sq ft)
COMMON COUNCIL REQUIRED

☐ GoGo Dancing \$500.00
COMMON COUNCIL REQUIRED

☐ Bowling Alley per lane \$35.00
lanes ___

☐ Arcade # games ___ per game
\$55.00
COMMON COUNCIL REQUIRED

☐ Restaurant Take Out \$125.00
(with Food Store NYS Ags & Mkts
License Required)

☒ Food Store \$250.00
COMMON COUNCIL REQUIRED

☐ Caterer \$ 100.00

☐ Meat Fish Poultry \$ 165.00
(with Food Store NYS Ags & Mkts
License Required)

☐ Bakery 0-25 employees
\$220.00

26 + employees \$350.00

☐ Skating Rink \$250.00
COMMON COUNCIL REQUIRED

☐ Billiard Parlor per table
\$35.00 # tables ___
COMMON COUNCIL REQUIRED

Corporation Name HUDSON EXPRESS MARKET INC

Business Phone (202) 658 - 4450

Business Name (dba) 219 AKA 221

Business Fax () -

Business Address (no PO Box) 221 HUDSON ST BUFFALO, NY 14201

Mailing Address (if different)

NYS Tax ID # 84-3113518

Business Website

E-Mail HAMZA1957@GMAIL.COM

Owner(s)/ Principal Partners

Applicant (last, first) ABDO, HAMZA

Home Phone 716 830 1088

Home Address: (PO Box not acceptable) 911 TONAWANDA ST 2

Date of birth ___ Place of Birth ETHIOPIA

Co-Applicant (last, first)

Home Phone

Home Address: (PO Box not acceptable)

Date of birth ___ Place of Birth

Describe your specific business activity in detail. RETAIL CONVENIENCE STORE SELLING GROCERIES, SNACKS, & BEVERAGES.

I am aware of the obligation to provide timely notice of any change in required information, and I have informed all owners, managers, or other principals of their criminal and/or civic responsibility for the timely fulfillment of restrictions and conditions to the license or timely abatement of any nuisance activity at or associated with the business. Initial ___

For office use only
Subscribed and sworn before me this

13 day of March 2023

Commissioner of Deeds -- City of Buffalo

As an authorized agent of the entity identified above, I certify the information on this form is true, correct, complete and current to the best of my knowledge and belief.

Print Name Hamza Abdo

Signature Hamza

Date 3/13/2023

Applicant must be present at time of all inspections.

RASHAD K QASAS
Notary Public - State of New York
NO. 01QA6051701
Qualified in Erie County
My Commission Expires Dec 4, 2026

3/13/2023

APPLICANT NOTIFICATION

ALL Applications/Applicants requiring Common Council Approval MUST HAVE THIS NOTIFICATION SIGNED BY COUNCIL PERSONNEL FOR THE APPLICABLE DISTRICT COUNCILMEMBER LISED BELOW & RETURN THIS NOTIFICATION TO THE OFFICE OF LICENSE prior to the application being considered for Approval.

THIS IS NOT AN APPROVAL NOR DOES THIS DOCUMENT INFER THAT SAID APPROVALS WILL BE GRANTED

License Application Address 221 HUDSON ST Buffalo, NY 14201

DELAWARE DISTRICT	JOEL P. FEROLETO	1405 CITY HALL	851-5155
X ELLICOTT DISTRICT	DARIUS G. PRIDGEN	1315 CITY HALL	851-4980
FILLMORE DISTRICT	MITCHELL P. NOWAKOWSKI	1408 CITY HALL	851-4138
LOVEJOY DISTRICT	BRYAN BOLLMAN	1316A CITY HALL	851-5151
MASTEN DISTRICT	ULYSEES O. WINGO, SR.	1414 CITY HALL	851-5145
NIAGARA DISTRICT	DAVID A. RIVERA	1504 CITY HALL	851-5125
NORTH DISTRICT	JOSEPH GOLOMBEK JR.	1502 CITY HALL	851-5116
SOUTH DISTRICT	CHRISTOPHER P. SCANLON	1401 CITY HALL	851-5169
UNIVERSITY DISTRICT	RASHEED N. C. WYATT	1508 CITY HALL	851-5165

Council Personnel Signature

RaMya

District

Ellicott

Date

3/22/23